

# SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales  
in Southwestern Brooklyn, Brooklyn

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Southwestern Brooklyn, Brooklyn

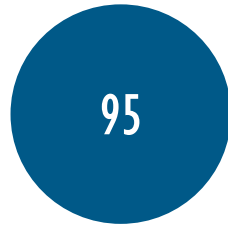
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



19% YoY

MEDIAN PRICE/SQ.FT.



9% YoY

BROOKLYN MEDIAN SALE PRICE



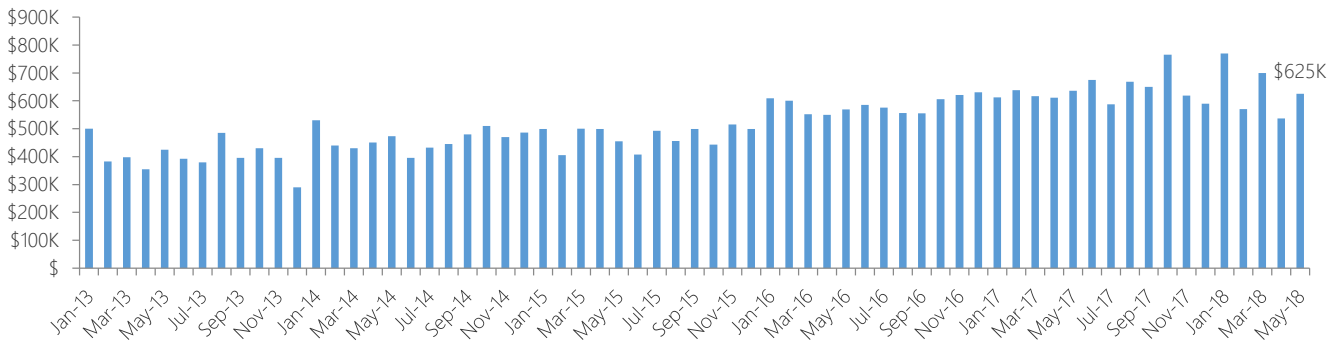
3% YoY

NEIGHBORHOOD BOUNDARIES

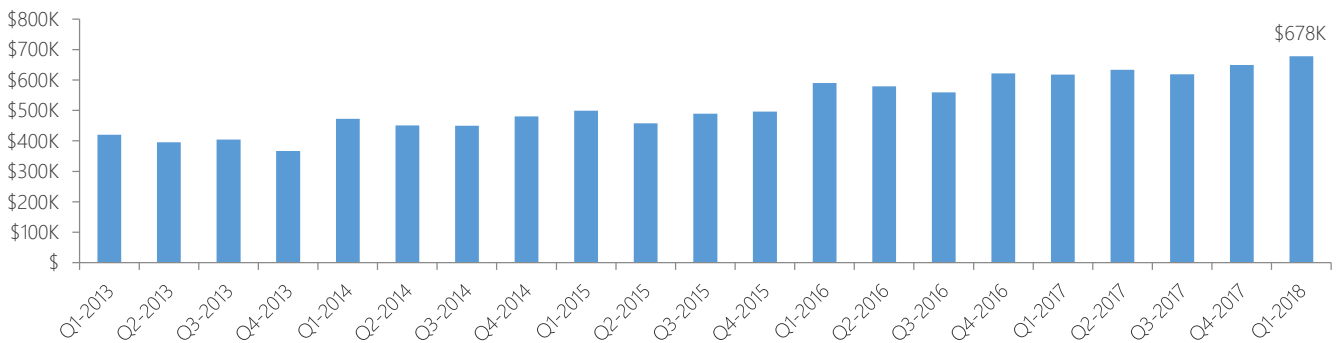


## RESIDENTIAL STATS

### Median Sale Price by Month

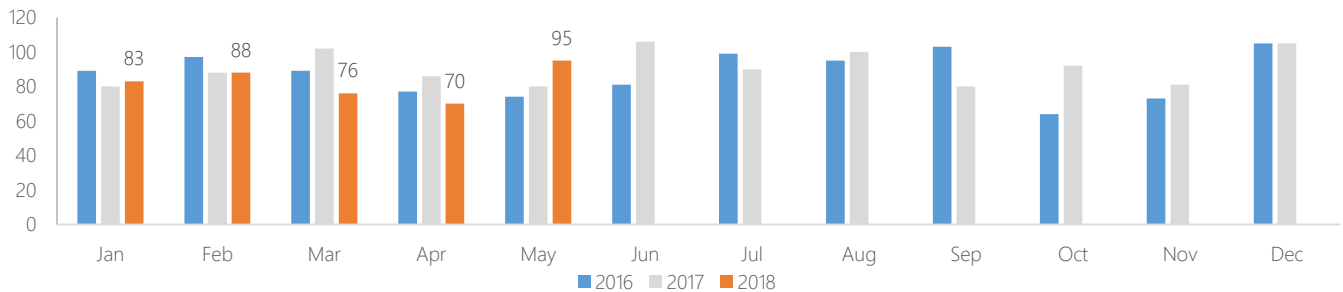


### Median Sale Price by Quarter

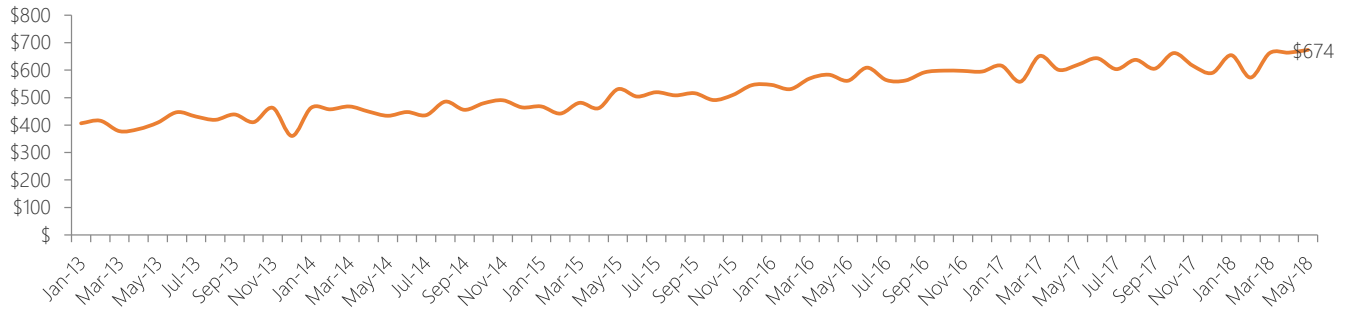


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	81	69	89	79	94	118	98	113	87	122	91	121
2014	111	79	89	113	97	106	130	106	85	101	89	108
2015	89	69	97	95	91	96	87	92	129	116	97	91
2016	89	97	89	77	74	81	99	95	103	64	73	105
2017	80	88	102	86	80	106	90	100	80	92	81	105
2018	83	88	76	70	95							



Median Sale Price per Square Foot

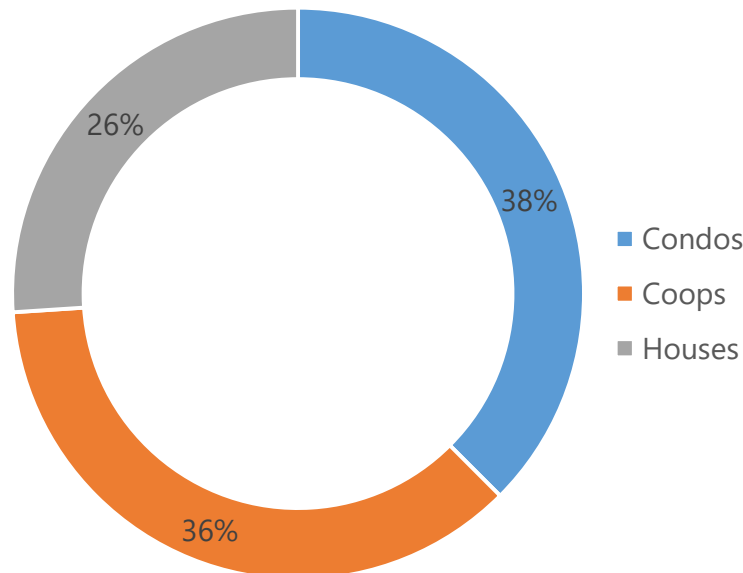


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$682,228	4%	\$753	21%	36
Coops	\$350,000	7%	\$463	8%	35
Houses	\$1,087,500	11%	\$736	8%	25

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
8029 Harbor View Ter	3-05975-0248	9-May-18	\$2,800,000	House	3,250
8220 Colonial Rd	3-06004-0142	31-May-18	\$2,600,000	House	2,208
1645 52nd St	3-05466-0074	8-May-18	\$2,000,000	House	1,872
44 79th St	3-05975-0029	30-May-18	\$1,710,000	House	1,768
197 22nd St #2	3-00643-1702	22-May-18	\$1,435,733	Condo	
1252 42nd St #1	3-05598-1301	29-May-18	\$1,420,000	Condo	1,600
2105 57th St #1	3-05495-1307	2-May-18	\$1,350,000	Condo	2,170
247 76th St	3-05939-0056	8-May-18	\$1,325,000	House	2,050
5422 18th Ave	3-05486-0044	1-May-18	\$1,300,000	House	1,960
2061 58th St	3-05500-0054	14-May-18	\$1,270,000	House	1,368
145 78th St	3-05958-0062	10-May-18	\$1,250,000	House	2,222
1039 85th St	3-06030-0063	11-May-18	\$1,225,000	House	2,007
128 67th St	3-05848-0017	25-May-18	\$1,210,527	House	1,740
236 17th St #2B	3-00631-1114	24-May-18	\$1,186,261	Condo	
5702 21st Ave	3-05500-0040	3-May-18	\$1,100,000	House	1,272
81 78th St	3-05957-0057	9-May-18	\$1,075,000	House	1,802
343 79th St	3-05969-0064	31-May-18	\$1,050,000	House	1,200
358 86th St	3-06044-0031	15-May-18	\$995,000	House	1,216
1176 42nd St #1	3-05597-1401	9-May-18	\$990,000	Condo	
2151 64th St	3-05543-0056	3-May-18	\$970,000	House	1,440
1114 85th St	3-06337-0012	29-May-18	\$960,000	House	1,330
1840 52nd St #21	3-05474-1021	30-May-18	\$900,000	Condo	1,953
2038 77th St	3-06251-0023	15-May-18	\$868,000	House	1,540
811 Fifth Ave #301	3-00681-1003	23-May-18	\$855,000	Condo	1,133
1176 42nd St #3	3-05597-1403	16-May-18	\$840,333	Condo	
1546 52nd St #1L	3-05471-1502	2-May-18	\$800,000	Condo	
1546 52nd St #1R	3-05471-1501	10-May-18	\$800,000	Condo	
9917 Shore Rd #6B	3-06133-1115	3-May-18	\$798,000	Condo	1,025
7506 16th Ave #2B	3-06224-1007	29-May-18	\$780,000	Condo	1,270
439 Marine Ave	3-06127-0001	21-May-18	\$750,000	House	936
970 41st St #4G	3-05590-1131	14-May-18	\$720,000	Condo	1,049
9281 Shore Rd #504	3-06100-0001	15-May-18	\$715,000	Coop	
332 86th St	3-06044-0020	3-May-18	\$700,000	House	1,188
53 Battery Ave	3-06072-0013	25-May-18	\$700,000	House	932
1562 W Sixth St #6D	3-06600-1242	25-May-18	\$690,000	Condo	916
1546 52nd St #3R	3-05471-1505	7-May-18	\$687,319	Condo	
1546 52nd St #4R	3-05471-1507	7-May-18	\$687,319	Condo	
1546 52nd St #3L	3-05471-1506	8-May-18	\$677,136	Condo	
9425 Shore Rd #6C	3-06115-0006	23-May-18	\$652,500	Coop	
6501 Bay Pkwy #3C	3-06578-1007	17-May-18	\$643,000	Condo	1,154
7101 Shore Rd #3G	3-05887-0006	23-May-18	\$635,000	Coop	1,300
420 42nd St #4A	3-00724-1024	4-May-18	\$625,000	Condo	734
68 Bay 28 St #2B	3-06378-1104	7-May-18	\$625,000	Condo	
1478 67th St #3	3-05769-1108	9-May-18	\$620,000	Condo	811
1041 42nd St #3	3-05591-1703	31-May-18	\$610,950	Condo	
187 Avenue O	3-06581-0018	22-May-18	\$580,000	House	719
531 52nd St #4D	3-00800-1022	25-May-18	\$575,000	Condo	720
423 95th St #2B	3-06118-1027	4-May-18	\$570,220	Condo	622
251 19th St #2A	3-00879-1405	3-May-18	\$535,924	Condo	
302-326 96th St #6P	3-06122-0001	31-May-18	\$535,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1213 65th St #A	3-05746-1049	23-May-18	\$525,000	Condo	624
9701 Shore Rd #2O	3-06129-0012	8-May-18	\$520,000	Coop	
713 43rd St #3A	3-00924-1006	9-May-18	\$510,000	Condo	764
1332 67th St #4	3-05768-1004	16-May-18	\$500,000	Condo	779
4018 Eighth Ave #6	3-00919-1106	15-May-18	\$498,000	Condo	739
712 45th St #2C	3-00750-0005	31-May-18	\$480,000	Coop	
1466 44th St #3E	3-05612-0032	31-May-18	\$475,000	Coop	
8701 Shore Rd #210	3-06040-0001	24-May-18	\$475,000	Coop	974
9040 Ft Hamilton Pkwy #3M	3-06089-0044	22-May-18	\$458,000	Coop	
1511-1571 Independence Ave #1B	3-06485-0003	29-May-18	\$440,000	Coop	
7119 Shore Rd #3E	3-05887-0001	14-May-18	\$440,000	Coop	950
629 51st St #2D	3-00793-1310	18-May-18	\$439,000	Condo	490
1468 78th St	3-06257-0035	29-May-18	\$400,000	House	1,320
138-150 71st St #E7	3-05889-0014	15-May-18	\$395,000	Coop	
190 72nd St #126	3-05906-0018	10-May-18	\$385,000	Coop	880
1457 W Fifth St #4C	3-06580-1217	31-May-18	\$365,040	Condo	741
521-531 41st St #A5	3-00917-0058	30-May-18	\$365,000	Coop	
9707 Fourth Ave #4O	3-06127-0011	14-May-18	\$350,000	Coop	
673-683 41st St #30	3-00918-0044	4-May-18	\$350,000	Coop	
9281 Shore Rd #405	3-06100-0001	18-May-18	\$333,146	Coop	
7925 Fourth Ave #D8	3-05980-0001	18-May-18	\$333,000	Coop	
2 Marine Ave #2B	3-06099-0047	29-May-18	\$320,000	Coop	700
7201 Fourth Ave #E2	3-05909-0001	14-May-18	\$314,000	Coop	650
9201-9227 Shore Rd #D205	3-06099-0013	1-May-18	\$312,000	Coop	
2 Marine Ave #6C	3-06099-0047	8-May-18	\$305,000	Coop	550
9031-9041 Ft Hamilton Pkwy #3E	3-06090-0005	1-May-18	\$289,000	Coop	
6665-6683 Colonial Rd #3D	3-05838-0006	22-May-18	\$285,000	Coop	
130 Bay Ridge Pkwy #4E	3-05938-0015	16-May-18	\$260,000	Coop	625
1855 82nd St #D3	3-06296-0046	7-May-18	\$257,500	Coop	780
2 Marine Ave #2C	3-06099-0047	16-May-18	\$255,000	Coop	
219-223 78th St #6G	3-05959-0073	23-May-18	\$253,000	Coop	
6735 Ridge Blvd #1S	3-05853-0001	10-May-18	\$240,000	Coop	
8814 Bay Pkwy #2K	3-06447-0001	31-May-18	\$205,000	Coop	
4320 16th Ave #2	3-05430-1502	30-May-18	\$200,000	Condo	
9031-9041 Ft Hamilton Pkwy #5C	3-06090-0005	14-May-18	\$190,000	Coop	



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# THE RATNER TEAM



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New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again!" David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough." Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home." Tyler Clinton

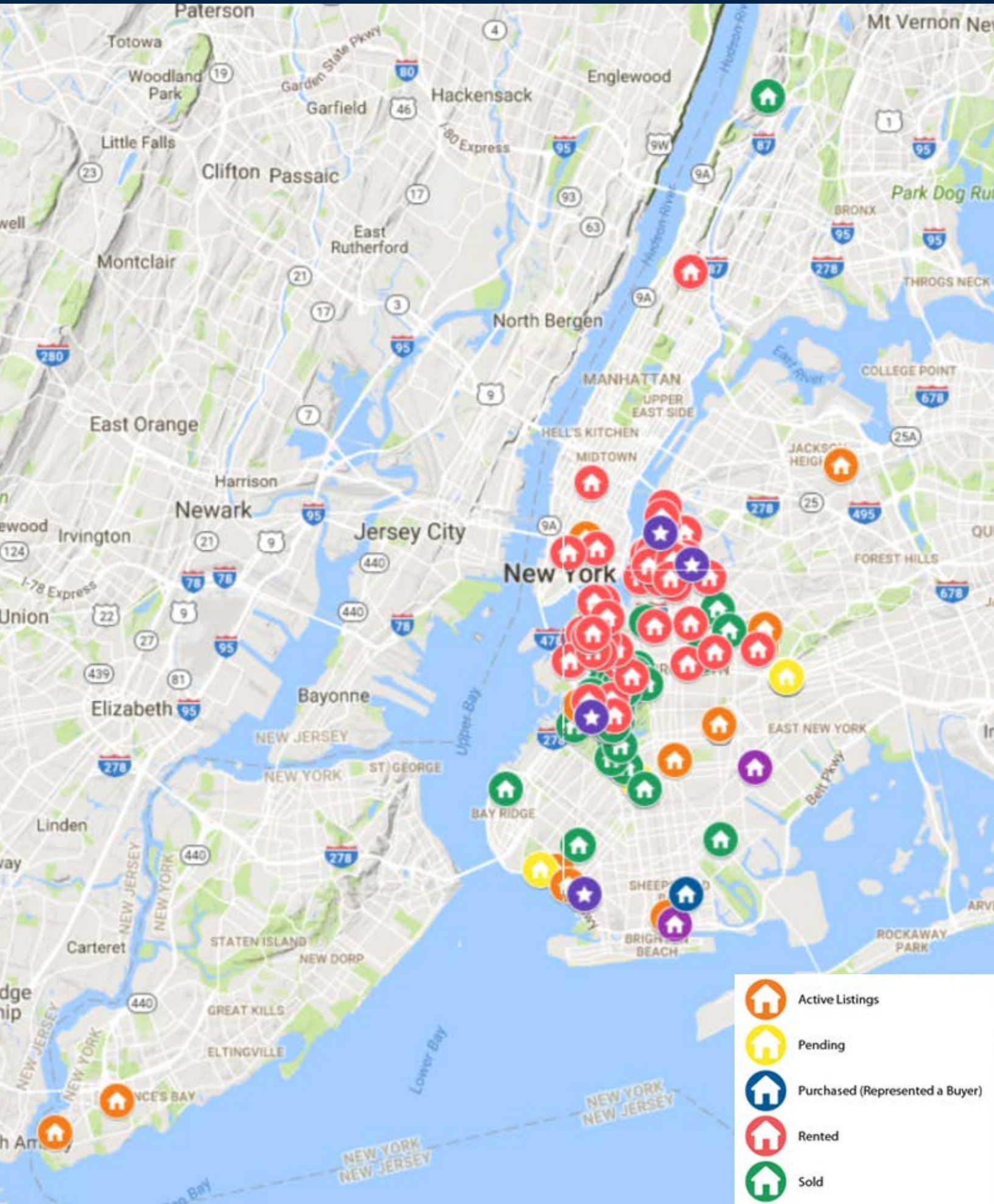
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- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | Interior Designers             | Restoration Specialists             |
| Architects                      | Exterminators                | Ironwork Professionals         | Roofers                             |
| Artist & Artisans               | Fences & Gates Specialists   | Kitchen & Bathroom Specialists | Rubbish Removal Companies           |
| Attorneys                       | Fireplaces                   | Landscape Design               | School Consultants                  |
| Bankers                         | Floor & Carpet Professionals | Landscapers & Gardeners        | Spiritual Experts                   |
| Cabinets                        | Furniture                    | Lawn & Sprinklers Experts      | Stair Building & Repair Specialists |
| Carpenters                      | Garage & Driveway            | Lighting Experts               | Stone & Tile Professionals          |
| Chimney & Fireplace Specialists | General Contractors          | Locksmith                      | Structural Engineers                |
| Cleaners                        | Glass & Shower Doors         | Mortgage Professionals         | Surveyors                           |
| Closet Design                   | Handymen                     | Moving & Storage Experts       | Title Companies                     |
| CO Experts                      | Home Automation Specialists  | Painters & Plasterers          | Wealth Managers                     |
| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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## THE BROOKLYN MADE SHOW

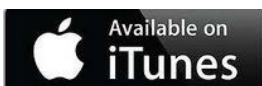
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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