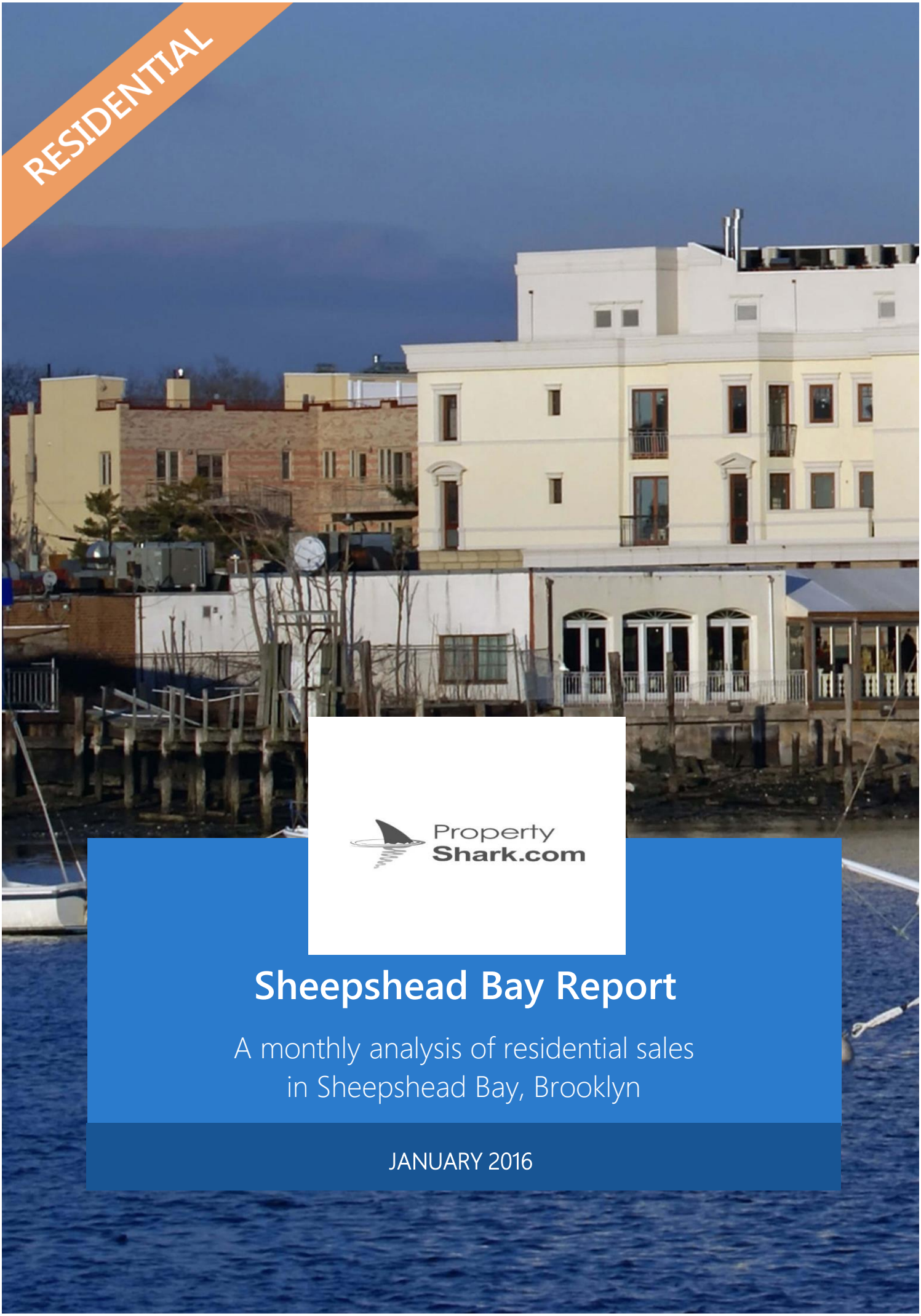
RESIDENTIAL



PropertyShark.com

Sheepshead Bay Report

A monthly analysis of residential sales in Sheepshead Bay, Brooklyn

JANUARY 2016

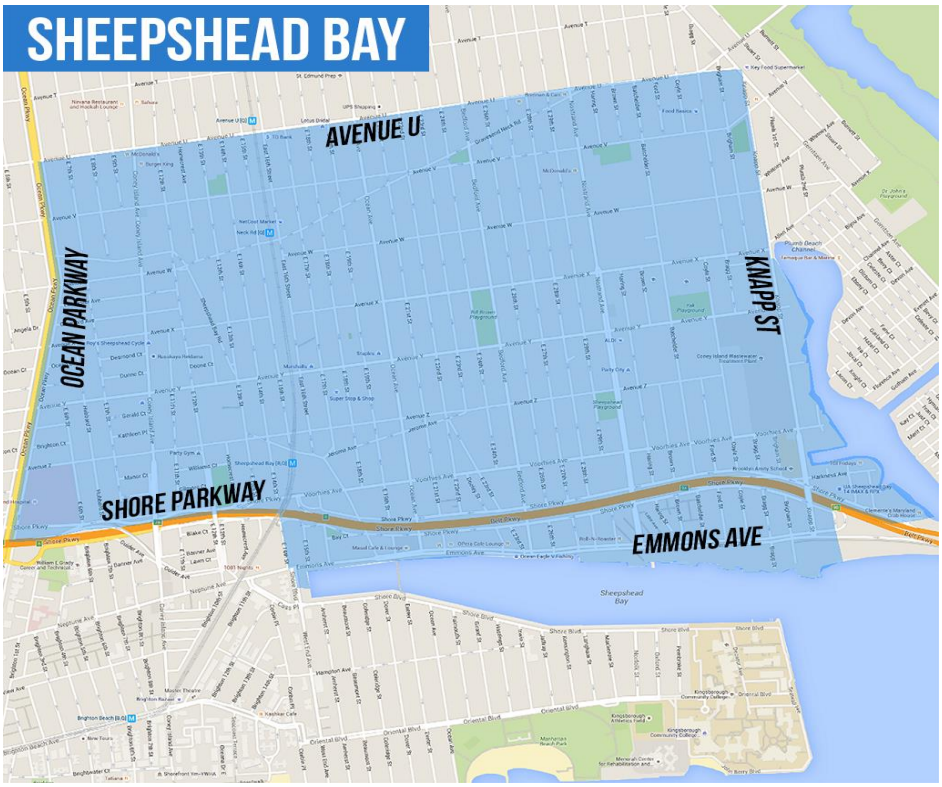
PropertyShark.com

Residential Market Report, January 2016
Sheepshead Bay, Brooklyn

SUMMARY

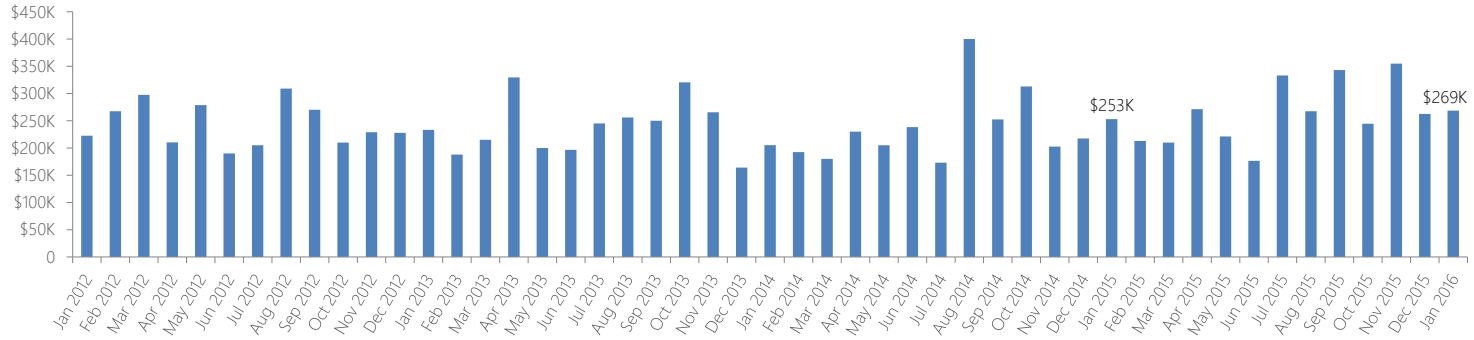
MEDIAN SALE PRICE	NO. OF TRANSACTIONS	MEDIAN PRICE/SQ. FT.	BOROUGH MEDIAN SALE PRICE
$269K	36	$348	$615K
6% Y-o-Y	-3% Y-o-Y	-4% Y-o-Y	14% Y-o-Y

NEIGHBORHOOD BOUNDARIES

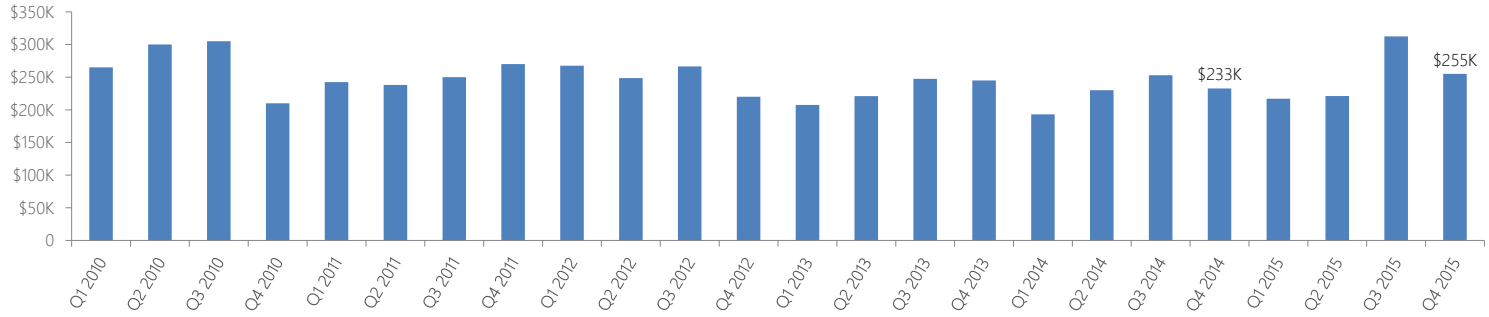


RESIDENTIAL STATS

Median Sale Price by Month

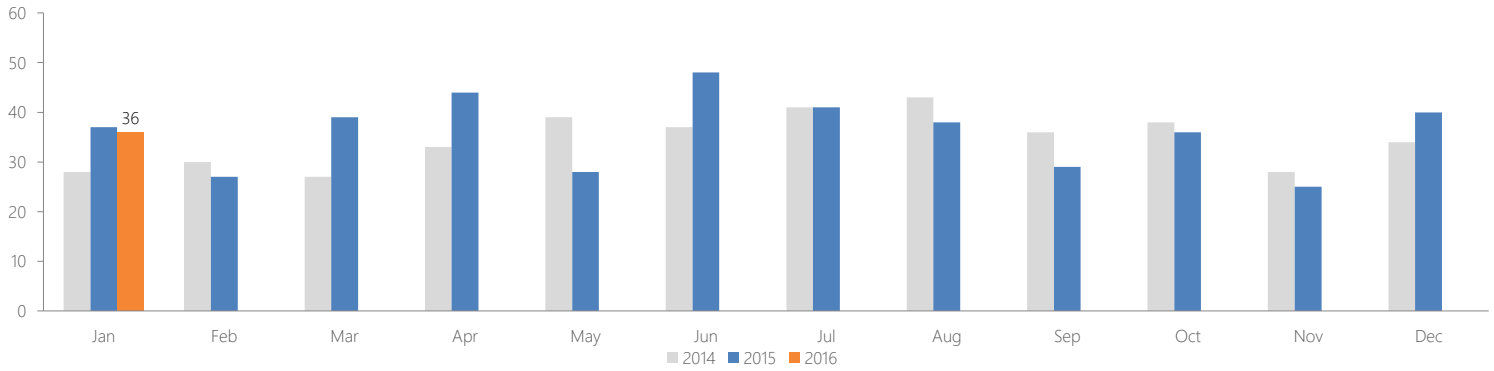


Median Sale Price by Quarter

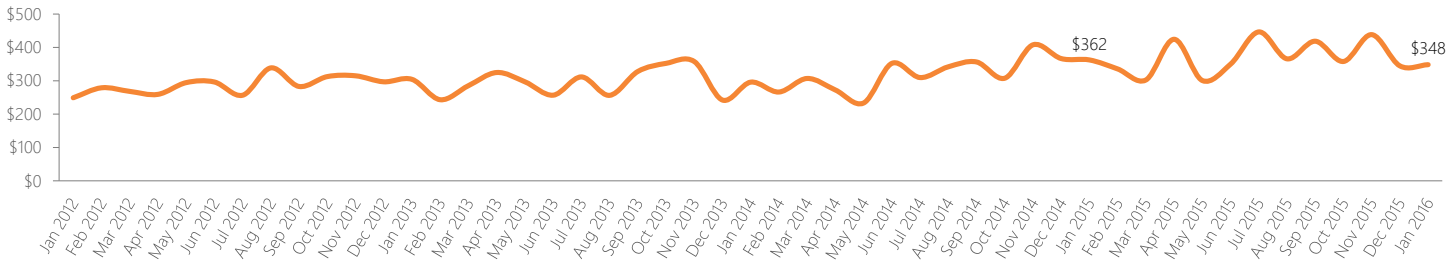


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	21	26	27	28	37	36
Feb	24	19	18	30	27	
Mar	35	26	29	27	39	
Apr	22	22	28	33	44	
May	26	29	27	39	28	
Jun	40	27	20	37	48	
Jul	33	25	33	41	41	
Aug	33	28	34	43	38	
Sep	19	23	29	36	29	
Oct	20	25	36	38	36	
Nov	28	16	28	28	25	
Dec	25	38	28	34	40	



Median Price per Square Foot

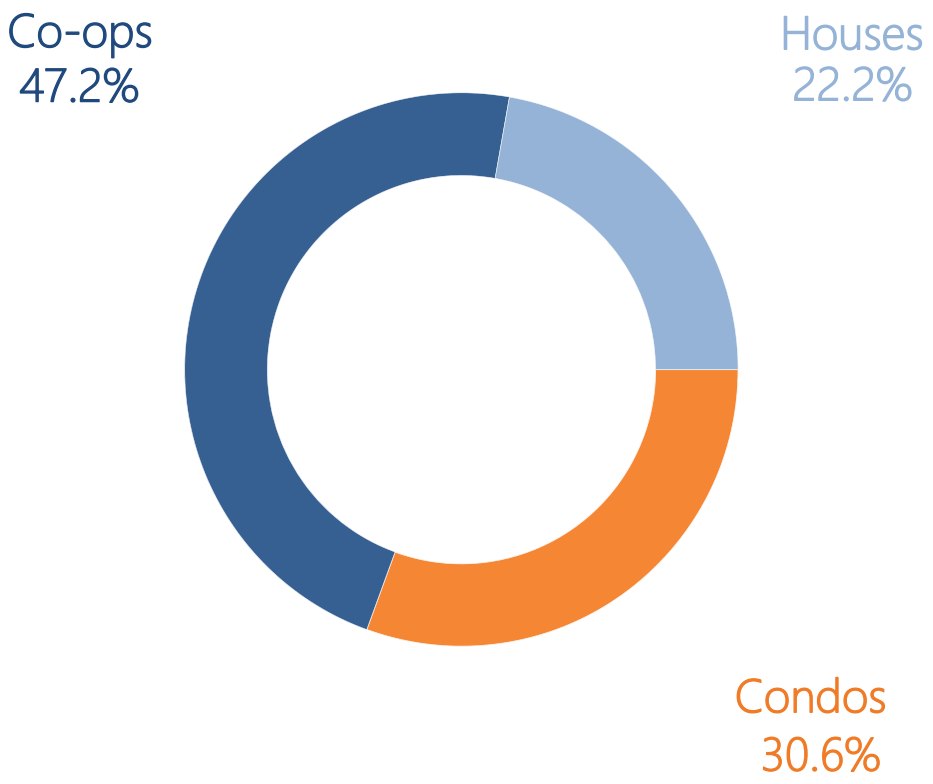


CO-OP VERSUS CONDO SALES

Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	$475,000	-8%	$450	20%	11
Co-ops	$210,000	4%	$279	65%	17
Houses	$719,000	42%	$378	-6%	8

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2622 E 24 St	3-07468-0030	11-Jan-16	$1,480,000	House	2,680
2428 E 15 St	3-07416-0017	07-Jan-16	$925,000	House	492
2184 E 26 St	3-07358-0041	05-Jan-16	$875,000	House	2,626
4350 Bedford Ave	3-07382-0139	11-Jan-16	$799,000	House	1,958
3041 Ocean Ave #4A	3-07465-1207	21-Jan-16	$725,137	Condo	n/a
3041 Ocean Ave #6C	3-07465-1221	28-Jan-16	$720,617	Condo	n/a
3041 Ocean Ave #3B	3-07465-1202	13-Jan-16	$687,055	Condo	n/a
3041 Ocean Ave #3E	3-07465-1205	26-Jan-16	$653,005	Condo	n/a
2310 E 14 St	3-07398-0011	11-Jan-16	$639,000	House	1,280
2618 E 7 St	3-07243-0012	14-Jan-16	$630,000	House	1,809
2528 East 17 Street #1A	3-07437-1001	19-Jan-16	$499,000	Condo	1,391
1411 Avenue X #2D	3-07399-1219	22-Jan-16	$475,000	Condo	936
2834 Ford Street #1N	3-08801-1301	29-Jan-16	$429,000	Condo	1,295
2626 East 26 Street #301N	3-07470-1013	06-Jan-16	$420,000	Condo	782
1625 Emmons Ave #4D	3-08771-0135	11-Jan-16	$360,000	Coop	n/a
2570 East 17 Street #6B	3-07437-1134	20-Jan-16	$355,000	Condo	603
2675-2685 E 7 St #3D	3-07244-0105	05-Jan-16	$350,000	Coop	n/a
2675 Ocean Ave #2E	3-07381-0079	06-Jan-16	$277,000	Coop	n/a
2620 E 13 St #6E	3-07457-0001	28-Jan-16	$260,000	Coop	n/a
611 Banner Avenue #5E	3-07242-1002	15-Jan-16	$258,000	Coop	n/a
2146 Batchelder St	3-07365-0025	12-Jan-16	$256,000	House	1,116
3 Canda Ave	3-08793-0051	25-Jan-16	$255,000	House	788
2743 East 26 Street #101	3-08786-1101	27-Jan-16	$253,500	Condo	n/a
2620 E 13 St #6G	3-07457-0001	06-Jan-16	$225,000	Coop	n/a
1516 Voorhies Ave #2H	3-08768-0001	22-Jan-16	$223,000	Coop	n/a
2823 East 26 Street #111	3-08789-1012	15-Jan-16	$220,000	Condo	561
1213 Avenue Z #D2	3-07433-0040	13-Jan-16	$215,000	Coop	n/a
735 Avenue W #5D	3-07159-0040	29-Jan-16	$210,000	Coop	n/a
3080-3090 Voorhies Ave #6K	3-08806-0150	12-Jan-16	$179,000	Coop	n/a
3901-3903 Nostrand Ave #1A	3-07475-0001	13-Jan-16	$179,000	Coop	n/a
2427-2461 E 29 St #1K	3-07422-1042	04-Jan-16	$155,000	Coop	n/a
2212-2286 Brigham St #2B	3-07392-0001	27-Jan-16	$145,000	Coop	n/a
2373 Ocean Pkwy #1D	3-07182-0046	13-Jan-16	$135,000	Coop	n/a
2940 Ocean Ave #A12	3-07440-0020	14-Jan-16	$133,000	Coop	n/a
2430-2450 Haring St #4J	3-07422-0013	12-Jan-16	$130,000	Coop	n/a
2555 Batchelder St #1A	3-07449-0030	21-Jan-16	$110,000	Coop	n/a