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# Bay Terrace Report

A monthly analysis of residential sales
in Bay Terrace, Queens

JANUARY 2016

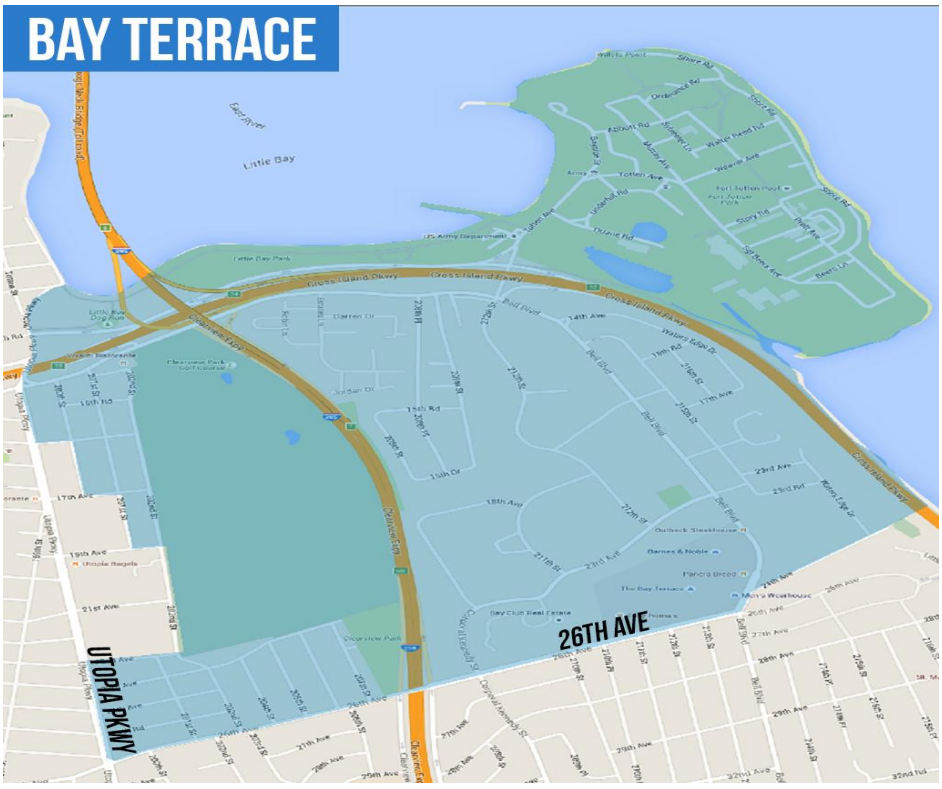
PropertyShark.com

# Residential Market Report, January 2016
# Bay Terrace, Queens

## SUMMARY

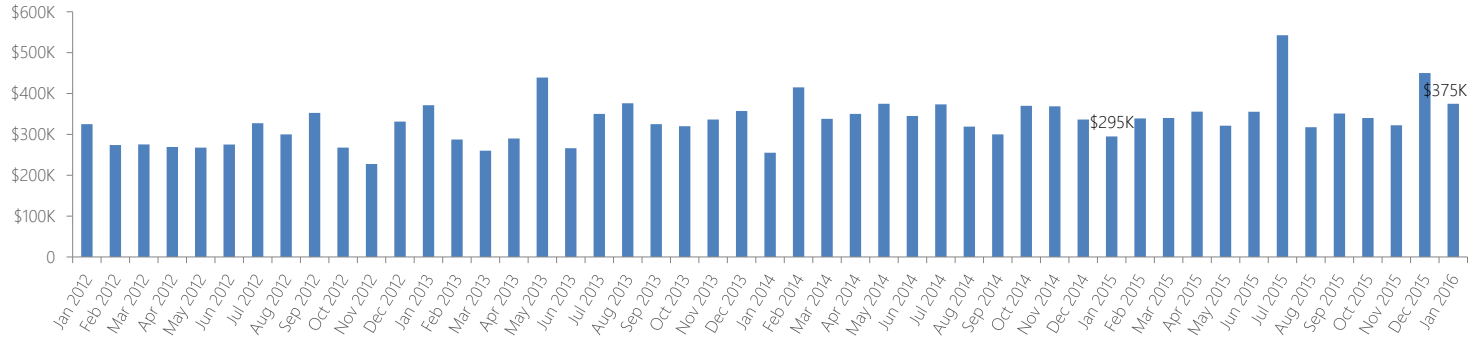
| MEDIAN SALE PRICE | NO. OF TRANSACTIONS | MEDIAN PRICE/SQ. FT. | BOROUGH MEDIAN SALE PRICE |
|---|---|---|---|
| $375K | 15 | $541 | $370K |
| 27% Y-o-Y | -35% Y-o-Y | 155% Y-o-Y | 3% Y-o-Y |

## NEIGHBORHOOD BOUNDARIES

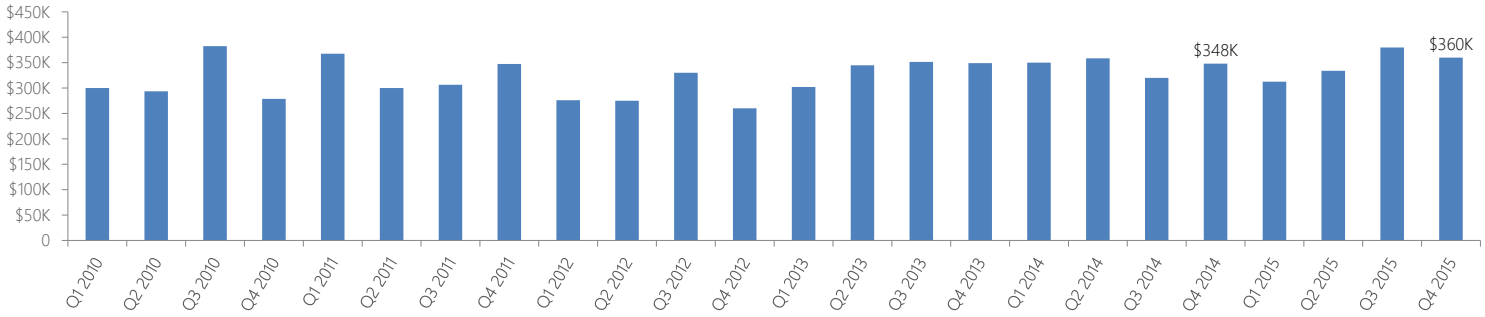


# RESIDENTIAL STATS

## Median Sale Price by Month

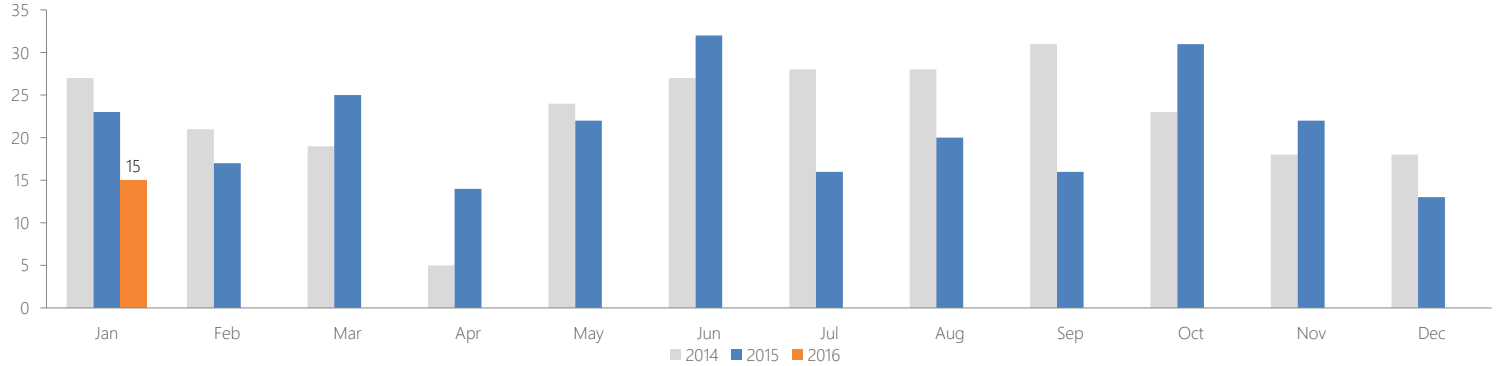



## Median Sale Price by Quarter

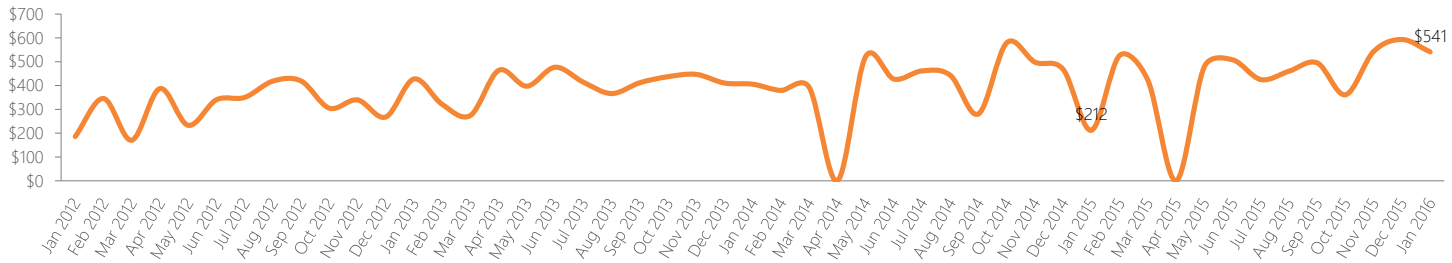



## Number of Transactions

| Month | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---|---|---|---|---|---|---|
| Jan | 14 | 17 | 20 | 27 | 23 | 15 |
| Feb | 18 | 14 | 23 | 21 | 17 | |
| Mar | 16 | 16 | 17 | 19 | 25 | |
| Apr | 12 | 22 | 15 | 5 | 14 | |
| May | 12 | 18 | 20 | 24 | 22 | |
| Jun | 17 | 21 | 25 | 27 | 32 | |
| Jul | 26 | 24 | 36 | 28 | 16 | |
| Aug | 18 | 17 | 26 | 28 | 20 | |
| Sep | 18 | 20 | 29 | 31 | 16 | |
| Oct | 9 | 18 | 25 | 23 | 31 | |
| Nov | 16 | 20 | 24 | 18 | 22 | |
| Dec | 11 | 12 | 32 | 18 | 13 | |



## Median Price per Square Foot

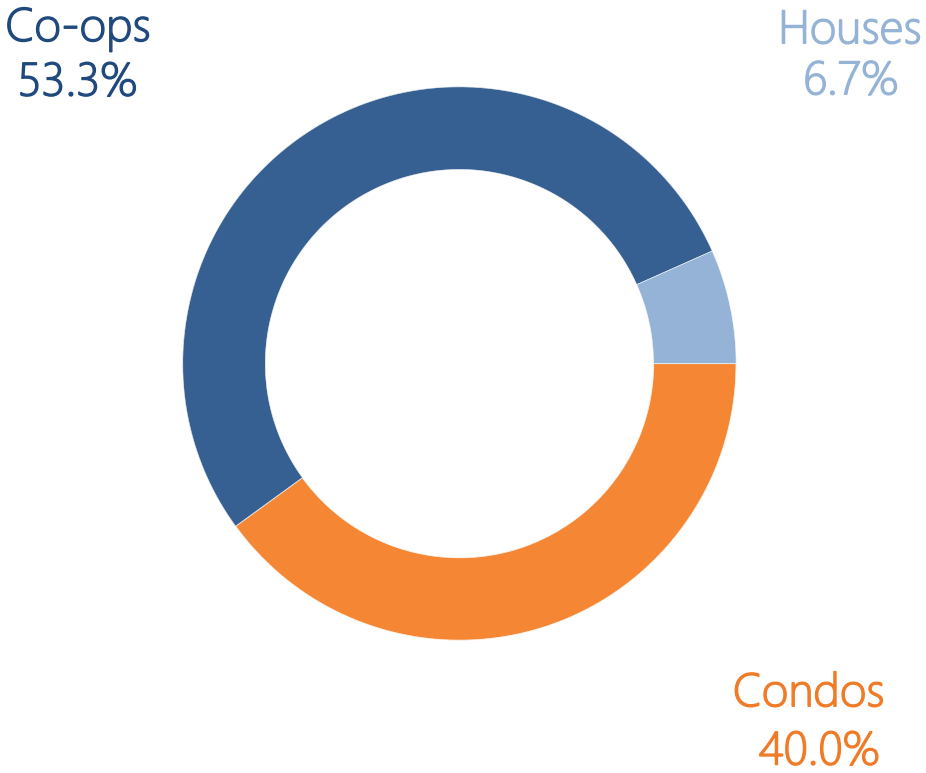



# CO-OP VERSUS CONDO SALES

## 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 | $602,500 | 18% | $559 | n/a | 6 |
| Co-ops | $325,000 | 48% | n/a | n/a | 8 |
| Houses | $801,000 | -13% | $458 | -12% | 1 |

## Number of Sales by Building Type



# LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|---|---|---|---|---|---|
| 20718 Melissa Ct | 4-05843-1657 | 28-Jan-16 | $925,000 | Condo | 1,960 |
| 1 Bay Club Drive #9C | 4-05893-1184 | 25-Jan-16 | $905,000 | Condo | 1,526 |
| 2439 201 St | 4-05802-0004 | 21-Jan-16 | $801,000 | House | 1,750 |
| 1815 215 St #10A | 4-05938-0007 | 06-Jan-16 | $700,000 | Coop | n/a |
| 20609 Emily Rd | 4-05843-1012 | 05-Jan-16 | $625,000 | Condo | 1,155 |
| 20550 Brian Cres | 4-05843-1078 | 27-Jan-16 | $580,000 | Condo | 1,205 |
| 2 Bay Club Drive #5X | 4-05893-1611 | 27-Jan-16 | $460,000 | Condo | 797 |
| 1815 215 St #11S | 4-05938-0007 | 07-Jan-16 | $375,000 | Coop | n/a |
| 21219 16 Ave #165 | 4-05857-0110 | 14-Jan-16 | $340,000 | Coop | n/a |
| 1 Bay Club Drive #4P | 4-05893-1081 | 05-Jan-16 | $331,000 | Condo | 504 |
| 1448 212 St #1498 | 4-05863-0035 | 15-Jan-16 | $330,000 | Coop | n/a |
| 21230 23 Ave #4F | 4-05900-0075 | 29-Jan-16 | $320,000 | Coop | n/a |
| 21135 23 Ave #4D | 4-05872-0002 | 06-Jan-16 | $288,990 | Coop | n/a |
| 1785 215 St #2B | 4-05938-0003 | 12-Jan-16 | $200,000 | Coop | n/a |
| 20920 18 Ave #4F | 4-05878-0075 | 22-Jan-16 | $190,000 | Coop | n/a |