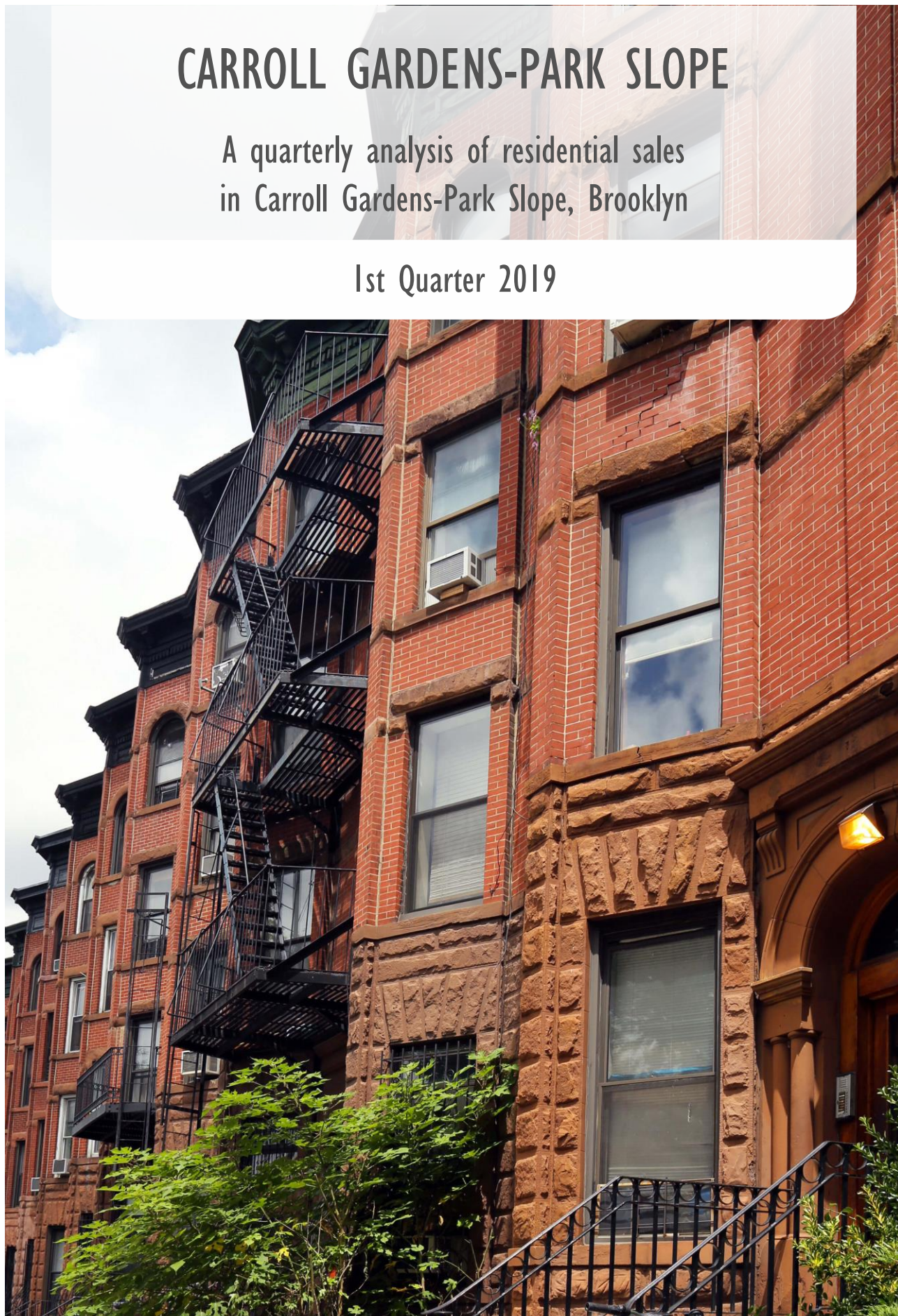


CARROLL GARDENS-PARK SLOPE

A quarterly analysis of residential sales
in Carroll Gardens-Park Slope, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Carroll Gardens/Park Slope, Brooklyn

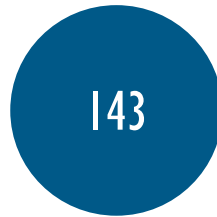
SUMMARY

MEDIAN SALE PRICE



-7% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



-4% YoY

BROOKLYN
MEDIAN SALE PRICE



-4% YoY

NEIGHBORHOOD BOUNDARIES

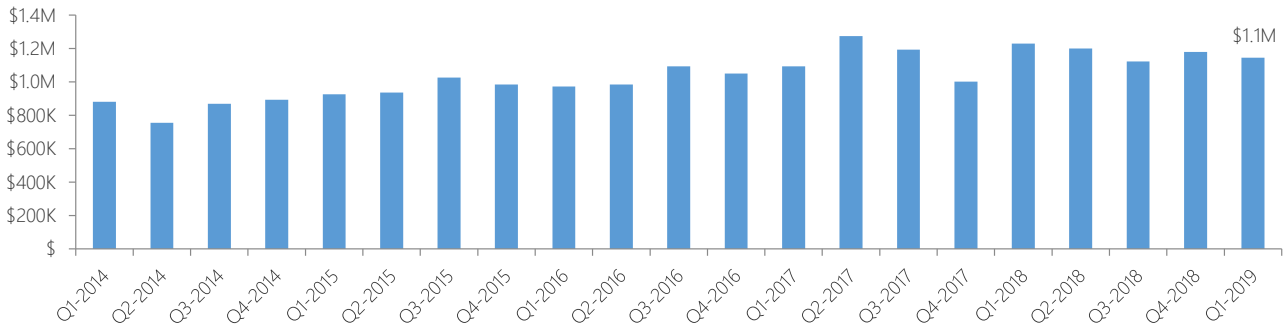


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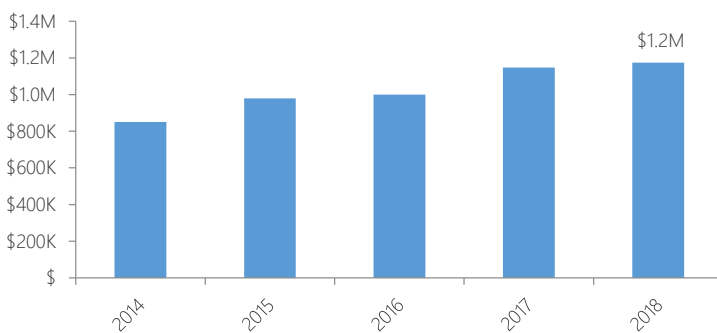
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RESIDENTIAL STATS

Median Sale Price by Quarter

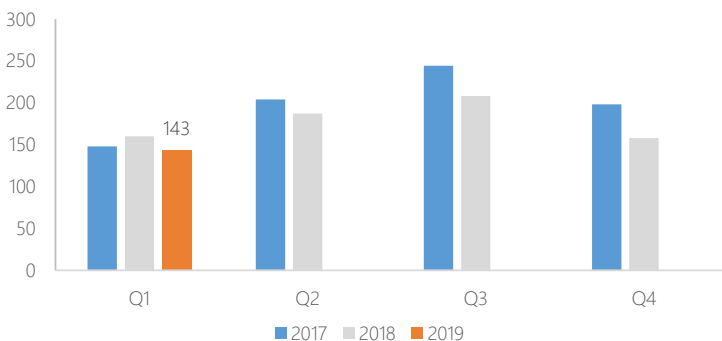


Median Sale Price by Year

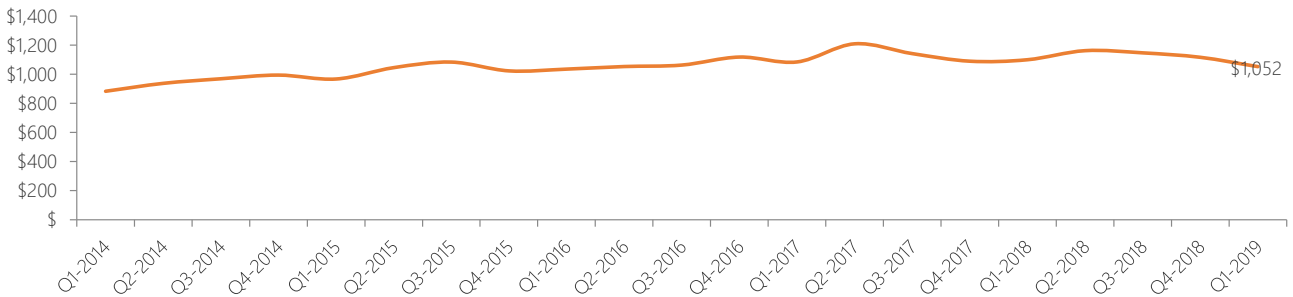


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	162	130	160	148	160	143
Q2	179	187	187	204	187	
Q3	216	209	186	244	208	
Q4	166	161	157	198	158	



Median Sale Price per Square Foot

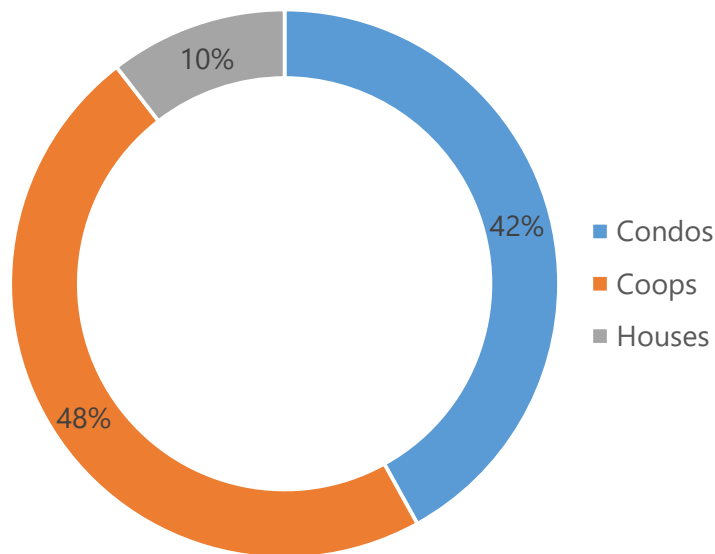


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,366,182	-4%	\$1,069	-5%	60
Coops	\$907,500	19%	\$961	-13%	68
Houses	\$2,902,000	-1%	\$1,124	5%	15

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Amity St #7	3-00295-1207	26-Mar-19	\$4,634,615	Condo	
593 Second St	3-01077-0064	26-Mar-19	\$4,325,000	House	4,660
43 Strong Pl	3-00324-0007	23-Jan-19	\$4,300,000	House	3,488
206 St Johns Pl	3-01059-0022	25-Jan-19	\$3,725,000	House	4,296
591 Sixth St	3-01085-0058	11-Mar-19	\$3,700,000	House	3,952
459 Carroll St #1	3-00447-1001	7-Feb-19	\$3,600,000	Condo	3,195
456 Sackett St	3-00430-0021	25-Feb-19	\$3,500,000	House	990
387 Second St	3-00970-0067	28-Jan-19	\$3,405,000	House	2,536
35 Prospect Park W #10D	3-01073-0041	14-Jan-19	\$3,300,000	Coop	
291 Union St #M1	3-00339-1204	31-Jan-19	\$3,075,000	Condo	2,304
105 Eighth Ave #7	3-01068-1107	22-Jan-19	\$3,003,838	Condo	
35 Prospect Park W #7C	3-01073-0041	7-Mar-19	\$2,950,000	Coop	
151 President St	3-00343-0040	4-Mar-19	\$2,950,000	House	1,785
393 Sixth St	3-00988-0056	4-Jan-19	\$2,902,000	House	4,017
291 Union St #3A	3-00339-1207	27-Feb-19	\$2,900,000	Condo	1,853
291 Union St #5B	3-00339-1222	14-Jan-19	\$2,850,000	Condo	1,881
613 Baltic St #10C	3-00937-1343	18-Mar-19	\$2,790,005	Condo	
12 Second Pl	3-00365-0009	14-Feb-19	\$2,785,000	House	2,244
54 Second Pl	3-00365-0031	4-Mar-19	\$2,700,000	House	2,310
275 Baltic St	3-00396-0073	5-Feb-19	\$2,675,000	House	2,160
90 Luquer St	3-00376-0015	30-Jan-19	\$2,250,000	House	2,299
444 Twelfth St #1B	3-01098-1424	12-Feb-19	\$2,100,000	Condo	1,720
513 Eleventh St	3-01094-0072	9-Jan-19	\$2,050,000	House	1,824
444 Twelfth St #5E	3-01098-1451	8-Jan-19	\$1,999,000	Condo	1,570
882 Union St #2C	3-01066-1107	22-Jan-19	\$1,995,000	Condo	1,583
139 Pacific St #3	3-00285-0034	22-Mar-19	\$1,915,000	Coop	
90 Eighth Ave #4D	3-01065-0037	31-Jan-19	\$1,895,000	Coop	
112 Summit St #1	3-00358-1501	28-Feb-19	\$1,850,000	Condo	2,067
105 Baltic St #C202	3-00304-1126	14-Jan-19	\$1,800,000	Condo	1,333
153 Lincoln Pl #2C	3-00948-1007	9-Jan-19	\$1,800,000	Condo	1,422
163 Columbia St #1A	3-00319-1401	31-Jan-19	\$1,791,345	Condo	
161 Columbia St #1B	3-00319-1405	11-Jan-19	\$1,750,000	Condo	
315 Twelfth St #1	3-01023-1301	10-Jan-19	\$1,750,000	Condo	1,538
438 Third St #3	3-00983-0007	13-Feb-19	\$1,732,000	Coop	1,700
225 14th St #201	3-01034-1003	28-Feb-19	\$1,725,000	Condo	1,335
401 Eighth Ave #22	3-01083-0005	28-Feb-19	\$1,725,000	Coop	
235 Lincoln Pl #6C	3-01059-0050	10-Jan-19	\$1,697,500	Coop	
47 Plaza St W #5B	3-01064-0024	28-Feb-19	\$1,695,000	Coop	1,600
209 Lincoln Pl #5A	3-01059-0061	22-Mar-19	\$1,650,000	Coop	
122 First Pl #3	3-00459-1003	6-Mar-19	\$1,650,000	Condo	1,239
420 Twelfth St #L1	3-01098-0001	21-Feb-19	\$1,640,000	Coop	
369 Sixth Ave #4	3-00989-1104	9-Jan-19	\$1,640,000	Condo	1,074
145 Park Pl #4A	3-00939-1122	15-Feb-19	\$1,585,000	Condo	1,510
174 Pacific St #1B	3-00292-0016	27-Feb-19	\$1,580,000	Coop	
110 President St #4	3-00348-1304	1-Mar-19	\$1,575,000	Condo	
610 Warren St #4B	3-00401-1015	11-Feb-19	\$1,565,000	Condo	
316 Twelfth St #3	3-01029-1703	7-Jan-19	\$1,560,000	Condo	
32 Berkeley Pl #3	3-00953-1103	29-Jan-19	\$1,500,000	Condo	840
144 Garfield Pl #2R	3-00966-0009	8-Jan-19	\$1,495,000	Coop	1,450
309 Second St #4D	3-00969-1220	29-Mar-19	\$1,474,000	Condo	1,107



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Address	BBL	Sale date	Sale price	Property type	Sqft
939 Union St #5B	3-01064-1008	13-Feb-19	\$1,465,000	Condo	1,205
613 Baltic St #7C	3-00937-1330	27-Mar-19	\$1,450,844	Condo	
505 Court St #5R	3-00476-1072	22-Jan-19	\$1,450,000	Condo	1,348
377 Twelfth St	3-01024-0066	25-Jan-19	\$1,425,000	House	1,764
42 Tiffany Pl #4A	3-00319-1008	15-Jan-19	\$1,405,000	Condo	1,382
160 Lincoln Pl #1B	3-00951-0039	11-Feb-19	\$1,400,000	Coop	
210 President St #3	3-00350-0021	23-Jan-19	\$1,384,000	Coop	
487 Ninth St #2	3-01090-1302	25-Jan-19	\$1,367,364	Condo	1,113
392 Bergen St #2	3-00932-1502	25-Feb-19	\$1,365,000	Condo	1,104
610 Warren St #GDNA	3-00401-1001	28-Feb-19	\$1,362,319	Condo	
39 Plaza St W #4A	3-01064-0018	14-Feb-19	\$1,340,000	Coop	
58 Montgomery Pl #3	3-01073-0033	21-Feb-19	\$1,335,000	Coop	
388 Clinton St #5	3-00338-0029	14-Jan-19	\$1,275,000	Coop	
370 Ninth St #2B	3-01011-0041	6-Mar-19	\$1,250,000	Coop	1,100
161 Columbia St #3B	3-00319-1407	15-Jan-19	\$1,210,000	Condo	
85 First Pl #3	3-00356-1003	18-Jan-19	\$1,200,000	Condo	1,250
45 Plaza St W #6E	3-01064-0021	25-Feb-19	\$1,195,000	Coop	
799 Union St #1	3-00954-0073	29-Jan-19	\$1,179,000	Coop	
560 Carroll St #8E	3-00961-1033	14-Feb-19	\$1,165,000	Condo	1,075
413 Bergen St #1	3-00930-1101	29-Mar-19	\$1,161,185	Condo	
289 13th St #1L	3-01029-1502	1-Feb-19	\$1,155,000	Condo	2,742
529 Court St #204	3-00478-1007	12-Feb-19	\$1,145,000	Condo	1,088
747 Union St #2	3-00953-0079	22-Feb-19	\$1,138,500	Coop	
40 Prospect Park W #6F	3-01075-0035	15-Feb-19	\$1,070,000	Coop	1,000
305 Eighth Ave #C1	3-01081-0005	22-Feb-19	\$1,060,000	Coop	
90 Eighth Ave #5C	3-01065-0037	7-Mar-19	\$1,050,000	Coop	
348 Twelfth St #1L	3-01030-0011	28-Jan-19	\$1,025,000	Coop	
176 Degraw St #1	3-00331-0009	8-Mar-19	\$999,999	Coop	
326-330 Seventh Ave #3	3-01006-0043	26-Mar-19	\$995,000	Coop	
415 Ninth St #22	3-01006-0055	12-Mar-19	\$992,000	Coop	
219 Warren St #2	3-00302-0053	17-Jan-19	\$985,000	Coop	
29 Tiffany Pl #1H	3-00320-1242	23-Jan-19	\$980,000	Condo	929
176 Degraw St #2	3-00331-0009	8-Mar-19	\$975,000	Coop	
28 Park Pl #2	3-00941-0020	27-Feb-19	\$961,500	Coop	
511 Eighth St #2R	3-01089-0067	28-Mar-19	\$950,000	Coop	950
392 Eleventh St #2B	3-01023-1204	29-Mar-19	\$930,000	Condo	934
40 Prospect Park W #3B	3-01075-0035	20-Feb-19	\$925,000	Coop	
384 Warren St #3R	3-00397-1106	8-Feb-19	\$920,000	Condo	680
93 Rapelye St #2G	3-00364-1010	30-Jan-19	\$920,000	Condo	866
201 St Johns Pl #2	3-01058-0057	14-Mar-19	\$915,000	Coop	
348 Twelfth St #2L	3-01030-0011	11-Feb-19	\$900,000	Coop	
658 Union St #1	3-00955-1501	31-Jan-19	\$899,000	Condo	1,150
373 Baltic St #1	3-00397-1204	30-Jan-19	\$895,000	Condo	977
492 Henry St #2F	3-00331-1018	15-Jan-19	\$875,000	Condo	850
292 Seventh St #C	3-00998-1503	27-Mar-19	\$850,000	Condo	1,050
145 Prospect Park W #4B	3-01093-1122	14-Mar-19	\$835,000	Condo	668
302 Second St #8F	3-00974-1348	12-Mar-19	\$835,000	Condo	798
156 Conover St #2	3-00554-1002	21-Mar-19	\$810,000	Condo	962
831 Carroll St #5	3-01068-0061	15-Mar-19	\$810,000	Coop	
342 Bond St #C2	3-00444-1115	29-Jan-19	\$800,000	Condo	486



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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

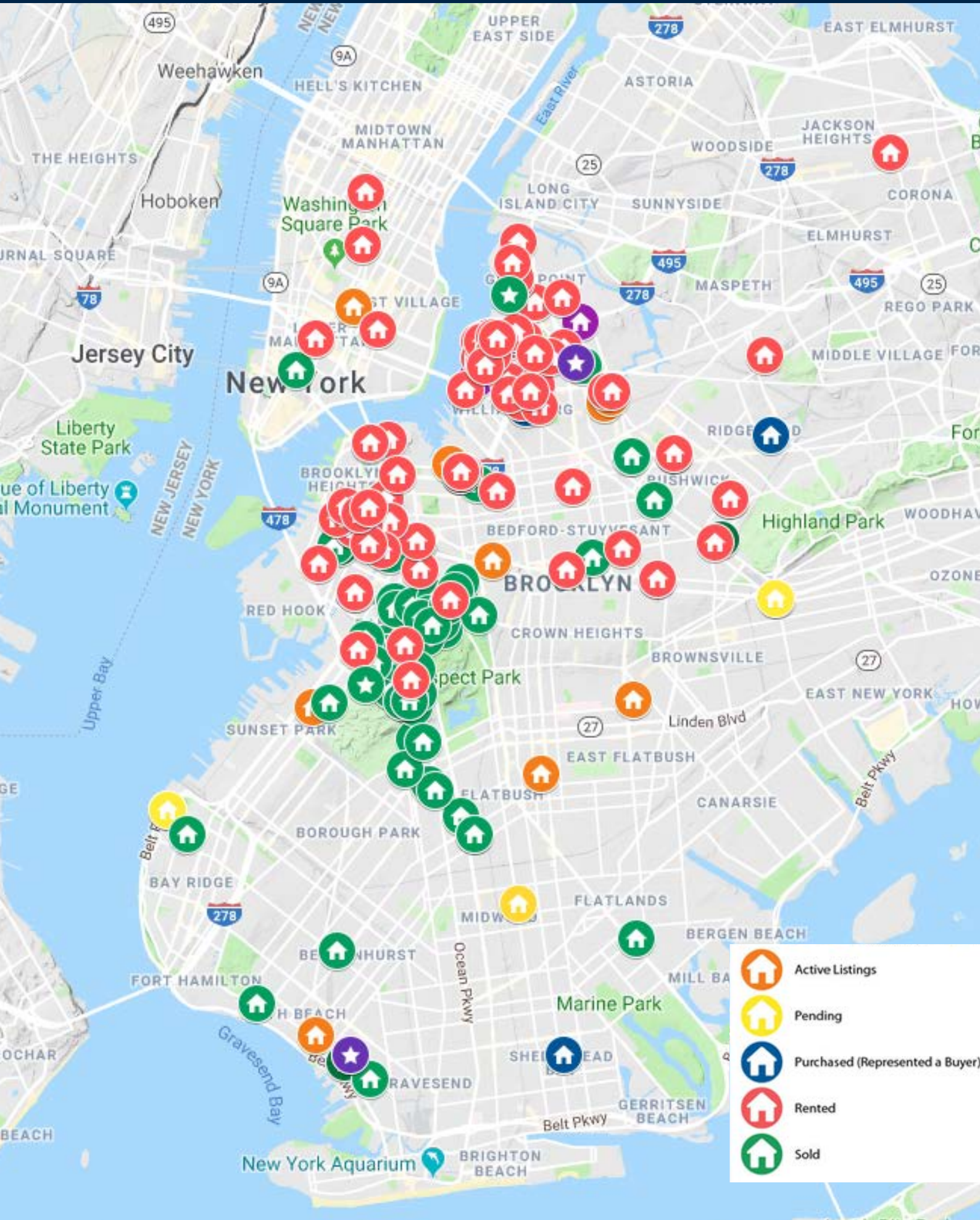
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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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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