

CARROLL GARDENS-PARK SLOPE

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

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Carroll Gardens/Park Slope, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$955K

-6% YoY

NO. OF TRANSACTIONS

79

-5% YoY

MEDIAN PRICE/SQ.FT.

\$1,046

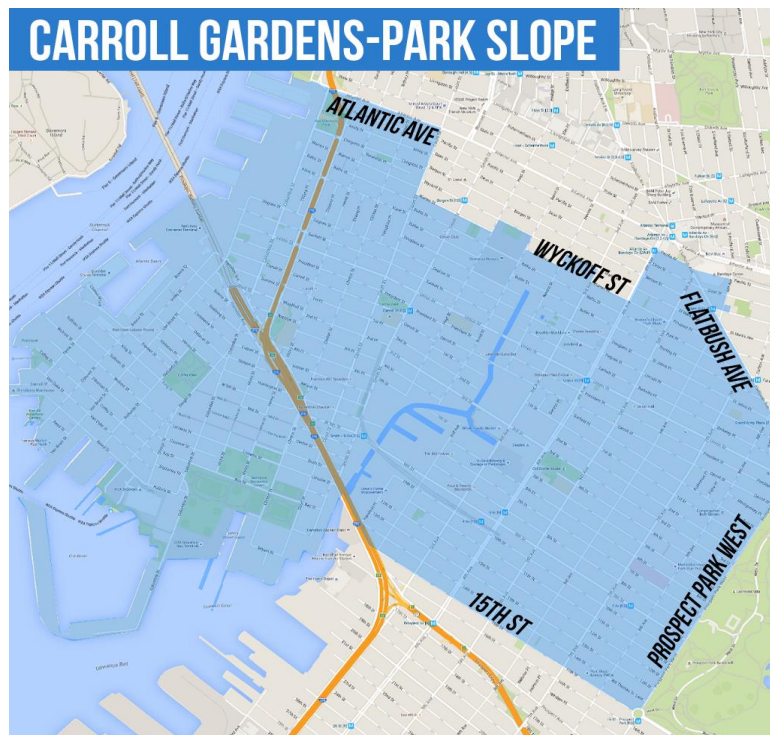
-2% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



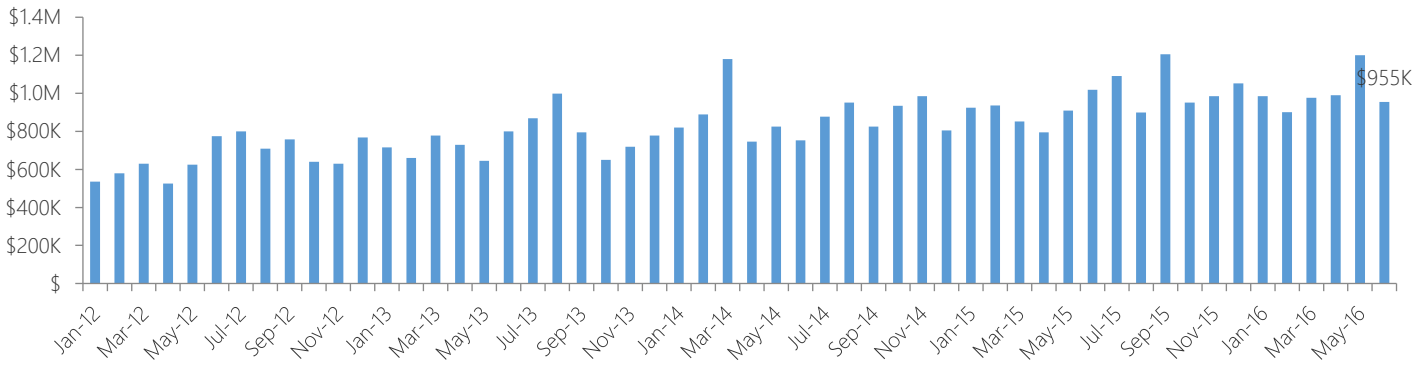
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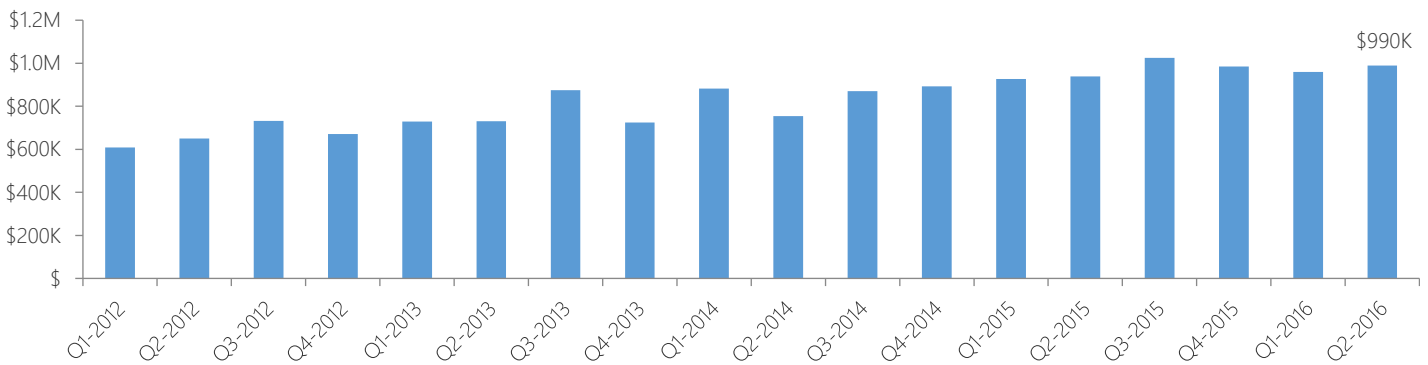
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RESIDENTIAL STATS

Median Sale Price by Month

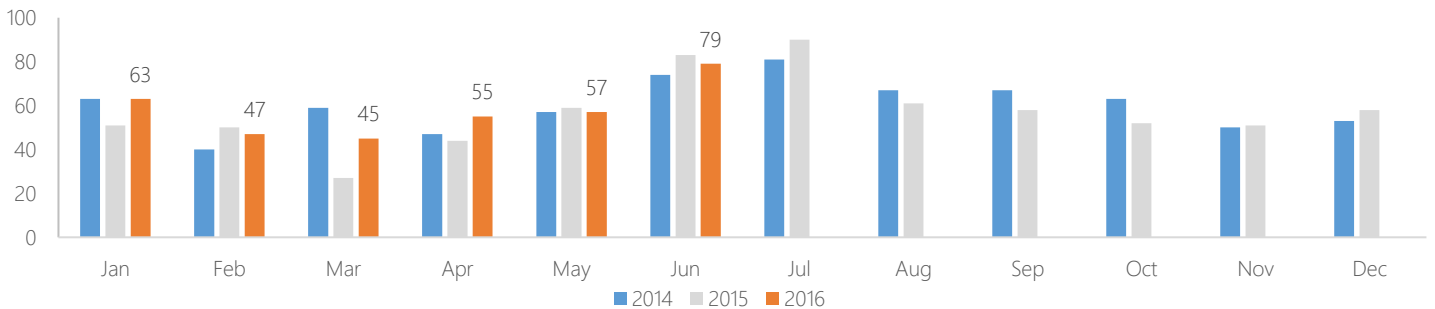


Median Sale Price by Quarter



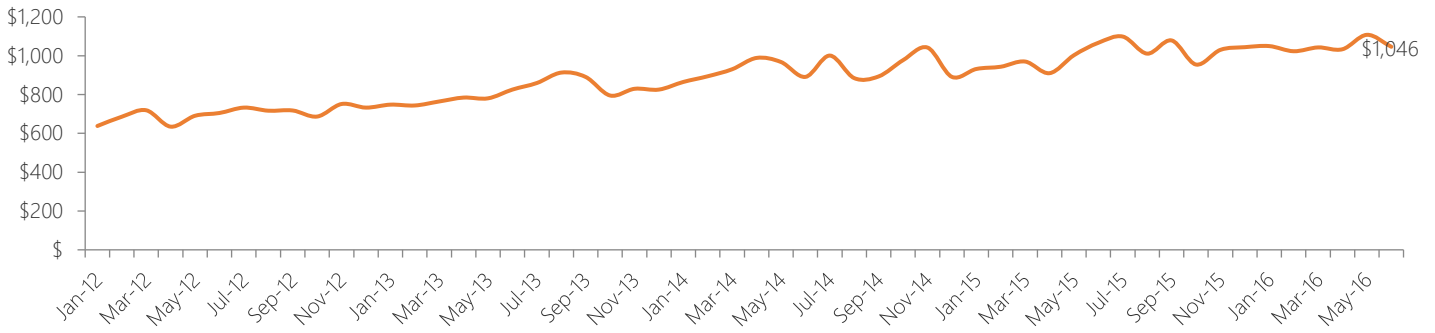
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	52	50	69	64	61	111	78	75	69	60	45	40
2012	39	49	62	56	78	91	81	97	86	58	66	76
2013	69	57	55	56	68	103	110	108	93	78	45	72
2014	63	40	59	47	57	74	81	67	67	63	50	53
2015	51	50	27	44	59	83	90	61	58	52	51	58
2016	63	47	45	55	57	79						



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Median Sale Price per Square Foot

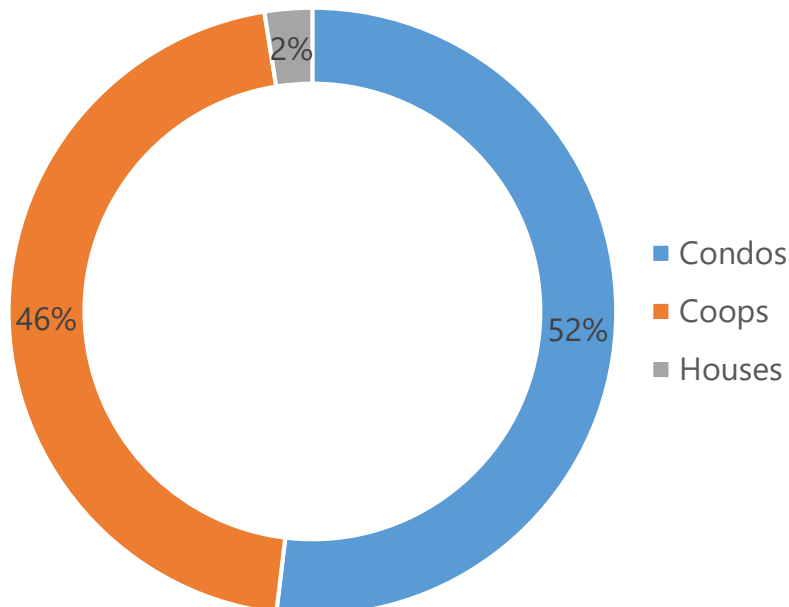


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,070,000	-12%	\$1,110	-1%	41
Coops	\$757,500	-3%	\$963	-4%	36
Houses	\$2,237,500	-42%	\$1,004	-12%	2

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
229 De Graw Street #1	3-00324-1001	27-Jun-16	\$4,320,000	Condo	4,386
363 5 St	3-00985-0070	23-Jun-16	\$2,750,000	House	2,690
342 2 Street #4F	3-00974-1024	10-Jun-16	\$2,130,000	Condo	1,678
32 Garfield Place #3W	3-00964-1024	16-Jun-16	\$2,050,000	Condo	1,489
374 Clinton St #2	3-00332-0026	2-Jun-16	\$1,925,000	Coop	
489 6 Avenue #1	3-01024-1101	30-Jun-16	\$1,750,000	Condo	2,165
227 14 St	3-01034-0054	10-Jun-16	\$1,725,000	House	1,750
47 Plaza St W #5B	3-01064-0024	29-Jun-16	\$1,685,000	Coop	1,600
420 12 St #B2	3-01098-0001	20-Jun-16	\$1,600,000	Coop	
862 Carroll Street #3	3-01072-1303	28-Jun-16	\$1,580,000	Condo	915
346 2 Street #5A	3-00974-1025	30-Jun-16	\$1,540,000	Condo	1,555
587 10 Street #3	3-01092-1203	2-Jun-16	\$1,525,000	Condo	1,044
587 10 Street #3	3-01092-1203	2-Jun-16	\$1,525,000	Condo	1,044
694 De Graw Street #1	3-00949-1301	22-Jun-16	\$1,495,000	Condo	1,262
489 6 Avenue #2	3-01024-1102	28-Jun-16	\$1,440,000	Condo	1,182
19 Sterling Pl #2R	3-00941-0072	14-Jun-16	\$1,350,000	Coop	
392 8 St #1R	3-01006-0030	16-Jun-16	\$1,330,000	Coop	
33 Tompkins Pl #3	3-00326-1203	6-Jun-16	\$1,318,634	Condo	
361 Carroll Street #A2	3-00444-1120	20-Jun-16	\$1,310,000	Condo	1,003
376 President Street #1H	3-00444-1009	1-Jun-16	\$1,295,000	Condo	1,110
705 Carroll Street #1L	3-00960-1001	30-Jun-16	\$1,250,000	Condo	1,575
422 2 St #3	3-00975-0035	29-Jun-16	\$1,202,000	Coop	1,150
20 Tiffany Place #2S	3-00319-1202	1-Jun-16	\$1,200,000	Condo	1,188
33 Tompkins Pl #2	3-00326-1202	15-Jun-16	\$1,150,623	Condo	
821 A Union St #2	3-00954-0061	2-Jun-16	\$1,150,000	Coop	
527 Court Street #3B	3-00478-1316	15-Jun-16	\$1,135,000	Condo	882
45 Plaza St W #5E	3-01064-0021	16-Jun-16	\$1,100,000	Coop	
349 6 Ave #2	3-00986-0008	17-Jun-16	\$1,095,000	Coop	
138 Sackett Street #3B	3-00336-1405	24-Jun-16	\$1,073,363	Condo	967
689 De Graw Street #2	3-00946-1002	13-Jun-16	\$1,070,000	Condo	844
186 Prospect Park W #A	3-01101-0046	10-Jun-16	\$1,065,000	Coop	
500 4 Avenue #2L	3-01027-1013	24-Jun-16	\$1,065,000	Condo	1,045
586 Pacific Street #1B	3-00928-1004	8-Jun-16	\$999,999	Condo	856
45 7 Ave #2	3-01059-0007	24-Jun-16	\$985,000	Coop	
307 7 Street #3L	3-00993-1005	28-Jun-16	\$985,000	Condo	845
1405 8 Avenue #3A	3-01103-1003	20-Jun-16	\$955,000	Condo	827
361 12 Street #3	3-01024-1003	22-Jun-16	\$945,000	Condo	845
195 15 Street #B2	3-01041-1011	3-Jun-16	\$930,000	Condo	1,010
792 President St #8	3-00960-0028	9-Jun-16	\$925,000	Coop	
653 Hicks Street #3C	3-00364-1014	15-Jun-16	\$925,000	Condo	942
288 5 Ave #4F	3-00969-0039	29-Jun-16	\$895,000	Coop	
85 6 Avenue #E	3-00936-1005	1-Jun-16	\$880,000	Condo	780
175 12 Street #4A	3-01021-1106	10-Jun-16	\$880,000	Condo	847
25 Carroll Street #4A	3-00347-1111	29-Jun-16	\$850,000	Condo	898
404 3 St #B4	3-00982-0025	2-Jun-16	\$850,000	Coop	
164 Sterling Pl #3B	3-01058-0019	15-Jun-16	\$840,000	Coop	910
57 President Street #22AG	3-00341-1037	8-Jun-16	\$780,000	Condo	792
92 Prospect Park W #3D	3-01083-0045	8-Jun-16	\$760,000	Coop	
44 Prospect Park W #E3	3-01075-0039	16-Jun-16	\$755,000	Coop	1,000
505 Court Street #7E	3-00476-1094	30-Jun-16	\$735,000	Condo	695

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Address	BBL	Sale date	Sale price	Property type	Sqft
423 Hicks Street #3F	3-00305-1033	15-Jun-16	\$725,000	Condo	776
396 3 St #16	3-00982-0022	21-Jun-16	\$712,000	Coop	580
302 2 Street #4C	3-00974-1317	17-Jun-16	\$710,000	Condo	613
412 7 Avenue #2R	3-01036-1002	30-Jun-16	\$710,000	Coop	
153 Garfield Place #4R	3-00963-1208	10-Jun-16	\$704,258	Condo	862
343 4 Avenue #4J	3-00981-1037	22-Jun-16	\$650,000	Condo	621
404 3 St #D3	3-00982-0025	17-Jun-16	\$635,800	Coop	660
124 Atlantic Avenue #A4	3-00285-1002	8-Jun-16	\$635,000	Coop	
199 Garfield Pl #2S	3-00963-0067	24-Jun-16	\$615,150	Coop	
533 Clinton St #1A	3-00377-0005	29-Jun-16	\$580,000	Coop	
160 Lincoln Pl #2C	3-00951-0039	20-Jun-16	\$559,000	Coop	500
180 Sterling Place #12	3-01058-1012	23-Jun-16	\$545,000	Condo	587
142 Baltic St #3F	3-00310-0012	2-Jun-16	\$500,000	Coop	600
27 Prospect Park W #1A	3-01072-0040	7-Jun-16	\$490,000	Coop	
322-324 6 St #2	3-00993-0031	27-Jun-16	\$489,000	Coop	
186 Prospect Park W #C4	3-01101-0046	16-Jun-16	\$480,000	Coop	546
317 3 St #2A	3-00974-0065	20-Jun-16	\$445,000	Coop	
462 6 St #2B	3-00995-0035	6-Jun-16	\$418,275	Coop	
200-220 Congress St #2G	3-00302-0009	17-Jun-16	\$400,000	Coop	
423 Hicks Street #2F	3-00305-1029	3-Jun-16	\$384,306	Condo	776
1213 8 Ave #1R	3-01099-0002	28-Jun-16	\$351,000	Coop	

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