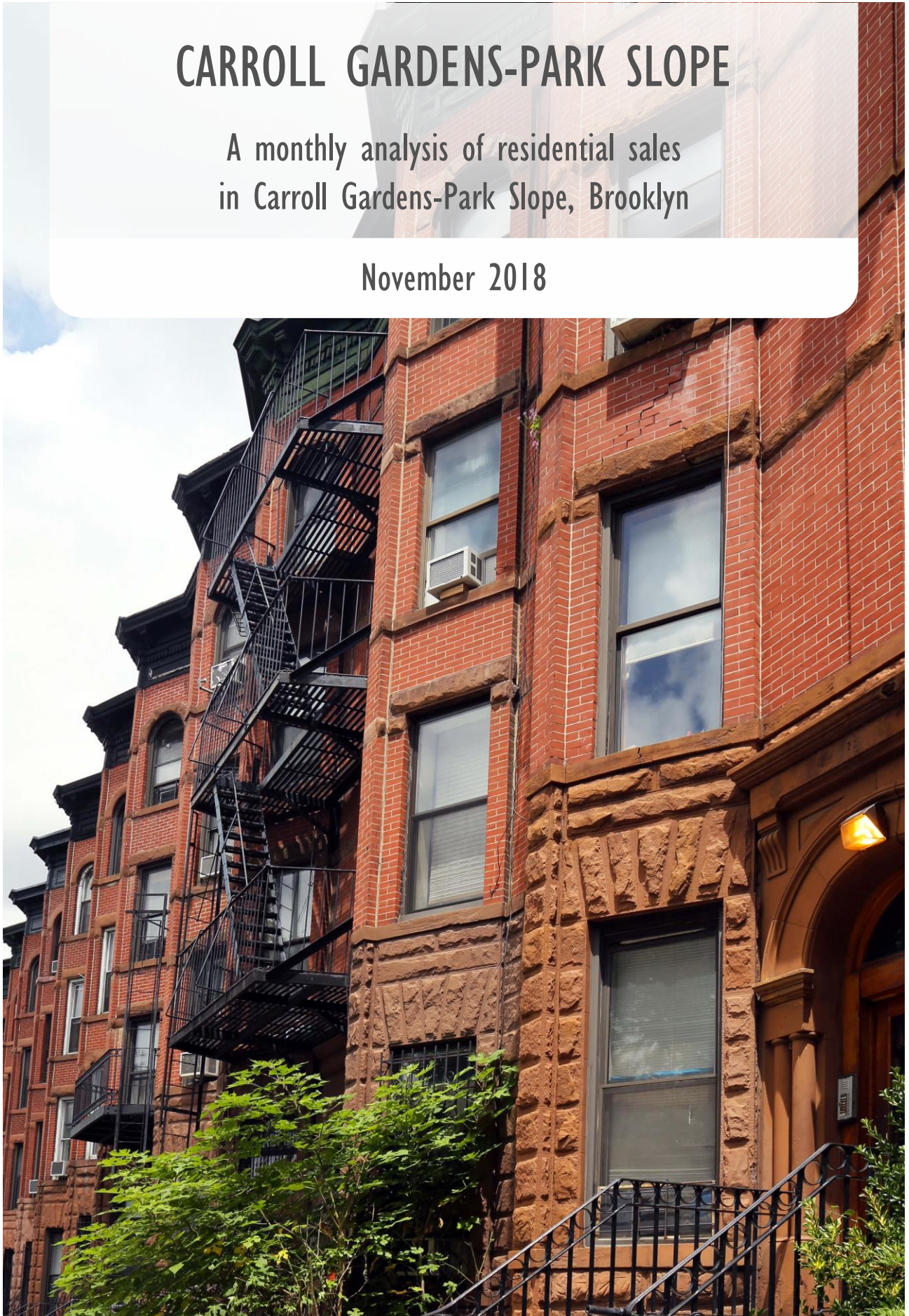


CARROLL GARDENS-PARK SLOPE

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

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Carroll Gardens/Park Slope, Brooklyn

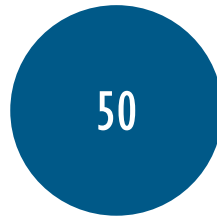
SUMMARY

MEDIAN SALE PRICE



21% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



-3% YoY

BROOKLYN
MEDIAN SALE PRICE



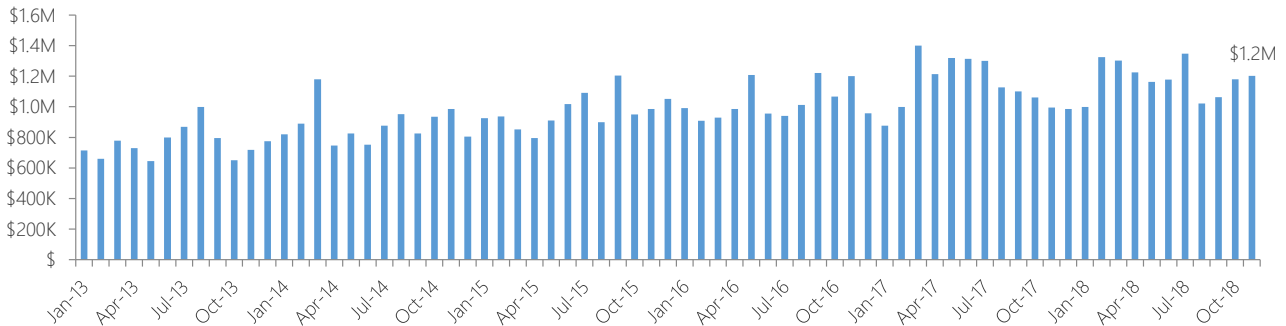
1% YoY

NEIGHBORHOOD BOUNDARIES

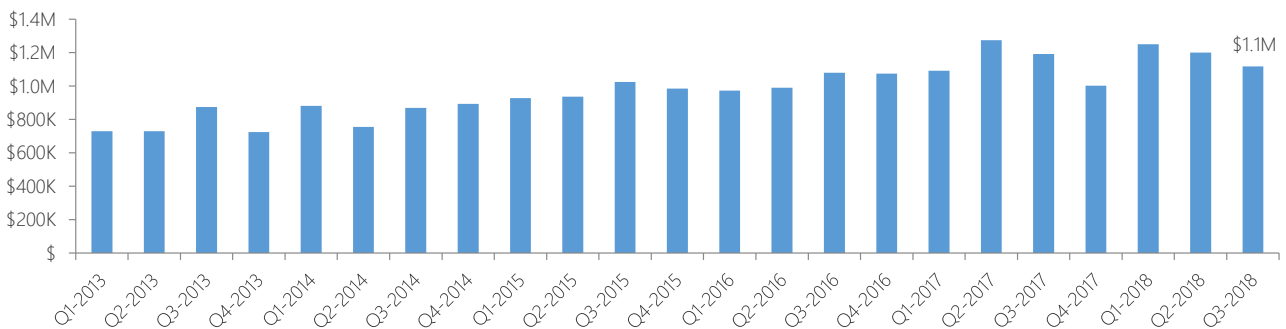


RESIDENTIAL STATS

Median Sale Price by Month

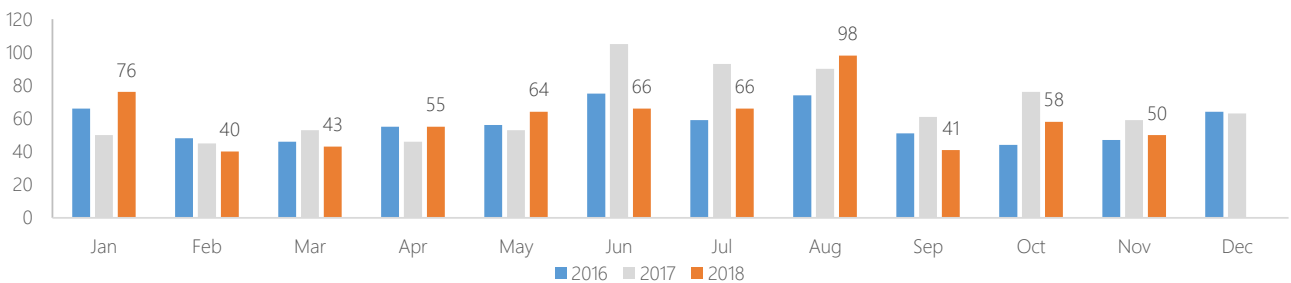


Median Sale Price by Quarter

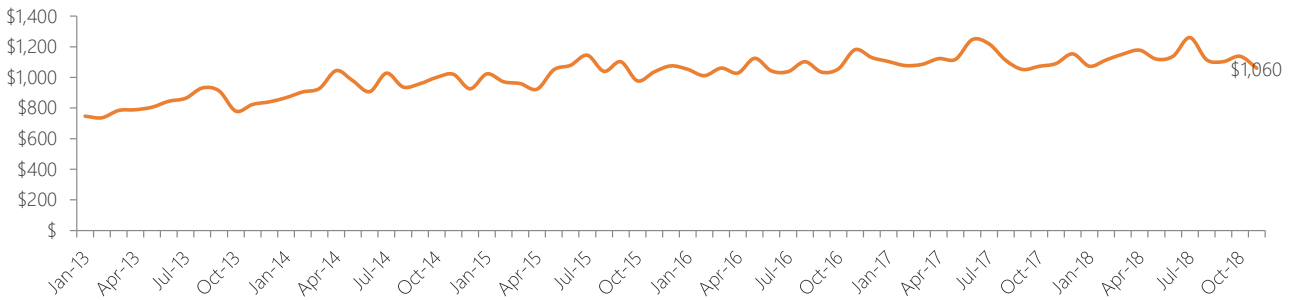


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	69	57	55	56	68	104	110	108	93	78	45	74
2014	63	40	59	47	57	74	81	67	67	63	50	53
2015	51	50	27	44	59	84	90	61	58	52	51	58
2016	66	48	46	55	56	75	59	74	51	44	47	64
2017	50	45	53	46	53	105	93	90	61	76	59	63
2018	76	40	43	55	64	66	66	98	41	58	50	



Median Sale Price per Square Foot

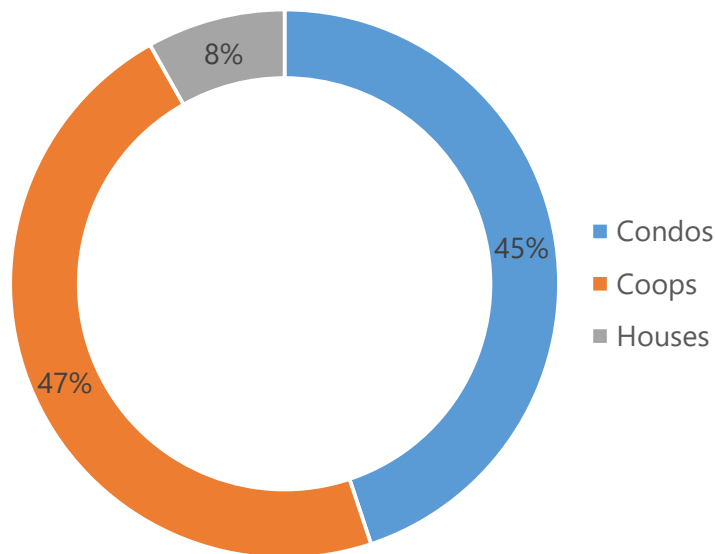


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,350,000	24%	\$1,154	2%	22
Coops	\$850,000	-7%	\$1,022	8%	23
Houses	\$3,312,500	32%	\$990	-13%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Congress St	3-00300-0007	29-Nov-18	\$4,600,000	House	3,467
442 Van Brunt St	3-00610-0024	27-Nov-18	\$3,500,000	House	3,750
35 Carroll St	3-00347-0053	7-Nov-18	\$3,125,000	House	2,986
75 Columbia St #6	3-00299-1119	15-Nov-18	\$2,800,000	Condo	1,896
9 Prospect Park W #1C	3-01068-0037	26-Nov-18	\$2,160,000	Coop	
50 Sterling Pl #1	3-00944-0031	14-Nov-18	\$1,950,000	Coop	
391 Dean St #4C	3-00928-1215	9-Nov-18	\$1,700,000	Condo	1,477
567 Eighth St #4R	3-01089-1107	8-Nov-18	\$1,600,000	Condo	1,183
613 Baltic St #4F	3-00937-1317	1-Nov-18	\$1,600,000	Condo	
610 Warren St #5F	3-00401-1024	15-Nov-18	\$1,535,000	Condo	
286 De Graw St	3-00333-0024	2-Nov-18	\$1,478,194	House	3,600
246 Fifth Ave #1R	3-00958-0049	13-Nov-18	\$1,450,000	Coop	
42 Tiffany Pl #3B	3-00319-1007	20-Nov-18	\$1,350,000	Condo	1,259
610 Warren St #3C	3-00401-1010	15-Nov-18	\$1,337,500	Condo	
124 Atlantic Ave #A1	3-00285-1002	2-Nov-18	\$1,265,000	Coop	
39 Plaza St W #12C	3-01064-0018	6-Nov-18	\$1,250,000	Coop	
361-365 Clinton St #2A	3-00333-1006	9-Nov-18	\$1,225,000	Condo	1,058
675 Sackett St #302	3-00949-1224	19-Nov-18	\$1,225,000	Condo	980
490 Second St #3	3-00976-0032	13-Nov-18	\$1,201,600	Coop	
1019 Eighth Ave #3	3-01095-1203	5-Nov-18	\$1,145,531	Condo	
550 Fifth Ave #A7	3-01041-1008	14-Nov-18	\$1,100,000	Condo	1,002
117 Sterling Pl #14	3-00942-0058	16-Nov-18	\$1,050,000	Coop	1,000
482 Twelfth St #1	3-01099-0017	8-Nov-18	\$999,000	Coop	
232 President St #5L	3-00351-0009	29-Nov-18	\$997,855	Coop	
377-379 Fifth Ave #3F	3-00988-0001	20-Nov-18	\$900,000	Coop	832
225 Lincoln Pl #2C	3-01059-0055	15-Nov-18	\$900,000	Coop	950
412 Seventh Ave #4R	3-01036-1002	26-Nov-18	\$800,000	Coop	
105 St Marks Pl #4	3-00932-1604	5-Nov-18	\$790,000	Condo	560
285 Fifth Ave #3C	3-00970-0007	30-Nov-18	\$720,000	Coop	720
132 St Marks Pl #4L	3-00934-1007	14-Nov-18	\$695,000	Condo	666
384 Sixth Ave #4	3-00994-0044	29-Nov-18	\$685,000	Coop	
376 Bergen St #2R	3-00932-0013	27-Nov-18	\$679,000	Coop	650
423 15th St #4C	3-01103-0069	21-Nov-18	\$649,000	Coop	700
333 Fourth St #6B	3-00982-0062	2-Nov-18	\$608,000	Coop	702
915 President St #2F	3-01066-0063	1-Nov-18	\$587,500	Coop	
145 Prospect Park W #1C	3-01093-1104	16-Nov-18	\$580,000	Condo	1,052
378 Sixth Ave #4A	3-00994-1006	30-Nov-18	\$530,000	Condo	403
443 Hicks St #1F	3-00310-1226	20-Nov-18	\$420,000	Condo	398
195 Garfield Pl #1P	3-00963-0067	2-Nov-18	\$399,000	Coop	375
712 Eighth Ave #1L	3-01088-0039	27-Nov-18	\$377,441	Coop	
199 Eighth Ave #B3	3-01077-0007	13-Nov-18	\$355,200	Coop	
79 Wolcott St #105B	3-00576-0012	2-Nov-18	\$52,482	Coop	



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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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