

CARROLL GARDENS-PARK SLOPE

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

November 2019



The RATNER Team Market Report

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Residential Market Report, November 2019

Carroll Gardens/Park Slope, Brooklyn

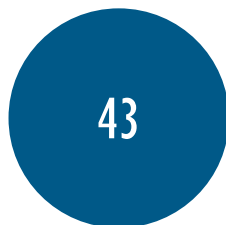
SUMMARY

MEDIAN SALE PRICE



5% YoY

NO. OF TRANSACTIONS



-14% YoY

MEDIAN PRICE/SQ.FT.



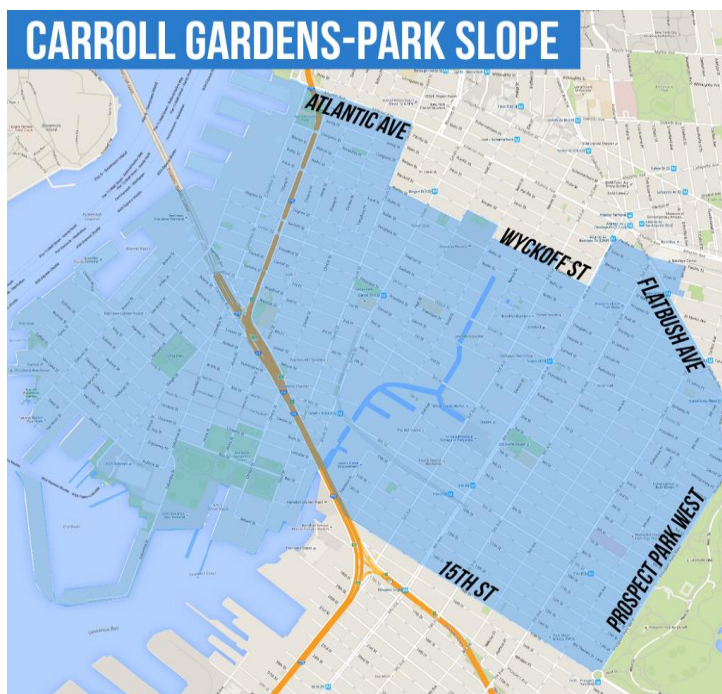
-1% YoY

BROOKLYN
MEDIAN SALE PRICE



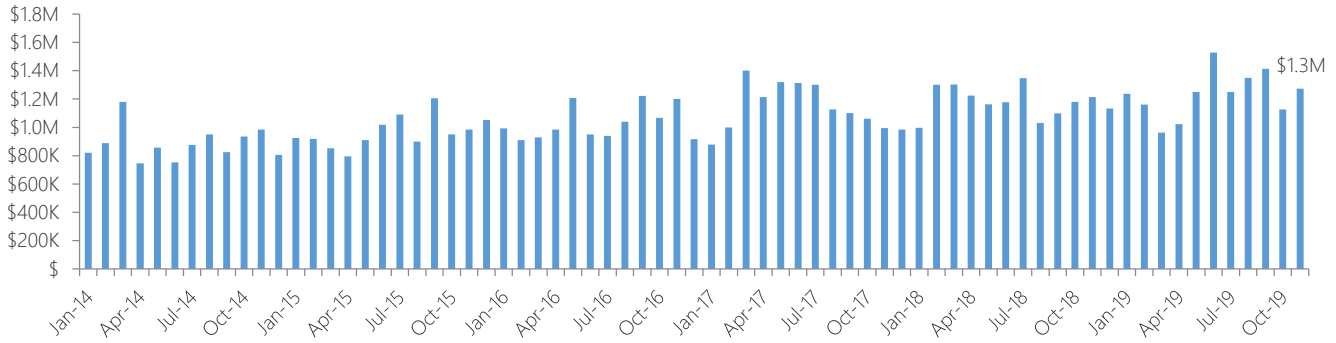
2% YoY

NEIGHBORHOOD BOUNDARIES

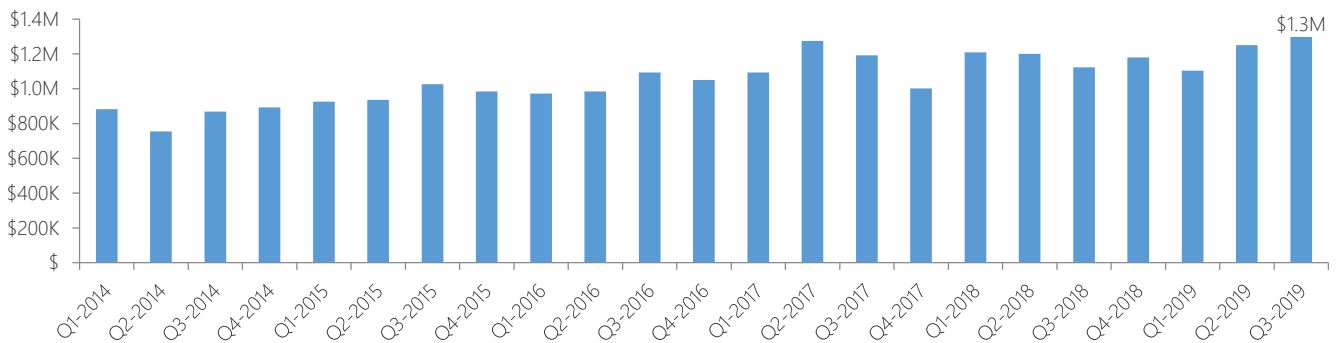


RESIDENTIAL STATS

Median Sale Price by Month

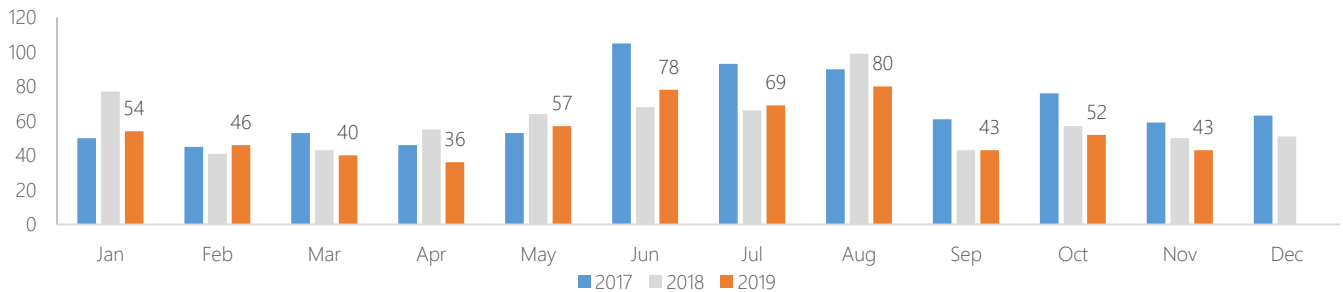


Median Sale Price by Quarter

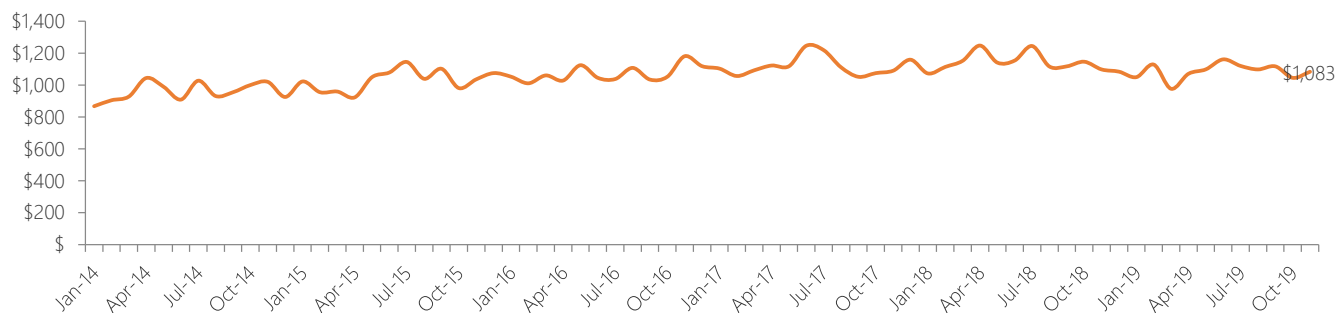


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	63	40	59	47	58	74	81	68	67	63	50	53
2015	51	52	27	44	59	84	90	61	58	52	51	58
2016	66	48	46	55	56	76	59	76	51	44	47	66
2017	50	45	53	46	53	105	93	90	61	76	59	63
2018	77	41	43	55	64	68	66	99	43	57	50	51
2019	54	46	40	36	57	78	69	80	43	52	43	



Median Sale Price per Square Foot

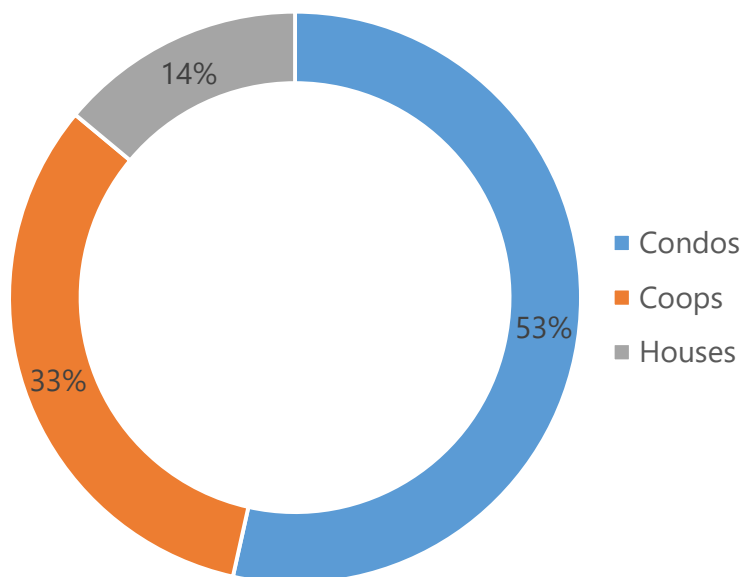


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,475,000	2%	\$1,135	-9%	23
Coops	\$656,500	-18%	\$1,019	0%	14
Houses	\$2,517,767	-19%	\$980	-11%	6

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
156 Beard St	3-00603-0032	1-Nov-19	\$4,350,000	House	3,230
283 First St	3-00964-0055	20-Nov-19	\$3,275,000	House	2,400
117 King St	3-00556-0115	1-Nov-19	\$2,517,767	House	2,625
145 Park Pl #4C	3-00939-1124	15-Nov-19	\$2,200,000	Condo	1,588
437 Second St #4	3-00971-0079	1-Nov-19	\$1,750,000	Coop	
255 First St #4B	3-00964-1210	19-Nov-19	\$1,569,150	Condo	1,371
613 Baltic St #4D	3-00937-1315	15-Nov-19	\$1,510,000	Condo	
340 A Union St	3-00436-0012	25-Nov-19	\$1,500,000	House	2,112
200 Eleventh St	3-01021-0021	21-Nov-19	\$1,500,000	House	1,530
369 Sixth Ave #3	3-00989-1103	11-Nov-19	\$1,470,000	Condo	1,019
360 Twelfth St #2	3-01030-1702	15-Nov-19	\$1,276,000	Condo	1,124
145 Prospect Park W #1E	3-01093-1106	18-Nov-19	\$1,215,000	Condo	1,189
513 Eighth Ave #4	3-01085-0004	12-Nov-19	\$1,200,000	Coop	
200-220 Congress St #1FG	3-00302-0009	4-Nov-19	\$1,125,000	Coop	
294 Twelfth St #4	3-01029-1404	26-Nov-19	\$1,110,038	Condo	1,155
515 Fifth Ave #2C	3-01035-1104	13-Nov-19	\$1,098,000	Condo	914
251 Seventh St #4H	3-00992-1057	12-Nov-19	\$1,075,000	Condo	1,042
160 Imlay St #3A	3-00515-1016	22-Nov-19	\$982,000	Condo	
341 Sixth St #2F	3-00988-0001	19-Nov-19	\$970,000	Coop	834
124 Atlantic Ave #A2	3-00285-1002	6-Nov-19	\$725,000	Coop	
124 Atlantic Ave #P3	3-00285-1002	8-Nov-19	\$700,000	Coop	
130 Eighth Ave #2G	3-01071-0014	8-Nov-19	\$613,000	Coop	700
195 Garfield Pl #2D	3-00963-0067	20-Nov-19	\$590,000	Coop	
220 Berkeley Pl #4F	3-01063-0026	26-Nov-19	\$440,000	Coop	
79 Wolcott St #202B	3-00576-0012	4-Nov-19	\$383,500	Coop	
300 Eighth Ave #6C	3-01080-0035	4-Nov-19	\$258,570	Coop	
300 Eighth Ave #3B	3-01080-0035	26-Nov-19	\$255,000	Coop	
40 Carroll St #49G	3-00352-1010	7-Nov-19	\$13,913	Condo	566



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THE RATNER TEAM



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Brooklyn Expert

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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

[READ MORE REVIEWS](#)



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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 |
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