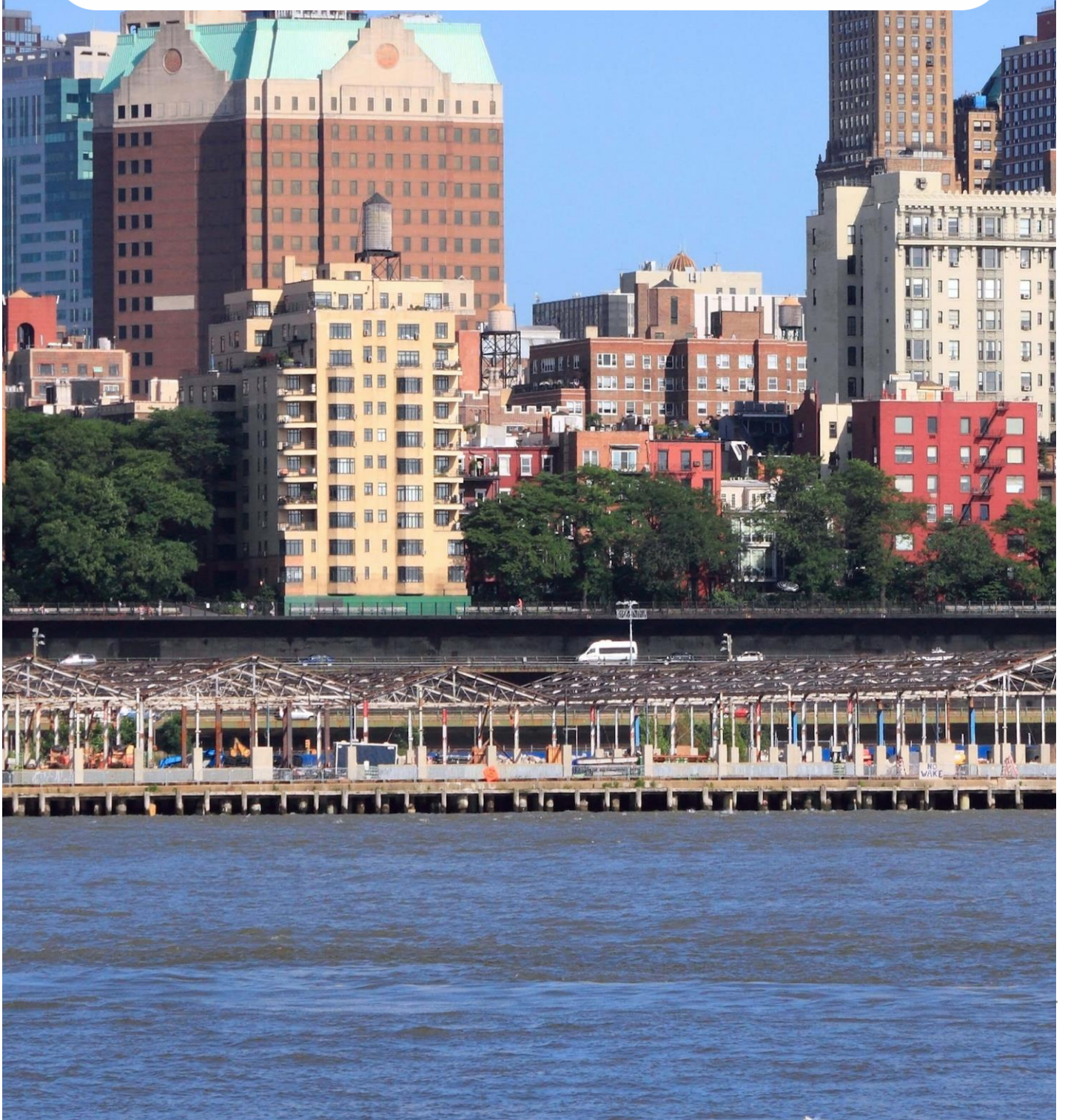


CARROLL GARDENS

A quarterly analysis of multifamily sales
in Carroll Gardens, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Carroll Gardens, Brooklyn

SUMMARY

SALES VOLUME

\$32.9M

63% YoY

NO. OF TRANSACTIONS

9

13% YoY

AVERAGE PRICE/UNIT

\$803K

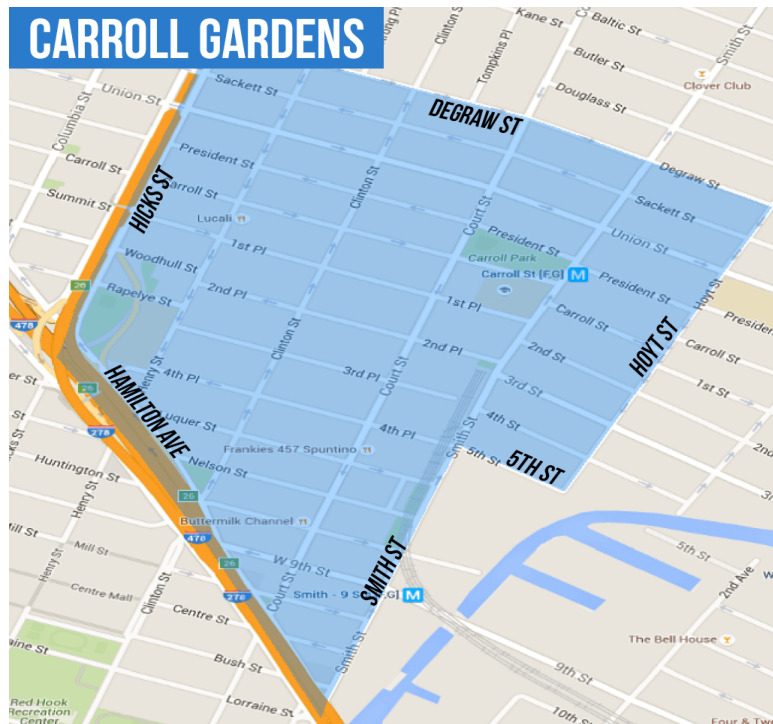
27% YoY

AVERAGE PRICE/SQ.FT.

\$864

7% YoY

NEIGHBORHOOD BOUNDARIES



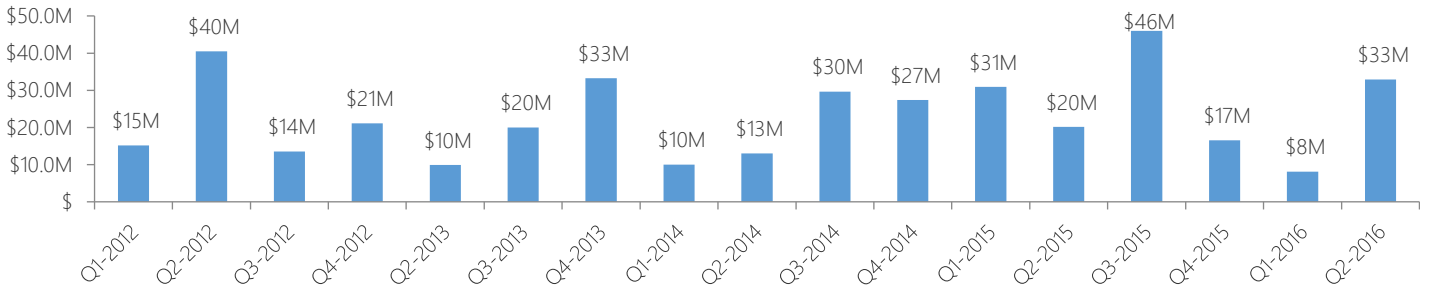
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

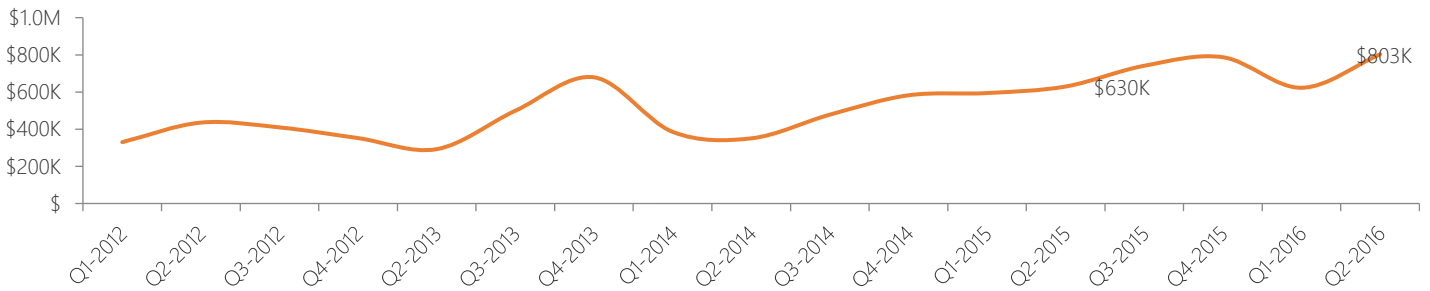
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

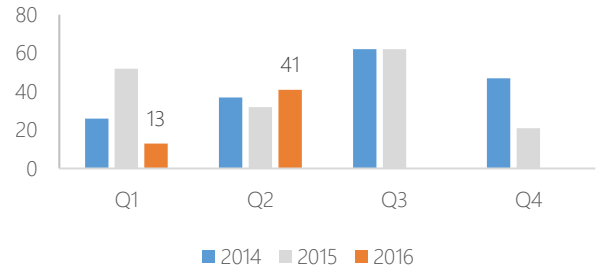


Average Sale Price per Unit



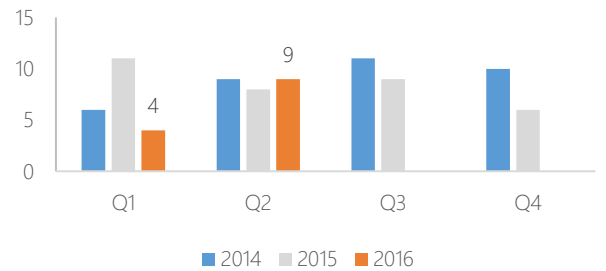
Number of Units Sold

Quarter	2014	2015	2016
Q1	26	52	13
Q2	37	32	41
Q3	62	62	
Q4	47	21	



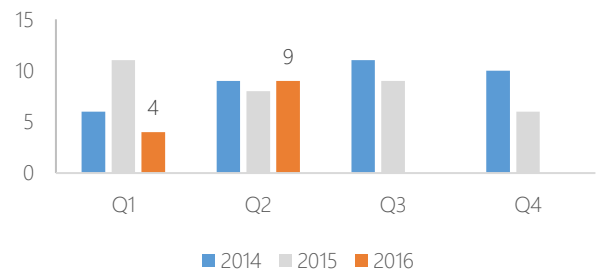
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	11	4
Q2	9	8	9
Q3	11	9	
Q4	10	6	



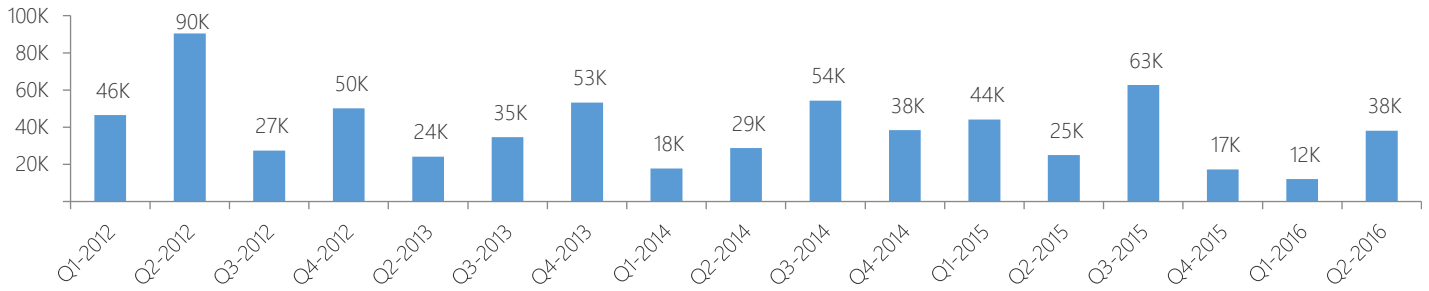
Number of Transactions

Quarter	2014	2015	2016
Q1	6	11	4
Q2	9	8	9
Q3	11	9	
Q4	10	6	

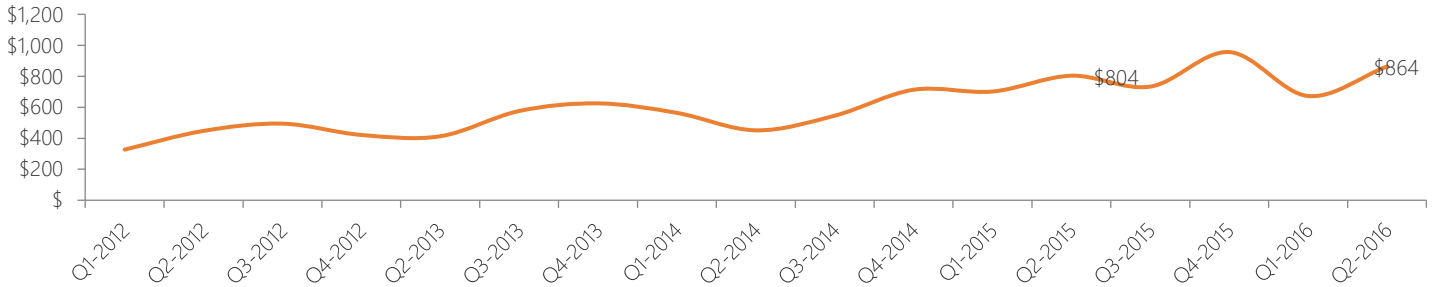


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

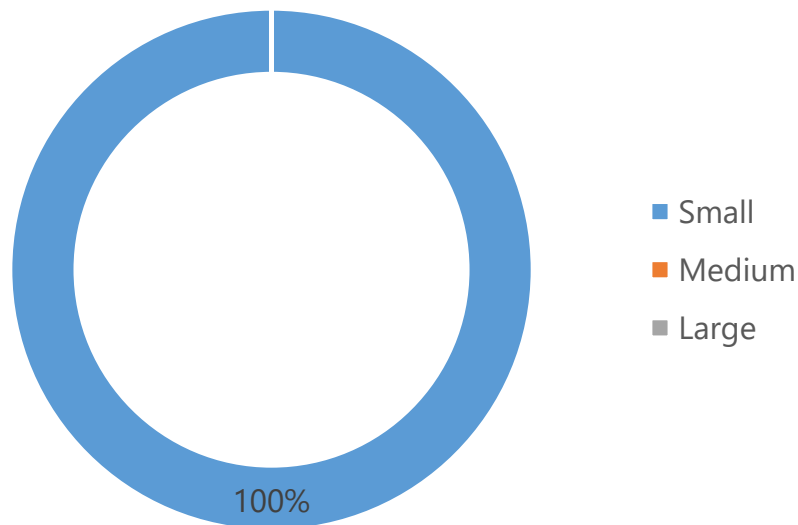


MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$802,732	27%	\$864	7%	\$32,912,000	9	9	41
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
374 Court St	7-Jun-16	\$5,485,000	Small multifamily	4	7,400	\$741	No
61 3 Pl	24-May-16	\$4,000,000	Small multifamily	8	6,672	\$600	No
63 3 Pl	24-May-16	\$4,000,000	Small multifamily	8	7,272	\$550	No
280 De Graw St	14-Apr-16	\$3,475,000	Small multifamily	3	3,600	\$965	No
511 Clinton St	21-Apr-16	\$3,327,000	Small multifamily	3	2,700	\$1,232	No
242 Sackett St	22-Jun-16	\$3,250,000	Small multifamily	4	3,800	\$855	No
7 2 St	19-May-16	\$3,225,000	Small multifamily	4	2,425	\$1,330	No
147 President St	15-Apr-16	\$3,150,000	Small multifamily	3	1,785	\$1,765	No
157 President St	6-Jun-16	\$3,000,000	Small multifamily	4	2,460	\$1,220	No

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty