

CARROLL GARDENS-PARK SLOPE

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

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Carroll Gardens/Park Slope, Brooklyn

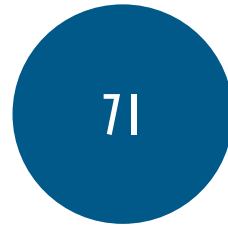
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



34% YoY

MEDIAN PRICE/SQ.FT.



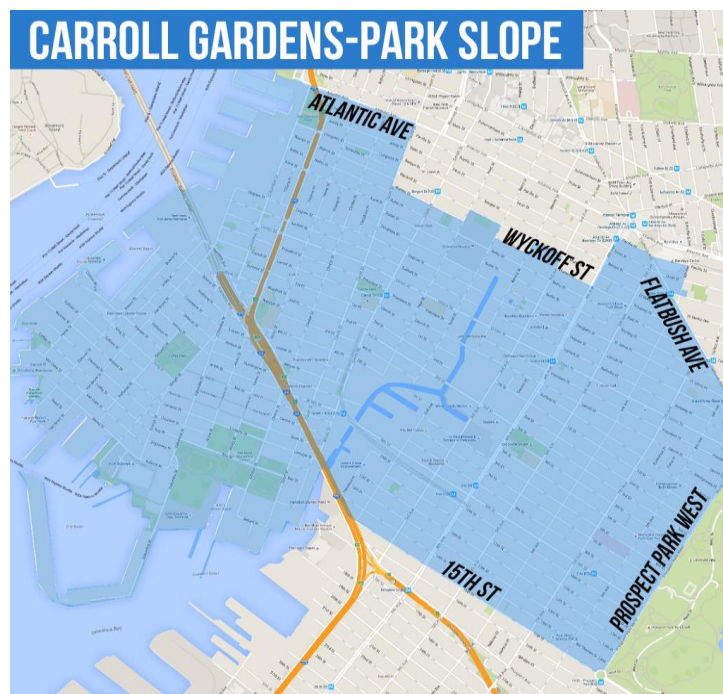
2% YoY

BROOKLYN MEDIAN SALE PRICE



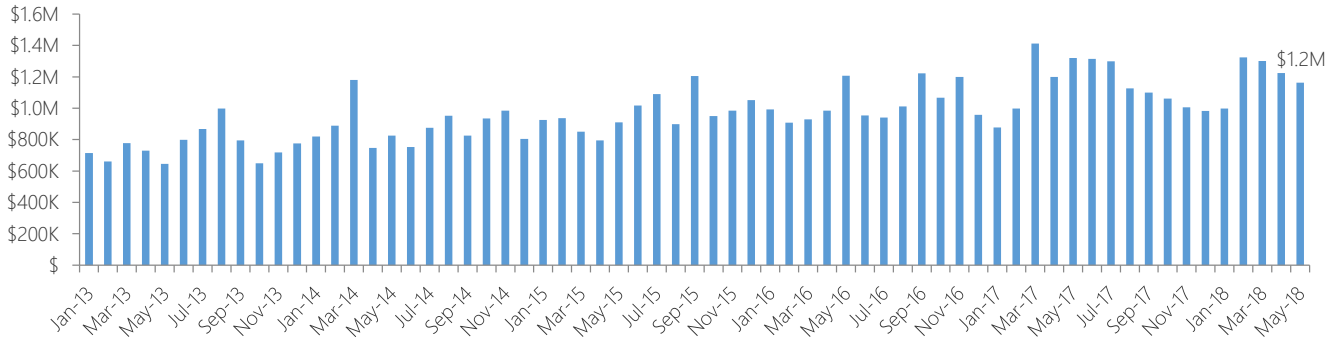
3% YoY

NEIGHBORHOOD BOUNDARIES

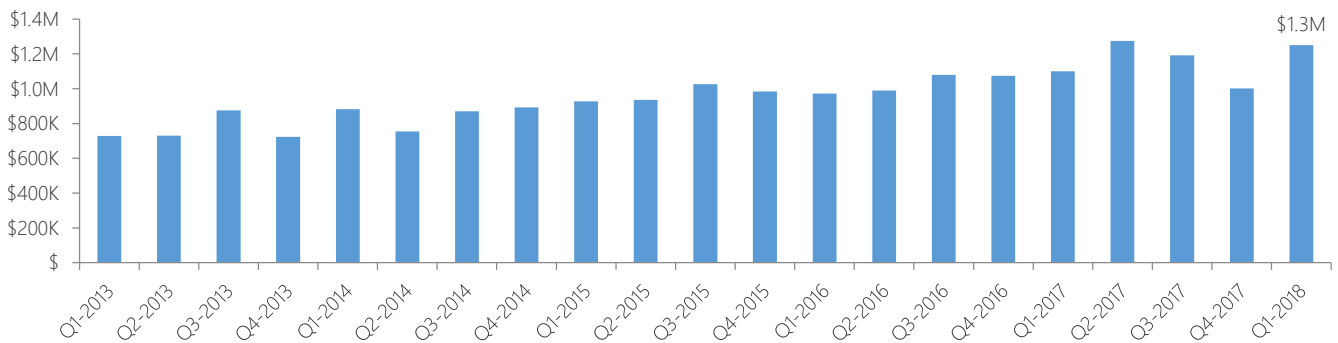


RESIDENTIAL STATS

Median Sale Price by Month

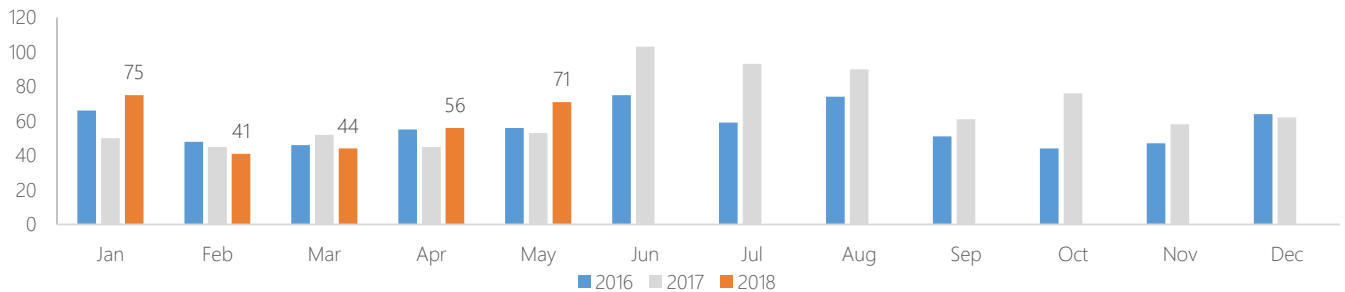


Median Sale Price by Quarter

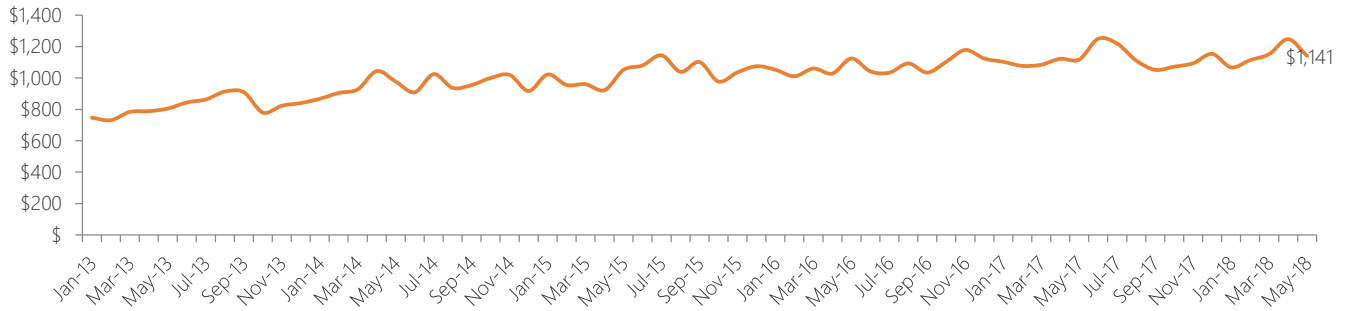


Number of Transactions

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	52	45	53	103	93	90	61	76	58	62
2018	75	41	44	56	71							



Median Sale Price per Square Foot

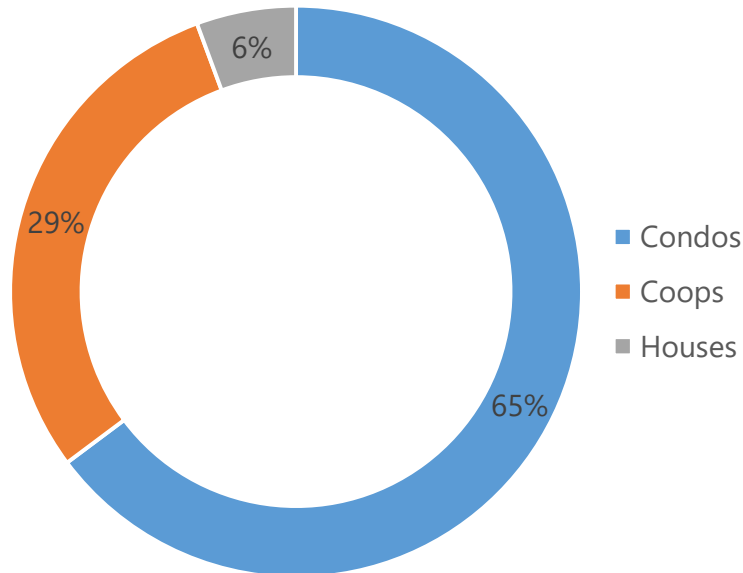


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,250,000	1%	\$1,141	-6%	46
Coops	\$930,000	-5%	\$1,108	19%	21
Houses	\$3,472,000	45%	\$1,240	19%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
640 Second St	3-01079-0032	21-May-18	\$4,158,500	House	3,860
325 Henry St #2B	3-00285-1103	2-May-18	\$3,950,725	Condo	2,166
102 Prospect Pl	3-00939-0022	30-May-18	\$3,644,000	House	2,660
337 Carroll St #PHD	3-00444-1228	11-May-18	\$3,562,802	Condo	2,532
202 President St #3	3-00350-1303	15-May-18	\$3,450,000	Condo	2,640
72 Sullivan St	3-00556-0141	23-May-18	\$3,300,000	House	2,733
277 First St #3A	3-00964-1504	14-May-18	\$2,825,644	Condo	1,824
277 First St #4A	3-00964-1506	7-May-18	\$2,791,023	Condo	1,824
610 Warren St #PHC	3-00401-1027	29-May-18	\$2,600,000	Condo	
353 14th St	3-01036-0059	24-May-18	\$2,444,175	House	1,920
223 Berkeley Pl #4	3-01061-1104	9-May-18	\$2,320,988	Condo	
277 First St #2B	3-00964-1503	4-May-18	\$2,240,150	Condo	1,382
195 Eighth Ave #7	3-01077-0009	24-May-18	\$1,679,000	Coop	
84 Sterling Pl #2	3-00945-1502	11-May-18	\$1,654,965	Condo	
358 Court St #35	3-00345-1027	29-May-18	\$1,600,000	Condo	471
613 Baltic St #8D	3-00937-1336	14-May-18	\$1,600,000	Condo	
675 Sackett St #206	3-00949-1217	21-May-18	\$1,525,000	Condo	1,290
363 A Fifth St #2	3-00985-1002	21-May-18	\$1,506,000	Condo	1,004
801 Union St #2	3-00954-0072	21-May-18	\$1,430,000	Coop	1,300
613 Baltic St #3C	3-00937-1309	3-May-18	\$1,395,003	Condo	
157 Kane St #3	3-00310-0031	30-May-18	\$1,395,000	Coop	1,100
251 First St #1A	3-00964-1401	9-May-18	\$1,392,783	Condo	
505 Court St #8D	3-00476-1107	15-May-18	\$1,387,547	Condo	1,240
223 Berkeley Pl #2	3-01061-1102	3-May-18	\$1,362,500	Condo	1,000
223 Berkeley Pl #3	3-01061-1103	3-May-18	\$1,345,000	Condo	
37 Seventh Ave #5	3-01059-0011	14-May-18	\$1,300,000	Coop	
359 Seventh St #4	3-00994-1104	16-May-18	\$1,295,000	Condo	
133 Sterling Pl #1E	3-00942-1305	16-May-18	\$1,293,200	Condo	1,905
75 Prospect Park W #5C	3-01081-0038	22-May-18	\$1,270,000	Coop	
394 Twelfth St #3	3-01030-1003	25-May-18	\$1,250,000	Condo	948
450 Clinton St #3H	3-00355-0030	29-May-18	\$1,180,000	Coop	
133 Sterling Pl #1D	3-00942-1304	16-May-18	\$1,176,600	Condo	1,927
307 Seventh St #4L	3-00993-1007	23-May-18	\$1,150,000	Condo	845
139 Sixth Ave #1	3-00945-0008	30-May-18	\$1,050,000	Coop	900
44 Prospect Park W #F3	3-01075-0039	31-May-18	\$973,000	Coop	1,020
370 Twelfth St #6	3-01030-1506	16-May-18	\$970,000	Condo	1,059
91 Butler St #6	3-00403-1006	21-May-18	\$950,000	Condo	738
423 15th St #4A	3-01103-0069	4-May-18	\$940,000	Coop	
392 Eleventh St #3A	3-01023-1205	8-May-18	\$940,000	Condo	934
411 15th St #K	3-01103-0073	2-May-18	\$930,000	Coop	750
701 Union St #1B	3-00952-1502	18-May-18	\$916,425	Condo	
118 Union St #6B	3-00342-1020	3-May-18	\$904,000	Condo	762
401 Hicks St #B1	3-00300-1006	25-May-18	\$900,000	Condo	1,711
353 Sixth St #1	3-00988-1001	10-May-18	\$878,500	Condo	1,480
411 Eighth Ave #51	3-01083-0005	30-May-18	\$860,000	Coop	
103 Fourth Ave #1L	3-00937-1017	29-May-18	\$855,000	Condo	1,146
343 Fourth Ave #7F	3-00981-1070	9-May-18	\$849,000	Condo	762
240 Baltic St #1	3-00312-0021	1-May-18	\$835,000	Coop	
235 Lincoln Pl #6H	3-01059-0050	15-May-18	\$808,200	Coop	900
302 Second St #9H	3-00974-1350	31-May-18	\$795,000	Condo	684



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Address	BBL	Sale date	Sale price	Property type	Sqft
483 Twelfth St #2R	3-01097-0072	14-May-18	\$789,000	Coop	
51 Third St #3L	3-00460-0038	30-May-18	\$762,669	Coop	
191 Clinton St #4A	3-00286-1012	21-May-18	\$740,000	Condo	598
423 Hicks St #2E	3-00305-1028	24-May-18	\$704,043	Condo	726
218 Lincoln Pl #2B	3-01061-0027	8-May-18	\$660,000	Coop	
1 Tiffany Pl #2D	3-00320-1018	30-May-18	\$660,000	Condo	834
781 Union St #4F	3-00953-0055	17-May-18	\$612,500	Coop	549
500 Fourth Ave #2J	3-01027-1011	3-May-18	\$610,000	Condo	556
443 Hicks St #4H	3-00310-1240	2-May-18	\$534,581	Condo	531
500 Fourth Ave #1A	3-01027-1001	31-May-18	\$440,000	Condo	2,789
500 Fourth Ave #1A	3-01027-1001	31-May-18	\$440,000	Condo	2,789
500 Third St #6	3-00983-0037	8-May-18	\$401,793	Coop	490
103 Prospect Park W #5R	3-01085-0042	29-May-18	\$395,000	Coop	
40 Carroll St #49G	3-00352-1010	4-May-18	\$13,913	Condo	566



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THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental 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

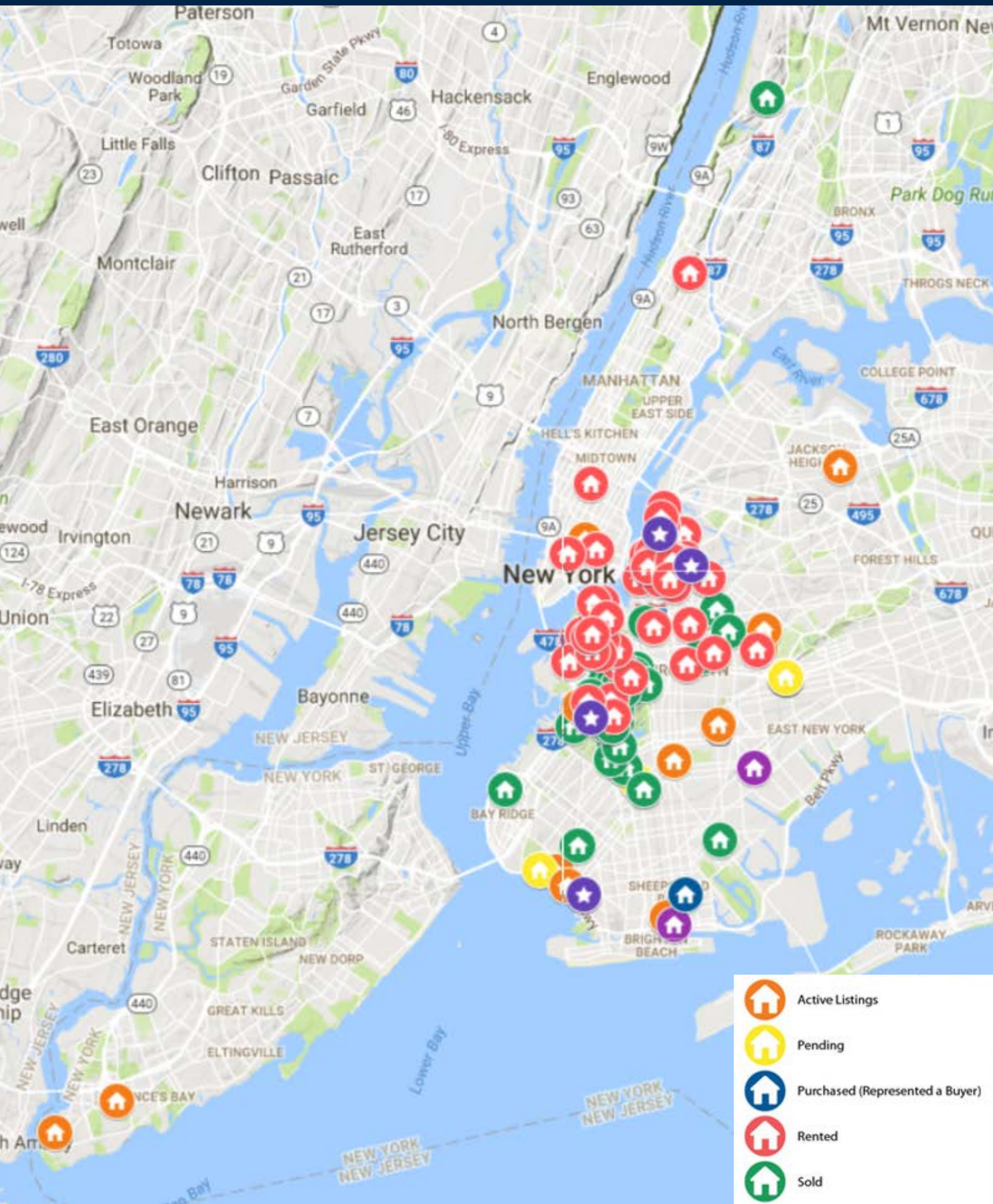
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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






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-  Active Listings
-  Pending
-  Purchased (Represented a Buyer)
-  Rented
-  Sold



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- Cleaners
- Closet Design
- CO Experts
- Decks & Patios Specialists
- Demolition Experts
- Door Experts
- Electricians
- Estate Planing
- Expeditors
- Exterminators
- Fences & Gates Specialists
- Fireplaces
- Floor & Carpet Professionals
- Furniture
- Garage & Driveway
- General Contractors
- Glass & Shower Doors
- Handymen
- Home Automation Specialists
- Home Security Professionals
- Home Stagers
- Hvac Professionals
- Insurance Agents
- Interior Designers
- Ironwork Professionals
- Kitchen & Bathroom Specialists
- Landscape Design
- Landscapers & Gardeners
- Lawn & Sprinklers Experts
- Lighting Experts
- Locksmith
- Mortgage Professionals
- Moving & Storage Experts
- Painters & Plasterers
- Plumbing Contractors
- Property Compliance
- Property Managers
- Renewable Energy Specialists
- Renovation Professionals
- Restoration Specialists
- Roofers
- Rubbish Removal Companies
- School Consultants
- Spiritual Experts
- Stair Building & Repair Specialists
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