



CARROLL GARDENS

A quarterly analysis of multifamily sales
in Carroll Gardens, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Carroll Gardens, Brooklyn

SUMMARY

SALES VOLUME

\$27.3M

65% YoY

NO. OF TRANSACTIONS

10

67% YoY

AVERAGE PRICE/UNIT

\$718K

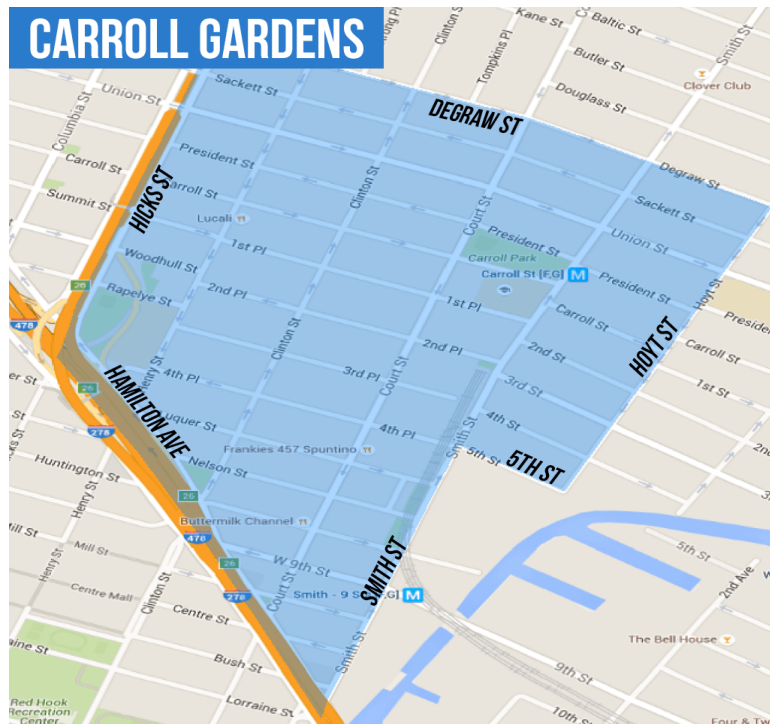
-9% YoY

AVERAGE PRICE/SQ.FT.

\$921

-8% YoY

NEIGHBORHOOD BOUNDARIES



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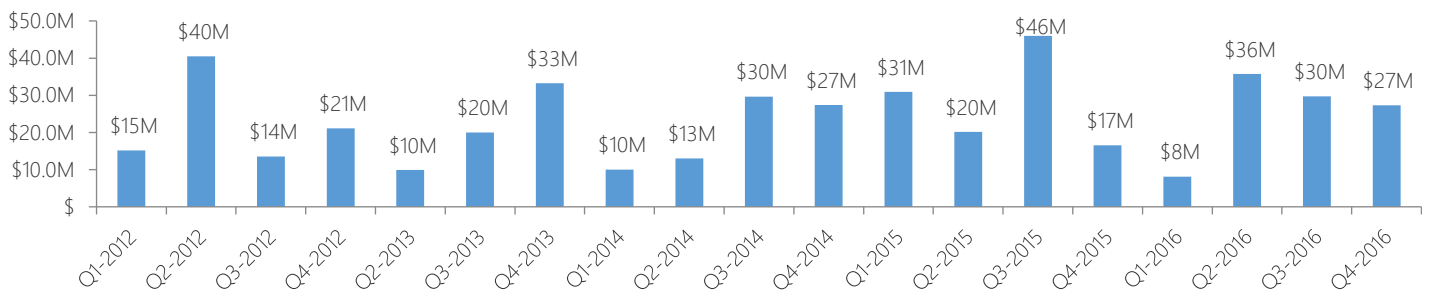
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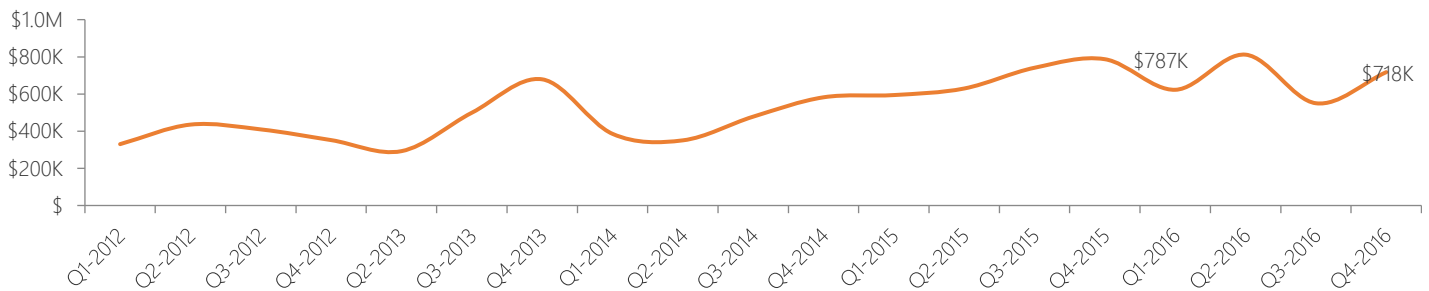
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MULTIFAMILY STATS

Sales Volume

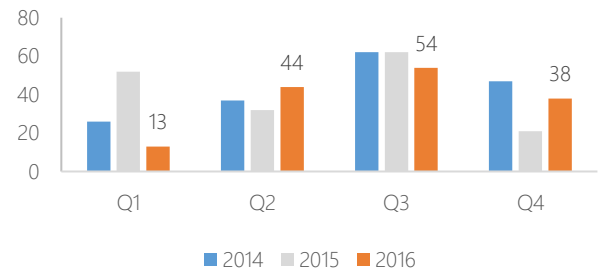


Average Sale Price per Unit



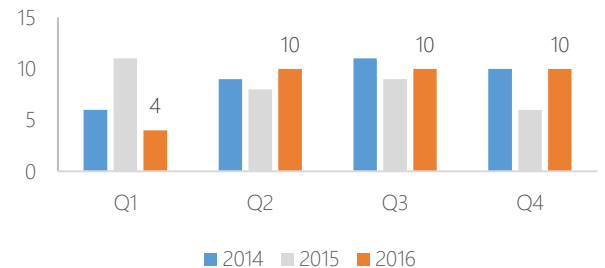
Number of Units Sold

Quarter	2014	2015	2016
Q1	26	52	13
Q2	37	32	44
Q3	62	62	54
Q4	47	21	38



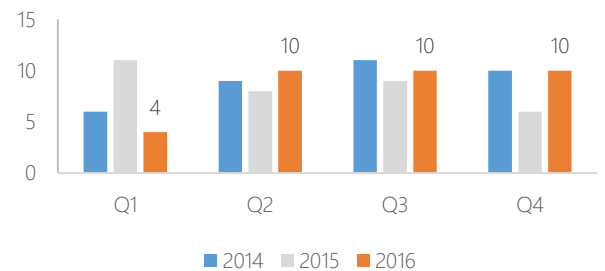
Number of Buildings Sold

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



Number of Transactions

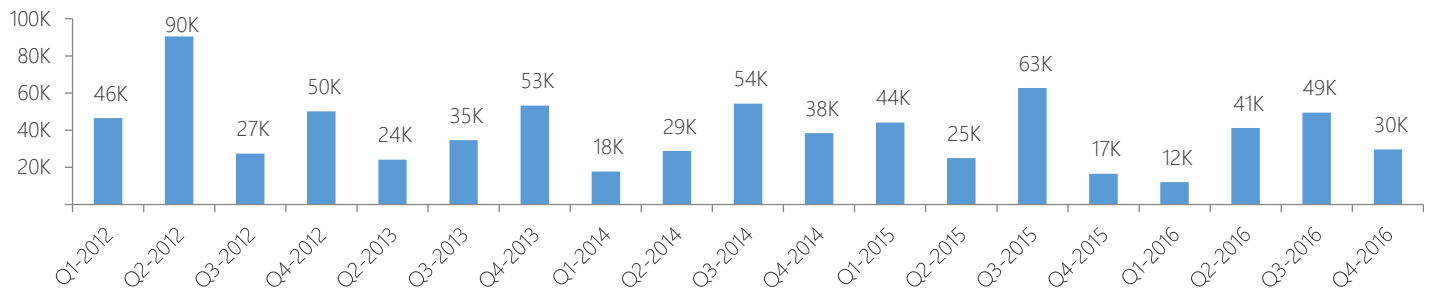
Quarter	2014	2015	2016
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Q3	11	9	10
Q4	10	6	10



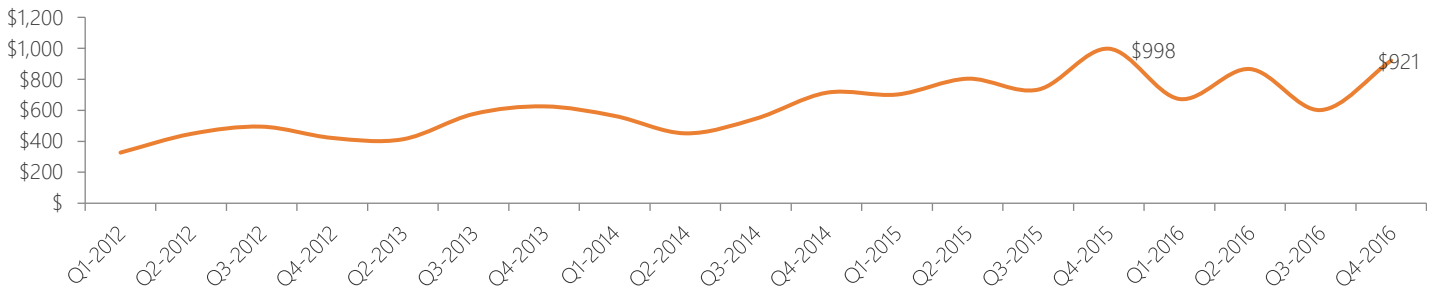


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Total Sq. Ft.



Average Sale Price per Square Foot

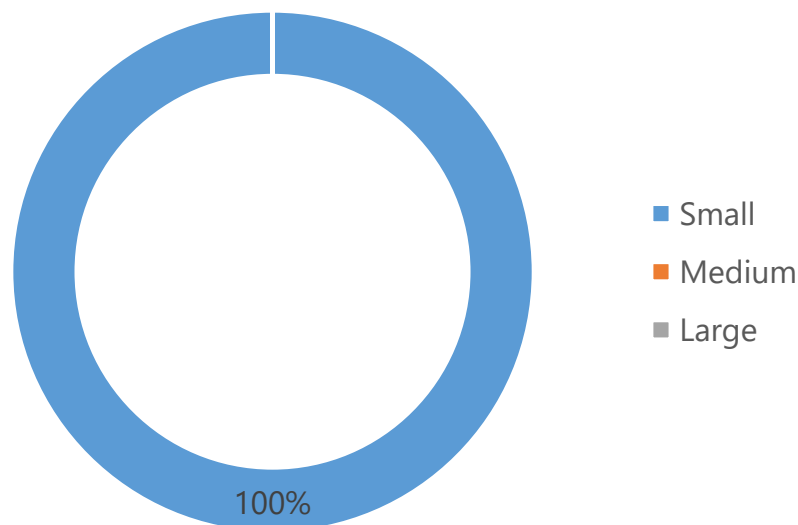


MULTIFAMILY SIZE

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	\$717,500	-9%	\$921	-8%	\$27,265,000	10	10	38
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)



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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
320 Court St	24-Oct-16	\$4,975,000	Small multifamily	5	6,000	\$829	No
606 Henry St	7-Oct-16	\$3,860,000	Small multifamily	4	3,492	\$1,105	No
160 Carroll St	9-Dec-16	\$3,150,000	Small multifamily	4	3,027	\$1,041	No
143 Summit St	18-Oct-16	\$2,825,000	Small multifamily	4	2,120	\$1,333	No
209 President St	21-Dec-16	\$2,750,000	Small multifamily	4	2,550	\$1,078	No
40 4 Pl	12-Dec-16	\$2,700,000	Small multifamily	4	2,772	\$974	No
107 Carroll St	11-Oct-16	\$2,375,000	Small multifamily	3	2,651	\$896	No
92 2 Pl	4-Nov-16	\$2,000,000	Small multifamily	3	3,000	\$667	No
208 Luquer St	6-Dec-16	\$1,835,000	Small multifamily	3	1,512	\$1,214	No
81 Woodhull St	28-Nov-16	\$795,000	Small multifamily	4	2,464	\$323	No

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