



CARROLL GARDENS

A monthly analysis of residential sales
in Carroll Gardens, Brooklyn

January 2017





Residential Market Report, January 2017

Carroll Gardens, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$1.06M

-26% YoY

NO. OF TRANSACTIONS

7

17% YoY

MEDIAN PRICE/SQ.FT.

\$1,070

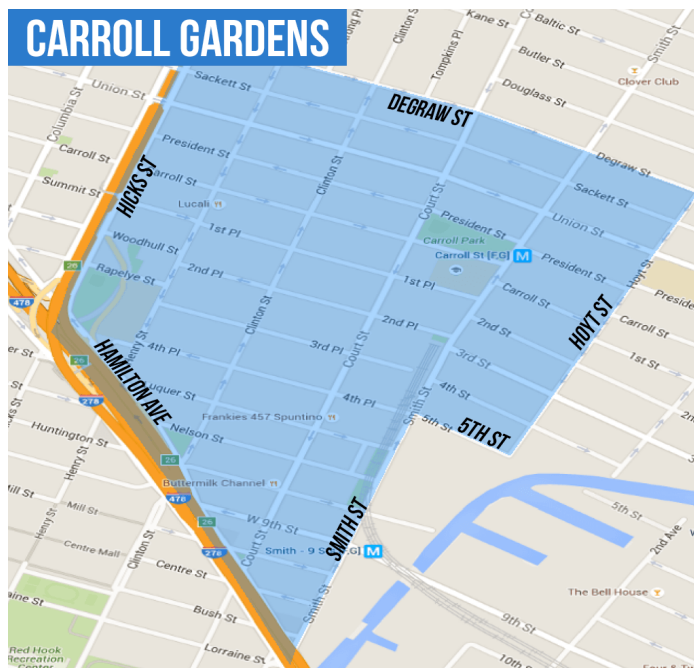
0% YoY

BROOKLYN
MEDIAN SALE PRICE

\$672K

10% YoY

NEIGHBORHOOD BOUNDARIES

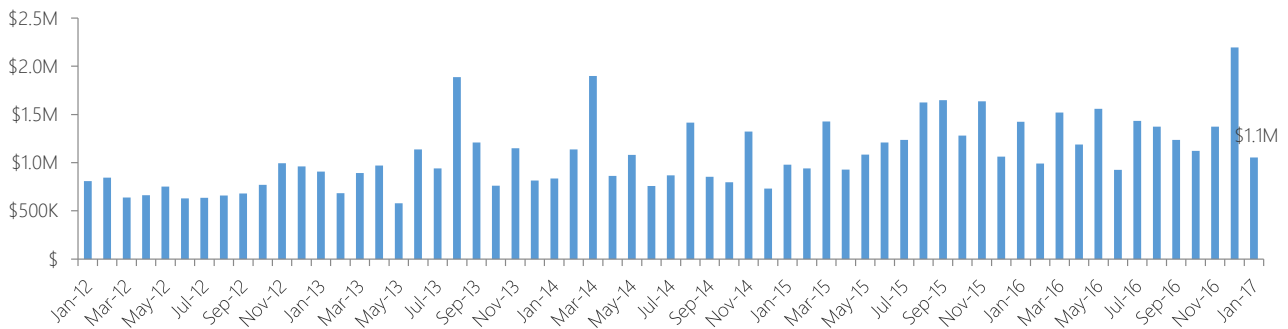




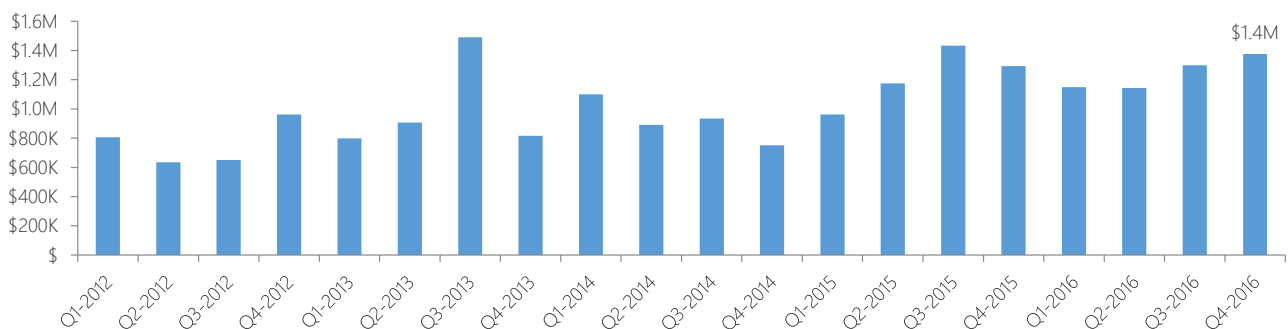
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

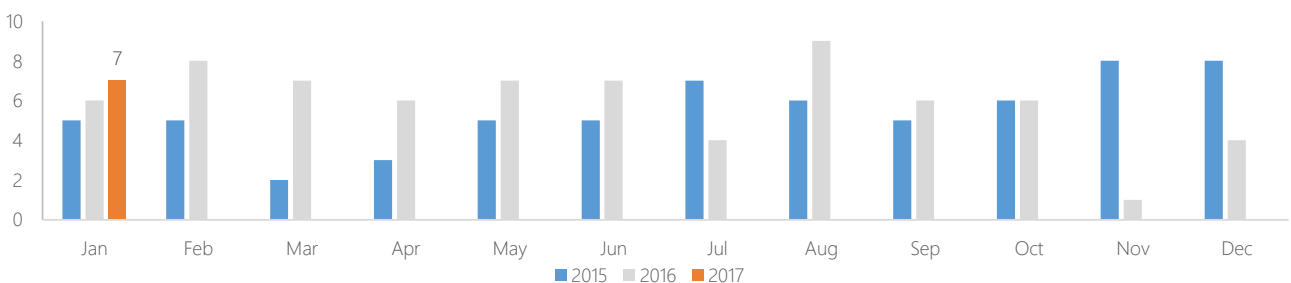


Median Sale Price by Quarter



Number of Transactions

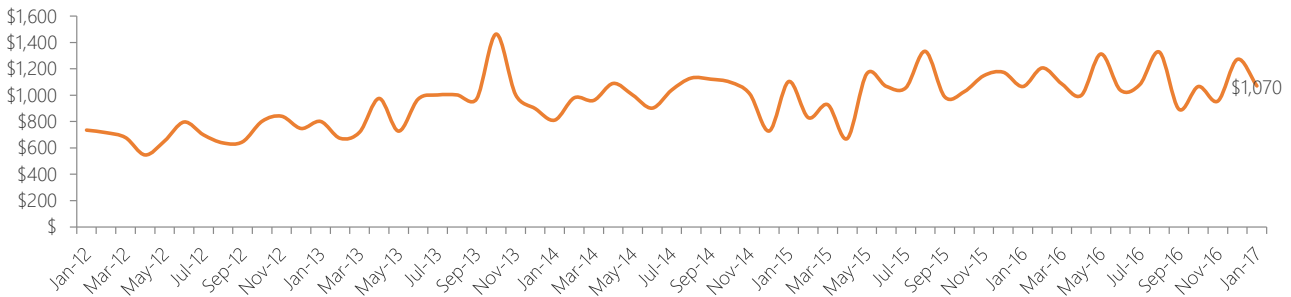
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	6	5	7	2	5	9	8	12	10	6	8	11
2013	9	12	10	7	7	10	10	34	20	7	5	5
2014	7	6	6	6	11	9	3	8	10	8	4	5
2015	5	5	2	3	5	5	7	6	5	6	8	8
2016	6	8	7	6	7	7	4	9	6	6	1	4
2017	7											





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Median Sale Price per Square Foot

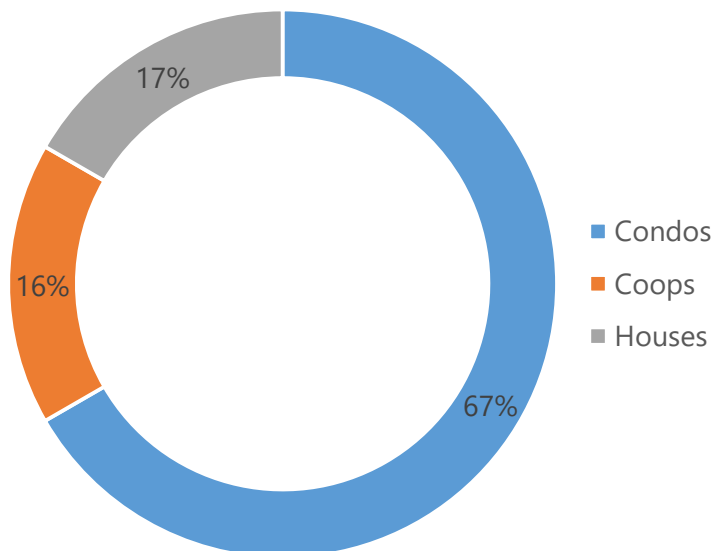


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$840,000	4%	\$1,027	-2%	4
Coops	\$1,160,000	66%	\$1,206	21%	1
Houses	\$3,287,500	4%	\$1,070	-8%	1

Number of Sales by Building Type





LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
52 2 Pl	3-00365-0030	30-Jan-17	\$3,287,500	House	3,072
201 Huntington St #2	3-00474-1102	17-Jan-17	\$1,221,900	Condo	
168 Huntington St #B	3-00381-0126	30-Jan-17	\$1,160,000	Coop	962
505 Court St #4Q	3-00476-1055	3-Jan-17	\$950,000	Condo	925
505 Court St #9A	3-00476-1111	30-Jan-17	\$730,000	Condo	729
192 De Graw St #4E	3-00331-1037	17-Jan-17	\$575,000	Condo	522