



Comparables report

COMPARABLES FOR SALES: CONDOS IN CARROLL GARDENS OR COBBLE HILL WITH 2 BEDROOMS AS OF 05/07/2024

PREPARED BY FRANCO HASOU, IN THE HEIGHTS REAL ESTATE



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Franco is an honest and upfront adviser who has served the Carroll Garden and Cobble Hill real estate market for landlords and renters. She has focused his efforts on making sure that the value paid is a fair one for all parties. Franco is also a CPA with a deep understanding of values and how to understand prices paid. He has also been a developer and understands construction and development of property.

SUMMARY

	Average price	Average \$ per ft²	# of properties
Active listings	\$1,837,048	\$1,383	21
In-contract listings	\$1,837,048	\$1,383	21
Unavailable listings	\$1,952,545	\$1,340	11
Recorded sales	\$1,308,583	\$1,295	7

ACTIVE LISTINGS

Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft²)	\$ per ft²	Monthly Costs	Tax Abatement?
134 Baltic Street	\$899,000	#1B	48 days	Condo	2	1	4	0	\$0	-	-
83 Woodhull Street	\$1,150,000	#3	27 days	Condo	2	2	4	1,020	\$1,127	\$0.34 / ft²	-
162 Huntington Street	\$1,195,000	#4R	11 days	Condo	2	2.5	14	1,105	\$1,081	\$0.95 / ft²	421a (exp. 2018)
162 Huntington Street	\$1,215,000	#4R	245 days	Condo	2	2.5	4	1,100	\$1,104	\$0.95 / ft²	421a (exp. 2018)
26 4th Street	\$1,339,000	#2D	99 days	Condo	2	2	4	1,050	\$1,275	\$0.84 / ft²	-



Market											
111 3rd Street	\$1,400,000	#2	104 days	Condo	2	2	4	1,080	\$1,296	\$0.89 / ft ²	-
376 President Street	\$1,500,000	#4N	22 days	Condo	2	1	4	0	\$0	-	J-51 (exp. 2020)
401 Hicks Street	\$1,550,000	#B6D	20 days	Condo	2	2.5	4	0	\$0	-	J-51 (exp. 2020)
376 President Street	\$1,565,000	#1B	7 days	Condo	2	3	5	1,367	\$1,144	\$0.80 / ft ²	J-51 (exp. 2020)
541 Henry Street	\$1,599,000	#C	186 days	Condo	2	2	4	977	\$1,636	\$1.05 / ft ²	-
301 Warren Street	\$1,700,000	#2	7 days	Condo	2	2	4	1,100	\$1,545	\$0.53 / ft ²	421a (exp. 2019)
58 Strong Place	\$1,700,000	#4C	14 days	Condo	2	2	5	1,400	\$1,214	\$1.53 / ft ²	-
171 Luquer Street	\$1,749,000	#2	27 days	Condo	2	2	3	0	\$0	-	-
58 Strong Place	\$1,850,000	#1D	19 days	Condo	2	2	5	1,235	\$1,497	\$1.77 / ft ²	-
120 Boerum Place	\$1,999,000	#3F	34 days	Condo	2	2	5	1,323	\$1,510	\$1.71 / ft ²	-
11 2 Place	\$2,175,000	#501	141 days	Condo	2	2	5	1,331	\$1,634	\$0.85 / ft ²	421a (exp. 2022)
23 Wyckoff Street	\$2,599,000	#GARDEN	57 days	Condo	2	2.5	10	1,670	\$1,556	\$0.74 / ft ²	-
23 Wyckoff Street	\$2,699,000	#1	62 days	Condo	2	2.5	10	1,670	\$1,616	\$0.74 / ft ²	-
110 First Place	\$2,850,000	#ONE	26 days	Condo	2	2.5	6	2,812	\$1,013	\$0.41 / ft ²	-
347 Henry Street	\$2,850,000	#7B	22 days	Condo	2	2	4	1,289	\$2,211	\$3.65 / ft ²	-
110 First Place	\$2,995,000	#1	13 days	Condo	2	2.5	6	2,812	\$1,065	\$0.41 / ft ²	-
Averages:	\$1,837,048		56 days					1,159	\$1,383	\$1.07 / ft²	

IN-CONTRACT LISTINGS

Address	Price	Unit #	Time On Market	Property Type	Beds	Baths	Rooms	Size (ft ²)	\$ per ft ²	Monthly Costs	Tax Abatement?
134 Baltic Street	\$899,000	#1B	48 days	Condo	2	1	4	0	\$0	-	-
83 Woodhull Street	\$1,150,000	#3	27 days	Condo	2	2	4	1,020	\$1,127	\$0.34 / ft ²	-



Market											
162 Huntington Street	\$1,195,000	#4R	11 days	Condo	2	2.5	14	1,105	\$1,081	\$0.95 / ft ²	421a (exp. 2018)
162 Huntington Street	\$1,215,000	#4R	245 days	Condo	2	2.5	4	1,100	\$1,104	\$0.95 / ft ²	421a (exp. 2018)
26 4th Street	\$1,339,000	#2D	99 days	Condo	2	2	4	1,050	\$1,275	\$0.84 / ft ²	-
111 3rd Street	\$1,400,000	#2	104 days	Condo	2	2	4	1,080	\$1,296	\$0.89 / ft ²	-
376 President Street	\$1,500,000	#4N	22 days	Condo	2	1	4	0	\$0	-	J-51 (exp. 2020)
401 Hicks Street	\$1,550,000	#B6D	20 days	Condo	2	2.5	4	0	\$0	-	J-51 (exp. 2020)
376 President Street	\$1,565,000	#1B	7 days	Condo	2	3	5	1,367	\$1,144	\$0.80 / ft ²	J-51 (exp. 2020)
541 Henry Street	\$1,599,000	#C	186 days	Condo	2	2	4	977	\$1,636	\$1.05 / ft ²	-
301 Warren Street	\$1,700,000	#2	7 days	Condo	2	2	4	1,100	\$1,545	\$0.53 / ft ²	421a (exp. 2019)
58 Strong Place	\$1,700,000	#4C	14 days	Condo	2	2	5	1,400	\$1,214	\$1.53 / ft ²	-
171 Luquer Street	\$1,749,000	#2	27 days	Condo	2	2	3	0	\$0	-	-
58 Strong Place	\$1,850,000	#1D	19 days	Condo	2	2	5	1,235	\$1,497	\$1.77 / ft ²	-
120 Boerum Place	\$1,999,000	#3F	34 days	Condo	2	2	5	1,323	\$1,510	\$1.71 / ft ²	-
11 2 Place	\$2,175,000	#501	141 days	Condo	2	2	5	1,331	\$1,634	\$0.85 / ft ²	421a (exp. 2022)
23 Wyckoff Street	\$2,599,000	#GARDEN	57 days	Condo	2	2.5	10	1,670	\$1,556	\$0.74 / ft ²	-
23 Wyckoff Street	\$2,699,000	#1	62 days	Condo	2	2.5	10	1,670	\$1,616	\$0.74 / ft ²	-
110 First Place	\$2,850,000	#ONE	26 days	Condo	2	2.5	6	2,812	\$1,013	\$0.41 / ft ²	-
347 Henry Street	\$2,850,000	#7B	22 days	Condo	2	2	4	1,289	\$2,211	\$3.65 / ft ²	-
110 First Place	\$2,995,000	#1	13 days	Condo	2	2.5	6	2,812	\$1,065	\$0.41 / ft ²	-
Averages:	\$1,837,048		56 days					1,159	\$1,383	\$1.07 / ft²	

RECORDED SALES IN THE LAST 90 DAYS

Market												
742 Place	-	MULTI	-	Condo	0	-	-	0	\$0	-	\$20,080	03/01/2024
404 Bond Street	-	#4041	-	Condo	0	-	-	0	\$0	-	\$715,000	04/12/2024
529 Court Street	\$1,300,000	#406	133 days	Condo	2	2	4	1,080	\$1,203	\$1.62 / ft ²	\$1,300,000	03/28/2024
376 President Street	\$1,299,000	#3K	16 days	Condo	2	2	4	1,080	\$1,296	\$0.99 / ft ²	\$1,400,000	03/21/2024
101 Warren Street	\$1,645,000	#A1F	131 days	Condo	2	2.5	4	1,600	\$1,000	\$1.38 / ft ²	\$1,600,000	02/28/2024
473 Hicks Street	\$1,650,000	#4	29 days	Condo	2	2	5	1,267	\$1,282	\$1.35 / ft ²	\$1,625,000	04/10/2024
110 First Place	\$2,500,000	#2	1 days	Condo	2	2	5	1,475	\$1,694	\$0.53 / ft ²	\$2,500,000	03/04/2024
Averages:		\$1,678,800	62 days					1,300	\$1,295	\$1.17 / ft ²	\$1,308,583	

