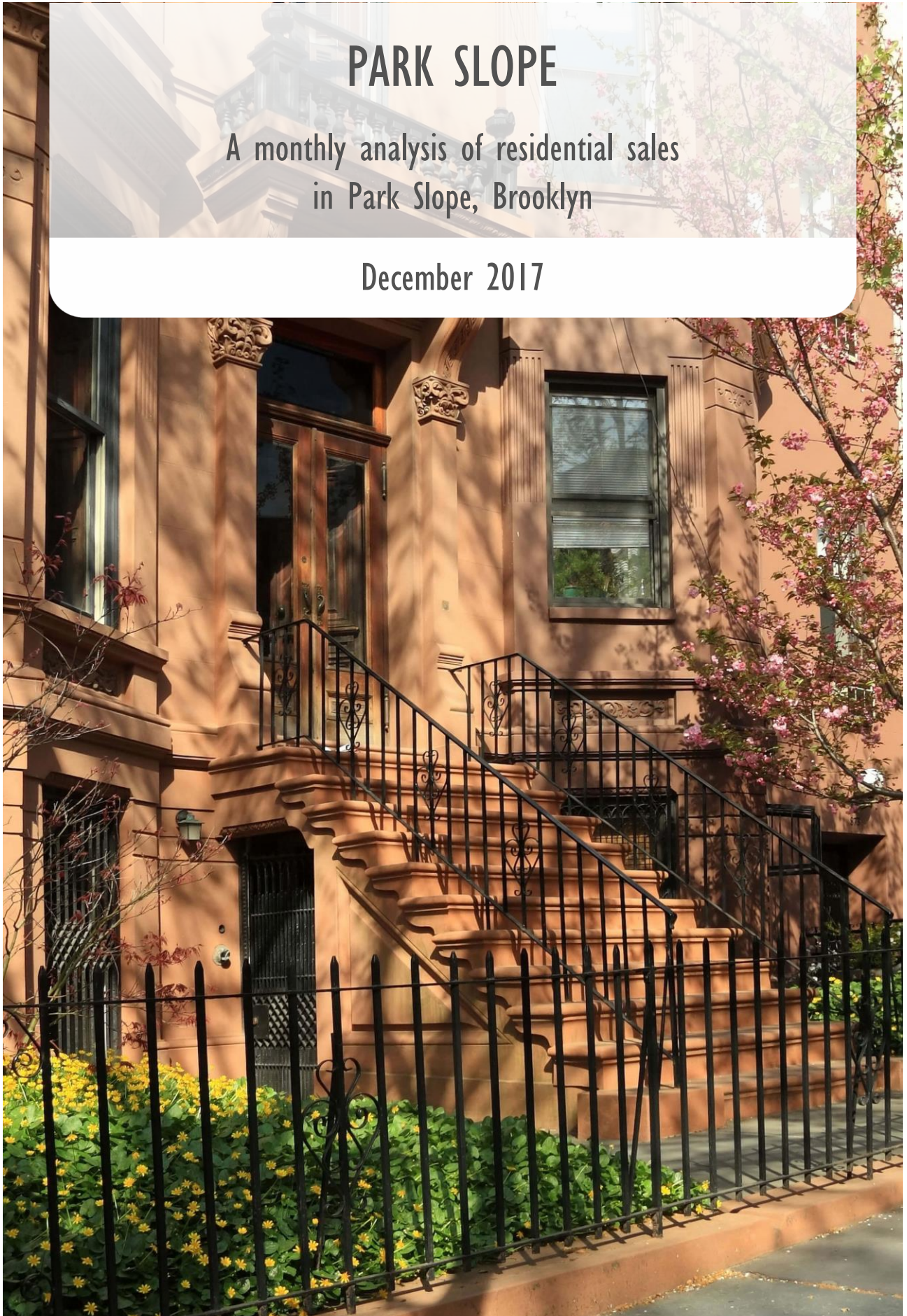


PARK SLOPE

A monthly analysis of residential sales
in Park Slope, Brooklyn

December 2017



The RATNER Team Market Report

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

Residential Market Report, December 2017

Park Slope, Brooklyn

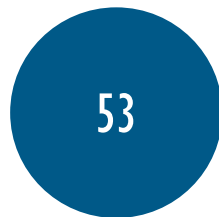
SUMMARY

MEDIAN SALE PRICE



41% YoY

NO. OF TRANSACTIONS



29% YoY

MEDIAN PRICE/SQ.FT.



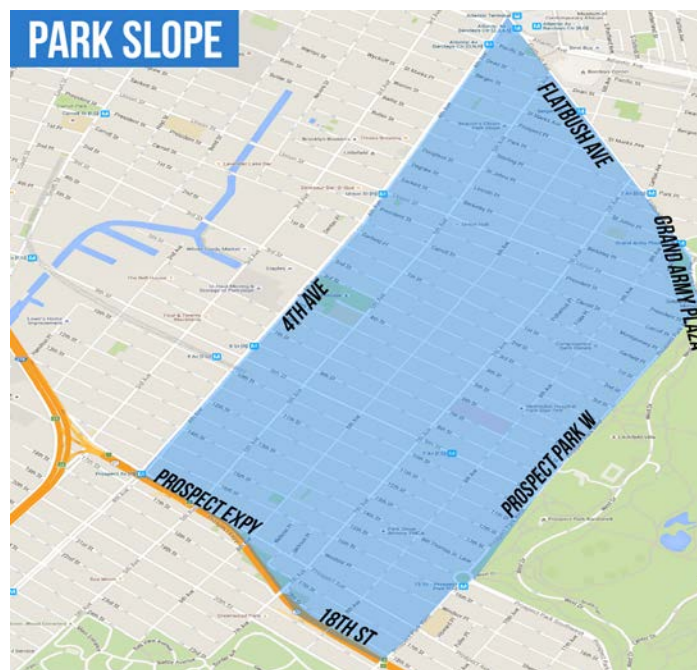
8% YoY

BROOKLYN
MEDIAN SALE PRICE



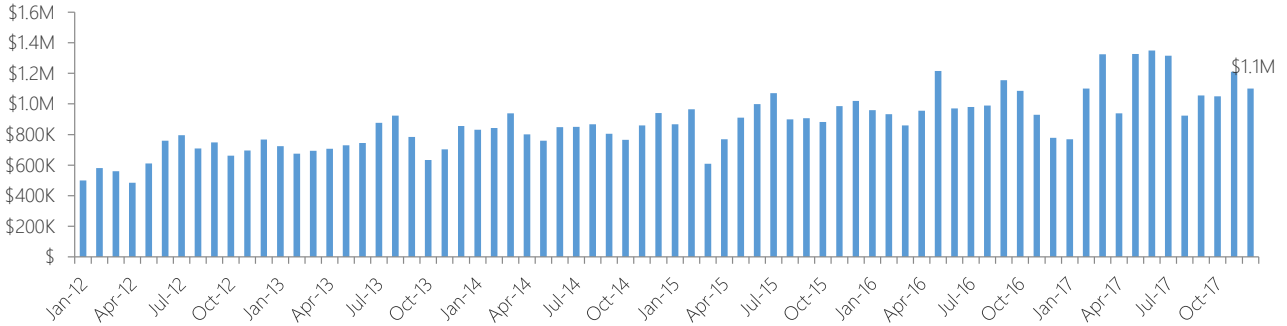
4% YoY

NEIGHBORHOOD BOUNDARIES

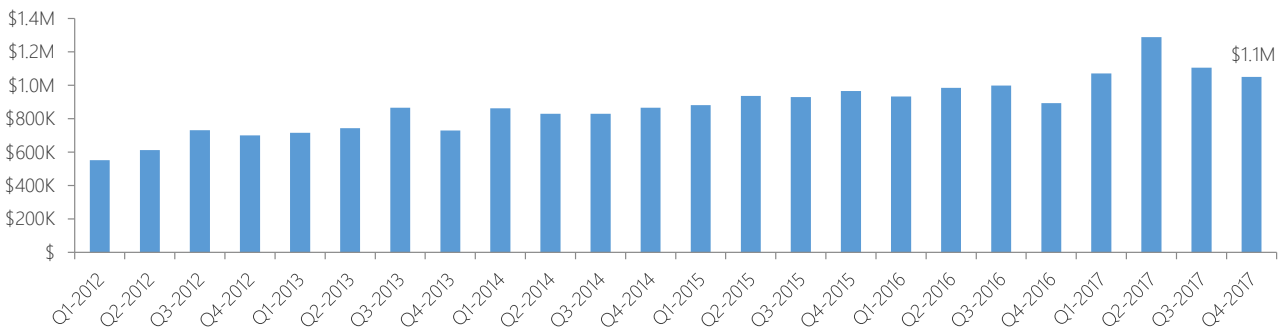


RESIDENTIAL STATS

Median Sale Price by Month

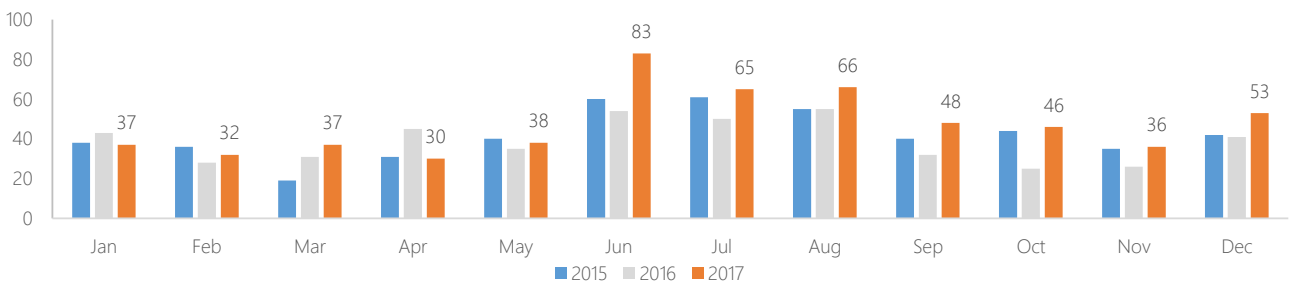


Median Sale Price by Quarter

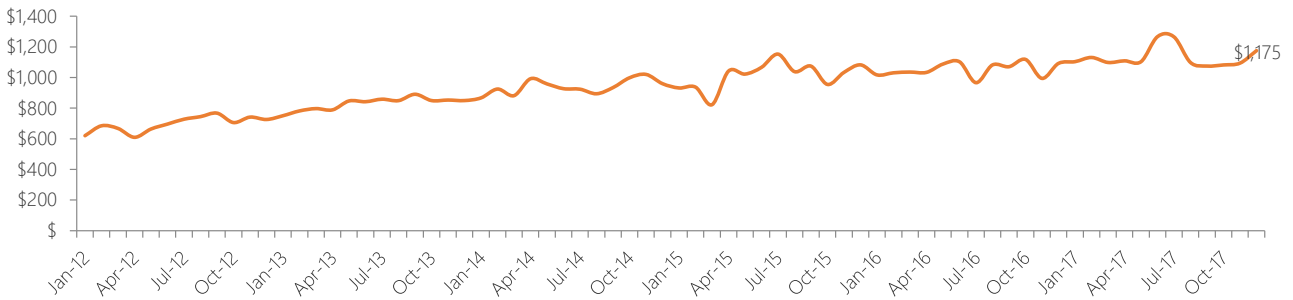


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	32	31	41	36	48	66	55	54	68	34	35	54
2013	52	33	34	40	51	71	78	66	61	51	32	47
2014	47	28	46	36	39	48	67	50	42	32	35	37
2015	38	36	19	31	40	60	61	55	40	44	35	42
2016	43	28	31	45	35	54	50	55	32	25	26	41
2017	37	32	37	30	38	83	65	66	48	46	36	53



Median Sale Price per Square Foot

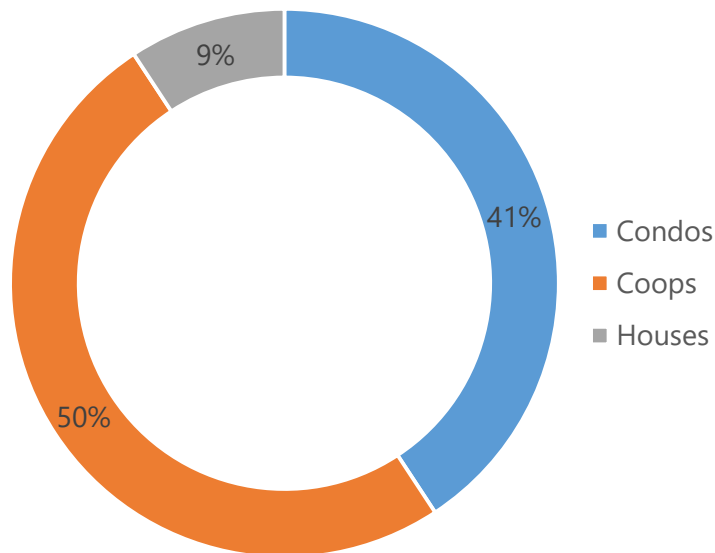


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,455,000	45%	\$1,161	4%	22
Coops	\$954,000	49%	\$1,217	38%	27
Houses	\$1,671,250	-57%	\$1,181	42%	5

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
251 1 St #PH11A	3-00964-1446	15-Dec-17	\$3,232,944	Condo	
354 Prospect Ave	3-00868-0031	8-Dec-17	\$2,570,000	House	1,120
35 Prospect Park W #8E	3-01073-0041	27-Dec-17	\$2,215,000	Coop	1,500
176 Sterling Pl #5L	3-01058-0024	11-Dec-17	\$2,000,000	Coop	
314 8 Ave #2L	3-01080-0041	22-Dec-17	\$1,950,000	Coop	
315-317 16 St #5D	3-01049-1020	13-Dec-17	\$1,775,000	Condo	1,651
580 Carroll St #5D	3-00961-1117	5-Dec-17	\$1,625,000	Condo	1,085
593 4 St	3-01081-0050	20-Dec-17	\$1,500,000	House	2,712
444 12 St #2H	3-01098-1430	1-Dec-17	\$1,455,000	Condo	1,050
444 12 St #1H	3-01098-1430	1-Dec-17	\$1,455,000	Condo	1,050
162-166 16 St #7A	3-01052-1060	11-Dec-17	\$1,365,000	Condo	1,168
41 Park Pl #2	3-00938-1302	18-Dec-17	\$1,250,000	Condo	928
90 Sterling Pl #4	3-00945-0017	21-Dec-17	\$1,235,000	Coop	975
1676 8 Ave	3-00869-0045	27-Dec-17	\$1,205,000	House	1,020
1017 8 Ave #3	3-01095-0003	22-Dec-17	\$1,195,000	Coop	
133-135 Prospect Park W #21A	3-01091-0035	7-Dec-17	\$1,150,000	Coop	945
155 15 St #2A	3-01041-1205	27-Dec-17	\$1,100,000	Condo	1,180
749 Union St #3L	3-00953-0078	6-Dec-17	\$1,050,000	Coop	
523 8 St #4L	3-01089-0064	19-Dec-17	\$999,000	Coop	1,000
45 Plaza St W #6F	3-01064-0021	13-Dec-17	\$995,000	Coop	
343 4 Ave #2D	3-00981-1007	21-Dec-17	\$985,000	Condo	854
114 Garfield Pl #4R	3-00965-0029	7-Dec-17	\$981,000	Coop	
139 6 Ave #2	3-00945-0008	6-Dec-17	\$976,000	Coop	
140 8 Ave #3O	3-01071-0004	19-Dec-17	\$955,000	Coop	956
509 2 St #4R	3-01076-0070	20-Dec-17	\$953,000	Coop	
659 De Graw St #1	3-00946-0075	13-Dec-17	\$895,000	Coop	700
245 16 St #6	3-01048-1206	19-Dec-17	\$850,000	Condo	1,270
814 Carroll St #4F	3-01071-0014	12-Dec-17	\$715,000	Coop	800
297-299 13 St #2B	3-01029-0060	28-Dec-17	\$670,000	Coop	
396 3 St #9	3-00982-0022	18-Dec-17	\$605,000	Coop	
670 President St #1C	3-00959-0013	18-Dec-17	\$590,000	Coop	
363 16 St #2B	3-01104-1504	1-Dec-17	\$580,000	Condo	506
264 6 Ave #3C	3-00965-0038	19-Dec-17	\$549,000	Coop	
378 6 Ave #3A	3-00994-1004	15-Dec-17	\$540,000	Condo	403
846 President St #4F	3-01067-0021	20-Dec-17	\$499,000	Coop	410
411 15 St #L	3-01103-0073	27-Dec-17	\$485,000	Coop	
300 8 Ave #6L	3-01080-0035	28-Dec-17	\$268,000	Coop	288
300 8 Ave #4G	3-01080-0035	20-Dec-17	\$215,000	Coop	
483 17 St #3R	3-00870-0046	14-Dec-17	\$180,000	Coop	
289 13 St #2R	3-01029-1503	20-Dec-17	\$145,399	Condo	855



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Nate Pfaff

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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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Attorneys	Fireplaces	Landscape Design	School Consultants
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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