

# PARK SLOPE

A quarterly analysis of multifamily sales  
in Park Slope, Brooklyn

3rd Quarter 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Multifamily Market Report, 3rd Quarter 2019

## Park Slope, Brooklyn

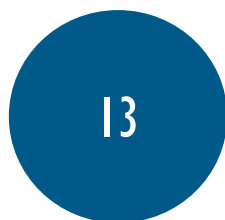
### SUMMARY

SALES VOLUME



-3% YoY

NO. OF TRANSACTIONS



-28% YoY

AVERAGE PRICE/UNIT



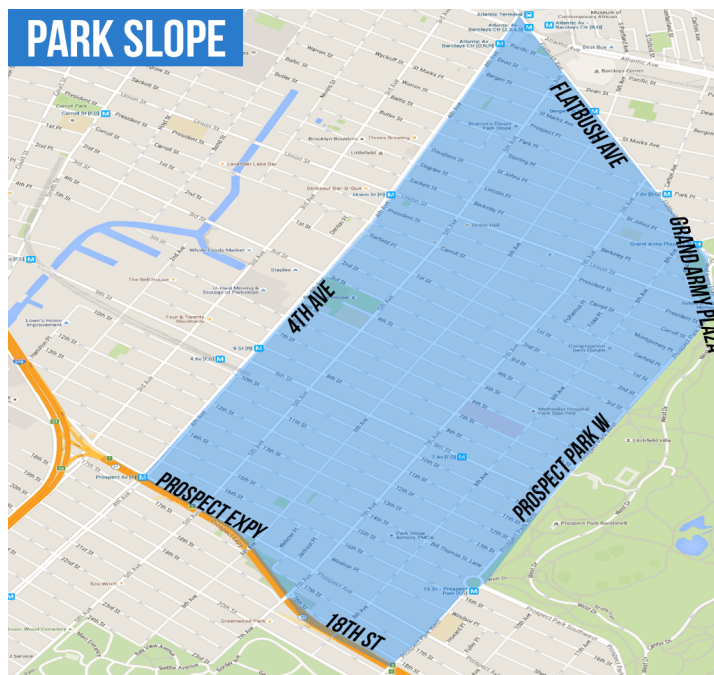
-5% YoY

AVERAGE PRICE/SQ.FT.



-15% YoY

### NEIGHBORHOOD BOUNDARIES

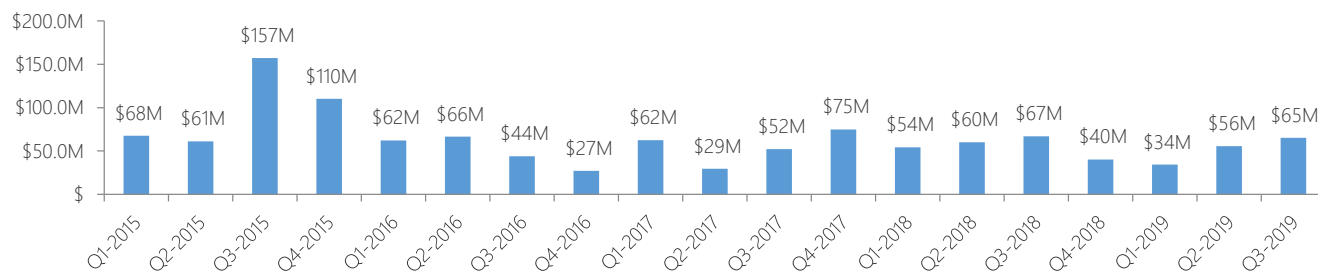


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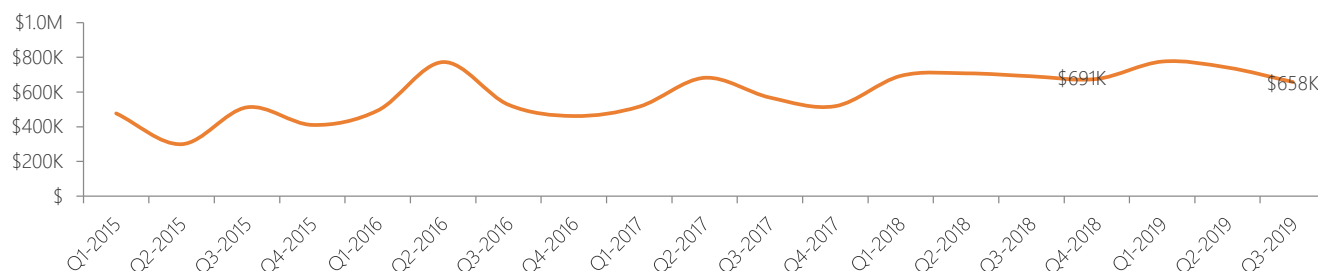
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**MULTIFAMILY STATS**

**Sales Volume**

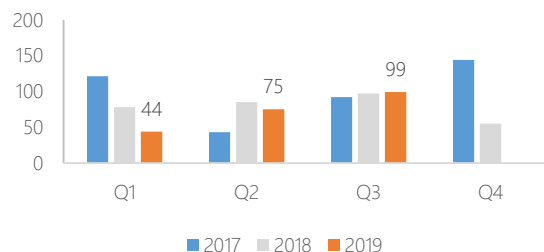


**Average Sale Price per Unit**



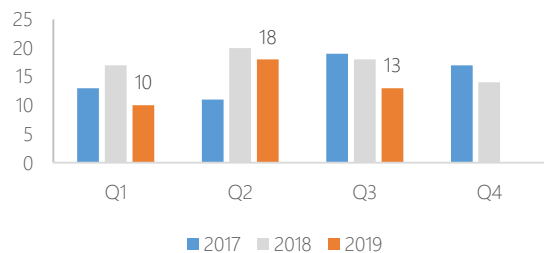
**Number of Units Sold**

Quarter	2017	2018	2019
Q1	121	78	44
Q2	43	85	75
Q3	92	97	99
Q4	144	55	



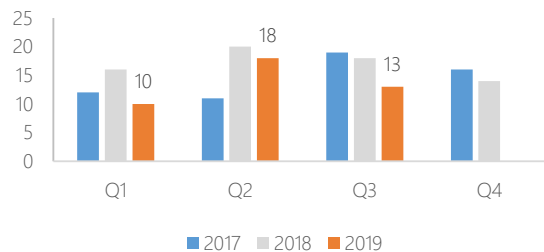
**Number of Buildings Sold**

Quarter	2017	2018	2019
Q1	13	17	10
Q2	11	20	18
Q3	19	18	13
Q4	17	14	

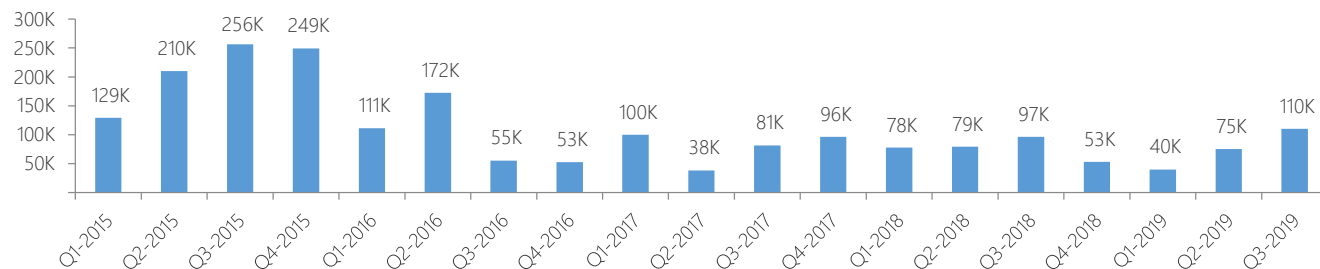


**Number of Transactions**

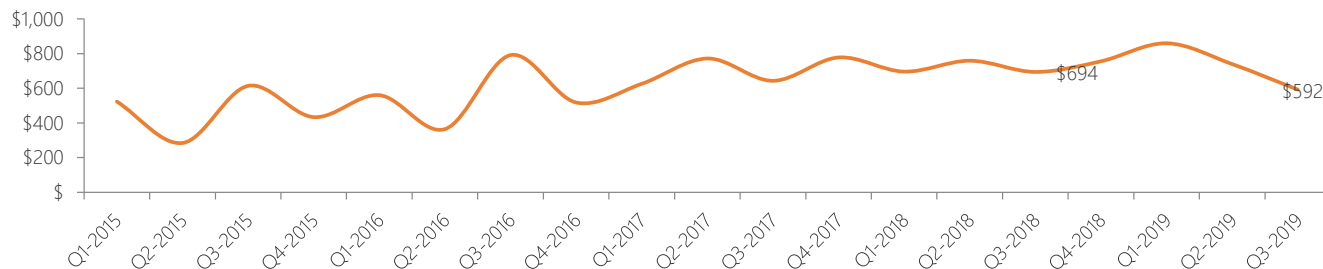
Quarter	2017	2018	2019
Q1	12	16	10
Q2	11	20	18
Q3	19	18	13
Q4	16	14	



Total Sq. Ft.



Average Sale Price per Square Foot

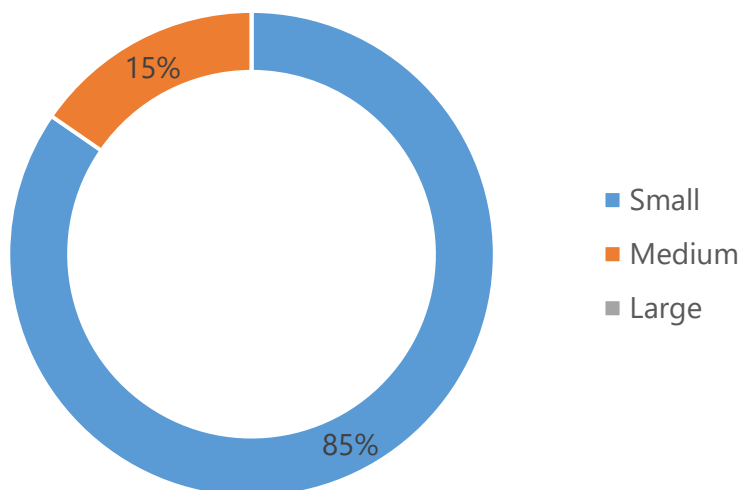


MULTIFAMILY SIZE

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	\$667,353	-14%	\$629	-16%	\$34,035,000	11	11	51
Medium	\$647,917	47%	\$557	11%	\$31,100,000	2	2	48
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
150 Prospect Park W	11-Jul-19	\$20,282,609	Medium multifamily	30	35,298	\$575	No
136 Prospect Park W	11-Jul-19	\$10,817,391	Medium multifamily	18	20,562	\$526	No
238 Fifth Ave	18-Sep-19	\$5,075,000	Small multifamily	7	6,656	\$762	No
473 Fourth St	26-Sep-19	\$5,000,000	Small multifamily	8	8,652	\$578	No
469 Fourth St	26-Sep-19	\$5,000,000	Small multifamily	8	8,660	\$577	No
236 Seventh Ave	2-Aug-19	\$4,350,000	Small multifamily	4	6,760	\$643	No
391 Fourth St	20-Sep-19	\$3,500,000	Small multifamily	4	6,900	\$507	No
295 Sixth St	17-Jul-19	\$2,310,000	Small multifamily	3	2,208	\$1,046	No
237 14th St	6-Sep-19	\$2,300,000	Small multifamily	3	2,893	\$795	No
358 Sixth Ave	24-Sep-19	\$2,250,000	Small multifamily	4	3,008	\$748	No
460 Seventh Ave	29-Aug-19	\$2,050,000	Small multifamily	3	2,825	\$726	No
365 17th St	11-Sep-19	\$1,700,000	Small multifamily	3	2,160	\$787	No
454 Fifth St	30-Jul-19	\$500,000	Small multifamily	4	3,430	\$146	No



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
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Residential Sales &  
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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

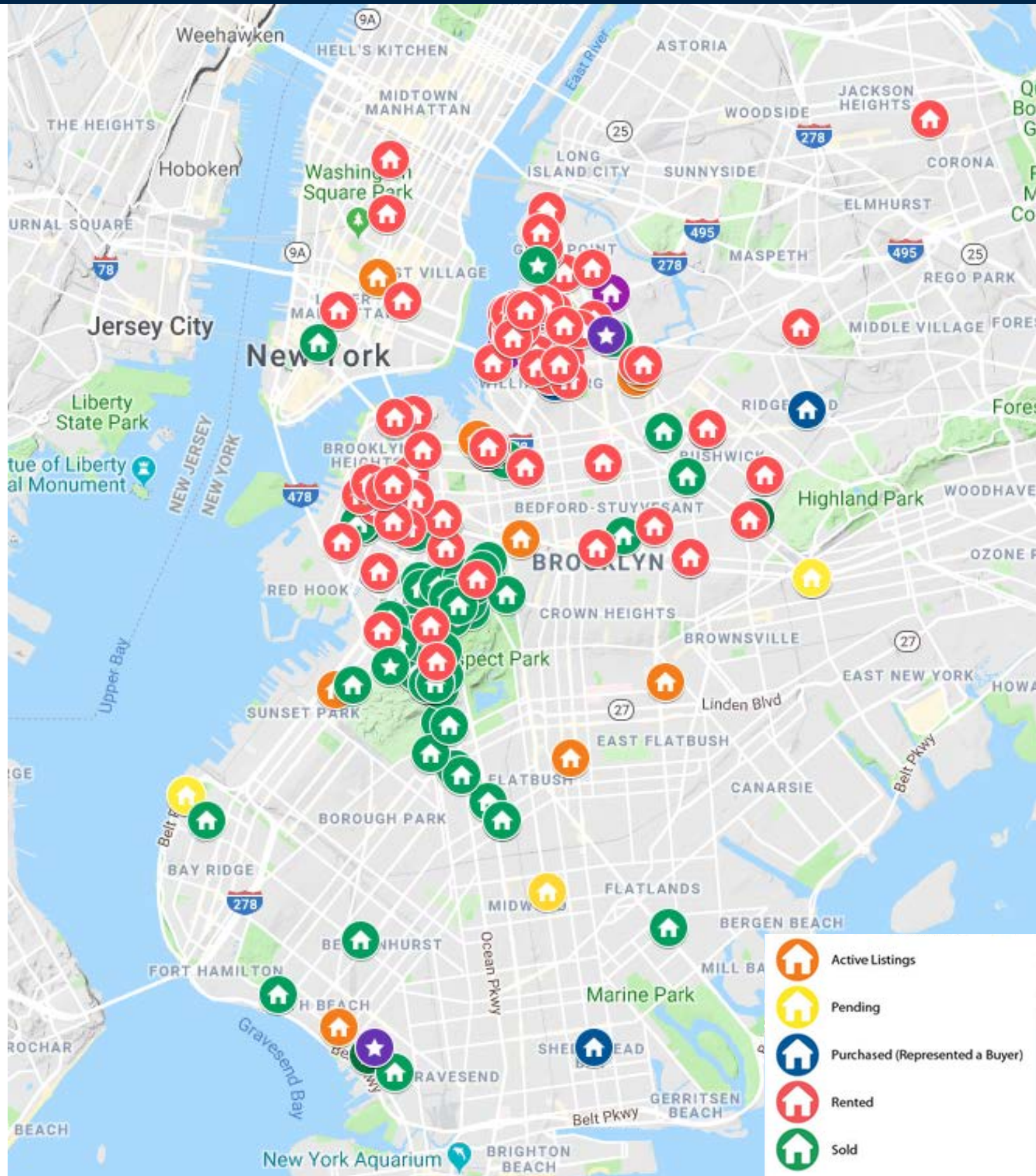
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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- |                                 |                              |                                |                                     |
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| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | Interior Designers             | Restoration Specialists             |
| Architects                      | Exterminators                | Ironwork Professionals         | Roofers                             |
| Artist & Artisans               | Fences & Gates Specialists   | Kitchen & Bathroom Specialists | Rubbish Removal Companies           |
| Attorneys                       | Fireplaces                   | Landscape Design               | School Consultants                  |
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| Carpenters                      | Garage & Driveway            | Lighting Experts               | Stone & Tile Professionals          |
| Chimney & Fireplace Specialists | General Contractors          | Locksmith                      | Structural Engineers                |
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| Closet Design                   | Handymen                     | Moving & Storage Experts       | Title Companies                     |
| CO Experts                      | Home Automation Specialists  | Painters & Plasterers          | Wealth Managers                     |
| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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**SPARTAN RENOVATIONS**



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