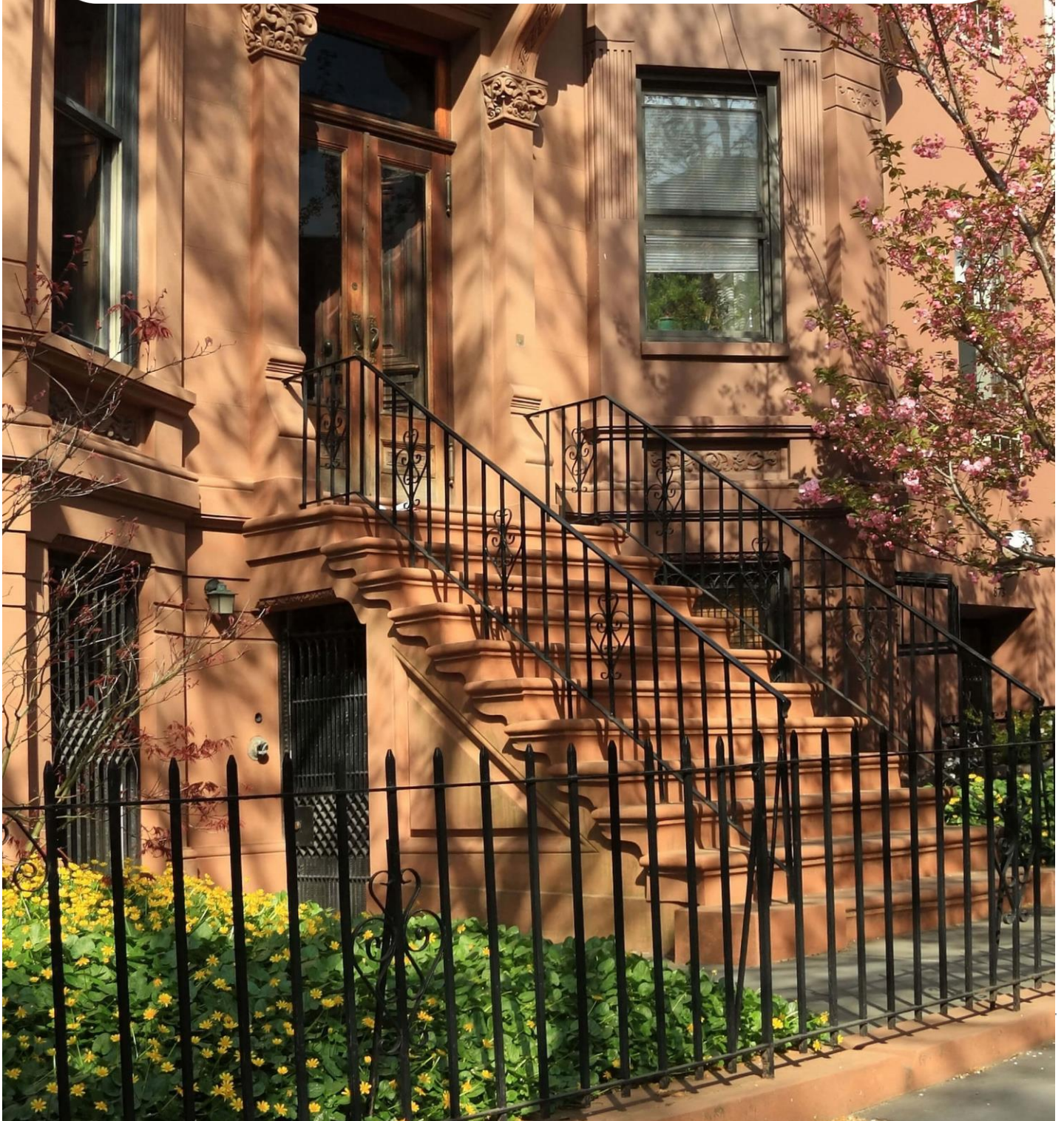


PARK SLOPE

A monthly analysis of residential sales
in Park Slope, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Park Slope, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$955K

-4% YoY

NO. OF TRANSACTIONS

59

-2% YoY

MEDIAN PRICE/SQ.FT.

\$1,118

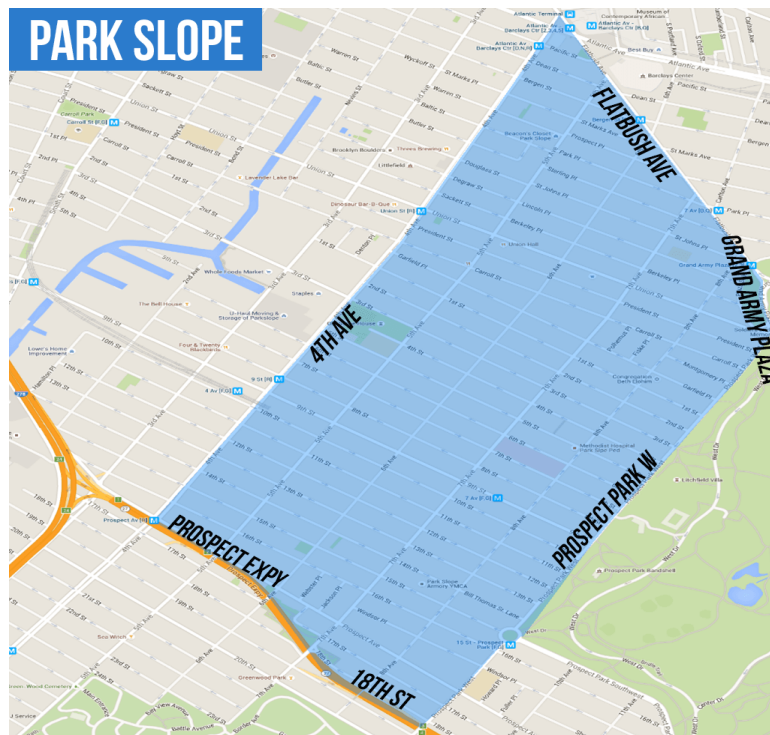
6% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



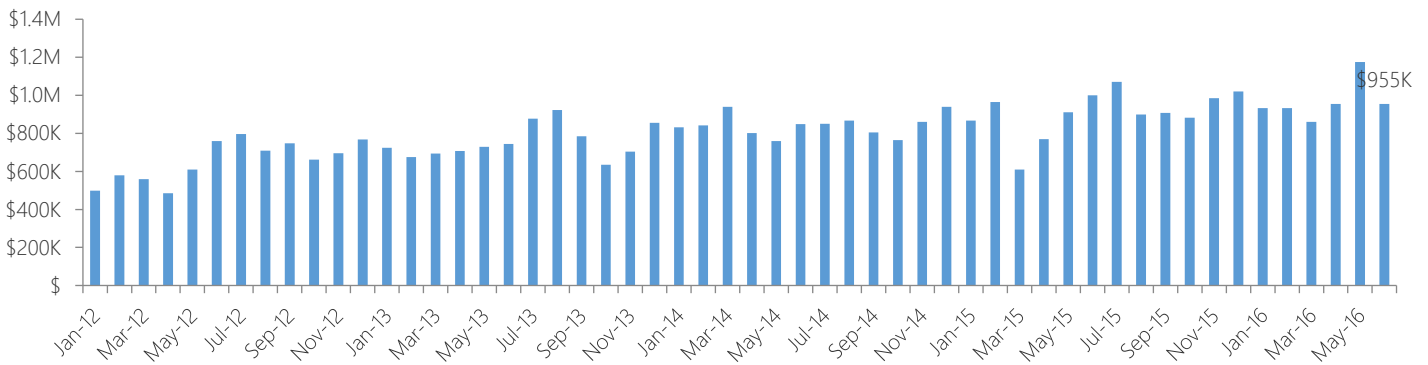
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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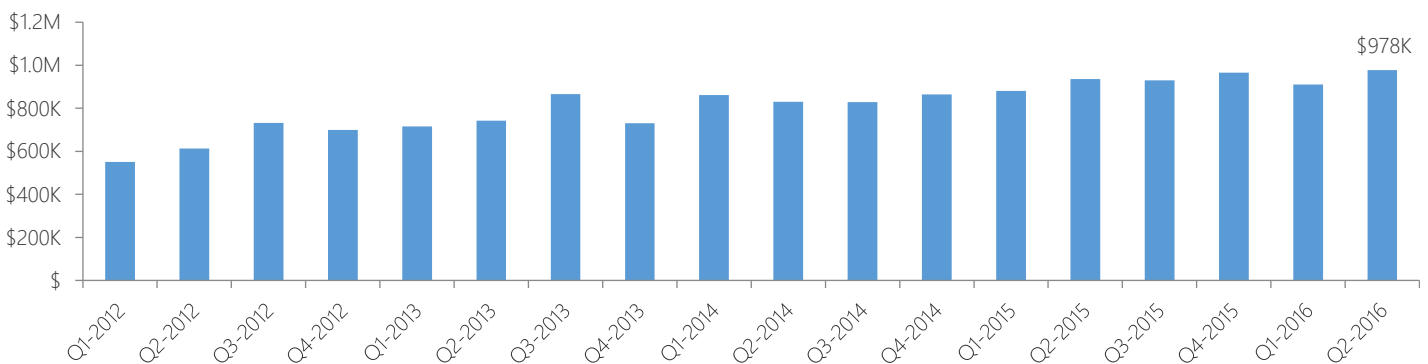
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RESIDENTIAL STATS

Median Sale Price by Month

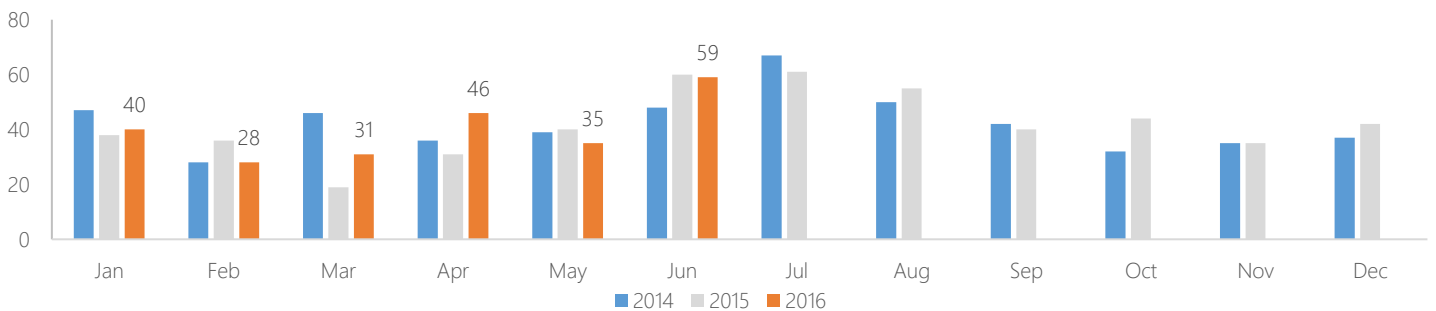


Median Sale Price by Quarter



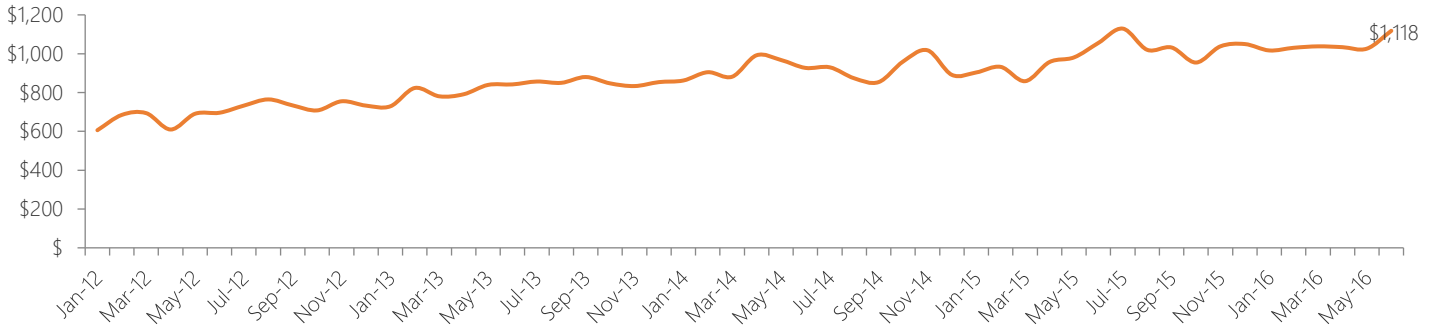
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	39	30	48	31	38	73	59	43	33	33	34	30
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	40	28	31	46	35	59						



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Median Sale Price per Square Foot

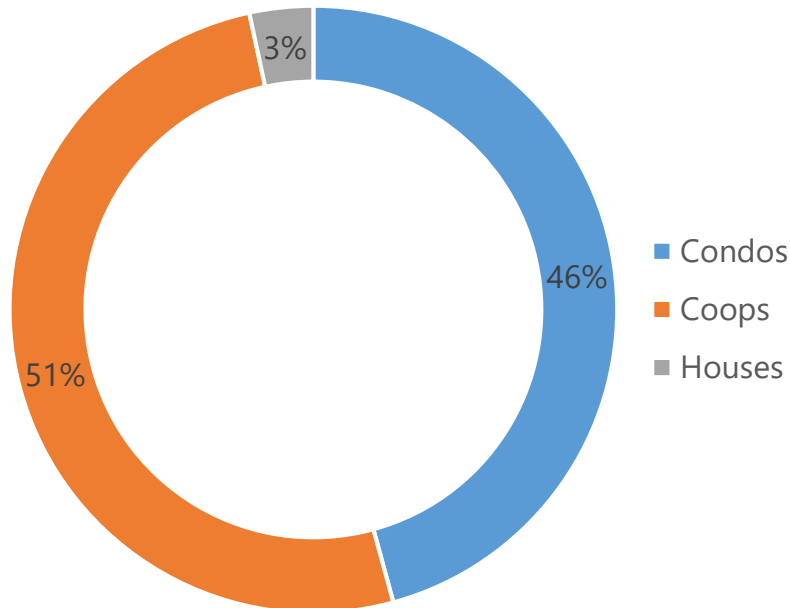


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,035,000	-16%	\$1,162	2%	27
Coops	\$840,000	8%	\$1,004	2%	30
Houses	\$2,237,500	-30%	\$1,004	-12%	2

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
363 5 St	3-00985-0070	23-Jun-16	\$2,750,000	House	2,690
342 2 Street #4F	3-00974-1024	10-Jun-16	\$2,130,000	Condo	1,678
32 Garfield Place #3W	3-00964-1024	16-Jun-16	\$2,050,000	Condo	1,489
317 16 Street #5C	3-01049-1019	20-Jun-16	\$1,865,000	Condo	1,510
489 6 Avenue #1	3-01024-1101	30-Jun-16	\$1,750,000	Condo	2,165
227 14 St	3-01034-0054	10-Jun-16	\$1,725,000	House	1,750
47 Plaza St W #5B	3-01064-0024	29-Jun-16	\$1,685,000	Coop	1,600
420 12 St #B2	3-01098-0001	20-Jun-16	\$1,600,000	Coop	
862 Carroll Street #3	3-01072-1303	28-Jun-16	\$1,580,000	Condo	915
346 2 Street #5A	3-00974-1025	30-Jun-16	\$1,540,000	Condo	1,555
587 10 Street #3	3-01092-1203	2-Jun-16	\$1,525,000	Condo	1,044
587 10 Street #3	3-01092-1203	2-Jun-16	\$1,525,000	Condo	1,044
694 De Graw Street #1	3-00949-1301	22-Jun-16	\$1,495,000	Condo	1,262
489 6 Avenue #2	3-01024-1102	28-Jun-16	\$1,440,000	Condo	1,182
19 Sterling Pl #2R	3-00941-0072	14-Jun-16	\$1,350,000	Coop	
392 8 St #1R	3-01006-0030	16-Jun-16	\$1,330,000	Coop	
705 Carroll Street #1L	3-00960-1001	30-Jun-16	\$1,250,000	Condo	1,575
422 2 St #3	3-00975-0035	29-Jun-16	\$1,202,000	Coop	1,150
821 A Union St #2	3-00954-0061	2-Jun-16	\$1,150,000	Coop	
45 Plaza St W #5E	3-01064-0021	16-Jun-16	\$1,100,000	Coop	
349 6 Ave #2	3-00986-0008	17-Jun-16	\$1,095,000	Coop	
689 De Graw Street #2	3-00946-1002	13-Jun-16	\$1,070,000	Condo	844
186 Prospect Park W #A	3-01101-0046	10-Jun-16	\$1,065,000	Coop	
586 Pacific Street #1B	3-00928-1004	8-Jun-16	\$999,999	Condo	856
307 7 Street #3L	3-00993-1005	28-Jun-16	\$985,000	Condo	845
45 7 Ave #2	3-01059-0007	24-Jun-16	\$985,000	Coop	
1405 8 Avenue #3A	3-01103-1003	20-Jun-16	\$955,000	Condo	827
361 12 Street #3	3-01024-1003	22-Jun-16	\$945,000	Condo	845
195 15 Street #B2	3-01041-1011	3-Jun-16	\$930,000	Condo	1,010
279 Prospect Avenue #2A	3-01053-1029	8-Jun-16	\$929,000	Condo	943
792 President St #8	3-00960-0028	9-Jun-16	\$925,000	Coop	
231 16 Street #4B	3-01048-1108	27-Jun-16	\$899,000	Condo	767
288 5 Ave #4F	3-00969-0039	29-Jun-16	\$895,000	Coop	
85 6 Avenue #E	3-00936-1005	1-Jun-16	\$880,000	Condo	780
404 3 St #B4	3-00982-0025	2-Jun-16	\$850,000	Coop	
164 Sterling Pl #3B	3-01058-0019	15-Jun-16	\$840,000	Coop	910
92 Prospect Park W #3D	3-01083-0045	8-Jun-16	\$760,000	Coop	
44 Prospect Park W #E3	3-01075-0039	16-Jun-16	\$755,000	Coop	1,000
396 3 St #16	3-00982-0022	21-Jun-16	\$712,000	Coop	580
412 7 Avenue #2R	3-01036-1002	30-Jun-16	\$710,000	Coop	
302 2 Street #4C	3-00974-1317	17-Jun-16	\$710,000	Condo	613
153 Garfield Place #4R	3-00963-1208	10-Jun-16	\$704,258	Condo	862
343 4 Avenue #4J	3-00981-1037	22-Jun-16	\$650,000	Condo	621
404 3 St #D3	3-00982-0025	17-Jun-16	\$635,800	Coop	660
199 Garfield Pl #2S	3-00963-0067	24-Jun-16	\$615,150	Coop	
160 Lincoln Pl #2C	3-00951-0039	20-Jun-16	\$559,000	Coop	500
180 Sterling Place #12	3-01058-1012	23-Jun-16	\$545,000	Condo	587
27 Prospect Park W #1A	3-01072-0040	7-Jun-16	\$490,000	Coop	
322-324 6 St #2	3-00993-0031	27-Jun-16	\$489,000	Coop	
186 Prospect Park W #C4	3-01101-0046	16-Jun-16	\$480,000	Coop	546

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Address	BBL	Sale date	Sale price	Property type	Sqft
317 3 St #2A	3-00974-0065	20-Jun-16	\$445,000	Coop	
462 6 St #2B	3-00995-0035	6-Jun-16	\$418,275	Coop	
1213 8 Ave #1R	3-01099-0002	28-Jun-16	\$351,000	Coop	

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