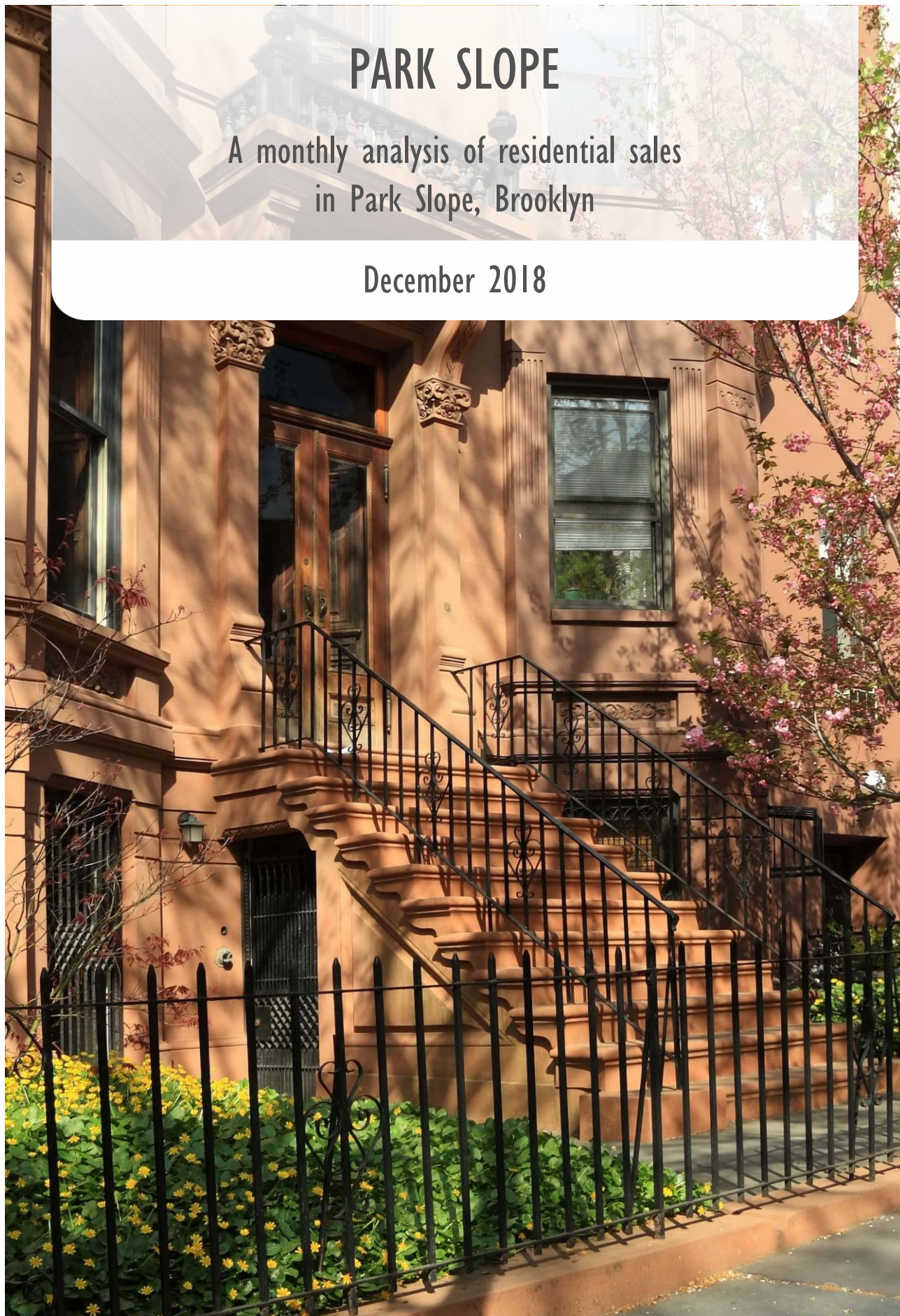


# PARK SLOPE

A monthly analysis of residential sales  
in Park Slope, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Park Slope, Brooklyn

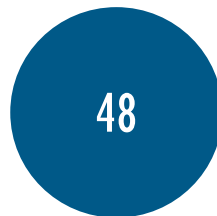
### SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



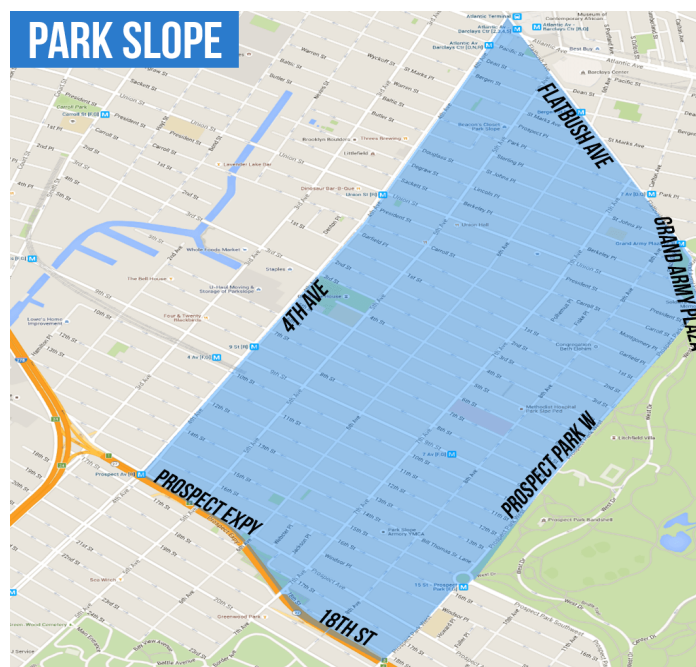
-7% YoY

BROOKLYN  
MEDIAN SALE PRICE



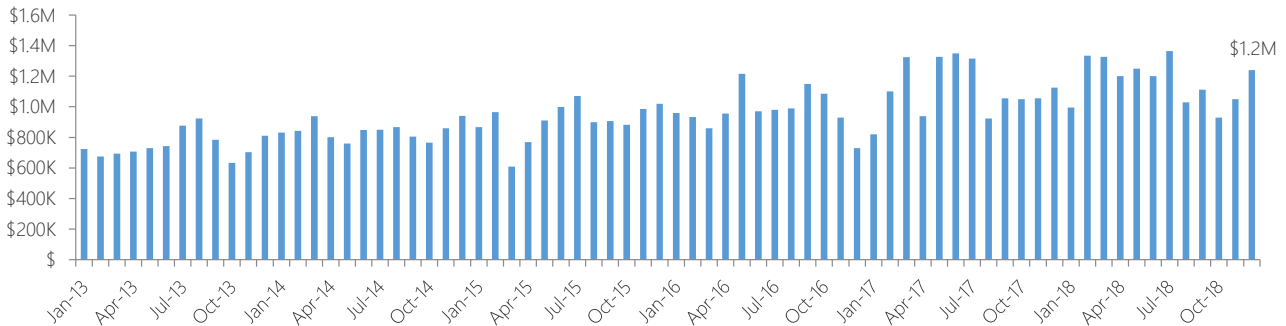
4% YoY

### NEIGHBORHOOD BOUNDARIES

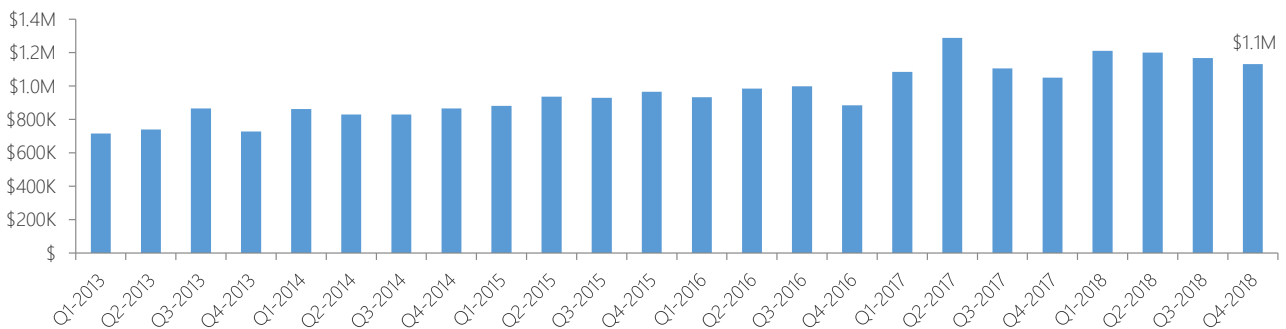


RESIDENTIAL STATS

Median Sale Price by Month

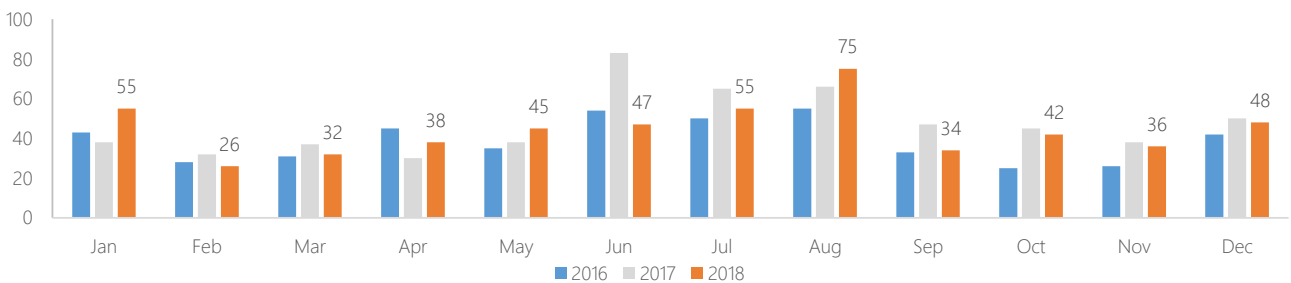


Median Sale Price by Quarter

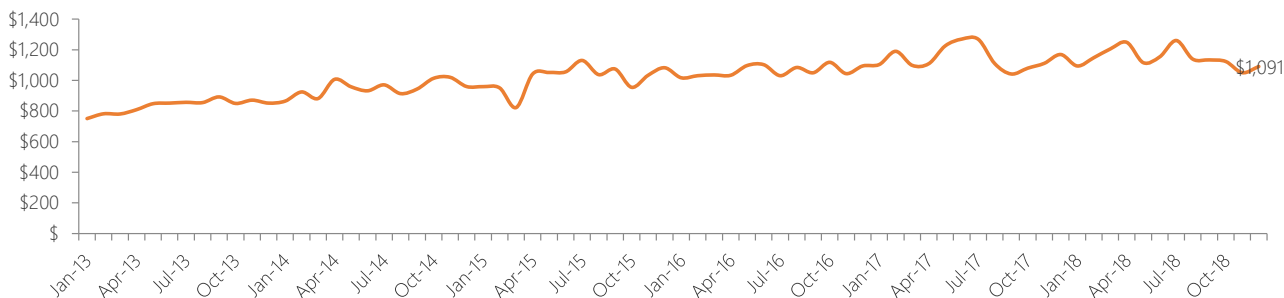


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	52	33	34	40	51	72	78	66	61	51	32	49
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	33	25	26	42
2017	38	32	37	30	38	83	65	66	47	45	38	50
2018	55	26	32	38	45	47	55	75	34	42	36	48



Median Sale Price per Square Foot

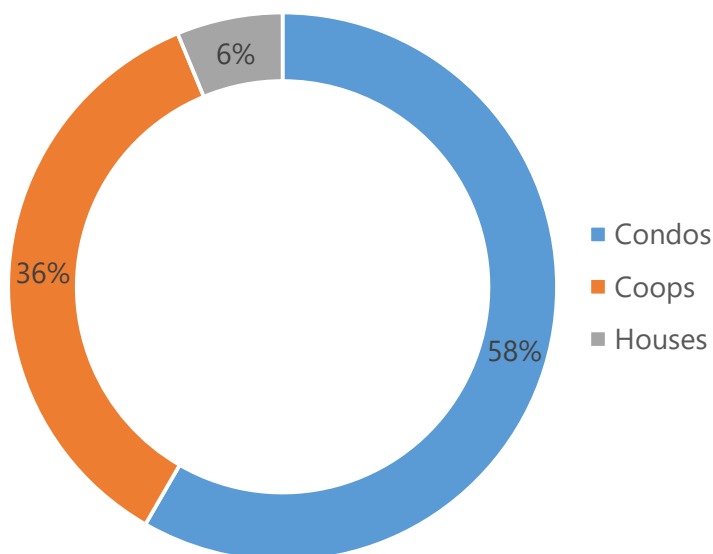


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,255,000	-11%	\$1,091	-6%	28
Coops	\$999,000	5%	\$1,079	-11%	17
Houses	\$2,765,000	65%	\$1,823	66%	3

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
421 13th St	3-01098-0060	21-Dec-18	\$2,850,000	House	3,000
295 16th St	3-01049-0073	17-Dec-18	\$2,765,000	House	1,356
694 Degraw St #3	3-00949-1303	11-Dec-18	\$2,014,650	Condo	1,593
541 Eighth St #1L	3-01089-0056	5-Dec-18	\$1,800,000	Coop	
383 First St #1	3-00965-1101	12-Dec-18	\$1,765,000	Condo	1,958
243 15th St	3-01042-0065	24-Dec-18	\$1,750,000	House	960
937 Union St #8B	3-01064-1014	5-Dec-18	\$1,612,000	Condo	1,205
393 Dean St #4B	3-00928-1208	27-Dec-18	\$1,500,000	Condo	1,477
315 Twelfth St #3	3-01023-1303	18-Dec-18	\$1,490,000	Condo	1,081
145 Park Pl #4G	3-00939-1128	14-Dec-18	\$1,485,000	Condo	1,330
270 Fifth St #2D	3-00987-0011	4-Dec-18	\$1,450,000	Coop	1,100
468 Fifth St #4	3-00989-1004	17-Dec-18	\$1,440,000	Condo	1,010
914 Eighth Ave #3	3-01092-0038	13-Dec-18	\$1,432,000	Coop	
409 Third St #3	3-00975-1003	3-Dec-18	\$1,346,000	Condo	1,098
303 Sixth Ave #1	3-00971-0002	10-Dec-18	\$1,310,000	Coop	
613 Baltic St #4E	3-00937-1316	4-Dec-18	\$1,280,000	Condo	
353 Third St #B4	3-00974-1217	14-Dec-18	\$1,255,000	Condo	898
279 Prospect Ave #2C	3-01053-1031	21-Dec-18	\$1,250,000	Condo	1,362
39 Plaza St W #9C	3-01064-0018	17-Dec-18	\$1,240,000	Coop	
315-317 16th St #1D	3-01049-1004	6-Dec-18	\$1,165,000	Condo	1,424
380 15th St #4F	3-01104-1428	20-Dec-18	\$1,135,000	Condo	879
380 15th St #4F	3-01104-1428	20-Dec-18	\$1,135,000	Condo	879
561 Fifth St #2	3-01083-1002	18-Dec-18	\$1,132,000	Condo	1,038
145 Park Pl #2E	3-00939-1111	21-Dec-18	\$1,125,000	Condo	1,252
1 Plaza St W #9A	3-01060-0008	19-Dec-18	\$1,100,000	Coop	
420 Eighth Ave #1C	3-01082-1104	21-Dec-18	\$1,030,000	Condo	980
40 Prospect Park W #5K	3-01075-0035	20-Dec-18	\$1,020,000	Coop	1,000
905 Union St #4	3-01063-0051	19-Dec-18	\$999,000	Coop	
509 Second St #1R	3-01076-0070	19-Dec-18	\$971,500	Coop	900
270 Fifth St #3I	3-00987-0011	13-Dec-18	\$960,270	Coop	
86-88 Prospect Park W #4D	3-01083-0038	19-Dec-18	\$950,000	Coop	
136 St Marks Pl #5B	3-00934-1709	20-Dec-18	\$855,000	Condo	975
302 Second St #7F	3-00974-1341	7-Dec-18	\$839,000	Condo	798
101 Eighth Ave #5	3-01068-0008	5-Dec-18	\$830,000	Coop	
443 Twelfth St #4C	3-01096-0050	3-Dec-18	\$825,000	Coop	
425 14th St #B8	3-01100-1015	5-Dec-18	\$805,000	Condo	816
122 Sterling Pl #2A	3-00945-1305	4-Dec-18	\$700,000	Condo	610
427 15th St #3C	3-01103-0066	11-Dec-18	\$699,000	Coop	
103 Fourth Ave #2L	3-00937-1019	21-Dec-18	\$601,000	Condo	648
130 Eighth Ave #5H	3-01071-0014	12-Dec-18	\$390,000	Coop	



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
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

[READ MORE REVIEWS](#)



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