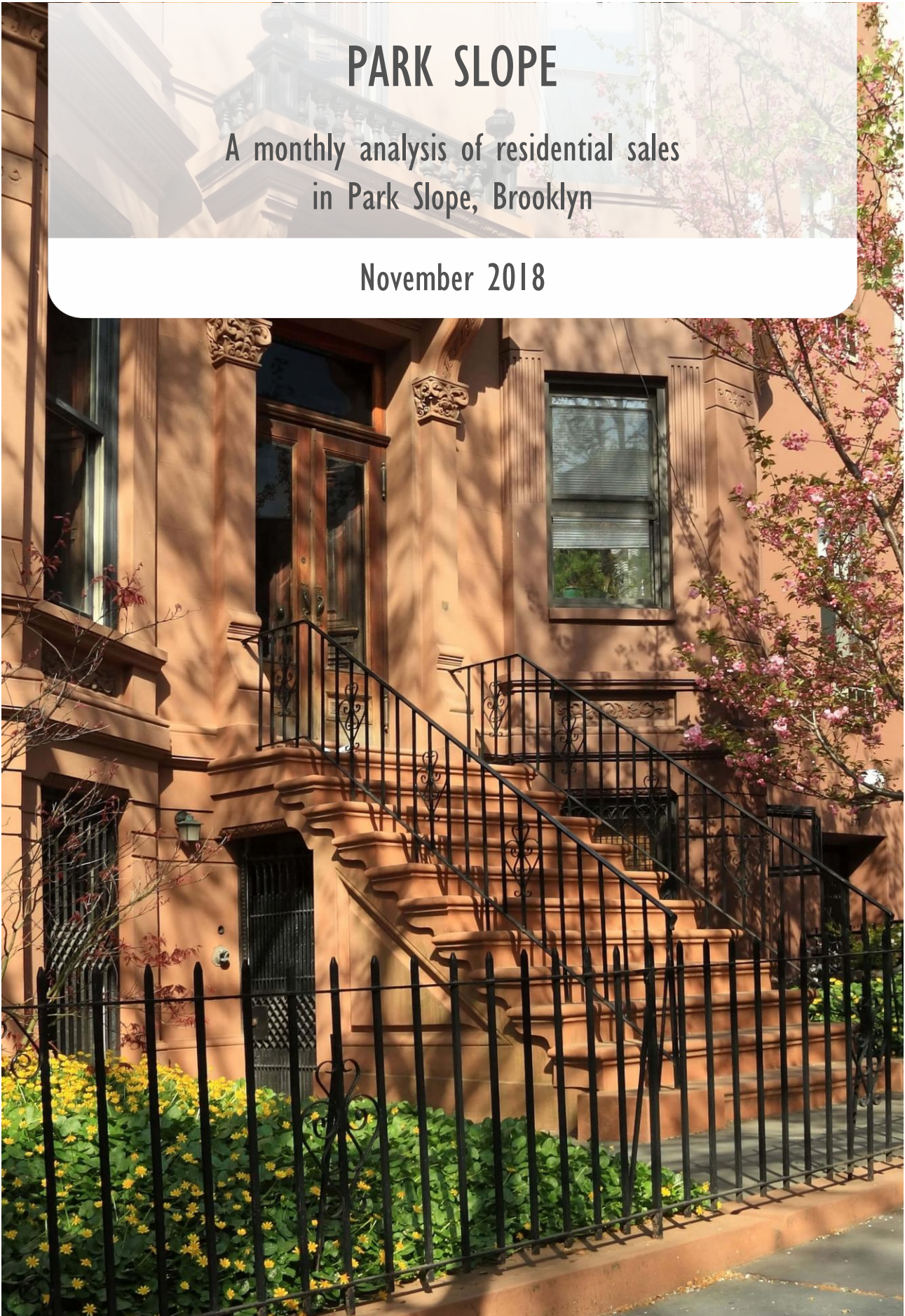


PARK SLOPE

A monthly analysis of residential sales
in Park Slope, Brooklyn

November 2018



The RATNER Team Market Report

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

Residential Market Report, November 2018

Park Slope, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$1.05M

-1% YoY

NO. OF TRANSACTIONS

37

-3% YoY

MEDIAN PRICE/SQ.FT.

\$1,050

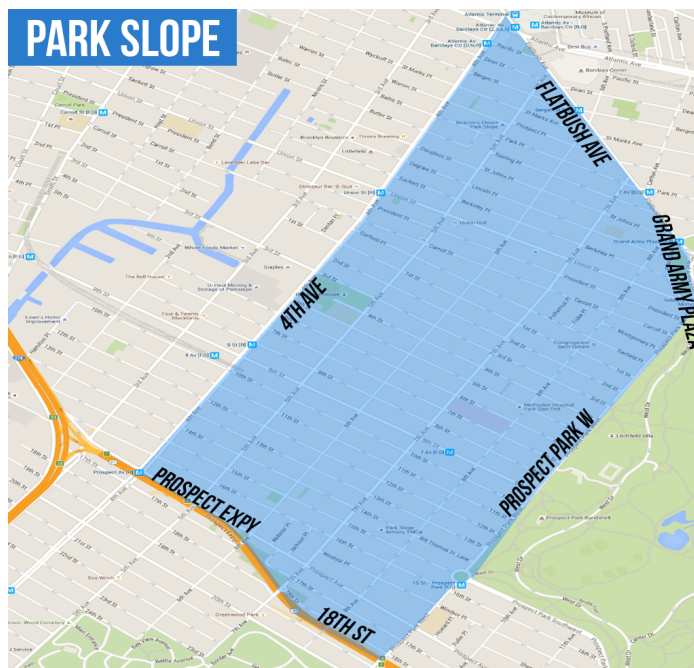
-6% YoY

BROOKLYN
MEDIAN SALE PRICE

\$675K

1% YoY

NEIGHBORHOOD BOUNDARIES

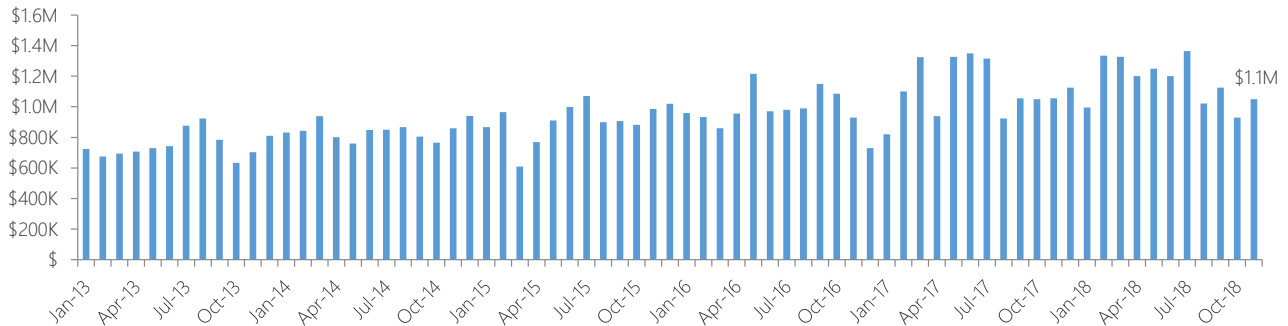


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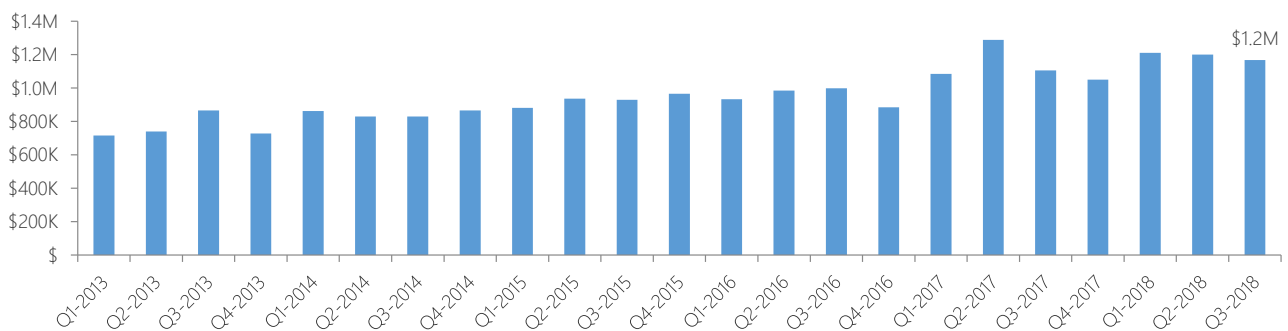
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RESIDENTIAL STATS

Median Sale Price by Month

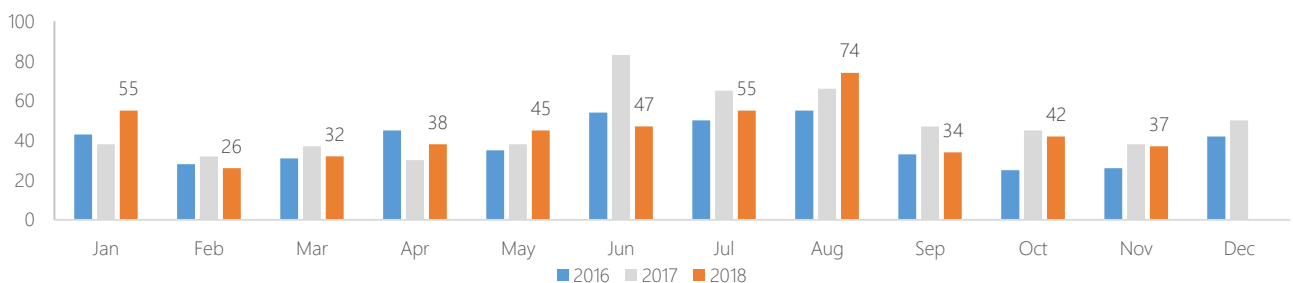


Median Sale Price by Quarter



Number of Transactions

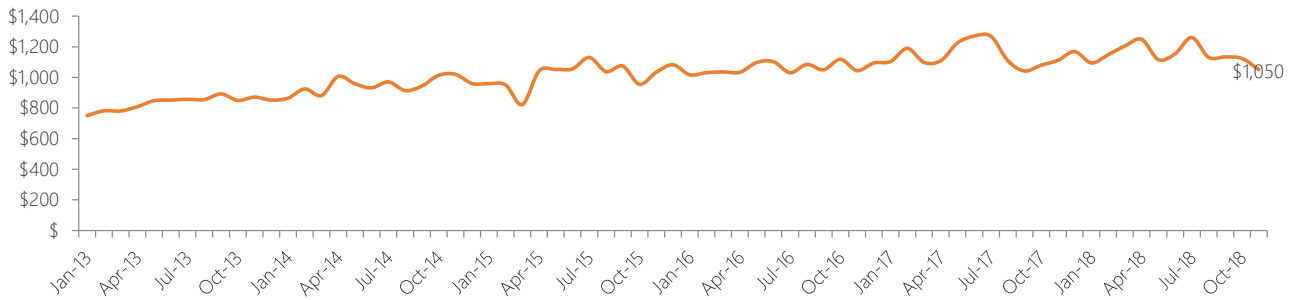
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	52	33	34	40	51	72	78	66	61	51	32	49
2014	47	28	46	36	39	48	67	50	42	32	35	37
2015	38	36	19	31	40	60	61	55	40	44	35	42
2016	43	28	31	45	35	54	50	55	33	25	26	42
2017	38	32	37	30	38	83	65	66	47	45	38	50
2018	55	26	32	38	45	47	55	74	34	42	37	



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Median Sale Price per Square Foot

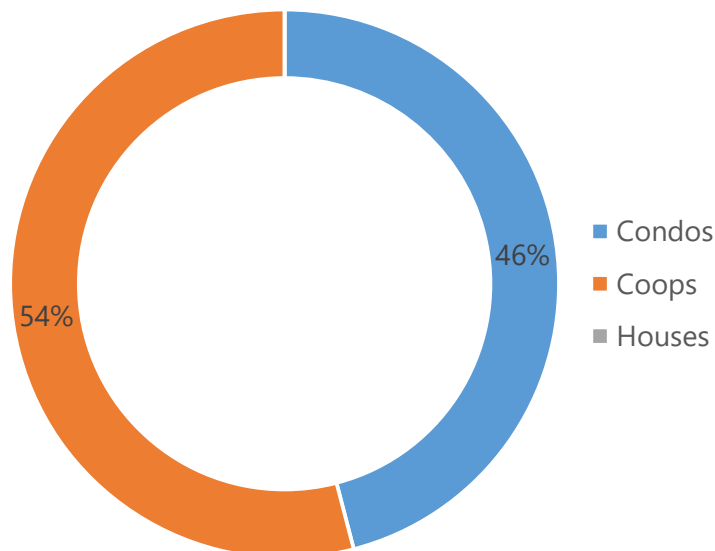


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,585,394	27%	\$1,151	-3%	17
Coops	\$800,000	-11%	\$1,022	-2%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
9 Prospect Park W #1C	3-01068-0037	26-Nov-18	\$2,160,000	Coop	
50 Sterling Pl #1	3-00944-0031	14-Nov-18	\$1,950,000	Coop	
391 Dean St #4C	3-00928-1215	9-Nov-18	\$1,700,000	Condo	1,477
613 Baltic St #4F	3-00937-1317	1-Nov-18	\$1,600,000	Condo	
567 Eighth St #4R	3-01089-1107	8-Nov-18	\$1,600,000	Condo	1,183
485-487 18th St #1B	3-00876-1202	30-Nov-18	\$1,592,500	Condo	1,775
246 Fifth Ave #1R	3-00958-0049	13-Nov-18	\$1,450,000	Coop	
39 Plaza St W #12C	3-01064-0018	6-Nov-18	\$1,250,000	Coop	
675 Sackett St #302	3-00949-1224	19-Nov-18	\$1,225,000	Condo	980
490 Second St #3	3-00976-0032	13-Nov-18	\$1,201,600	Coop	
1019 Eighth Ave #3	3-01095-1203	5-Nov-18	\$1,145,531	Condo	
550 Fifth Ave #A7	3-01041-1008	14-Nov-18	\$1,100,000	Condo	1,002
117 Sterling Pl #14	3-00942-0058	16-Nov-18	\$1,050,000	Coop	1,000
482 Twelfth St #1	3-01099-0017	8-Nov-18	\$999,000	Coop	
377-379 Fifth Ave #3F	3-00988-0001	20-Nov-18	\$900,000	Coop	832
225 Lincoln Pl #2C	3-01059-0055	15-Nov-18	\$900,000	Coop	950
412 Seventh Ave #4R	3-01036-1002	26-Nov-18	\$800,000	Coop	
105 St Marks Pl #4	3-00932-1604	5-Nov-18	\$790,000	Condo	560
285 Fifth Ave #3C	3-00970-0007	30-Nov-18	\$720,000	Coop	720
132 St Marks Pl #4L	3-00934-1007	14-Nov-18	\$695,000	Condo	666
384 Sixth Ave #4	3-00994-0044	29-Nov-18	\$685,000	Coop	
376 Bergen St #2R	3-00932-0013	27-Nov-18	\$679,000	Coop	650
423 15th St #4C	3-01103-0069	21-Nov-18	\$649,000	Coop	700
333 Fourth St #6B	3-00982-0062	2-Nov-18	\$608,000	Coop	702
915 President St #2F	3-01066-0063	1-Nov-18	\$587,500	Coop	
145 Prospect Park W #1C	3-01093-1104	16-Nov-18	\$580,000	Condo	1,052
378 Sixth Ave #4A	3-00994-1006	30-Nov-18	\$530,000	Condo	403
195 Garfield Pl #1P	3-00963-0067	2-Nov-18	\$399,000	Coop	375
712 Eighth Ave #1L	3-01088-0039	27-Nov-18	\$377,441	Coop	
199 Eighth Ave #B3	3-01077-0007	13-Nov-18	\$355,200	Coop	



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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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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
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
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