

# PARK SLOPE

A monthly analysis of residential sales  
in Park Slope, Brooklyn

May 2018



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**



Residential Market Report, May 2018

Park Slope, Brooklyn

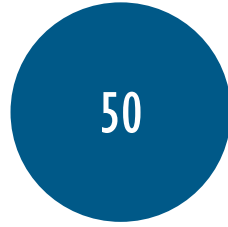
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



32% YoY

MEDIAN PRICE/SQ.FT.



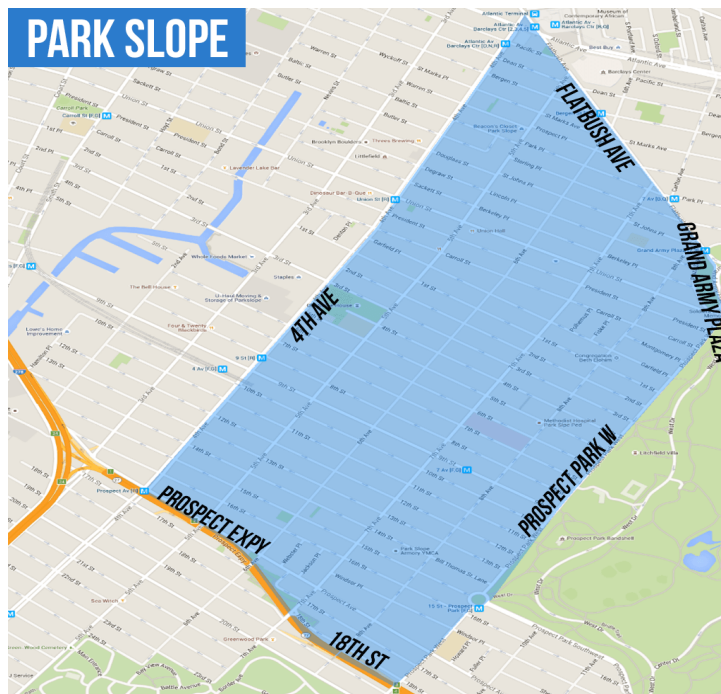
-9% YoY

BROOKLYN MEDIAN SALE PRICE



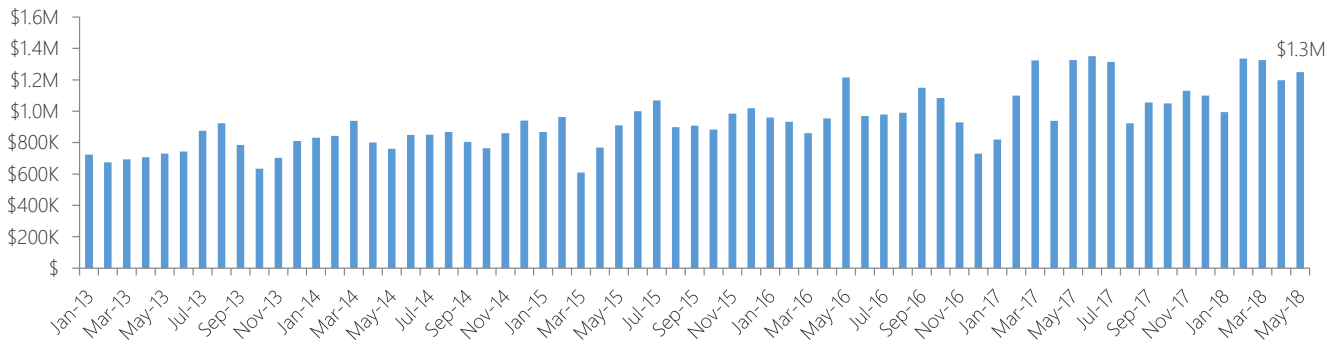
3% YoY

NEIGHBORHOOD BOUNDARIES

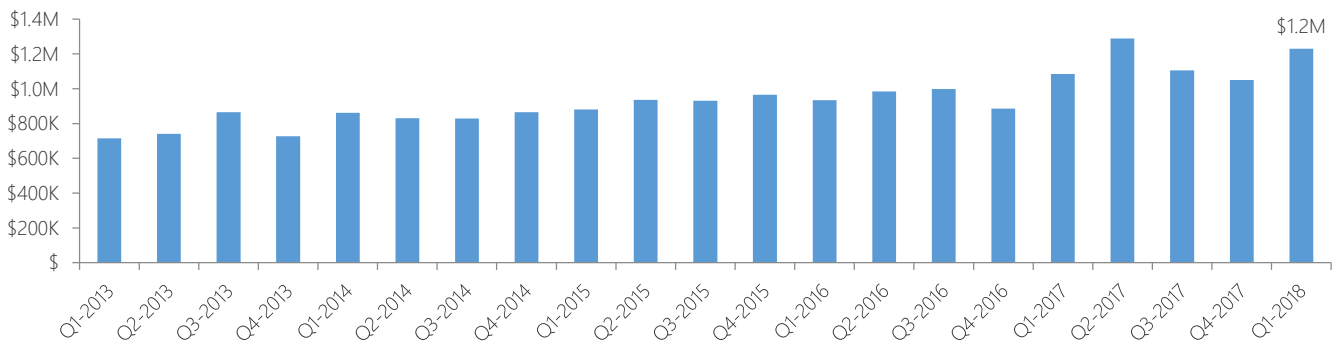


## RESIDENTIAL STATS

### Median Sale Price by Month

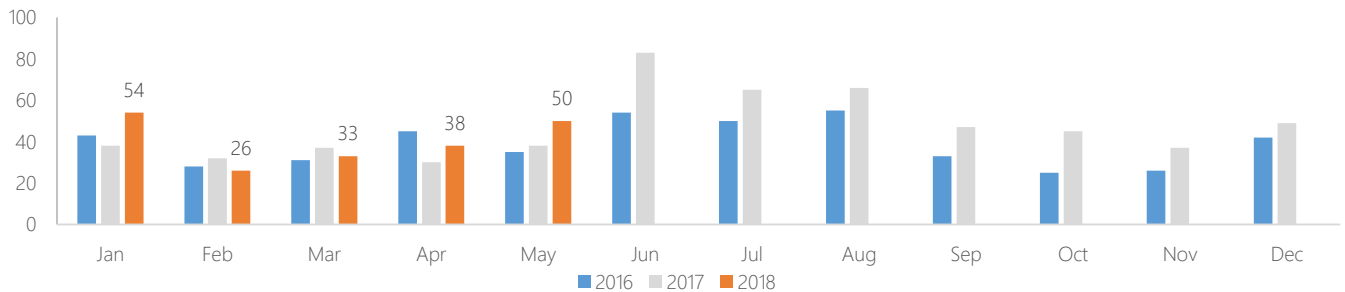


### Median Sale Price by Quarter

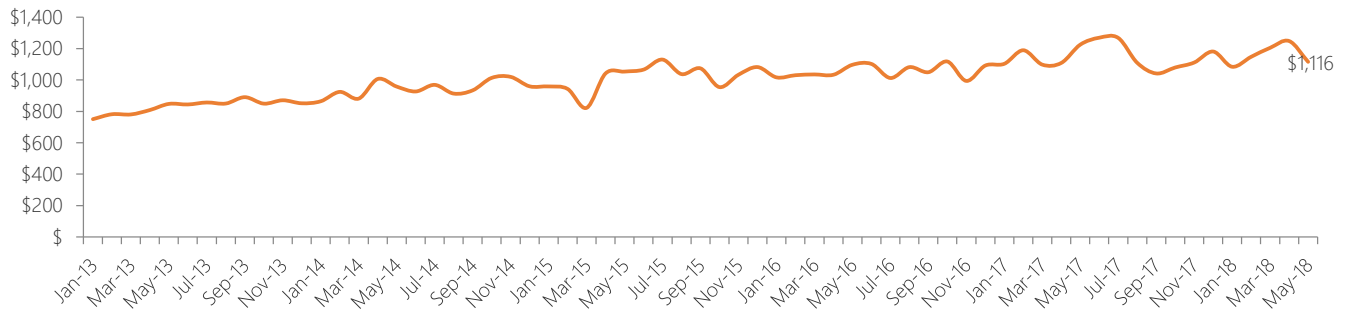


### Number of Transactions

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	37	49
2018	54	26	33	38	50							



Median Sale Price per Square Foot

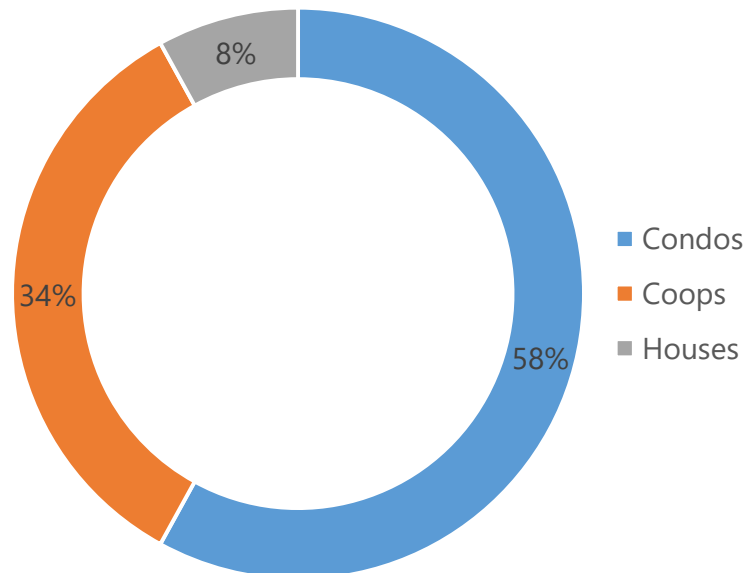


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,294,100	-3%	\$1,138	-10%	29
Coops	\$930,000	-3%	\$1,100	20%	17
Houses	\$3,044,088	4%	\$1,321	15%	4

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
640 Second St	3-01079-0032	21-May-18	\$4,158,500	House	3,860
102 Prospect Pl	3-00939-0022	30-May-18	\$3,644,000	House	2,660
277 First St #3A	3-00964-1504	14-May-18	\$2,825,644	Condo	1,824
277 First St #4A	3-00964-1506	7-May-18	\$2,791,023	Condo	1,824
353 14th St	3-01036-0059	24-May-18	\$2,444,175	House	1,920
343 Prospect Ave	3-01055-0144	31-May-18	\$2,400,000	House	1,530
223 Berkeley Pl #4	3-01061-1104	9-May-18	\$2,320,988	Condo	
277 First St #2B	3-00964-1503	4-May-18	\$2,240,150	Condo	1,382
195 Eighth Ave #7	3-01077-0009	24-May-18	\$1,679,000	Coop	
84 Sterling Pl #2	3-00945-1502	11-May-18	\$1,654,965	Condo	
613 Baltic St #8D	3-00937-1336	14-May-18	\$1,600,000	Condo	
675 Sackett St #206	3-00949-1217	21-May-18	\$1,525,000	Condo	1,290
363 A Fifth St #2	3-00985-1002	21-May-18	\$1,506,000	Condo	1,004
801 Union St #2	3-00954-0072	21-May-18	\$1,430,000	Coop	1,300
613 Baltic St #3C	3-00937-1309	3-May-18	\$1,395,003	Condo	
251 First St #1A	3-00964-1401	9-May-18	\$1,392,783	Condo	
223 Berkeley Pl #2	3-01061-1102	3-May-18	\$1,362,500	Condo	1,000
223 Berkeley Pl #3	3-01061-1103	3-May-18	\$1,345,000	Condo	
37 Seventh Ave #5	3-01059-0011	14-May-18	\$1,300,000	Coop	
359 Seventh St #4	3-00994-1104	16-May-18	\$1,295,000	Condo	
133 Sterling Pl #1E	3-00942-1305	16-May-18	\$1,293,200	Condo	1,905
75 Prospect Park W #5C	3-01081-0038	22-May-18	\$1,270,000	Coop	
394 Twelfth St #3	3-01030-1003	25-May-18	\$1,250,000	Condo	948
133 Sterling Pl #1D	3-00942-1304	16-May-18	\$1,176,600	Condo	1,927
307 Seventh St #4L	3-00993-1007	23-May-18	\$1,150,000	Condo	845
139 Sixth Ave #1	3-00945-0008	30-May-18	\$1,050,000	Coop	900
44 Prospect Park W #F3	3-01075-0039	31-May-18	\$973,000	Coop	1,020
370 Twelfth St #6	3-01030-1506	16-May-18	\$970,000	Condo	1,059
423 15th St #4A	3-01103-0069	4-May-18	\$940,000	Coop	
392 Eleventh St #3A	3-01023-1205	8-May-18	\$940,000	Condo	934
411 15th St #K	3-01103-0073	2-May-18	\$930,000	Coop	750
701 Union St #1B	3-00952-1502	18-May-18	\$916,425	Condo	
353 Sixth St #1	3-00988-1001	10-May-18	\$878,500	Condo	1,480
411 Eighth Ave #51	3-01083-0005	30-May-18	\$860,000	Coop	
103 Fourth Ave #1L	3-00937-1017	29-May-18	\$855,000	Condo	1,146
343 Fourth Ave #7F	3-00981-1070	9-May-18	\$849,000	Condo	762
235 Lincoln Pl #6H	3-01059-0050	15-May-18	\$808,200	Coop	900
302 Second St #9H	3-00974-1350	31-May-18	\$795,000	Condo	684
483 Twelfth St #2R	3-01097-0072	14-May-18	\$789,000	Coop	
162-166 16th St #10D	3-01052-1078	2-May-18	\$720,000	Condo	671
218 Lincoln Pl #2B	3-01061-0027	8-May-18	\$660,000	Coop	
781 Union St #4F	3-00953-0055	17-May-18	\$612,500	Coop	549
198-210 16th St #2C	3-01053-1207	1-May-18	\$442,000	Condo	988
500 Third St #6	3-00983-0037	8-May-18	\$401,793	Coop	490
103 Prospect Park W #5R	3-01085-0042	29-May-18	\$395,000	Coop	



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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

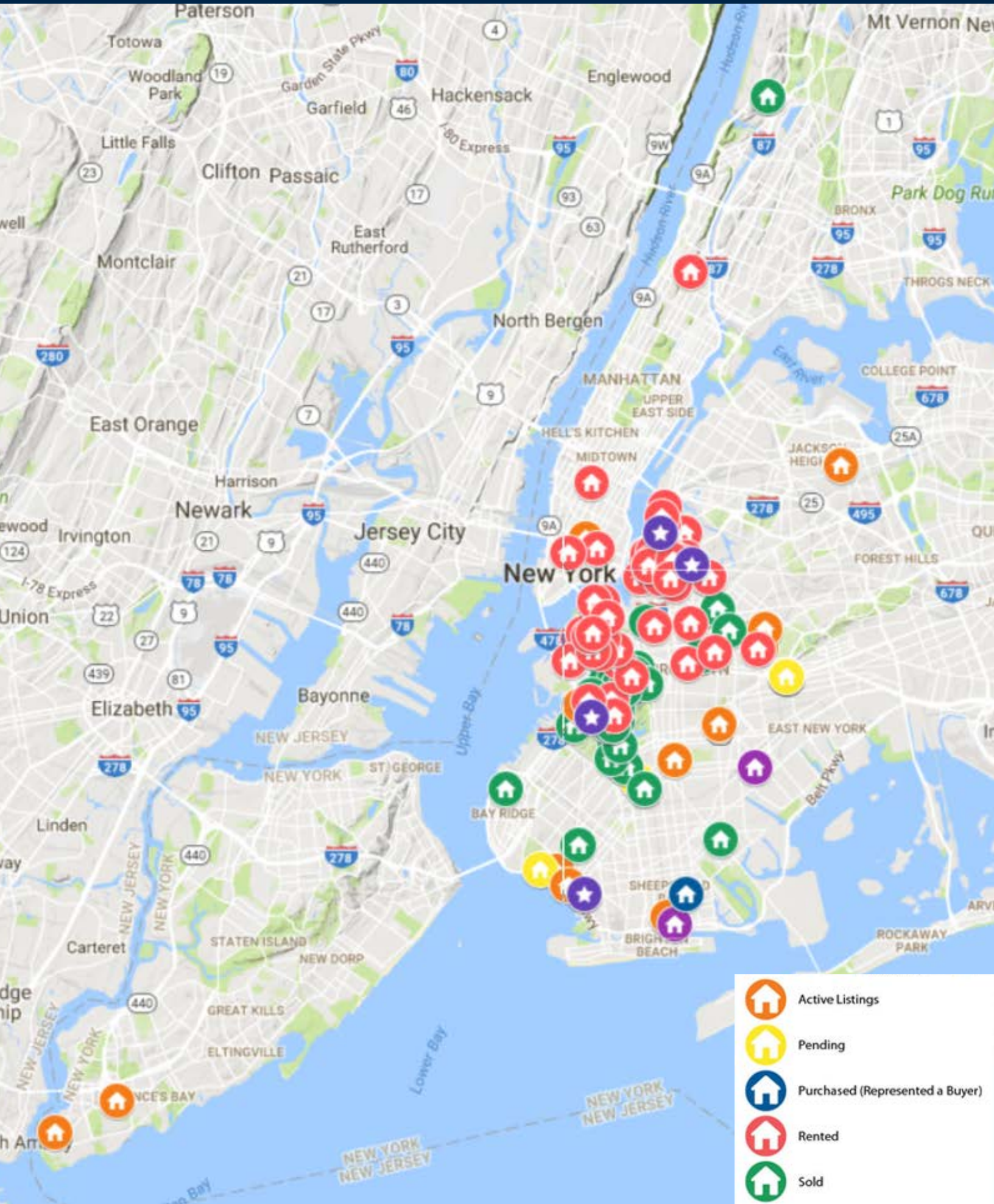
[READ MORE REVIEWS](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**





# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expediters                   | 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                  |
| 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           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

[www.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)





## THE BROOKLYN MADE SHOW

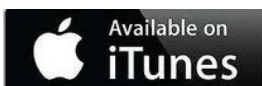
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**