

Park Slope Real Estate Market Report

Private Homes Over \$2 Million



Presented by Mendy Realty Inc. | Authored by Mendy Lipsker & Jeff Zalmy | As of September 29, 2025 MendyRealty.com 718-751-0738

At Mendy Realty Inc., we have decades of experience in Park Slope's luxury private home market. This report focuses exclusively on townhouses, multi-family residences, and single-family homes with sales prices exceeding \$2 million, representing both a prime financial investment and a coveted lifestyle choice.

\$2.5M

Median Sale Price

For homes over \$2 million

8.1%

YoY Increase

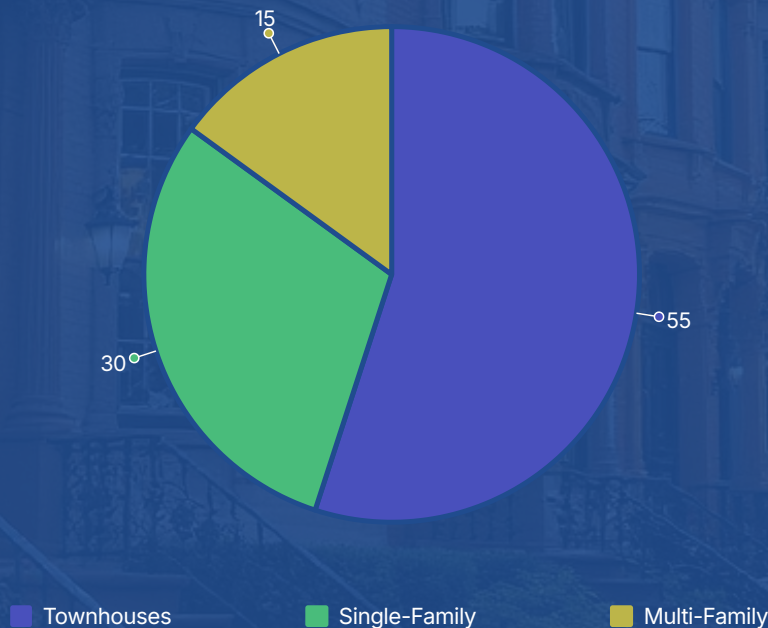
Consistent market growth

63

Days on Market

Efficient transaction speed

The Park Slope luxury market continues to show strong performance, reflecting its enduring appeal and value.

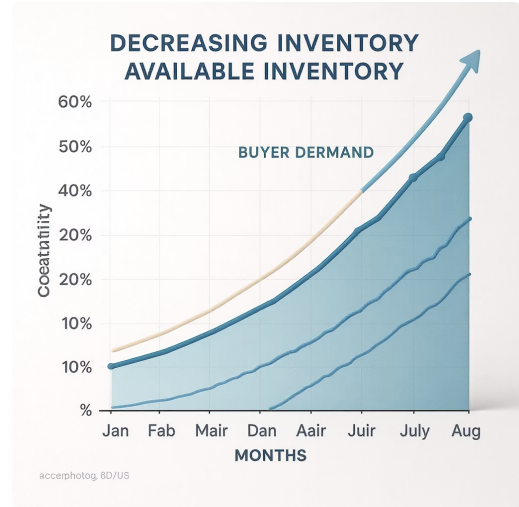


Townhouses dominate the luxury market segment over \$2M, appealing to buyers seeking classic brownstone living.

Market Overview: Inventory & Sales Dynamics

As of late September 2025, total Park Slope listings numbered approximately 130, representing a 21.2% decrease compared to May 2025. This significant reduction means inventory remains exceptionally tight, particularly within the competitive \$2M+ luxury tier.

Well-maintained townhouses and multi-family homes consistently attract strong interest, frequently resulting in multiple-offer scenarios. This demand underscores the enduring appeal and limited supply of high-quality properties in this coveted neighborhood.



Properties in this exclusive market are rarely bought on impulse; buyers perform careful due diligence, ensuring their investment aligns with their long-term goals. Similarly, sellers seek precise positioning and expert guidance to maximize their return.

At Mendy Realty Inc., we leverage our intimate knowledge of buyer preferences and block-level trends to guide clients in both pricing and marketing strategy, ensuring optimal outcomes in this dynamic environment.

Key Takeaways

- Strong price appreciation continues across the \$2M+ market
- Inventory remains tight, leading to competitive buying conditions
- Buyer motivations are lifestyle-driven as much as financial, emphasizing location, schools, and amenities
- Sellers in the \$2M+ segment are increasingly strategic, timing listings to capture maximum value

Pricing Trends and Appreciation



Park Slope's real estate market continues to demonstrate robust growth, with significant appreciation driven by limited supply and sustained high demand. This upward trajectory is particularly evident in the luxury segment.

As of late September 2025, the median sold price in Park Slope reached approximately \$1.73 million, reflecting a year-over-year increase of 8.1%. This steady appreciation underscores the neighborhood's enduring value and desirability.



For homes above \$2 million, growth has frequently exceeded the neighborhood average, reflecting both limited supply and sustained demand for larger, upgraded properties. Recent record-setting transactions, including brownstones exceeding \$13 million, demonstrate that top-tier properties command extraordinary premiums. Buyers in this segment are highly discerning, seeking homes that combine architectural distinction, modern upgrades, and prime locations, which contributes to the continued upward pressure on top-tier pricing.

Days on Market (DOM) & Buyer/Seller Insights



Luxury properties in Park Slope currently average **63 days on the market**, a slight decrease from the previous year. Homes that are exceptionally unique or highly renovated tend to sell faster, while those needing extensive renovations or featuring unconventional layouts may require more time. This dynamic reflects both the market's efficiency and buyer discernment.



Buyer Motivations

Buyers in the \$2M+ segment prioritize aesthetics, prime location, and long-term value over minor market fluctuations.

- Aesthetics and architectural distinction
- Prime location and long-term value
- Top-tier schools and amenities
- Lifestyle-driven decisions



Seller Strategy

Sellers are driven by strategic timing, price appreciation, and lifestyle transitions to maximize their property's value.

- Strategic timing for maximum value
- Price appreciation capitalization
- Lifestyle transitions and relocations
- Portfolio adjustments

Mortgage rates, currently around 6.74% for 30-year fixed loans, inform decisions but rarely impede purchasing in this segment. Understanding these buyer and seller motivations is key to crafting successful marketing strategies.

To explore how your property could perform in the current Park Slope luxury market, call 718-751-0738 or visit [MendyRealty.com](https://www.MendyRealty.com)



Park Slope's Most Coveted Streets

Park Slope's most coveted streets offer architectural distinction, proximity to Prospect Park, top schools, and vibrant local commerce. Explore these prime locations:



Carroll St & Garfield Pl

Quiet residential streets known for stunning brownstone architecture and a serene, family-friendly atmosphere.



Prospect Park West

Luxury living with direct access to Prospect Park's expansive green spaces and unparalleled recreational opportunities.



Fifth Avenue & Surrounding Corridors

Vibrant avenues offering boutique shopping, diverse dining, and a bustling community ambiance.

Other sought-after areas include 1st & 2nd Streets and Montgomery Place & Windsor Place, each adding to the luxury market's distinct appeal.



Park Access

Proximity to Prospect Park's 585 acres of green space, recreational facilities, and cultural institutions.



Top Schools

Access to highly-rated public schools and educational institutions drives family demand.



Local Commerce

Vibrant boutiques, specialty stores, and the weekly Farmers Market enhance neighborhood appeal.

Dining & Cafes

Over **200 restaurants and cafes** are within easy walking distance, offering a diverse culinary experience for residents.

Top-Rated Schools

Access to **15+ top-rated public and private schools** ensures excellent educational opportunities for families.

Prospect Park Proximity

Enjoy the tranquility of Prospect Park, with many locations just a **5-minute walk** to its expansive green spaces.

Notable Transactions & Current Listings



Explore some of the most significant sales and exclusive listings defining the luxury real estate market in Park Slope:



535 1st Street

Closed September 2025 for **\$13.9M**, setting a new benchmark for Park Slope brownstones. This record-breaking transaction highlights the strong demand for prime properties in the neighborhood.



19 Montgomery Place

Currently listed at **\$15M**, this trophy renovation features a luxurious penthouse. It exemplifies the upper-tier luxury offerings available, blending historic charm with contemporary elegance.



53 Prospect Park West

One of the neighborhood's most expensive sales, exceeding **\$13M**. Properties along Prospect Park West command premium prices due to their direct park access and stunning views.

600 2nd Street

This beautifully renovated limestone townhouse attracts discerning buyers in the **\$8-10M** range, showcasing exquisite craftsmanship and modern amenities.

448 6th St & Montgomery Place

Select townhouses on these classic blocks feature updated interiors and are commanding sales between **\$6-12M**, representing excellent value in luxury living.

Considering a sale or acquisition in Park Slope?

Mendy Lipsker and Jeff Zalmy at Mendy Realty Inc.

are available to provide experienced guidance - 718-751-0738, MendyRealty.com

Lifestyle & Amenities:

Green Spaces and Recreation



Prospect Park (585 acres)

Explore this expansive urban oasis with hiking and biking trails, boating opportunities, diverse cultural institutions, and sports fields.



Grand Army Plaza

The iconic gateway to Prospect Park, home to a popular Greenmarket, public events, and a magnificent architectural landmark.



Playgrounds & Parks

Enjoy family recreation at neighborhood favorites like J.J. Byrne, Thomas Greene, Dean Playground, and Slope Park.



Green-Wood Cemetery

A National Historic Landmark offering serene walking trails, stunning landscaping, and excellent bird-watching opportunities.





Lifestyle & Amenities: Shopping, Culinary, Culture



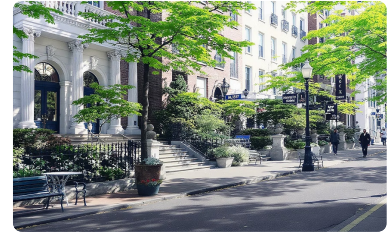
Exquisite Shopping Destinations

Park Slope invites you to a sophisticated retail journey, from the elegant luxury boutiques lining Fifth Avenue to unique independent treasures like **Consignment Brooklyn** and **Community Bookstore**. Discover fresh, local delights at the vibrant seasonal **Farmers Market**, offering a taste of neighborhood charm.



A Culinary Tapestry

Indulge in Park Slope's celebrated culinary landscape, where Michelin-recommended establishments meet charming, innovative bistros. Experience authentic Italian artistry at **Al Di La Trattoria**, refined American fare at **Stone Park Café** or **Benchmark Restaurant**, and decadent confections from **The Chocolate Room**.



A Hub of Culture & Education

Immerse yourself in Park Slope's vibrant cultural heartbeat. Explore iconic art at the **Brooklyn Museum** and local **art galleries**, find serenity at the exquisite **Brooklyn Botanic Garden**, and experience groundbreaking performing arts at **BAM (Brooklyn Academy of Music)**, indie films at **Nitehawk Cinema**, live music at various **venues**, and engaging **literary events**.

Embrace the distinguished lifestyle that Park Slope so impeccably offers. For exclusive insights into premium properties that perfectly complement this refined way of living, we invite you to connect with Mendy Lipsker or Jeff Zalmy at 718-751-0738, or explore our curated listings at MendyRealty.com.

Development Outlook & Community Pulse



Developments: New Projects Shaping Park Slope

- **The Slope on Fifth:** A 30-unit boutique condominium featuring Scandinavian-inspired design, penthouses, and high-end amenities.
- **228–236 13th Street (Prospect House):** This 28-unit residential building is adding luxury for-sale inventory to the neighborhood.
- **Arrow Linen Rezoning & Union Street Projects:** These initiatives are bringing a mix of affordable and market-rate units to the area.
- **655 Union Street:** Luxury apartments are under development at the vibrant Gowanus-Park Slope border.
- **120 5th Avenue:** A new mixed-use building offering both rent-stabilized units and diverse commercial spaces.
- **Brent Buck Architects 21-unit condominium:** Anticipate new luxury options entering the market in late 2025.



Community Pulse: A Thriving and Evolving Neighborhood

- **Record Sale:** A significant property at 535 1st Street recently sold for \$13.9M, highlighting market strength.
- **Engaging Events:** Enjoy local gatherings like "Super Stoop Day" and benefit from various community grants.
- **Infrastructure Upgrades:** A \$40.7M investment in water and sewer improvements ensures modern urban infrastructure.
- **New Local Businesses:** Discover exciting additions to the neighborhood, including Beem Light Sauna, Love & Legends, and Stilllife.
- **Prospect Park Updates:** Ongoing programming and dedicated ecological preservation efforts enhance this cherished green space.

To explore investment opportunities or plan a purchase in light of these dynamic developments, reach out to Mendy Lipsker or Jeff Zalmy at 718-751-0738, MendyRealty.com

Broker's Conclusion



Park Slope offers a distinguished lifestyle and a shrewd investment for \$2M+ homes, characterized by robust price appreciation, competitive limited inventory, and coveted lifestyle amenities. Mendy Lipsker and Jeff Zalmy at Mendy Realty Inc. provide the local insight, negotiation skills, and market foresight needed to ensure optimal outcomes.



Price

Strong and steady price appreciation in the \$2M+ market segment with record-setting transactions



Inventory

Limited inventory driving competition and multiple-offer scenarios for well-positioned properties



Lifestyle

Amenities that reinforce long-term value including top schools, parks, and cultural institutions



Expertise

Expert guidance from brokers with on-the-ground knowledge and decades of market experience

Ready to Buy or Sell in Park Slope?

Call: 718-751-0738

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