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INC.

Park Slope Real Estate Market Report 2025



718-751-0738

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Executive Summary: Park Slope Market Metrics 2025



\$1.49M

Median Home Value



\$1.5M–\$1.6M
Median Sale Price



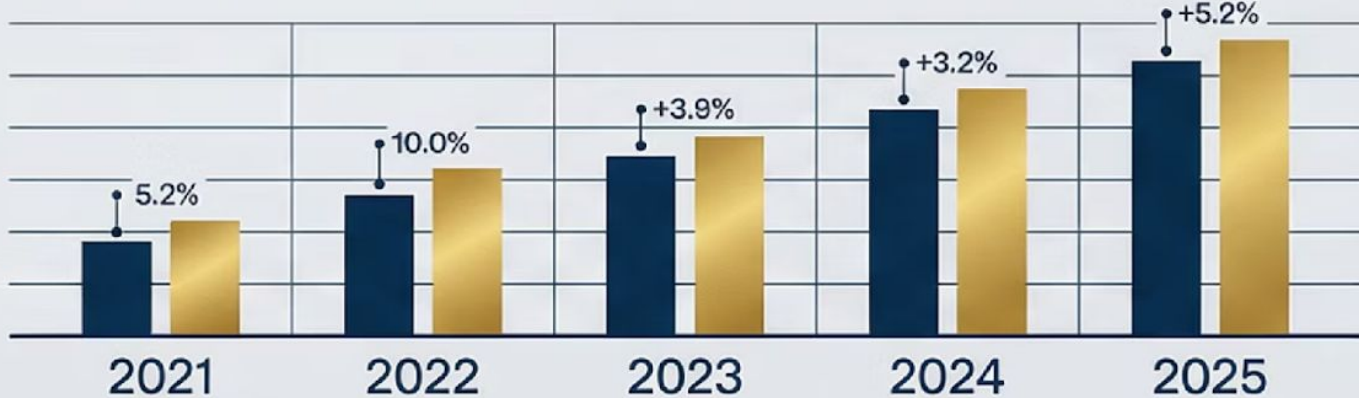
\$1,375–\$1,460
Price Per Sq Ft



46–75 days

Median Days on Market

+3.2% YoY
Appreciation





Neighborhood Overview



Historic brownstone architecture dating to 1880s–1920s



Leafy, tree-lined streets with mature canopy



Family-friendly with top-rated schools PS 321, PS 39



Walkable retail corridors on 5th & 7th Avenues



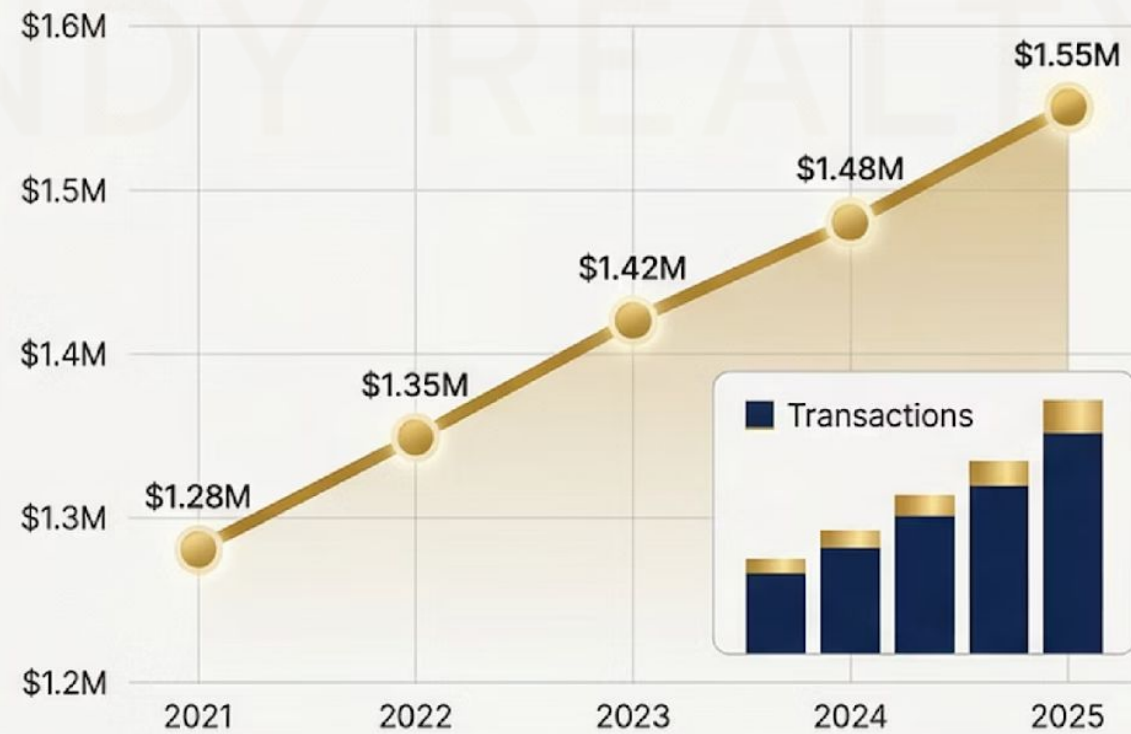
Direct access to 526-acre Prospect Park



Market Performance & Sales Activity 2025

Metric	Value
Median Home Value	\$1.49M
Median Sale Price	\$1.5M-\$1.6M
Median Price/Sq Ft	\$1,375-\$1,460
Median Days on Market	46-75 days
Total Transactions	847 sales

5-Year Median Price Trend






Major Transactions 2025: Notable Sales




Address	Sale Price	Notes
<div>  <div>  535 1st Street </div> </div>	\$13.9M	NEIGHBORHOOD RECORD - Historic mansion renovation
<div>  <div> 123 Prospect Park West </div> </div>	\$8.2M	Classic Brownstone - Park views
<div>  <div> 45 1st Street </div> </div>	\$6.7M	Fully Renovated - Prime location
<div>  <div> 920 Lincoln Place </div> </div>	\$5.9M	Designer Interior - Large garden
<div>  <div> 240 Sterling Place </div> </div>	\$4.5M	Historic Landmark - Period details
<div>  <div> 710 Carroll Street </div> </div>	\$3.8M	Investment Opportunity - Multi-unit
<div>  <div> 55 7th Avenue </div> </div>	\$3.2M	Top Floor Unit - City skyline view
<div>  <div> 180 Montgomery Street </div> </div>	\$2.7M	Spacious Layout - Quiet street
<div>  <div> 350 Dean Street </div> </div>	\$1.9M	Starter Home - Great value

Park Slope Rental Market 2025

	Unit Type	Average Monthly Rent
	Studio	\$2,900-\$3,200
	1-Bedroom	\$3,800-\$4,000
	2-Bedroom	\$4,500-\$5,450

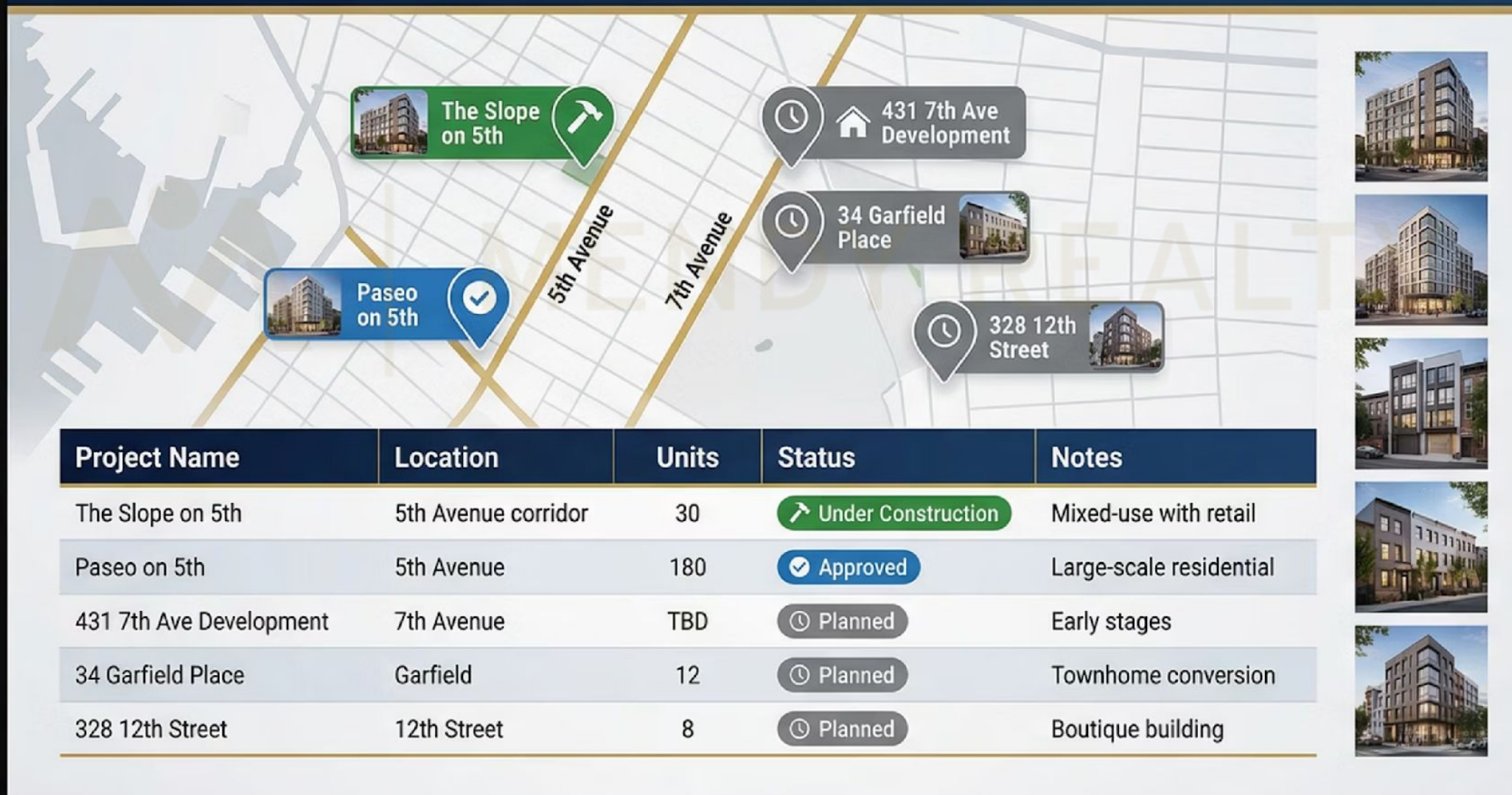


 **Strong rental demand** driven by young professionals and families seeking neighborhood quality and park access

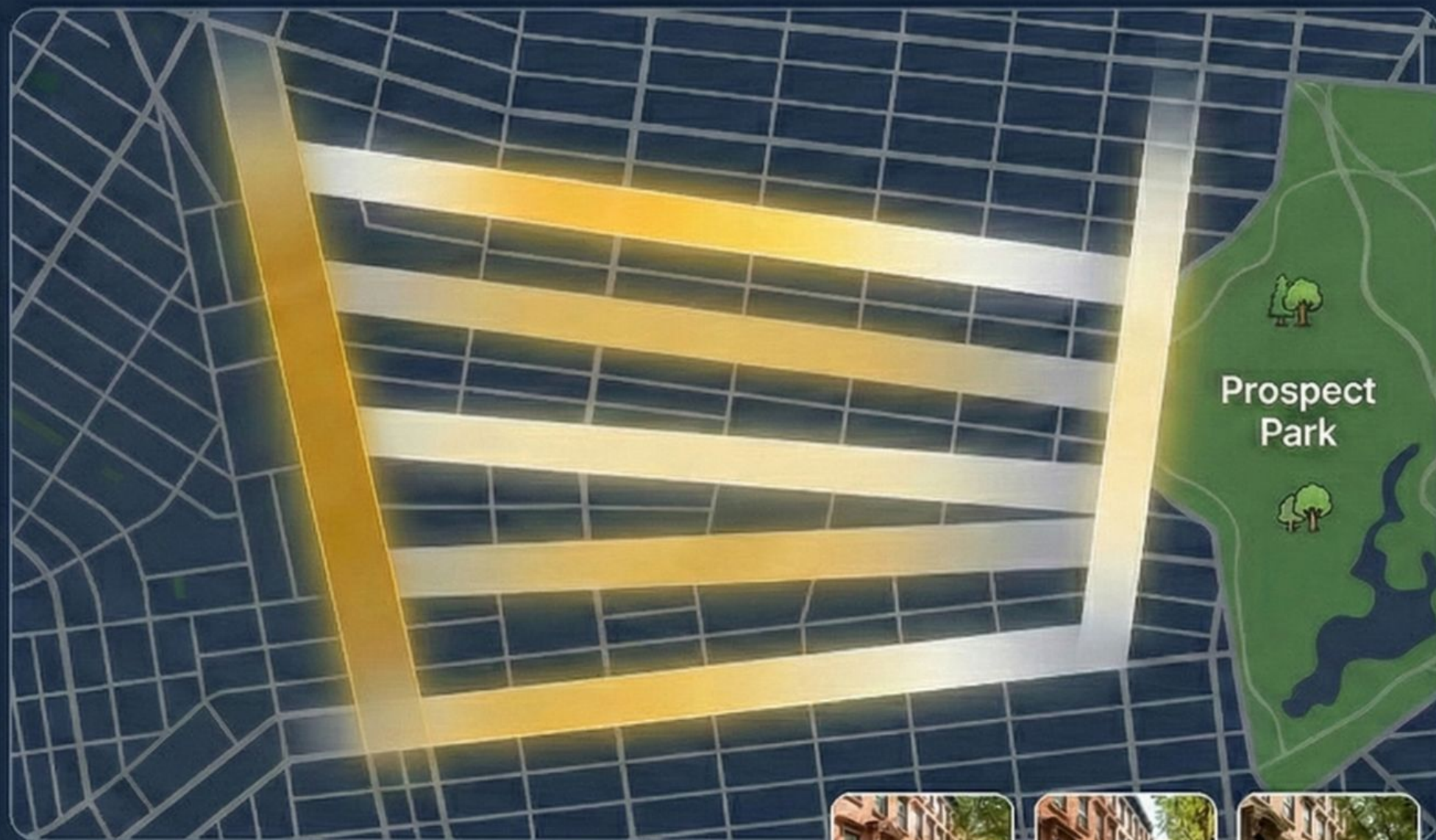
 **Limited new rental supply** maintains pricing power, vacancy rates below 3% borough-wide



Active Development & Pipeline



Premium Streets & Top Blocks



Top Premium Blocks

1.  **Prospect Park West**
\$2M-\$15M range
2.  **1st Street**
Historic mansions
3.  **Garfield Place**
Quiet elegance
4.  **5th & 7th Avenue**
Retail proximity
5.  **Berkeley Place**
Family blocks



Local Amenities & Neighborhood Hotspots



DINING



Blue Ribbon Bakery



al di La Trattoria



Talde



Bogota Latin Bistro



Alice's Tea Cup

CAFÉS



Café Regular



Gorilla Coffee



Colson Patisserie



Connecticut Muffin



RETAIL

5th Avenue boutiques

7th Avenue shops



Farmers Market (Weekly)

PARKS & RECREATION



Prospect Park (526 acres)



Playgrounds



Tennis Courts



Running Paths

*Walkable
Urban
Village*



Investment Outlook & Key Takeaways



Luxury brownstones remain blue-chip Brooklyn assets with strong appreciation history



Stable pricing with 5-year CAGR of 3.8%, outpacing inflation



Strong rental fundamentals, sub-3% vacancy, premium tenant demand



Limited inventory maintains pricing power, only 847 sales in 2025

Forecasted Appreciation (2026)



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Your Park Slope & Brooklyn Neighborhood Experts

Schedule Your Private Consultation

