



MENDY REALTY
INC.

Park Slope Real Estate Market Report 2025



718-751-0738 MendyRealty.com

MendyRealty.com

Executive Summary: Park Slope Market Metrics 2025



MENDY REALTY



\$1.49M

Median Home Value

+3.2% YoY
Appreciation



\$1.5M-\$1.6M
Median Sale Price

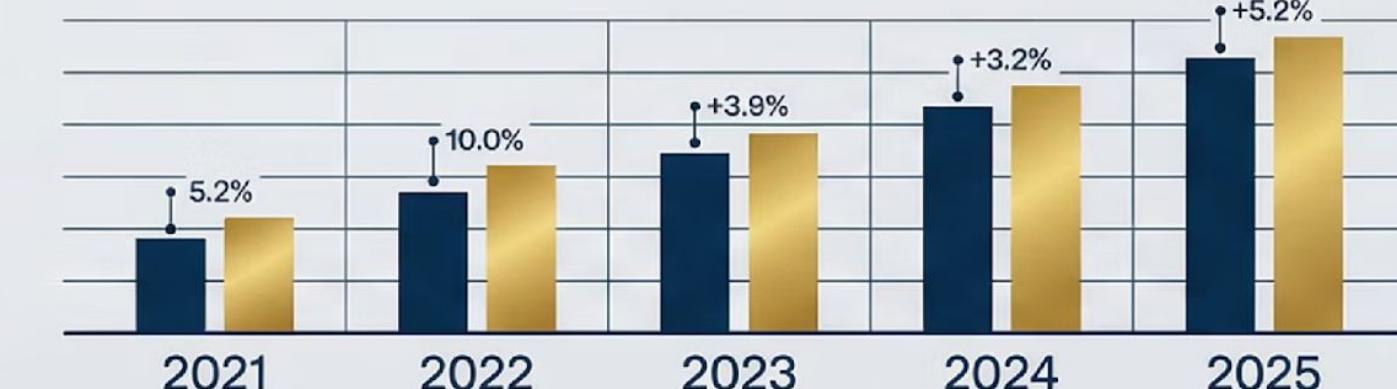


\$1,375-\$1,460
Price Per Sq Ft



46-75 days

Median Days on Market





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



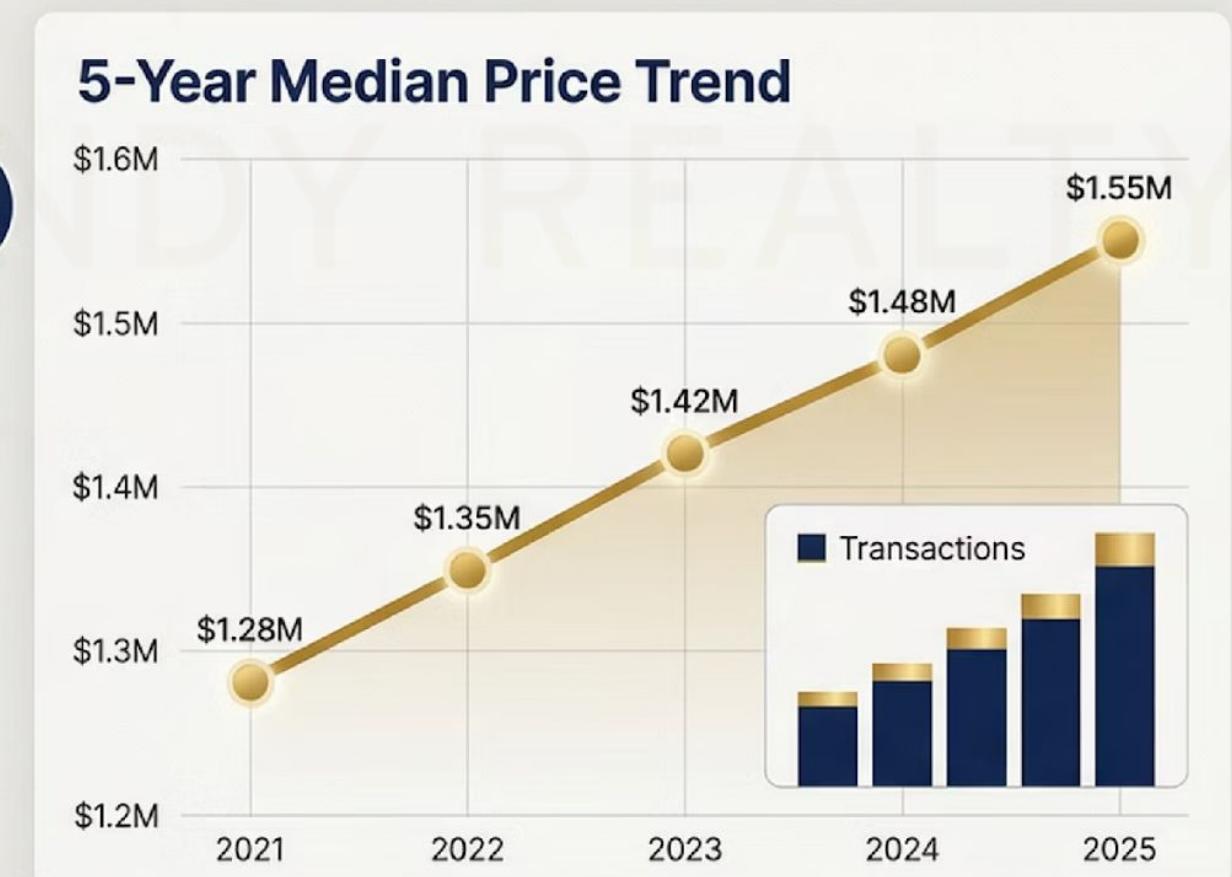
Direct access to 526-acre Prospect Park





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





Major Transactions 2025: Notable Sales



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



Park Slope Rental Market 2025

Unit Type	Average Monthly Rent
	Studio
	1-Bedroom
	2-Bedroom

\$2,900-\$3,200

\$3,800-\$4,000

\$4,500-\$5,450

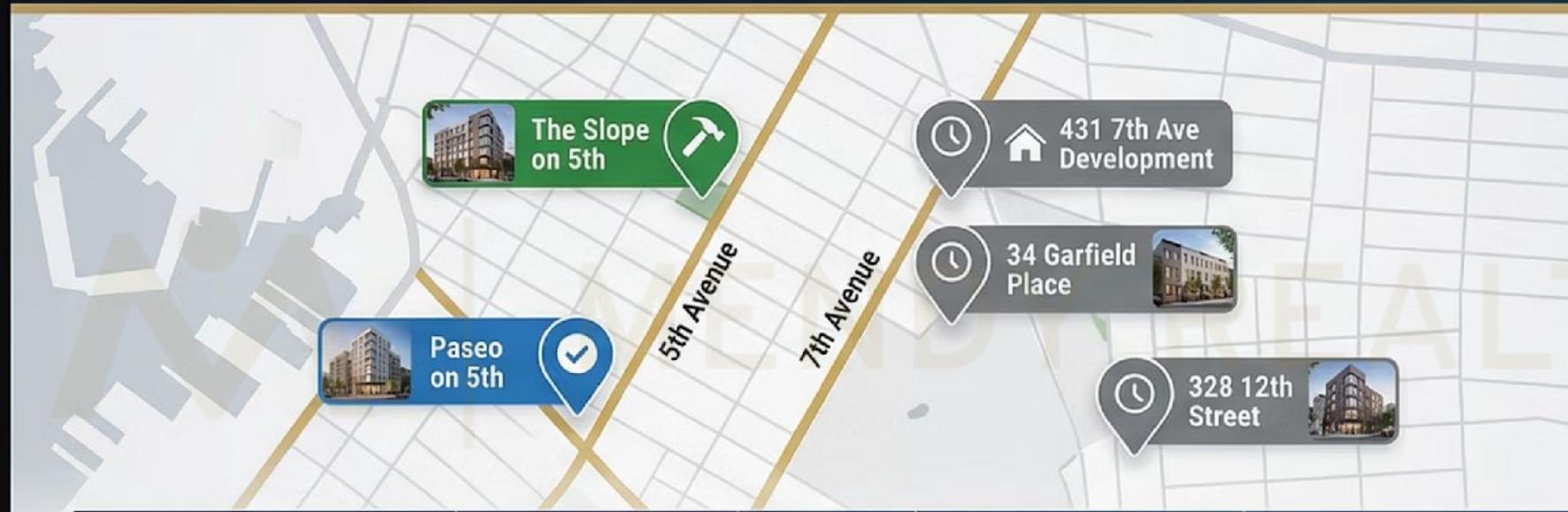
 **Strong rental demand**
driven by young professionals and families seeking neighborhood quality and park access

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





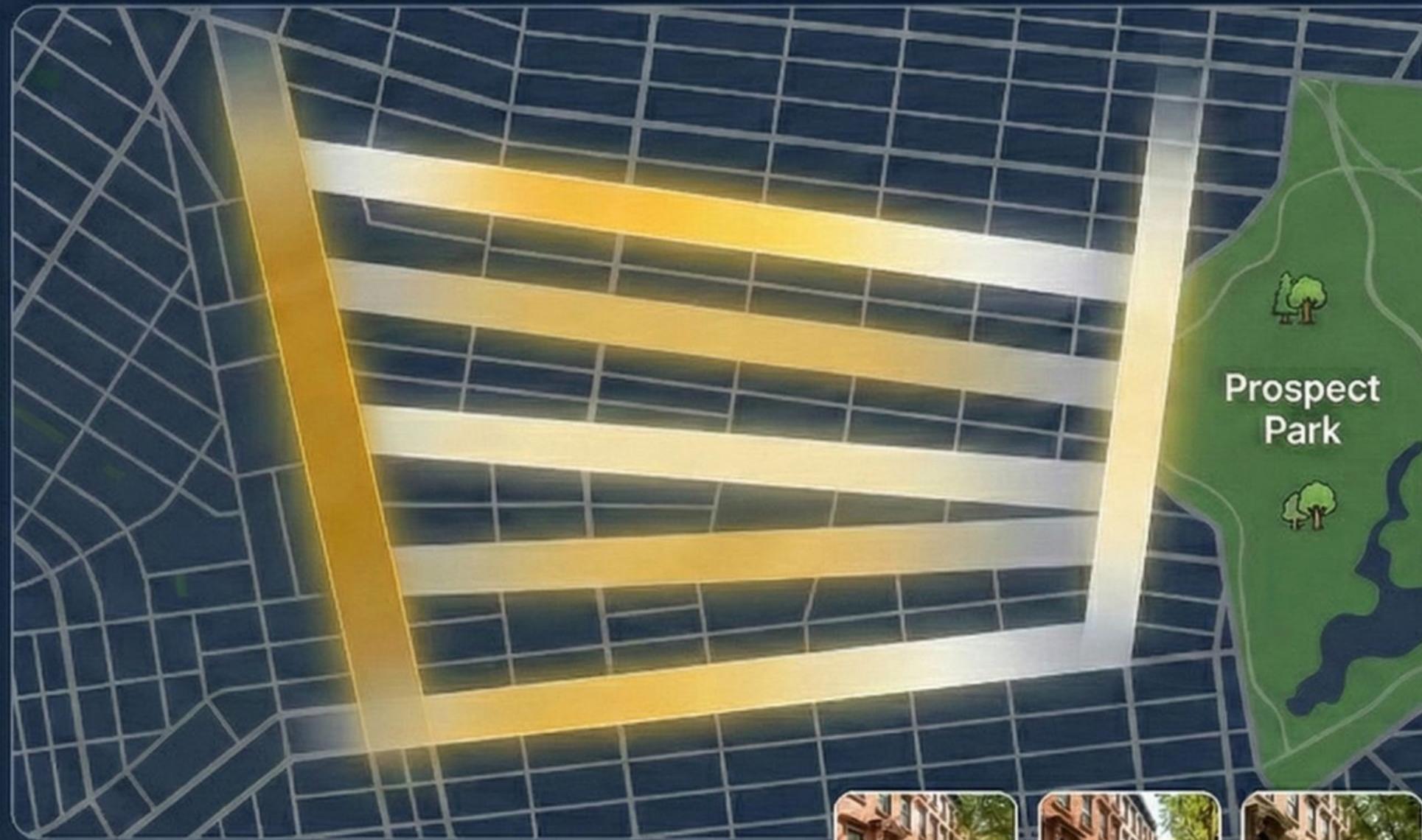
Active Development & Pipeline



Project Name	Location	Units	Status	Notes
The Slope on 5th	5th Avenue corridor	30	Under Construction	Mixed-use with retail
Paseo on 5th	5th Avenue	180	Approved	Large-scale residential
431 7th Ave Development	7th Avenue	TBD	Planned	Early stages
34 Garfield Place	Garfield	12	Planned	Townhome conversion
328 12th Street	12th Street	8	Planned	Boutique building



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



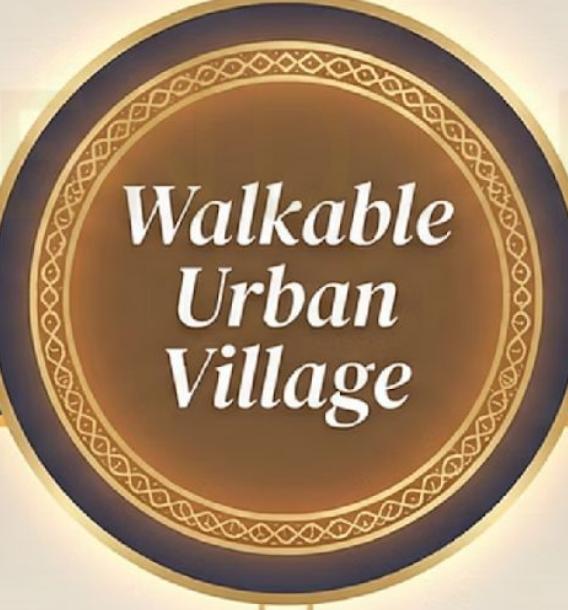
DINING

-  Blue Ribbon Bakery
-  al di La Trattoria
-  Talde
-  Bogota Latin Bistro
-  Alice's Tea Cup



RETAIL

- 5th Avenue boutiques
- 7th Avenue shops
-  Farmers Market (Weekly)



CAFÉS

-  Café Regular
-  Gorilla Coffee
-  Colson Patisserie
-  Connecticut Muffin



PARKS & RECREATION

-  Prospect Park (526 acres)
-  Playgrounds
-  Tennis Courts
-  Running Paths



Investment Outlook & Key Takeaways



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



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



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



Limited inventory maintains pricing power, only 847 sales in 2025

Forecasted Appreciation (2026)



MENDY REALTY

Mendy Realty Inc



718-751-0738 • MendyRealty.com

Your Park Slope & Brooklyn Neighborhood Experts



Schedule Your Private Consultation