

Second Quarter 2018

Market Report Brooklyn Residential

**Brown
Harris
Stevens**



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Brooklyn apartment prices averaged \$869,587 in the second quarter, **4%** less than a year ago.

New development prices averaged **11%** less than a year ago, while resale units saw a slight increase.



BrownHarrisStevens.com WEB# 18235422



BrownHarrisStevens.com WEB# 18046528

The average townhouse price rose **6%** over the past year to \$1,153,079.



BrownHarrisStevens.com WEB# 18421269

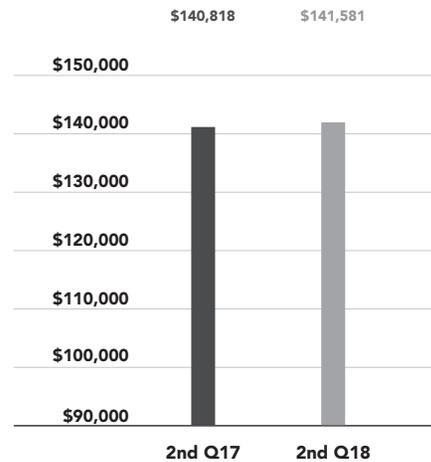
Cooperatives & Condominiums

Average & Median Sales Price



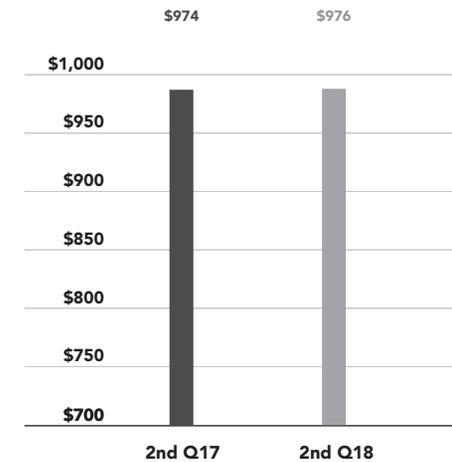
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



The average apartment price was 4% lower than 2017's second quarter.

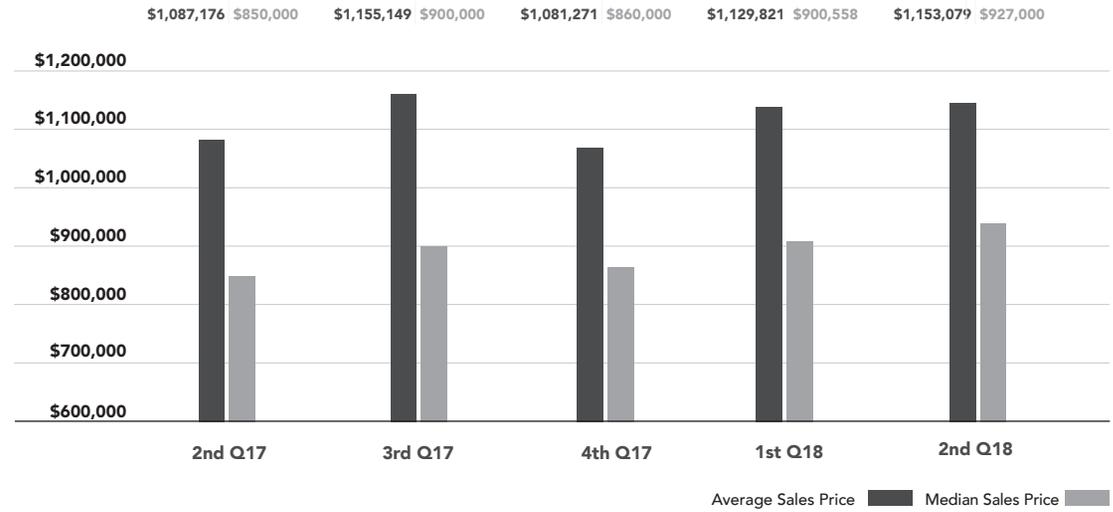
New development apartments experienced an 11% decline in their average price.

* Includes new development and resale apartments.
2Q18 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include Sales recorded after our initial reports were released.

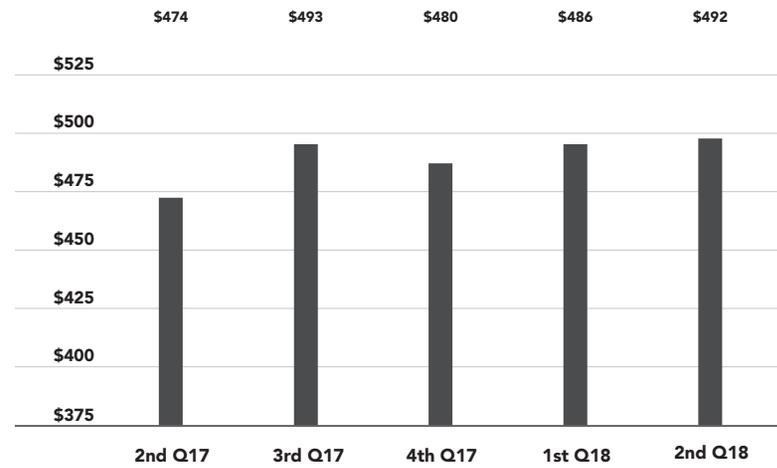


Brown Harris Stevens
BrownHarrisStevens.com WEB# 17589852

Average & Median Sales Price



Average Price Per Square Foot



Townhouse prices averaged \$1,153,079, a 6% gain from a year ago.

Brooklyn Market Areas

Brownstone

Boerum Hill
Brooklyn Heights
Carroll Gardens
Clinton Hill
Cobble Hill
Columbia Street Waterfront District
Ditmas Park
Downtown Brooklyn
Dumbo
Fort Greene
Gowanus
Greenwood Heights
Park Slope
Prospect Heights
Prospect Park South
Prospect-Lefferts Gardens
Red Hook
South Slope
Vinegar Hill
Windsor Terrace

Central

Bedford-Stuyvesant
Brownsville
Bushwick
Crown Heights
East New York
Stuyvesant Heights

North

East Williamsburg
Greenpoint
Williamsburg North Side
Williamsburg South Side

South

Bath Beach
Bay Ridge
Bensonhurst
Bergen Beach
Borough Park
Brighton Beach
Canarsie
Coney Island
Dyker Heights
East Flatbush
Flatbush
Flatlands
Gerritsen Beach
Gravesend
Kensington
Manhattan Beach
Marine Park
Midwood
Mill Basin
Sea Gate
Sheepshead Bay
Sunset Park



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BrownHarrisStevens.com WEB# 18583145



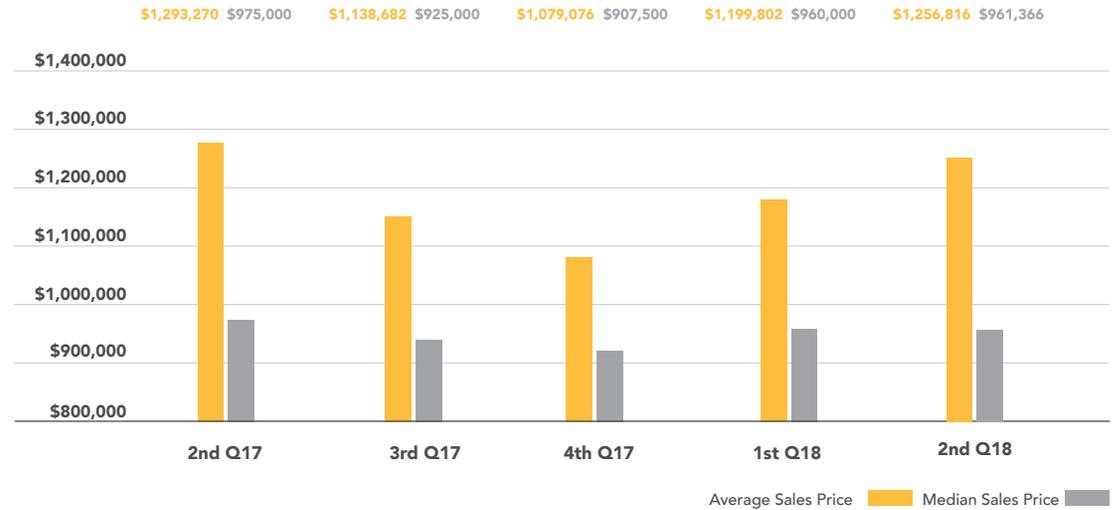
BrownHarrisStevens.com WEB# 18295321

At \$1,256,816, the average apartment price was 3% lower than a year ago.

Prices were lower for both co-ops and condos compared to 2017's second quarter.

Cooperatives

Average & Median Sales Price



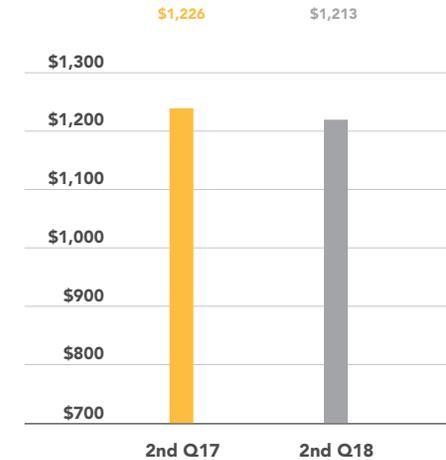
Cooperative

Average Price Per Room



Condominium

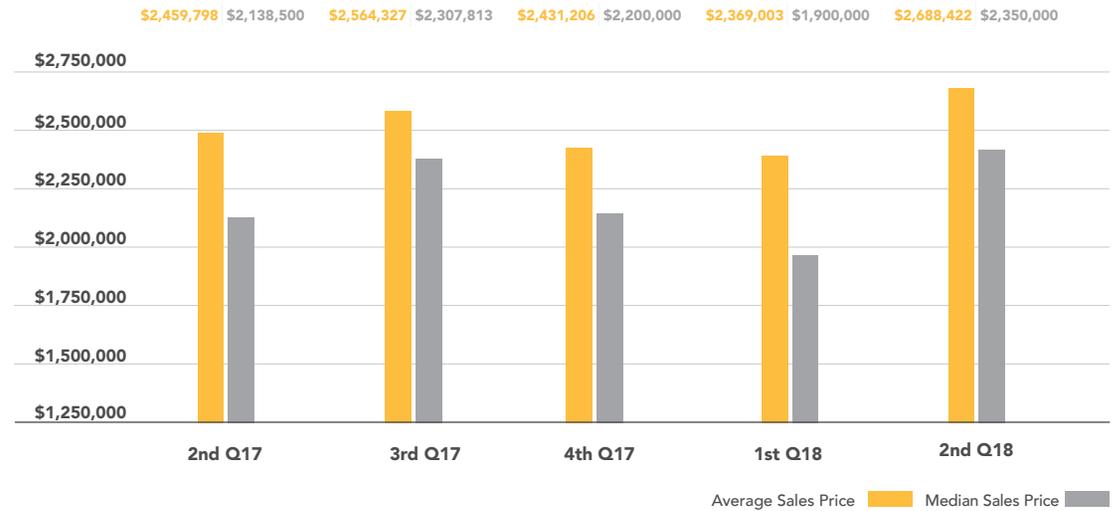
Average Price Per Square Foot



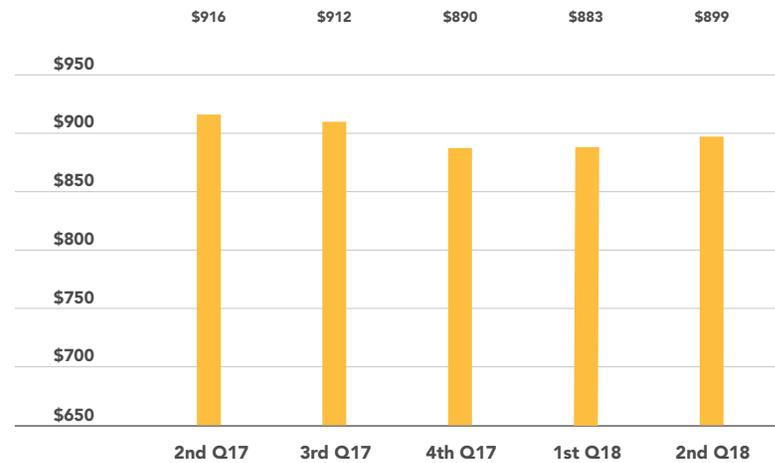


BrownHarrisStevens.com WEB# 18654048

Average & Median Sales Price



Average Price Per Square Foot



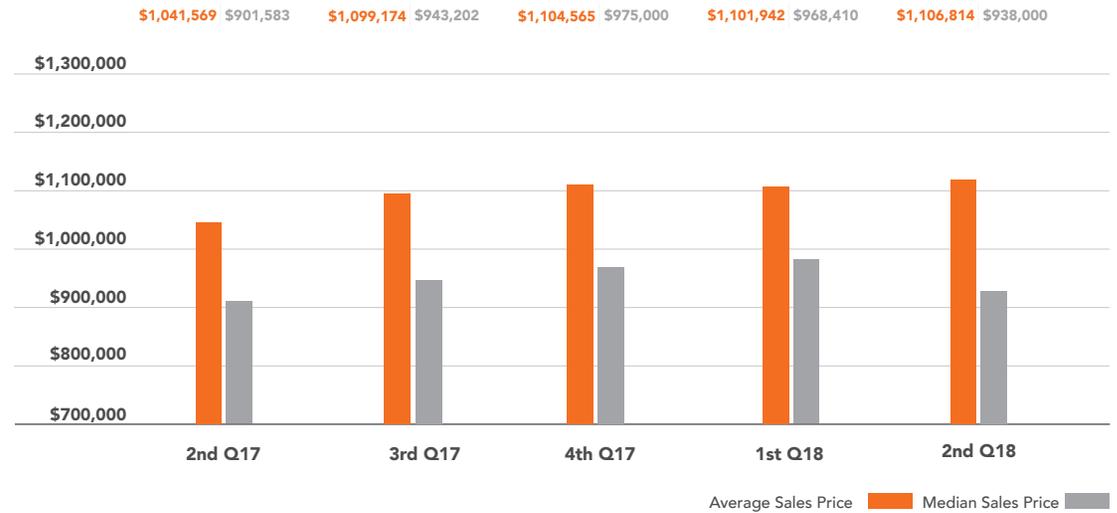
Both the average and median townhouse prices posted gains compared to a year ago.



Brown Harris Stevens
BrownHarrisStevens.com WEB# 18571721

Cooperatives & Condominiums

Average & Median Sales Price

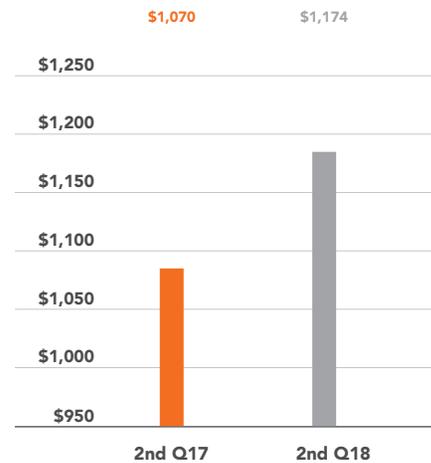


Apartment prices averaged \$1,106,814, a 6% improvement over the past year.

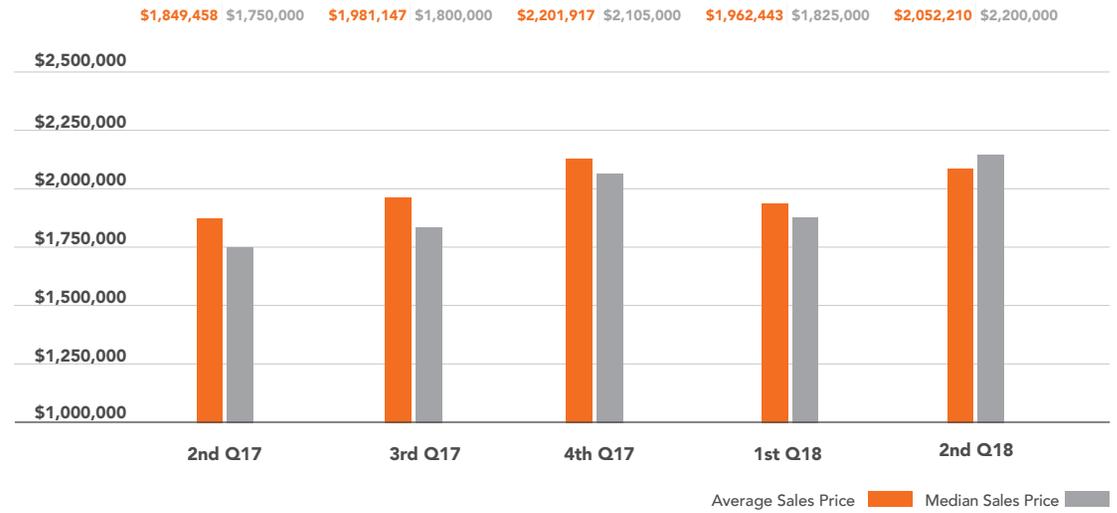
Condos led the way, as their average price per square foot was 10% higher than the second quarter of 2017.

Cooperative

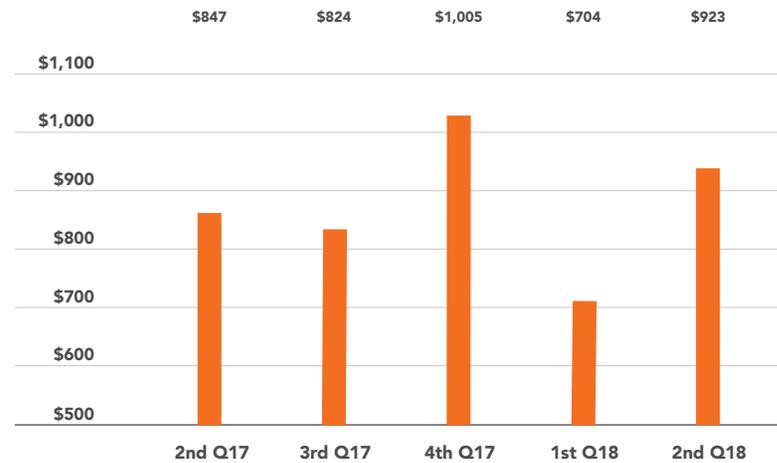
Average Price Per Room



Average & Median Sales Price



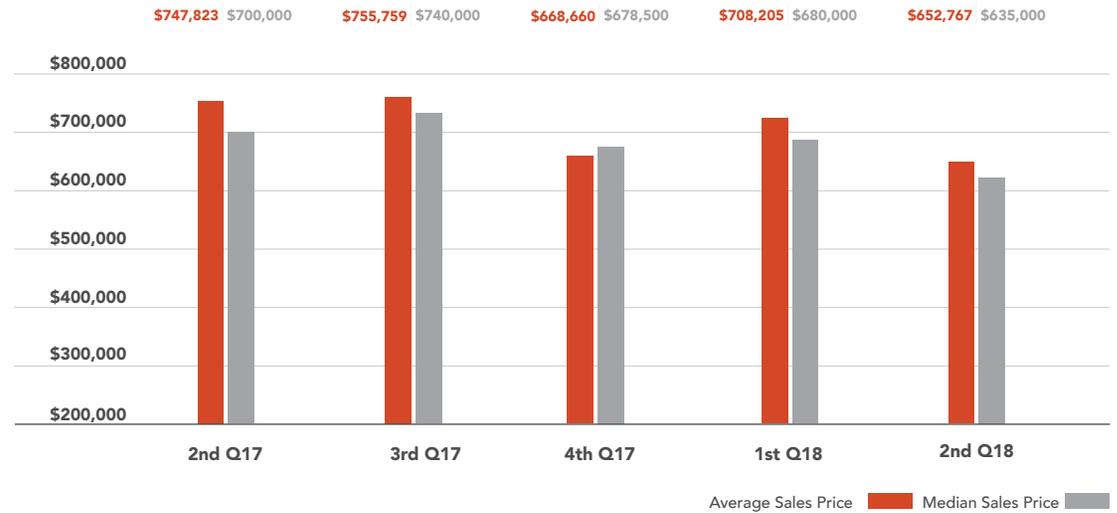
Average Price Per Square Foot



The average townhouse price per square foot was 9% higher than a year ago.

Cooperatives & Condominiums

Average & Median Sales Price



Cooperative

Average Price Per Room



Apartment prices averaged 13% less than a year ago.

The median price of \$635,000 was 9% below last year's figure.

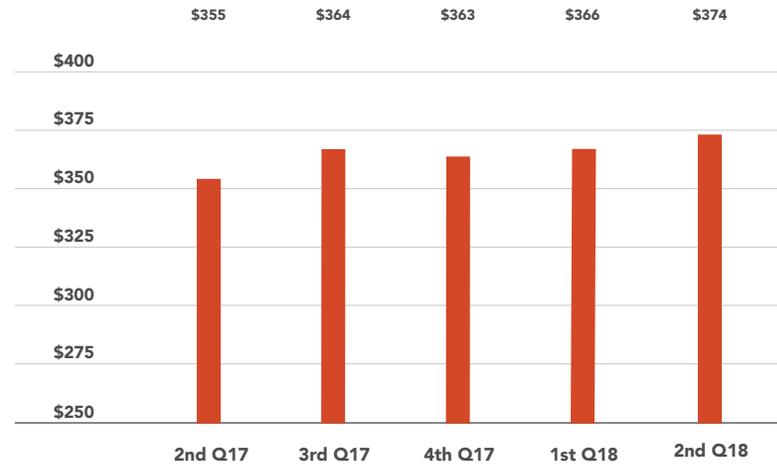


BrownHarrisStevens.com WEB# 18455866

Average & Median Sales Price



Average Price Per Square Foot



A 6% increase was posted in the average townhouse price.

Cooperatives & Condominiums

Average & Median Sales Price



Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



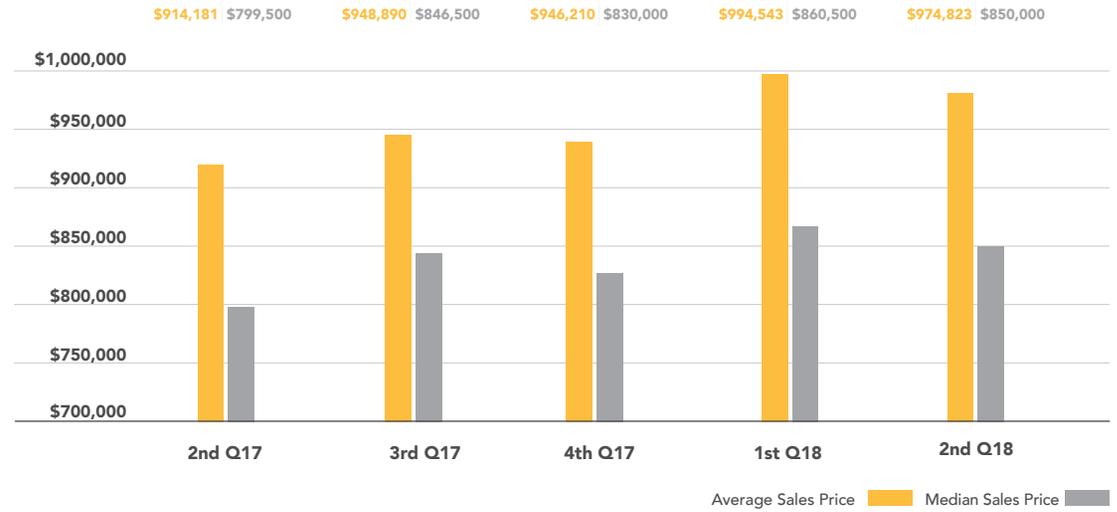
The median apartment price was 7% higher than a year ago.

Prices rose for both co-ops and condos.

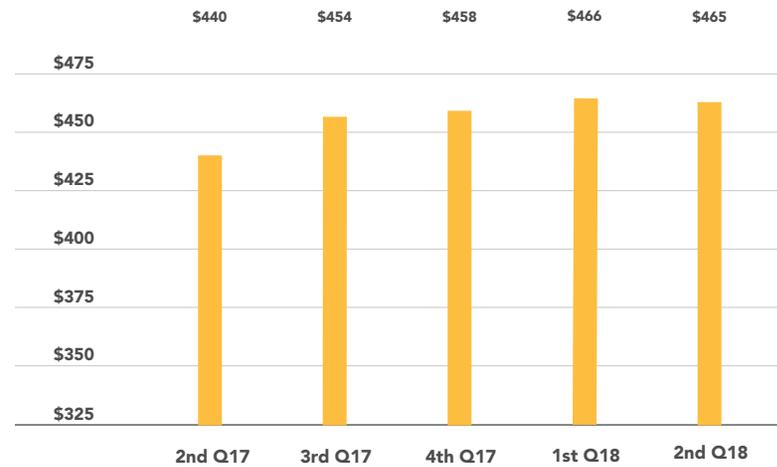


BrownHarrisStevens.com WEB# 18521182

Average & Median Sales Price



Average Price Per Square Foot



Over the past year the average townhouse price rose 7% to \$974,823.

Contact us

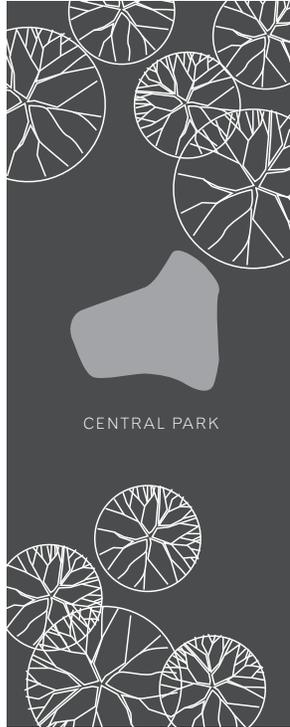
West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

CENTRAL PARK WEST



CENTRAL PARK

5TH AVENUE

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie
Managing Director of Sales

East Side

445 Park Avenue
Hall F. Willkie, Co-President
Bess Freedman, Co-President
Ruth McCoy, EVP
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Sarah Orlinsky-Maitland, EVP
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Park Slope

100 Seventh Avenue
Camille Logan, EVP
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