

Second Quarter 2018

Market Report Brooklyn Residential

**Brown
Harris
Stevens**



BHS PARTNERING
WORLDWIDE

LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

Cover Property: BrownHarrisStevens.com WEB# 18689997

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

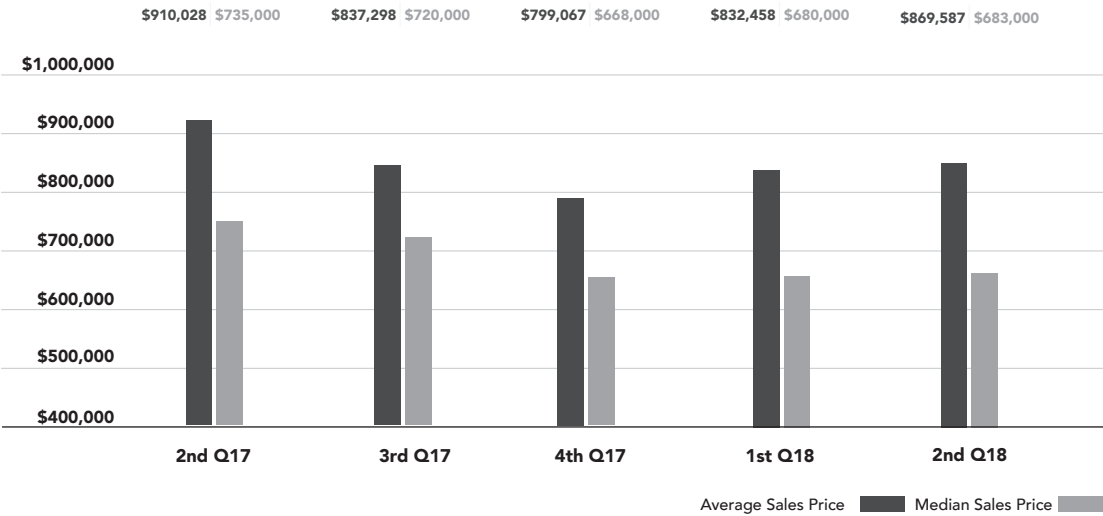
The average apartment price was 4% lower than 2017’s second quarter.

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.

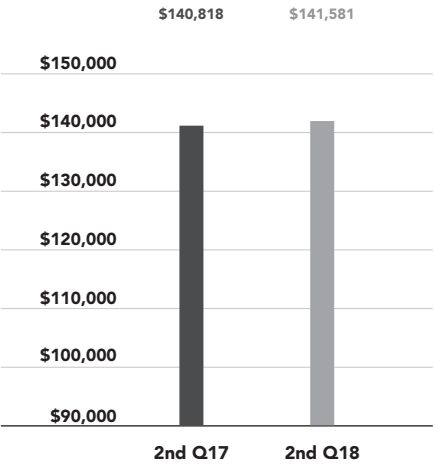
Cooperatives & Condominiums

Average & Median Sales Price



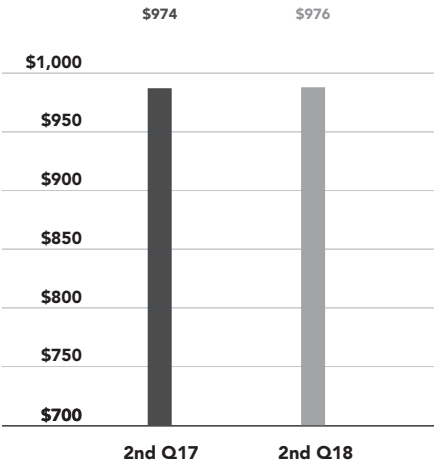
Cooperative

Average Price Per Room



Condominium

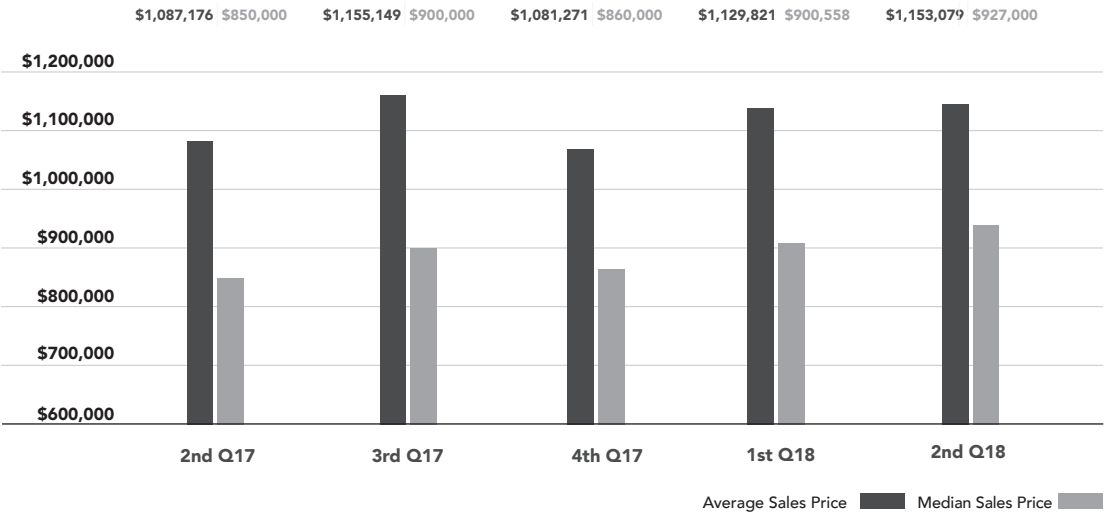
Average Price Per Square Foot



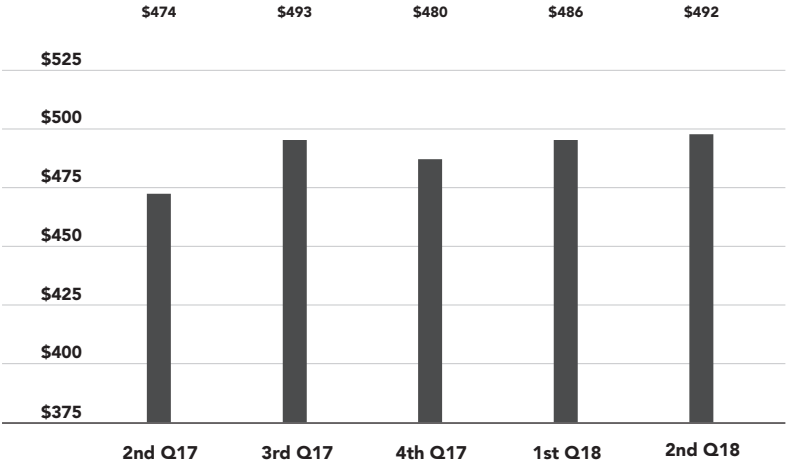


BrownHarrisStevens.com WEB# 17589852

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





BrownHarrisStevens.com WEB# 18583145



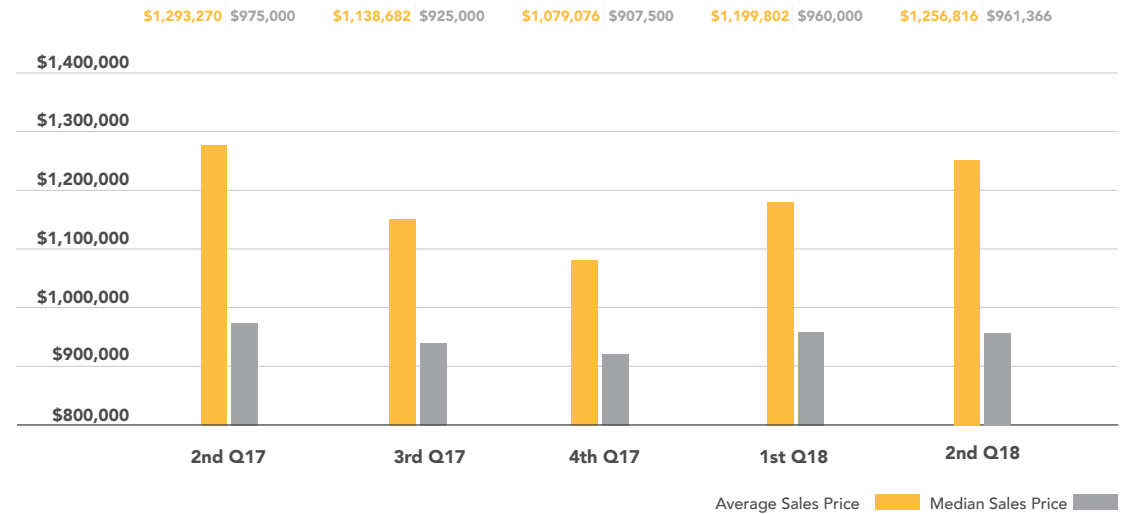
BrownHarrisStevens.com WEB# 18295321

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.

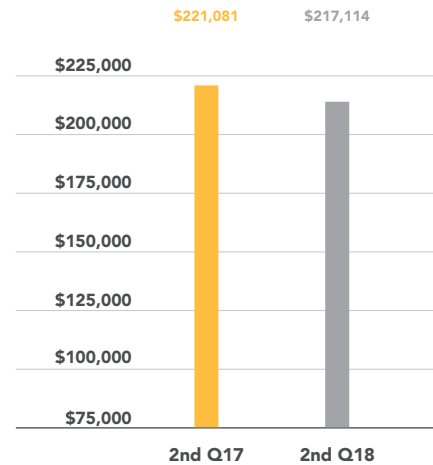
Cooperatives

Average & Median Sales Price



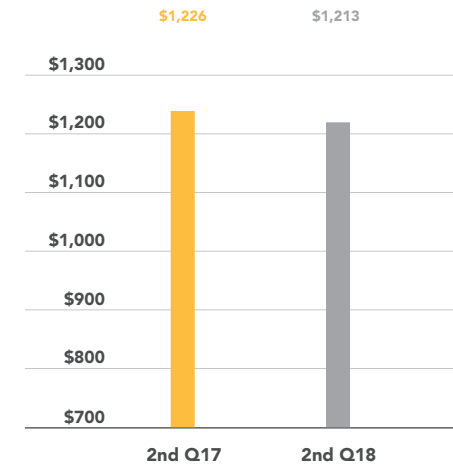
Cooperative

Average Price Per Room



Condominium

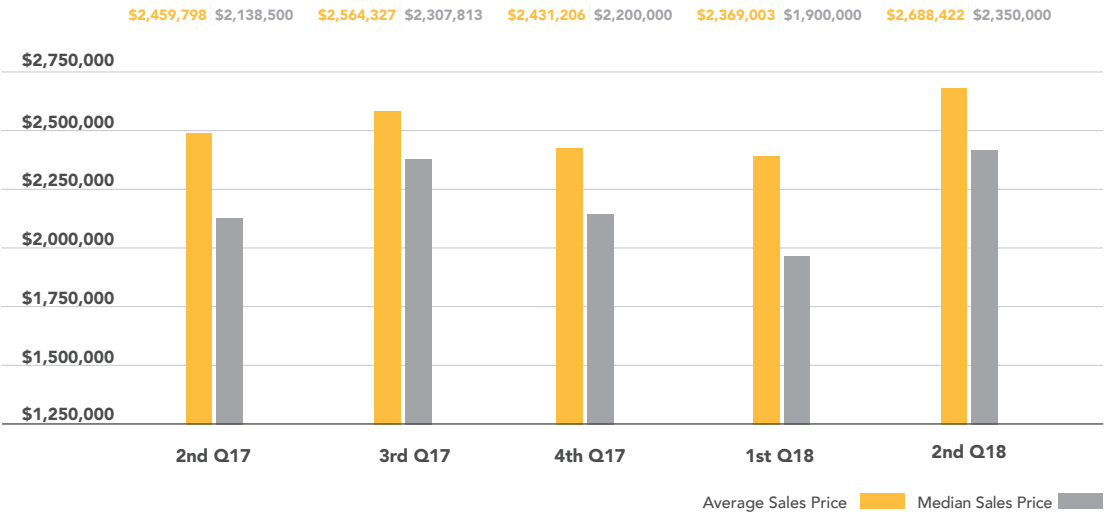
Average Price Per Square Foot



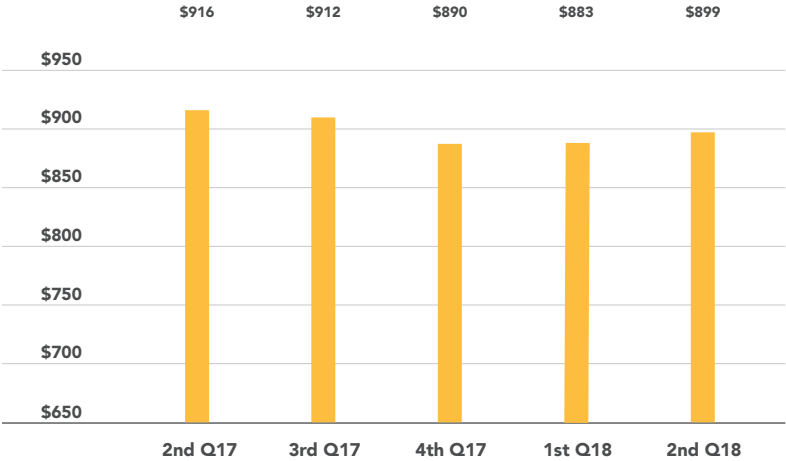


BrownHarrisStevens.com WEB# 18654048

Average & Median Sales Price



Average Price Per Square Foot



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



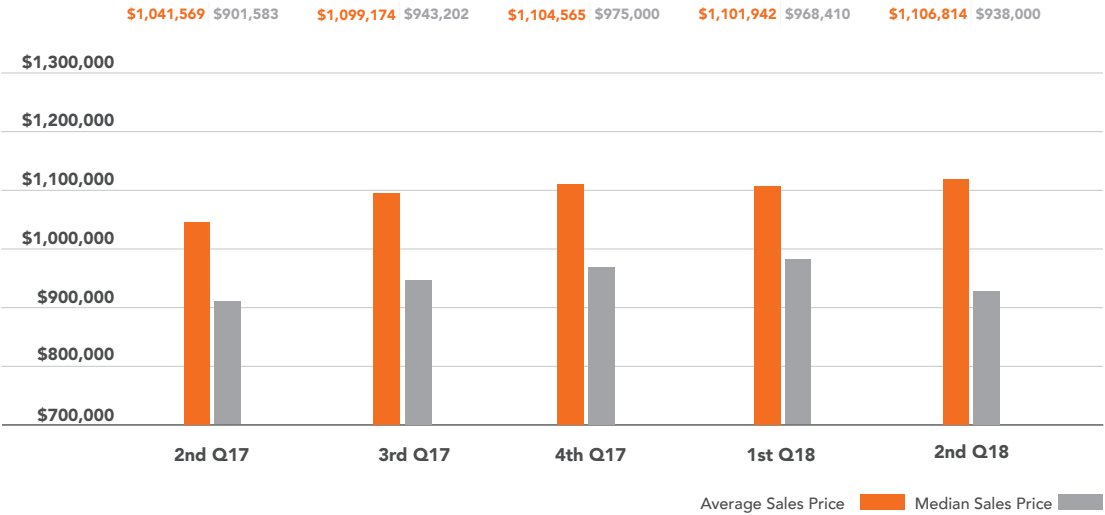
BrownHarrisStevens.com WEB# 18571721

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.

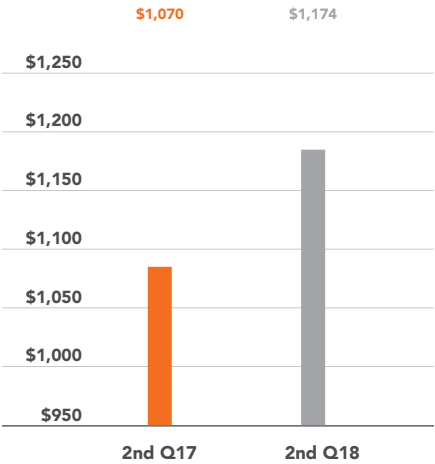
Cooperatives & Condominiums

Average & Median Sales Price

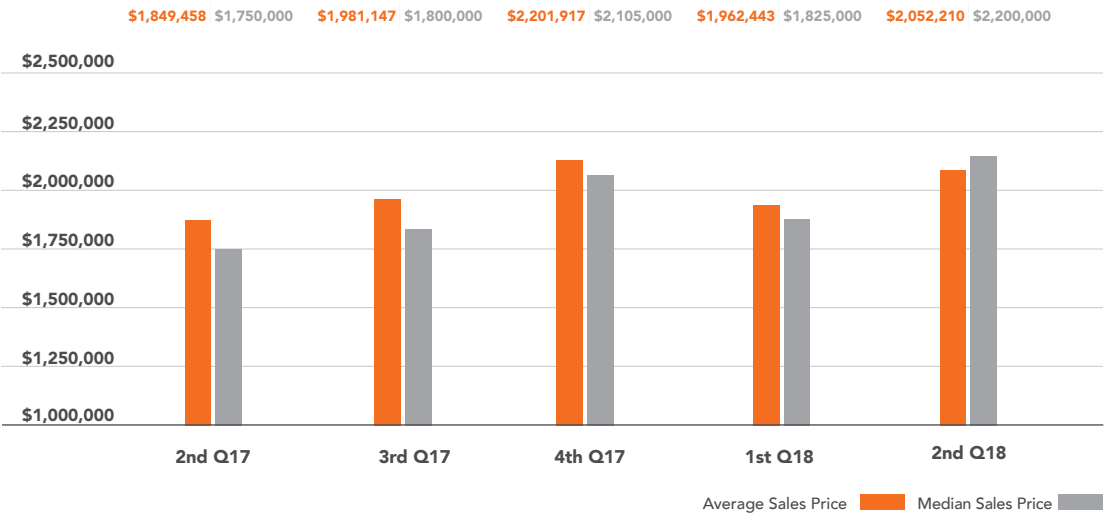


Cooperative

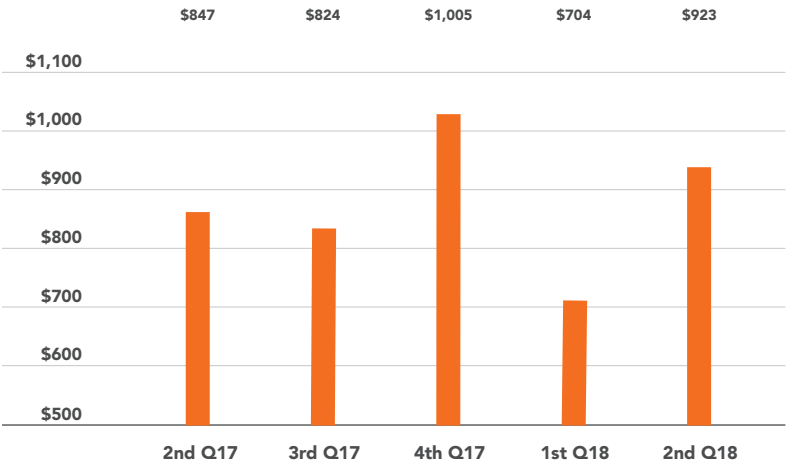
Average Price Per Room



Average & Median Sales Price



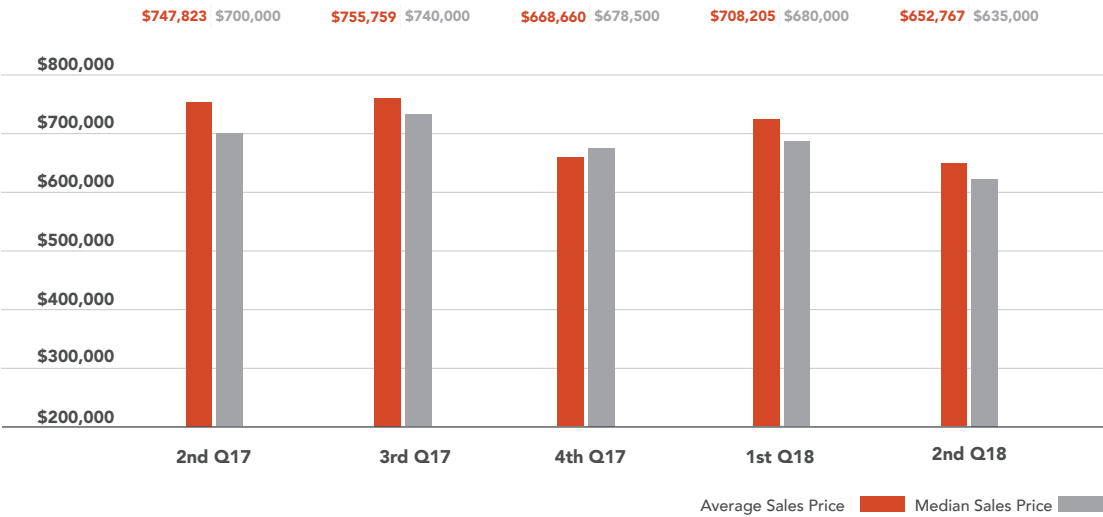
Average Price Per Square Foot



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

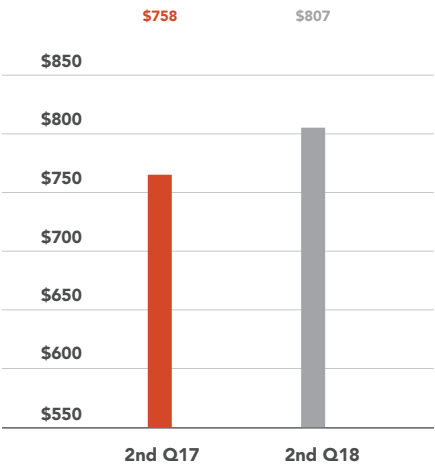
Cooperatives & Condominiums

Average & Median Sales Price



Cooperative

Average Price Per Room



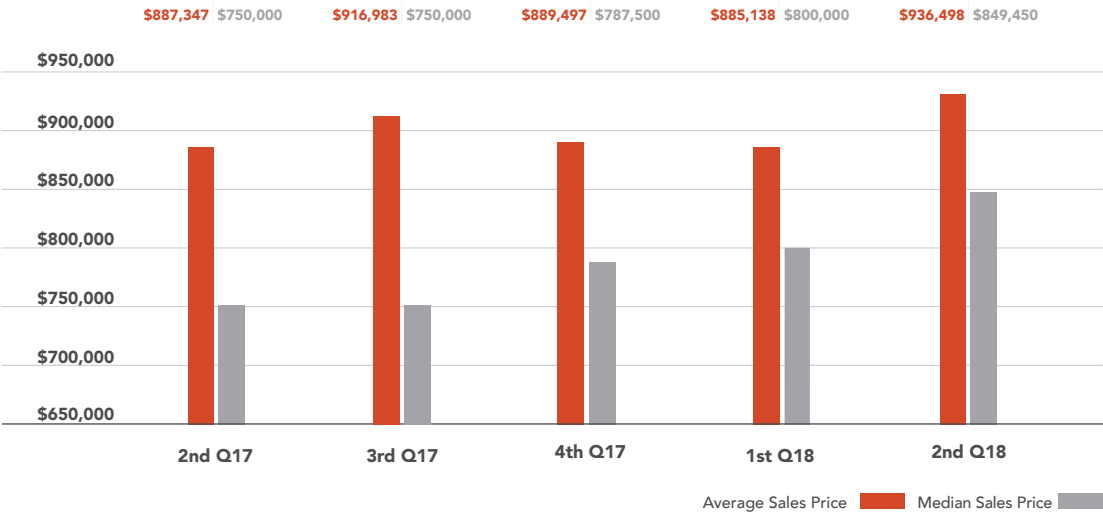
Apartment prices averaged 13% less than a year ago.

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

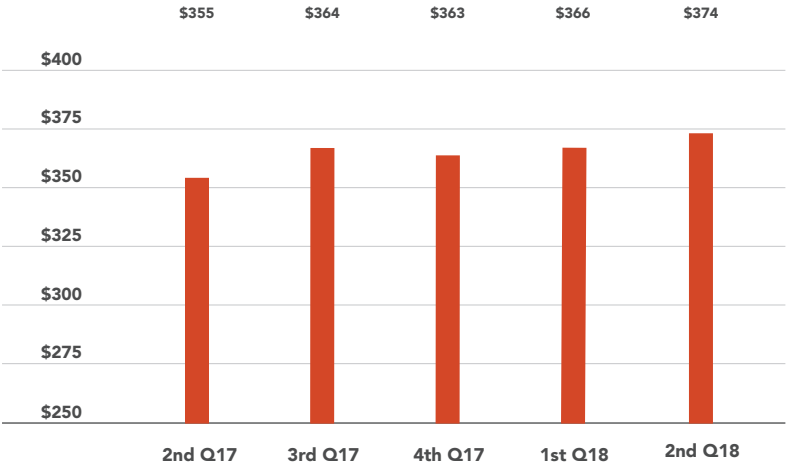


BrownHarrisStevens.com WEB# 18455866

Average & Median Sales Price



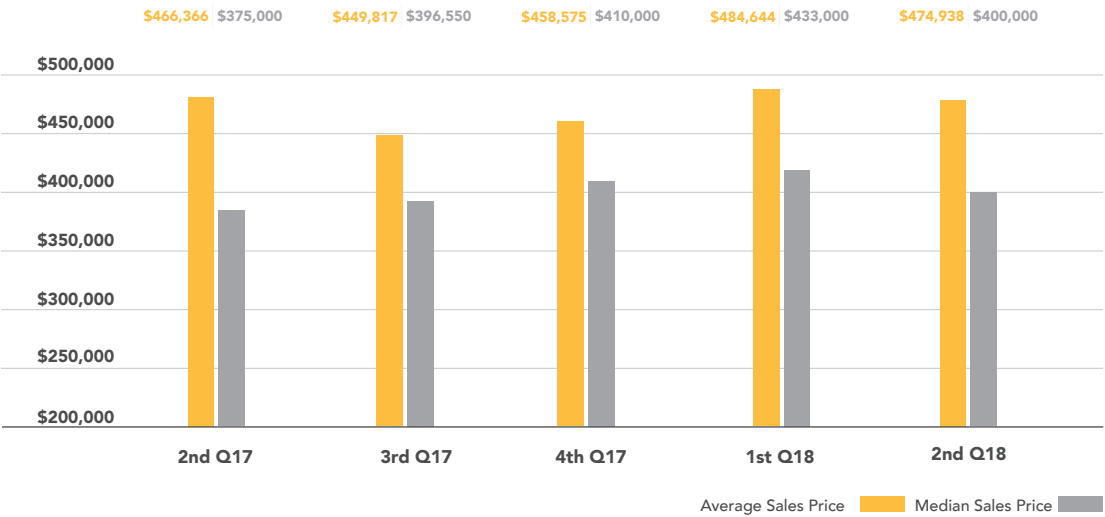
Average Price Per Square Foot



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

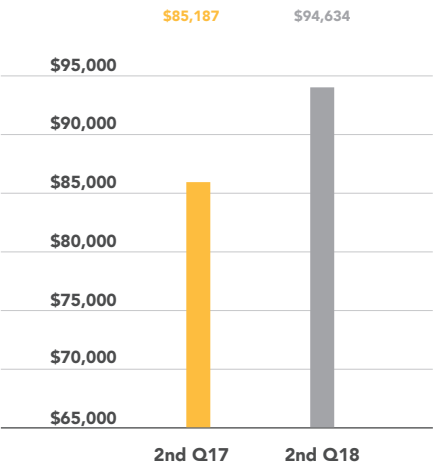
Cooperatives & Condominiums

Average & Median Sales Price



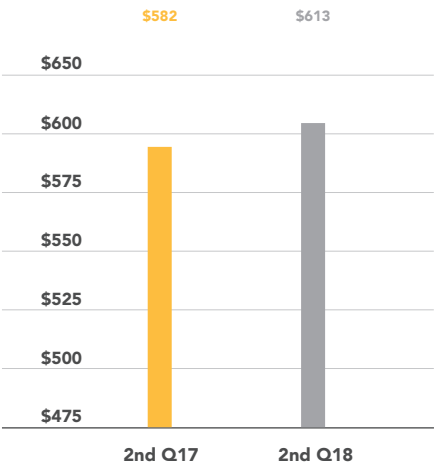
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



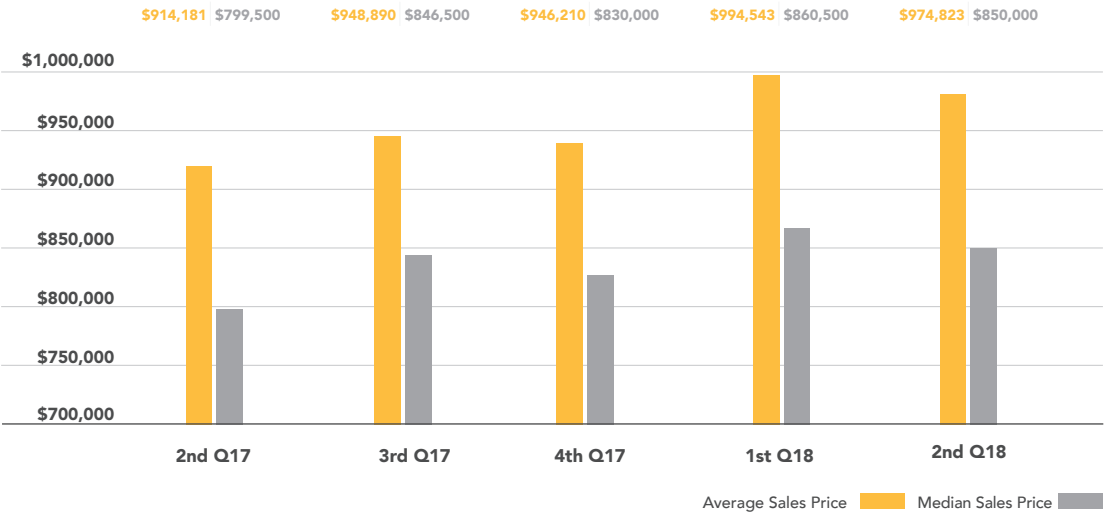
The median apartment price was 7% higher than a year ago.

Prices rose for both co-ops and condos.

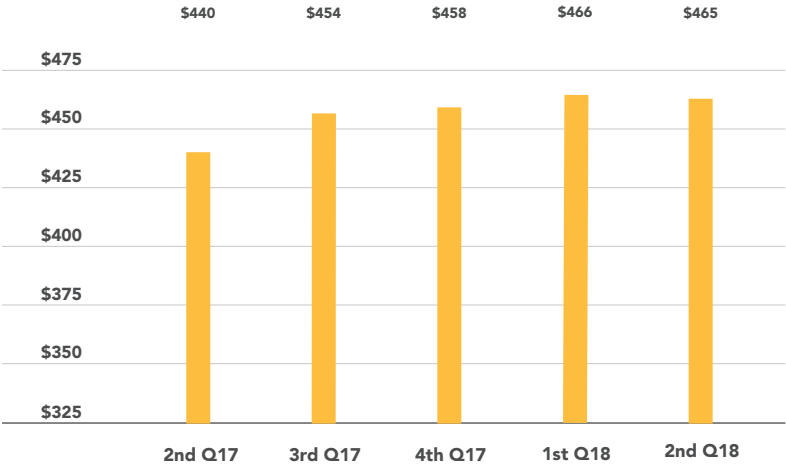


BrownHarrisStevens.com WEB# 18521182

Average & Median Sales Price



Average Price Per Square Foot



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

Contact us

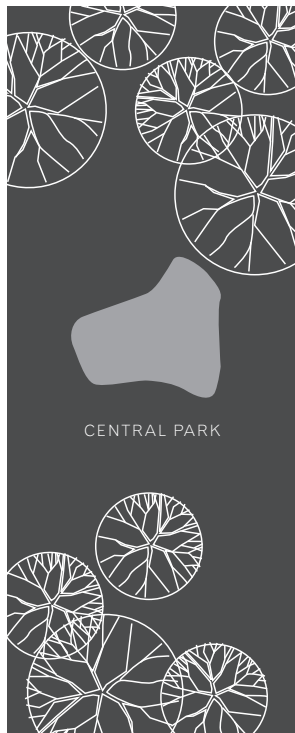
West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

CENTRAL PARK WEST



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
Managing Director of Sales
Richard Ferrari, EVP
Managing Director of Sales
Neil M. Laurine, EVP
Managing Director of Sales

Brown Harris Stevens Development Marketing

445 Park Avenue
Stephen Kliegerman,
President, Development
Marketing

Downtown

130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales
Sarah Orlinsky-Maitland, EVP
Managing Director of Sales

Brooklyn Heights

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

Park Slope

100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

Prepared by Gregory Heym,
Chief Economist,
Brown Harris Stevens.

©2018 by Brown Harris Stevens.
All Rights Reserved. This information
may not be copied, used or
distributed without Brown Harris
Stevens' consent. While information is
believed true, no guaranty is
made of accuracy.

