

Third Quarter 2018

Market Report Brooklyn Residential

**Brown
Harris
Stevens**



BHS PARTNERING
WORLDWIDE

LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
IN THE WORLD

Cover Property: BrownHarrisStevens.com WEB# 18360052

The median apartment price fell **3%** in Brooklyn over the past year.

Co-op prices **rose** in Brooklyn, while condo prices drifted lower.



BrownHarrisStevens.com WEB# 18983990



BrownHarrisStevens.com WEB# 18824319

Brooklyn 1-4 family prices averaged \$1,244,383, an **8%** increase from 2017's third quarter.



BrownHarrisStevens.com WEB# 18935470



BrownHarrisStevens.com WEB# 18997791

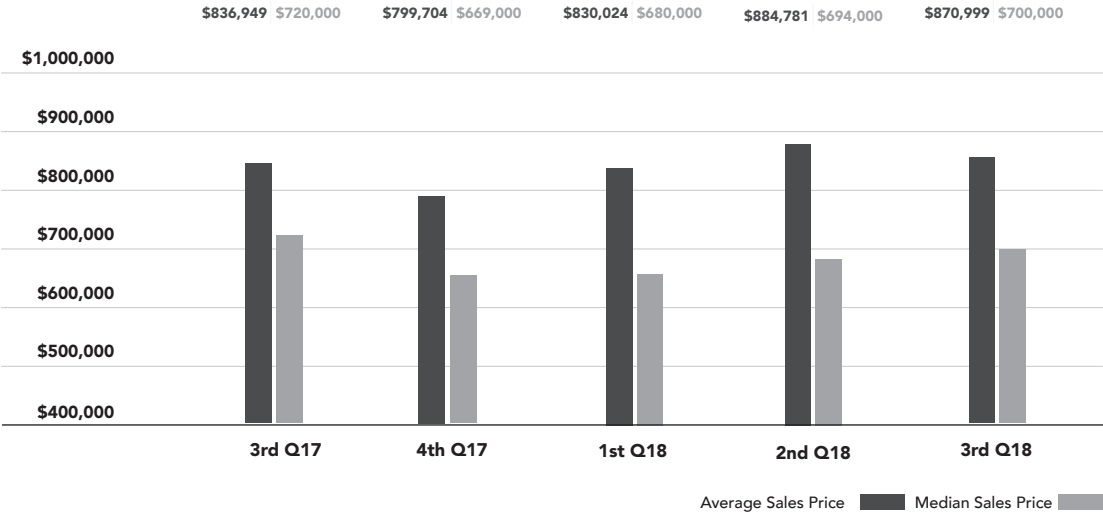
Apartments saw their median price fall **3%** compared to a year ago.

The average apartment price reached **\$870,999.**

* Includes new development and resale apartments.
3Q18 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.

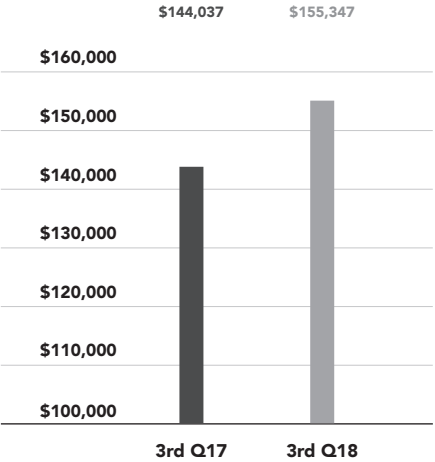
Cooperatives & Condominiums

Average & Median Sales Price



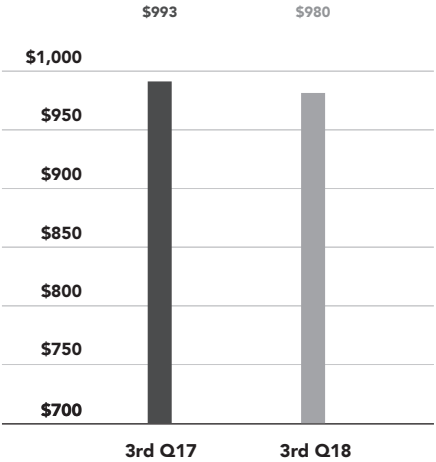
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



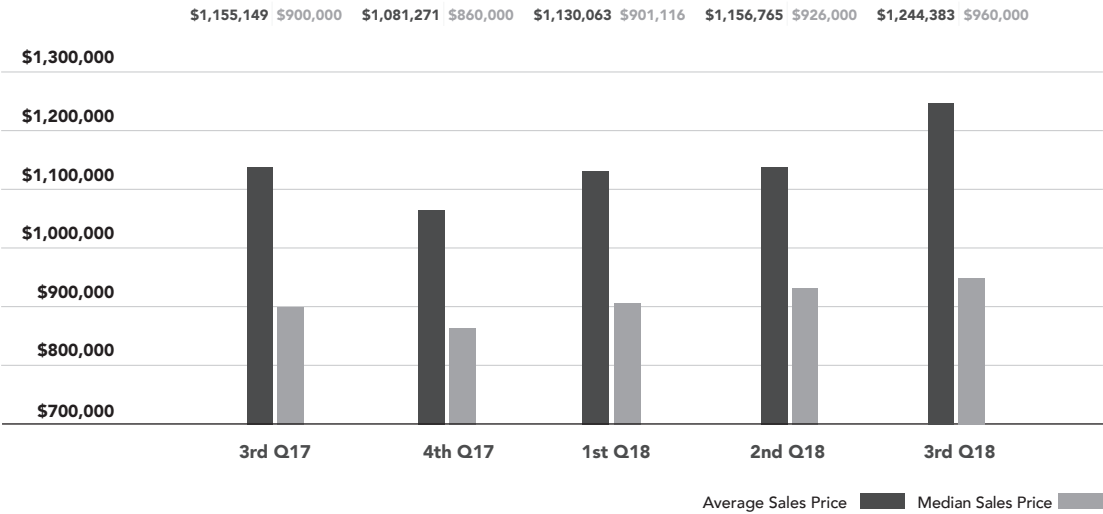


BrownHarrisStevens.com WEB# 18984595

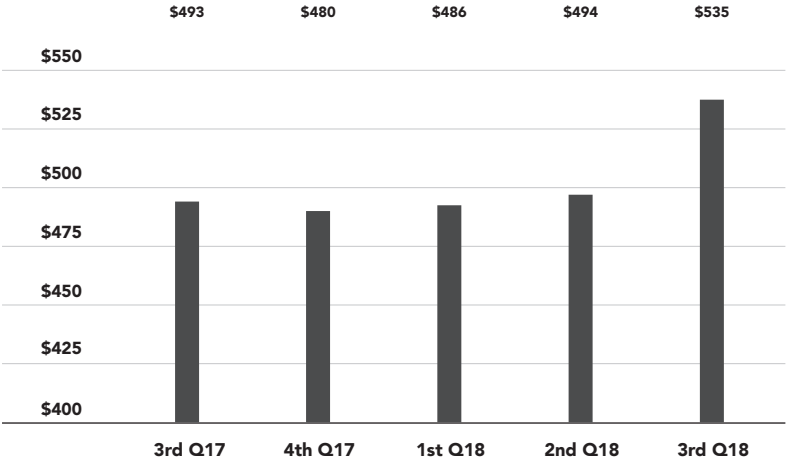
Prices for 1-4 family houses averaged \$1,244,383, **8%** higher than a year ago.

The median price posted a **7%** gain from 2017's third quarter.

Average & Median Sales Price



Average Price Per Square Foot



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# 19051322



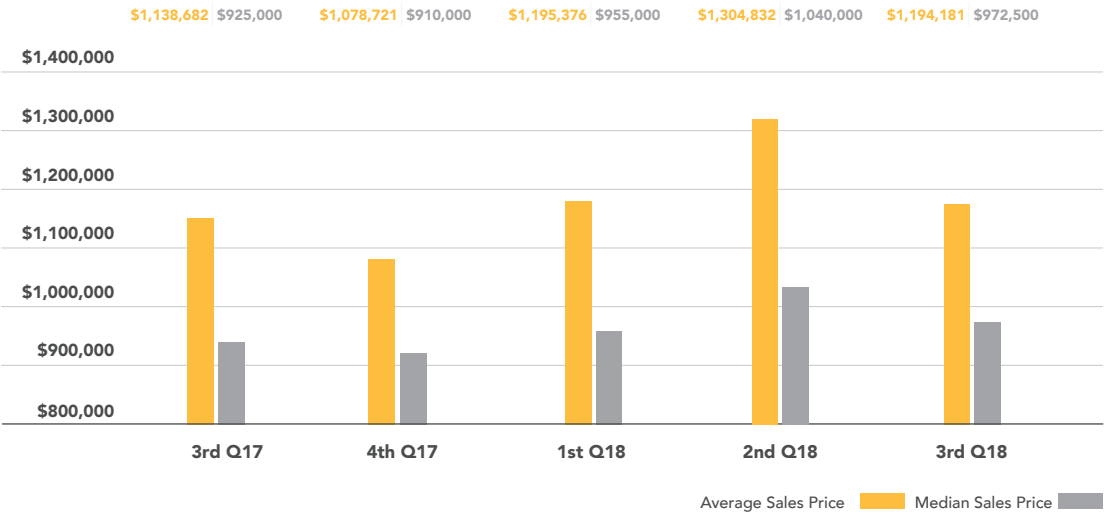
BrownHarrisStevens.com WEB# 18950525

Both the average and median apartment prices rose **5%** over the past year.

Co-ops fueled pricing **gains**, as the average condo price per square foot fell compared to a year ago.

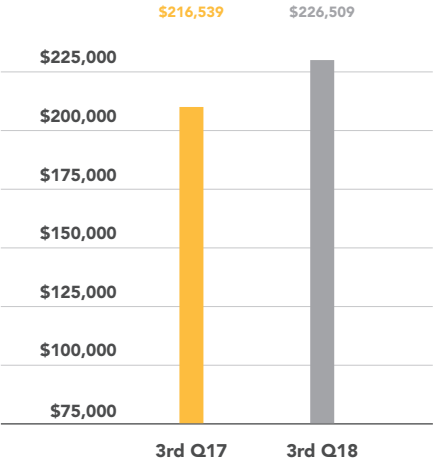
Cooperatives

Average & Median Sales Price



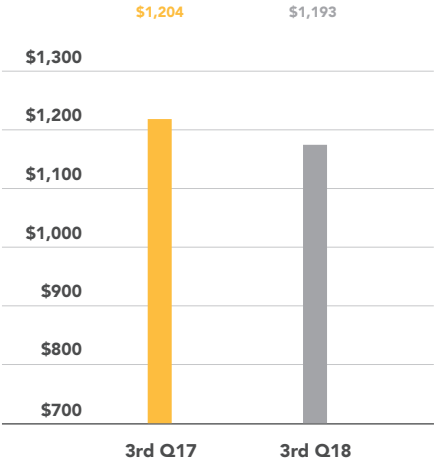
Cooperative

Average Price Per Room



Condominium

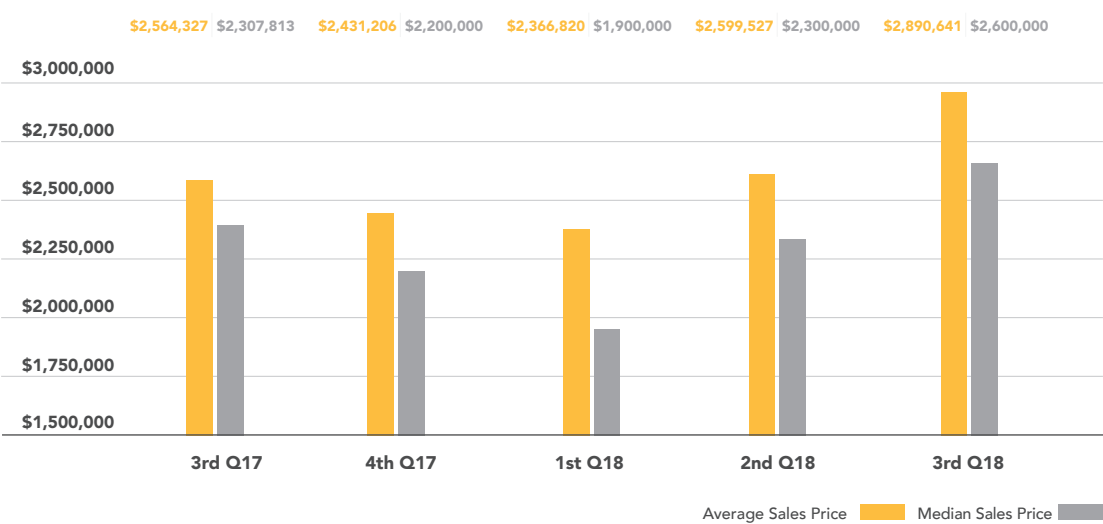
Average Price Per Square Foot



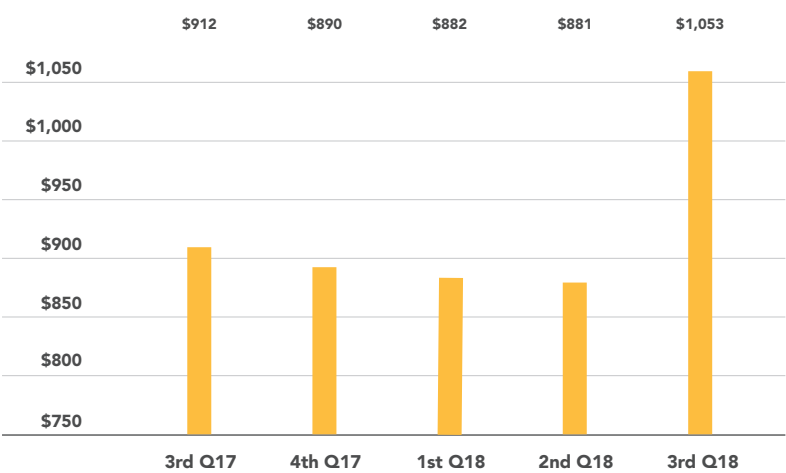


BrownHarrisStevens.com WEB# 18753385

Average & Median Sales Price



Average Price Per Square Foot



The average price climbed to **\$2,890,641** for 1-4 family homes.



BrownHarrisStevens.com WEB# 19054653



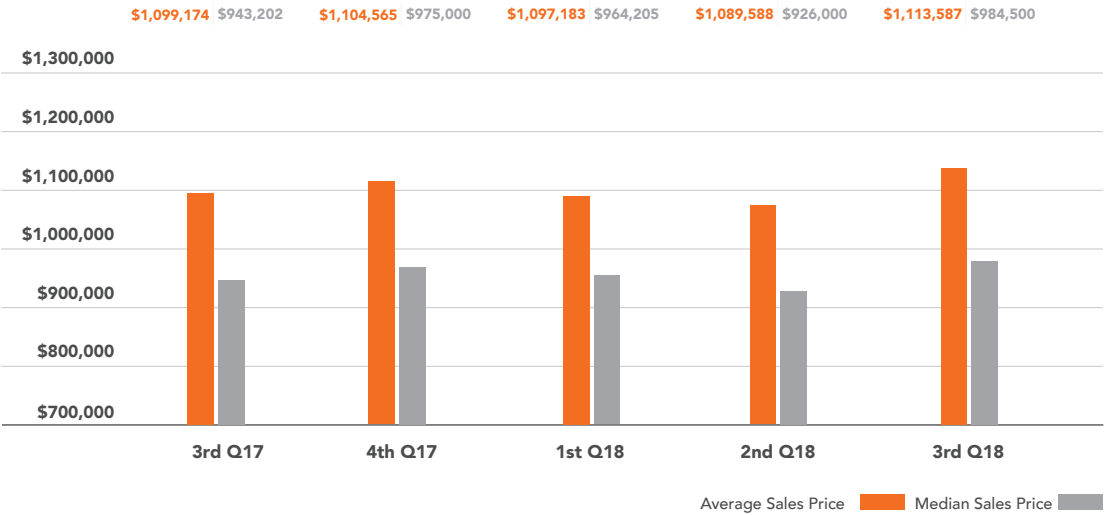
BrownHarrisStevens.com WEB# 18891853

The average apartment price ticked up **1%** compared to the third quarter of 2017.

At \$984,500, the median price was **4%** higher than a year ago.

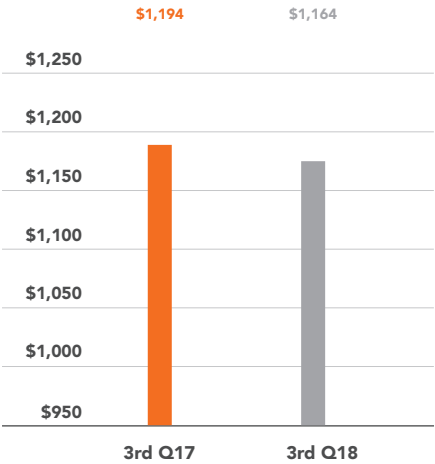
Cooperatives & Condominiums

Average & Median Sales Price

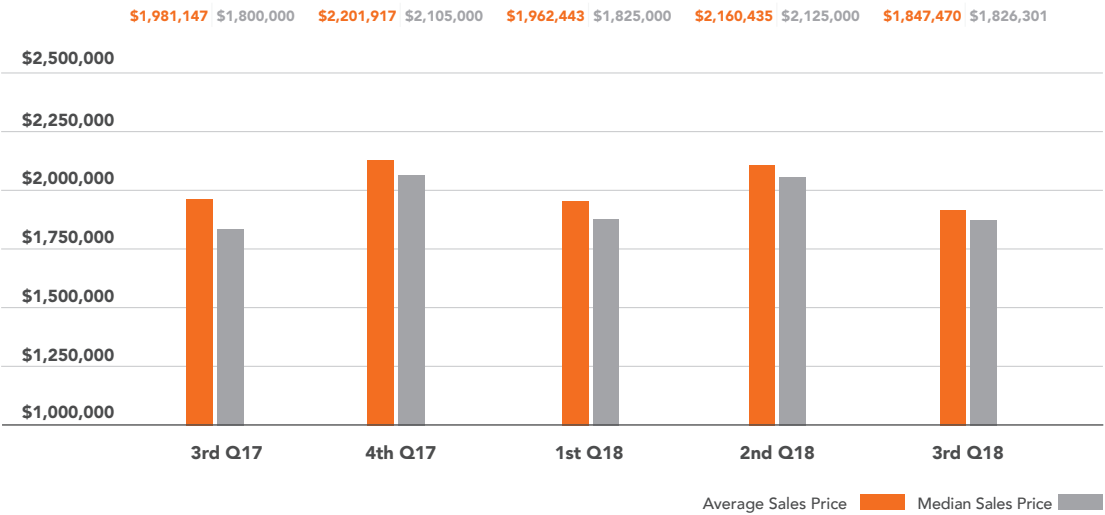


Condominium

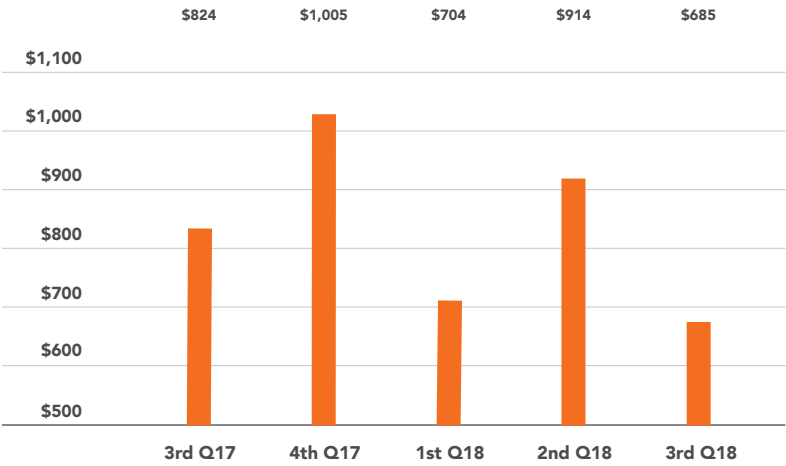
Average Price Per Square Foot



Average & Median Sales Price



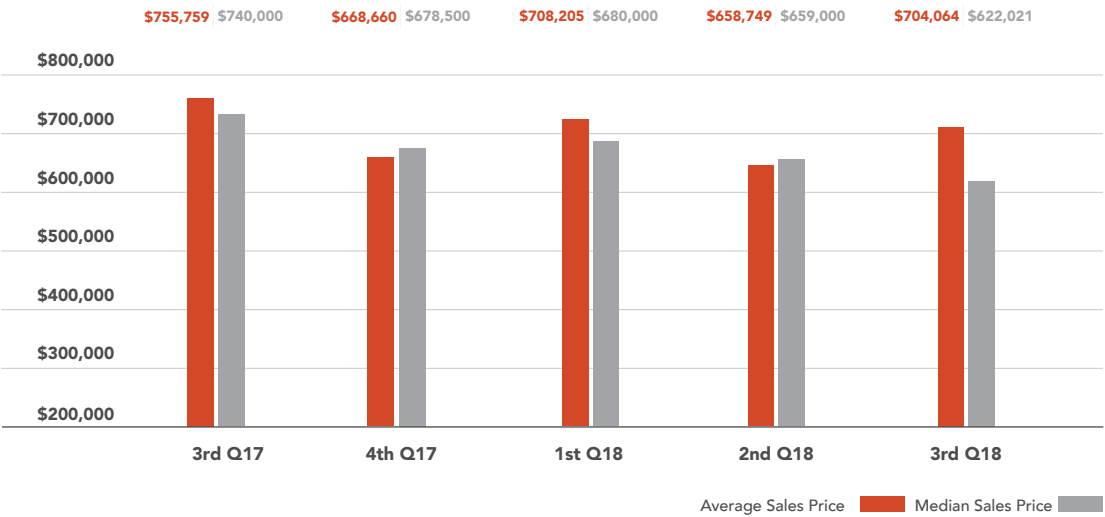
Average Price Per Square Foot



The average 1-4 family price fell **7%** over the past year.

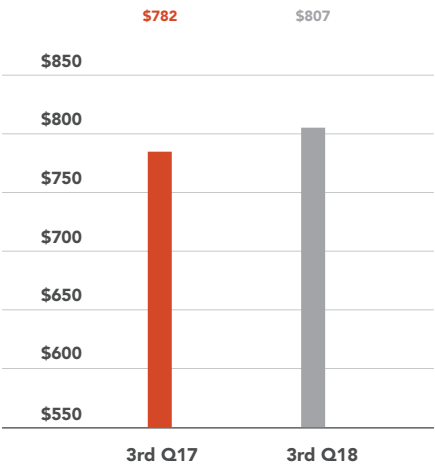
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot



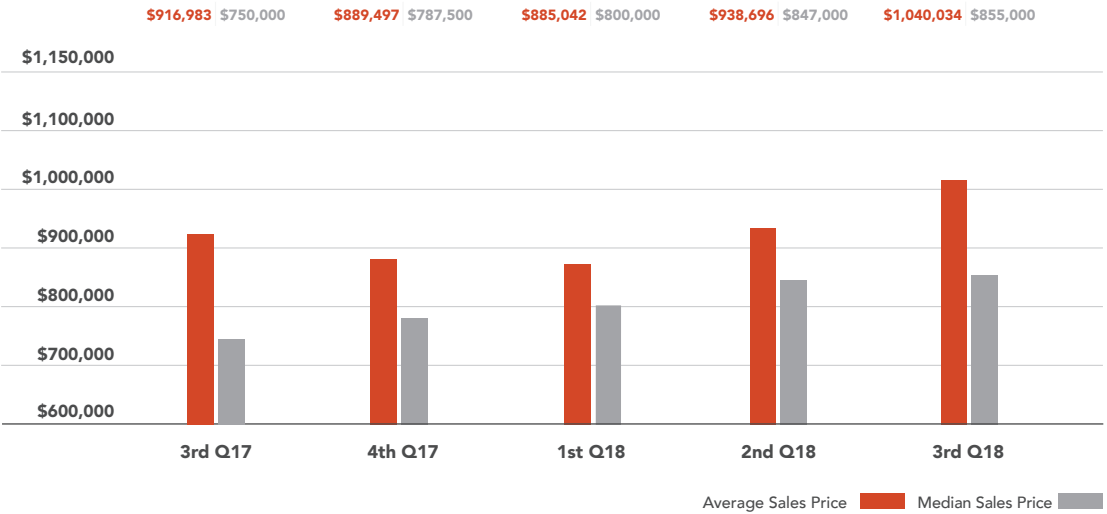
Apartment prices averaged \$704,064, a **7%** decline from 2017’s third quarter.

The median price fell to **\$622,021.**

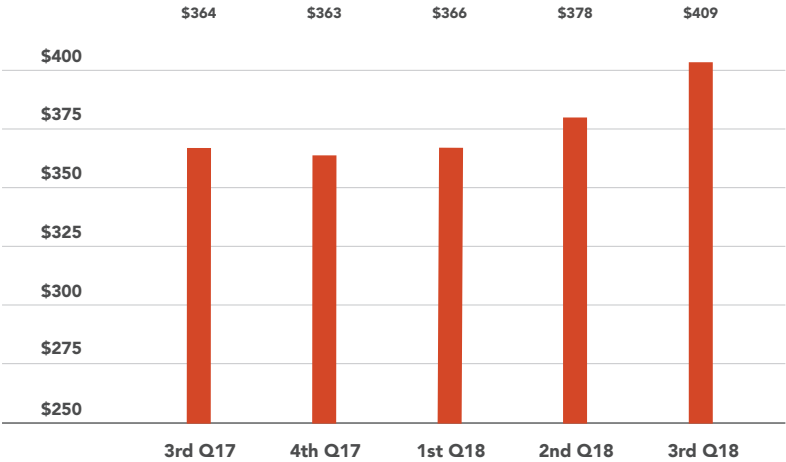


Brown Harris Stevens
BrownHarrisStevens.com WEB# 19024015

Average & Median Sales Price



Average Price Per Square Foot



A **13%** gain was seen in the average price for 1-4 family homes over the past year.



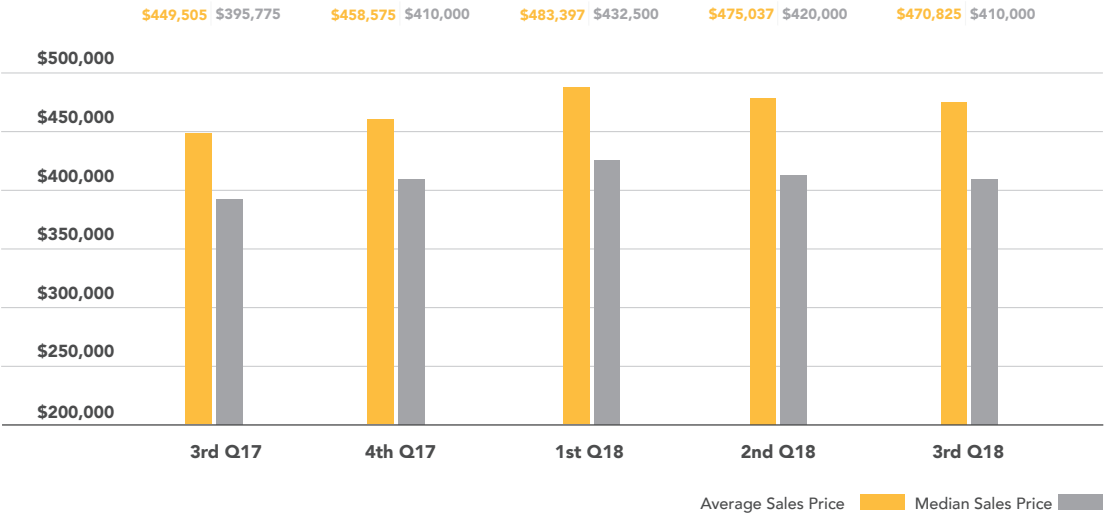
BrownHarrisStevens.com WEB# 18759452

South Brooklyn apartments had a **5%** higher average price than a year ago.

Co-ops posted higher price **increases** than condos.

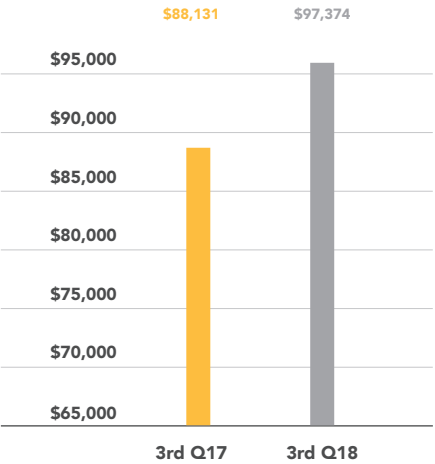
Cooperatives & Condominiums

Average & Median Sales Price



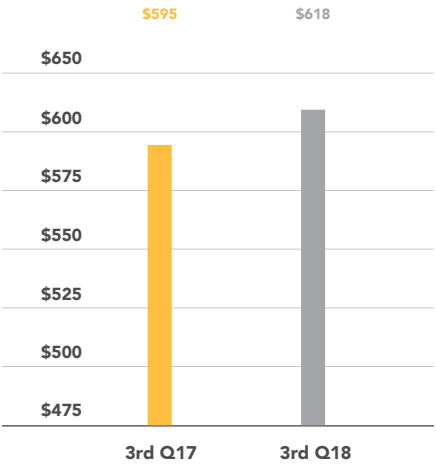
Cooperative

Average Price Per Room



Condominium

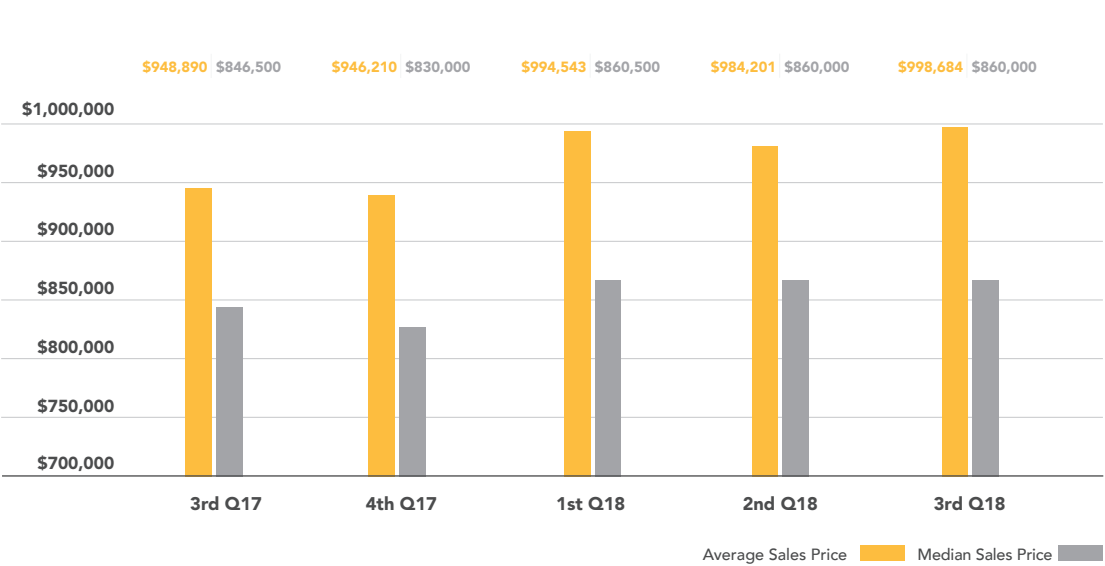
Average Price Per Square Foot



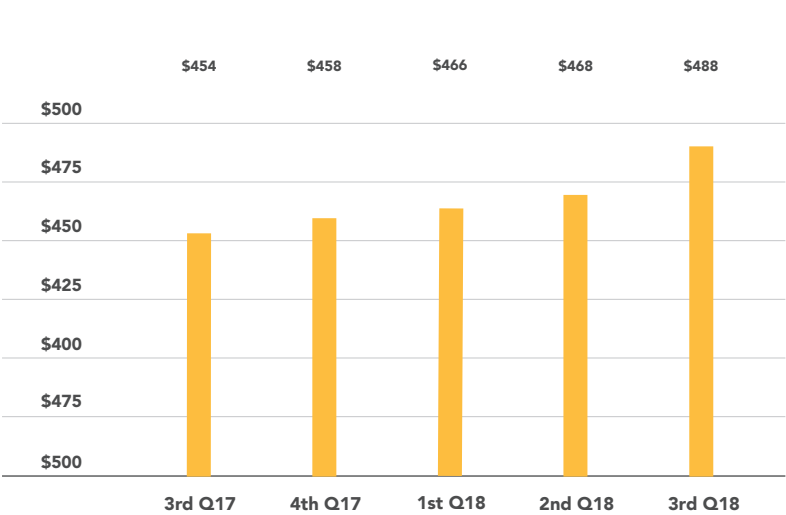


BrownHarrisStevens.com WEB# 18909419

Average & Median Sales Price



Average Price Per Square Foot



At \$998,684, the average 1-4 family price was **5%** above the third quarter of 2017.

Contact us

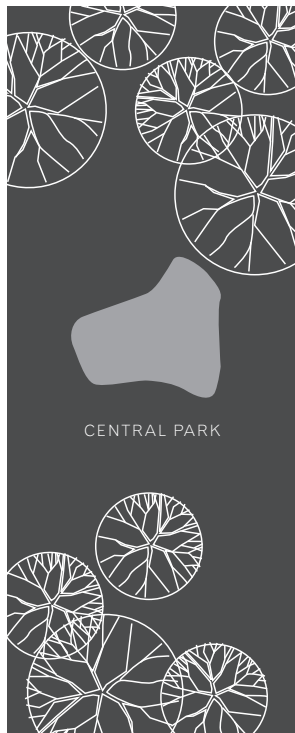
West Side

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.

