

Fourth Quarter 2018

Market Report Brooklyn Residential

**Brown
Harris
Stevens**



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The average apartment price in Brooklyn was slightly **lower** than a year ago.

Prices were **higher** over the past year for co-ops, but fell for condos.



BrownHarrisStevens.com WEB# 19161387



BrownHarrisStevens.com WEB# 19157887

Both the average and median prices **rose** for 1-3 family houses compared to 2017's fourth quarter.



BrownHarrisStevens.com WEB# 18950525



BrownHarrisStevens.com WEB# 18421269

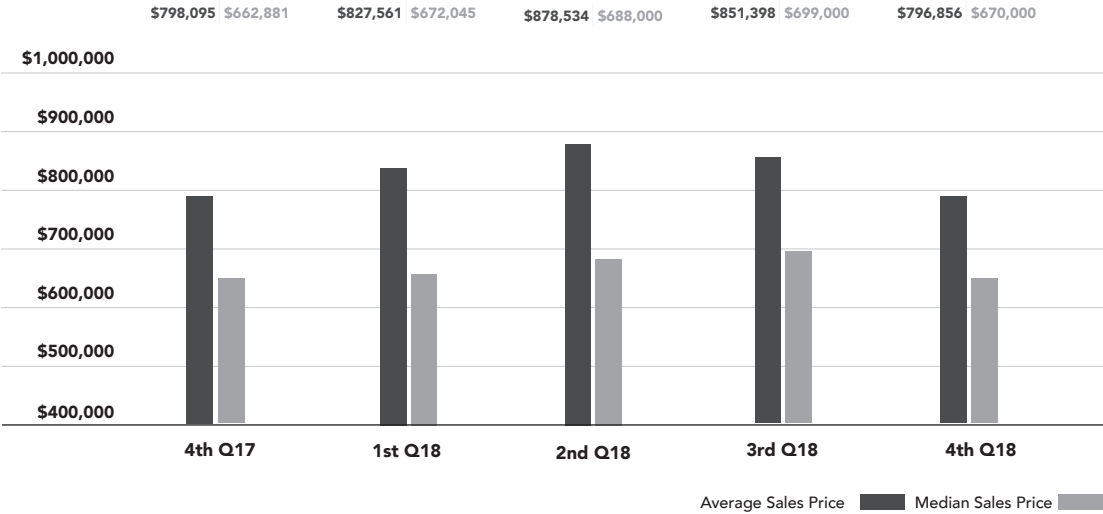
Apartment prices averaged **\$796,856**, just below last year’s level.

Co-op prices **rose** compared to a year ago, while condo prices drifted lower.

* Includes new development and resale apartments.
4Q18 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.

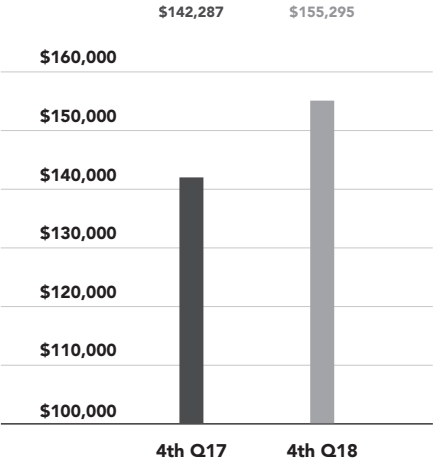
Cooperatives & Condominiums

Average & Median Sales Price



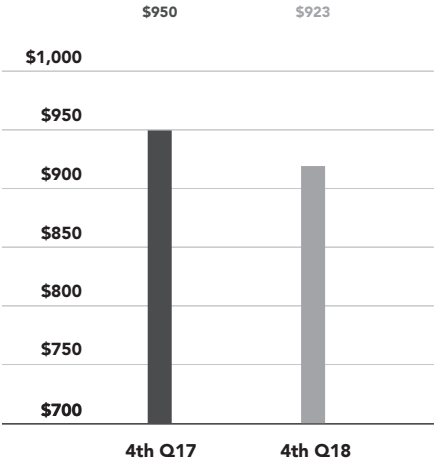
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

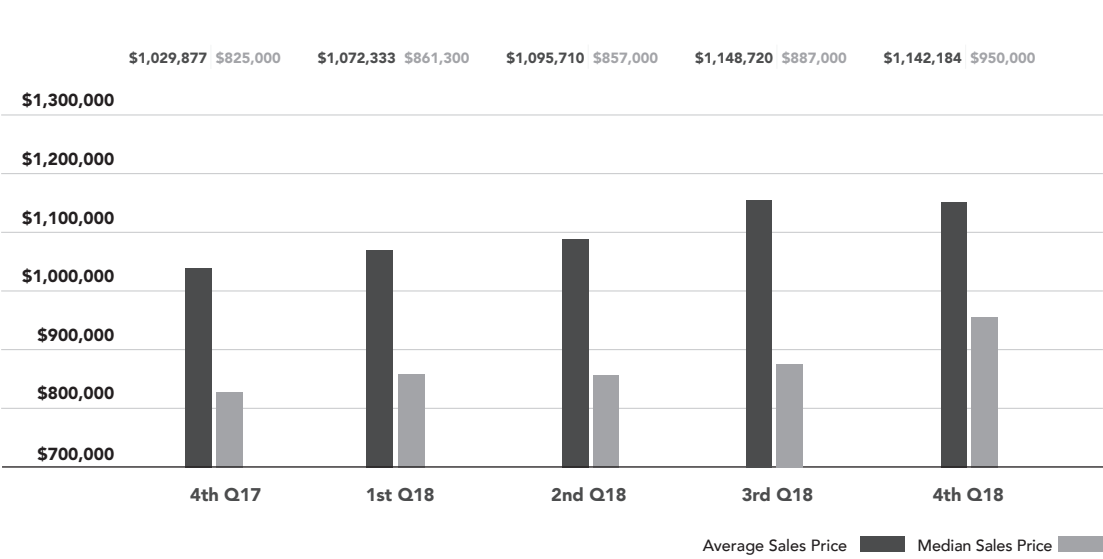




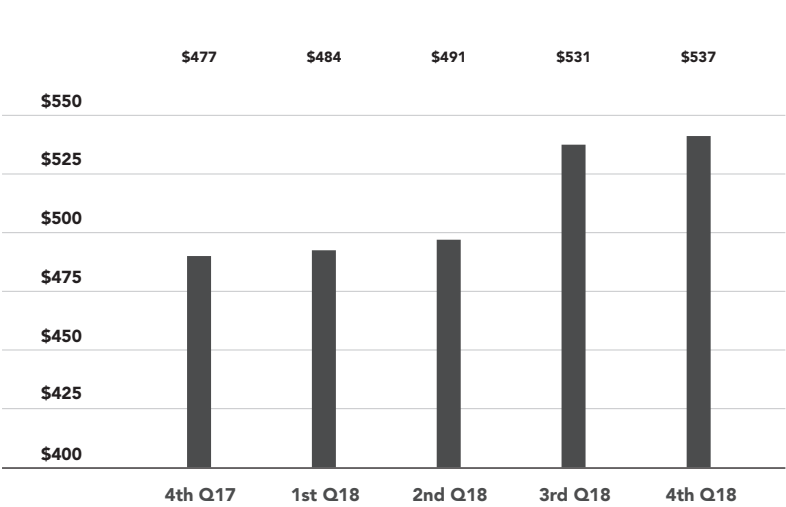
BrownHarrisStevens.com WEB# 18899879

The average price for a 1-3 family house **rose** to \$1,142,184, up from \$1,029,877 a year ago.

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# 18946113



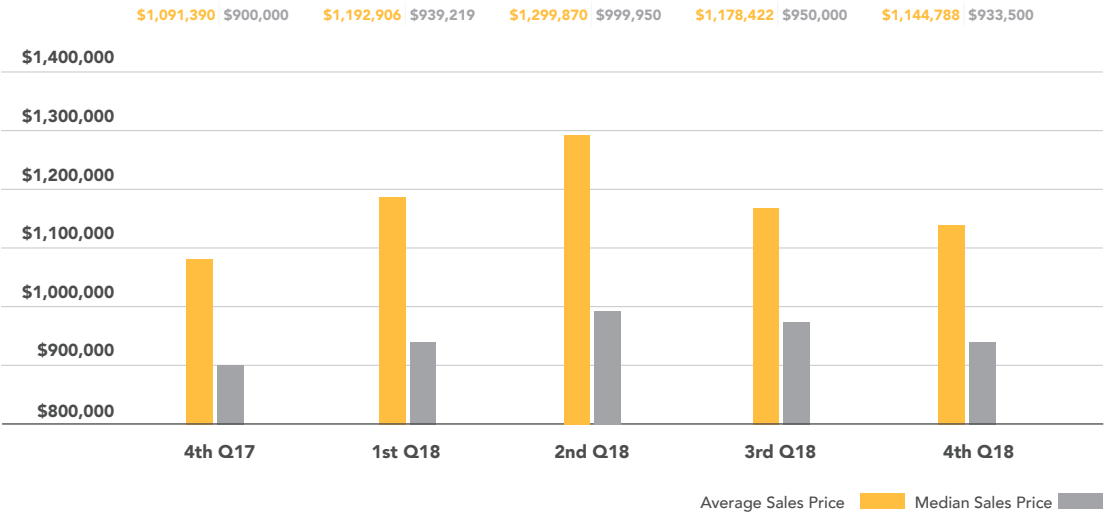
BrownHarrisStevens.com WEB# 18892089

The median apartment price rose **4%** over the past year.

While co-op prices were above 4Q17 levels, the average condo price per square foot **fell** slightly.

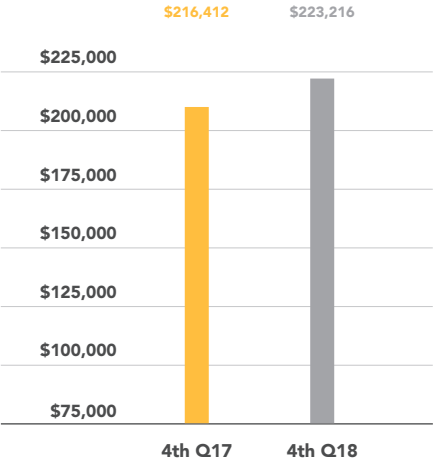
Cooperatives

Average & Median Sales Price



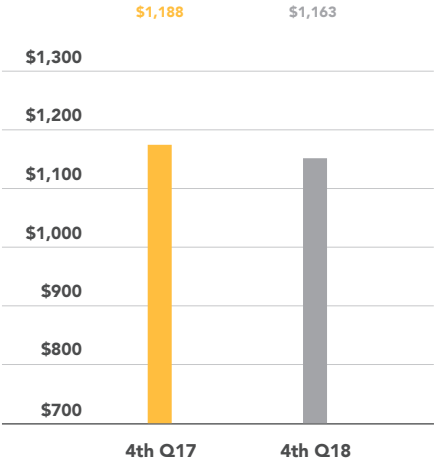
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



Brownstone Brooklyn 1-3 Family Houses

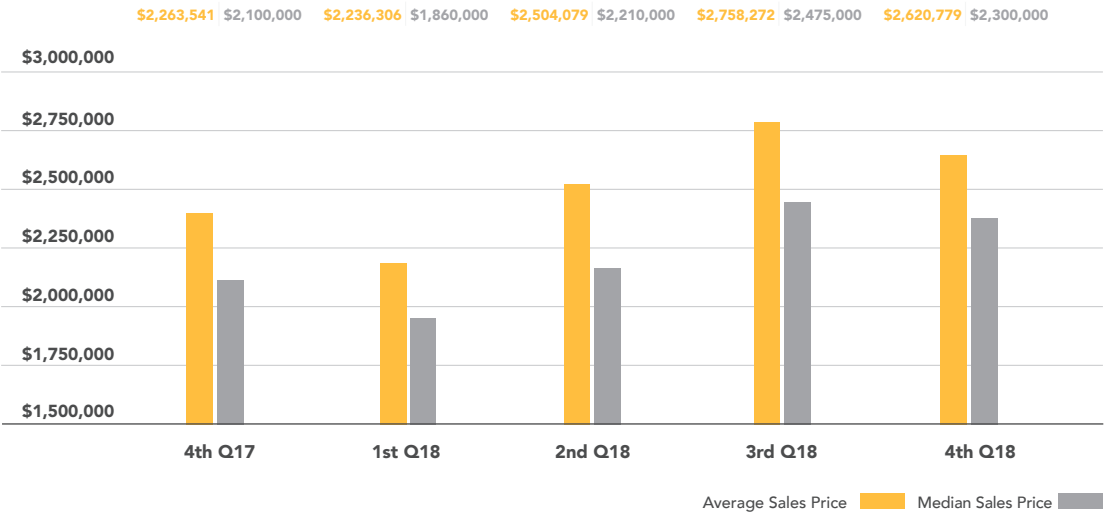
Fourth Quarter 2018



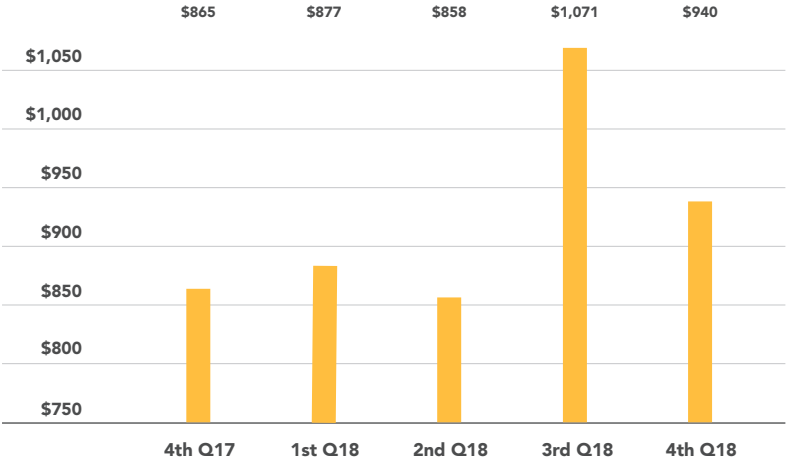
BrownHarrisStevens.com WEB# 19246297

Prices for 1-3 family homes averaged \$940 per square foot, a 9% increase from the fourth quarter of 2017.

Average & Median Sales Price



Average Price Per Square Foot

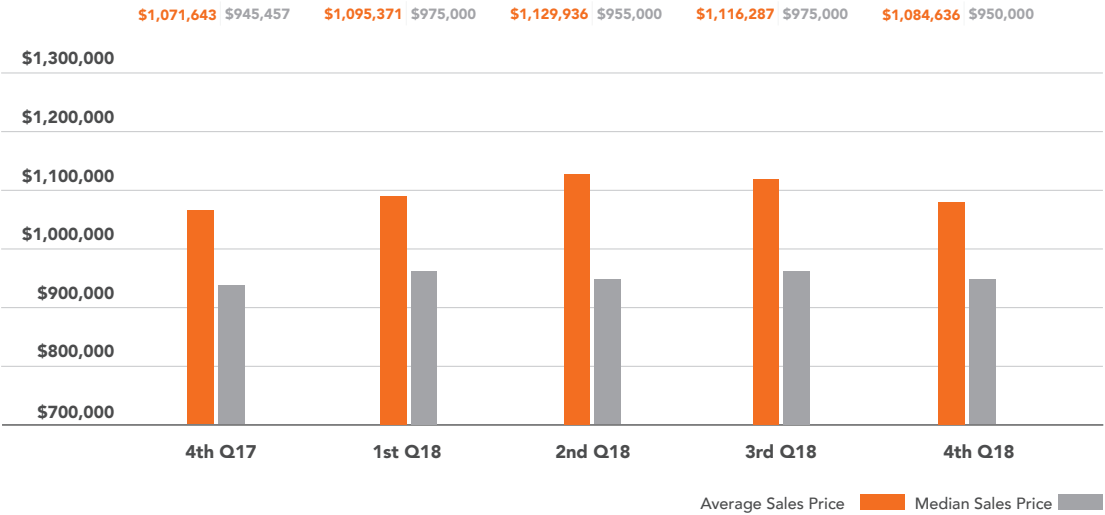




BrownHarrisStevens.com WEB# 19326086

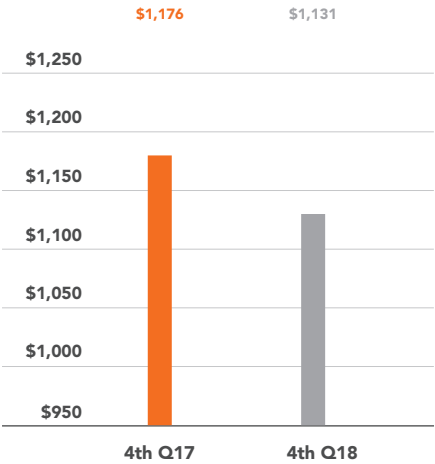
Cooperatives & Condominiums

Average & Median Sales Price



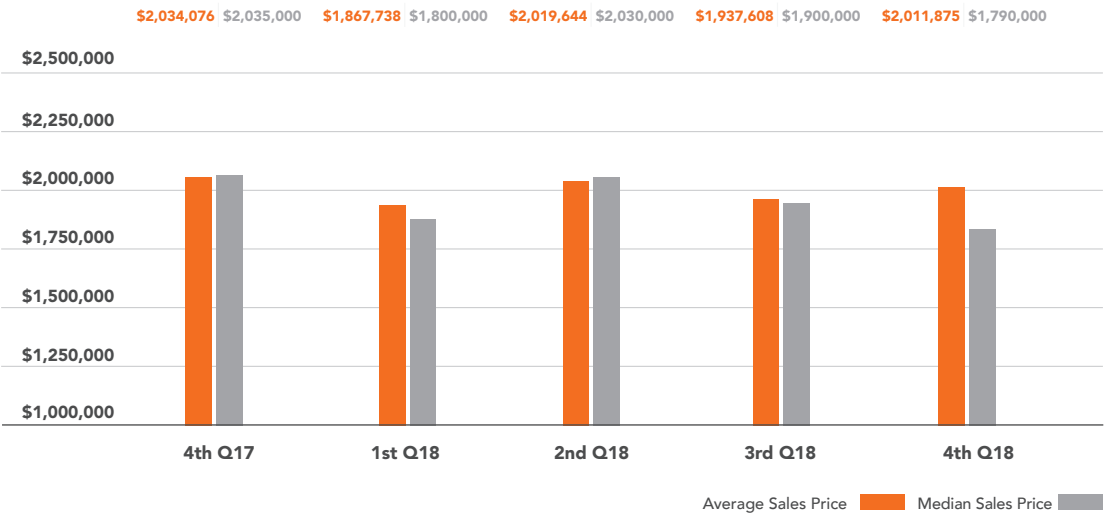
Condominium

Average Price Per Square Foot

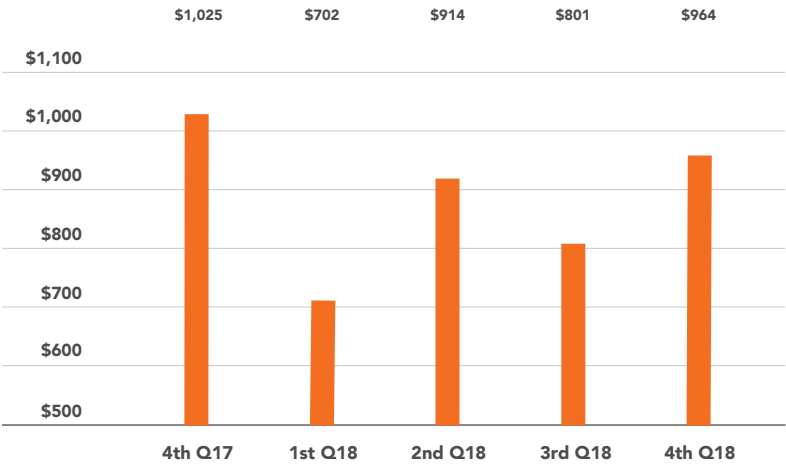


Both the average and median apartment prices came in slightly **higher** than last year's levels.

Average & Median Sales Price



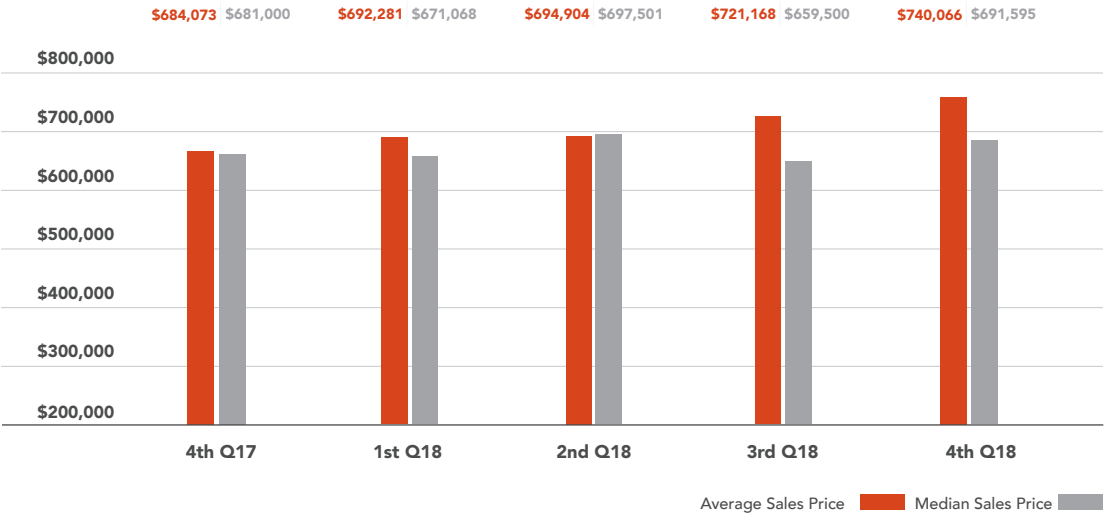
Average Price Per Square Foot



The average 1-3 family price was **1%** lower than 2017's fourth quarter.

Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot



At \$740,066, the average apartment price was **8%** higher than a year ago.

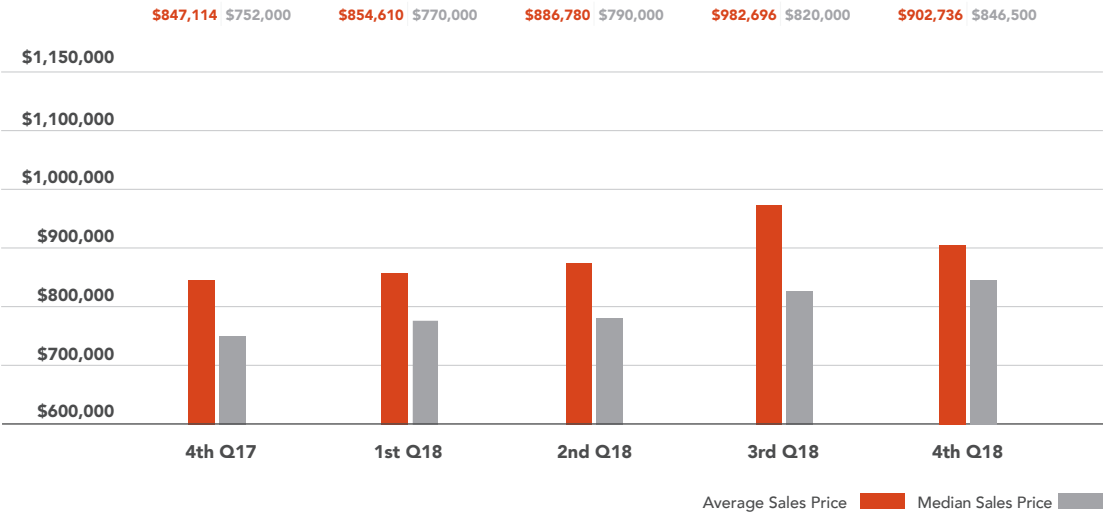
The median price rose **2%** to \$691,595.



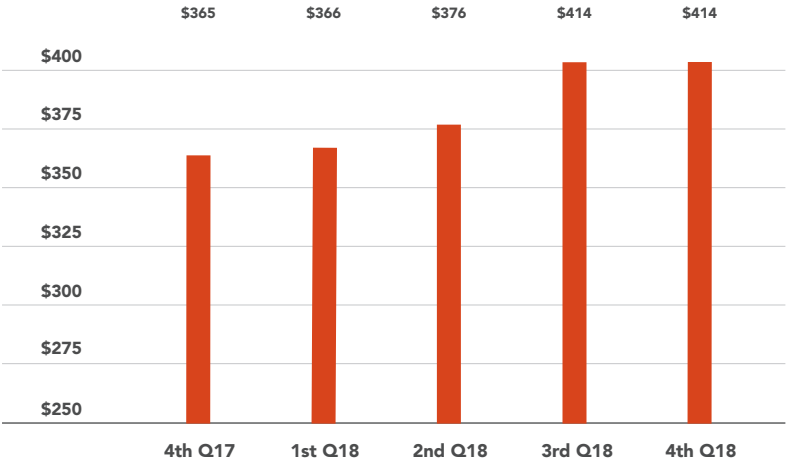
BrownHarrisStevens.com WEB# 18455866

1-3 family house prices averaged **7%** more than a year ago.

Average & Median Sales Price



Average Price Per Square Foot





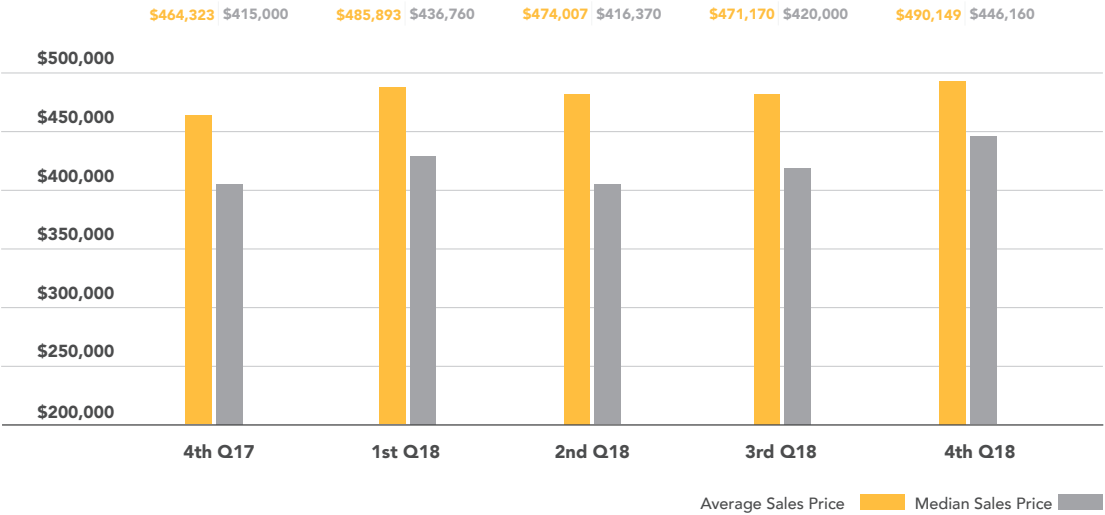
BrownHarrisStevens.com WEB# 18759452

The average apartment price of \$490,149 was a **6%** improvement from 2017’s fourth quarter.

Condo prices averaged **14%** more per square foot than a year ago.

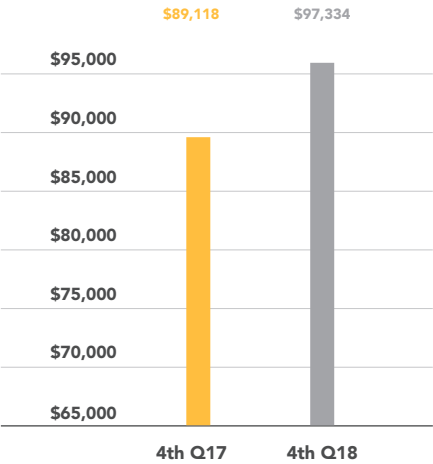
Cooperatives & Condominiums

Average & Median Sales Price



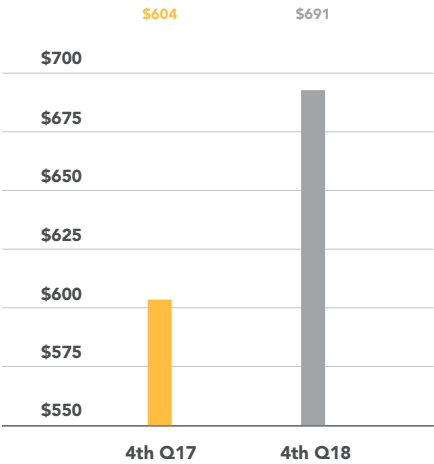
Cooperative

Average Price Per Room



Condominium

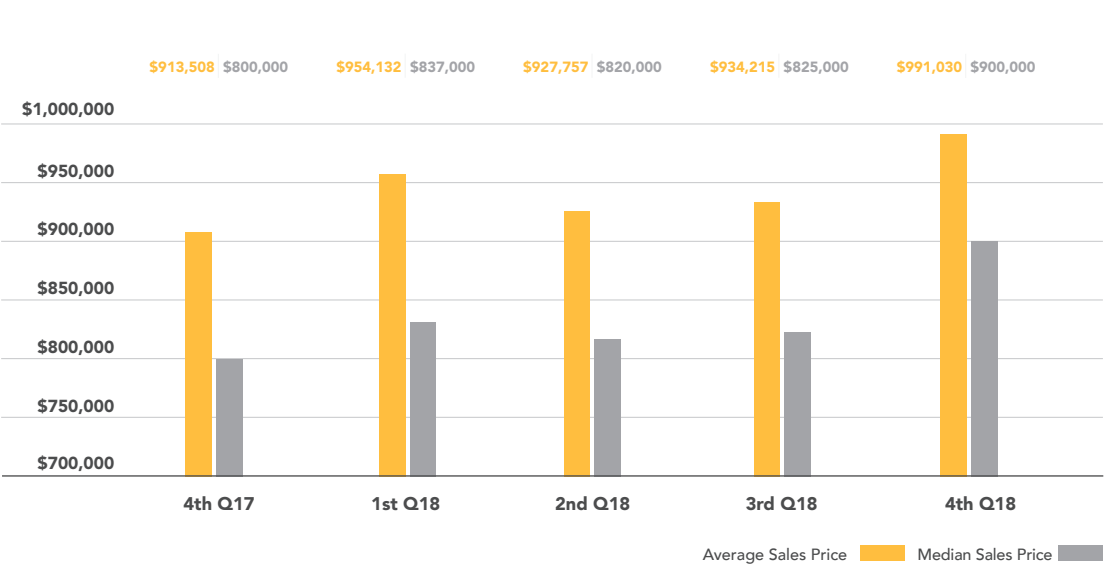
Average Price Per Square Foot



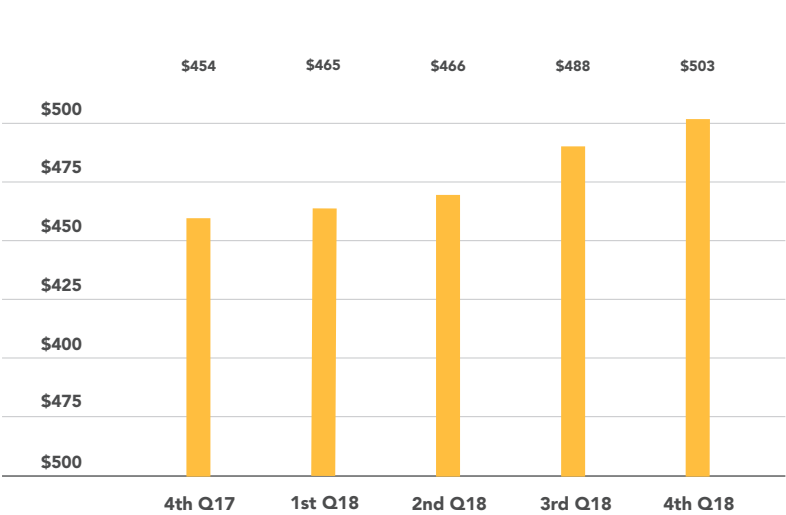


BrownHarrisStevens.com WEB# 18654453

Average & Median Sales Price



Average Price Per Square Foot



The average price rose **8%** over the past year to \$991,030.

Contact us

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