

Fourth Quarter 2020
Residential Market Report

Halstead Bookends

Halstead is now
Brown Harris Stevens

Brown Harris Stevens

We're growing!

Halstead has joined Brown Harris Stevens - which means BHS now has **2,500** agents and **55** offices in luxury markets across NYC, the Tristate area, the Hamptons, Palm Beach, and Miami.

Historically ranked among the nation's top residential firms, in 2019 both firms combined closed **6,000** transactions totaling more than **\$9 billion**.

Simply put, we have more resources than ever to support our trusted clients.

We are here to serve you, and Brown Harris Stevens has never been stronger. We look forward to working together.



BHSID 20388343



Message *from* Bess Freedman

CEO of Brown Harris Stevens

The Brooklyn residential market's recovery gained more steam in the fourth quarter, with both apartment and townhouses prices up compared to a year ago.

Perhaps more impressive was the slight increase in the number of apartment sales from 2019's fourth quarter. Compare that to the 29% decline in Manhattan apartment sales posted over the past year, and Brooklyn is looking very good. Townhouse closings were 15% lower than a year ago, but that's not bad considering how hard the market was hit by the coronavirus.

The biggest takeaway from this report is that Brooklyn has already made an incredible comeback from the unprecedented damage of COVID-19, and is getting stronger every day.

Q4 2020

Cooperatives & Condominiums

Apartment prices averaged \$879,097 in the fourth quarter, 9% more than a year ago.

The number of sales ticked up 1% compared to 2019's fourth quarter.

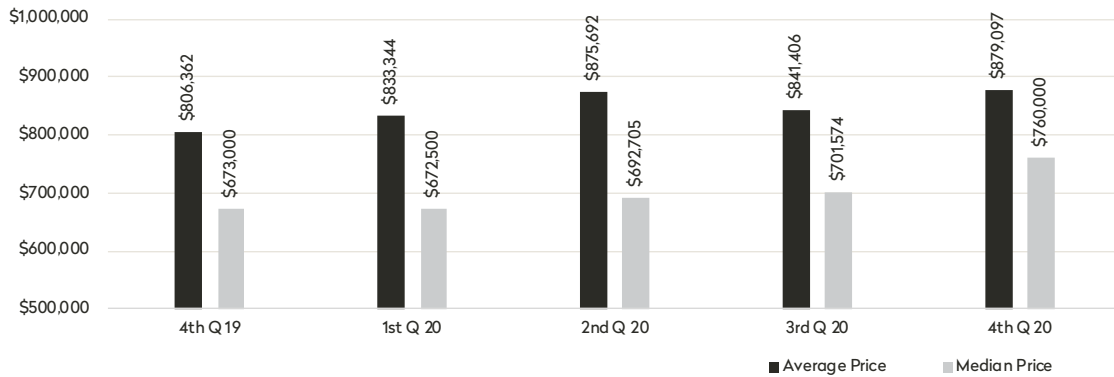


BHSD 20325361



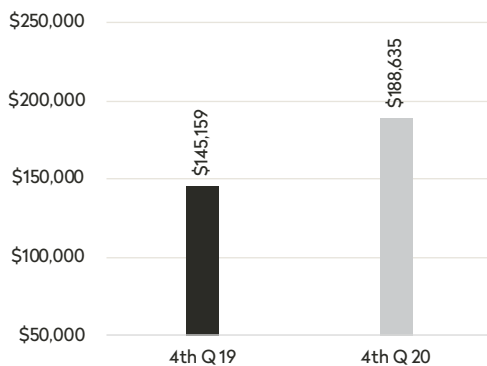
Cooperatives & Condominiums

Average & Median Sales Price



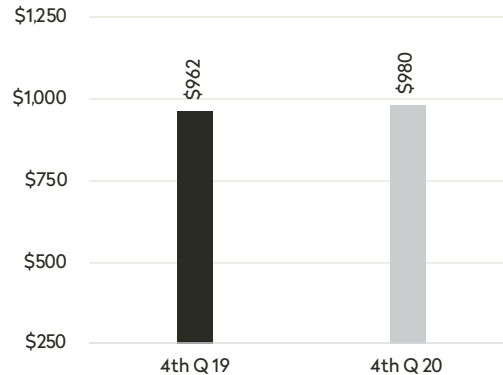
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



* Includes new development and resale apartments. 4Q20 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.

Q4 2020

1-3 Family Houses

The average 1-3 family house price rose 7% over the past year to \$1,237,917.

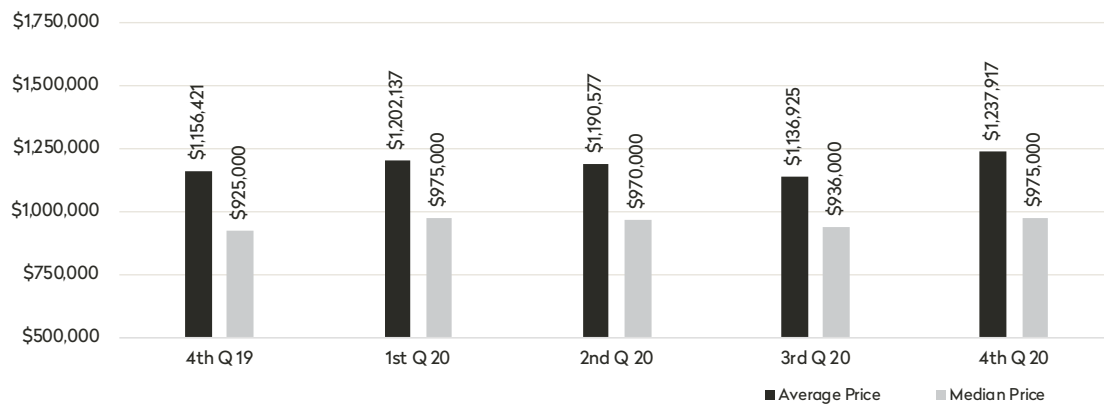
House prices averaged \$577 per square foot, an 11% improvement from the fourth quarter of 2019.



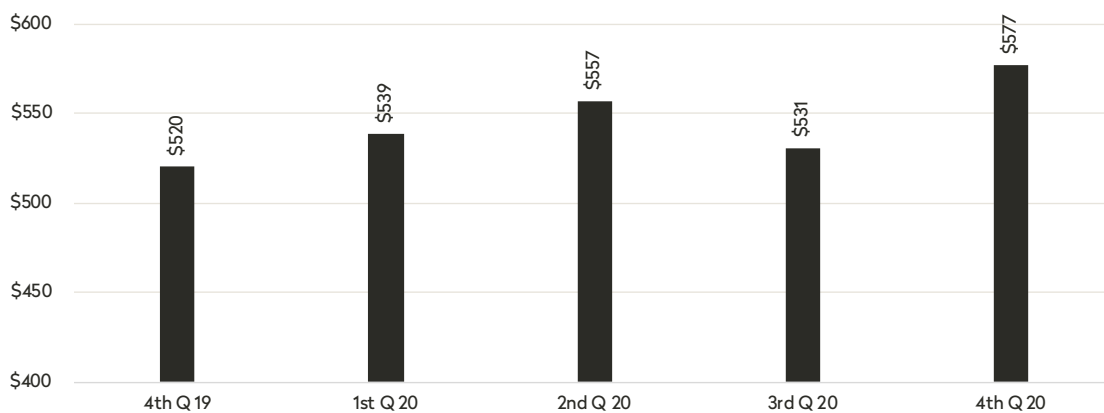
BHSID 20272051



Average & Median Sales Price



Average Price Per Square Foot



Q4 2020

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



Q4 2020

Cooperatives & Condominiums

A sharp rise in co-op prices helped bring the average apartment price **6%** higher than a year ago.

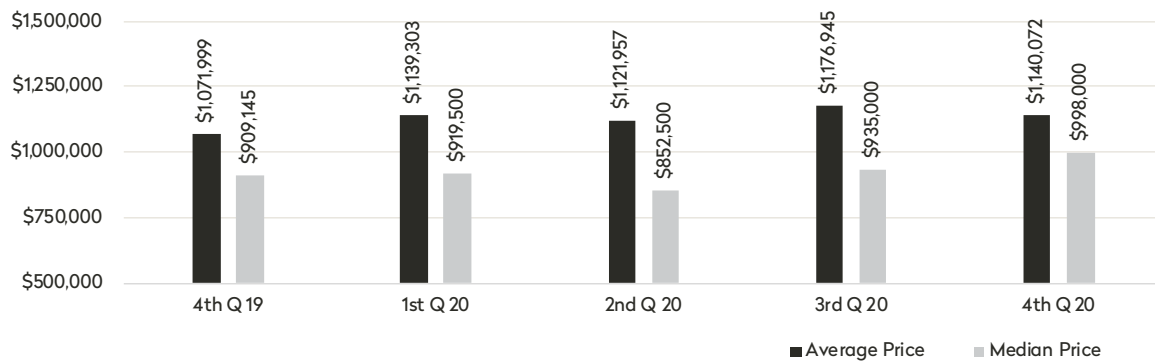


BHSID 20354553



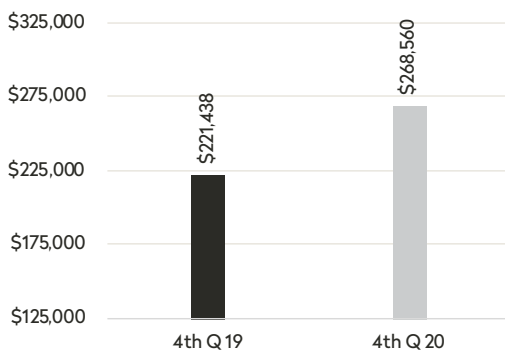
Cooperatives & Condominiums

Average & Median Sales Price



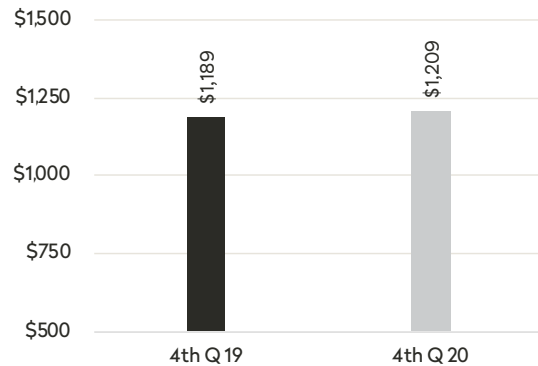
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



Q4 2020

1-3 Family Houses

Prices for 1-3 family houses
averaged \$2,634,86,
9% more than
2019's fourth quarter.

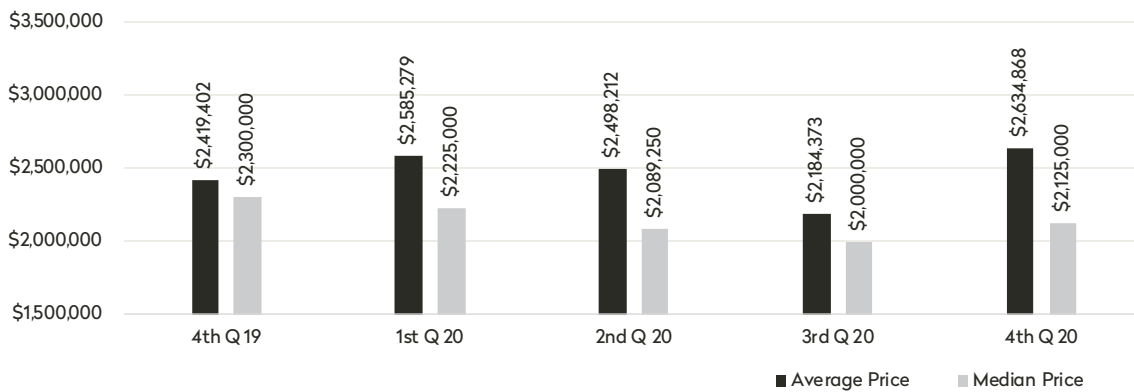


Brownstone Brooklyn

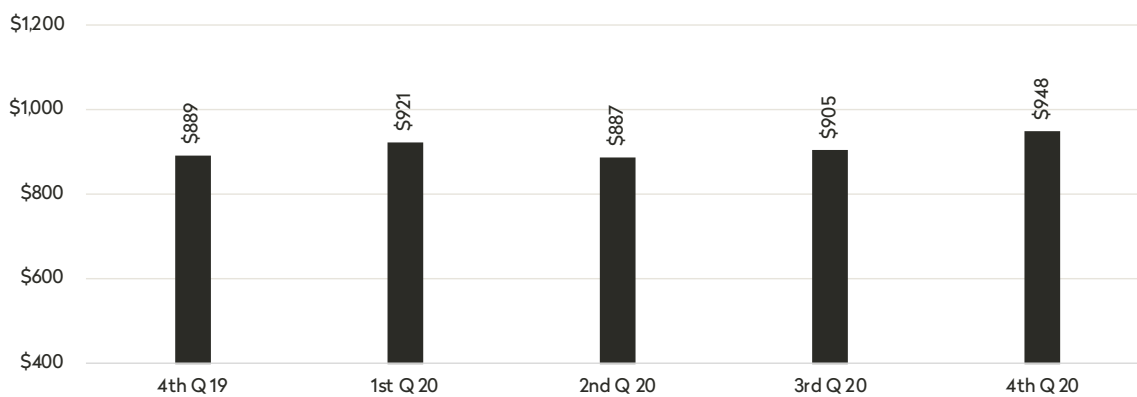
BHSID 20211582



Average & Median Sales Price



Average Price Per Square Foot



Q4 2020

Cooperatives & Condominiums

The average apartment price
rose 5% over the past year
in North Brooklyn.

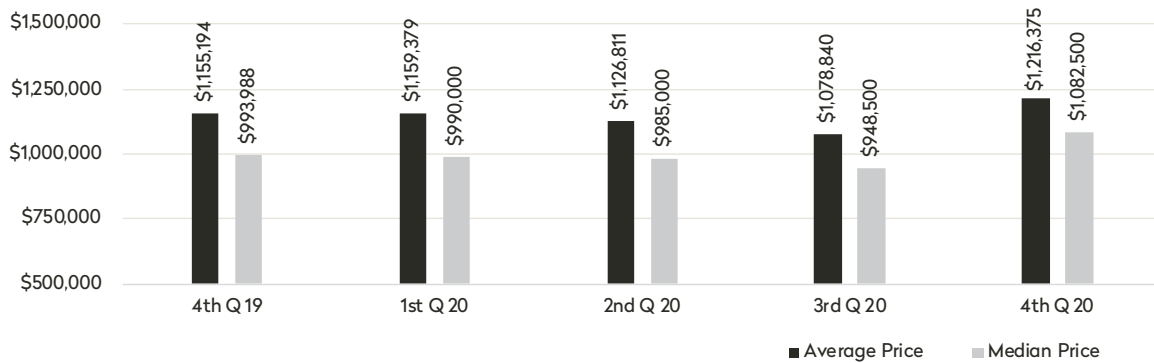


BHSID 20333386



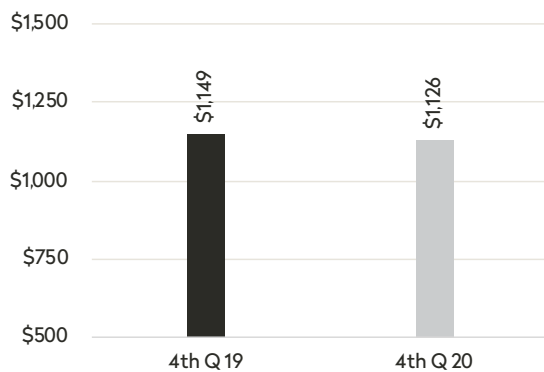
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot



Q4 2020

1-3 Family Houses

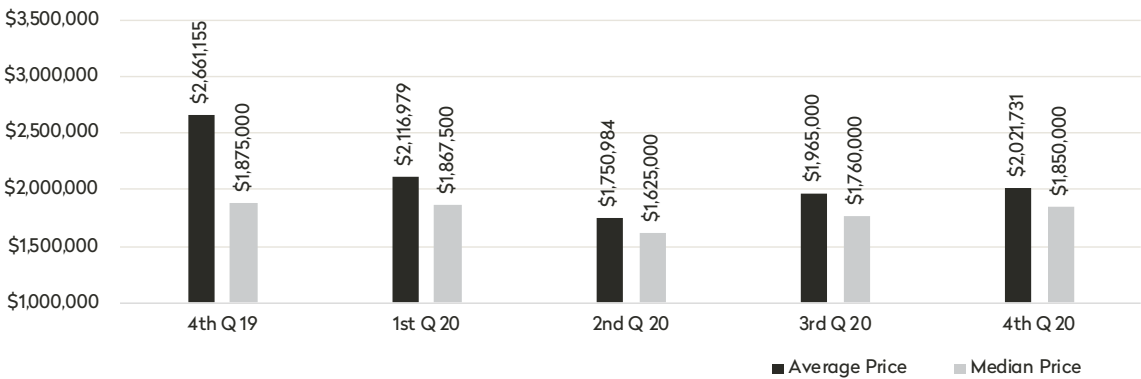
While the average 1-3 family house price **fell** sharply compared to a year ago, the relatively small number of sales in this market can cause data to vary widely from quarter-to-quarter.



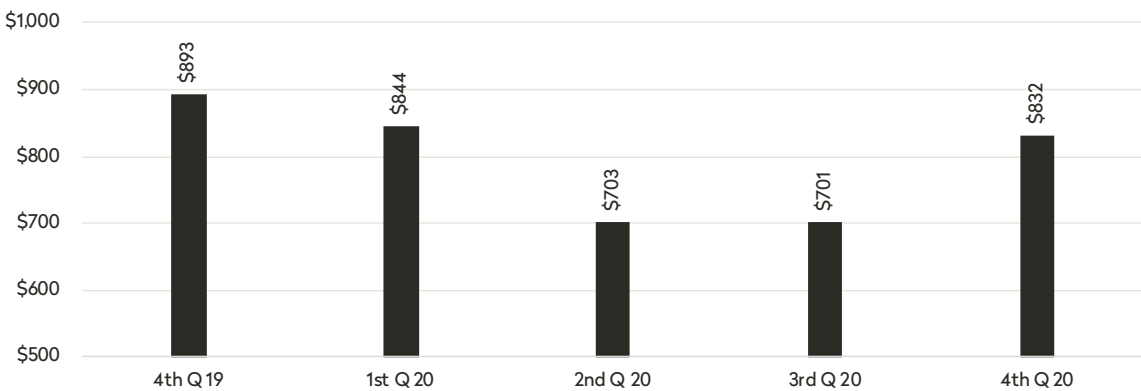
BHSID 20191016



Average & Median Sales Price



Average Price Per Square Foot



Q4 2020

Cooperatives & Condominiums

Both the average and
median apartment prices
posted double-digit
increases
from 2019's fourth quarter.



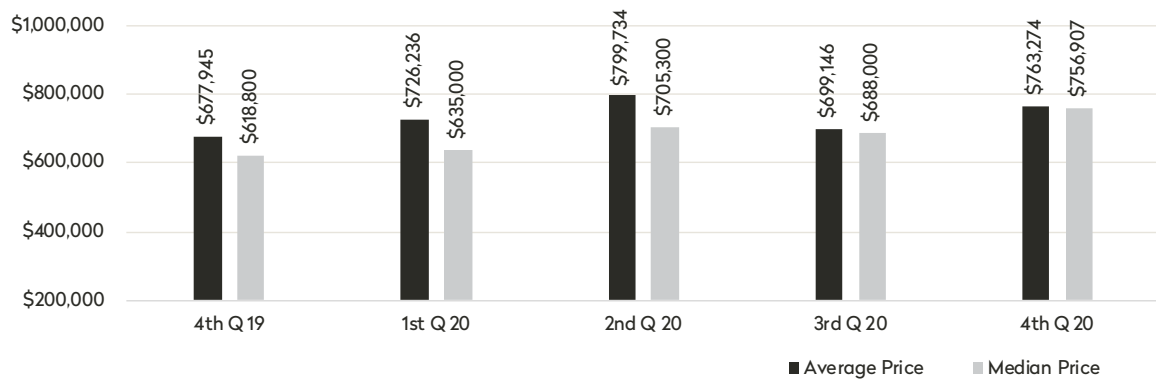
Central Brooklyn

BHSID 20577991



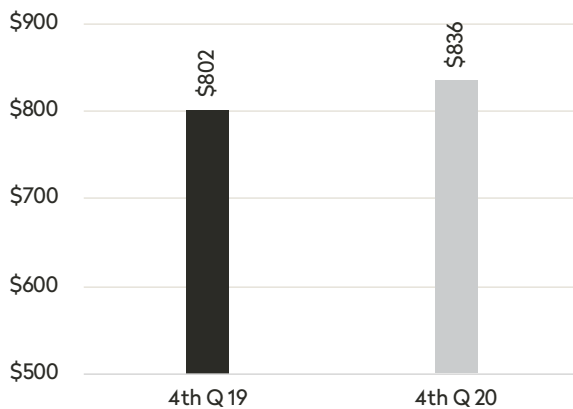
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot



Q4 2020

1-3 Family Houses

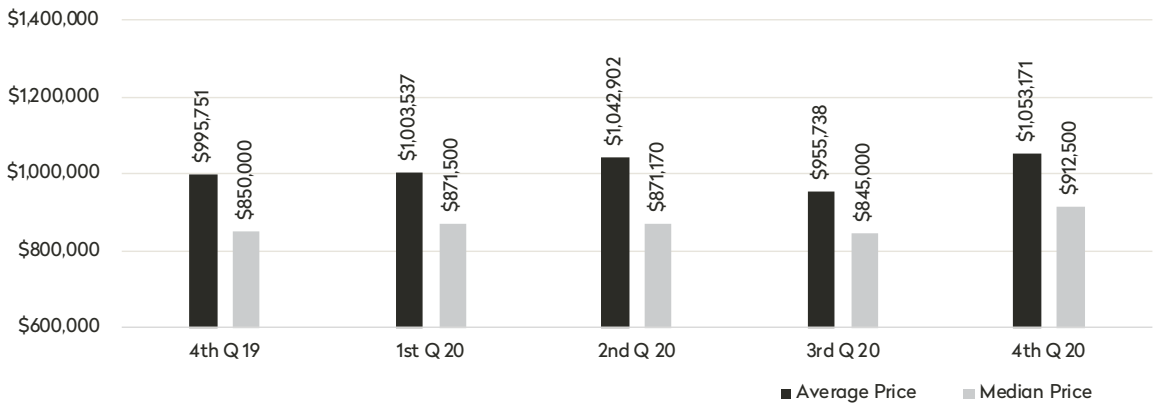
Prices for 1-3 family houses
averaged \$1,053,171,
a 6% improvement
from a year ago.



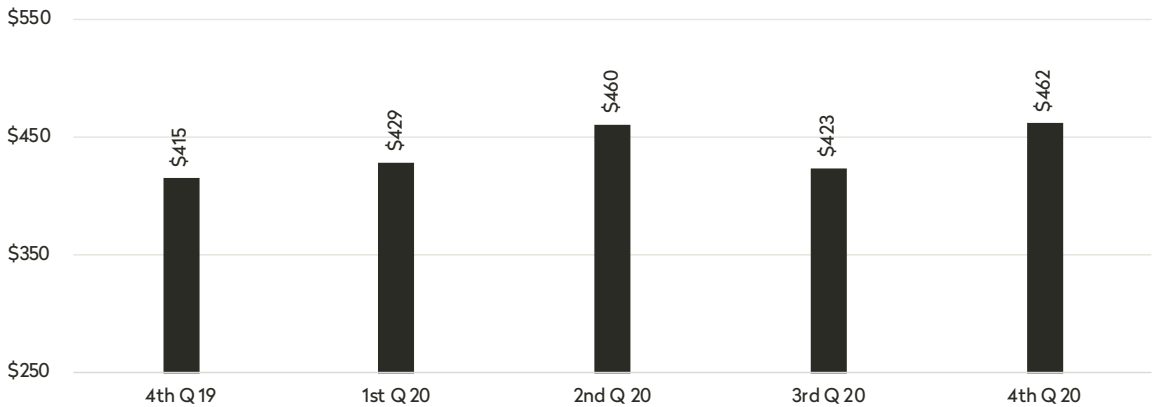
BHSD 20499429



Average & Median Sales Price



Average Price Per Square Foot



Q4 2020

Cooperatives & Condominiums

The average apartment
price was virtually
unchanged
from 2019's fourth quarter.

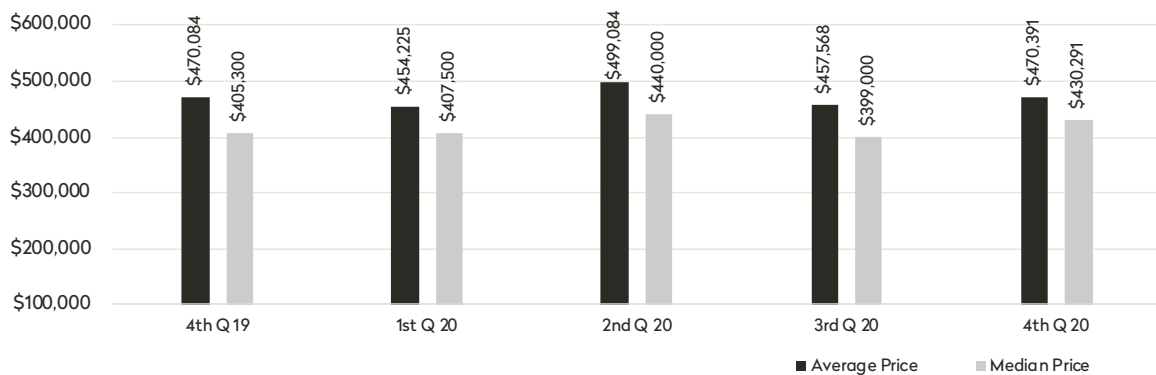


BHSID 20537716



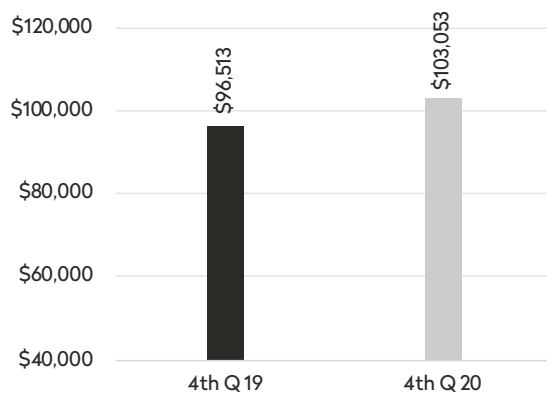
Cooperatives & Condominiums

Average & Median Sales Price



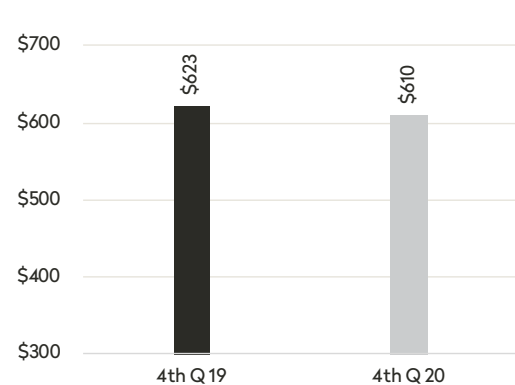
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



Q4 2020

1-3 Family Houses

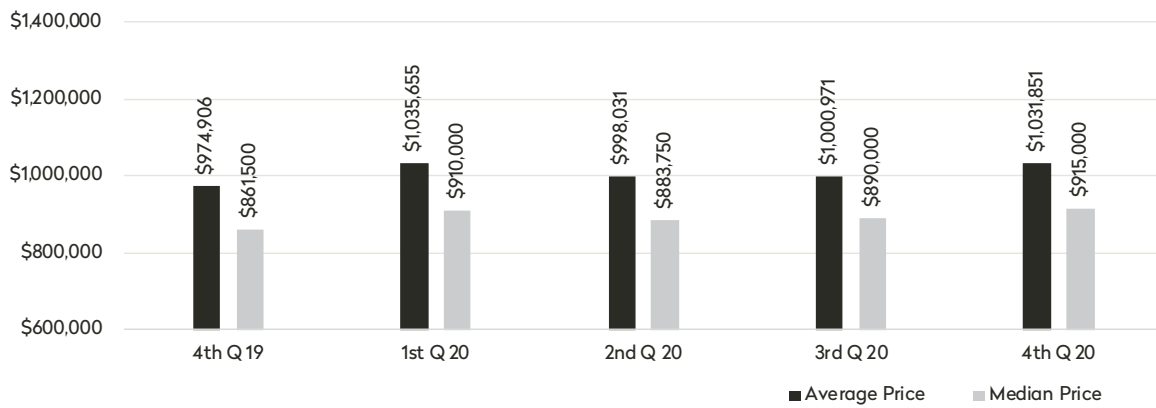
Both the average and median
1-3 family house price were
6% higher than a year ago.



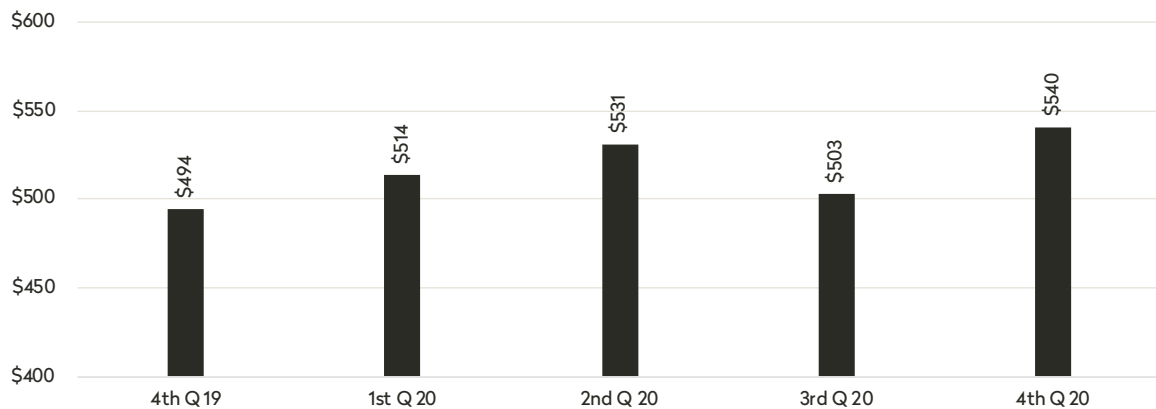
BHSID 20504605



Average & Median Sales Price



Average Price Per Square Foot



Fourth Quarter 2020 Residential Market Report

Brooklyn Heights

129 Montague Street
Brooklyn, NY 11201
718.875.1289

Park Slope

100 Seventh Avenue
Brooklyn, NY 11215
718.230.5500

Halstead is now Brown Harris Stevens

Brooklyn Heights

122 Montague Street
Brooklyn, NY 11201
718.613.2000

South Slope

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

Park Slope

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

Fort Greene

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Bay Ridge

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

Bedford Stuyvesant

1191 Bedford Avenue,
Brooklyn, NY 11216
718.878.1750

Contact Us

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