

First Quarter
2016

BROOKLYN RESIDENTIAL
MARKET REPORT

BROWN HARRIS STEVENS Established 1873



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE
in New York City, The Hamptons & Palm Beach

Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 14381790

Apartment prices averaged **5%** more
than a year ago



BrownHarrisStevens.com WEB# 12105623



BrownHarrisStevens.com WEB# 12033354

The median apartment price
rose **10%** to \$573,000

Townhouse prices were **5%** higher
than 1Q15

All Brooklyn

COOPERATIVES & CONDOMINIUMS*

The average price rose 5% and median price

10% from 1Q15

Co-op prices per room averaged **17%**

more than a year ago



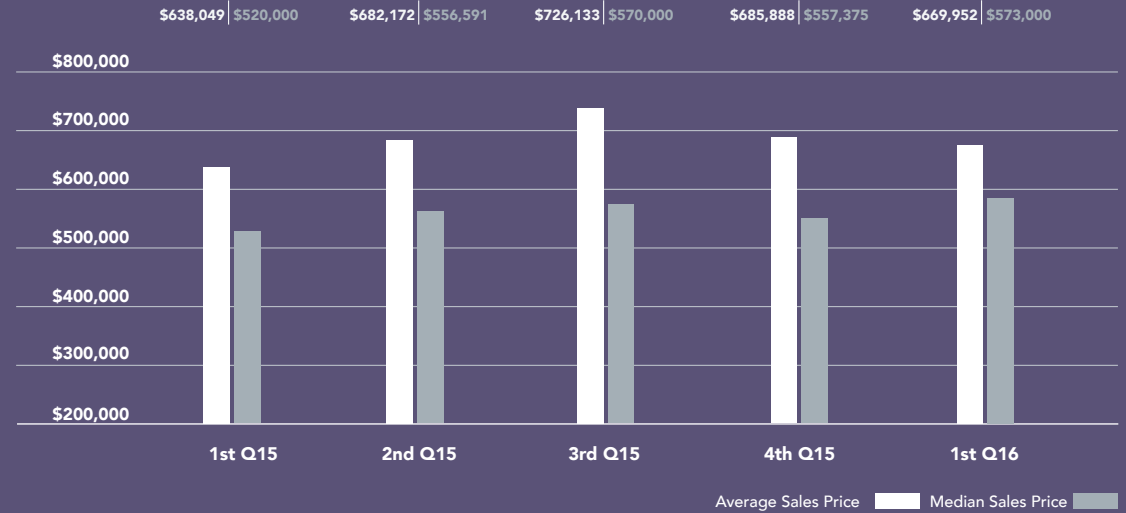
BrownHarrisStevens.com WEB# 14275613

* Includes new development and resale apartments.

1Q16 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



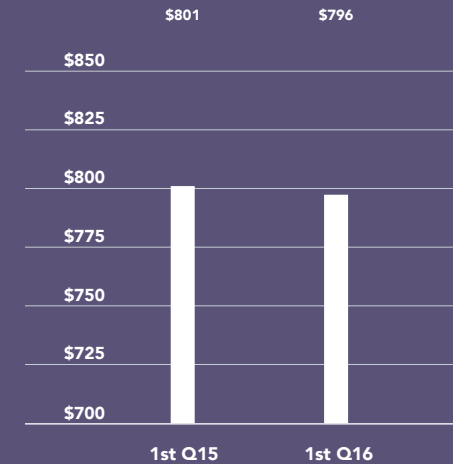
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



All Brooklyn

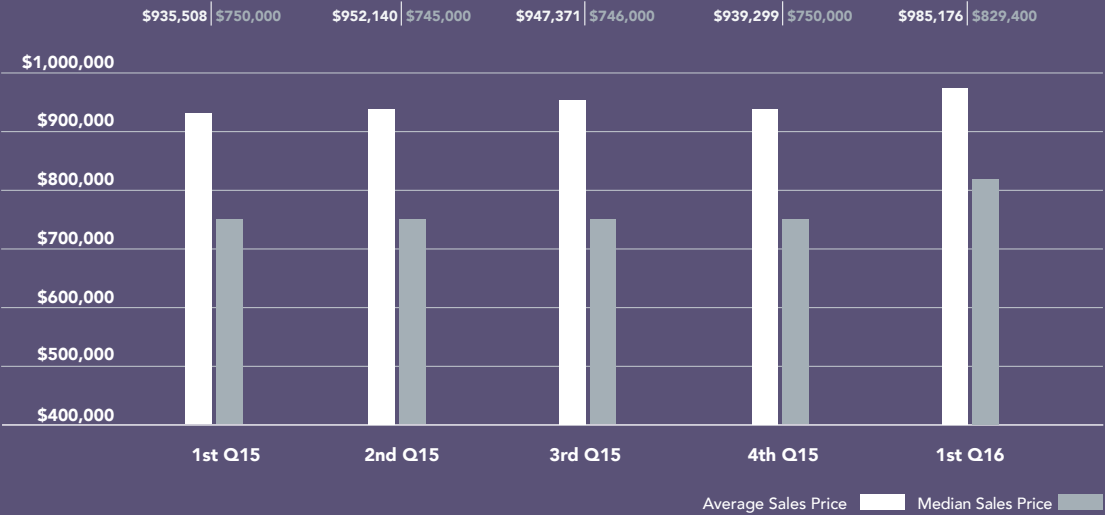
1-4 FAMILY HOUSES

Both the average and median price were higher than a year ago

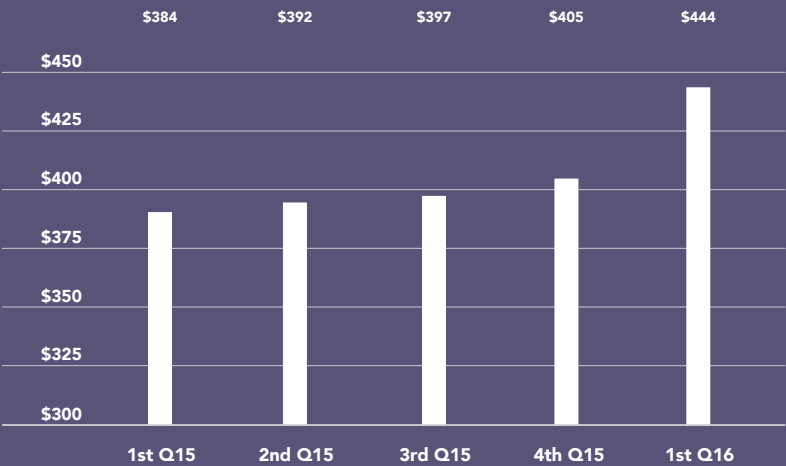
The average price per square foot rose 16% to \$444



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
Bushwick
Crown Heights
Stuyvesant Heights
Brownsville
East New York

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
Seagate
Sheepshead Bay
Sunset Park



Brownstone Brooklyn

COOPERATIVES & CONDOMINIUMS

The average and median price each rose

4% from 1Q15

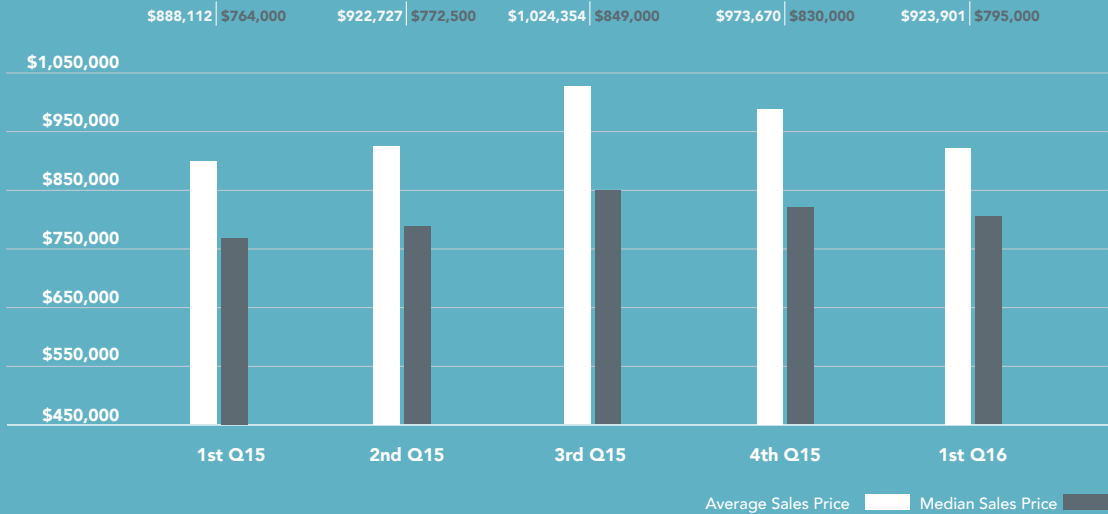
Co-op prices were 14%

higher, while condo prices fell slightly



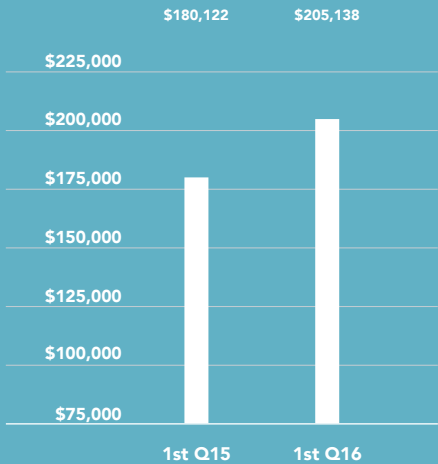
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



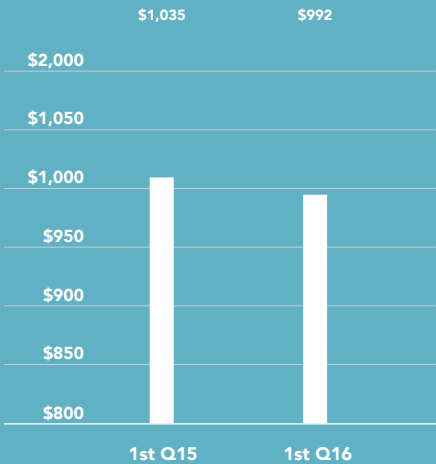
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



Brownstone Brooklyn

1-4 FAMILY HOUSES

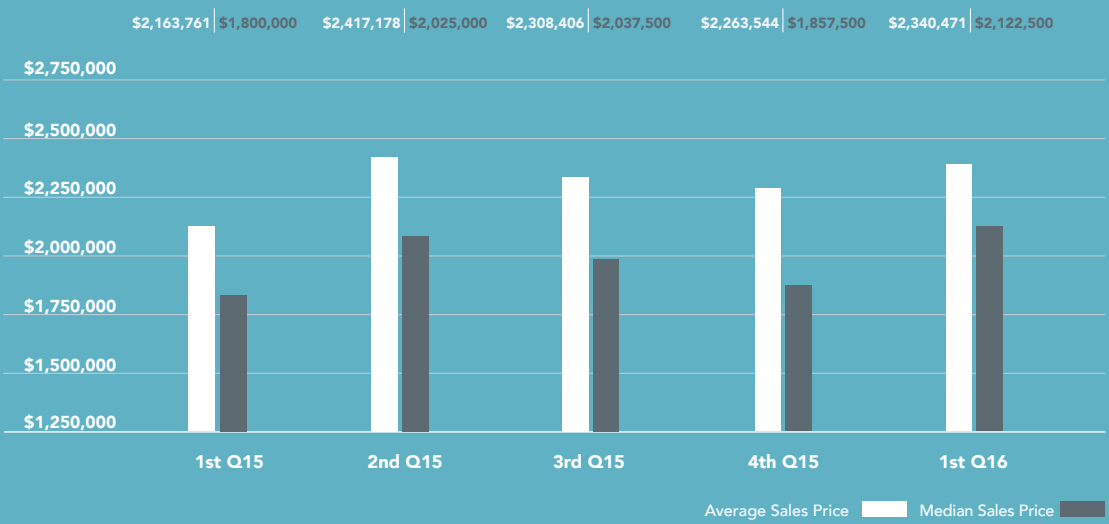
The median price of \$2,122,500 was
18% higher than 1Q15

At \$903, the average price per square foot
was up **20%** from a year ago

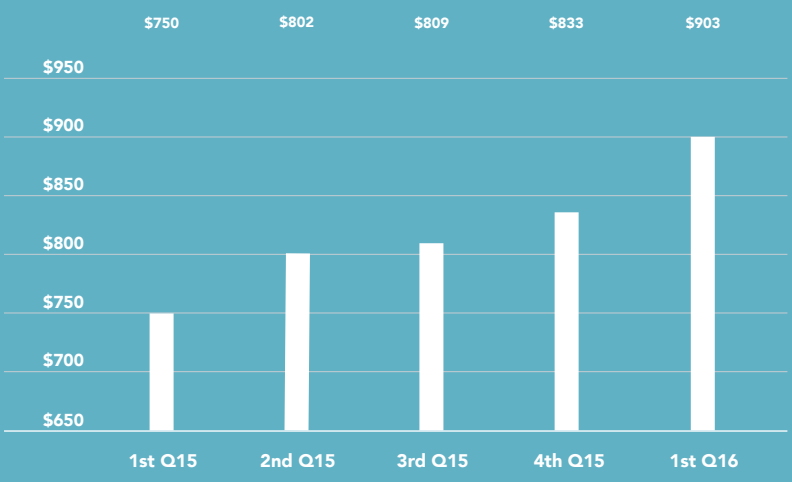


BrownHarrisStevens.com WEB# 13252089

AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



North Brooklyn

COOPERATIVES & CONDOMINIUMS

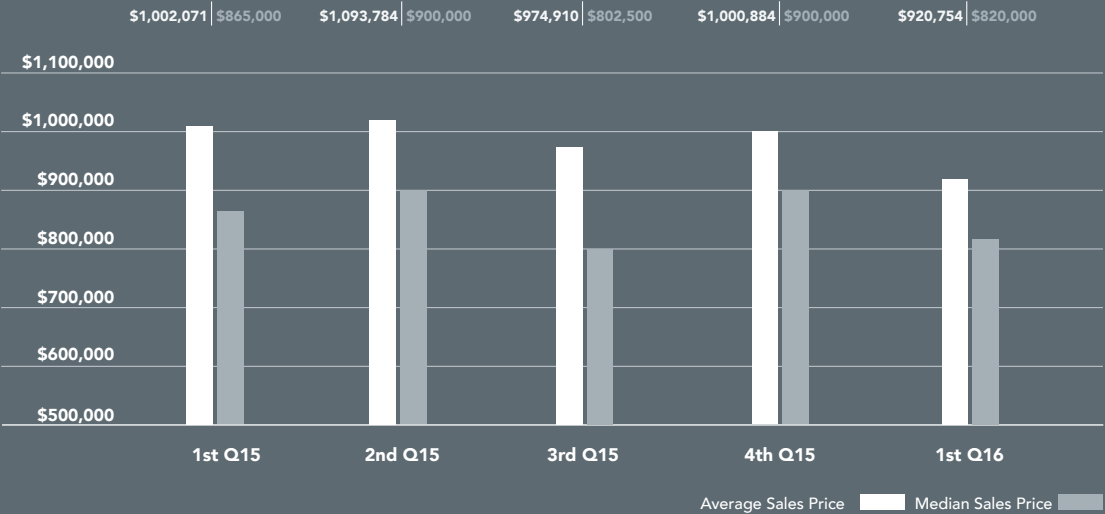
Both the average and median apartment price were lower than a year ago

The average condo price per square foot fell slightly from 1Q15



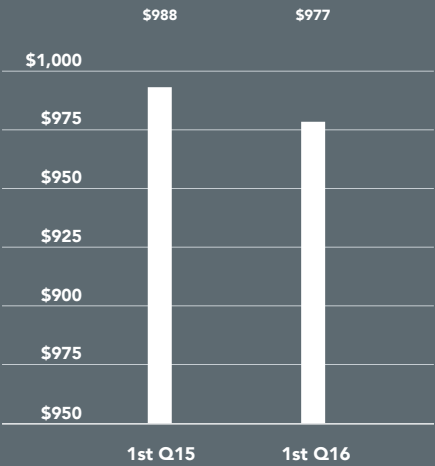
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



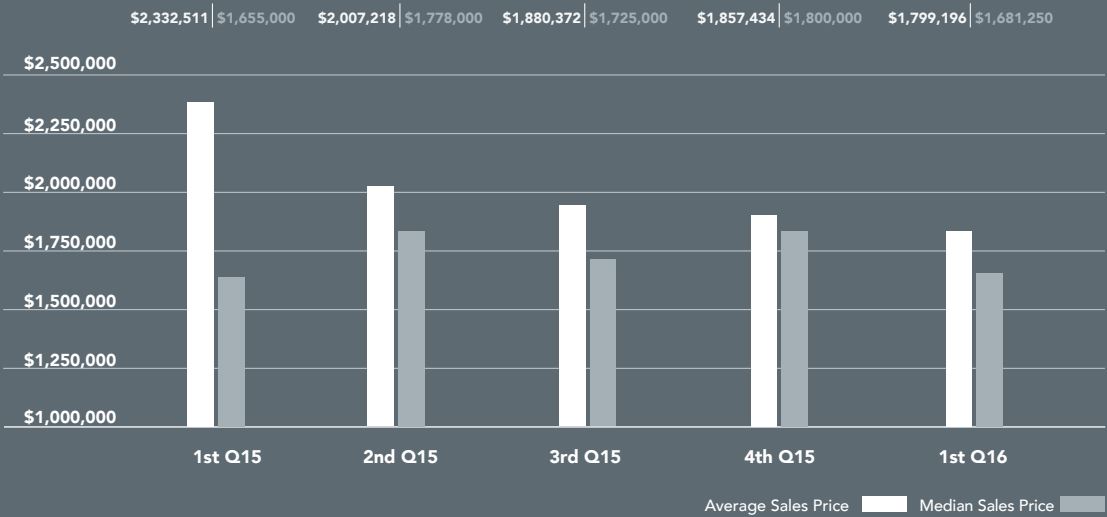
North Brooklyn

1-4 FAMILY HOUSES

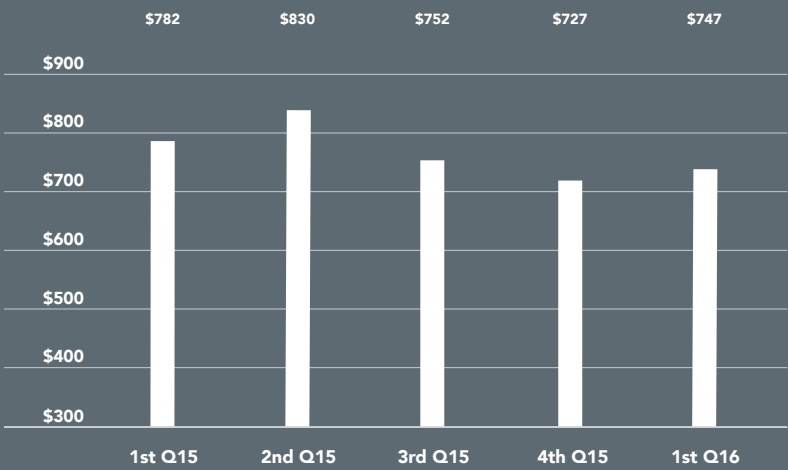
While the average price was lower, the median price was **2%** higher than 1Q15

The average price per square foot fell **4%** to \$747

AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



Central Brooklyn

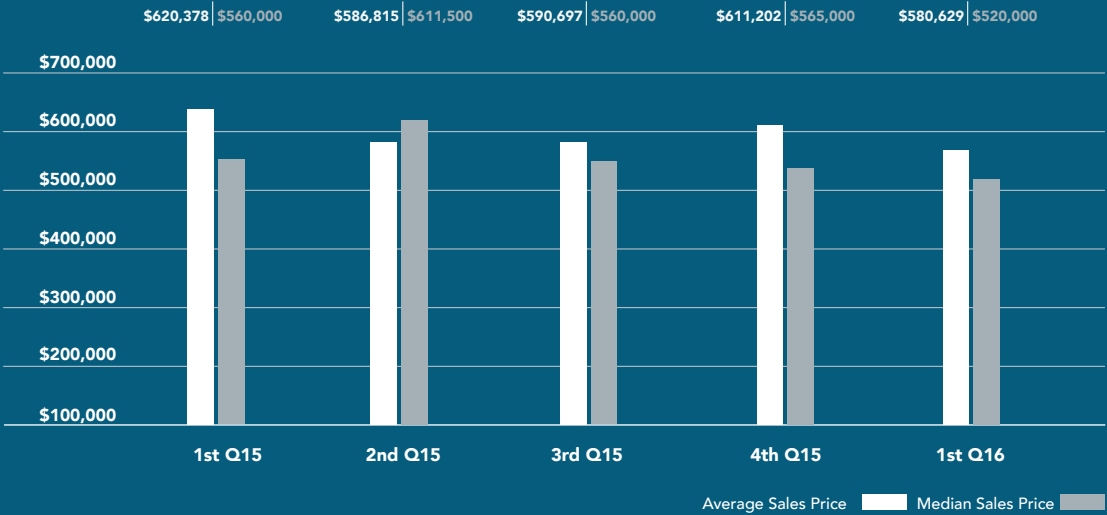
COOPERATIVES & CONDOMINIUMS

The average price for all apartments fell
6% from last year to \$580,629

Condo prices per square foot were
10% higher than a year ago

COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



Central Brooklyn

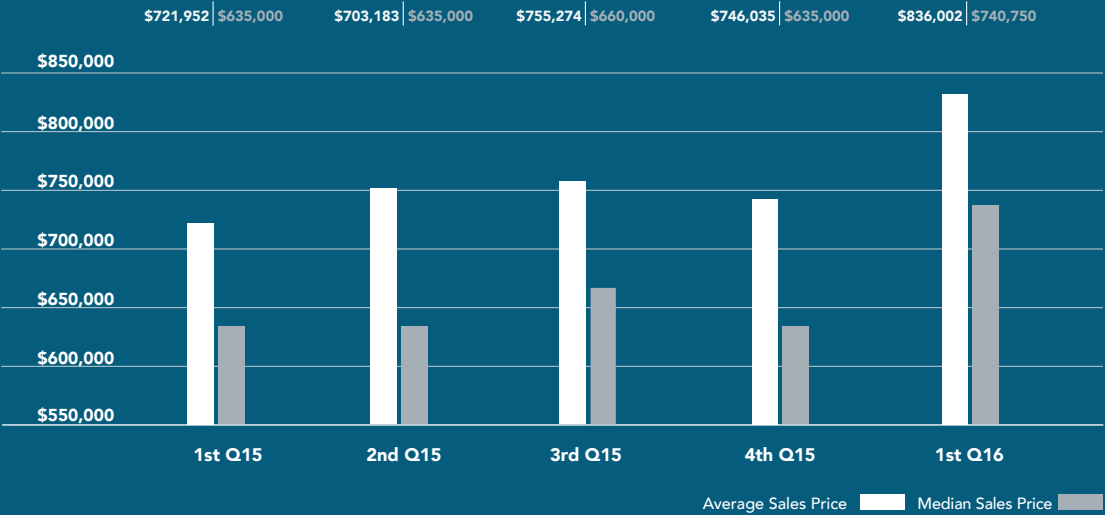
1-4 FAMILY HOUSES

Townhouse prices averaged
16% more than a year ago

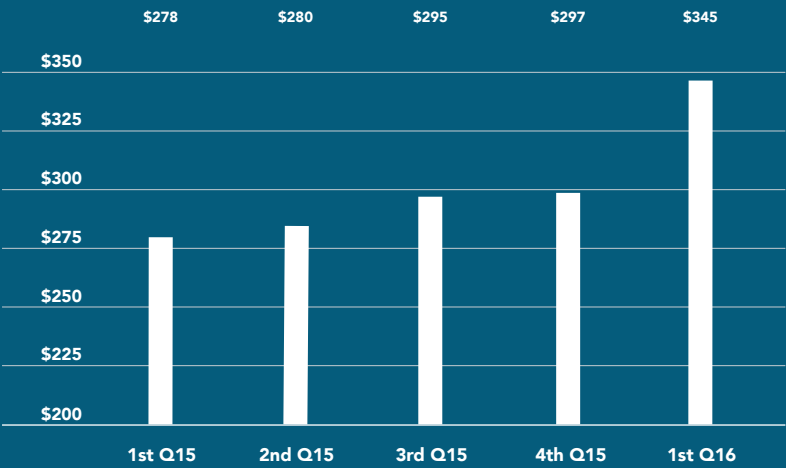
The median price rose **17%**



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



South Brooklyn

COOPERATIVES & CONDOMINIUMS

Strong gains were posted over the past year in the both the average and median price

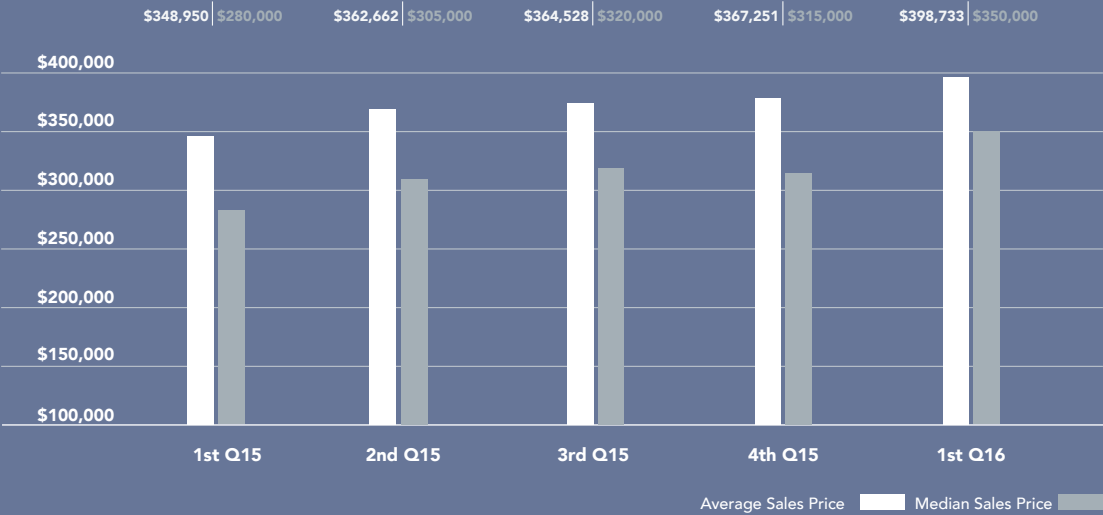
Co-op prices per room averaged **28%** more than a year ago



BrownHarrisStevens.com WEB# 14550449

COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



South Brooklyn

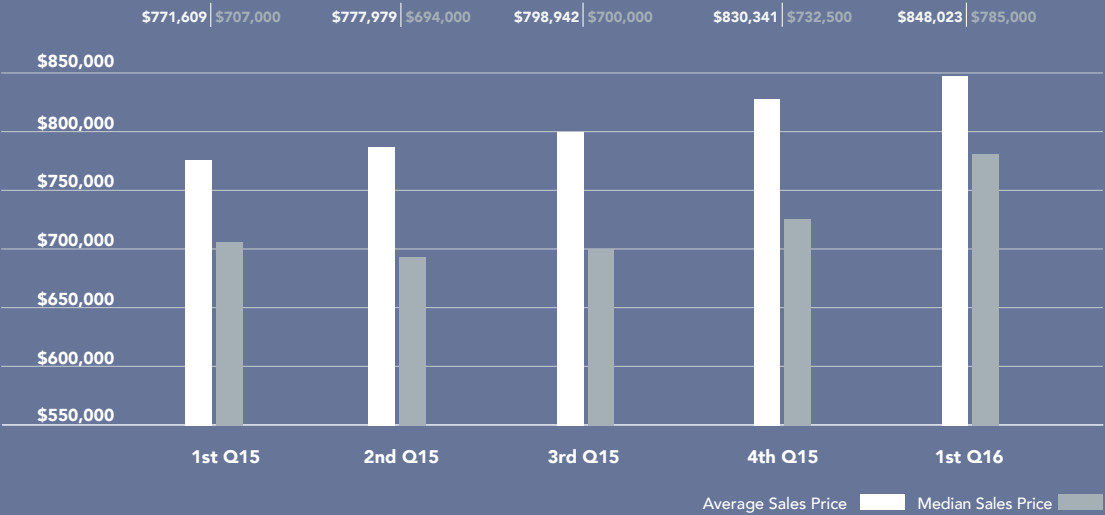
1-4 FAMILY HOUSES

Townhouses prices averaged
10% more than 1Q15

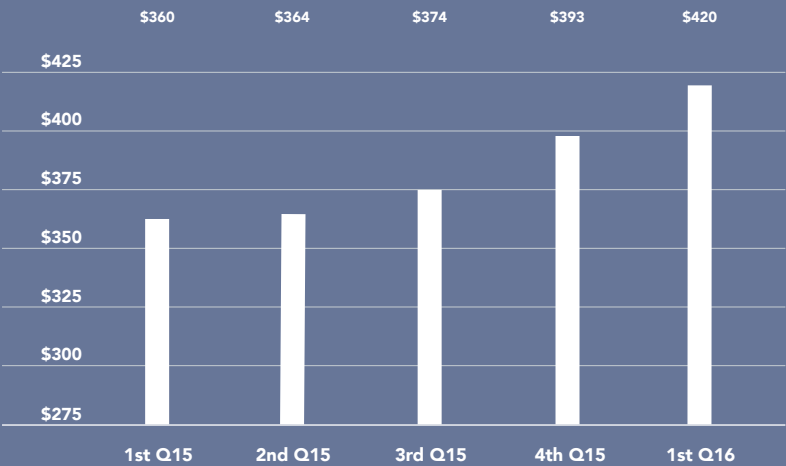
The median price of \$785,000 was
11% higher than a year ago



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



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