

Second Quarter  
2015

BROOKLYN RESIDENTIAL  
MARKET REPORT

BROWN HARRIS STEVENS Established 1873



EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 12737235

Record Brooklyn average apartment price of  
**\$687,203**



BrownHarrisStevens.com WEB# 12506298



Median apartment price of  
**\$558,858** sets new record

**\$953,885**

New record 1-4 family average price

BrownHarrisStevens.com WEB# 12704169

# All Brooklyn

COOPERATIVES & CONDOMINIUMS\*

- Average apartment price reaches \$687,203, a new record
- The median price also hit a new high, at **\$558,858**

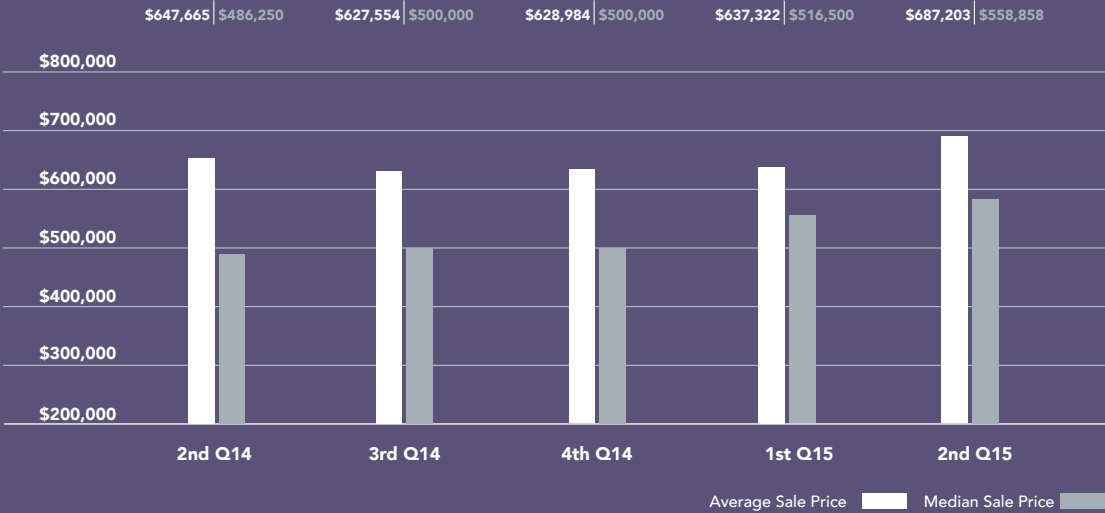


BrownHarrisStevens.com WEB# 12573686

\* Includes new development and resale apartments.  
 2Q15 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.

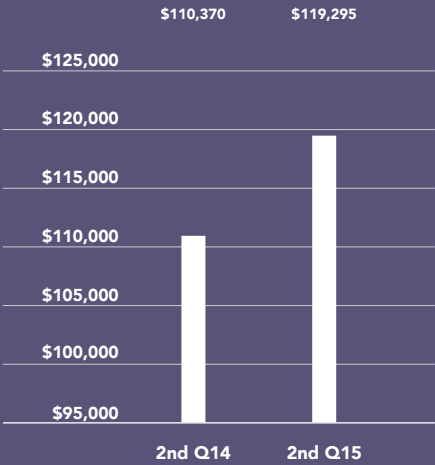
## COOPERATIVES & CONDOMINIUMS

Average & Median Price



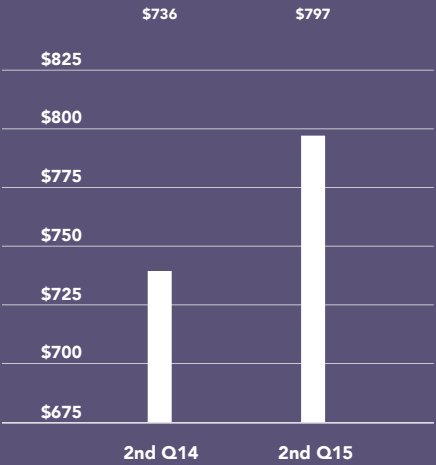
## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot





# All Brooklyn

1-4 FAMILY HOUSES

14%

Increase in both the average and median 1-4 family home price in Brooklyn over the past year.

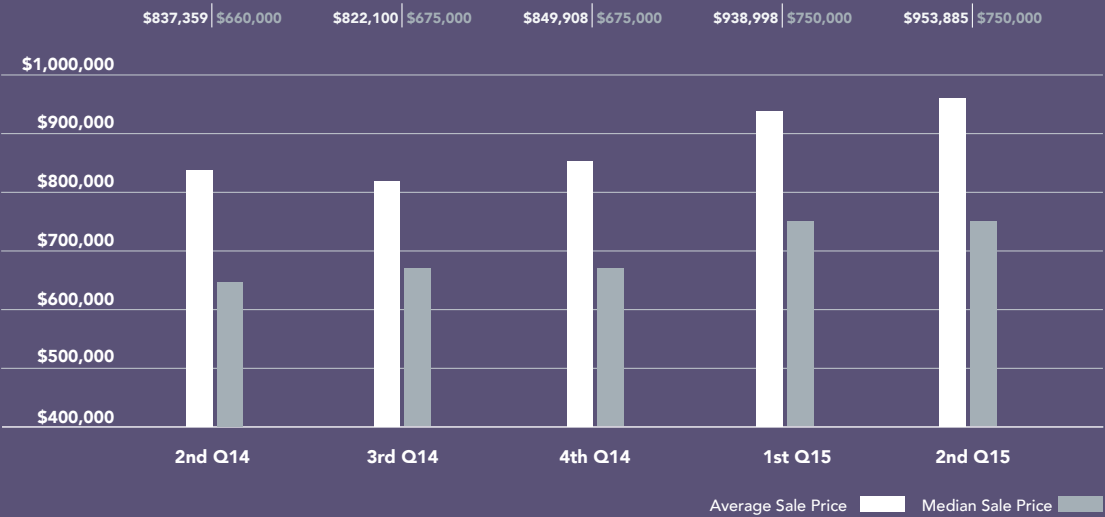
\$397

The average price per square foot for a 1-4 family home in 2Q15.

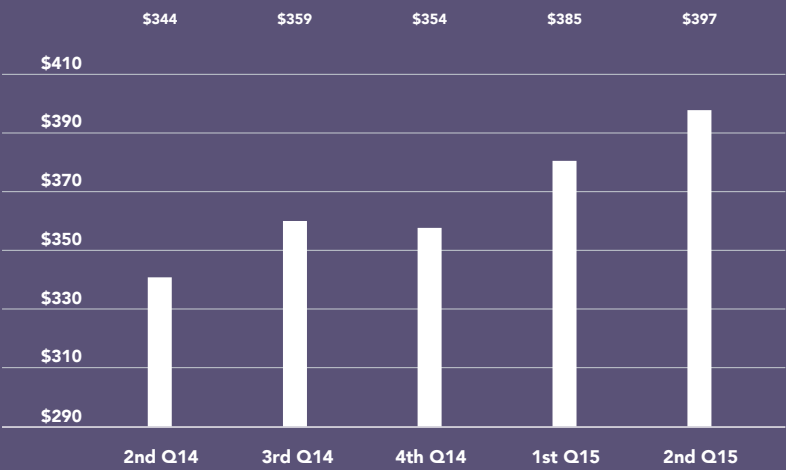


BrownHarrisStevens.com WEB# 12702682

## AVERAGE & MEDIAN 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

\$770,000

The median apartment price; 10% more than 2Q14.

- Both co-ops and condos saw higher prices than a year ago



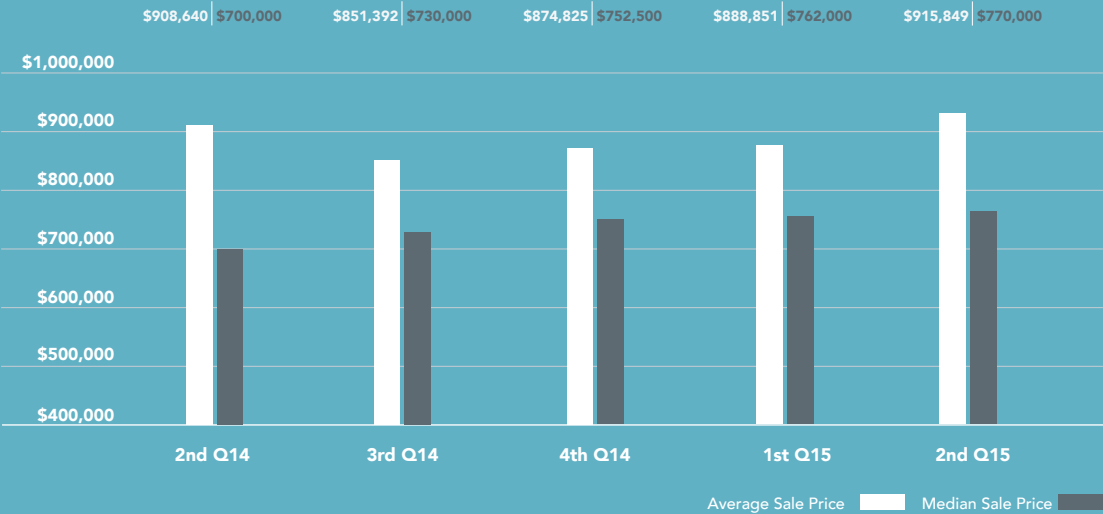
BrownHarrisStevens.com WEB# 12006136



BrownHarrisStevens.com WEB# 12034442

## COOPERATIVES & CONDOMINIUMS

Average & Median Price



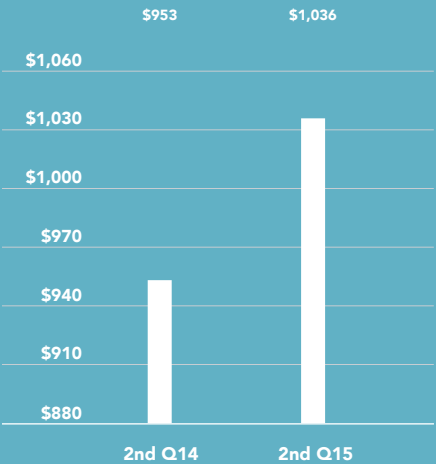
## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot





# Brownstone Brooklyn

1-4 FAMILY HOUSES

- Average price rises 12% to \$2,379,204
- Median price jumps 17% from 2Q14

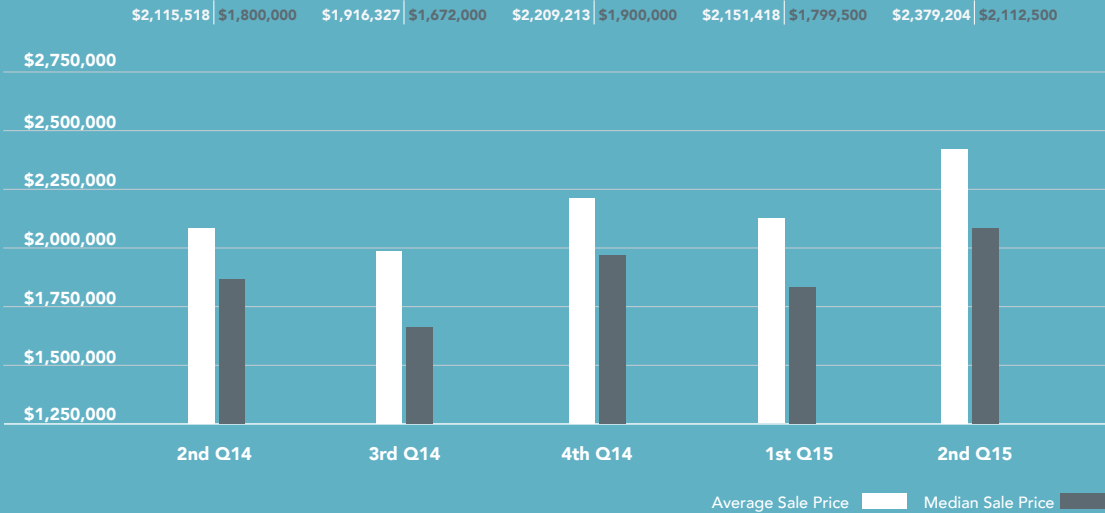


BrownHarrisStevens.com WEB# 12614197

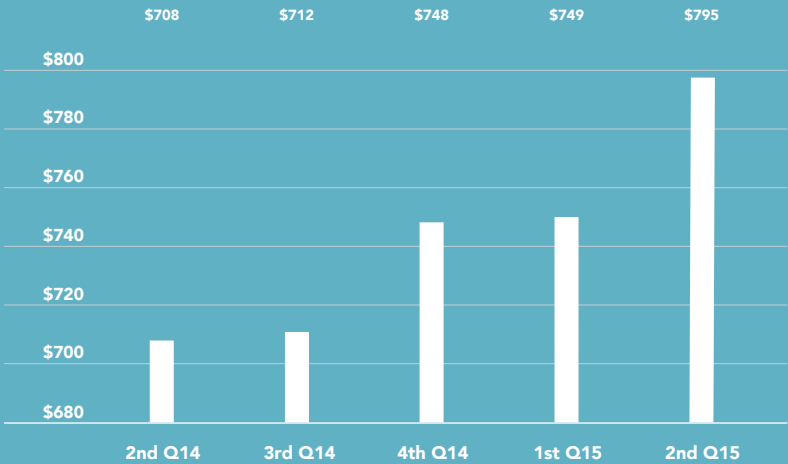


BrownHarrisStevens.com WEB# 12656944

## AVERAGE & MEDIAN PRICE



## AVERAGE PRICE PER SQUARE FOOT



# North Brooklyn

COOPERATIVES & CONDOMINIUMS

21%  
The increase in average price for apartments in this market over the past year.

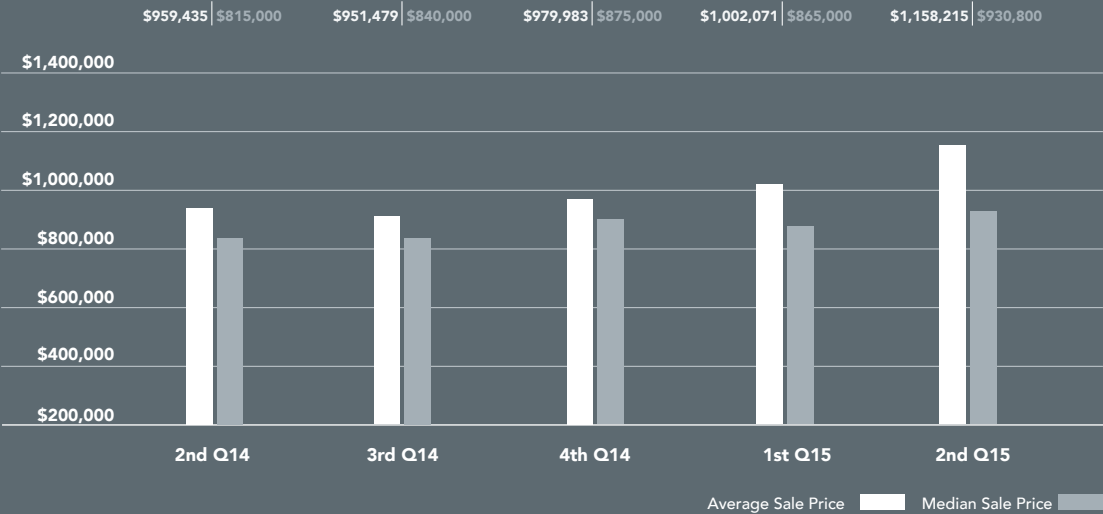
\$930,800  
2Q15 median price, a 14% improvement compared to a year ago.



BrownHarrisStevens.com WEB# 12547165

## COOPERATIVES & CONDOMINIUMS

Average & Median Price



## CONDOMINIUM

Average Price Per Square Foot





# North Brooklyn

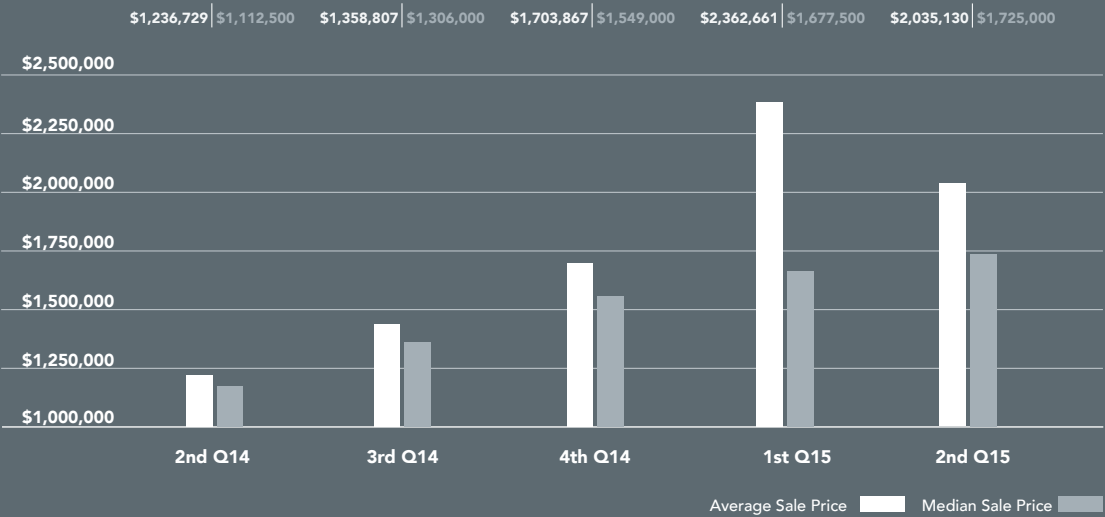
1-4 FAMILY HOUSES

• Strong high-end activity pushed the average price to

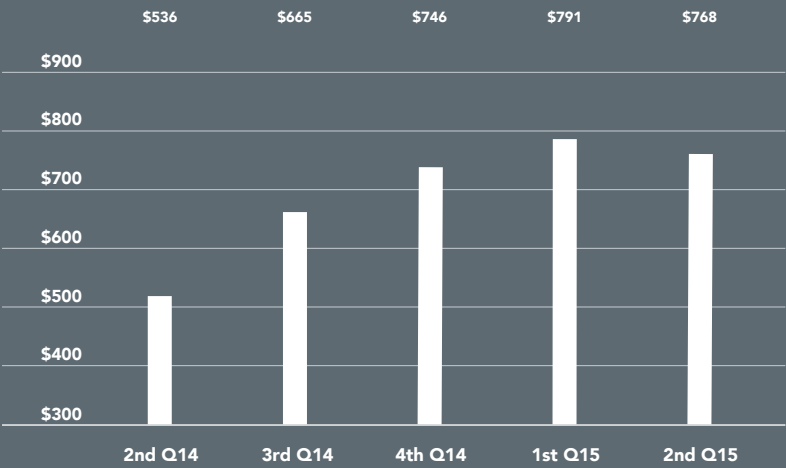
**\$2,035,130**

• At \$1,725,000, the median price was 55% higher than a year ago

## AVERAGE & MEDIAN PRICE



## AVERAGE PRICE PER SQUARE FOOT



# Central Brooklyn

COOPERATIVES & CONDOMINIUMS

34%

Increase in the median apartment price  
from a year ago.

\$622,090

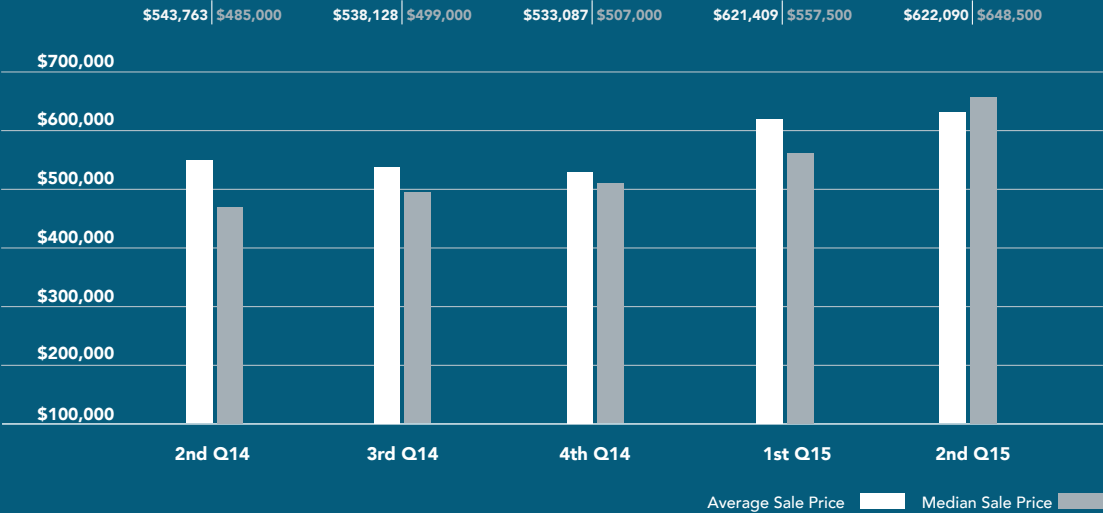
2Q15 average apartment price.



BrownHarrisStevens.com WEB# 12462601

## COOPERATIVES & CONDOMINIUMS

Average & Median Price



## CONDOMINIUM

Average Price Per Square Foot



# Central Brooklyn

1-4 FAMILY HOUSES

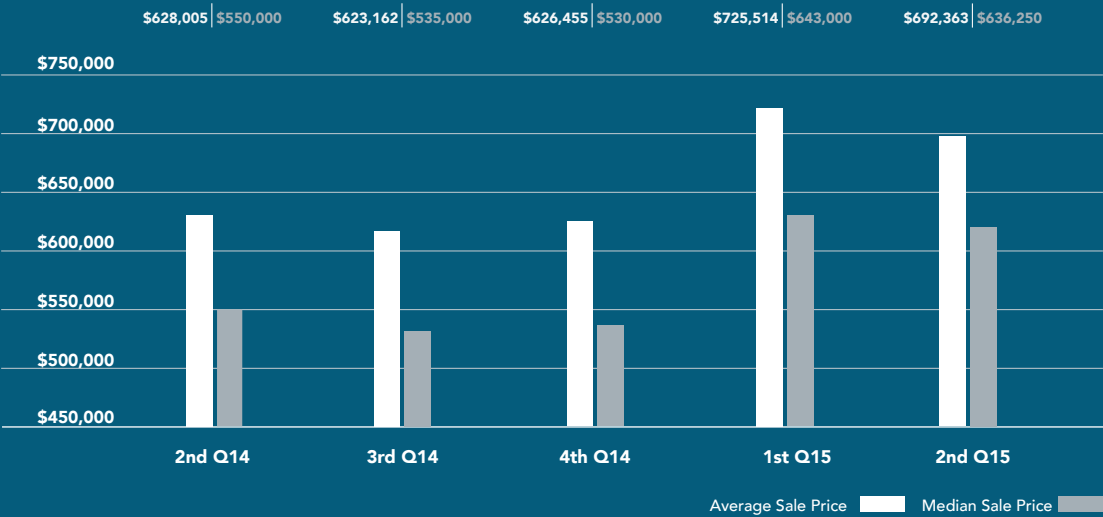
- The average 1-4 family home price of \$692,363 was 10% higher than a year ago
- The median price posted a higher increase, rising 16% to

\$636,250

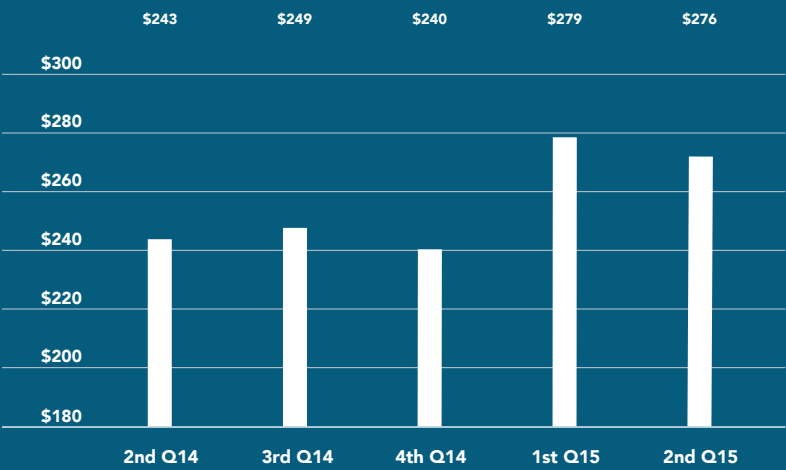


BrownHarrisStevens.com WEB# 12697478

## AVERAGE & MEDIAN PRICE



## AVERAGE PRICE PER SQUARE FOOT





# South Brooklyn

COOPERATIVES & CONDOMINIUMS

13%

The increase in the average apartment price over the past year.

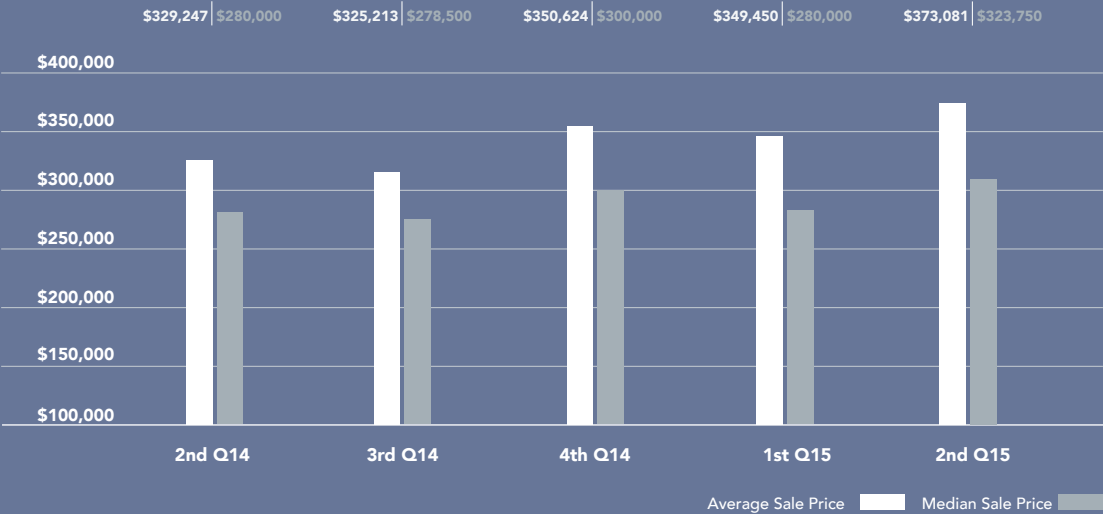
- Condo prices averaged \$493 per square foot, 15% more than 2Q14



BrownHarrisStevens.com WEB# 11816566

## COOPERATIVES & CONDOMINIUMS

Average & Median Price



## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot



# South Brooklyn

1-4 FAMILY HOUSES

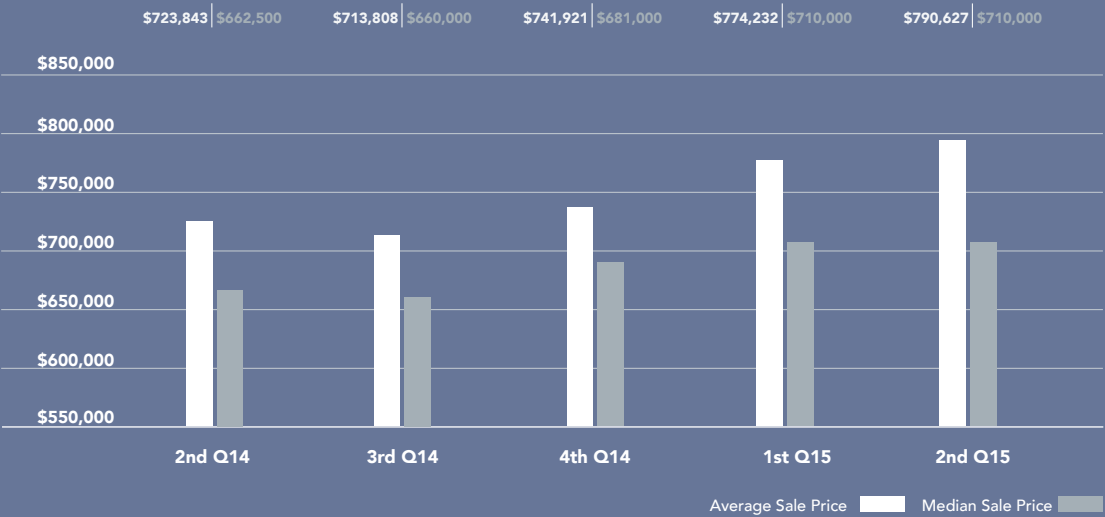
- 1-4 family prices averaged \$790,627 in 2Q15, a 9% improvement compared to a year ago

- The median price rose 7% over this time to \$710,000

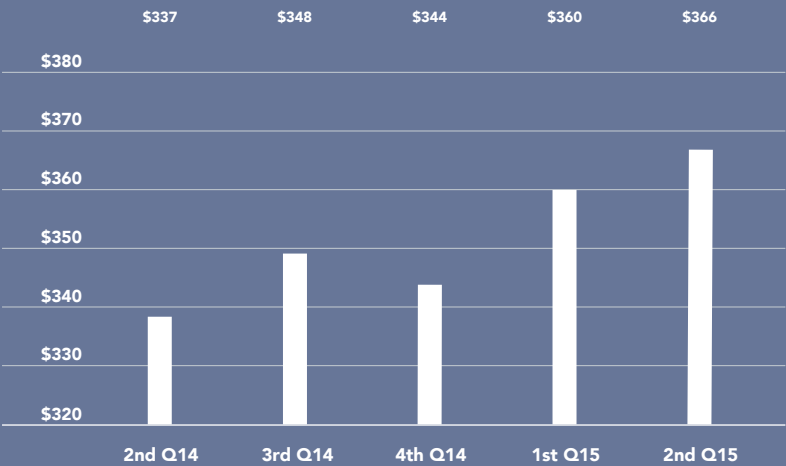


BrownHarrisStevens.com WEB# 12278790

## AVERAGE & MEDIAN PRICE



## AVERAGE PRICE PER SQUARE FOOT



## Contact us

West Side  
1926 Broadway  
Kevin Kovesci, EVP  
Managing Director of Sales

CENTRAL PARK WEST

CENTRAL PARK

5TH AVENUE

Upper East Side  
1121 Madison Avenue  
Peter R. Marra, EVP  
Managing Director of Sales  
Sarah Orlinsky-Maitland, EVP  
Managing Director of Sales

Edward Lee Cave  
Division  
790 Madison Avenue  
Caroline E. Y. Guthrie  
President

East Side  
445 Park Avenue  
Hall F. Willkie, President  
Bess Freedman, EVP  
Managing Director of Sales  
and Business Development  
Ruth McCoy, EVP  
Managing Director of Sales  
Richard Ferrari, EVP  
Managing Director of Sales

Brown Harris Stevens  
Development  
Marketing  
445 Park Avenue  
Stephen Kliegerman,  
President

Village  
2 Fifth Avenue  
Stephen Klym, EVP  
Managing Director of Sales  
Denine Townsend  
Sales Director

Tribeca  
43 North Moore  
Stephen Klym, EVP  
Managing Director of Sales  
Denine Townsend  
Sales Director

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

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Brooklyn Heights  
129 Montague Street  
Christopher Thomas, EVP  
Managing Director of Sales

Park Slope  
100 Seventh Avenue  
Camille Logan, EVP  
Managing Director of Sales