

Third Quarter
2015

BROOKLYN RESIDENTIAL
MARKET REPORT

BROWN HARRIS STEVENS Established 1873



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 13357971

Brooklyn apartment prices average
\$732,363 in 3Q15,
a new record



BrownHarrisStevens.com WEB# 13296874



BrownHarrisStevens.com WEB# 12704169

\$570,880
Record median apartment price

1-4 family houses set record average
and median prices

All Brooklyn

COOPERATIVES & CONDOMINIUMS*

Average apartment price rises
17% to a record \$732,363

Median price of
\$570,880, also a new record



BrownHarrisStevens.com WEB# 13192766

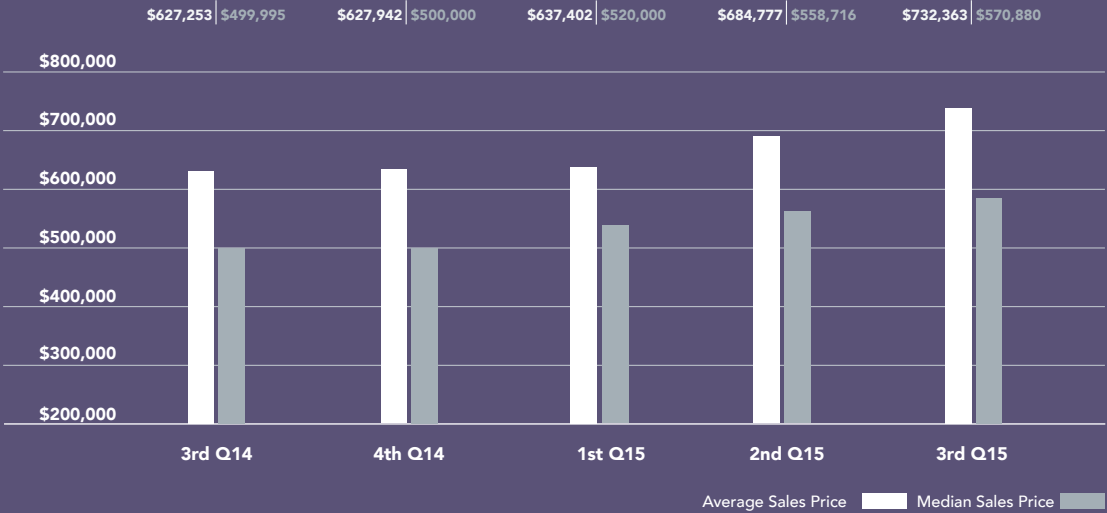


BrownHarrisStevens.com WEB# 13157997

* Includes new development and resale apartments.
 3Q15 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.

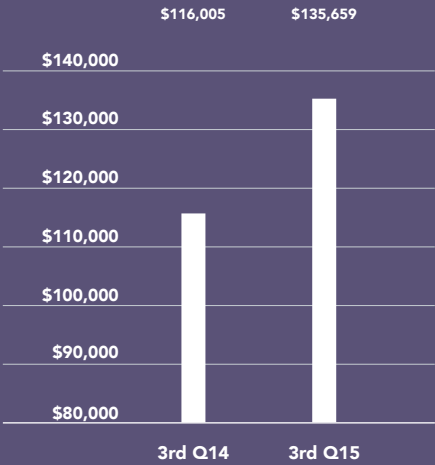
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



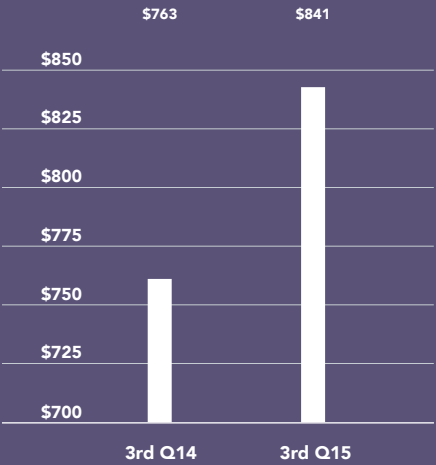
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



All Brooklyn

1-4 FAMILY HOUSES

\$964,175

New record average price for 1-4 houses

Median price rises 13% to new high of \$760,000

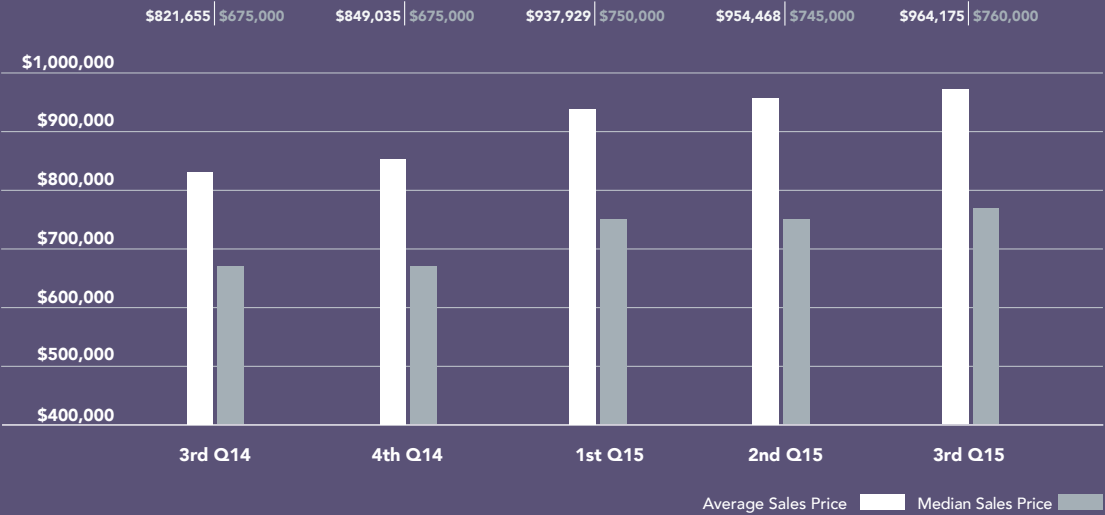


BrownHarrisStevens.com WEB# 13265791

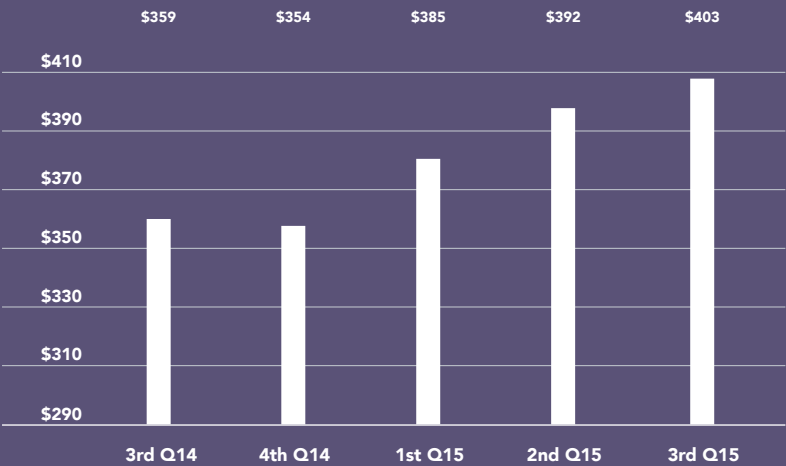


BrownHarrisStevens.com WEB# 13299135

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

Limited inventory leads to a
21% increase in average price
 from 3Q14

Co-op price per room rises
18% ; condo price per square
 foot rises 17%



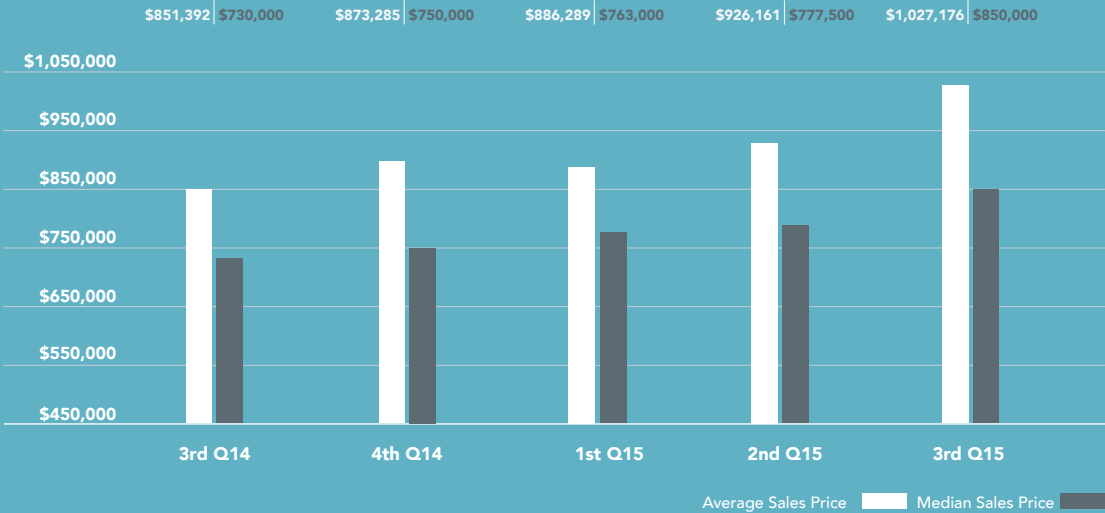
BrownHarrisStevens.com WEB# 12239653



BrownHarrisStevens.com WEB# 13440022

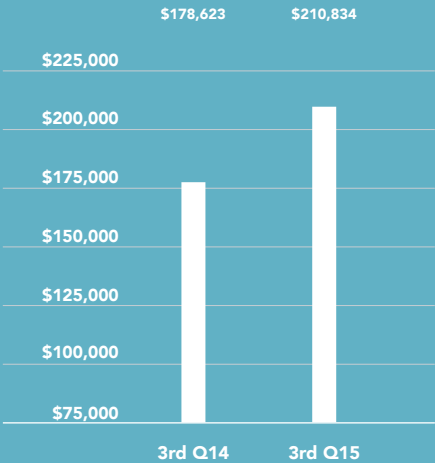
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



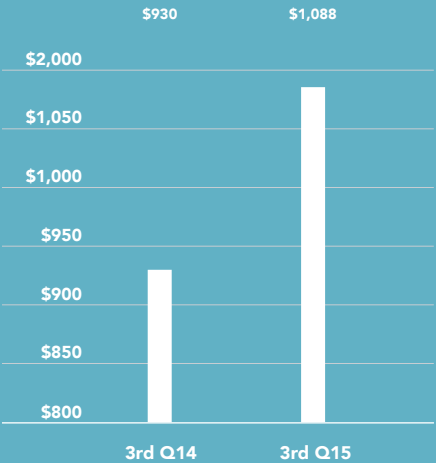
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



Brownstone Brooklyn

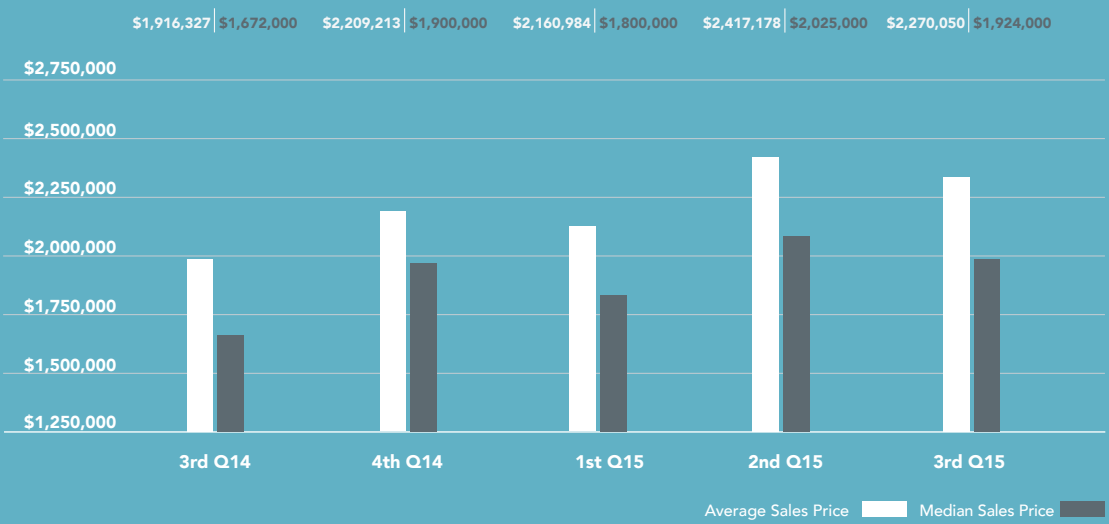
1-4 FAMILY HOUSES

Average price 18% higher than 3Q14,
at **\$2,270,050**

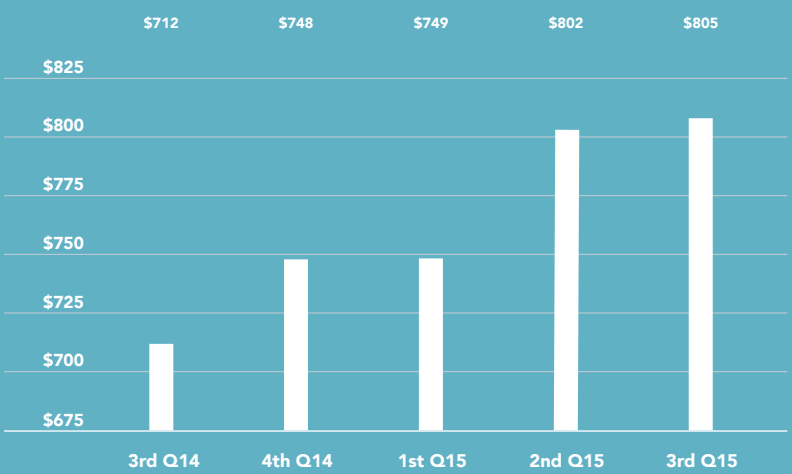
Median price rose **15%**
to \$1,924,000



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



North Brooklyn

COOPERATIVES & CONDOMINIUMS

\$972,086

3Q15 average apartment price, up slightly from a year ago

Average condo price per square foot falls 3% to \$914



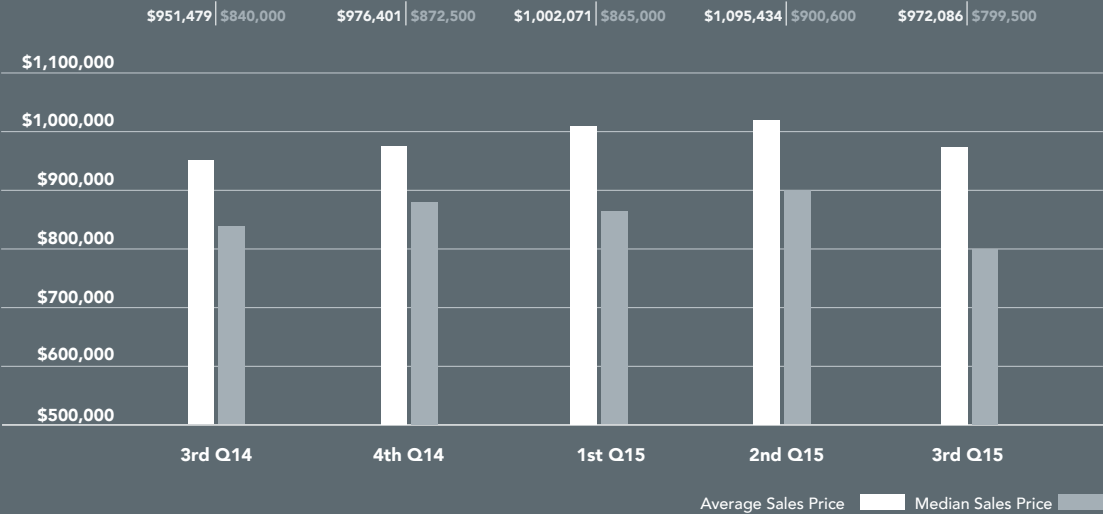
BrownHarrisStevens.com WEB# 13034253



BrownHarrisStevens.com WEB# 12953524

COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



North Brooklyn

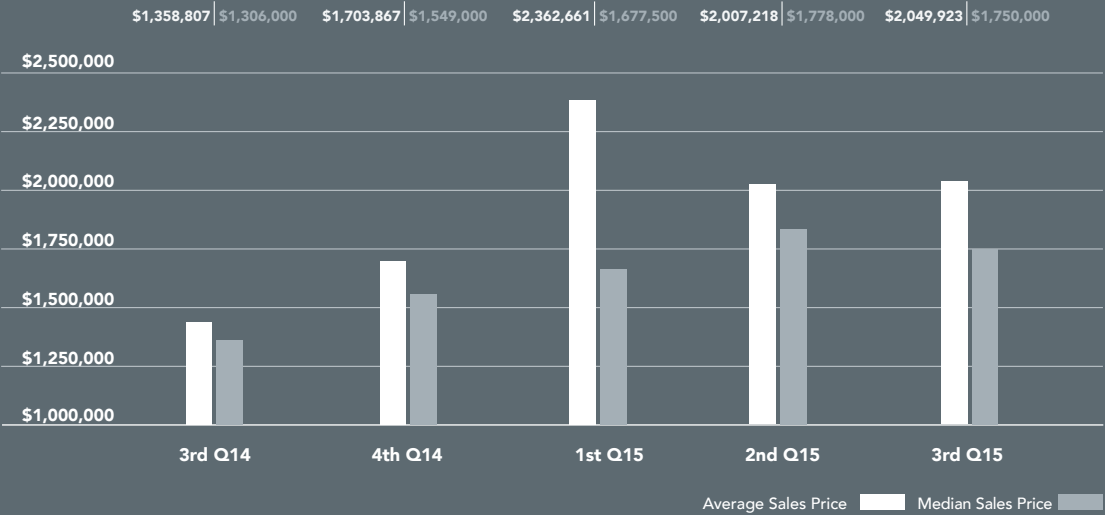
1-4 FAMILY HOUSES

Both average and median prices rose sharply over past year

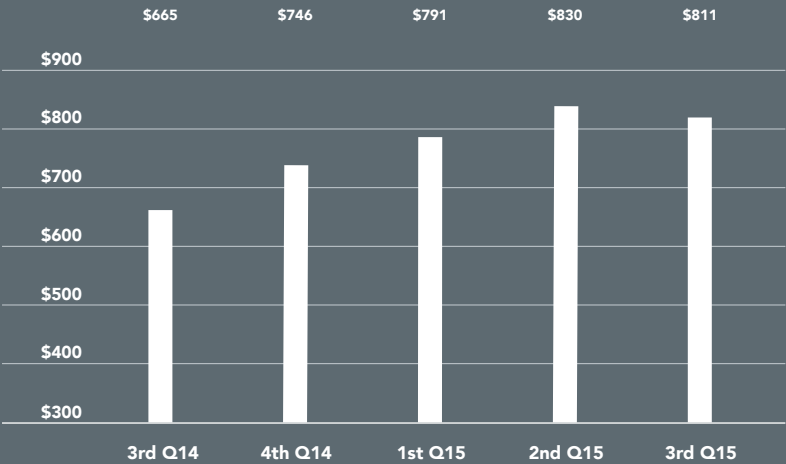
\$811

Average price per square foot for 1-4 family houses

AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



Central Brooklyn

COOPERATIVES & CONDOMINIUMS

9%

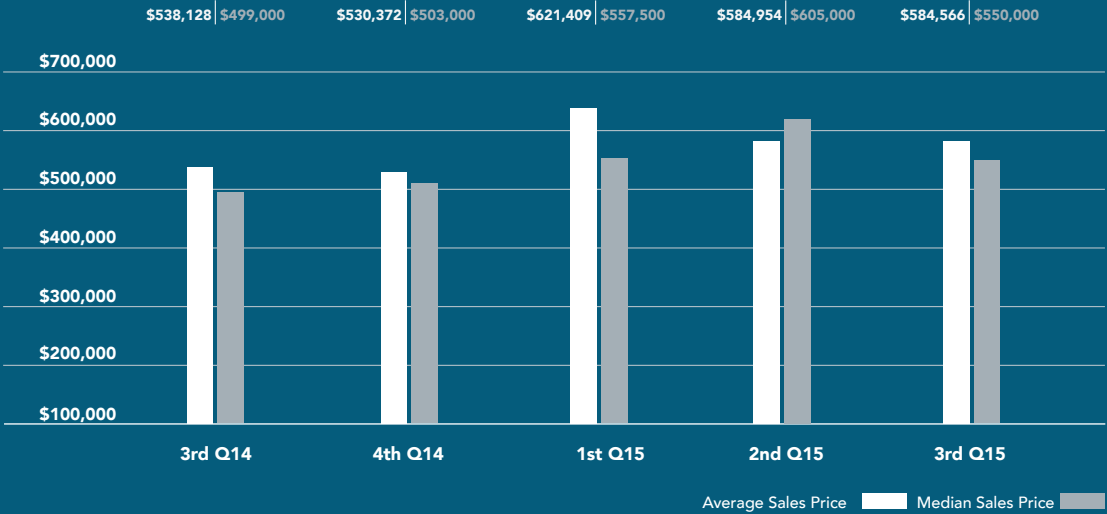
Increase in the average apartment price
from 3Q14

\$685

3Q15 average condo price per square foot

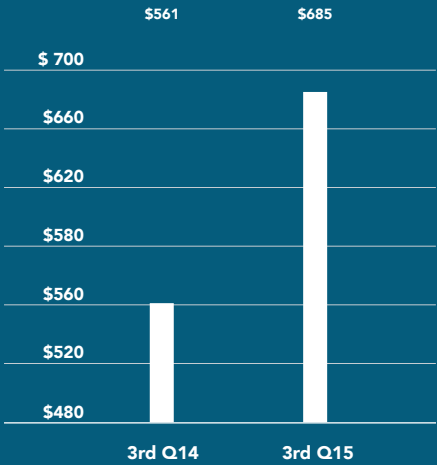
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



Central Brooklyn

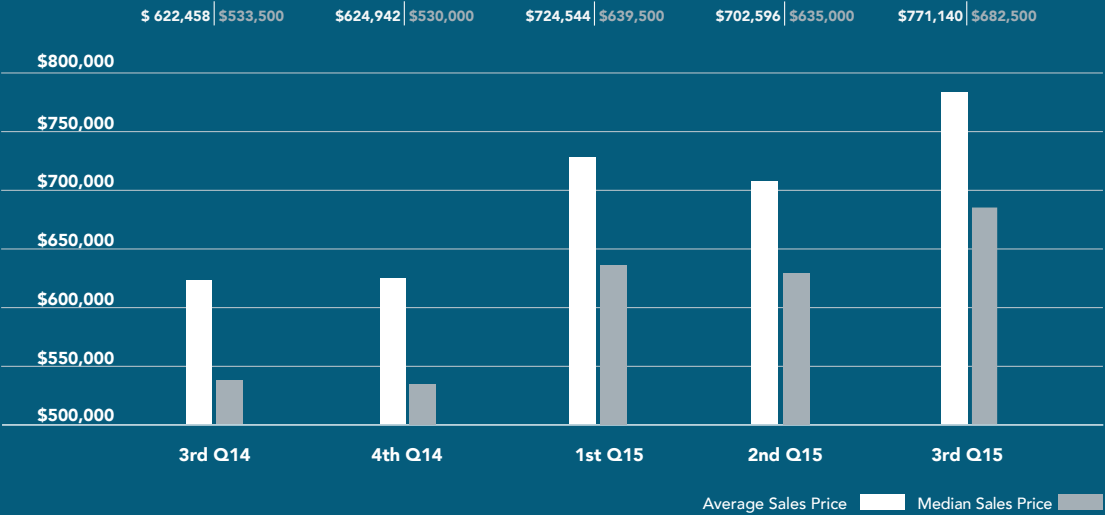
1-4 FAMILY HOUSES

Average price rose **24%** over
past year to \$771,140

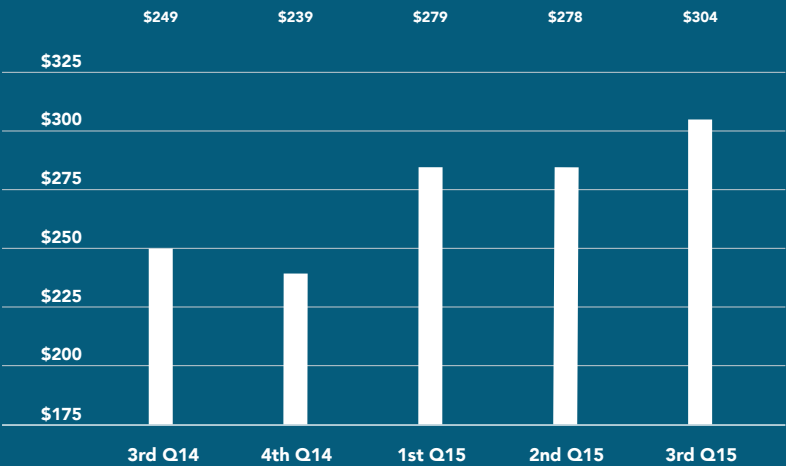
28% increase in median price



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



South Brooklyn

COOPERATIVES & CONDOMINIUMS

\$354,560

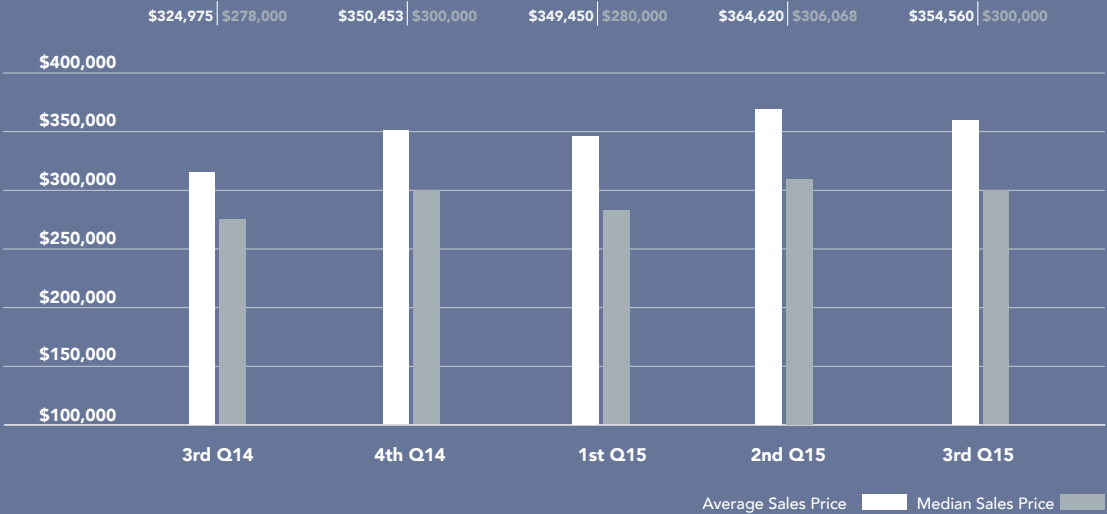
3Q15 average price, up 9% from a year ago

12%

Increase in the average co-op price per room

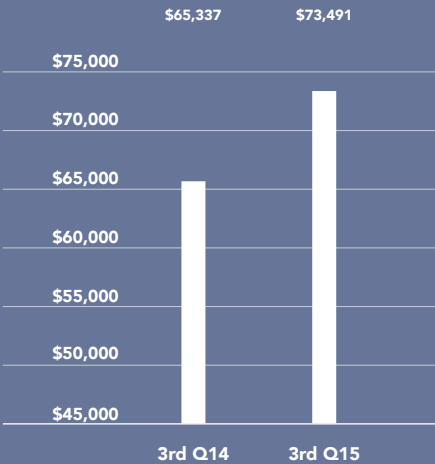
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



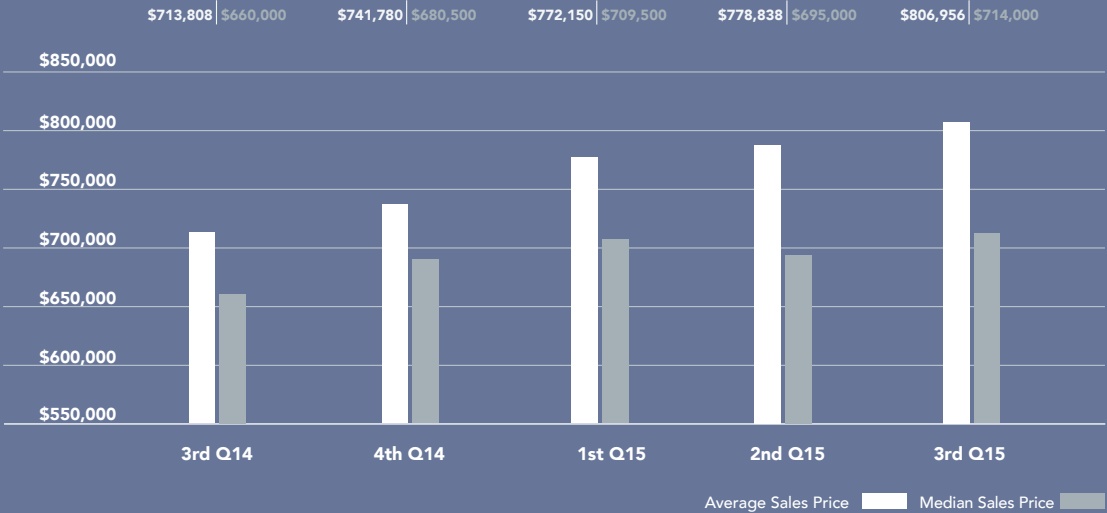
South Brooklyn

1-4 FAMILY HOUSES

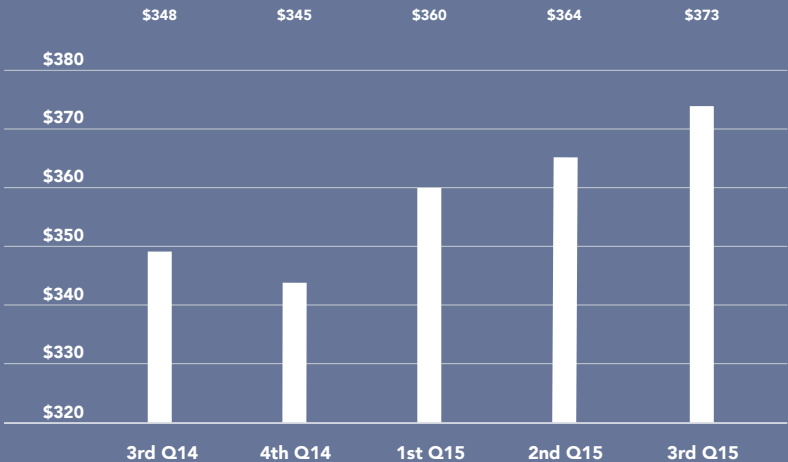
Average price rose 13% from 3Q14

\$714,000
Median 1-4 family house price

AVERAGE & MEDIAN SALES PRICE



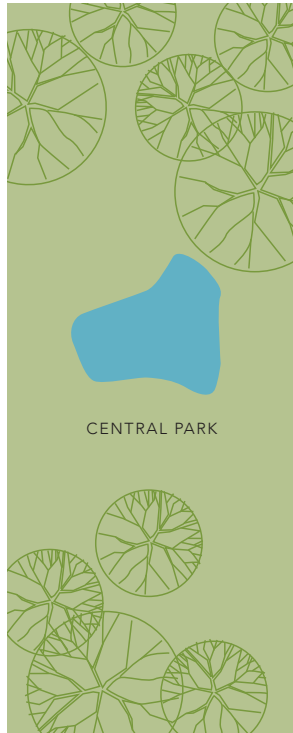
AVERAGE PRICE PER SQUARE FOOT



Contact us

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

CENTRAL PARK WEST



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

Downtown
130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales
Denine Townsend
Sales Director

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

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

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

©2015 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.



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

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