

Third Quarter  
2016

**BROOKLYN RESIDENTIAL  
MARKET REPORT**

**BROWN HARRIS STEVENS** Established 1873



# Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 15339527

Apartment prices reached **new records**, fueled by a surge of luxury new development closings



BrownHarrisStevens.com WEB# 15234638



BrownHarrisStevens.com WEB# 14431007

Townhouse prices averaged over  
**\$1 million** for  
the first time

The average price per square foot  
**rose 18%** for townhouses, to  
a record \$469

# All Brooklyn

COOPERATIVES & CONDOMINIUMS\*

12%

The increase in the average apartment price, to a record \$815,176

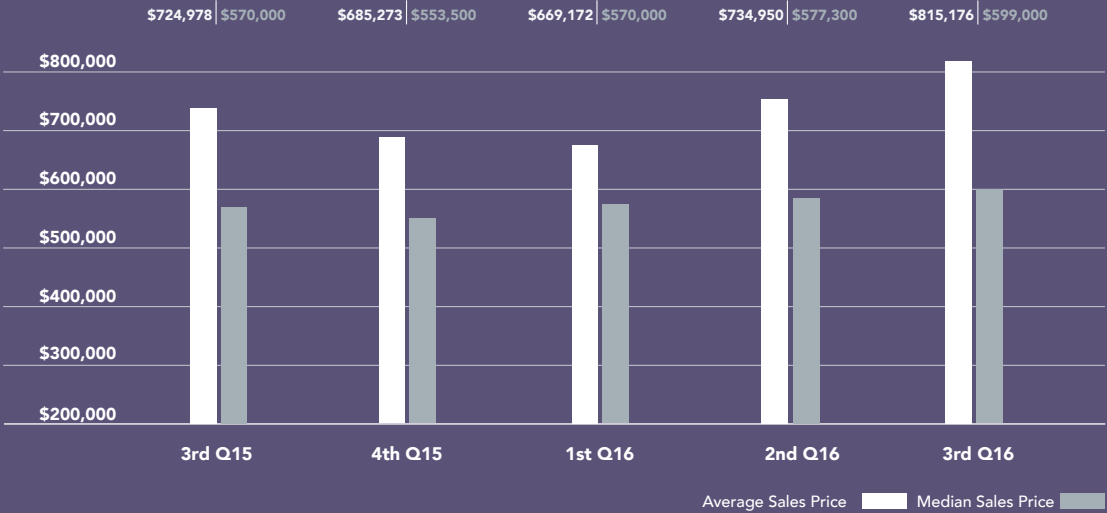


BrownHarrisStevens.com WEB# 14765788

\* Includes new development and resale apartments.  
 3Q16 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.

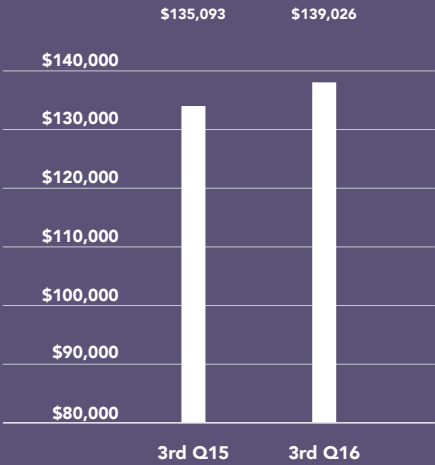
## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



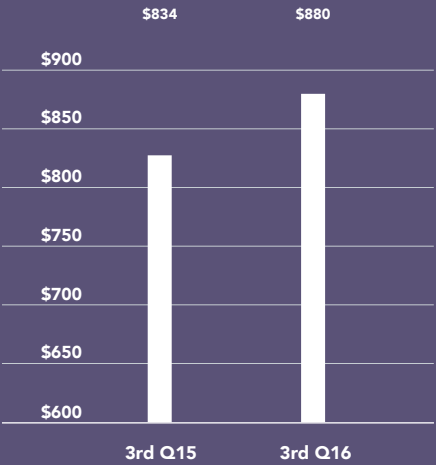
## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot





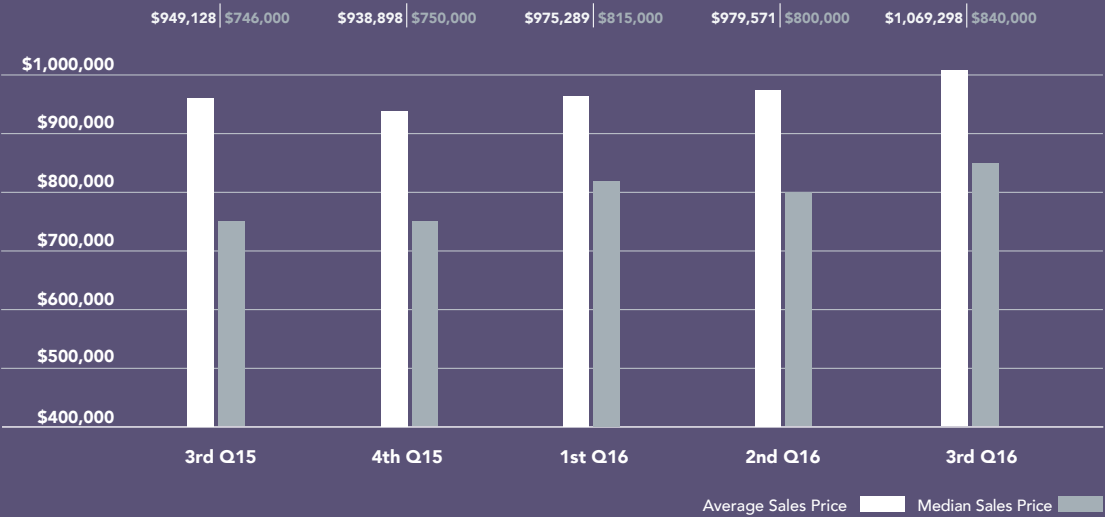
# All Brooklyn

1-4 FAMILY HOUSES

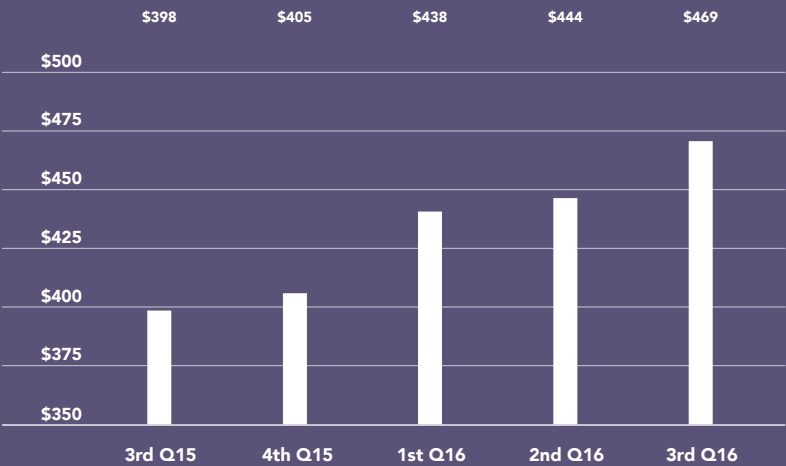
Townhouse prices climb  
13% from 3Q15



## 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

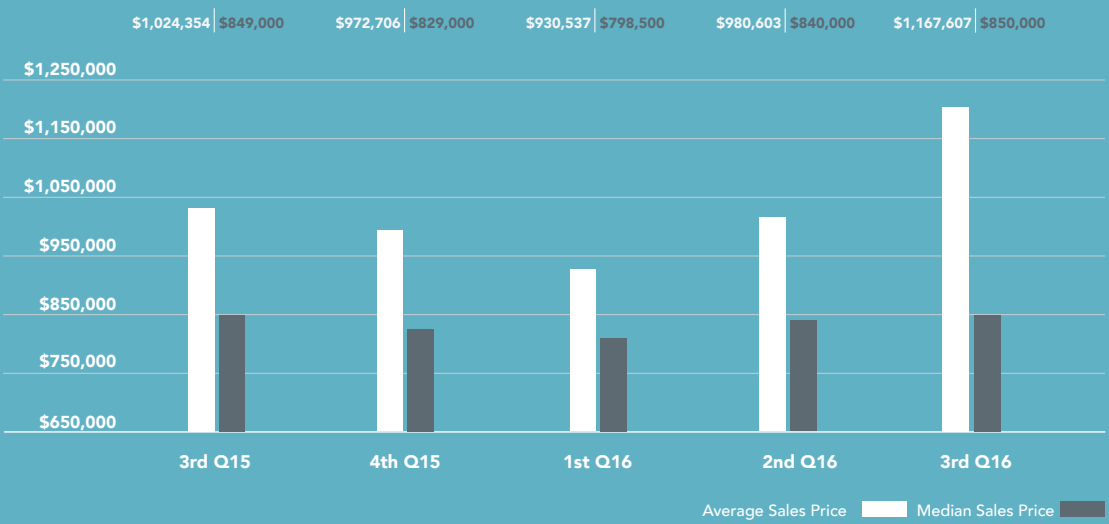
COOPERATIVES & CONDOMINIUMS

The average apartment price rose  
**14%**, but the median  
price was virtually unchanged  
from a year ago



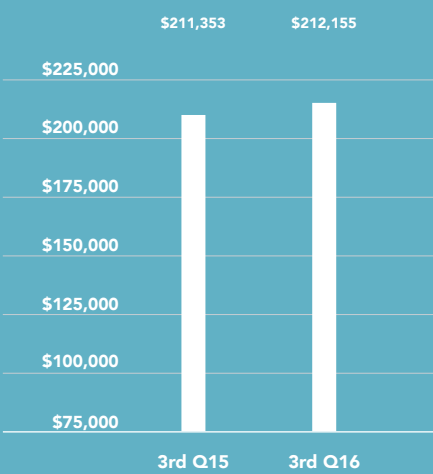
## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot



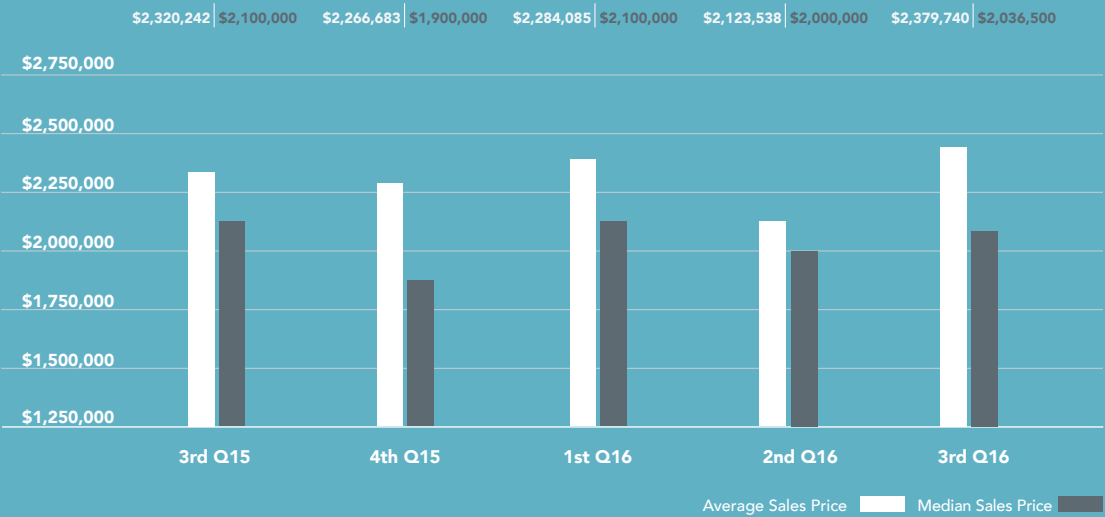
# Brownstone Brooklyn

1-4 FAMILY HOUSES

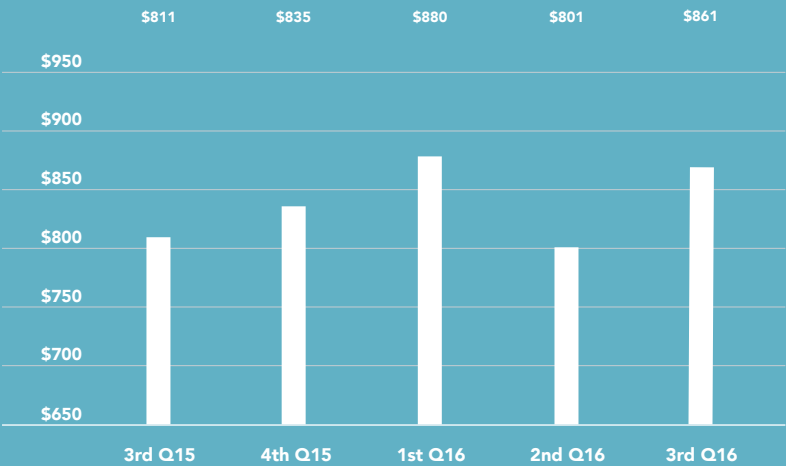
3% increase in the average  
townhouse price from 3Q15



## AVERAGE & MEDIAN SALES PRICE



## AVERAGE PRICE PER SQUARE FOOT



# North Brooklyn

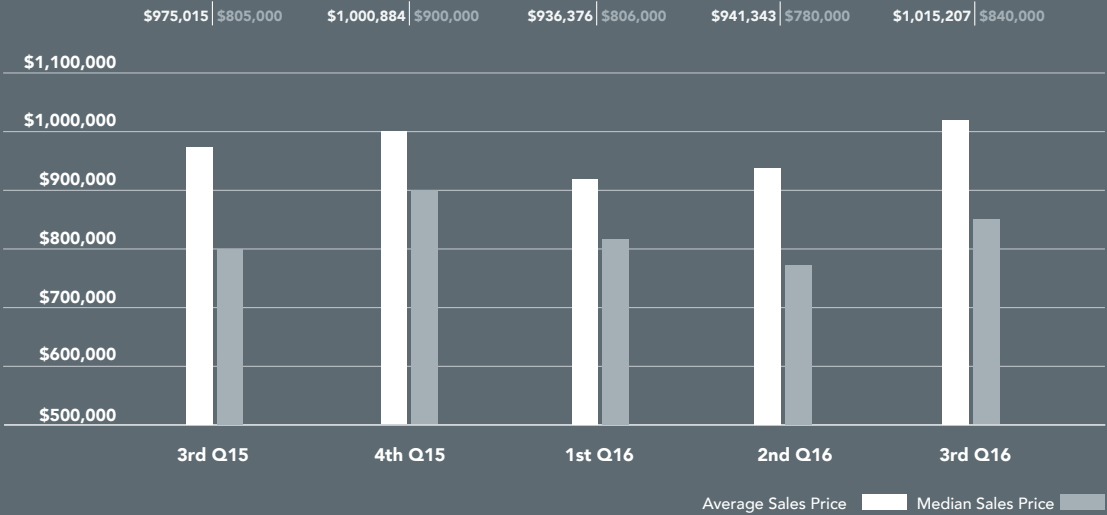
COOPERATIVES & CONDOMINIUMS

4<sup>0</sup>% Increase in both the average and median apartment prices compared to 2015’s third quarter



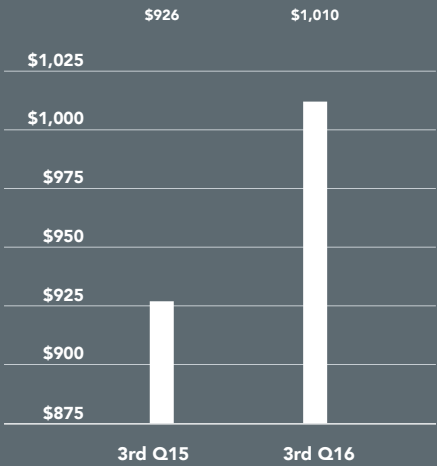
## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



## CONDOMINIUM

Average Price Per Square Foot





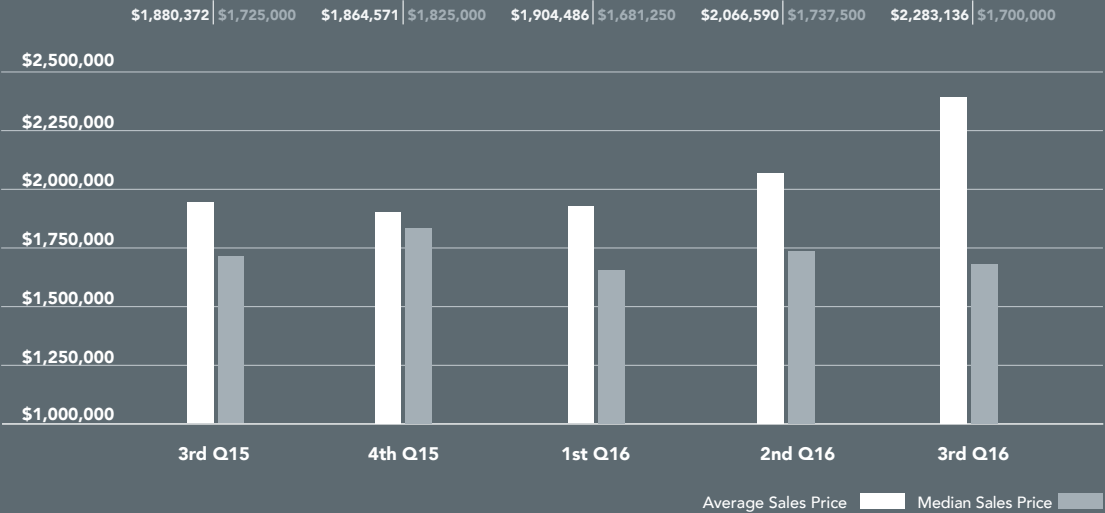
# North Brooklyn

1-4 FAMILY HOUSES

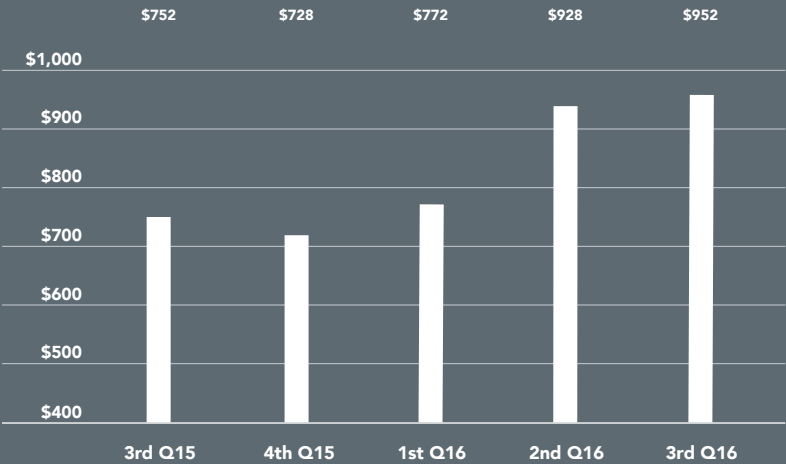
Townhouse prices averaged  
**\$952** per square foot



## AVERAGE & MEDIAN SALES PRICE



## AVERAGE PRICE PER SQUARE FOOT



# Central Brooklyn

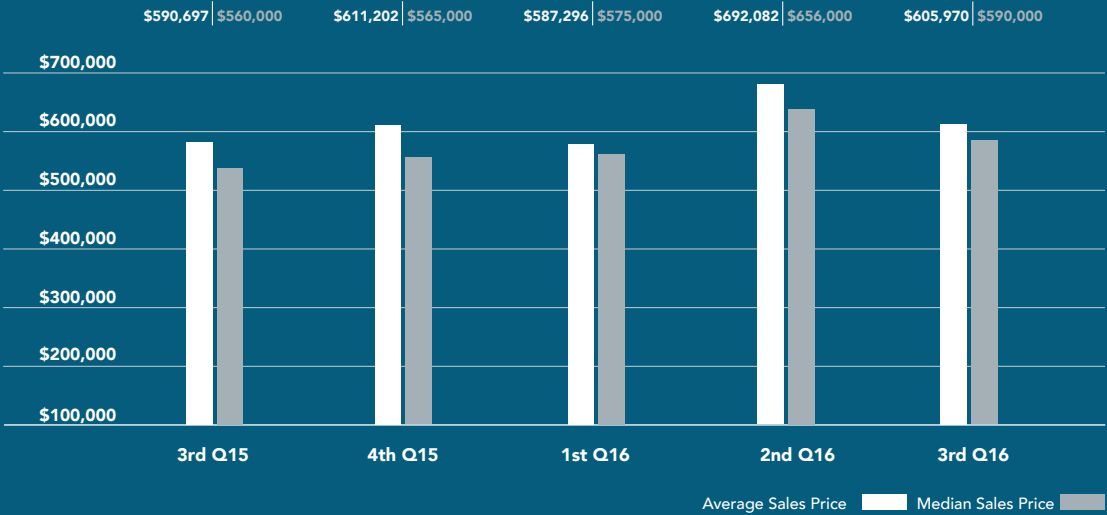
COOPERATIVES & CONDOMINIUMS

Both the average and median apartment prices **rose** modestly over the past year



## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



## CONDOMINIUM

Average Price Per Square Foot



# Central Brooklyn

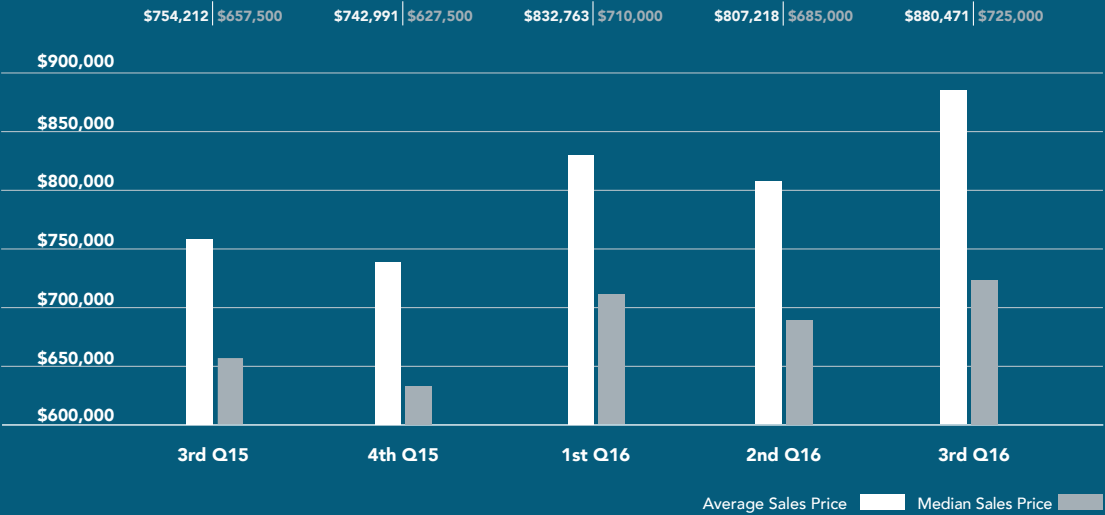
1-4 FAMILY HOUSES

On average, townhouses sold  
for **17%** more than a  
year ago

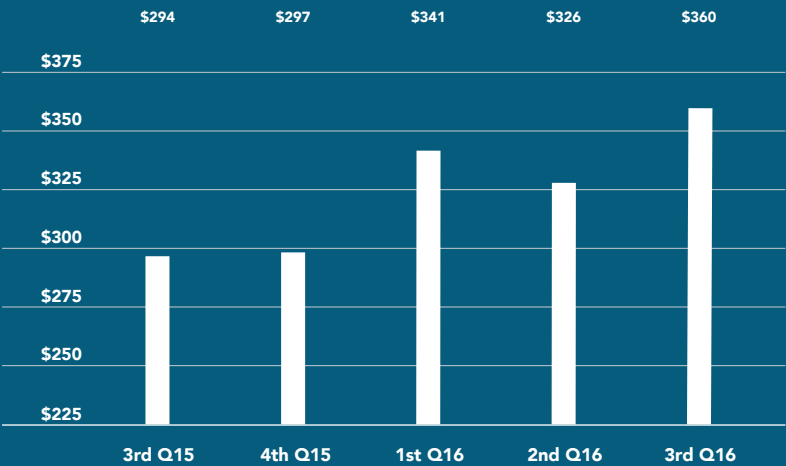


BrownHarrisStevens.com WEB# 15390612

## AVERAGE & MEDIAN SALES PRICE



## AVERAGE PRICE PER SQUARE FOOT



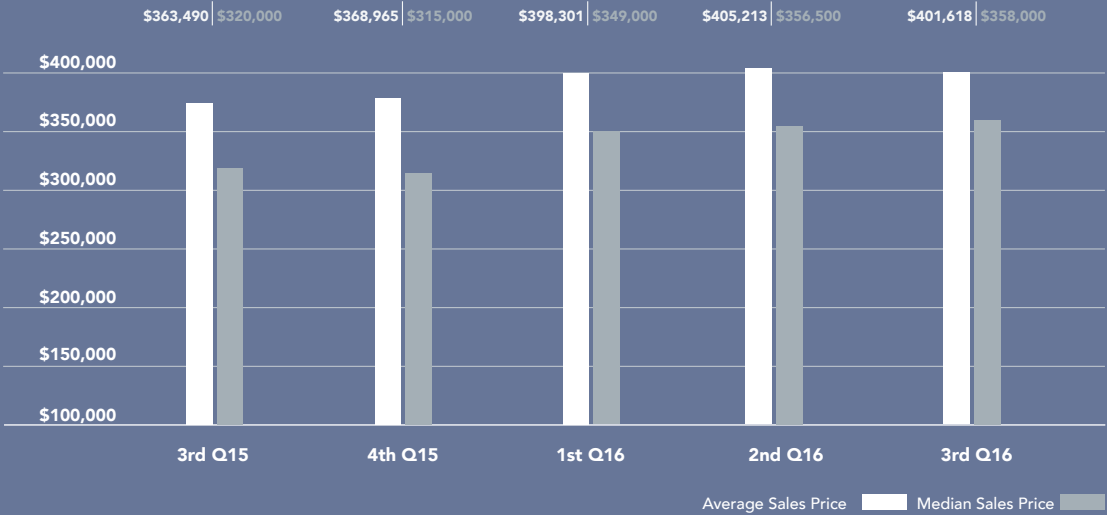
# South Brooklyn

COOPERATIVES & CONDOMINIUMS

The median apartment price  
rose **12%** from the third  
quarter of 2015

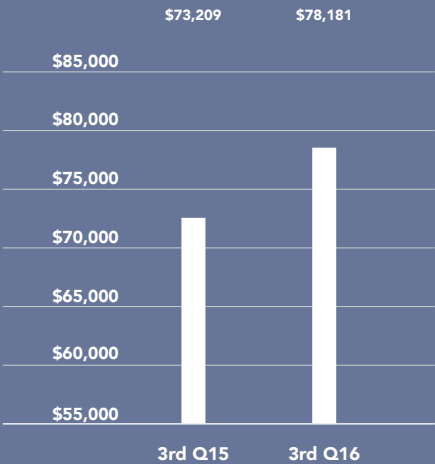
## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



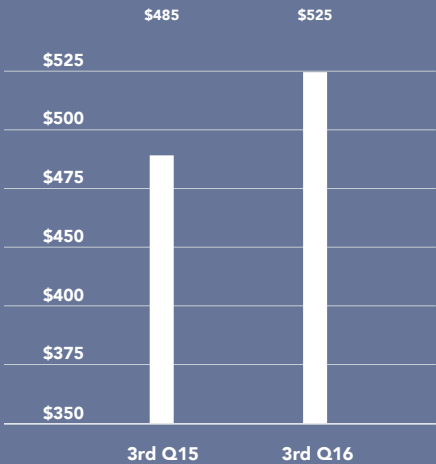
## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot





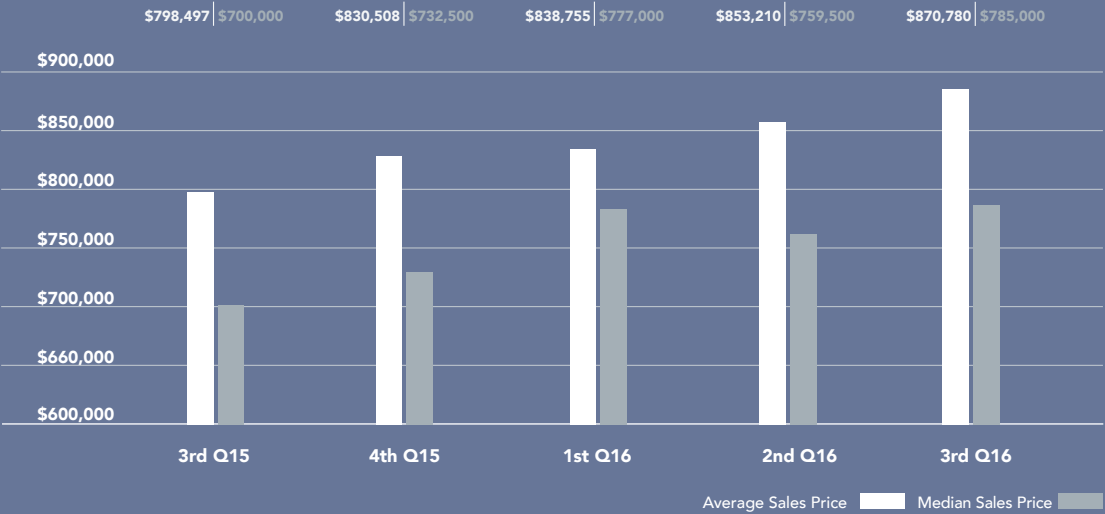
# South Brooklyn

1-4 FAMILY HOUSES

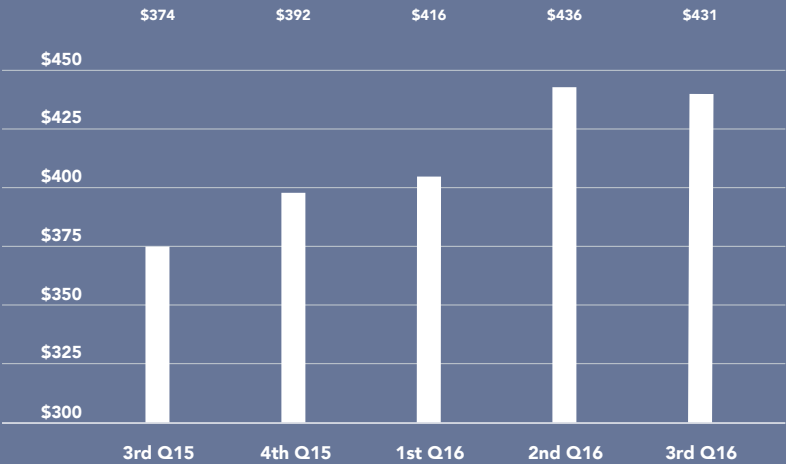
15% increase in the average townhouse price per square foot from 2015's third quarter



## AVERAGE & MEDIAN SALES PRICE



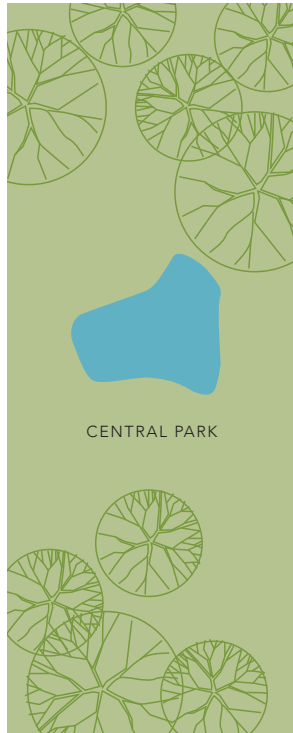
## AVERAGE PRICE PER SQUARE FOOT



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