

Fourth Quarter
2016

**BROOKLYN RESIDENTIAL
MARKET REPORT**

BROWN HARRIS STEVENS Established 1873



Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 15162229

The average apartment price reached a record
\$834,944 in the fourth quarter



BrownHarrisStevens.com WEB# 14371151



BrownHarrisStevens.com WEB# 15639512

Prices **rose** faster for
condos than co-ops

Townhouses set a record average price of
\$1,046,951

All Brooklyn

COOPERATIVES & CONDOMINIUMS*

The median apartment price rose

16% over the past year to

\$645,000

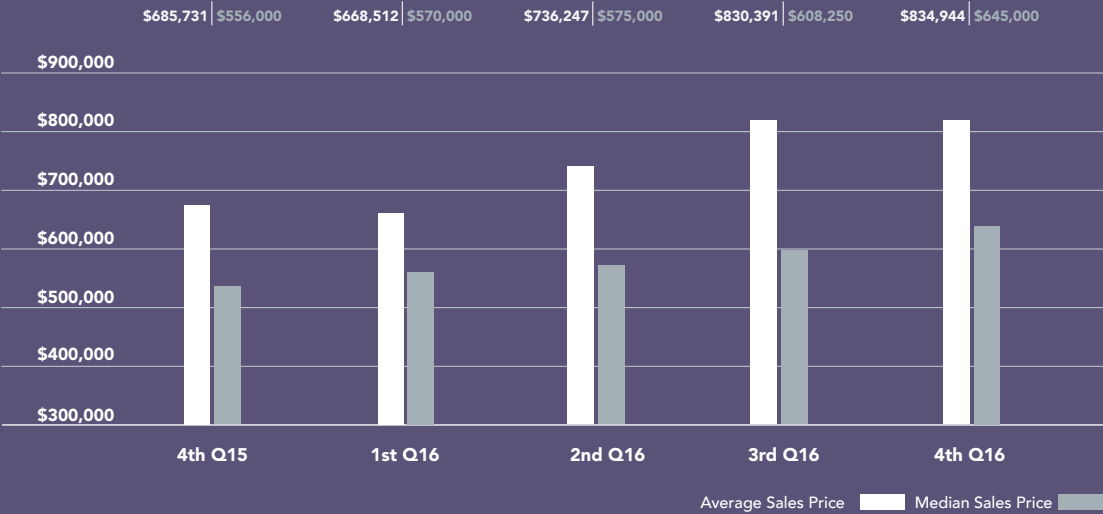


BrownHarrisStevens.com WEB# 12426513

* Includes new development and resale apartments.
 4Q16 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.

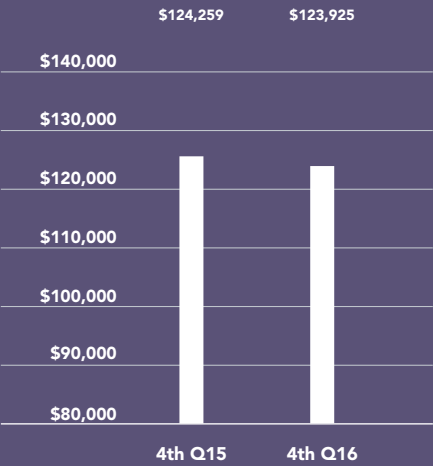
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



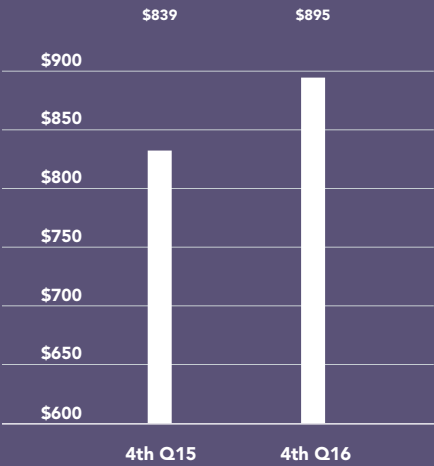
COOPERATIVE

Average Price Per Room



CONDOMINIUM

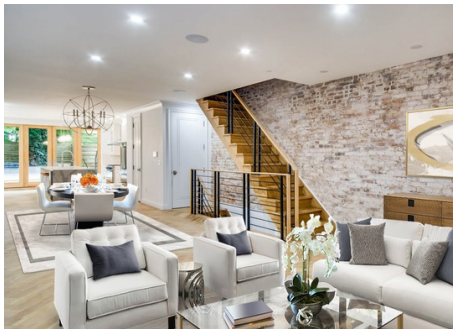
Average Price Per Square Foot



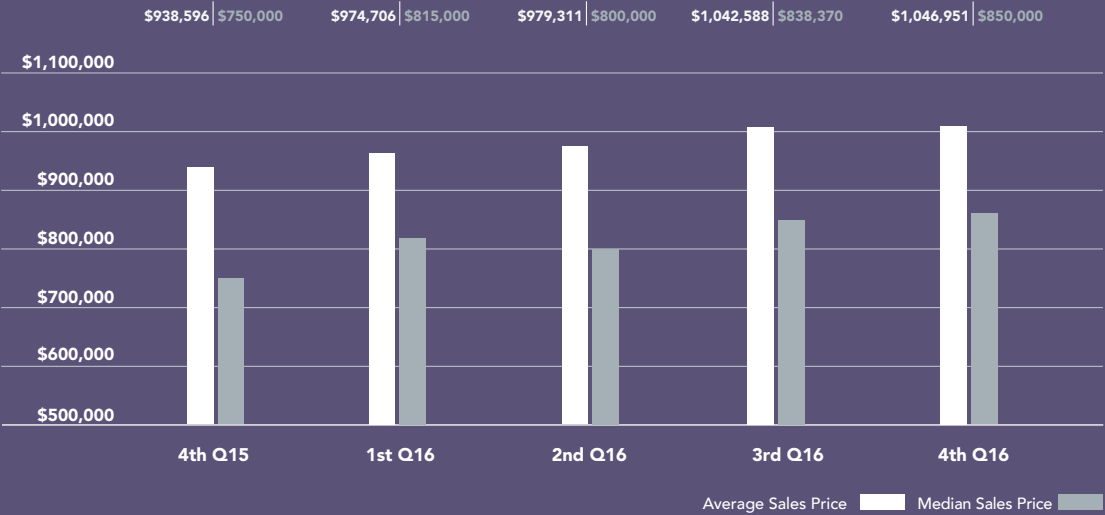
All Brooklyn

1-4 FAMILY HOUSES

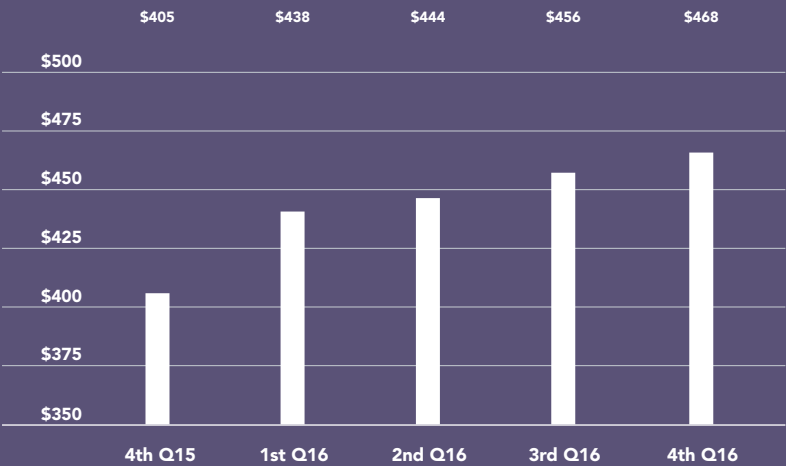
Townhouse prices averaged \$468 per square foot, **16%** more than the fourth quarter of 2015



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
Sea Gate
Sheepshead Bay
Sunset Park



Brownstone Brooklyn

COOPERATIVES & CONDOMINIUMS

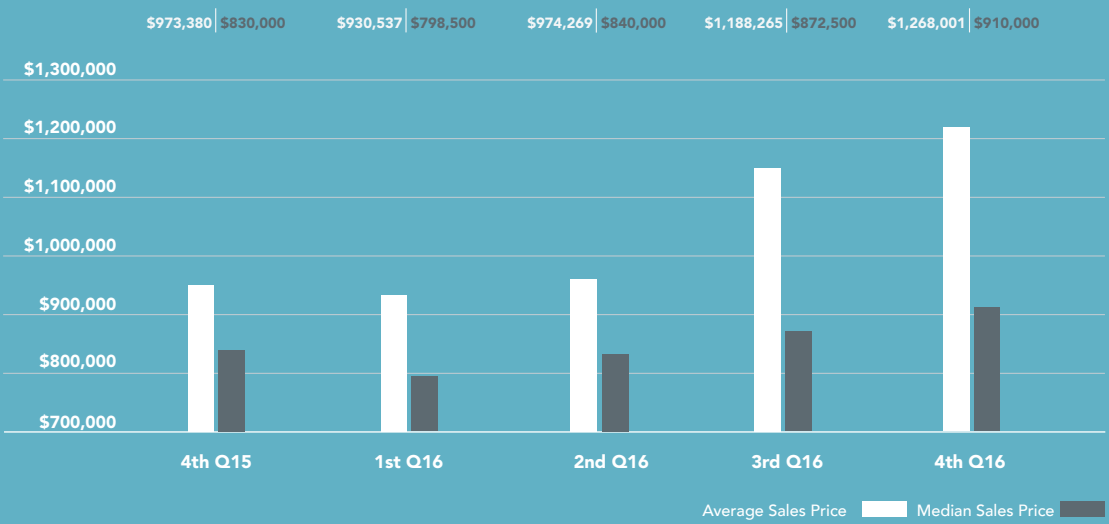
New development closings pushed
the average apartment price to

\$1,268,001



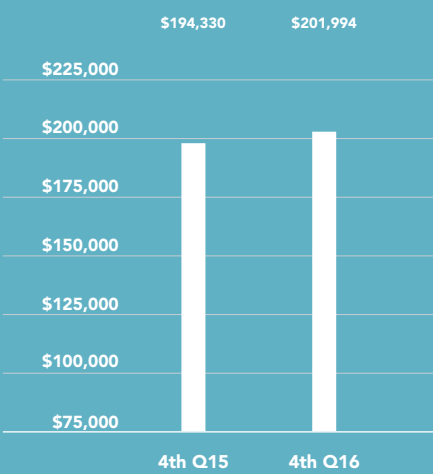
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



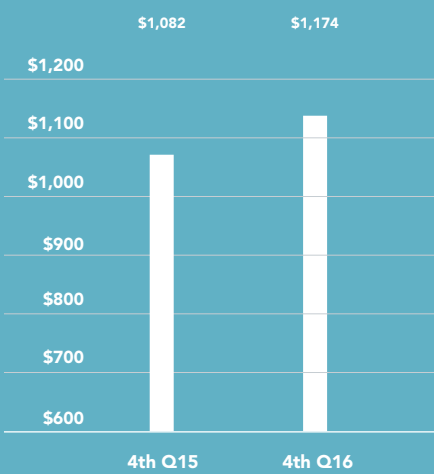
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



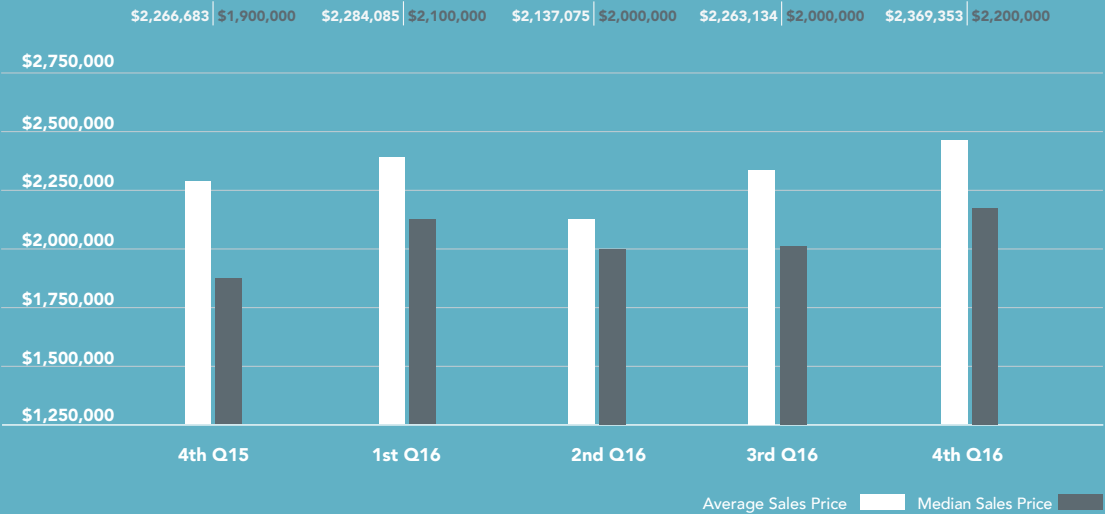
Brownstone Brooklyn

1-4 FAMILY HOUSES

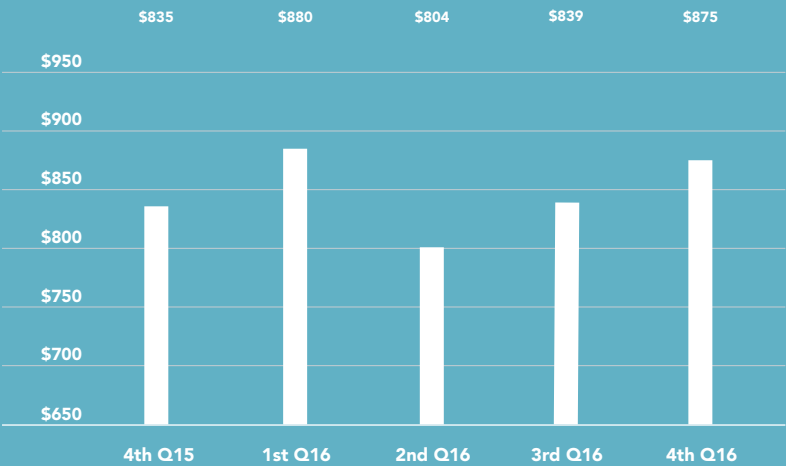
The average townhouse price
rose **5%** from a year ago, to
\$2,369,353



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



North Brooklyn

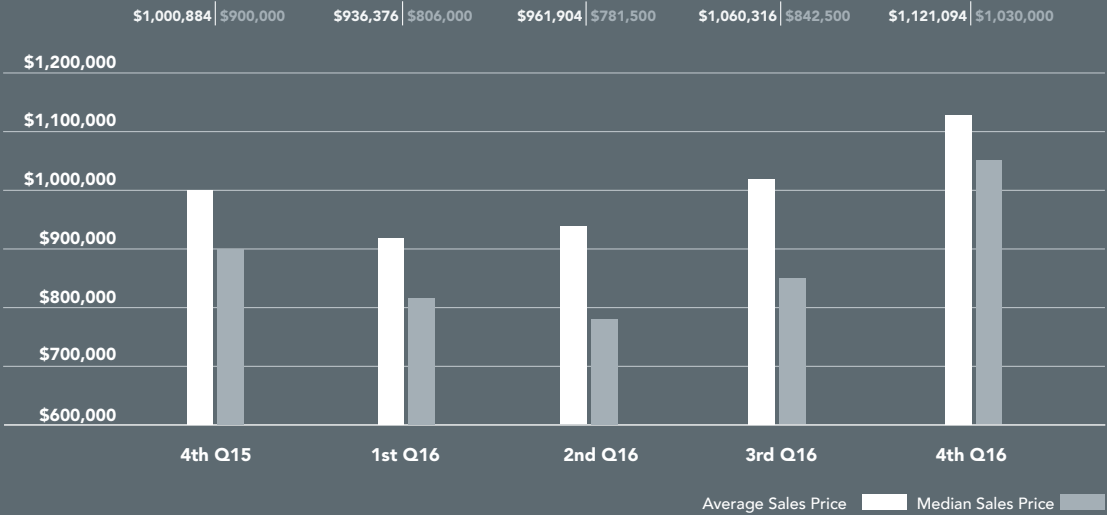
COOPERATIVES & CONDOMINIUMS

At \$1,121,904, the average apartment price was **12%** higher than a year ago



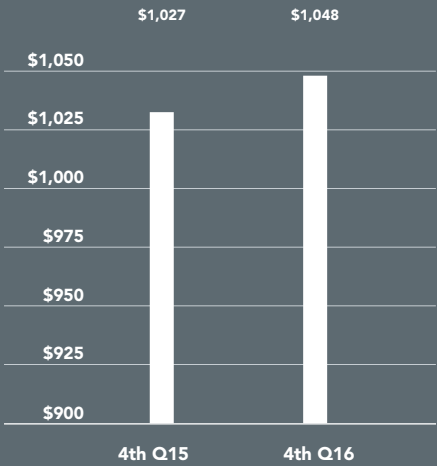
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot

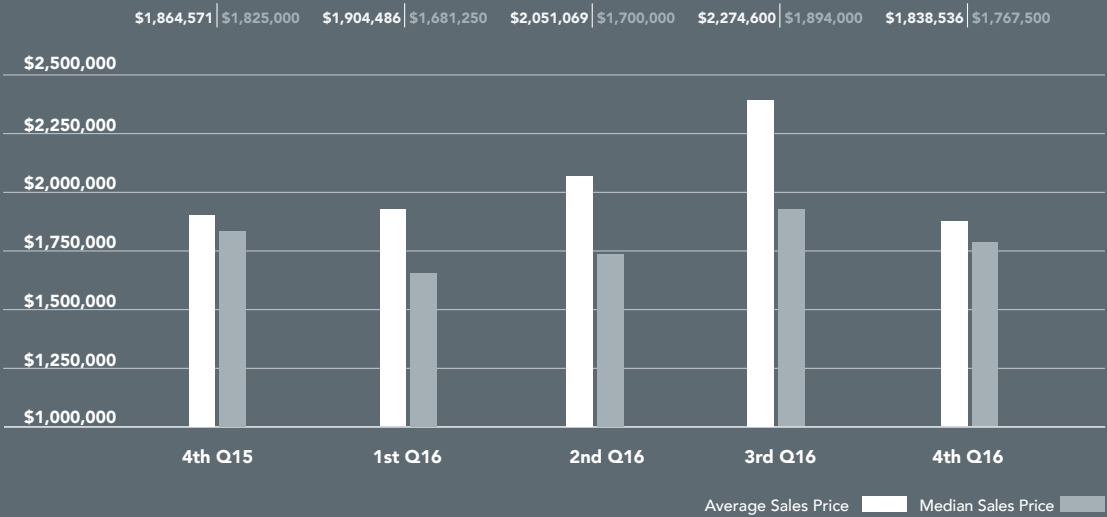


North Brooklyn

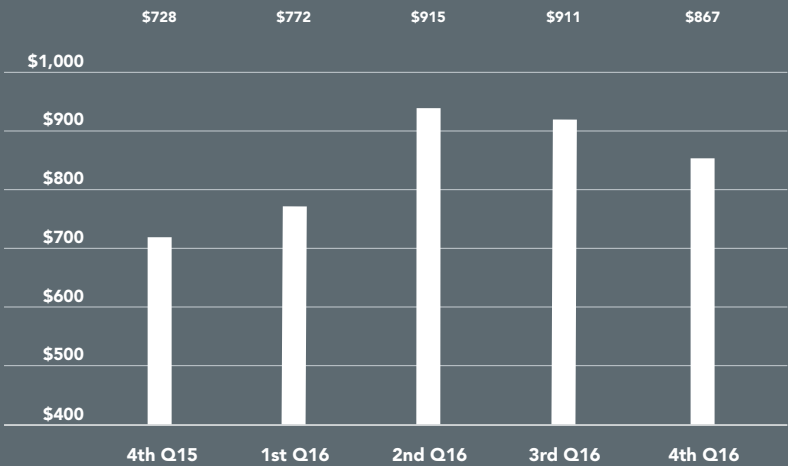
1-4 FAMILY HOUSES

Townhouse prices **fell** slightly
compared to 2015's fourth quarter

AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



Central Brooklyn

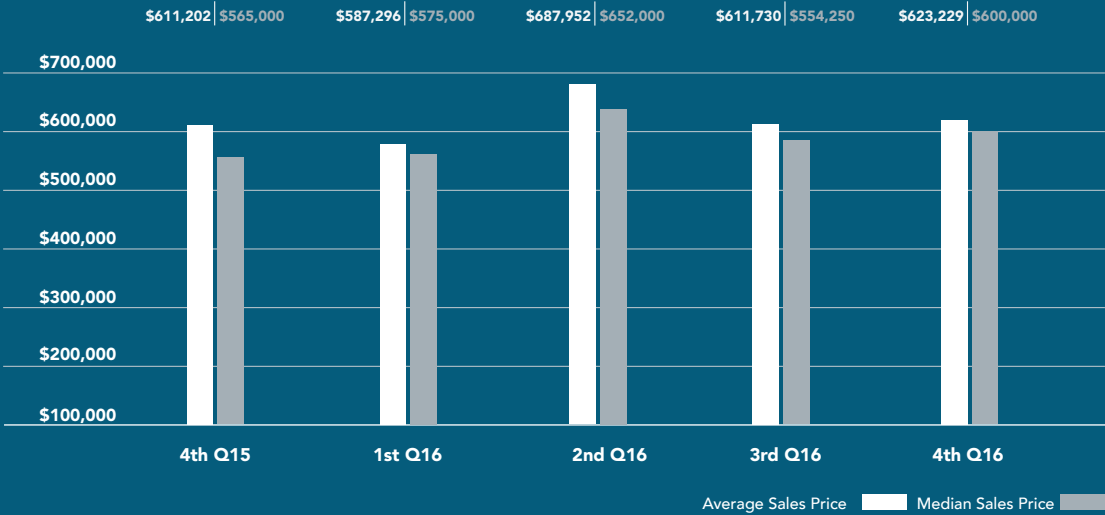
COOPERATIVES & CONDOMINIUMS

Both the average and median
apartment prices posted modest
gains over the past year



COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



Central Brooklyn

1-4 FAMILY HOUSES

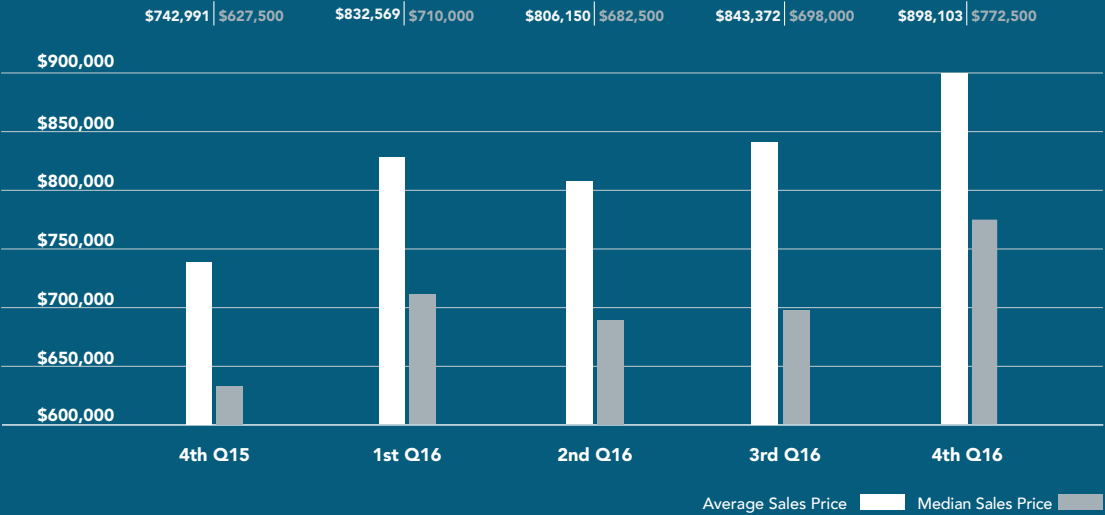
Townhouse prices rose sharply, reaching an average of

\$898,103

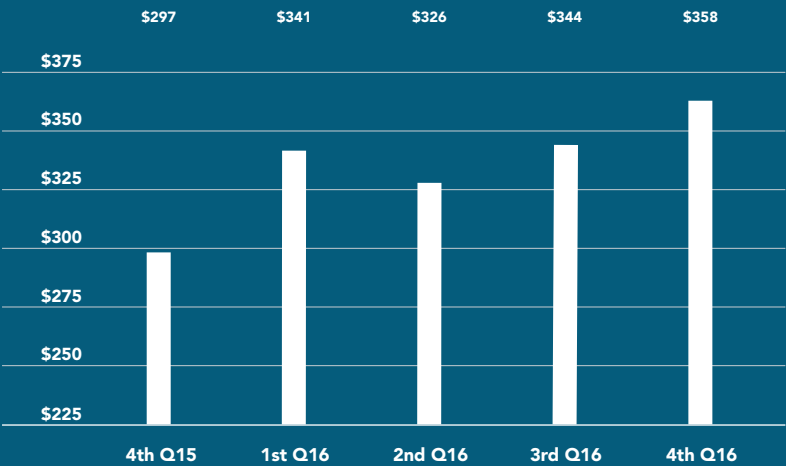


BrownHarrisStevens.com WEB# 15624703

AVERAGE & MEDIAN SALES PRICE



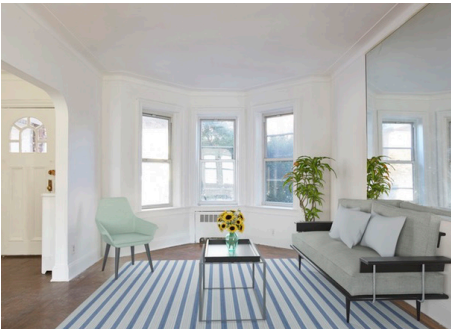
AVERAGE PRICE PER SQUARE FOOT



South Brooklyn

COOPERATIVES & CONDOMINIUMS

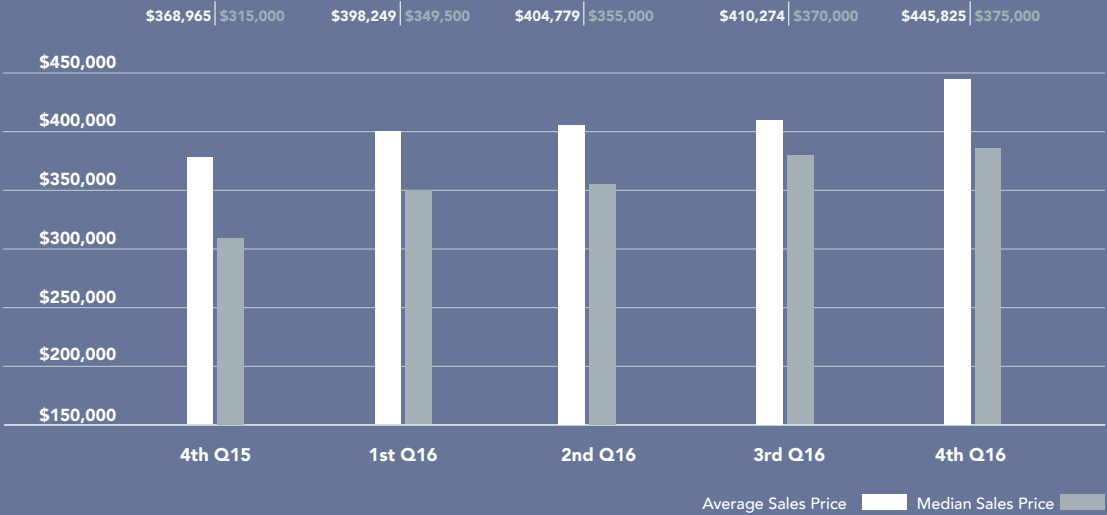
Fueled by the condo market, South Brooklyn experienced strong pricing gains over the past year



BrownHarrisStevens.com WEB# 15841387

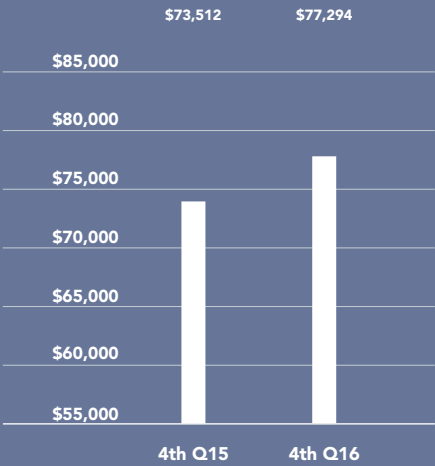
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



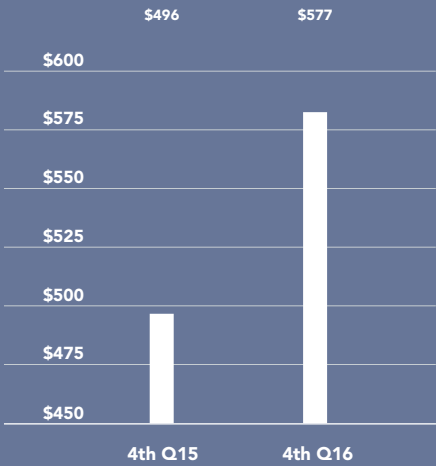
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot

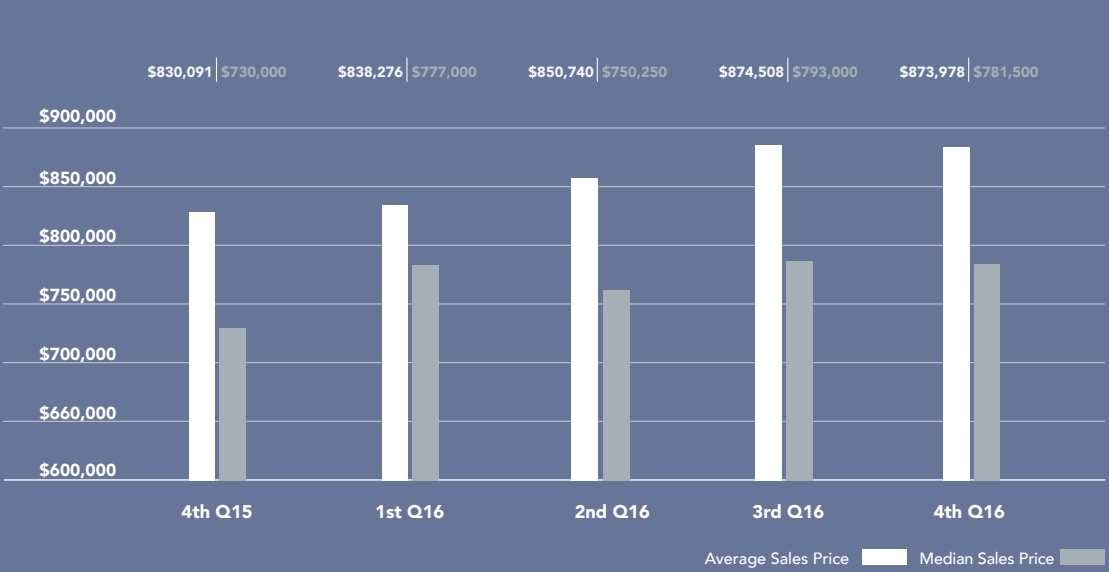


South Brooklyn

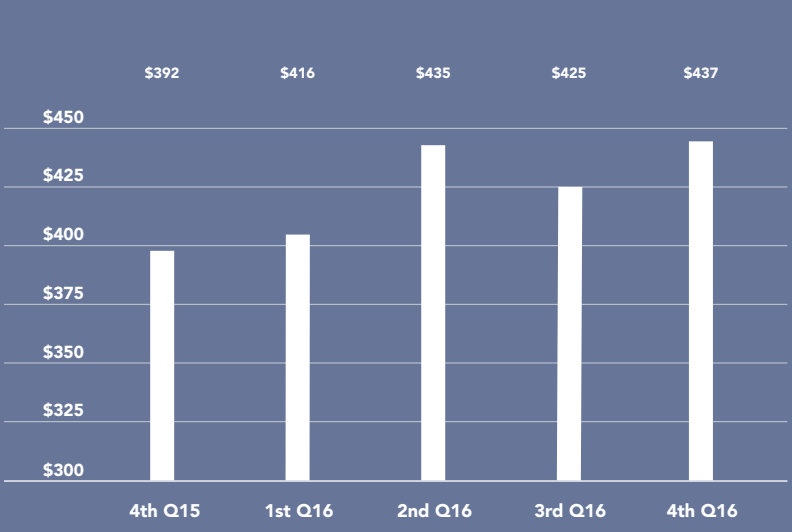
1-4 FAMILY HOUSES

The average townhouse price per square foot rose **11%** from a year ago, to \$437

AVERAGE & MEDIAN SALES PRICE



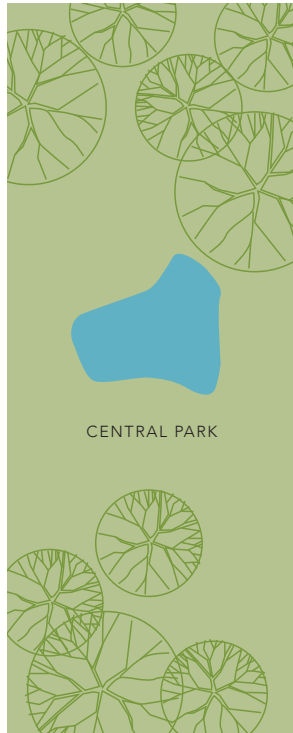
AVERAGE PRICE PER SQUARE FOOT



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