

Fourth Quarter
2017

BROOKLYN RESIDENTIAL
MARKET REPORT

BROWN HARRIS STEVENS Established 1873



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Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 16254860

The average apartment price fell 5% in

Brooklyn from a year ago, as buyers favored

smaller apartments.



BrownHarrisStevens.com WEB# 17589825



BrownHarrisStevens.com WEB# 14431007

At \$671,068, the **median**
apartment price was 3% higher than
the fourth quarter of 2016.

Although down from last quarter's record
level, the average townhouse price was
6% higher than a year ago.

All Brooklyn

COOPERATIVES & CONDOMINIUMS*

Apartments sold in the fourth quarter were smaller on average than in 4Q16 which pushed the average price 5% lower.

Both the co-op average price per room and condo price per square foot were **higher** than a year ago.



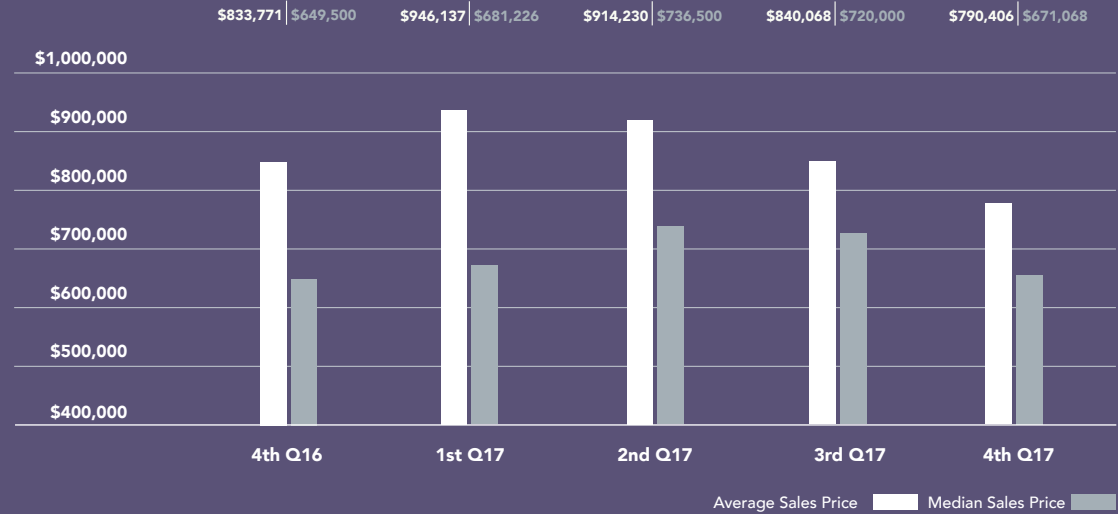
BrownHarrisStevens.com WEB# 17700387

* Includes new development and resale apartments.

4Q17 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



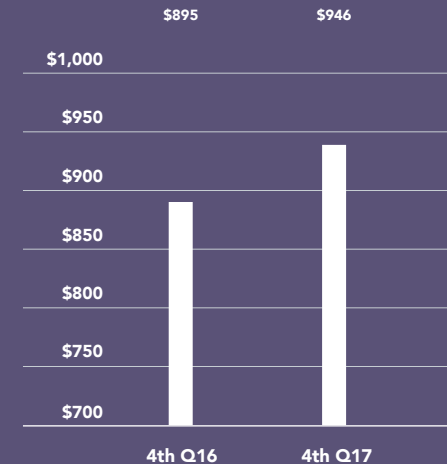
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



All Brooklyn

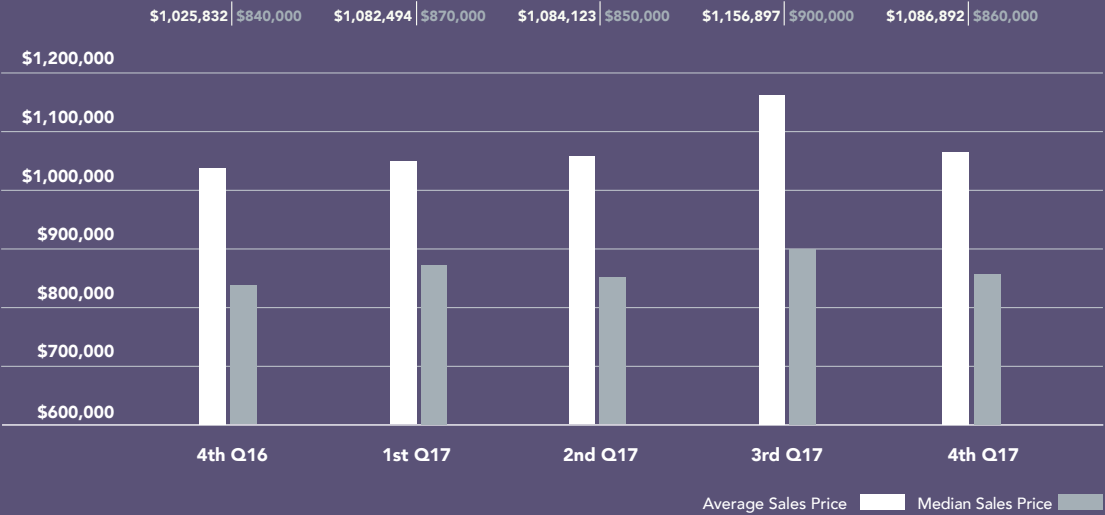
1-4 FAMILY HOUSES

Townhouse prices averaged \$1,086,892, a 6% improvement from 2016's fourth quarter.

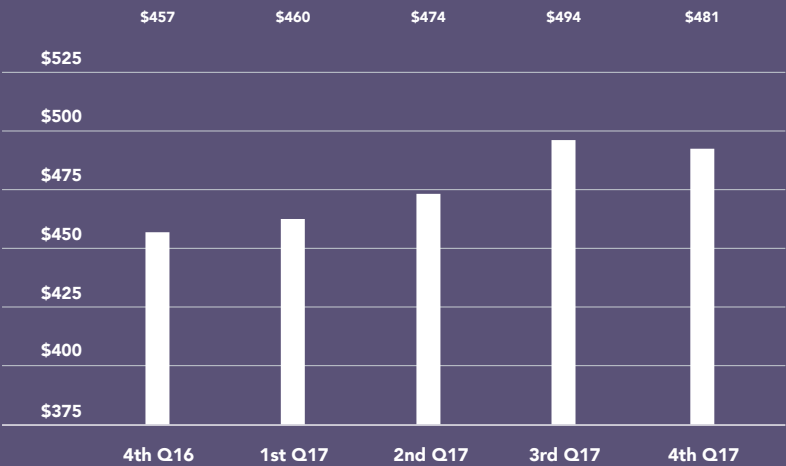
The median townhouse price posted a 2% gain over the past year.



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
Brownsville
Bushwick
Crown Heights
East New York
Stuyvesant Heights

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

The average apartment **price** fell from a year ago, as high-end new development closings fell sharply.

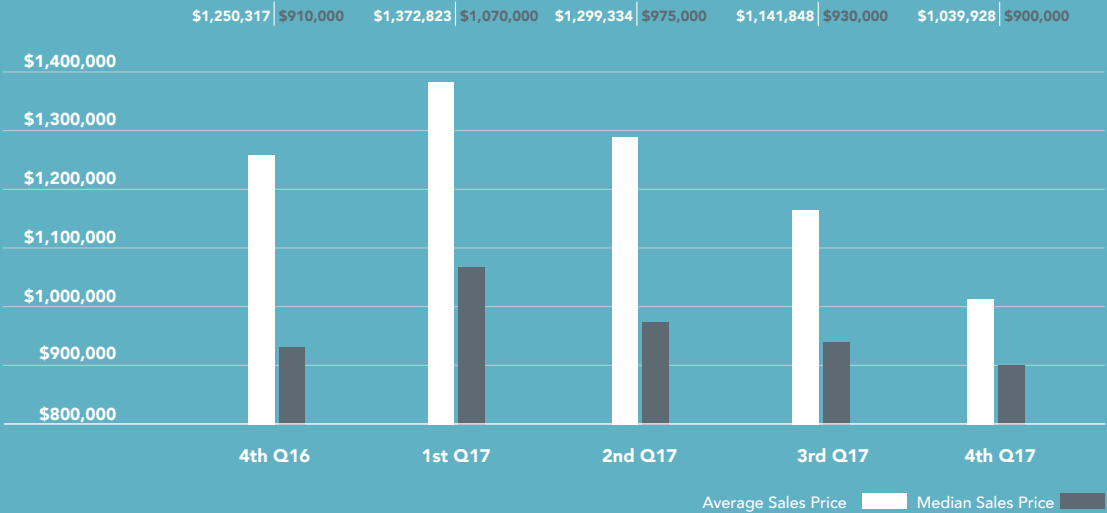
Prices for resale apartments averaged **6%** more than the fourth quarter of 2016.



BrownHarrisStevens.com WEB# 17013111

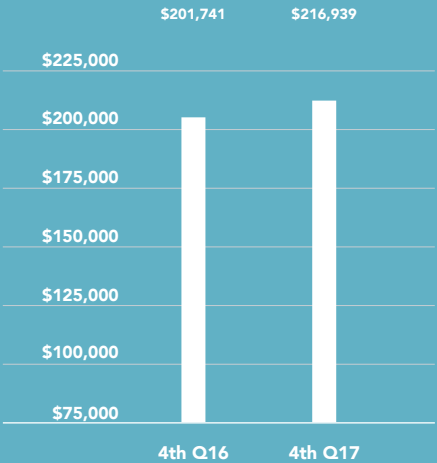
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



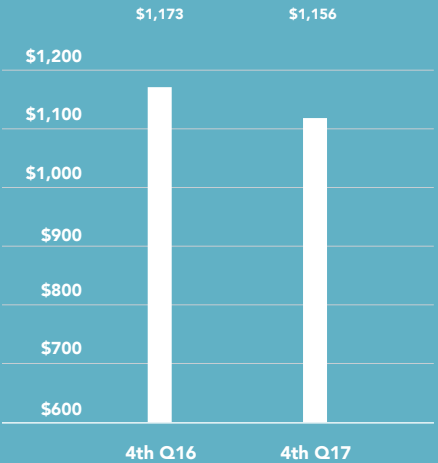
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



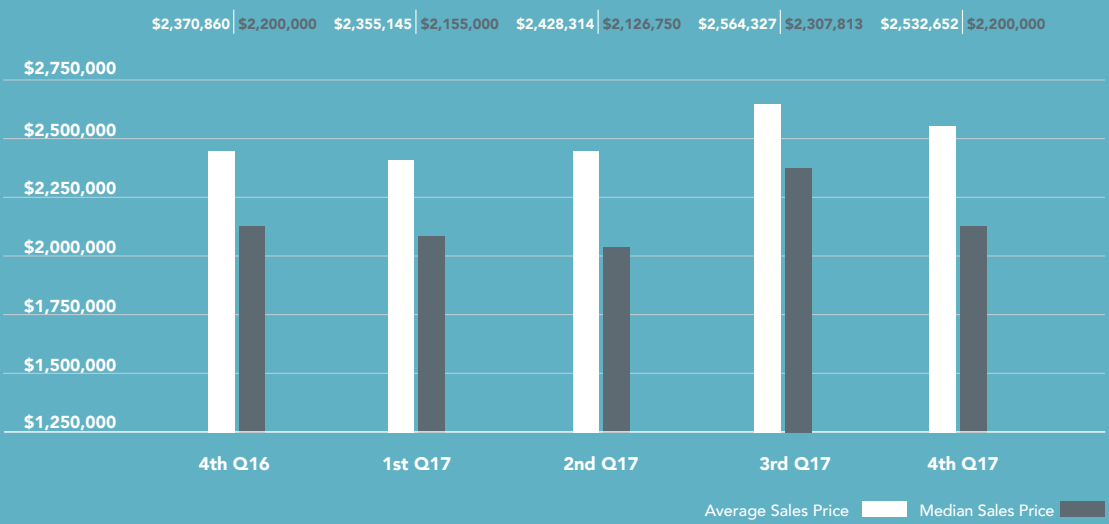
Brownstone Brooklyn

1-4 FAMILY HOUSES

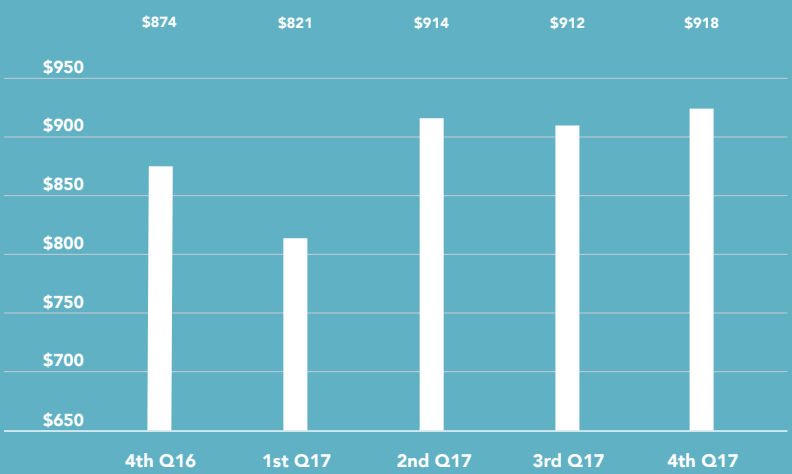
The average townhouse price
rose **7%** from a year ago,
to \$2,532,652.



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



North Brooklyn

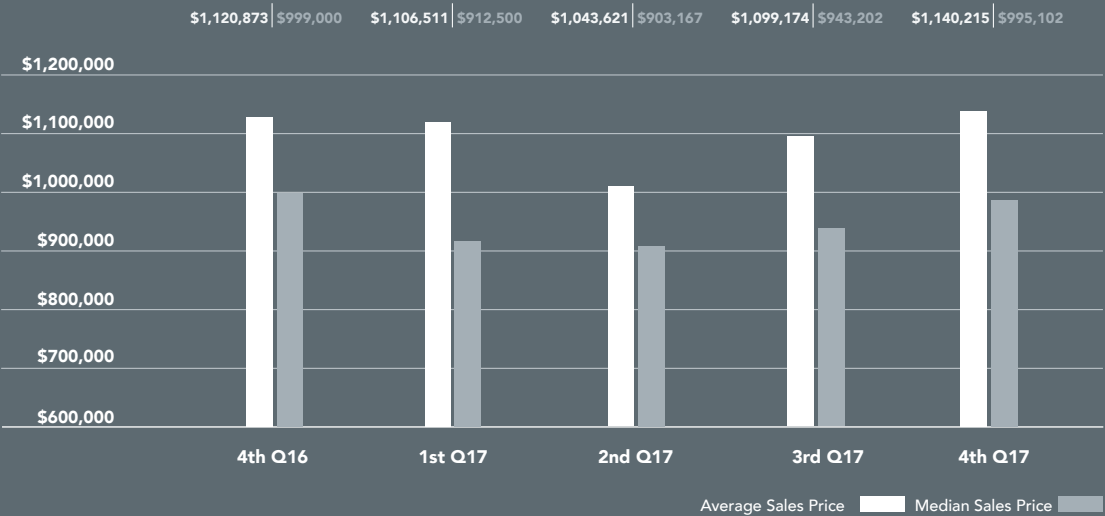
COOPERATIVES & CONDOMINIUMS

At \$1,140,215, the average apartment price was up slightly from 2016's fourth quarter.

Condo prices rose **15%** over the past year, to an average of \$1,201 per square foot.

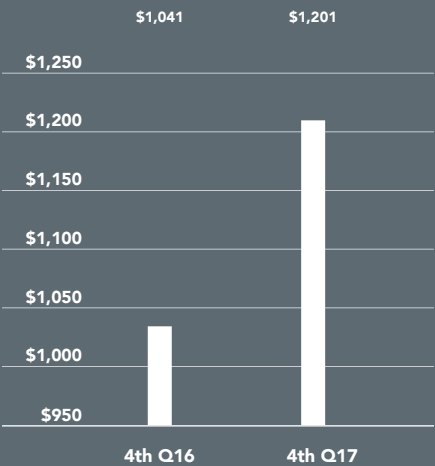
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



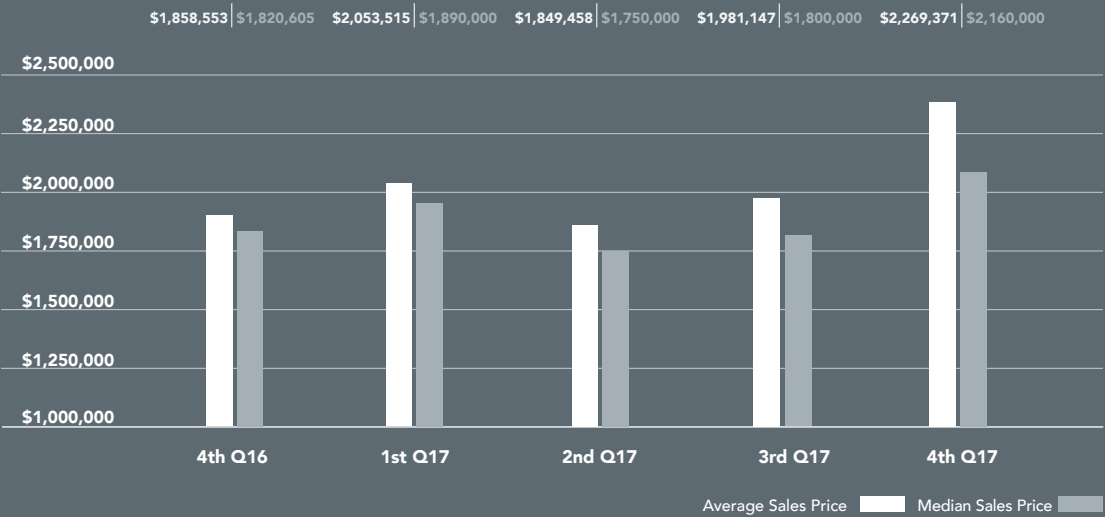
North Brooklyn

1-4 FAMILY HOUSES

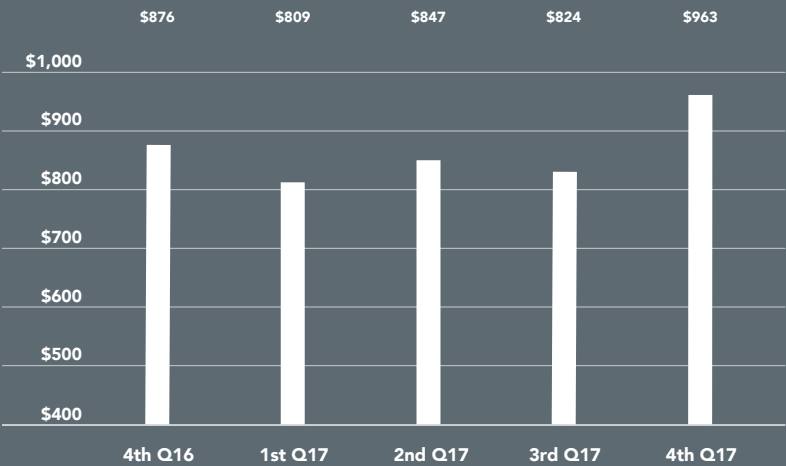
Big gains were posted in both the average and median townhouse prices compared to a year ago.



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



Central Brooklyn

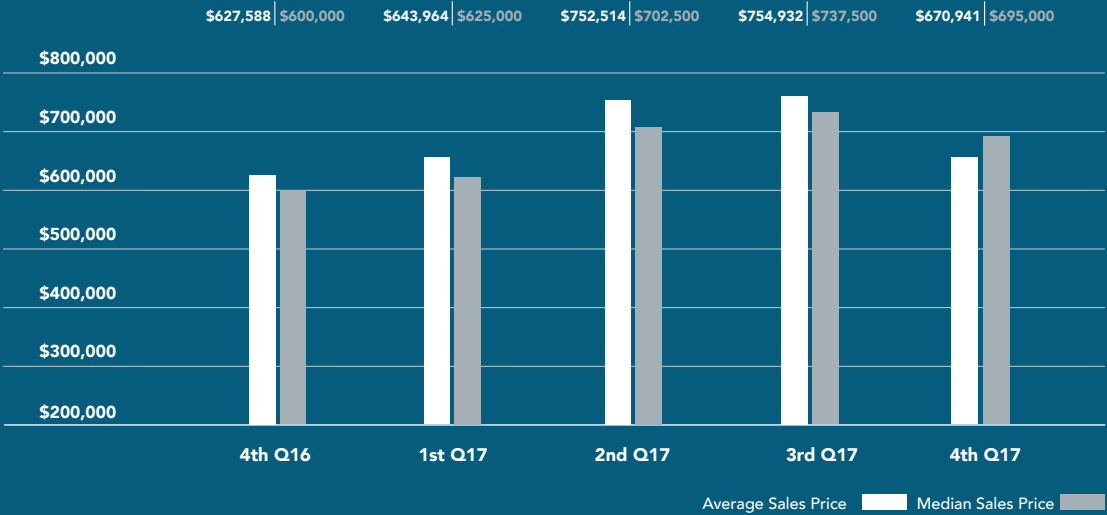
COOPERATIVES & CONDOMINIUMS

The median apartment price was
16% higher than a year ago.

A smaller gain was seen in the average price,
which at **\$627,588** was
7% higher than the fourth quarter of 2016.

COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



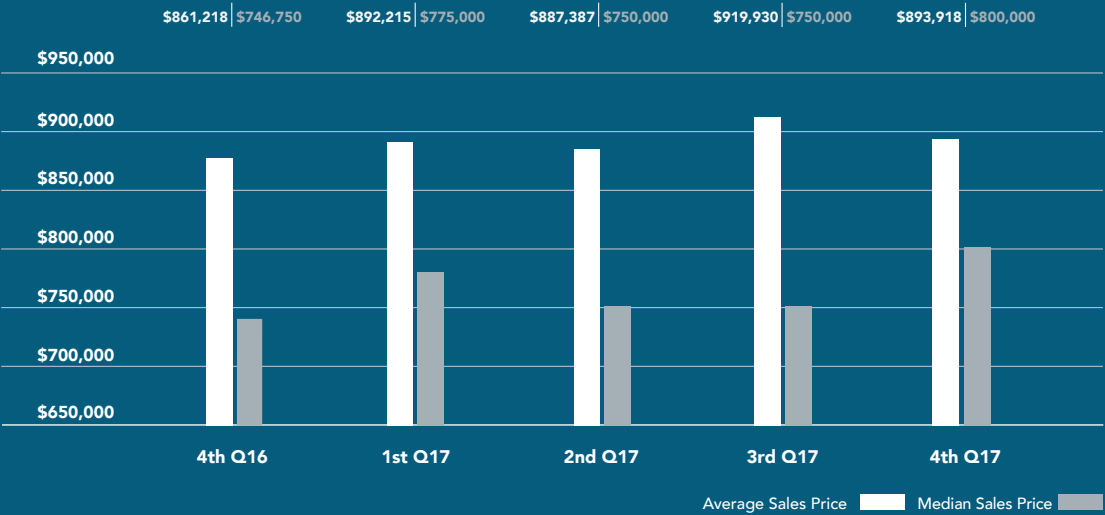
Central Brooklyn

1-4 FAMILY HOUSES

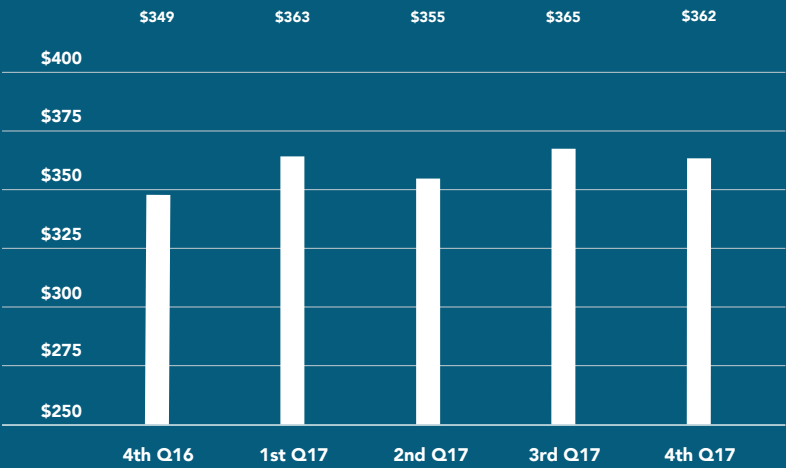
Townhouse prices averaged
\$893,918; **4%** more than
a year ago.



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



South Brooklyn

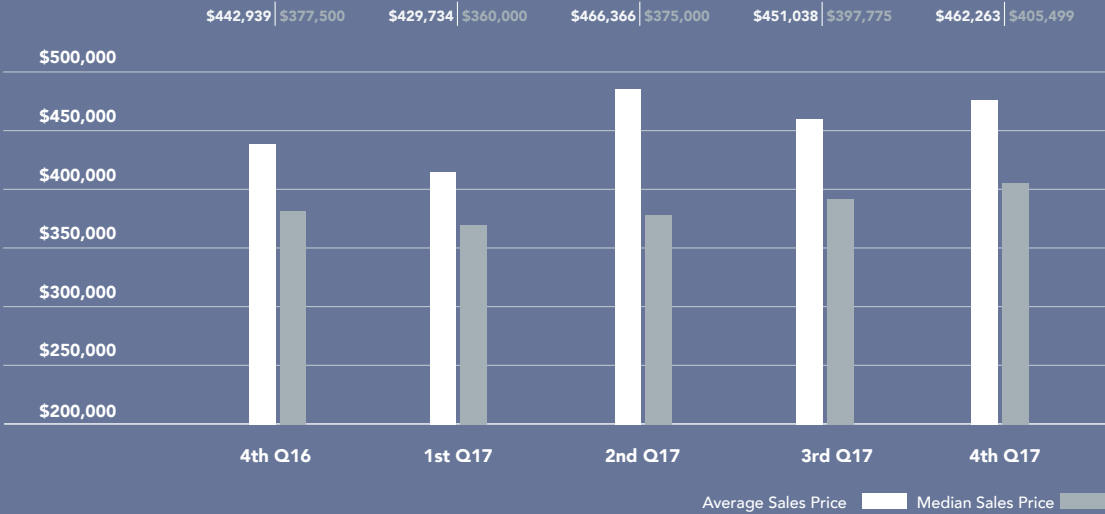
COOPERATIVES & CONDOMINIUMS

Co-op prices averaged \$88,410 per room, a **13%** increase from 2016's fourth quarter.

The average condo price per square foot ticked up **2%** over the past year, to \$591.

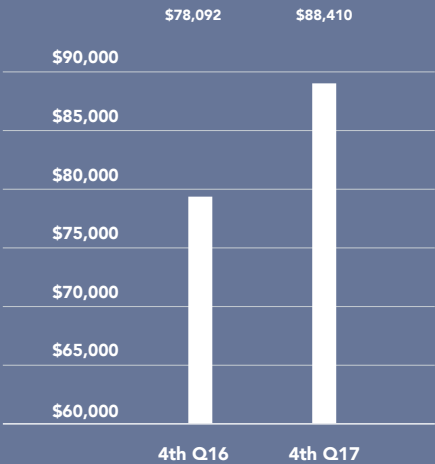
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot

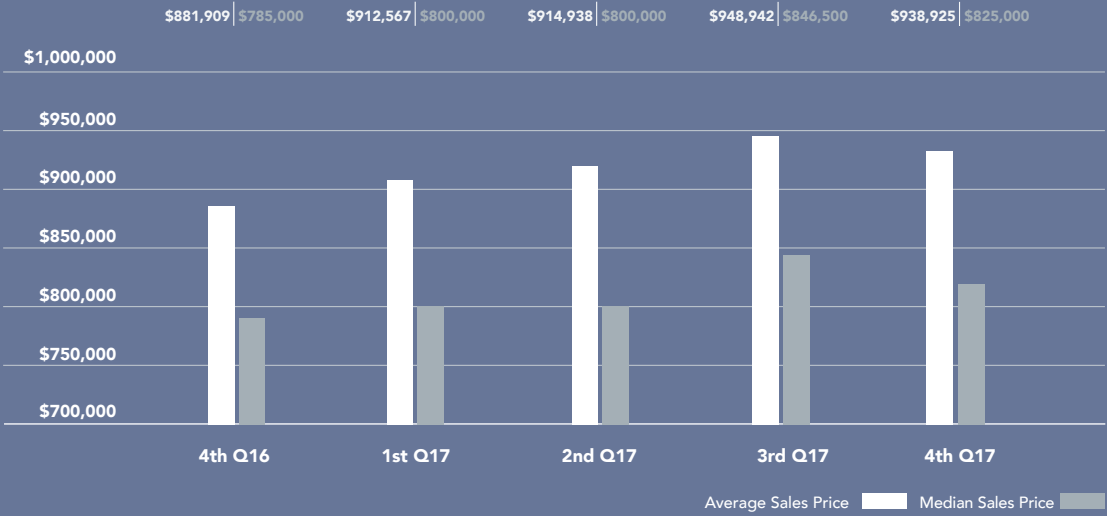


South Brooklyn

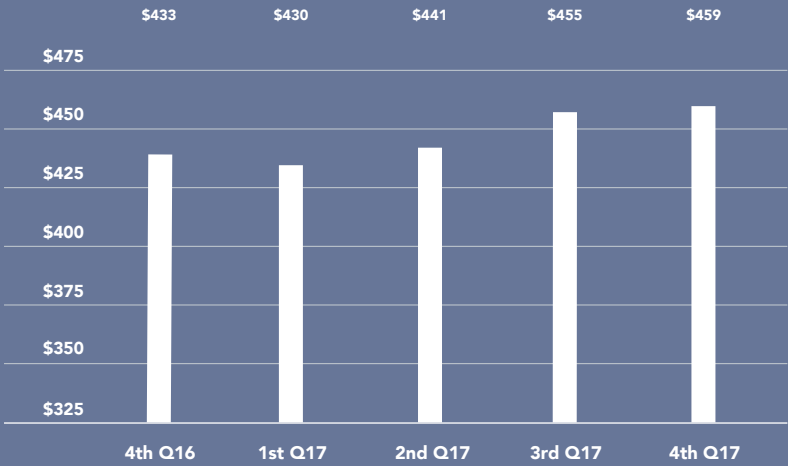
1-4 FAMILY HOUSES

The average townhouse price was **6%** higher than a year ago, at \$938,925.

AVERAGE & MEDIAN SALES PRICE



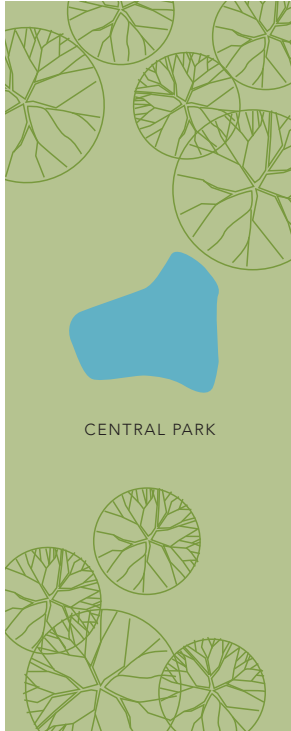
AVERAGE PRICE PER SQUARE FOOT



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