

First Quarter 2018

BROOKLYN RESIDENTIAL MARKET REPORT

BROWN HARRIS STEVENS Established 1873



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Data Highlights

Cover Property: BrownHarrisStevens.com WEB# 18291299

A slowdown in new development closings
brought the average apartment price down to
\$835,800 in Brooklyn.



BrownHarrisStevens.com WEB# 18115968



BrownHarrisStevens.com WEB# 18243553

The average price for a **resale**
apartment rose slightly in Brooklyn
from the first quarter of 2017.

Brooklyn townhouse prices averaged
\$1,156,060 in the first quarter, a **7%**
improvement from a year ago.

All Brooklyn

COOPERATIVES & CONDOMINIUMS*

Fewer new development closings led to a **decline** in the average apartment price from a year ago.

Co-op prices were **higher**, averaging \$150,406 per room.



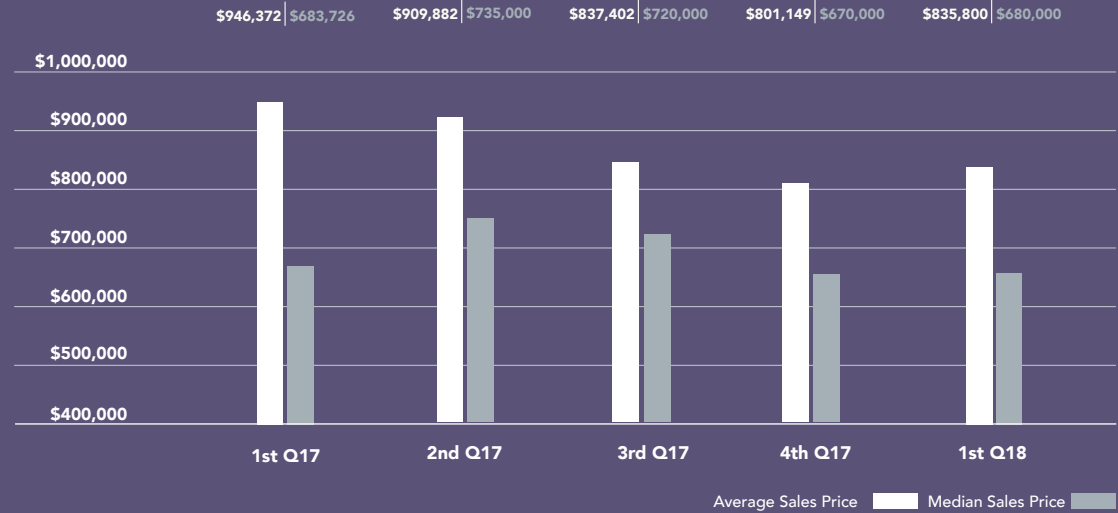
BrownHarrisStevens.com WEB# 18259527

* Includes new development and resale apartments.

1Q18 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



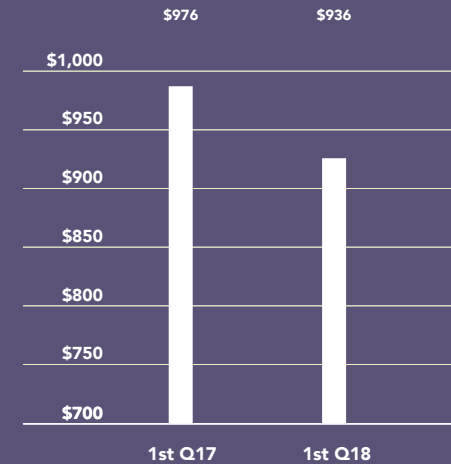
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



All Brooklyn

1-4 FAMILY HOUSES

The average townhouse price rose
7% in Brooklyn over the past year to
\$1,156,060.

A 7% **increase** was also
posted in the median townhouse price.

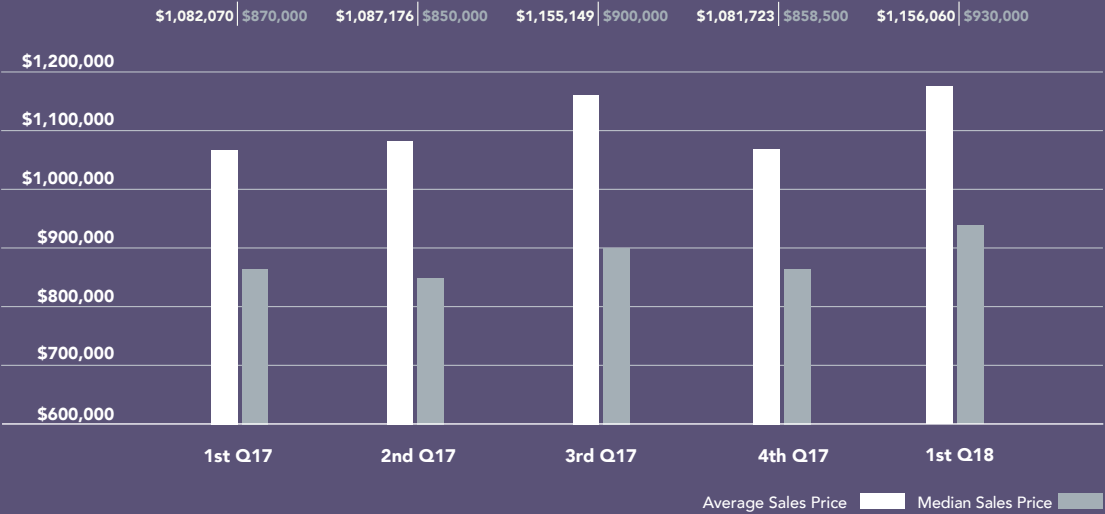


BrownHarrisStevens.com WEB# 18235422

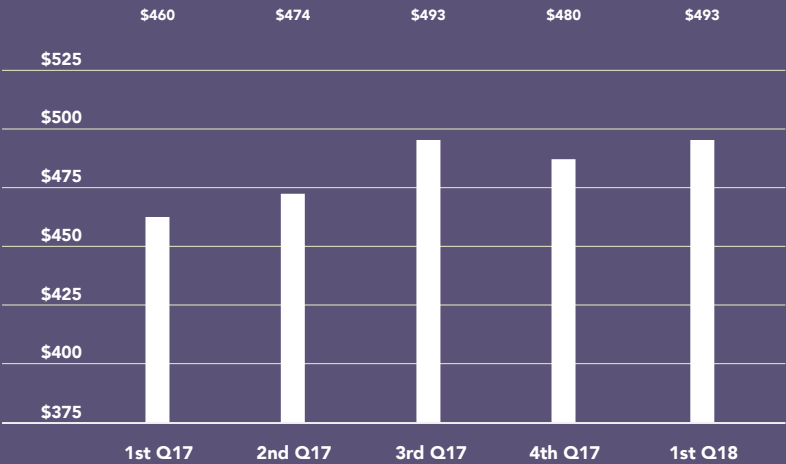


BrownHarrisStevens.com WEB# 18191704

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

While resale **prices** rose slightly, the average price for all apartments fell due to a sharp decline in new development closings.

Co-op prices averaged \$229,742 per room, a **12%** improvement from 2017's first quarter.



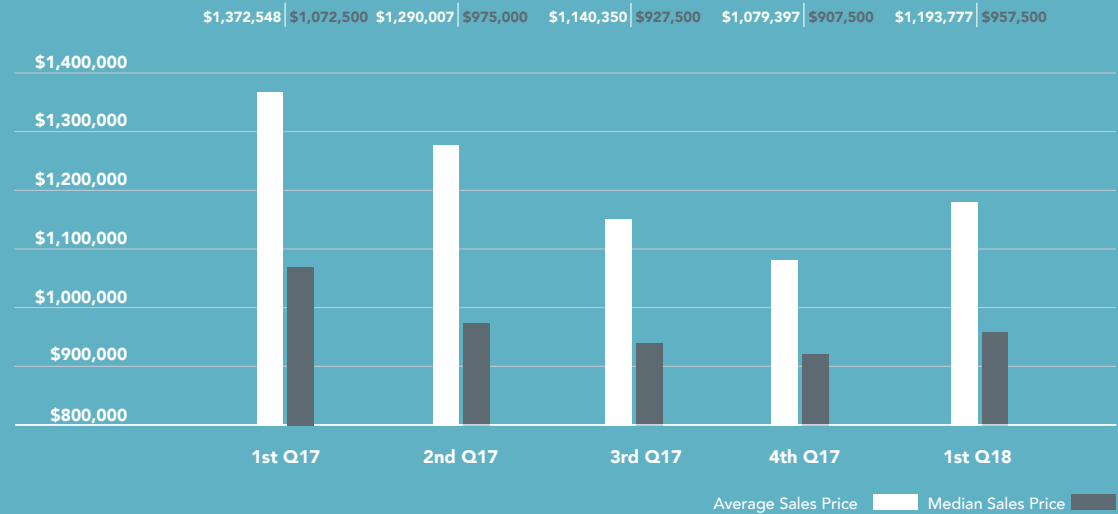
BrownHarrisStevens.com WEB#18272171



BrownHarrisStevens.com WEB# 18295321

COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



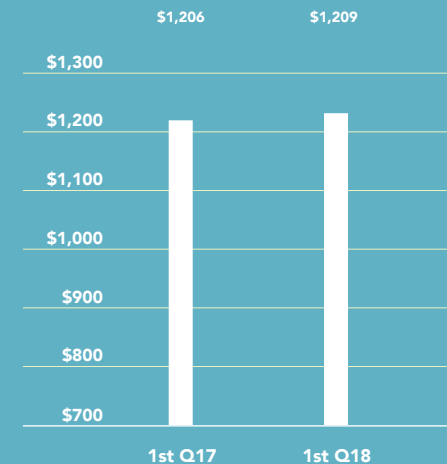
COOPERATIVE

Average Price Per Room



CONDOMINIUM

Average Price Per Square Foot



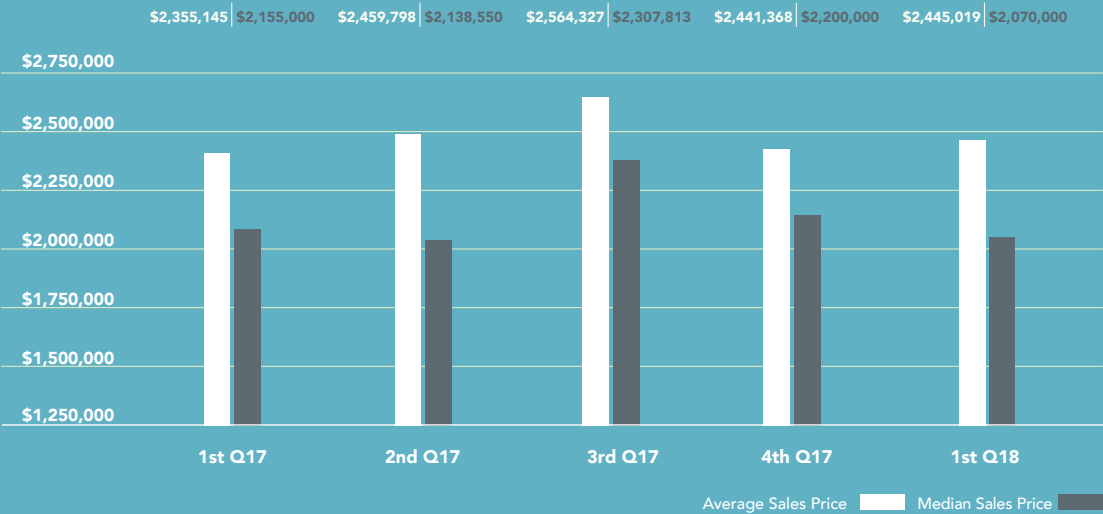
Brownstone Brooklyn

1-4 FAMILY HOUSES

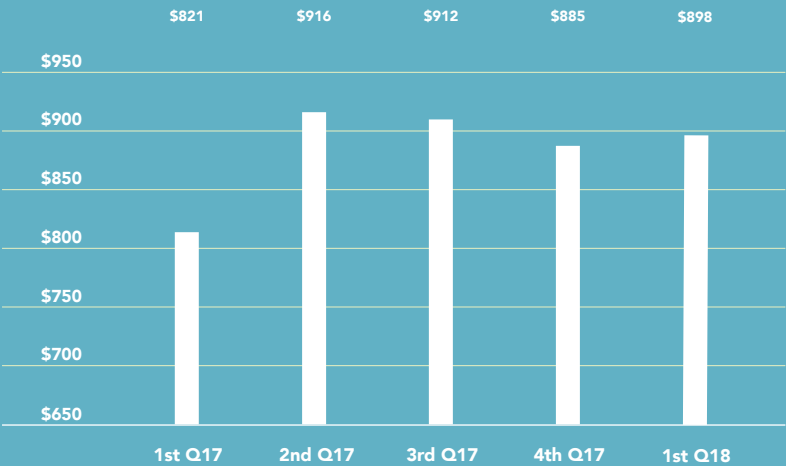
The average townhouse price
rose **4%** over the past year
to \$2,445,019.



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



North Brooklyn

COOPERATIVES & CONDOMINIUMS

Apartment prices averaged \$1,134,048 in North Brooklyn, **2%** more than a year ago.

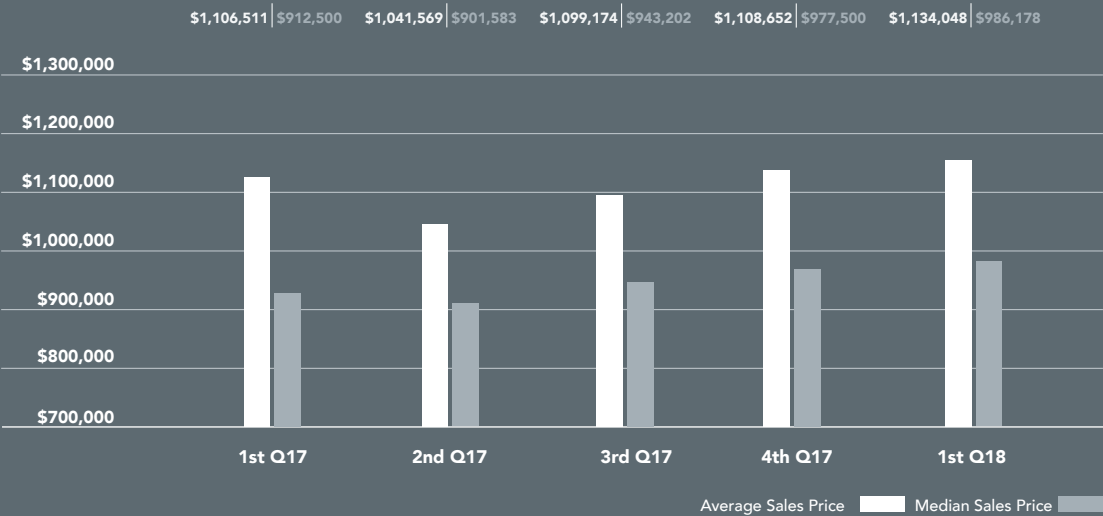
The median price posted an 8% **gain** compared to the first quarter of 2017.



BrownHarrisStevens.com WEB# 18287789

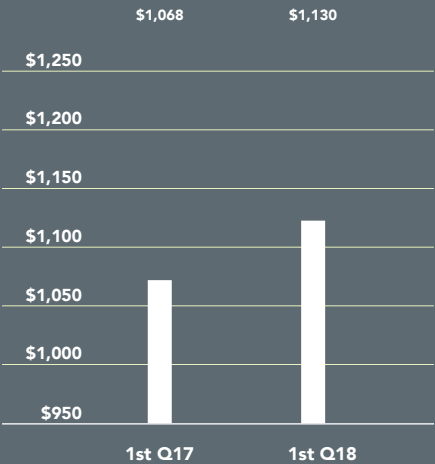
COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



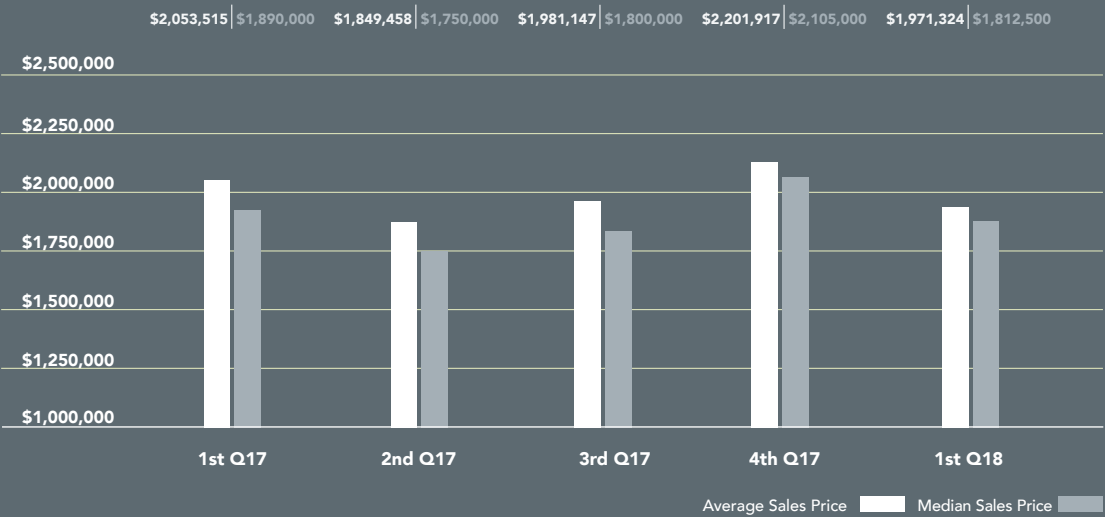
North Brooklyn

1-4 FAMILY HOUSES

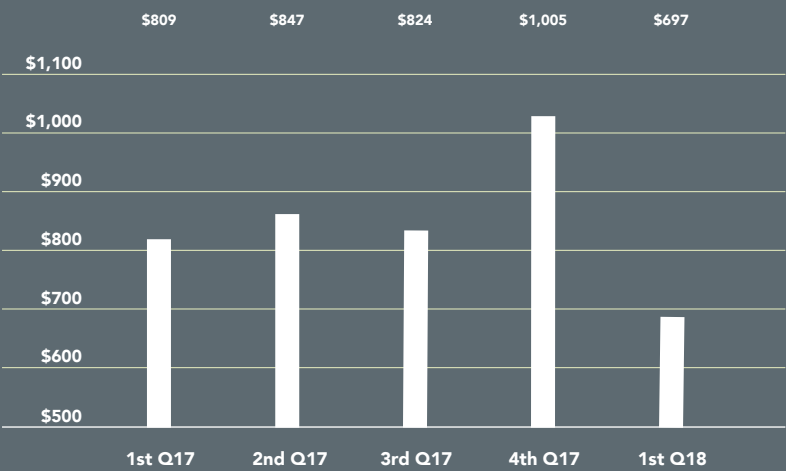
Both the **average** and median townhouse prices fell 4% from the first quarter of 2017..



AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



Central Brooklyn

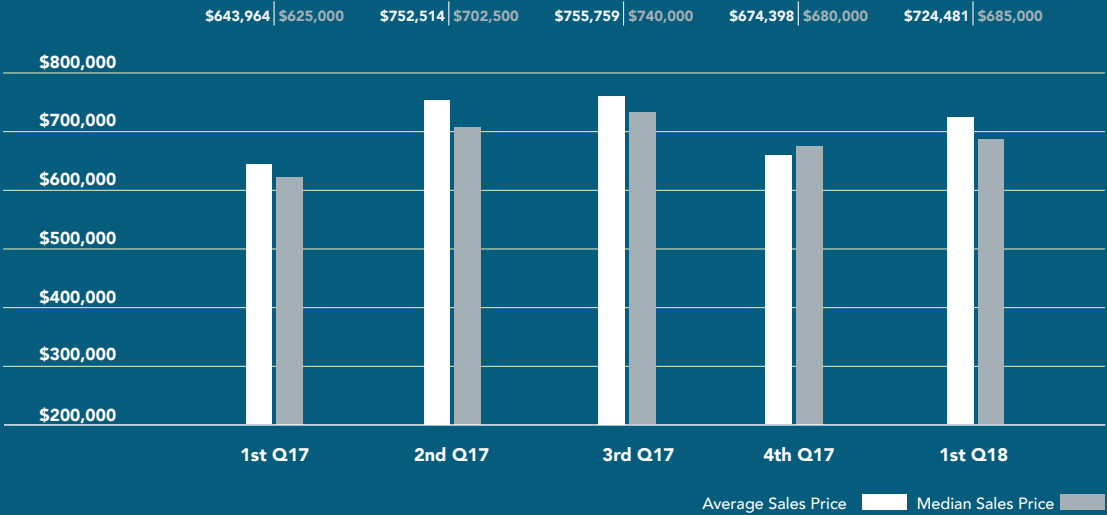
COOPERATIVES & CONDOMINIUMS

Apartment prices averaged **13%**
more than a year ago, reaching \$724,481.

The average condo price **rose** from
\$684, to \$761 per square foot over the past
year.

COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



CONDOMINIUM

Average Price Per Square Foot



Central Brooklyn

1-4 FAMILY HOUSES

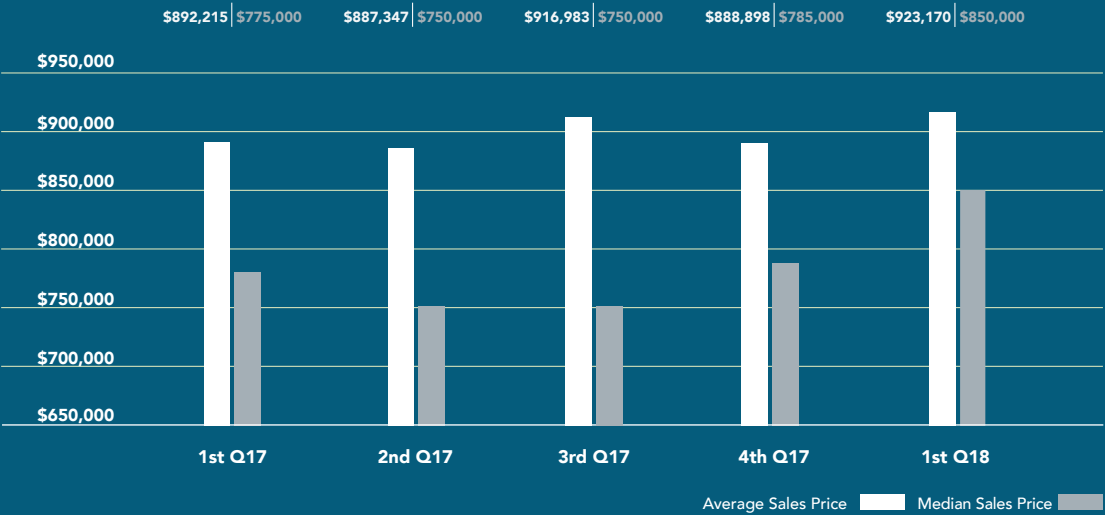
The average townhouse price of

\$923,170 was **3%** higher than
a year ago.

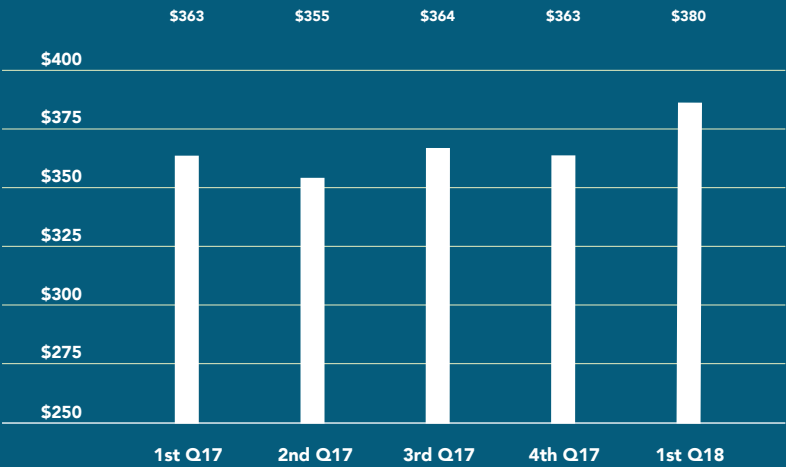


BrownHarrisStevens.com WEB#18114800

AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT



South Brooklyn

COOPERATIVES & CONDOMINIUMS

At \$474,280, the average apartment price was **10%** higher than a year ago.

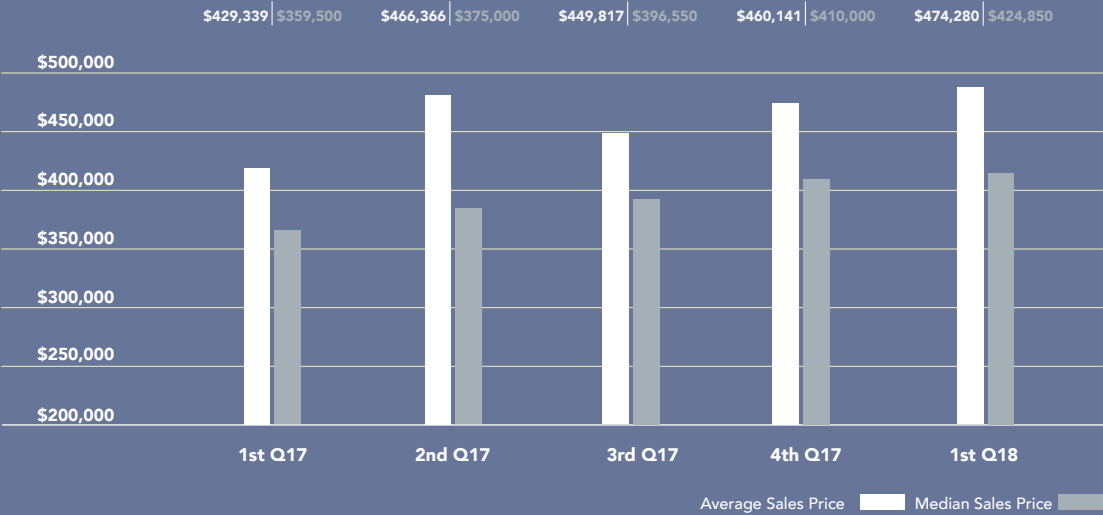
Co-ops saw the largest pricing gains, with their average price per room rising **14%**.



BrownHarrisStevens.com WEB#18159416

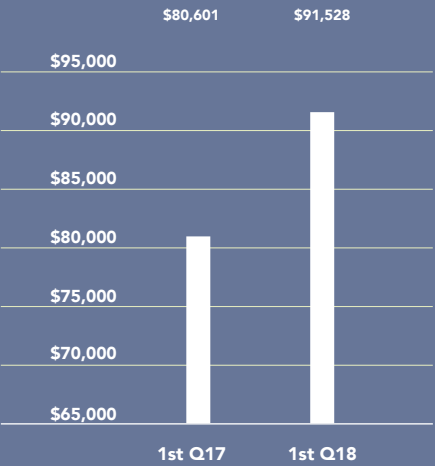
COOPERATIVES & CONDOMINIUMS

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 crossed the

\$1 million mark

for the first time ever in South Brooklyn.

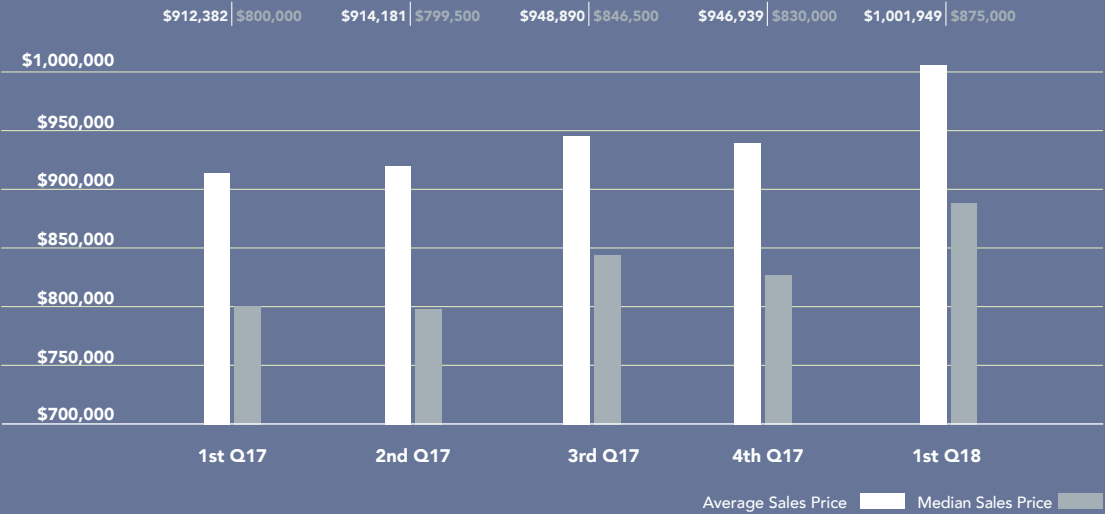


BrownHarrisStevens.com WEB#18195988

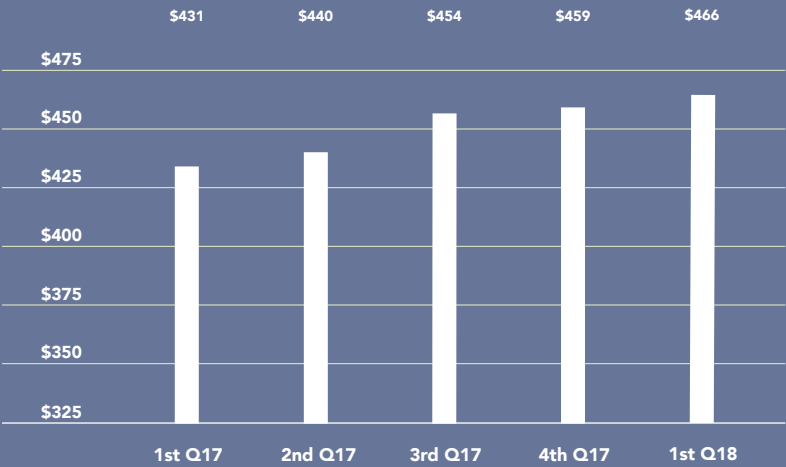


BrownHarrisStevens.com WEB# 17719742

AVERAGE & MEDIAN SALES PRICE



AVERAGE PRICE PER SQUARE FOOT

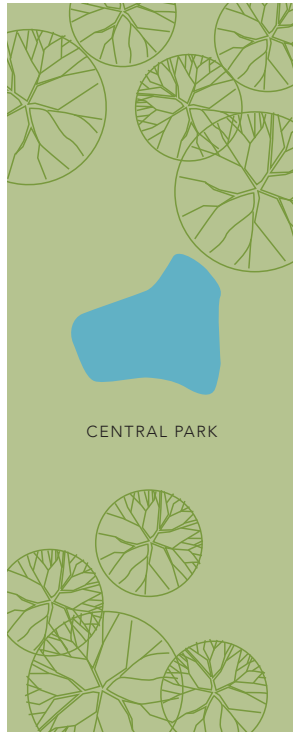


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