

**First Half 2021
Residential Market Report**
1-3 Family Homes

WY K O O R M

**Brown
Harris
Stevens**

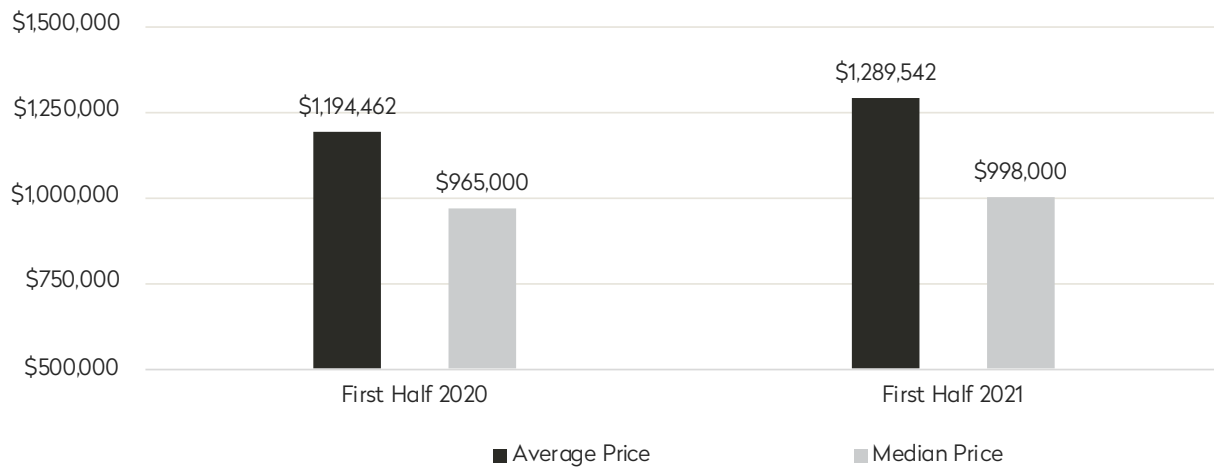
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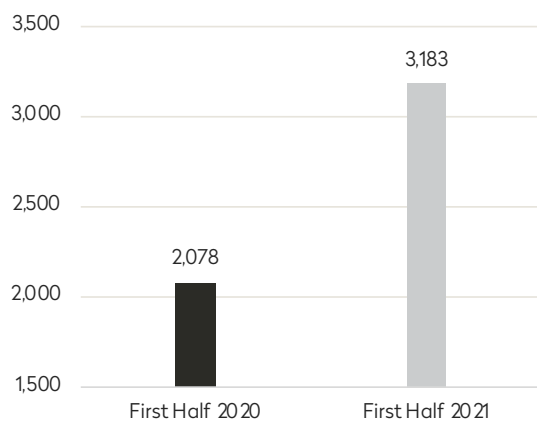
All Brooklyn

- Sales of 1-3 family homes rose 53% compared to the first half of 2020.
- The average price of \$1,289,542 was 8% higher than a year ago.

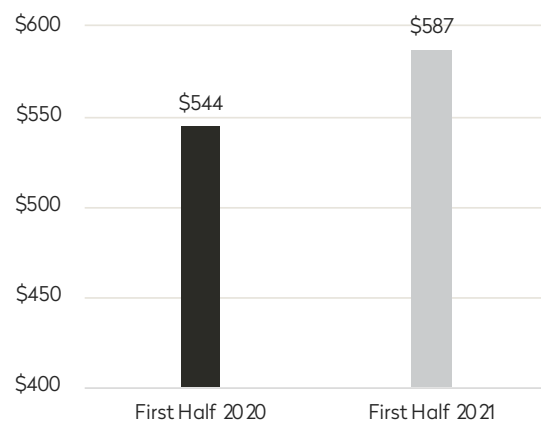
Average & Median Sales Price



Number of Sales



Average Price Per Square Foot



Brooklyn

Boerum Hill, Brooklyn Heights, Carroll Gardens, Cobble Hill & DUMBO

	Average Price	Median Price
1H 2020	\$4,421,176	\$3,300,000
1H 2021	\$3,683,562	\$3,150,000

	Number of Sales	Average PPSF
1H 2020	33	\$1,329
1H 2021	81	\$1,190

- The 17% decline in the average price from 2020's first half is a bit deceiving, as the average home purchased in the first half of 2021 was 11% smaller than a year ago.
- At \$3,150,000, the median price was just 5% lower than the first half of 2020.

Park Slope, South Slope & Windsor Terrace

- The average price rose 5% from the first half of 2020 to \$2,705,391.
- Closings were 92% higher than a year ago.

	Average Price	Median Price
1H 2020	\$2,581,231	\$2,305,000
1H 2021	\$2,705,391	\$2,375,000

	Number of Sales	Average PPSF
1H 2020	65	\$949
1H 2021	125	\$1,056

Clinton Hill, Fort Greene, Brooklyn Navy Yard, Prospect Heights & Vinegar Hill

	Average Price	Median Price
1H 2020	\$2,527,292	\$2,330,000
1H 2021	\$2,820,444	\$2,657,000

	Number of Sales	Average PPSF
1H 2020	39	\$864
1H 2021	63	\$958

- Prices averaged \$2,820,444, a gain of 12% from 2020's first half.
- The median price posted a 14% increase over the past year.

Brooklyn

Bedford-Stuyvesant, Bushwick, Crown Heights & Stuyvesant Heights

	Average Price	Median Price
1H 2020	\$1,300,913	\$1,212,500
1H 2021	\$1,371,996	\$1,300,000

- The number of sales rose 41% compared to the first half of 2020.

- Houses sold for an average of \$548 per square foot, a 9% improvement from a year ago.

	Number of Sales	Average PPSF
1H 2020	300	\$503
1H 2021	423	\$548

East Williamsburg, Greenpoint, Williamsburg North Side & Williamsburg South Side

- While the average price fell 4% over the past year, the average price per square foot was 4% higher during that time.

- The number of closings was 91% higher than a year ago.

	Average Price	Median Price
1H 2020	\$1,969,023	\$1,850,000
1H 2021	\$1,897,743	\$1,737,500

	Number of Sales	Average PPSF
1H 2020	47	\$787
1H 2021	90	\$821

Ditmas Park, Flatbush, Midwood, Prospect Lefferts Gardens & Prospect Park South

	Average Price	Median Price
1H 2020	\$1,465,737	\$1,250,000
1H 2021	\$1,538,138	\$1,272,250

- The average price per square foot was 8% higher than last year's level.

- Closings rose 70% from 2020's first half, to 300.

	Number of Sales	Average PPSF
1H 2020	176	\$591
1H 2021	300	\$638

Brooklyn

Bensonhurst, Borough Park & Kensington

	Average Price	Median Price
1H 2020	\$1,277,347	\$1,200,000
1H 2021	\$1,284,307	\$1,235,000

- At \$1,235,000, the median price was 3% higher than 2020's first half.

- The 337 closings during the first half were a 74% improvement compared to a year ago.

	Number of Sales	Average PPSF
1H 2020	194	\$567
1H 2021	337	\$586

Bay Ridge, Dyker Heights, Greenwood Heights & Sunset Park

- The average price ticked up slightly compared to the first half of 2020.

- There were 301 closings in the first half, a gain of 58% from a year ago.

	Average Price	Median Price
1H 2020	\$1,231,932	\$1,200,000
1H 2021	\$1,236,573	\$1,215,000

	Number of Sales	Average PPSF
1H 2020	191	\$605
1H 2021	301	\$602

Columbia Street Waterfront District, Gowanus & Red Hook

	Average Price	Median Price
1H 2020	\$2,012,594	\$1,837,500
1H 2021	\$2,098,506	\$1,965,000

- The average price rose 4% over the past year to \$2,098,506

- This was the only market area to post fewer closings than during 2020's first half.

	Number of Sales	Average PPSF
1H 2020	24	\$908
1H 2021	20	\$907

Brooklyn

Brownsville, Canarsie, East Flatbush, East New York & Flatlands

	Average Price	Median Price
1H 2020	\$654,619	\$640,000
1H 2021	\$681,251	\$672,500

- The median price of \$672,500 was 5% higher than a year ago.

- The average price per square foot was unchanged from 2020's first half.

	Number of Sales	Average PPSF
1H 2020	565	\$383
1H 2021	646	\$383

Bath Beach, Brighton Beach, Coney Island, Gerritsen Beach, Gravesend, Marine Park, Mill Basin, Sea Gate & Sheepshead Bay

- 1-3 family prices averaged 3% more than in the first half of 2020.

	Average Price	Median Price
1H 2020	\$949,656	\$850,000
1H 2021	\$982,527	\$860,000

- The number of sales climbed 80% over the past year to 726.

	Number of Sales	Average PPSF
1H 2020	403	\$531
1H 2021	726	\$539



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First Half 2021 Residential Market Report

Park Slope

100 Seventh Avenue
Brooklyn, NY 11215
718.230.5500

Cobble Hill

166 Court Street
Brooklyn, NY 11201
718.613.2020

Park Slope, Seventh Avenue

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

South Slope

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

Brooklyn Heights, Montague

129 Montague Street
Brooklyn, NY 11201
718.875.0100

Bay Ridge

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

Bedford Stuyvesant

1191 Bedford Avenue
Brooklyn, NY 11216
718.878.1750

Contact Us

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