

First Quarter 2019

Market Report Brooklyn Residential

**Brown
Harris
Stevens**



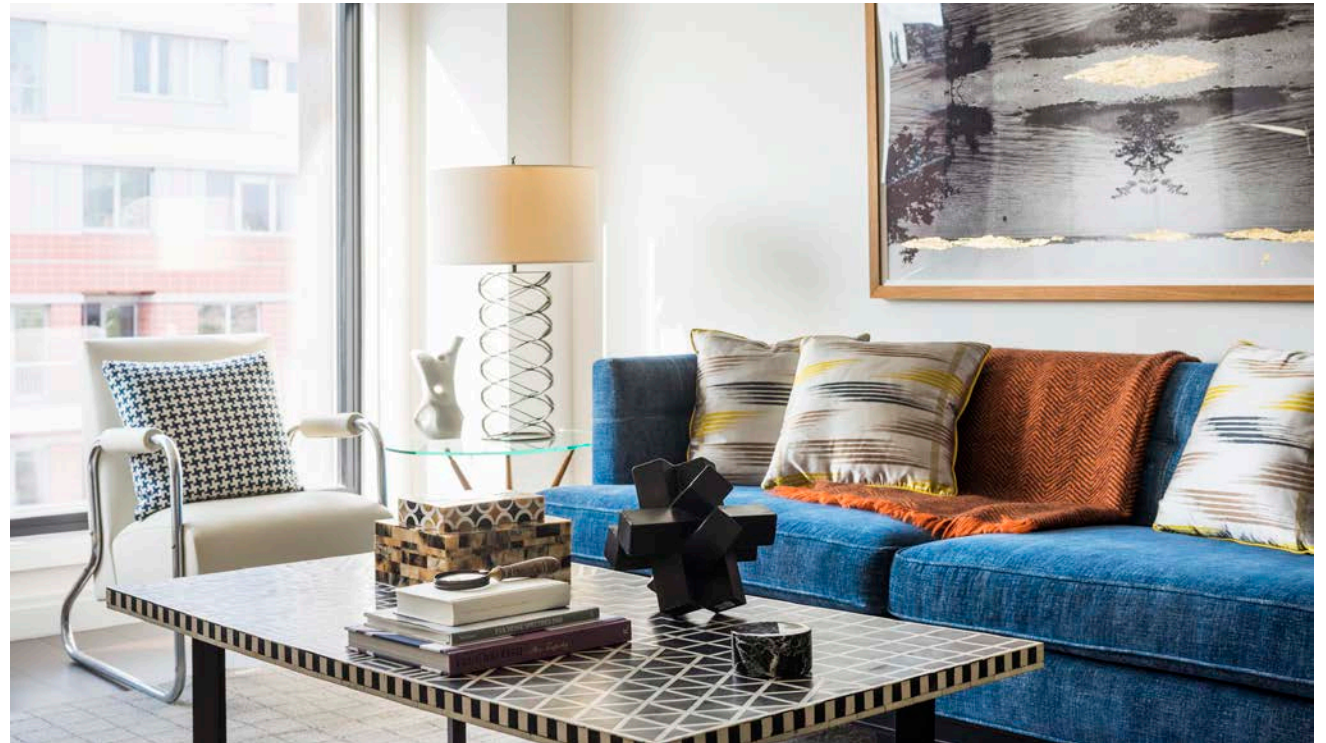
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Brooklyn apartment prices averaged \$774,694 in the first quarter, **6%** less than a year ago.

Prices **rose** slightly for resale apartments but fell for new development units.



BrownHarrisStevens.com WEB# 19161657



BrownHarrisStevens.com WEB# 19516242

The average price rose **5%** for 1-3 family homes compared to 2018's first quarter.



BrownHarrisStevens.com WEB# 19331371



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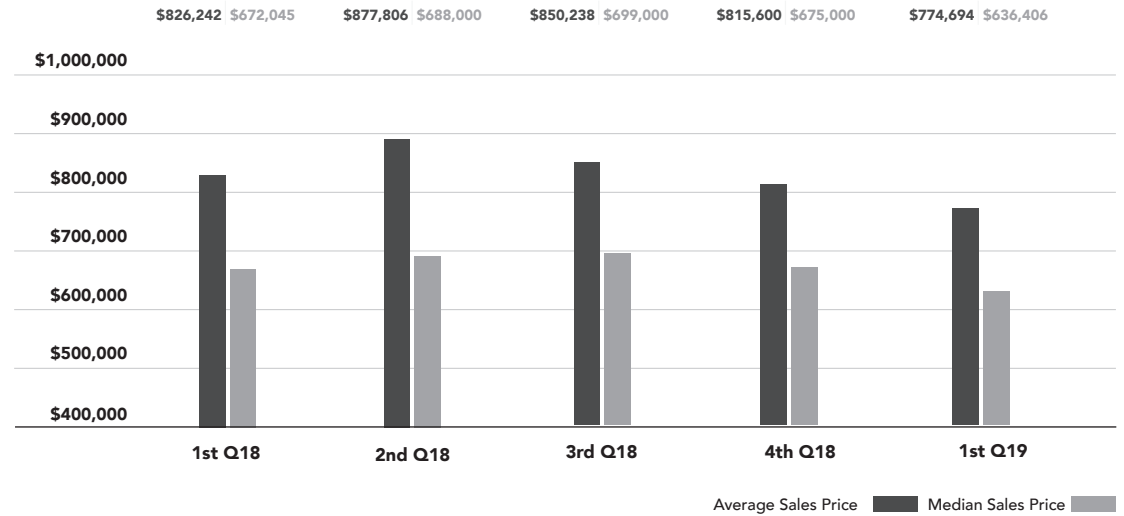
The average apartment price fell

6% over the past year.

At \$636,406, the median price was **5%** lower than the first quarter of 2018.

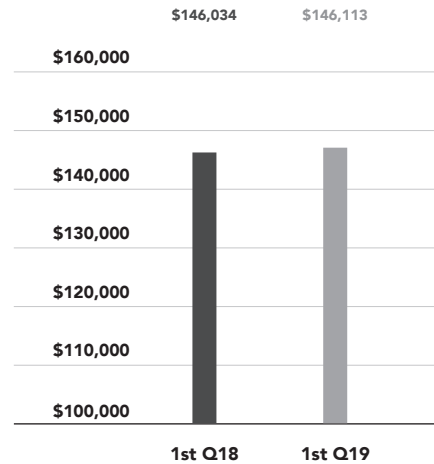
Cooperatives & Condominiums

Average & Median Sales Price



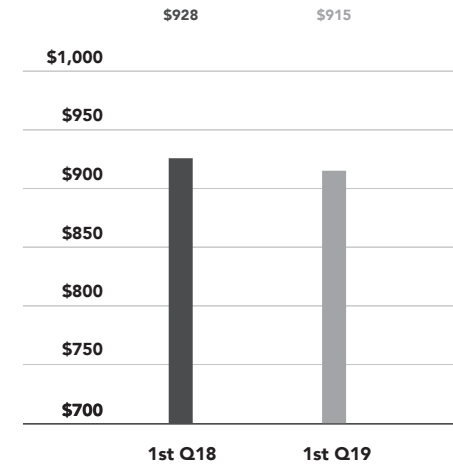
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



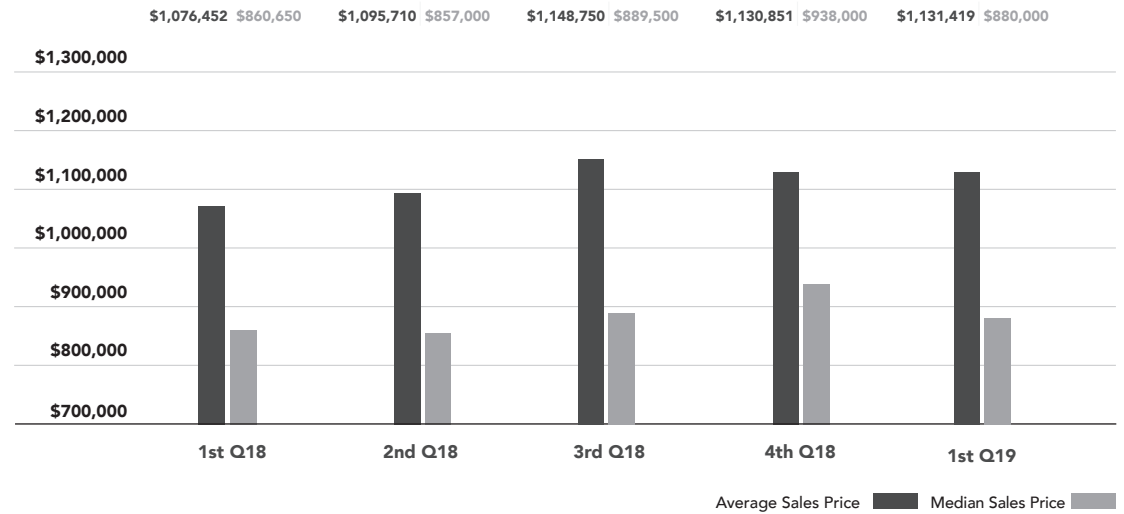
* Includes new development and resale apartments.

1Q19 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.

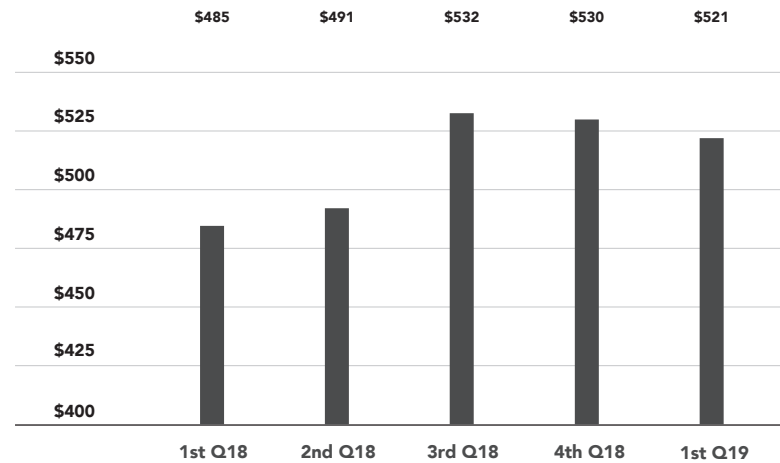


BrownHarrisStevens.com WEB# 16114078

Average & Median Sales Price



Average Price Per Square Foot



1-3 family homes sold for an average of \$1,131,419, **5%** more than a year ago.

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



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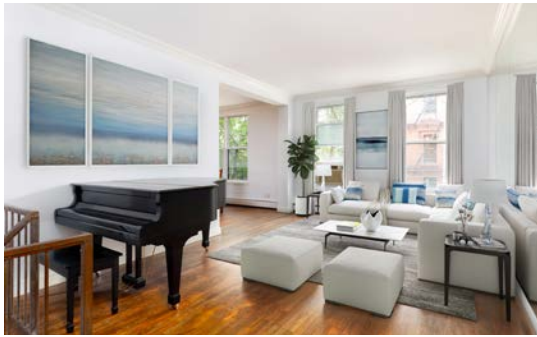
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BrownHarrisStevens.com WEB# 19020296



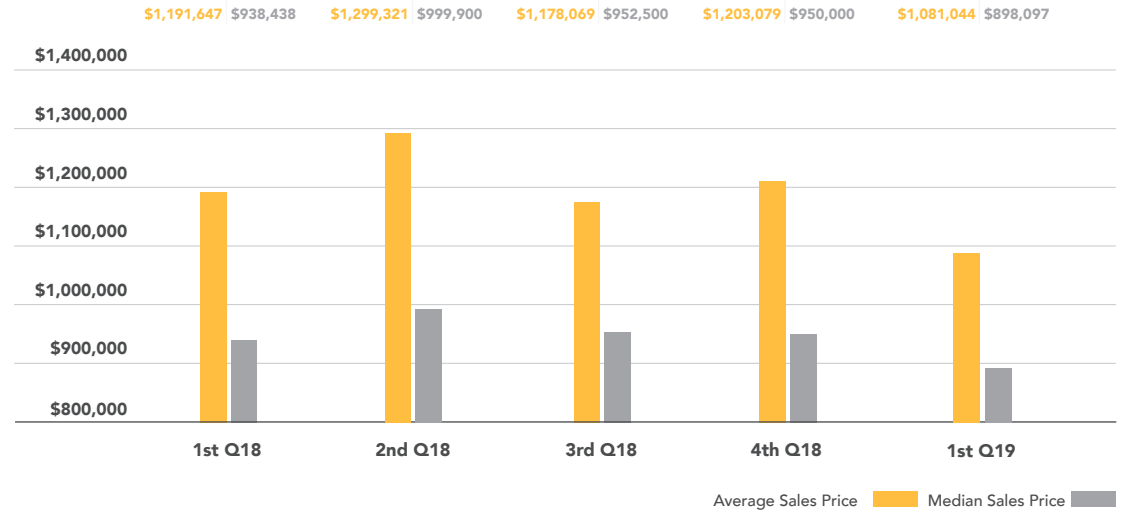
BrownHarrisStevens.com WEB# 19461551

A decline in luxury closings helped drive the average apartment price **9%** lower than a year ago.

Prices **fell** for both co-ops and condos compared to 2018's first quarter.

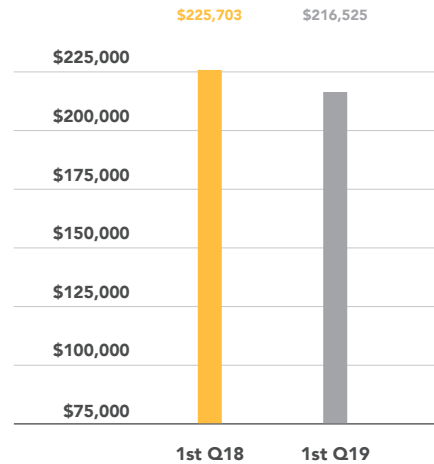
Cooperatives

Average & Median Sales Price



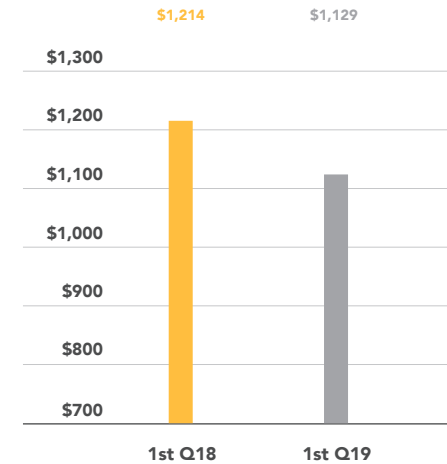
Cooperative

Average Price Per Room



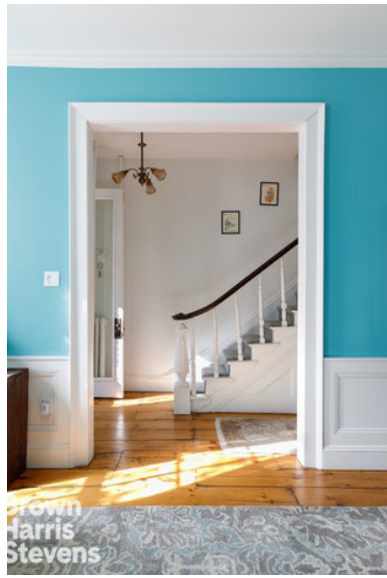
Condominium

Average Price Per Square Foot



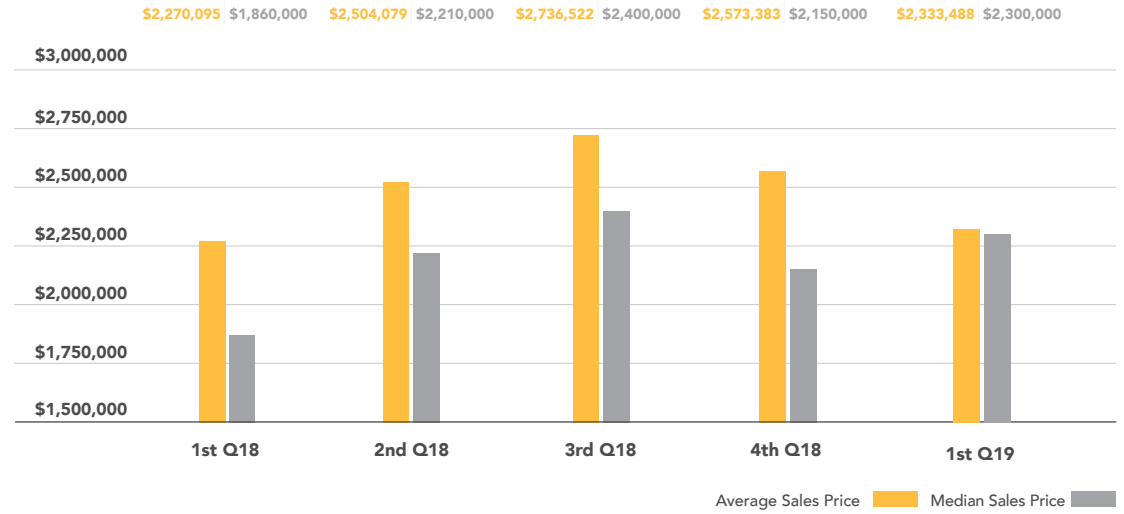
Brownstone Brooklyn 1-3 Family Houses

First Quarter 2019

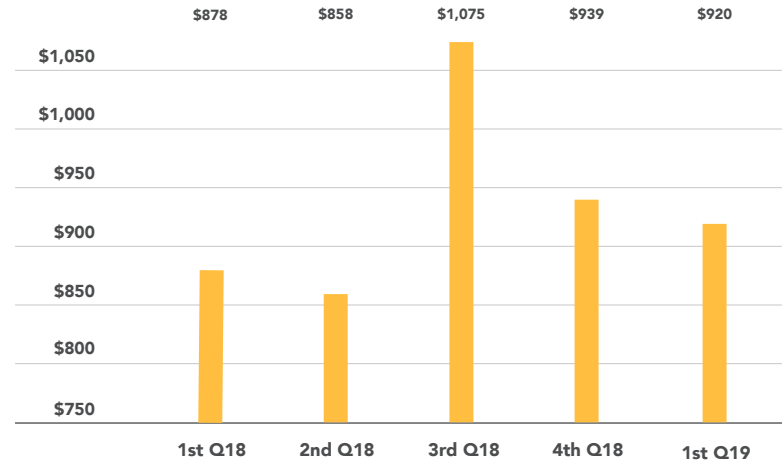


BrownHarrisStevens.com WEB# 19423459

Average & Median Sales Price



Average Price Per Square Foot



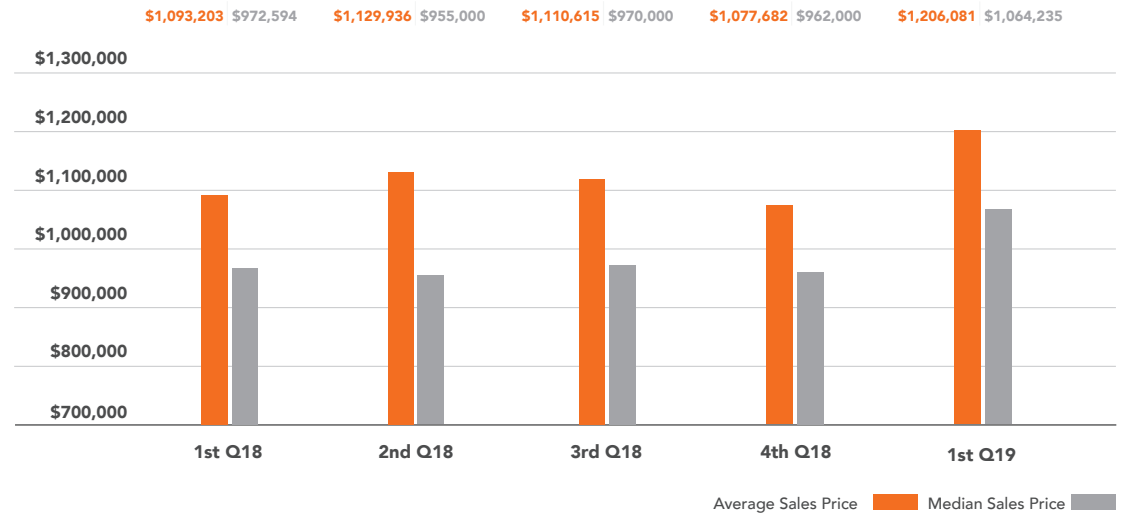
The average 1-3 family house price climbed **3%** over the past year, to \$2,333,488.



Brown Harris Stevens
BrownHarrisStevens.com WEB# 19455990

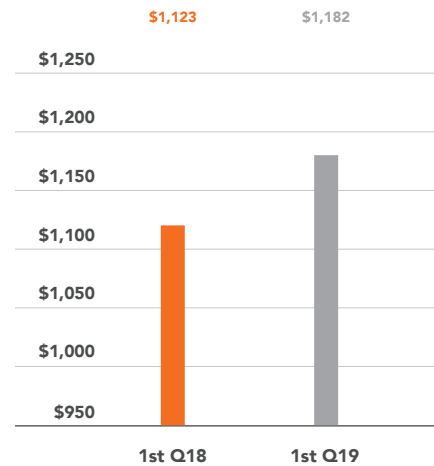
Cooperatives & Condominiums

Average & Median Sales Price



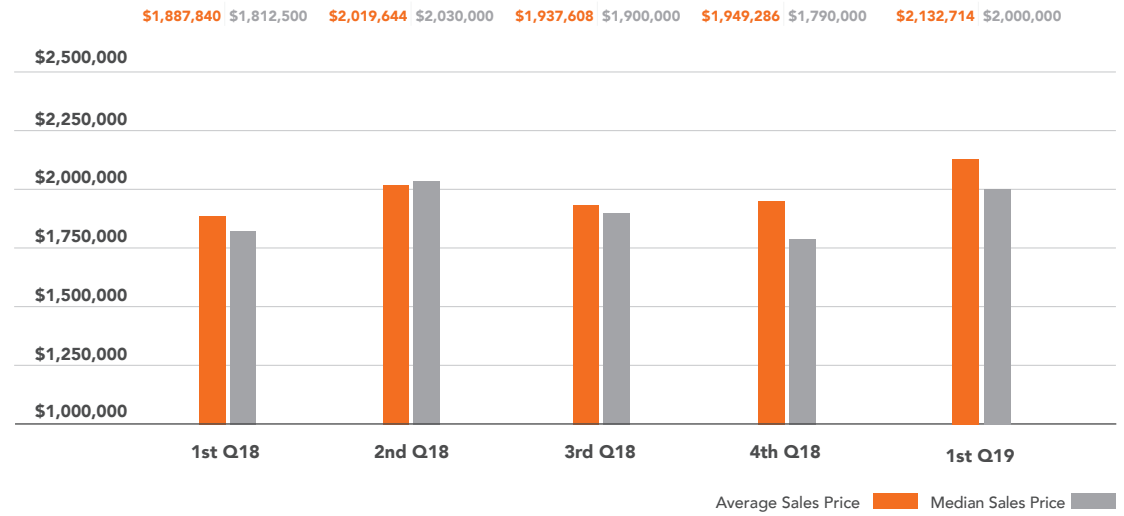
Condominium

Average Price Per Square Foot

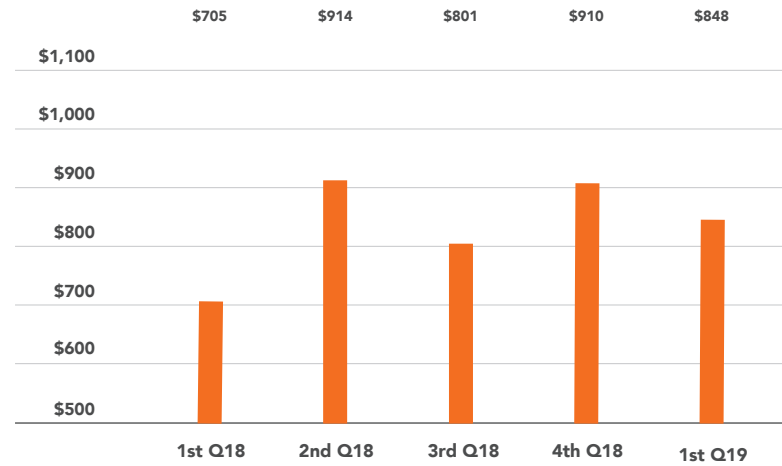


Apartment prices averaged \$1,206,081 in the first quarter, a **10%** improvement compared to a year ago.

Average & Median Sales Price



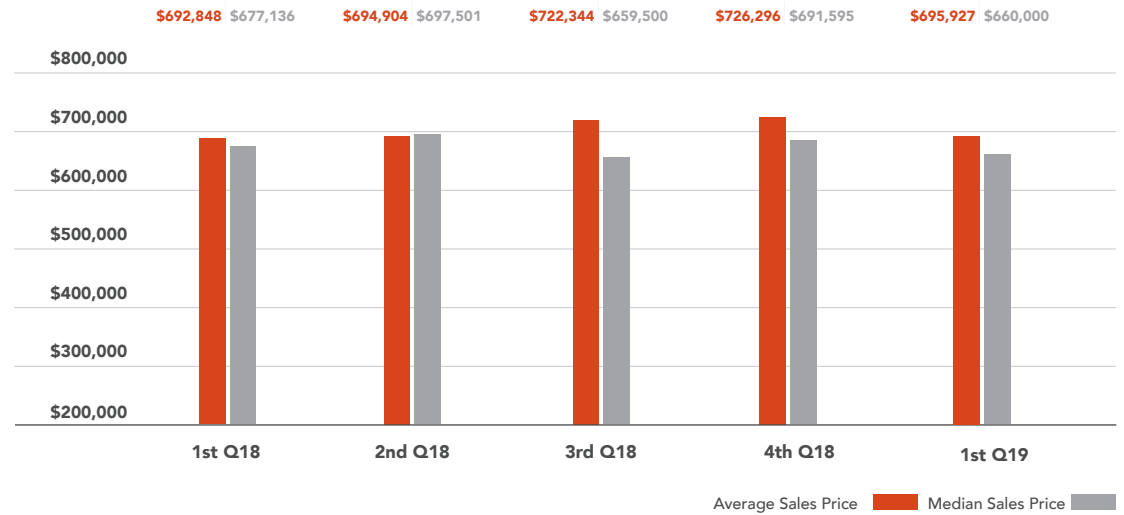
Average Price Per Square Foot



1-3 family prices **rose** over the past year, with the average price reaching \$2,132,714.

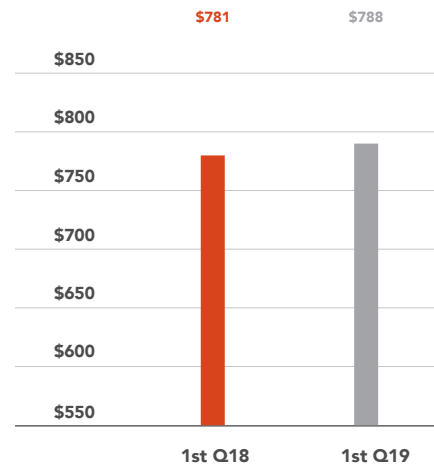
Cooperatives & Condominiums

Average & Median Sales Price

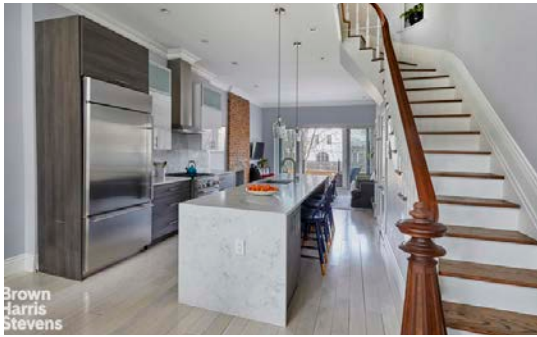


Condominium

Average Price Per Square Foot

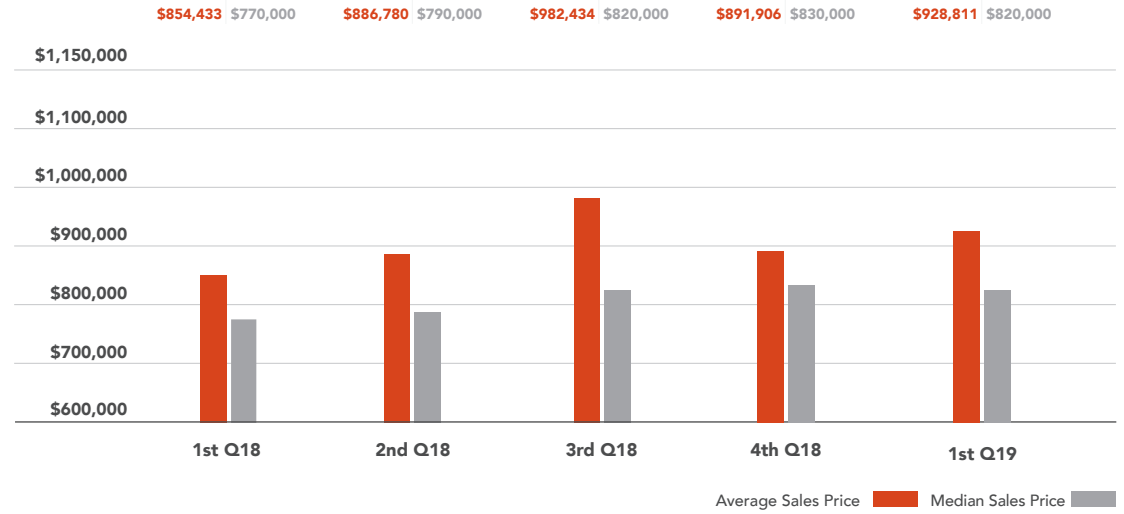


The average price ticked up over the past year, while the median price fell **3%**.

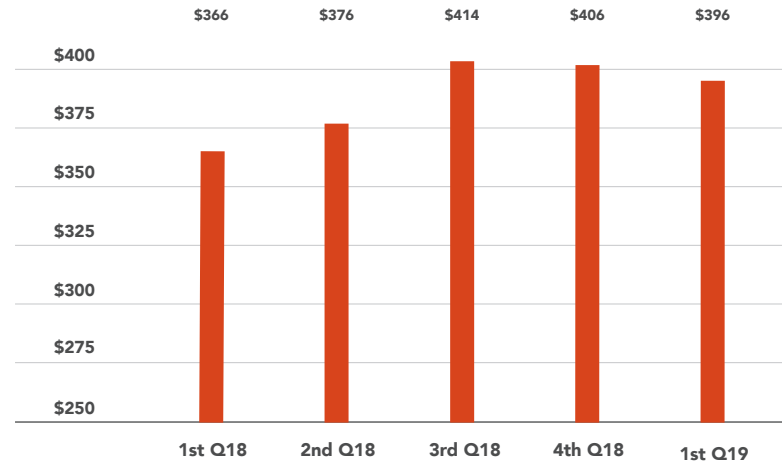


Brown Harris Stevens
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Average & Median Sales Price



Average Price Per Square Foot



At \$928,811, the average 1-3 family price was **9%** above last year's level.



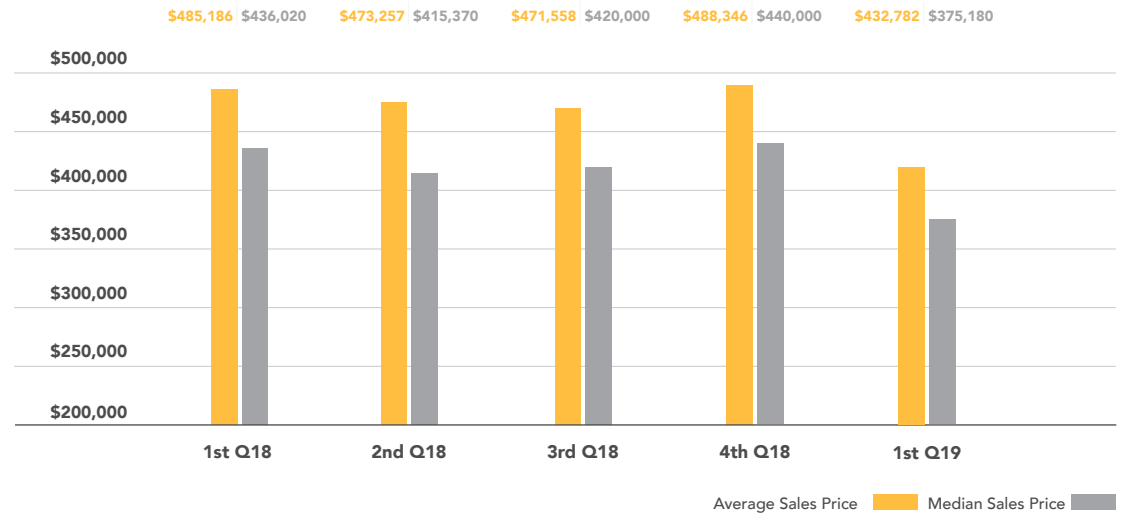
BrownHarrisStevens.com WEB# 19414182



BrownHarrisStevens.com WEB# 19487271

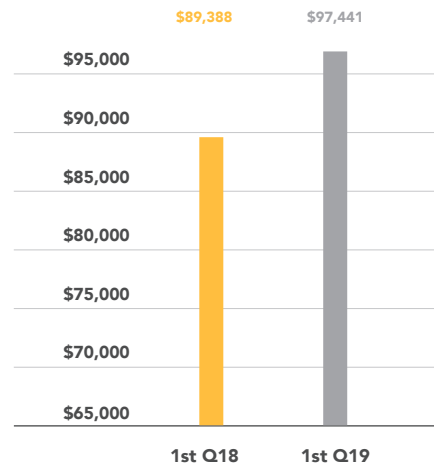
Cooperatives & Condominiums

Average & Median Sales Price



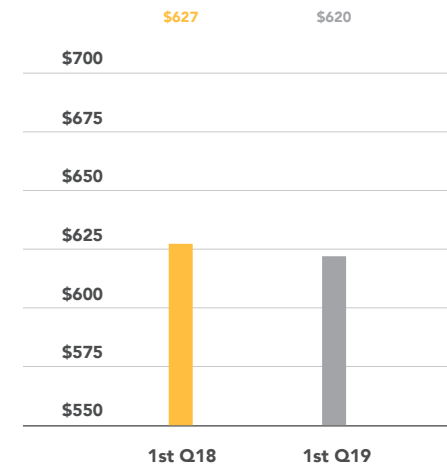
Cooperative

Average Price Per Room



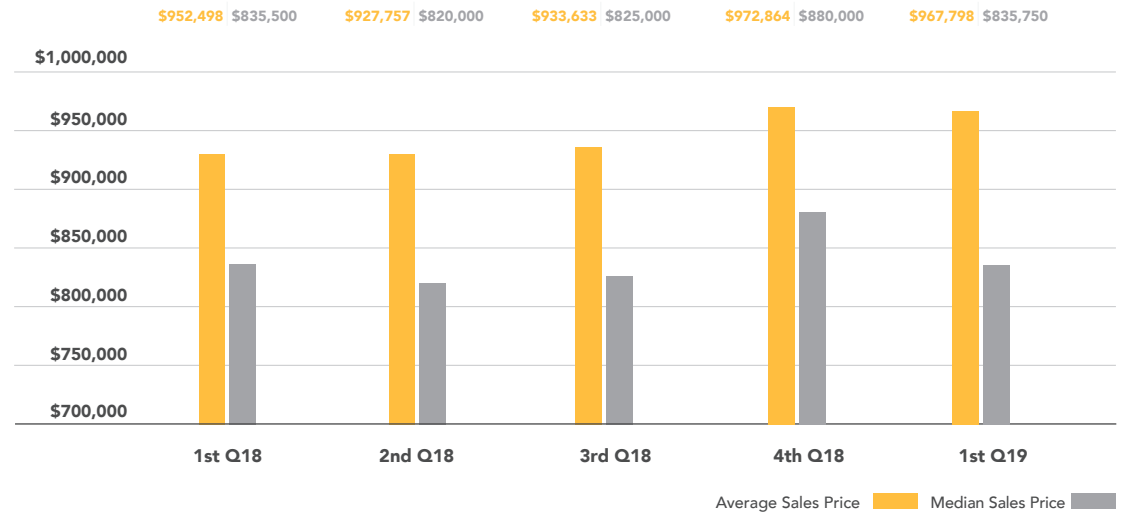
Condominium

Average Price Per Square Foot

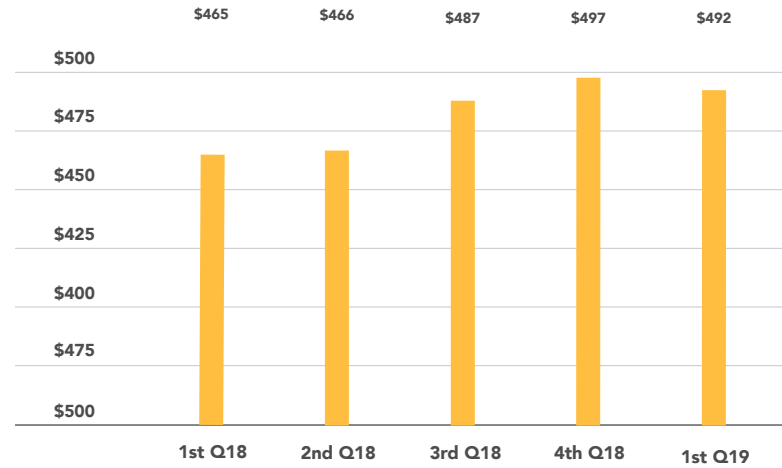


A sharp decline in condo sales helped bring the overall average apartment price down **11%** from a year ago.

Average & Median Sales Price



Average Price Per Square Foot



The average price per square foot rose **6%** over the past year to \$492.

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CENTRAL PARK WEST

CENTRAL PARK

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