

FIRST HALF 2022

Residential Market Report 1-3 Family Homes

# MARKET

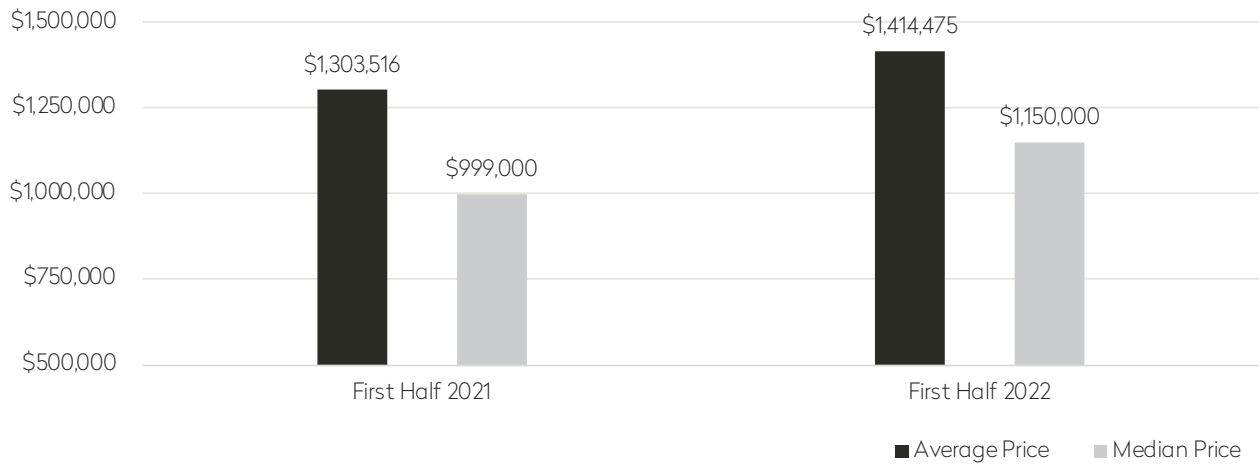
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# All Brooklyn

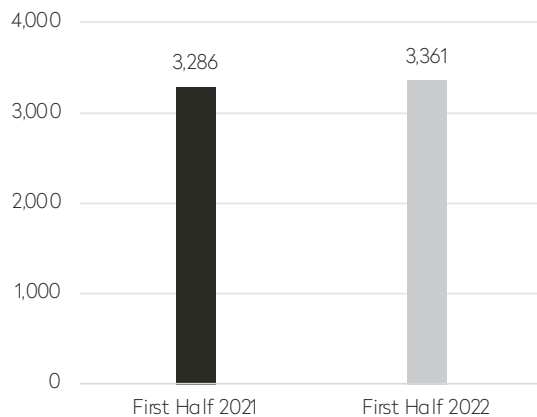
## 1-3 Family Homes

- The average price of \$1,414,475 was 9% higher than the first half of 2021
- There were 2% more closings than a year ago.

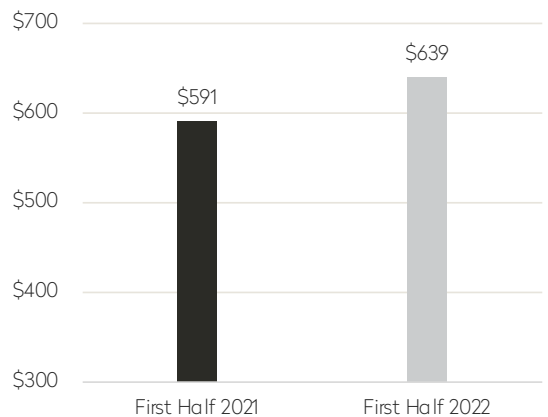
### Average & Median Sales Price



### Number of Sales



### Average Price Per Square Foot



# Brooklyn

## 1-3 Family Homes

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

	Average Price	Median Price
First Half 2021	\$3,820,385	\$3,240,000
First Half 2022	\$4,278,522	\$3,700,000

- Prices averaged \$4,278,522, a 12% improvement compared to 2021's first half.

- The number of closings was unchanged from a year ago.

	Number of Sales	Average PPSF
First Half 2021	87	\$1,210
First Half 2022	87	\$1,328

### Park Slope, South Slope & Windsor Terrace

- The average price rose 18% over the past year to \$3,172,009.

- There were 16% fewer closings compared to a year ago.

	Average Price	Median Price
First Half 2021	\$2,694,484	\$2,370,000
First Half 2022	\$3,172,009	\$3,025,000

	Number of Sales	Average PPSF
First Half 2021	128	\$1,061
First Half 2022	108	\$1,187

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

	Average Price	Median Price
First Half 2021	\$2,947,815	\$2,682,500
First Half 2022	\$3,007,549	\$2,800,000

- At \$3,007,549, the average price was 2% above last year's level.

- The average price per square foot ticked down to \$970.

	Number of Sales	Average PPSF
First Half 2021	65	\$972
First Half 2022	65	\$970

# Brooklyn

## 1-3 Family Homes

### Bedford-Stuyvesant, Bushwick, Crown Heights & Stuyvesant Heights

	Average Price	Median Price
First Half 2021	\$1,418,234	\$1,350,000
First Half 2022	\$1,506,418	\$1,459,793

- The median price rose 8% over the past year to \$1,459,793.

- Closings edged up 1% to 434.

	Number of Sales	Average PPSF
First Half 2021	429	\$564
First Half 2022	434	\$574

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

- Sharp increases were posted in both the average and median prices compared to 2021's first half.

- There were 6% more closings than a year ago.

	Average Price	Median Price
First Half 2021	\$1,921,556	\$1,760,000
First Half 2022	\$2,305,968	\$2,100,000

	Number of Sales	Average PPSF
First Half 2021	95	\$816
First Half 2022	101	\$1,068

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

	Average Price	Median Price
First Half 2021	\$1,541,937	\$1,272,250
First Half 2022	\$1,479,208	\$1,305,000

- The average price per square foot of \$674 was 6% higher than a year ago.

- The 284 reported closings were 8% fewer than the first half of 2021.

	Number of Sales	Average PPSF
First Half 2021	310	\$638
First Half 2022	284	\$674

# Brooklyn

## 1-3 Family Homes

### Bensonhurst, Borough Park & Kensington

	Average Price	Median Price
First Half 2021	\$1,286,498	\$1,250,000
First Half 2022	\$1,494,717	\$1,399,500

- At \$1,399,500, the median price was 12% above last year's figure.

- The market posted a 6% increase in activity compared to 2021's first half.

	Number of Sales	Average PPSF
First Half 2021	342	\$587
First Half 2022	362	\$640

### Bay Ridge, Dyker Heights, Greenwood Heights & Sunset Park

- The number of sales rose 13% from a year ago.
- Prices averaged \$1,429,906, a 15% improvement from last year.

	Average Price	Median Price
First Half 2021	\$1,239,792	\$1,215,000
First Half 2022	\$1,429,906	\$1,350,000

	Number of Sales	Average PPSF
First Half 2021	305	\$607
First Half 2022	346	\$672

### Columbia Street Waterfront District, Gowanus & Red Hook

	Average Price	Median Price
First Half 2021	\$2,063,339	\$1,880,000
First Half 2022	\$1,713,851	\$1,692,961

- Prices averaged \$941 per square foot, which was 4% higher than a year ago.

- There were 24% more closings reported than during the first half of 2021.

	Number of Sales	Average PPSF
First Half 2021	21	\$906
First Half 2022	26	\$941

# Brooklyn

## 1-3 Family Homes

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

	Average Price	Median Price
First Half 2021	\$682,426	\$675,000
First Half 2022	\$741,649	\$739,000

- Both the average and median prices posted a 9% increase from 2021's first half.

- The number of closings ticked up 2% over the past year.

	Number of Sales	Average PPSF
First Half 2021	658	\$383
First Half 2022	671	\$427

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

- Sales prices averaged \$597 per square foot, which was 10% more than a year ago.

- Closings rose 6% over the past year to 780.

	Average Price	Median Price
First Half 2021	\$976,744	\$860,000
First Half 2022	\$1,086,728	\$950,000

	Number of Sales	Average PPSF
First Half 2021	739	\$541
First Half 2022	780	\$597



# Contact Us

## FIRST HALF 2022

### Residential Market Report 1-3 Family Homes

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**BHS** THE Craft OF Research

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