

# H2

2024 RESIDENTIAL  
MARKET REPORT  
1-3 FAMILY HOMES

BROOKLYN



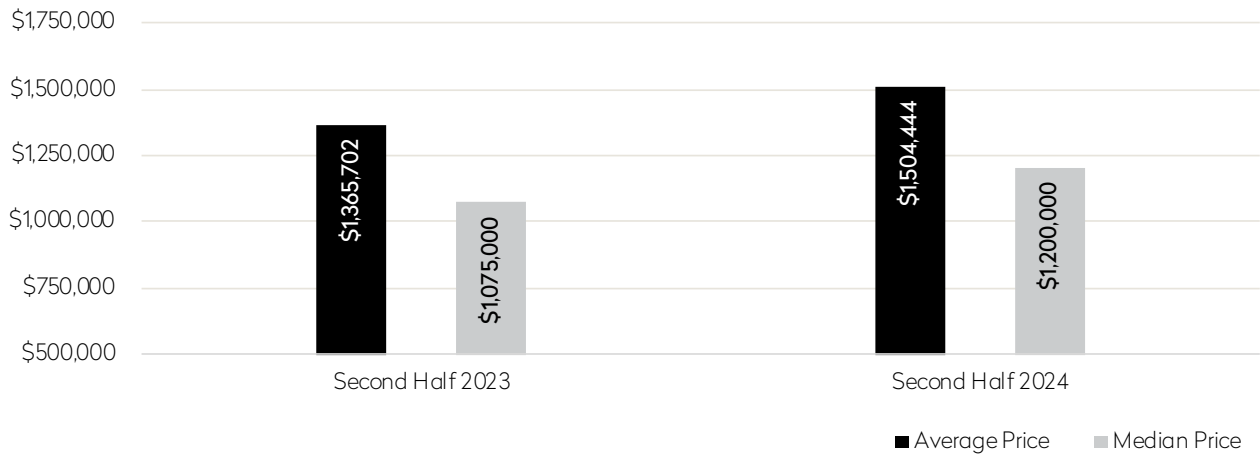
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# All Brooklyn

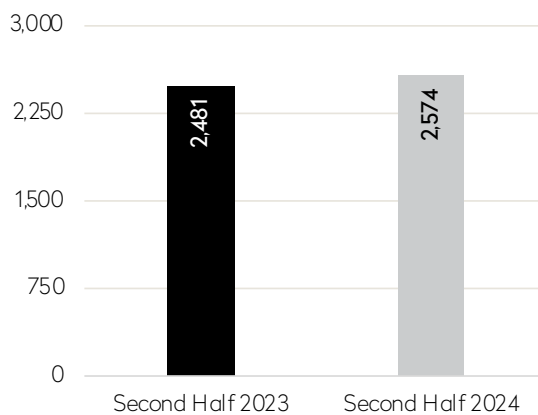
## 1-3 Family Homes

- The average 1-3 family price in Brooklyn rose 10% over the past year to \$1,504,444.
- There were 4% more sales reported than 2023's second half.

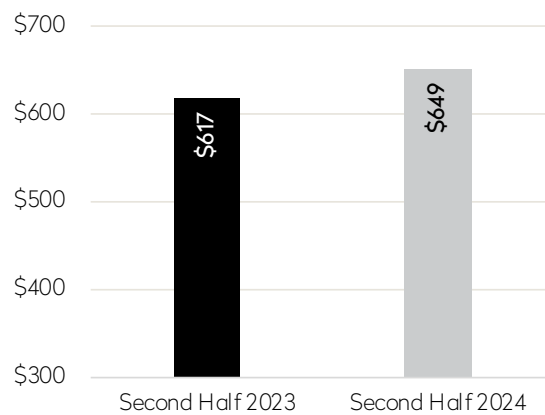
### AVERAGE & MEDIAN SALES PRICES



### NUMBER OF CLOSINGS



### AVERAGE PRICE PER SQUARE FOOT



# Brooklyn

## 1-3 Family Homes

### BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL & DUMBO

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$3,846,212	\$3,150,000
Second Half 2024	\$4,701,526	\$4,025,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	52	\$1,249
Second Half 2024	86	\$1,374

- At \$1,374, the average price per square foot was 10% higher than the second half of 2023.
- The number of sales rose sharply from the abnormally low level of a year ago.

### PARK SLOPE, SOUTH SLOPE & WINDSOR TERRACE

- Home prices averaged \$3,149,847 in the second half of 2024; an 11% improvement compared to a year ago.
- There were 8% fewer sales reported than the second half of 2023.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$2,832,248	\$2,769,000
Second Half 2024	\$3,149,847	\$2,750,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	96	\$1,082
Second Half 2024	88	\$1,107

### CLINTON HILL, FORT GREENE, NAVY YARD, PROSPECT HEIGHTS & VINEGAR HILL

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$2,809,125	\$2,500,000
Second Half 2024	\$3,062,434	\$2,827,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	39	\$980
Second Half 2024	38	\$997

- The average price posted a 9% increase over the past year to \$3,062,434.
- The number of sales fell 3% from a year ago to 38.

# Brooklyn

## 1-3 Family Homes

### BEDFORD-STUYVESANT, BUSHWICK, CROWN HEIGHTS, STUYVESANT HEIGHTS & WEEKSVILLE

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$1,530,357	\$1,350,000
Second Half 2024	\$1,557,226	\$1,500,000

- The average price of \$1,557,226 in 2024's second half was 2% above last year's level.
- Closings were also 2% higher than the prior year.

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	321	\$584
Second Half 2024	328	\$594

### EAST WILLIAMSBURG, GREENPOINT, WILLIAMSBURG NORTH SIDE & WILLIAMSBURG SOUTH SIDE

- At \$2,268,204, the average price was 9% above last year's figure.
- The number of sales rose 25% from 2023's second half to 80.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$2,073,251	\$1,950,000
Second Half 2024	\$2,268,204	\$2,258,438

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	64	\$928
Second Half 2024	80	\$1,024

### DITMAS PARK, FARRAGUT, FISKE TERRACE, FLATBUSH, MIDWOOD, PROSPECT-LEFFERTS GARDENS, PROSPECT PARK SOUTH & WINGATE

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$1,277,827	\$1,073,569
Second Half 2024	\$1,427,642	\$1,200,000

- Prices averaged \$620 per square foot in the second half of 2024, which was 8% higher than a year ago.
- The number of sales also rose 8% over the past year.

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	272	\$572
Second Half 2024	293	\$620

# Brooklyn

## 1-3 Family Homes

### BENSONHURST, BOROUGH PARK, KENSINGTON & MAPLETON

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$1,589,087	\$1,497,000
Second Half 2024	\$1,740,625	\$1,600,000

- Sales rose from 209 a year ago to 245; a 17% increase.
- The average price was 10% higher than the second half of 2023.

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	209	\$698
Second Half 2024	245	\$711

### BAY RIDGE, DYKER HEIGHTS, FORT HAMILTON, GREENWOOD HEIGHTS & SUNSET PARK

- The average price rose 6% over the past year to \$1,465,423.
- At \$1,375,000, the median price was slightly lower than a year ago.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$1,388,173	\$1,390,000
Second Half 2024	\$1,465,423	\$1,375,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	251	\$674
Second Half 2024	273	\$661

### COLUMBIA STREET WATERFRONT DISTRICT, GOWANUS & RED HOOK

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$2,031,101	\$1,612,500
Second Half 2024	\$1,738,832	\$1,590,000

- The average price per square foot of \$907 was slightly lower than a year ago.
- There were 19% more sales than in the second half of 2023.

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	16	\$910
Second Half 2024	19	\$907

# Brooklyn

## 1-3 Family Homes

### BROWNSVILLE, CANARSIE, CITY LINE, EAST FLATBUSH, EAST NEW YORK, FLATLANDS, NEW LOTS, OCEAN HILL & STARRETT CITY

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$767,592	\$746,750
Second Half 2024	\$772,349	\$750,000

- Prices averaged \$772,349 in 2024's second half, which was slightly higher than a year ago.
- The number of sales was down 4% over the past year.

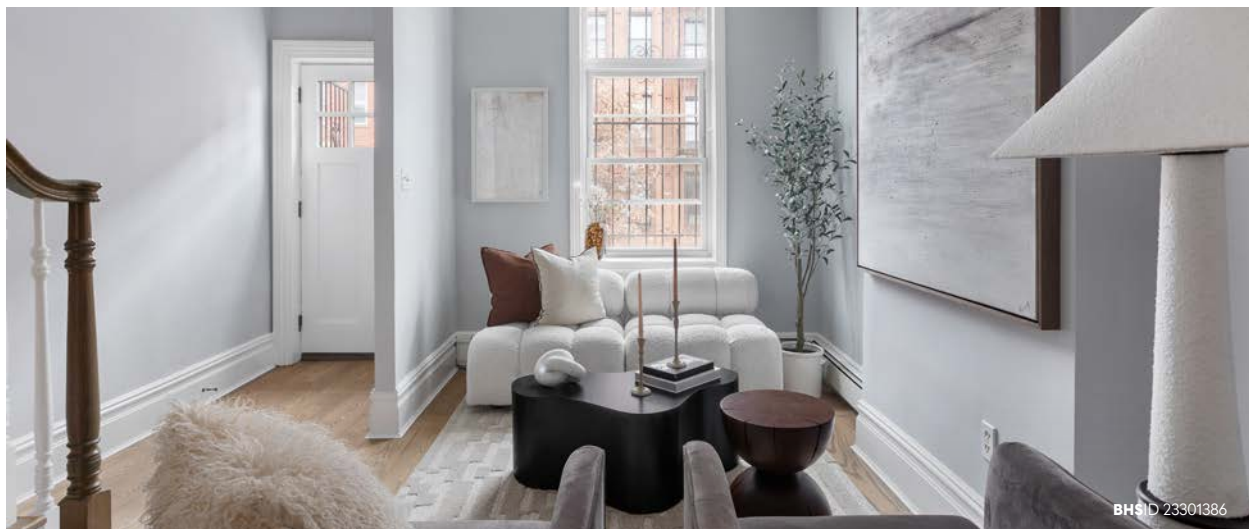
	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	569	\$412
Second Half 2024	544	\$425

### BATH BEACH, BERGEN BEACH, BRIGHTON BEACH, CONEY ISLAND, GERRITSEN BEACH, GRAVESEND, HOMECREST, MADISON, MANHATTAN BEACH, MARINE PARK, OLD MILL BASIN, SEA GATE, & SHEEPSHEAD BAY

- Both the average and median prices posted modest increases over the past year.
- There were 2% fewer closings than in the second half of 2023.

	AVERAGE PRICE	MEDIAN PRICE
Second Half 2023	\$1,152,990	\$950,000
Second Half 2024	\$1,179,850	\$980,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
Second Half 2023	591	\$601
Second Half 2024	580	\$609



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## SECOND HALF 2024

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