

SECOND HALF 2021

Residential Market Report 1-3 Family homes

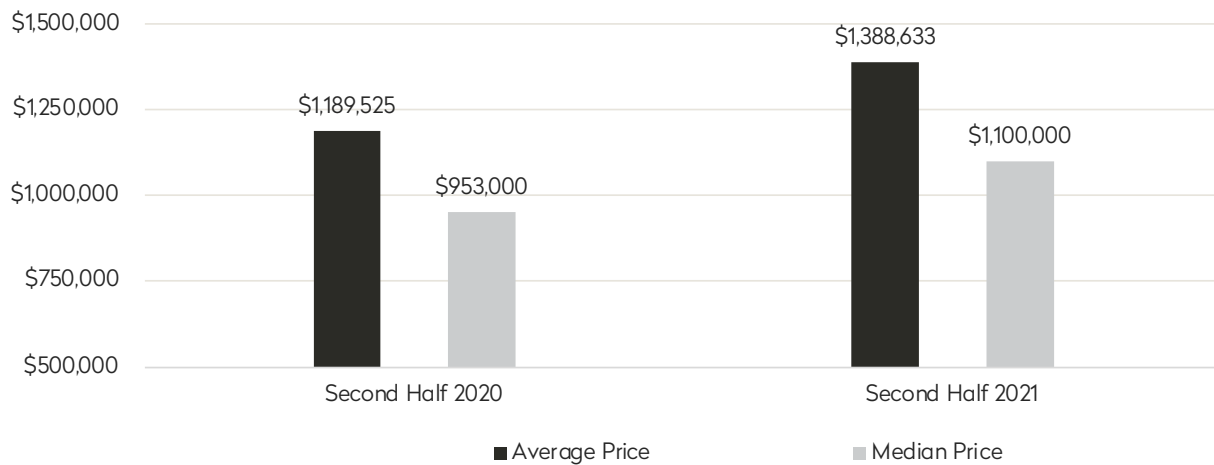
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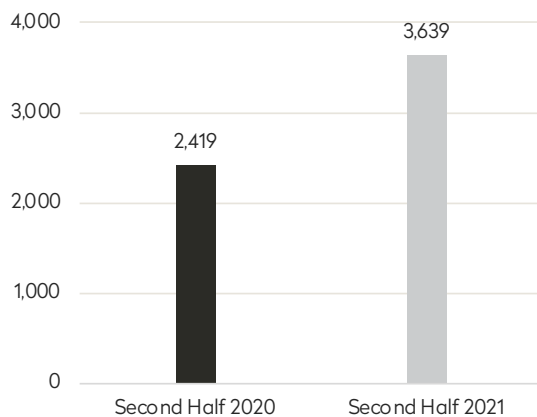
All Brooklyn

- The average price rose 17% from 2020's second half, to \$1,388,633.
- There were 50% more closings than a year ago.

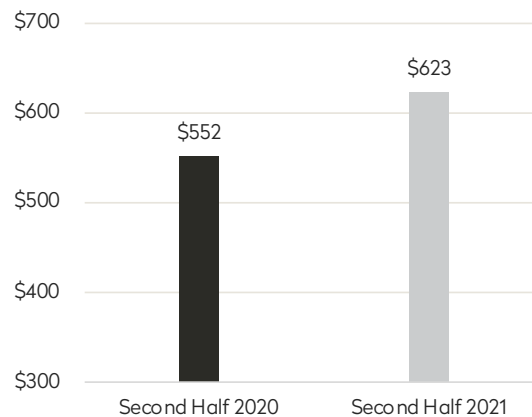
Average & Median Sales Price



Number of Sales



Average Price Per Square Foot



Brooklyn

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

	Average Price	Median Price
2H 2020	\$3,574,698	\$3,016,250
2H 2021	\$4,171,093	\$3,750,000

- At \$4,171,093, the average price was 17% higher than 2020's comparable period.
- Closings were up 90% from the second half of 2020.

	Number of Sales	Average PPSF
2H 2020	52	\$1,126
2H 2021	99	\$1,378

Park Slope, South Slope & Windsor Terrace

- Both the average and median sales prices rose 25% from the second half of 2020.

	Average Price	Median Price
2H 2020	\$2,317,727	\$2,200,000
2H 2021	\$2,907,374	\$2,750,000

- The number of closings rose by 63% over the past year.

	Number of Sales	Average PPSF
2H 2020	95	\$958
2H 2021	155	\$1,103

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

	Average Price	Median Price
2H 2020	\$2,556,451	\$2,350,000
2H 2021	\$2,890,911	\$2,885,000

- Prices for 1-3 family houses averaged 13% more than a year ago.
- There were 49% more closings than 2020's second half.

	Number of Sales	Average PPSF
2H 2020	47	\$838
2H 2021	70	\$1,050

Brooklyn

Bedford-Stuyvesant, Bushwick, Crown Heights & Stuyvesant Heights

	Average Price	Median Price
2H 2020	\$1,259,695	\$1,150,000
2H 2021	\$1,396,364	\$1,300,000

- The median price reached \$1,300,000 in the second half of 2021, a 13% improvement from the prior year.

- Closings totaled 489 in 2021's second half, a gain of 53% from one year ago.

	Number of Sales	Average PPSF
2H 2020	319	\$508
2H 2021	489	\$545

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

- The average price per square foot rose 11% over the past year, to \$841.

- There were 90% more closings than during the second half of 2020.

	Average Price	Median Price
2H 2020	\$1,985,788	\$1,830,000
2H 2021	\$2,191,710	\$1,900,500

	Number of Sales	Average PPSF
2H 2020	59	\$755
2H 2021	112	\$841

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

	Average Price	Median Price
2H 2020	\$1,282,710	\$1,130,000
2H 2021	\$1,525,432	\$1,325,000

- The average price rose 19% from 2020's second half.

- Closings were 65% higher than a year ago.

	Number of Sales	Average PPSF
2H 2020	193	\$583
2H 2021	319	\$644

Brooklyn

Bensonhurst, Borough Park & Kensington

	Average Price	Median Price
2H 2020	\$1,271,707	\$1,237,500
2H 2021	\$1,402,796	\$1,337,000

- Sales prices averaged \$1,402,796 during the last six months of 2021, 10% more than one year ago.
- The 362 closings reported were 57% more than the second half of 2020.

	Number of Sales	Average PPSF
2H 2020	230	\$582
2H 2021	362	\$616

Bay Ridge, Dyker Heights, Greenwood Heights & Sunset Park

- Prices averaged \$651 per square foot, an 8% improvement from the second half of 2020.
- Closings rose 49% from a year ago, to 350.

	Average Price	Median Price
2H 2020	\$1,229,869	\$1,162,500
2H 2021	\$1,365,123	\$1,330,000

	Number of Sales	Average PPSF
2H 2020	235	\$605
2H 2021	350	\$651

Columbia Street Waterfront District, Gowanus & Red Hook

	Average Price	Median Price
2H 2020	\$1,695,327	\$1,650,000
2H 2021	\$2,011,708	\$1,902,500

- The median price climbed 15% over the past year, to \$1,902,500.
- There were 60% more closings than during the second half of 2020.

	Number of Sales	Average PPSF
2H 2020	15	\$878
2H 2021	24	\$1,045

Brooklyn

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

	Average Price	Median Price
2H 2020	\$671,560	\$675,000
2H 2021	\$714,900	\$700,000

- At \$714,900, the average price was 6% higher than a year ago.
- This area saw 27% more closings than 2020's second half.

	Number of Sales	Average PPSF
2H 2020	569	\$373
2H 2021	722	\$415

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

- The number of sales was 51% higher than a year ago.
- The average price rose 11% from the second half of 2020, to \$1,070,698.

	Average Price	Median Price
2H 2020	\$960,350	\$850,000
2H 2021	\$1,070,698	\$920,000

	Number of Sales	Average PPSF
2H 2020	541	\$534
2H 2021	815	\$573



BHSID 21498377

Contact Us

Second Half 2021

RESIDENTIAL MARKET REPORT

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BHS THE Craft OF Research

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