

SECOND HALF 2022

Residential Market Report 1-3 Family Homes

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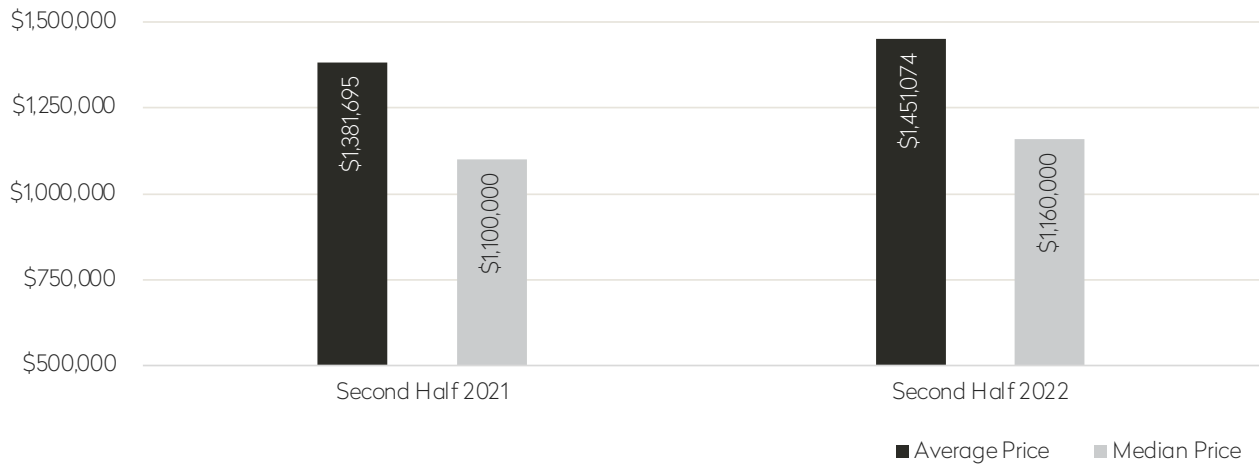
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All Brooklyn

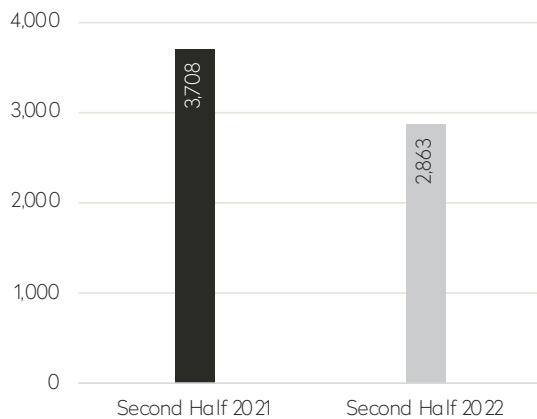
1-3 Family Homes

- Both the average and median sales prices were 5% higher than a year ago.
- There were 23% fewer sales than 2021's second half.

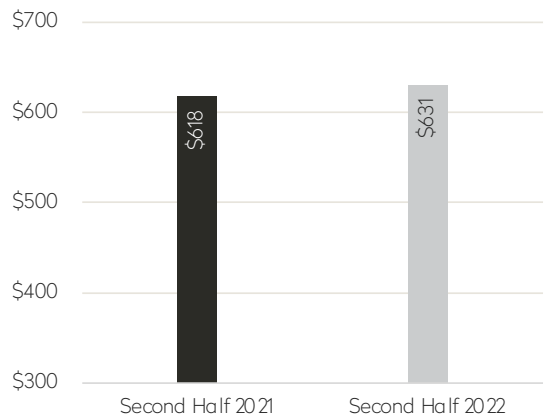
Average & Median Sales Price



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
Second Half 2021	\$4,171,093	\$3,750,000
Second Half 2022	\$4,880,653	\$3,712,500

- The number of sales fell 25% over the past year.
- At \$1,446, the average price per square foot was 7% higher than a year ago.

	Number of Sales	Average PPSF
Second Half 2021	99	\$1,356
Second Half 2022	74	\$1,446

Park Slope, South Slope & Windsor Terrace

- Prices averaged \$3,075,355 in the second half of 2022, a 6% improvement from a year ago.
- Sales declined 30% from 2021's second half, to 107.

	Average Price	Median Price
Second Half 2021	\$2,907,374	\$2,750,000
Second Half 2022	\$3,075,355	\$2,949,500

	Number of Sales	Average PPSF
Second Half 2021	153	\$1,098
Second Half 2022	107	\$1,135

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

	Average Price	Median Price
Second Half 2021	\$2,906,719	\$2,885,000
Second Half 2022	\$3,393,185	\$3,200,000

- The average price per square foot rose 4% over the past year to \$1,091.
- There were 20% fewer sales than the second half of 2021.

	Number of Sales	Average PPSF
Second Half 2021	71	\$1,050
Second Half 2022	57	\$1,091

Brooklyn

1-3 Family Homes

Bedford-Stuyvesant, Bushwick, Crown Heights & Stuyvesant Heights

	Average Price	Median Price
Second Half 2021	\$1,418,288	\$1,322,500
Second Half 2022	\$1,551,988	\$1,425,000

- The median home price of \$1,425,000 was 8% higher than a year ago.
- Sales fell 14% from 2021's second half.

	Number of Sales	Average PPSF
Second Half 2021	451	\$547
Second Half 2022	389	\$599

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

- The number of sales was 36% lower than a year ago.
- At \$2,348,053, the average price was an 8% improvement compared to a year ago.

	Average Price	Median Price
Second Half 2021	\$2,165,564	\$1,900,500
Second Half 2022	\$2,348,053	\$2,237,500

	Number of Sales	Average PPSF
Second Half 2021	118	\$840
Second Half 2022	75	\$979

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

	Average Price	Median Price
Second Half 2021	\$1,524,481	\$1,325,000
Second Half 2022	\$1,524,213	\$1,303,500

- The average price was virtually unchanged from a year ago.
- There were 26% fewer sales than the second half of 2021.

	Number of Sales	Average PPSF
Second Half 2021	325	\$647
Second Half 2022	240	\$651

Brooklyn

1-3 Family Homes

Bensonhurst, Borough Park & Kensington

	Average Price	Median Price
Second Half 2021	\$1,401,690	\$1,339,000
Second Half 2022	\$1,506,702	\$1,450,000

- Sales prices averaged \$1,506,702, which was 7% higher than a year ago.
- The number of sales was down 26% over the past year.

	Number of Sales	Average PPSF
Second Half 2021	371	\$614
Second Half 2022	275	\$678

Bay Ridge, Dyker Heights, Greenwood Heights & Sunset Park

- The average price per square foot rose 3% over the past year to \$666.
- Sales totaled 314 in the second half of 2022, a 12% decline from 2021's comparable period.

	Average Price	Median Price
Second Half 2021	\$1,364,636	\$1,330,000
Second Half 2022	\$1,422,838	\$1,375,000

	Number of Sales	Average PPSF
Second Half 2021	357	\$645
Second Half 2022	314	\$666

Columbia Street Waterfront District, Gowanus & Red Hook

	Average Price	Median Price
Second Half 2021	\$2,011,708	\$1,902,500
Second Half 2022	\$1,987,455	\$1,900,000

- At \$1,987,455, the average price was slightly lower than a year ago.
- There were 8% fewer closings than the second half of 2021.

	Number of Sales	Average PPSF
Second Half 2021	24	\$1,045
Second Half 2022	22	\$880

Brooklyn

1-3 Family Homes

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

	Average Price	Median Price
Second Half 2021	\$713,078	\$700,000
Second Half 2022	\$740,245	\$731,500

- The median price rose 5% over the past year to \$731,500.

- Sales activity was 15% lower than a year ago.

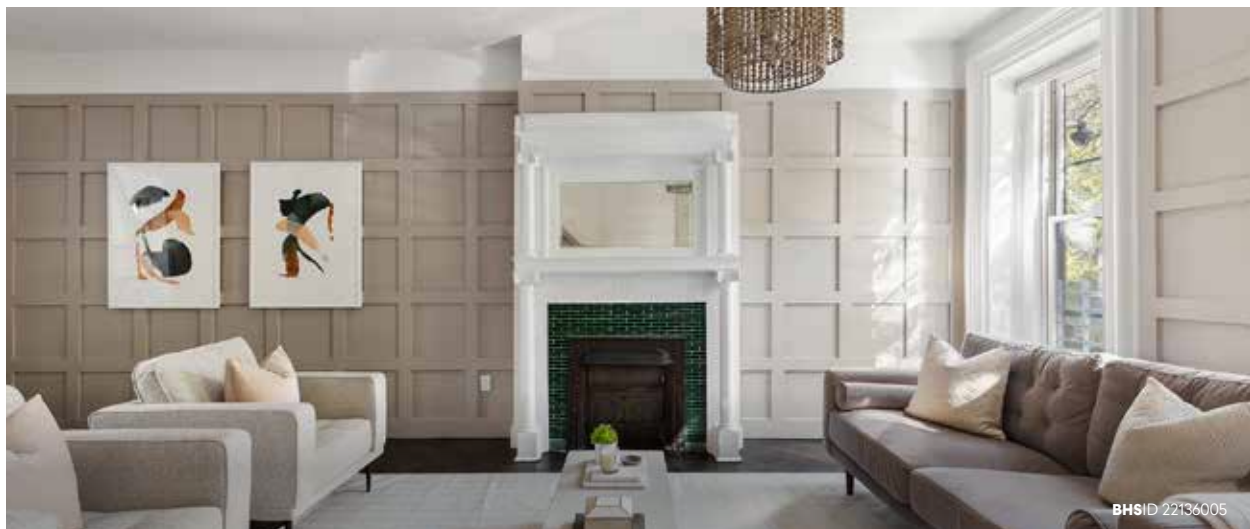
	Number of Sales	Average PPSF
Second Half 2021	747	\$414
Second Half 2022	636	\$406

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

- The number of sales was 30% less than 2021's second half.
- Both the average and median sales prices were 3% higher than a year ago.

	Average Price	Median Price
Second Half 2021	\$1,068,785	\$920,000
Second Half 2022	\$1,098,030	\$950,000

	Number of Sales	Average PPSF
Second Half 2021	834	\$576
Second Half 2022	587	\$570



BHSID 22136005

Contact Us

SECOND HALF 2022

Residential Market Report 1-3 Family Homes

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BHS THE Craft OF Research

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