

## Second Quarter 2019

### Market Report Brooklyn Residential



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Cover Property: halstead.com WEB# 19638185

Thanks to a pickup in new development closings, the overall average apartment price rose **3%** in Brooklyn over the past year.

The average price for just resale apartments dipped **1%** from 2018's second quarter.



halstead.com WEB# 19660383



halstead.com WEB# 19513838

Prices for 1-3 family homes in Brooklyn averaged **7%** more than a year ago.





halstead.com WEB# 19385350



halstead.com WEB# 19258054

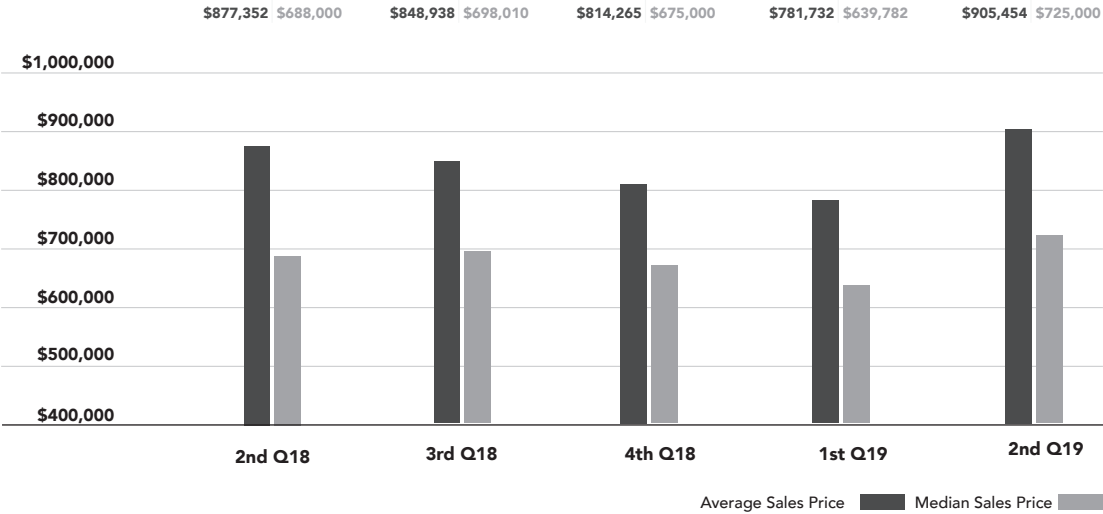
Brooklyn apartment prices averaged \$905,454, a **3%** improvement from 2018's second quarter.

This increase is attributable to the new development market, as resale prices **fell** slightly.

\* Includes new development and resale apartments.  
2Q19 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.

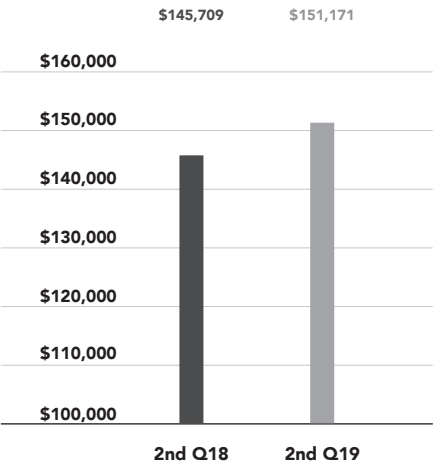
Cooperatives & Condominiums

Average & Median Sales Price



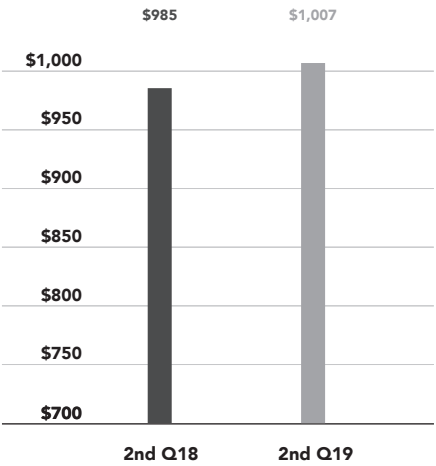
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot





halstead.com WEB# 18558569

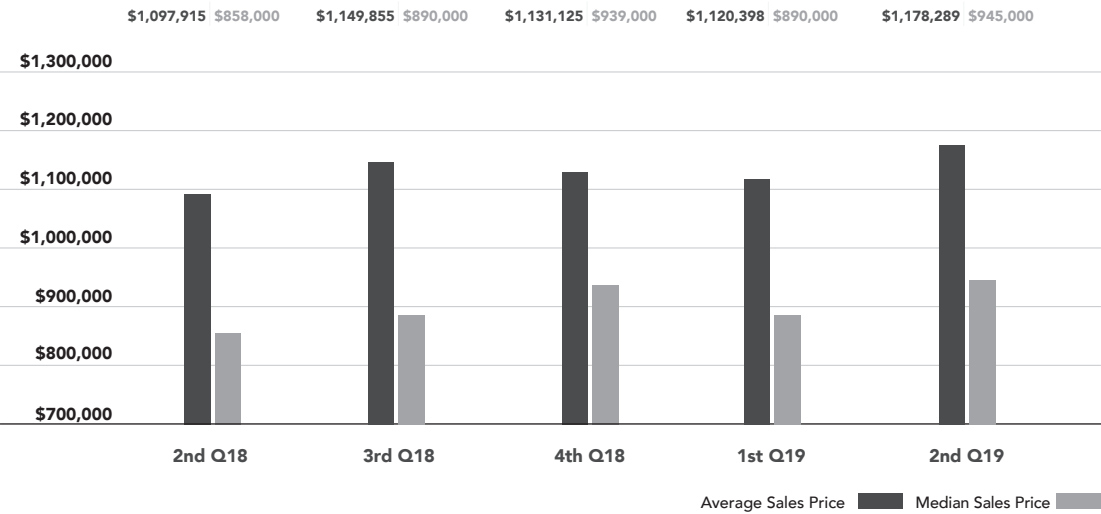


halstead.com WEB# 19595749

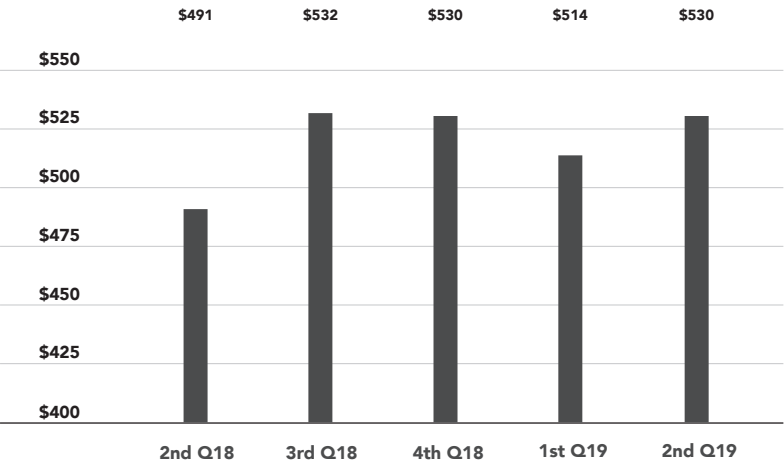
At \$1,178,289, the average 1-3 family price was **7%** above last year's figure.

The median price rose at a steeper pace, up **10%** from 2018's second quarter.

Average & Median Sales Price



Average Price Per Square Foot



# 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

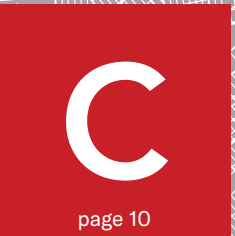
- Bedford-Stuyvesant
- Brownsville
- Bushwick
- Crown Heights
- East New York
- Stuyvesant Heights

## 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







halstead.com WEB# 19612455



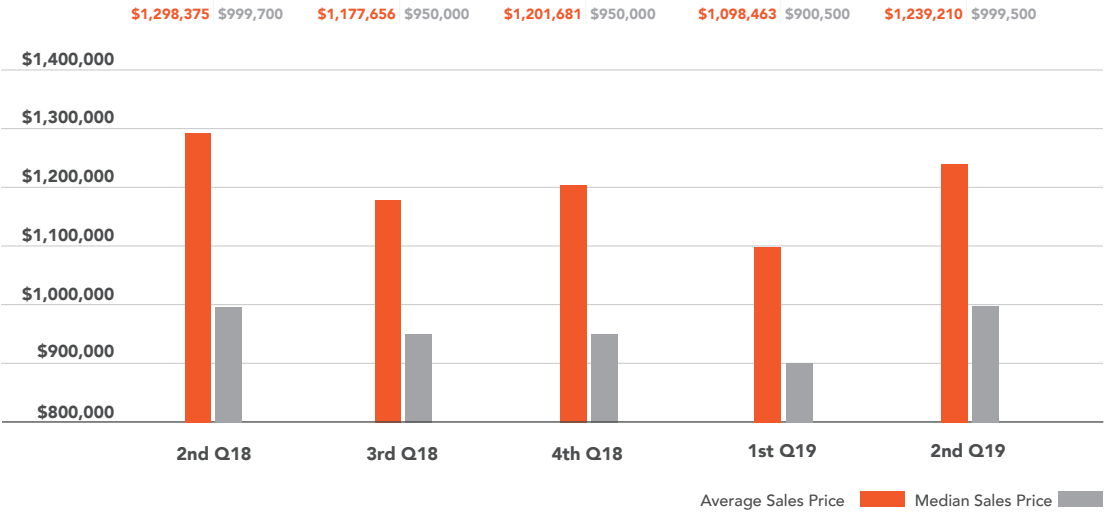
halstead.com WEB# 19648592

Apartment prices averaged \$1,239,210, **5%** less than the second quarter of 2018.

**Declines** were seen in both co-op and condo prices compared to a year ago.

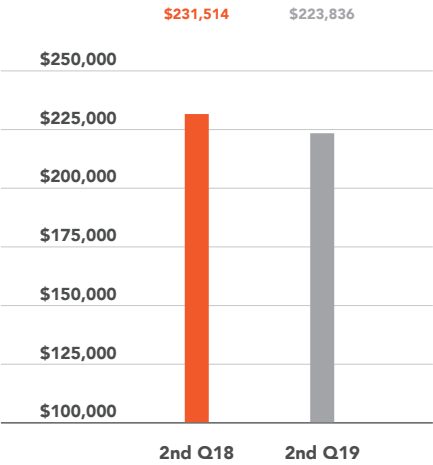
Cooperatives

Average & Median Sales Price



Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot





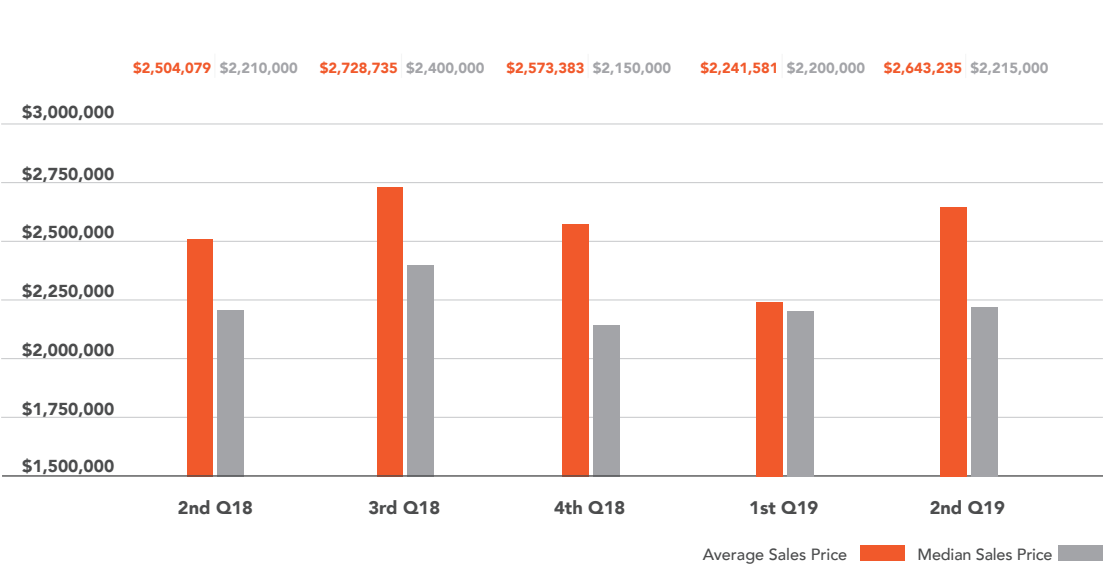
halstead.com WEB# 19562930



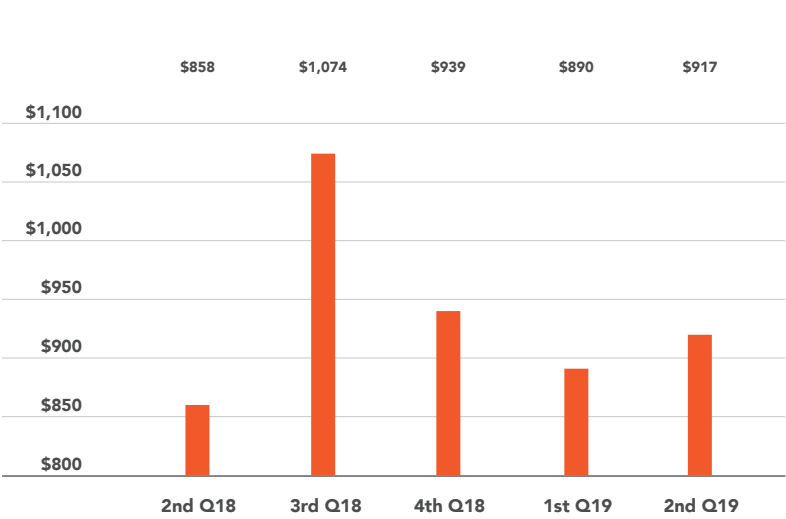
halstead.com WEB# 19647259

The median price of a 1-3 family home was **up** slightly from 2018's second quarter.

Average & Median Sales Price



Average Price Per Square Foot





halstead.com WEB# 19709190



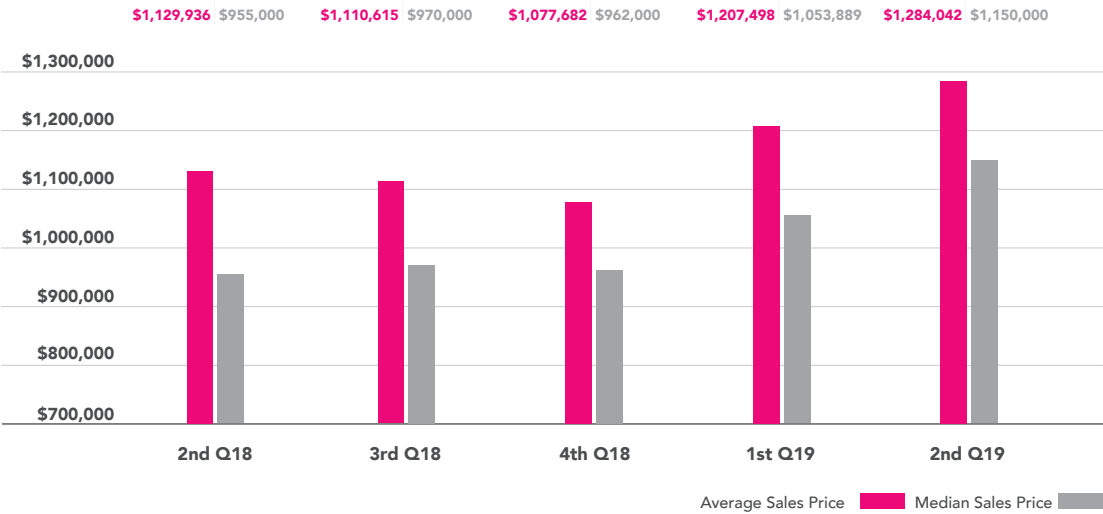
halstead.com WEB# 19721551

Closings at The Greenpoint, a new development located at 21 India Street, helped push the average apartment price **14%** above last year's figure.

Looking at just resale apartments, the average price was just **below** a year ago.

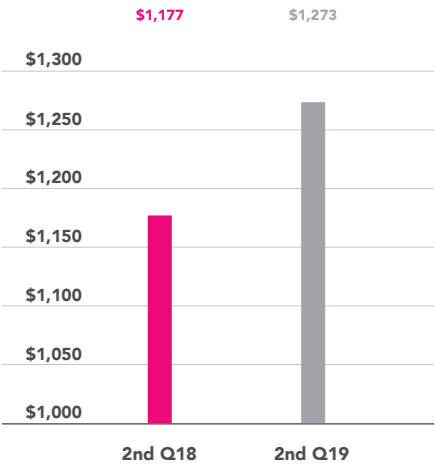
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot

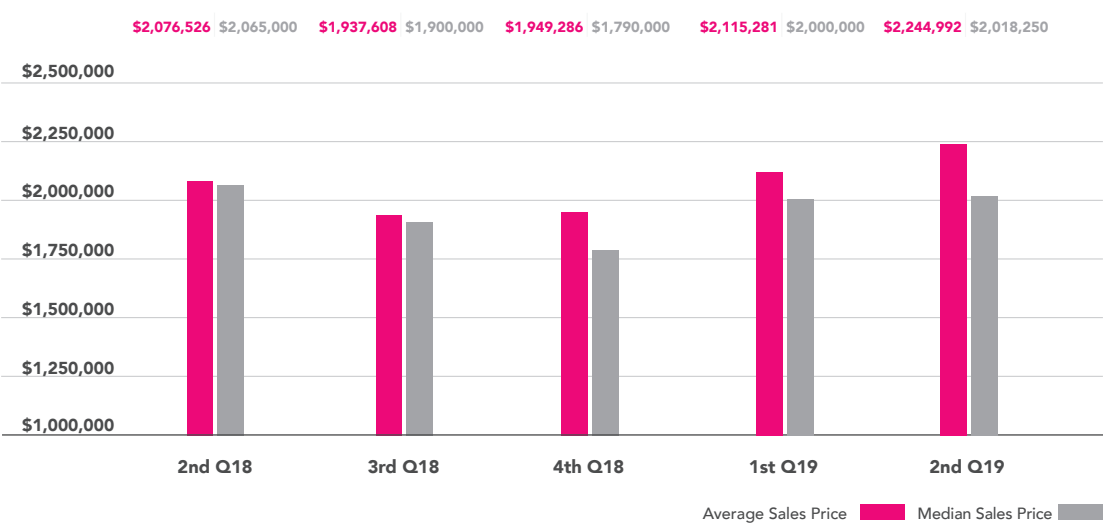




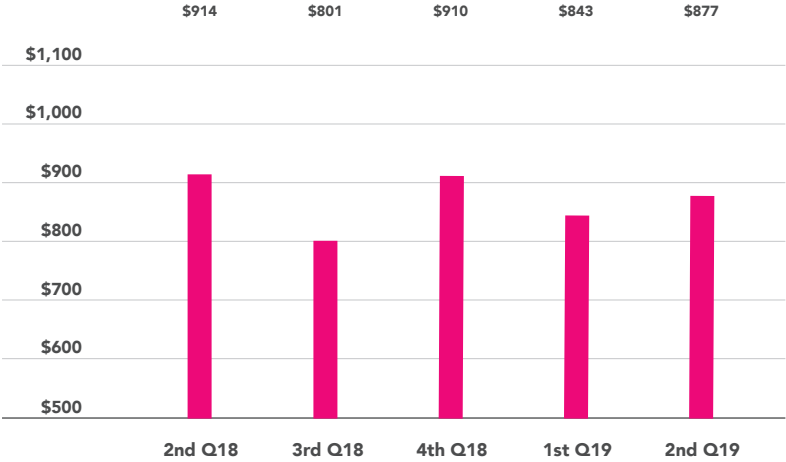


halstead.com WEB# 19455465

Average & Median Sales Price



Average Price Per Square Foot



The median 1-3 family price dipped **2%** from 2Q18 to \$2,018,250.



halstead.com WEB# 19631857



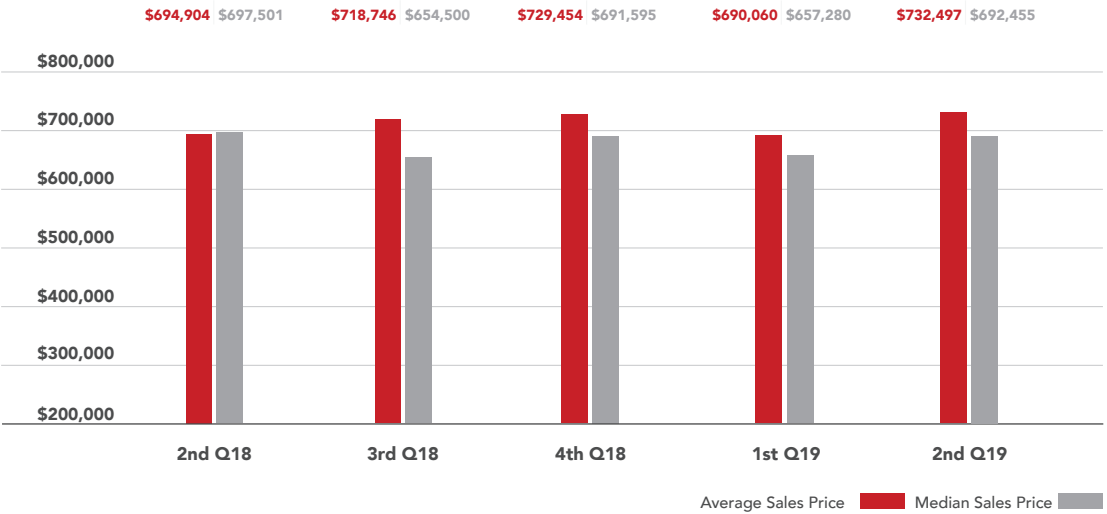
halstead.com WEB# 19659584

The average apartment price reached \$732,497, a **5%** improvement from 2018's second quarter.

At \$692,455, the median price was slightly **lower** than a year ago.

Cooperatives & Condominiums

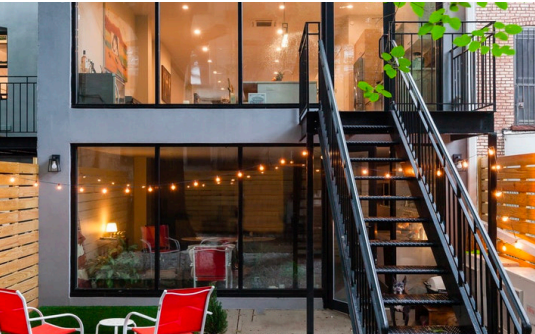
Average & Median Sales Price



Condominium

Average Price Per Square Foot





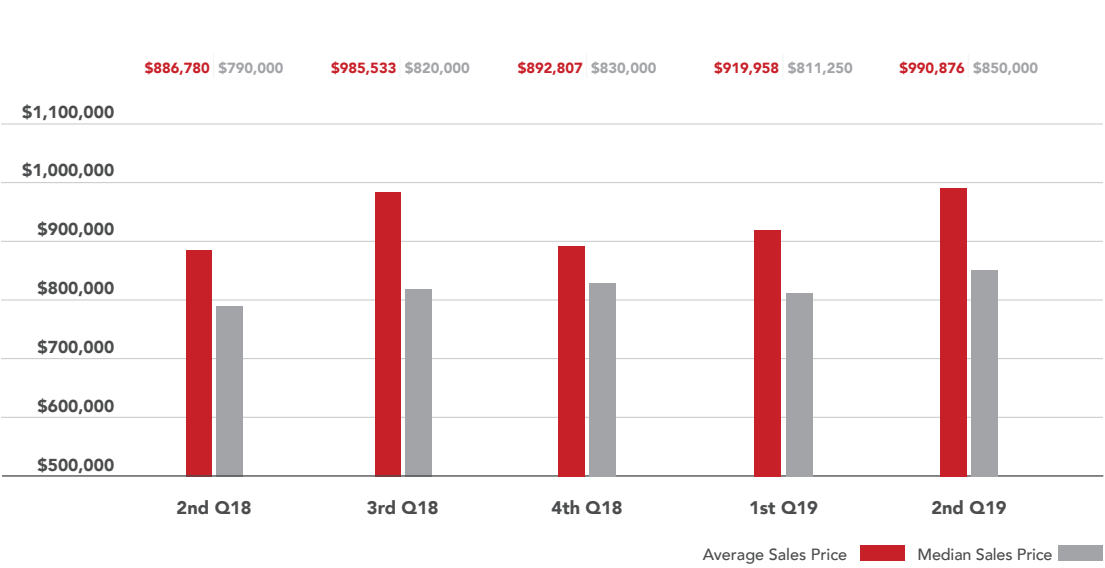
halstead.com WEB# 19048996



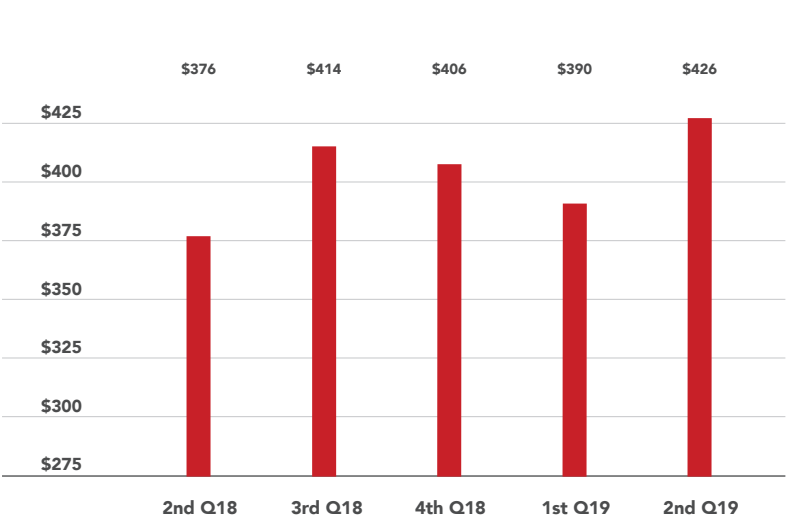
halstead.com WEB# 19709830

A **12%** increase was posted in the average price of 1-3 family houses.

Average & Median Sales Price



Average Price Per Square Foot







halstead.com WEB# 19243536



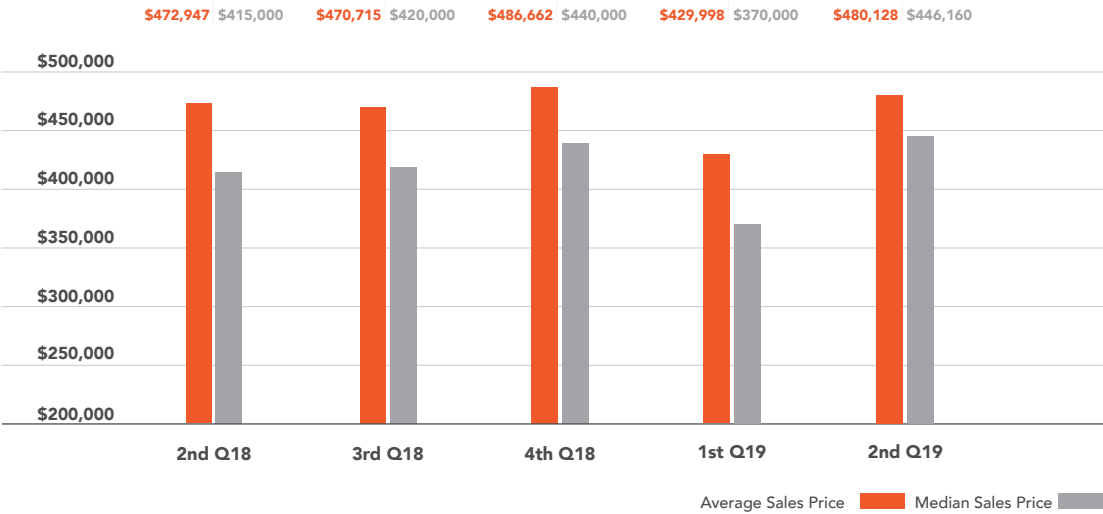
halstead.com WEB# 19242591

At \$480,128, the average apartment price was **2%** higher than a year ago.

The average co-op price per room rose **6%** from 2Q18 to \$97,255.

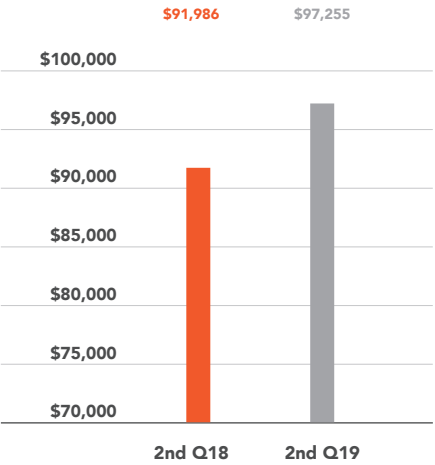
Cooperatives & Condominiums

Average & Median Sales Price



Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot





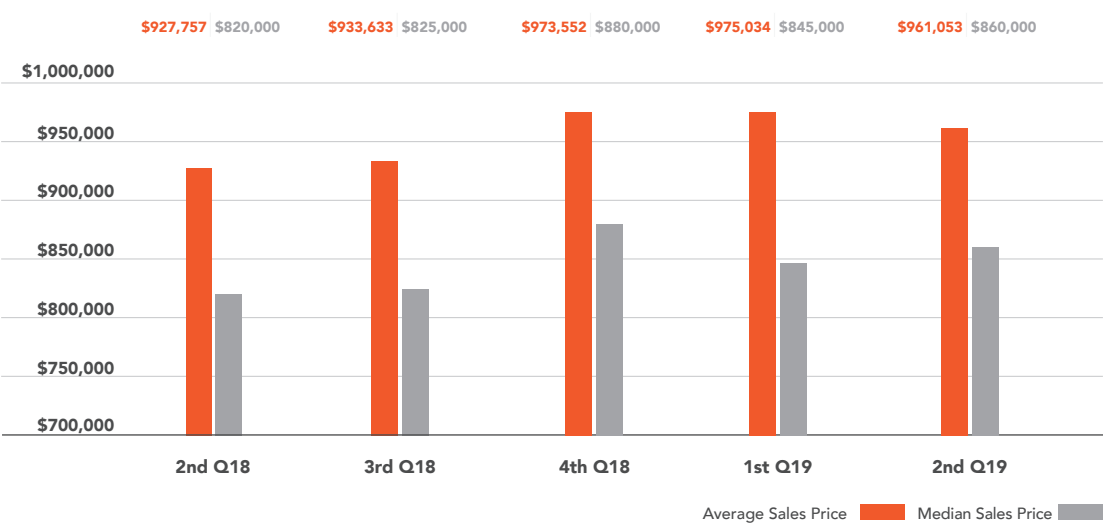
halstead.com WEB# 19645911



halstead.com WEB# 19501155

The median 1-3 family home price rose **5%** over the past year to \$860,000.

Average & Median Sales Price



Average Price Per Square Foot



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718.613.2000

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