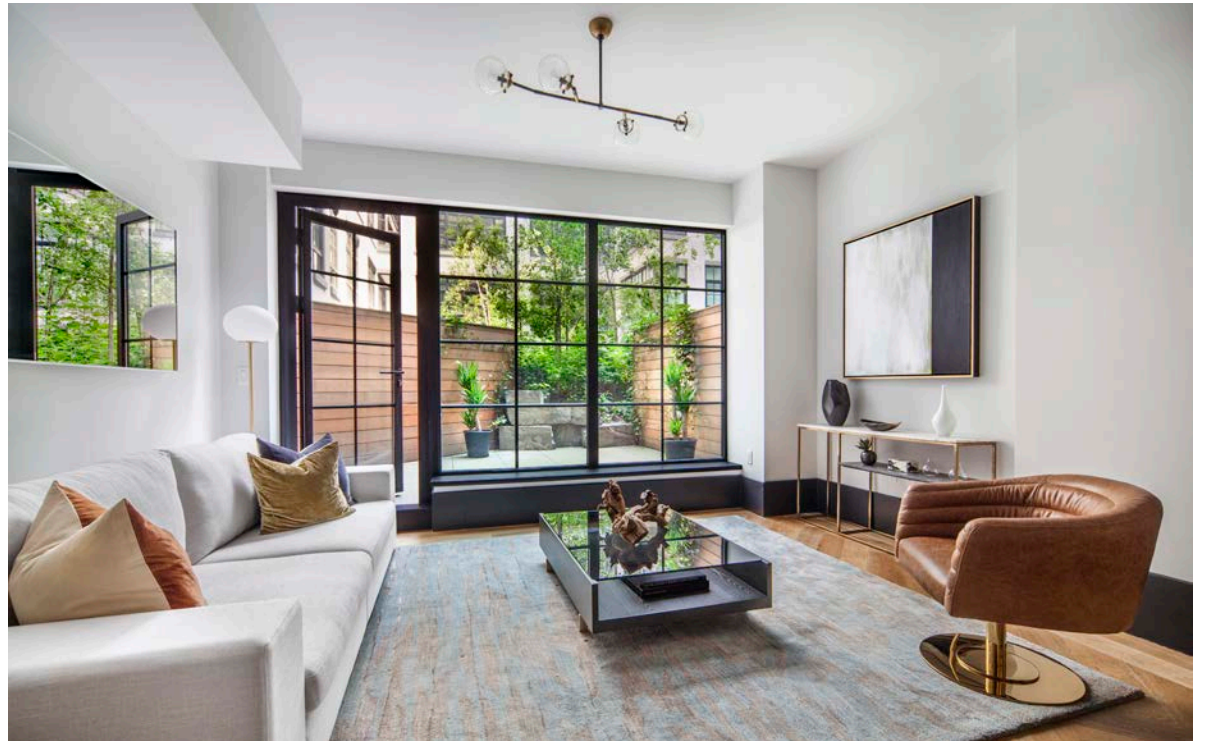


Fourth Quarter 2018
Market Report Brooklyn Residential



The average apartment price in Brooklyn was slightly **lower** than a year ago.

Prices were **higher** over the past year for co-ops, but fell for condos.



halstead.com WEB# 11886873



halstead.com WEB# 19258054

Both the average and median prices **rose** for 1-3 family houses compared to 2017's fourth quarter.



halstead.com WEB# 18852406



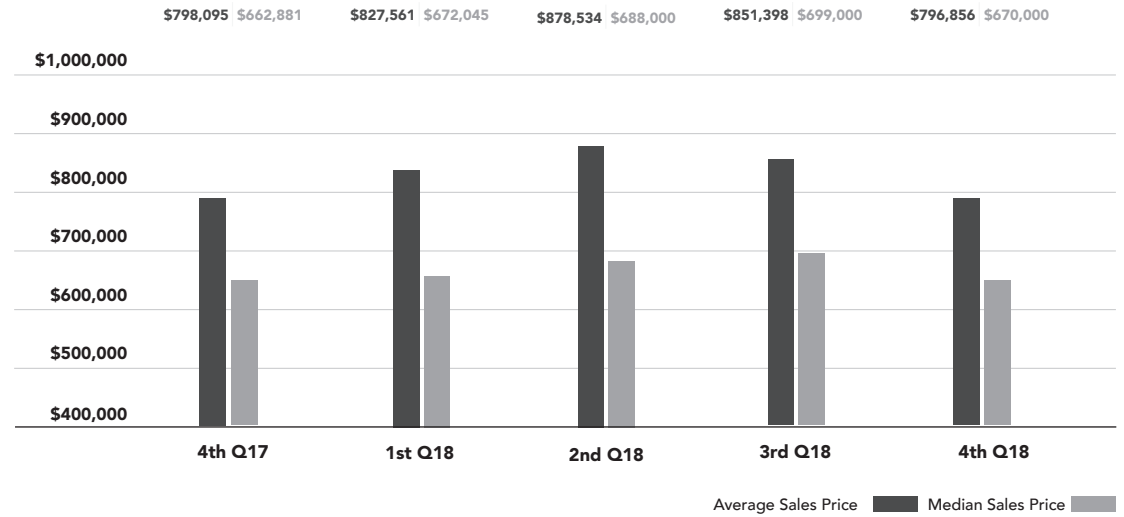
halstead.com WEB# 19295634

Apartment prices averaged \$796,856, just below last year's level.

Co-op prices rose compared to a year ago, while condo prices drifted lower.

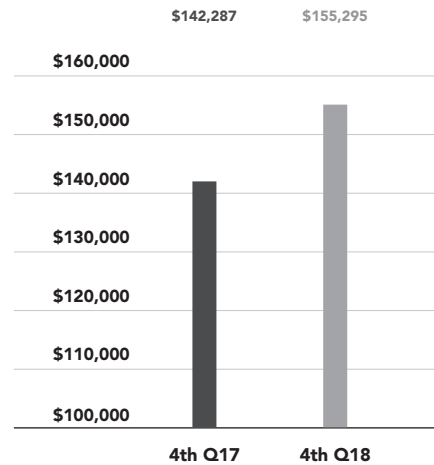
Cooperatives & Condominiums

Average & Median Sales Price



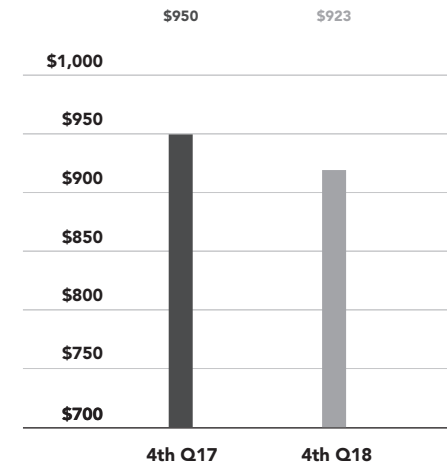
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



* Includes new development and resale apartments.

4Q18 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.



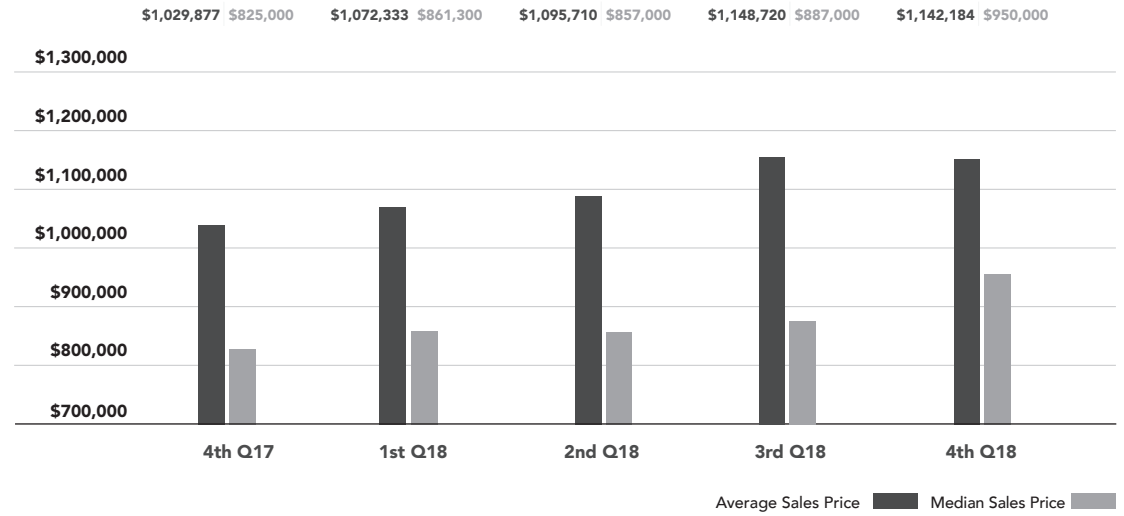
halstead.com WEB# 18861682



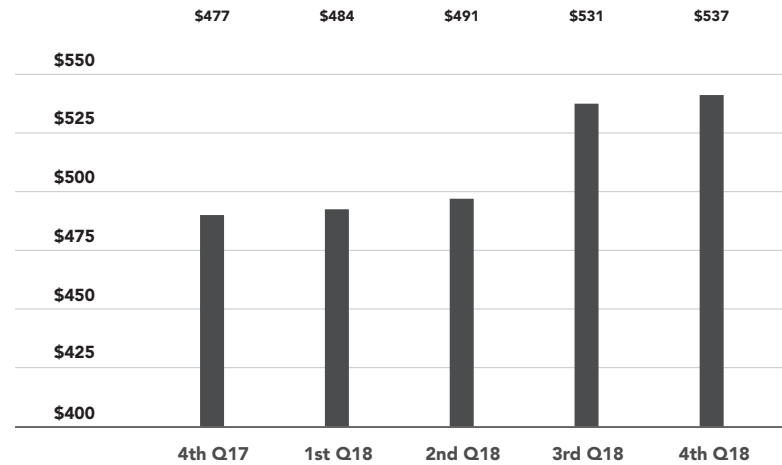
halstead.com WEB# 18380175

The average price for a 1-3 family house rose to \$1,142,184, up from \$1,029,877 a year ago.

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



N
page 8

B
page 6

C
page 10

S
page 12



halstead.com WEB# 19150833



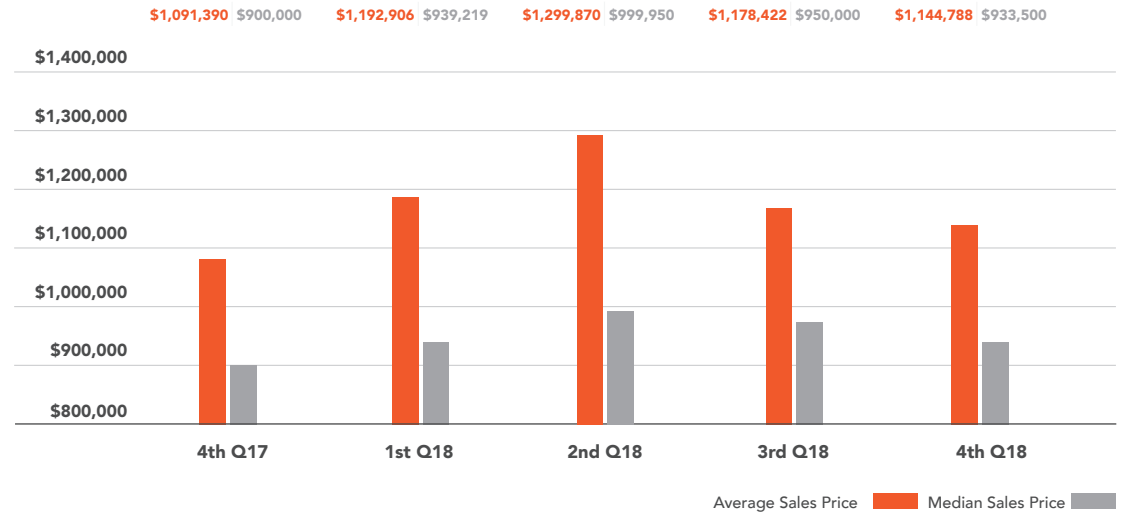
halstead.com WEB# 18649975

The median apartment price rose 4% over the past year.

While co-op prices were above 4Q17 levels, the average condo price per square foot fell slightly.

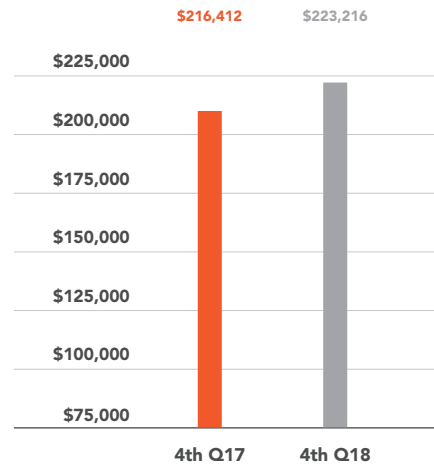
Cooperatives

Average & Median Sales Price



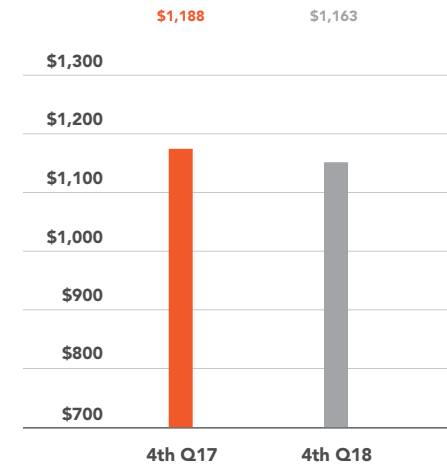
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

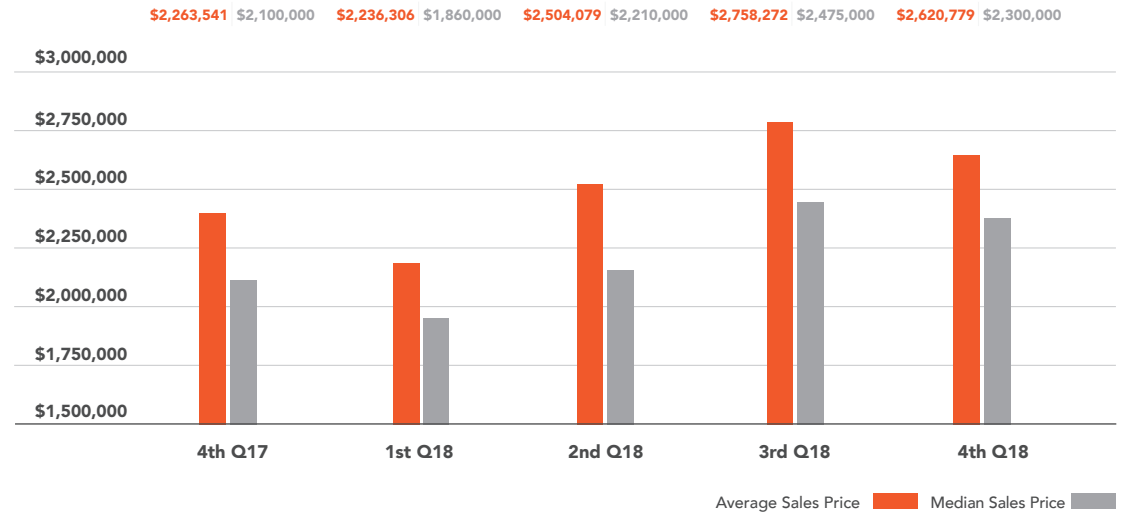




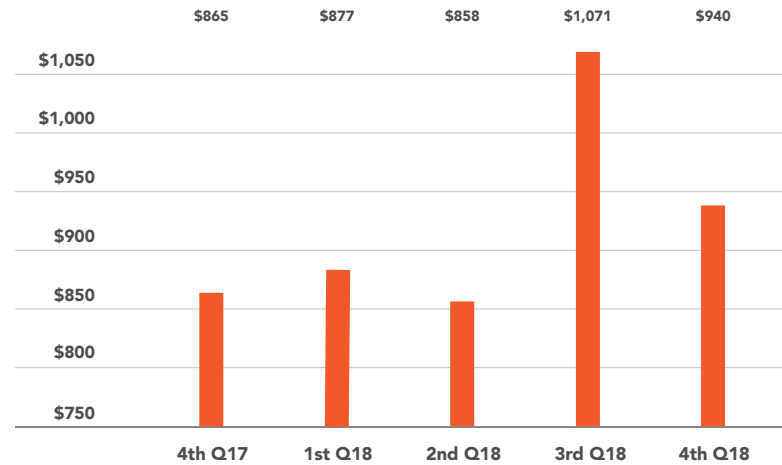
halstead.com WEB# 18996478

Prices for 1-3 family homes averaged \$940 per square foot, a 9% increase from the fourth quarter of 2017.

Average & Median Sales Price



Average Price Per Square Foot





halstead.com WEB# 19079487

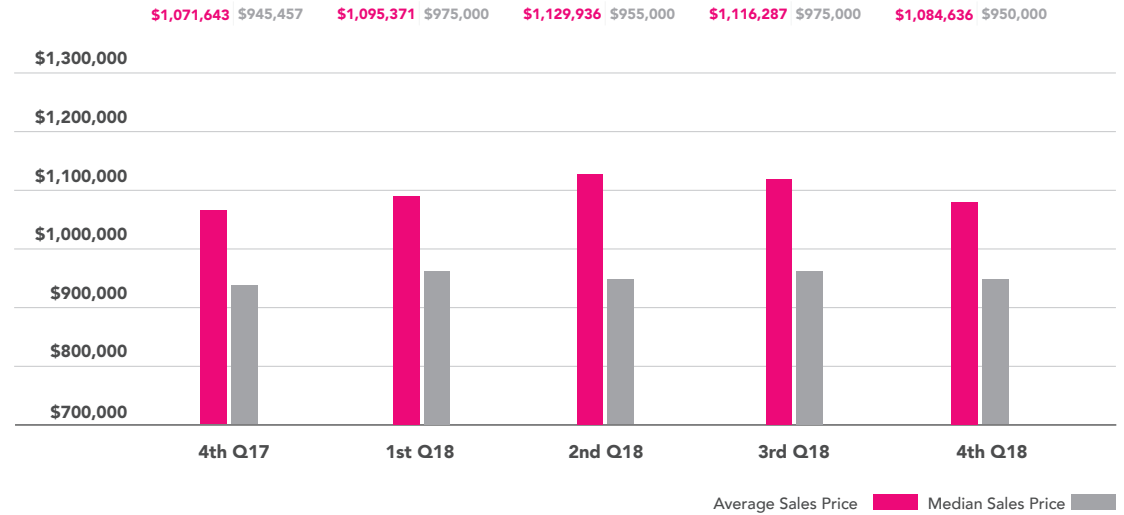


halstead.com WEB# 19059005

Both the average and median apartment prices came in slightly higher than last year's levels.

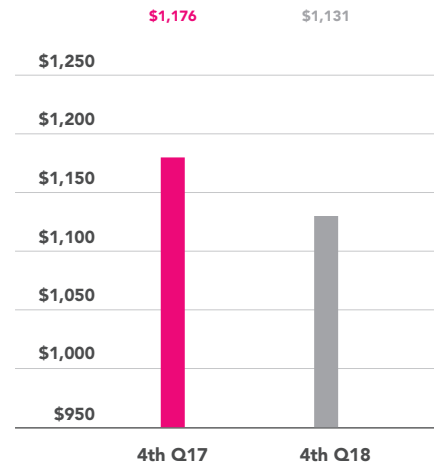
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot

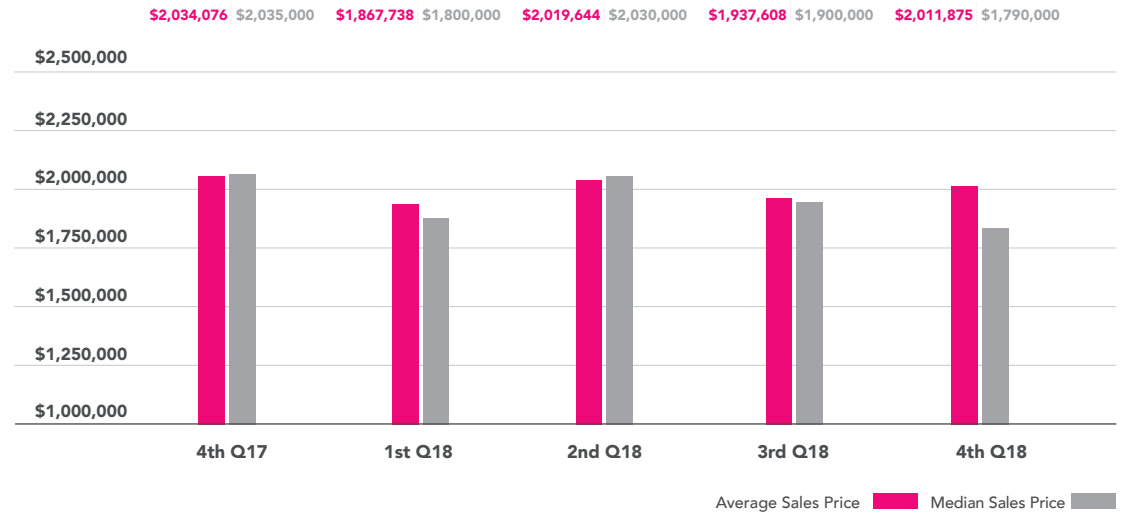




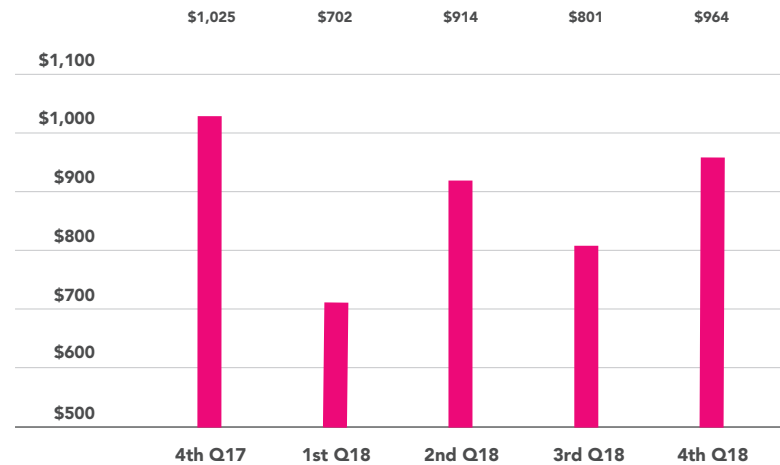
halstead.com WEB# 18203120

The average 1-3 family price was 1% lower than 2017's fourth quarter.

Average & Median Sales Price



Average Price Per Square Foot





halstead.com WEB# 19279384



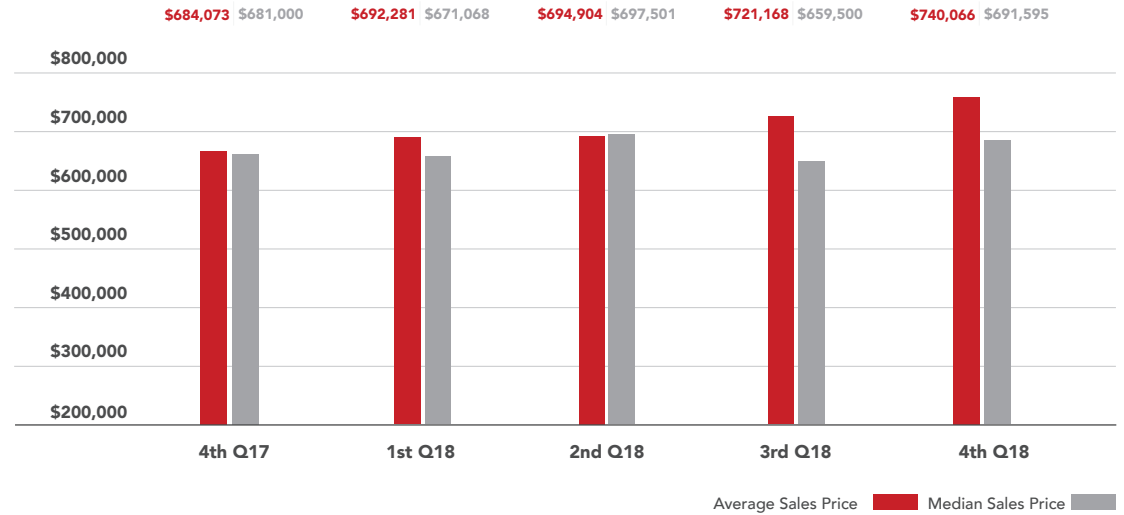
halstead.com WEB# 18857996

At \$740,066, the average apartment price was 8% higher than a year ago.

The median price rose 2% to \$691,595.

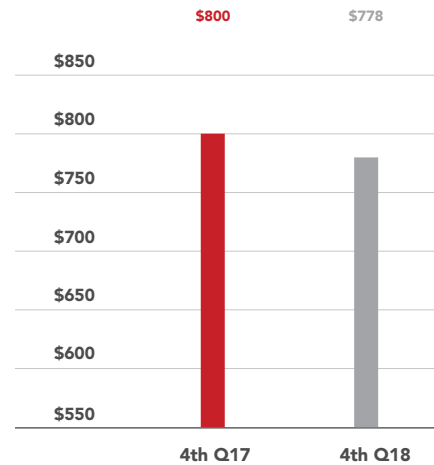
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot





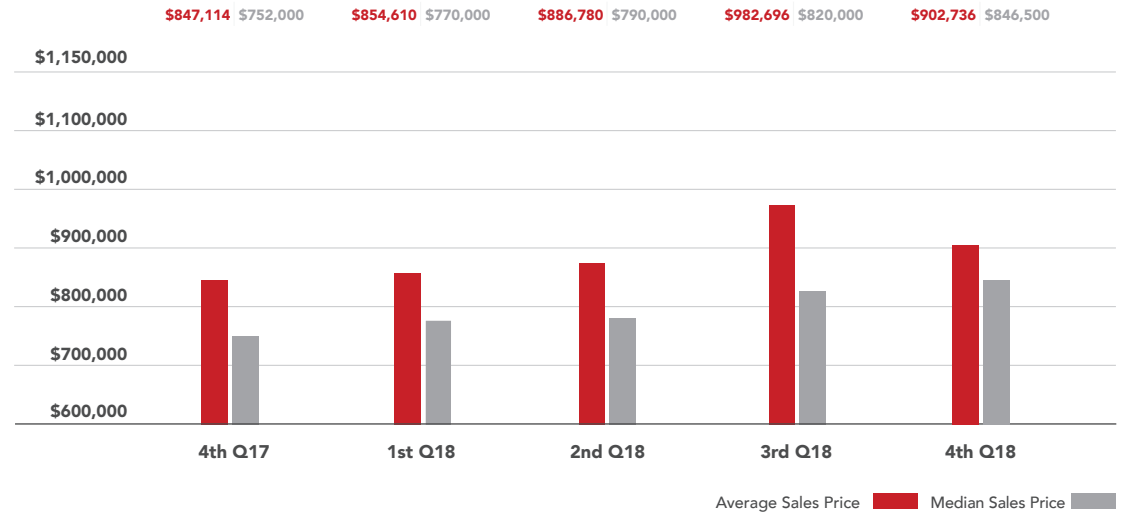
halstead.com WEB# 18922331



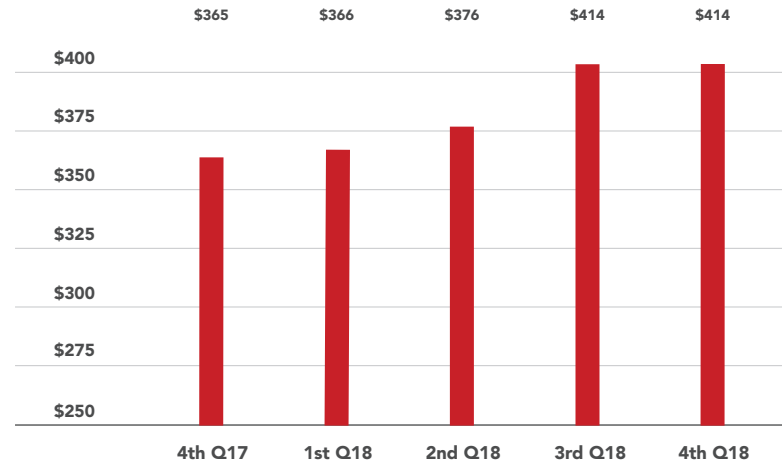
halstead.com WEB# 19048996

1-3 family house prices averaged 7% more than a year ago.

Average & Median Sales Price



Average Price Per Square Foot





halstead.com WEB# 19258517



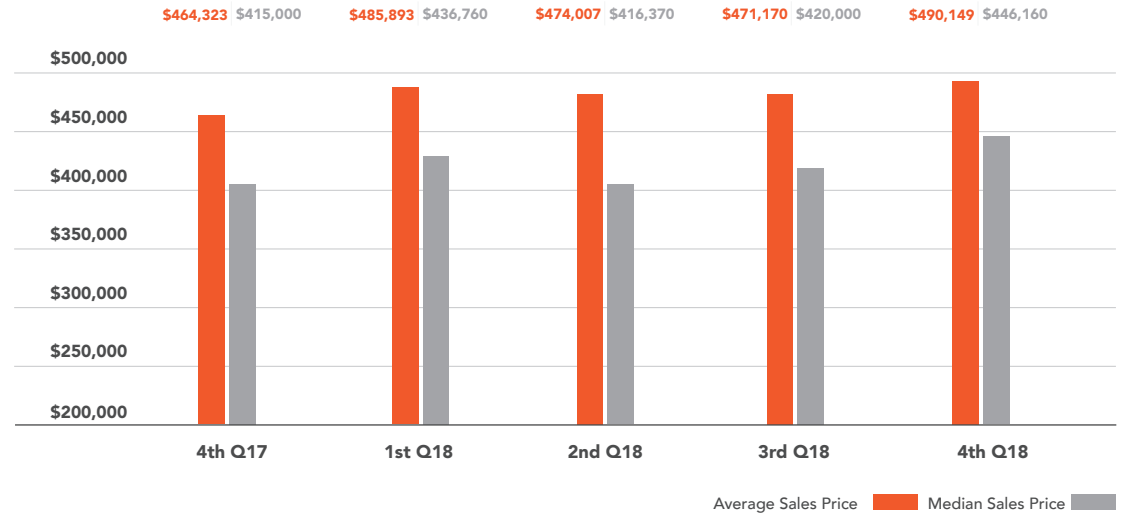
halstead.com WEB# 19107214

The average apartment price of \$490,149 was a 6% improvement from 2017's fourth quarter.

Condo prices averaged 14% more per square foot than a year ago.

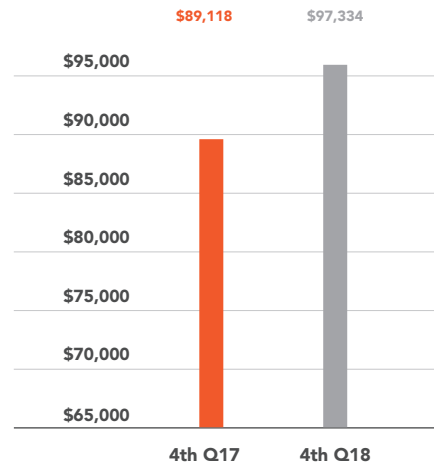
Cooperatives & Condominiums

Average & Median Sales Price



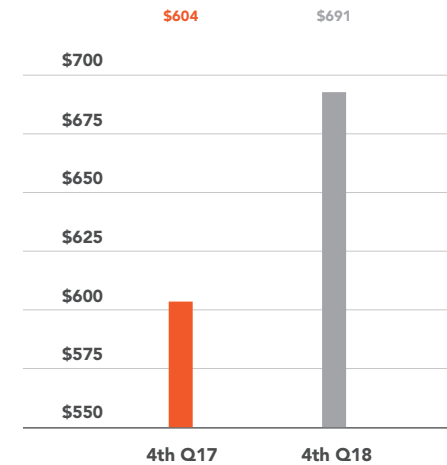
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

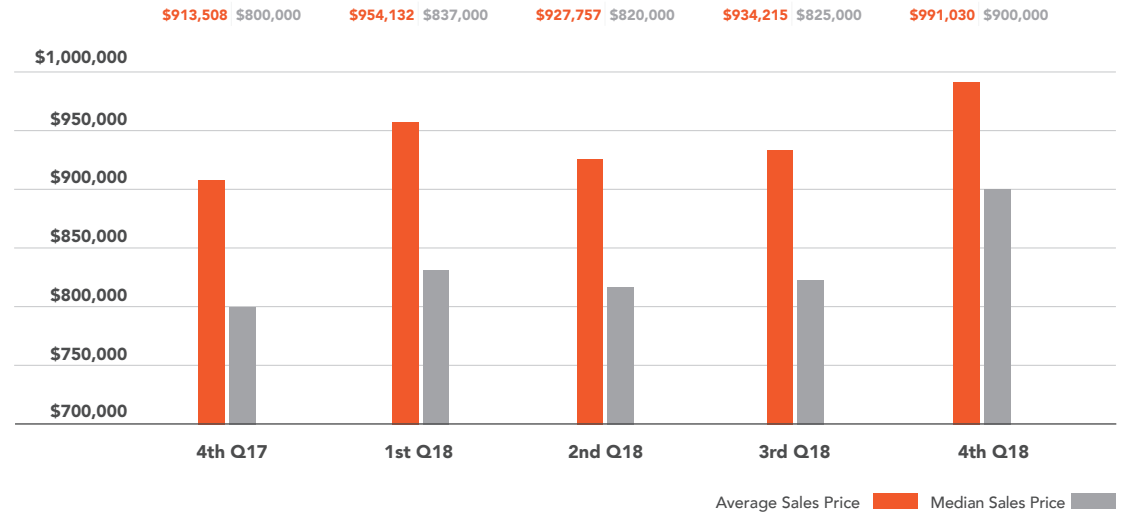




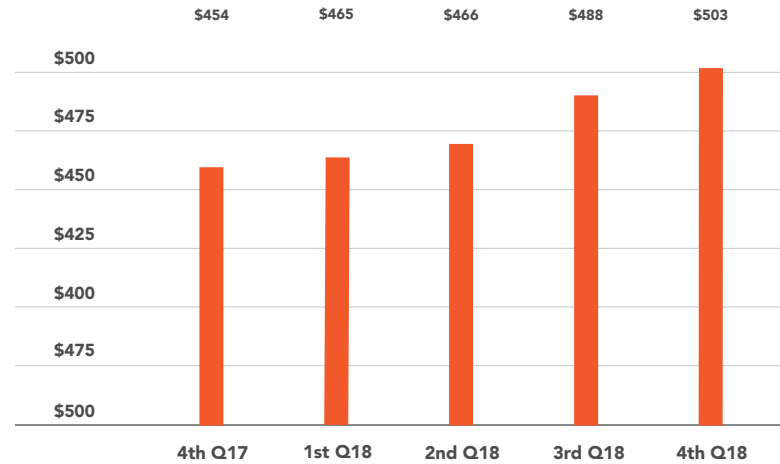
halstead.com WEB# 18701468

The average price rose 8% over the past year to \$991,030.

Average & Median Sales Price



Average Price Per Square Foot



HALSTEAD

REAL ESTATE

OFFICES

MANHATTAN PARK AVENUE

499 Park Avenue
New York, NY 10022
212.734.0010

EAST SIDE

770 Lexington Avenue
New York, NY 10065
212.317.7800

WEST SIDE

408 Columbus Avenue
New York, NY 10024
212.769.3000

VILLAGE

831 Broadway
New York, NY 10003
212.381.6500

SOHO

451 West Broadway
New York, NY 10012
212.381.4200

HARLEM

2169 Frederick Douglass Boulevard
New York, NY 10026
212.381.2570

WASHINGTON HEIGHTS

819 West 187th Street
New York, NY 10033
212.381.2452

BRONX

RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

BROOKLYN BROOKLYN HEIGHTS

122 Montague Street
Brooklyn, NY 11201
718.613.2000

NORTH SLOPE

76 Seventh Avenue
Brooklyn, NY 11217
718.399.2222

PARK SLOPE

160 7th Avenue
Brooklyn, NY 11215
718.878.1960

COBBLE HILL

162 Court Street
Brooklyn, NY 11201
718.613.2020

BEDFORD STUYVESANT

1191 Bedford Avenue,
Brooklyn, NY 11216
718.878.1750

STUYVESANT HEIGHTS

316 Stuyvesant Avenue,
Brooklyn, NY 11233
718.613.2800

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

HUDSON VALLEY

HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

671 Boston Post Road
Darien, CT 06820
203.655.1418

NEW CANAAN - ELM STREET

183 Elm Street
New Canaan, CT 06840
203.966.7800

NEW CANAAN - SOUTH AVENUE

6 South Avenue
New Canaan, CT 06840
203.966.7772

ROWAYTON

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

GREENWICH

125 Mason Street
Greenwich, CT 06830
203.869.8100

STAMFORD

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

WESTPORT

379 Post Road East
Westport, CT 06880
203.221.0666

WILTON

21 River Road
Wilton, CT 06897
203.762.8118

QUEENS

LONG ISLAND CITY

47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

FOREST HILLS

108-23 Ascan Avenue
Forest Hills, NY 11375
718-520-0303

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

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635 Valley Road,
Montclair, NJ 07030
973.744.6033

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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

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New York, NY 10065
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445 Park Avenue
New York, NY 10022
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770 Lexington Avenue
New York, NY 10065
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MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
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Halstead Brooklyn, LLC

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