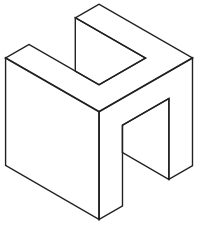


Second Quarter 2018

Market Report Brooklyn Residential



HALSTEAD
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Brooklyn apartment prices averaged \$869,587 in the second quarter, **4%** less than a year ago.

New development prices averaged **11%** less than a year ago, while resale units saw a slight increase.



halstead.com WEB# 18231103



halstead.com WEB# 17950144

The average townhouse price rose **6%** over the past year to \$1,153,079.



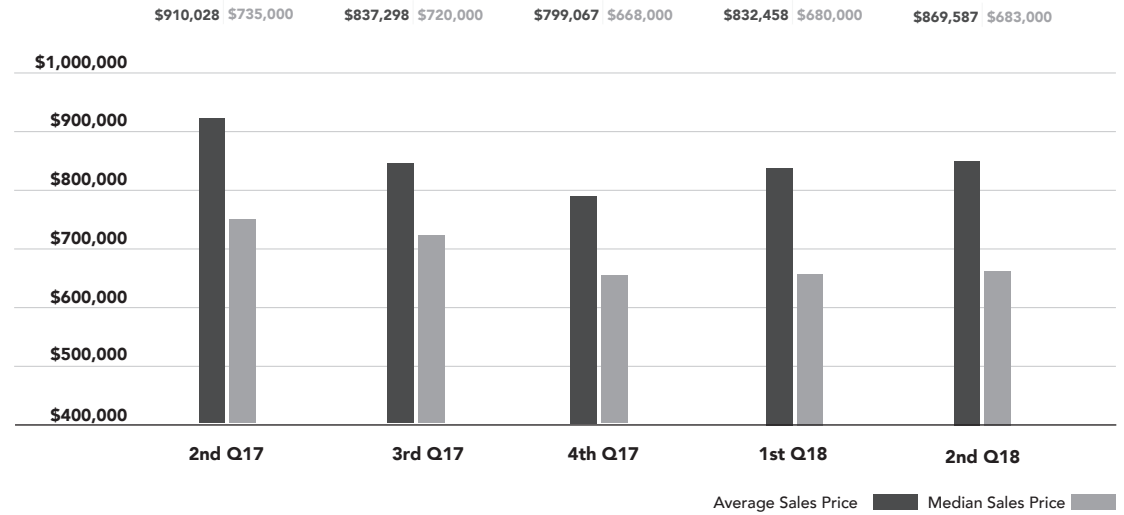
halstead.com WEB# 18428181

The average apartment price was 4% lower than 2017's second quarter.

New development apartments experienced an 11% decline in their average price.

Cooperatives & Condominiums

Average & Median Sales Price



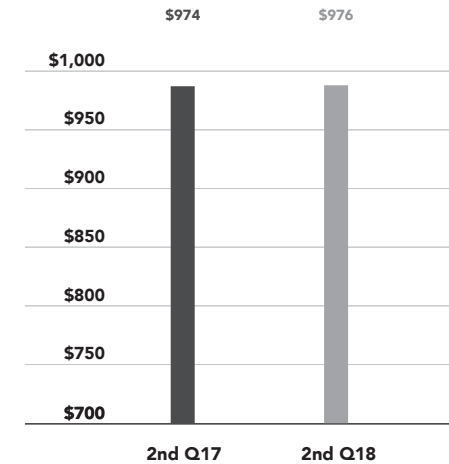
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



* Includes new development and resale apartments.

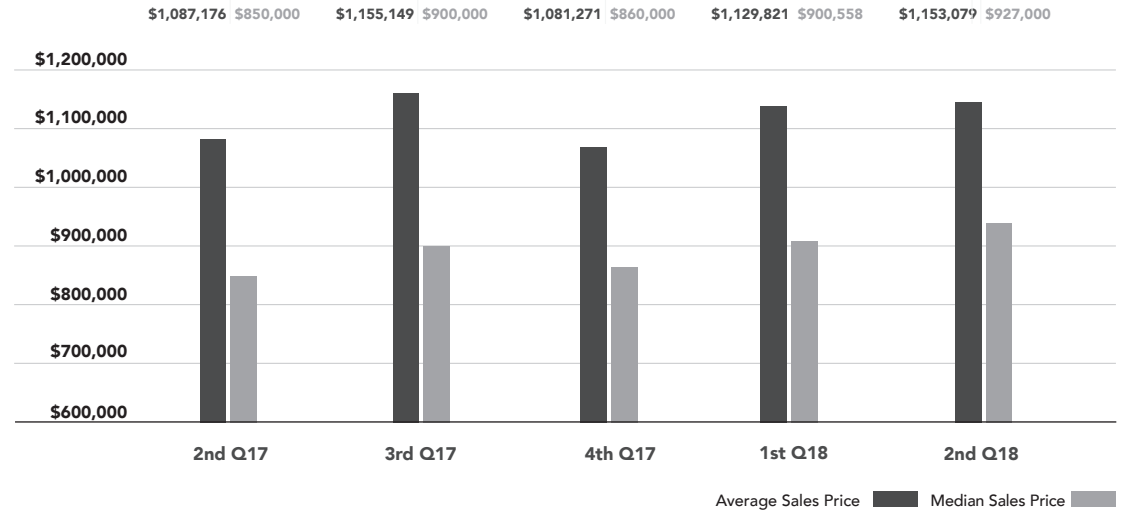
2Q18 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.



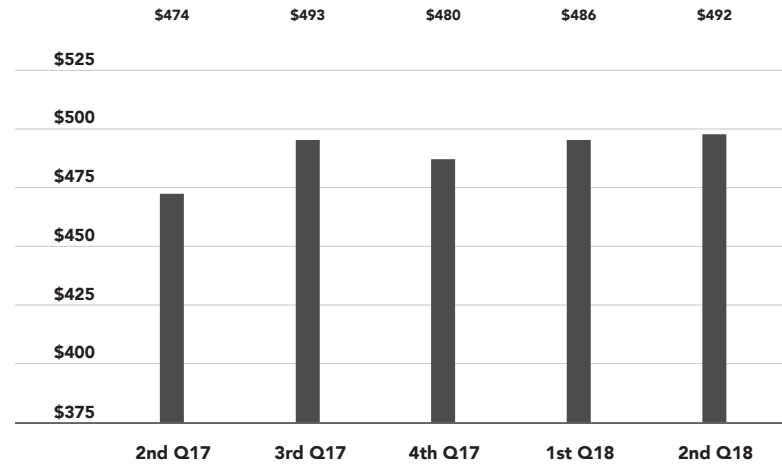
halstead.com WEB# 18727230

Townhouse prices averaged \$1,153,079, a 6% gain from 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
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page 12



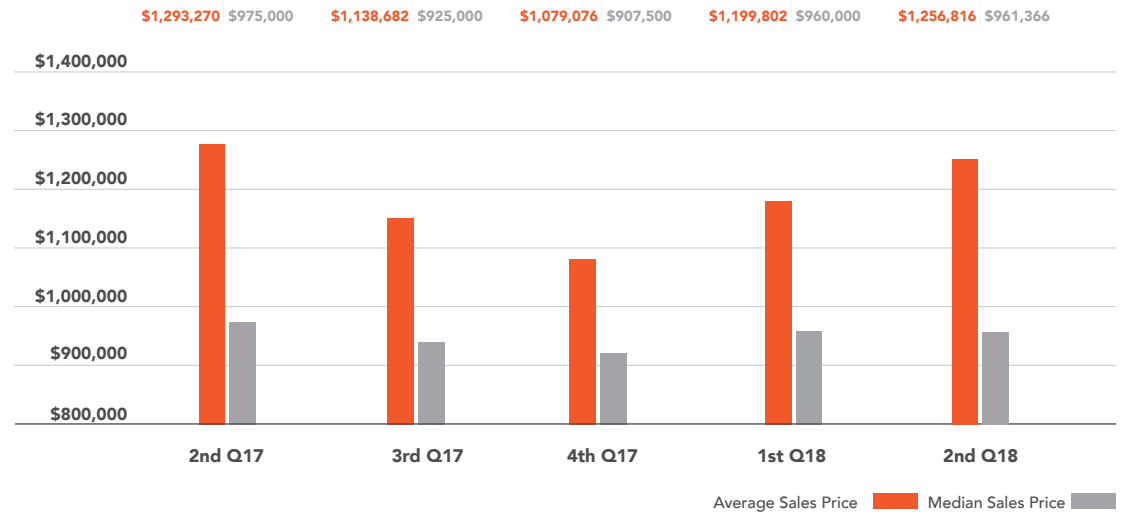
halstead.com WEB# 18490566

At \$1,256,816, the average apartment price was 3% lower than a year ago.

Prices were lower for both co-ops and condos compared to 2017's second quarter.

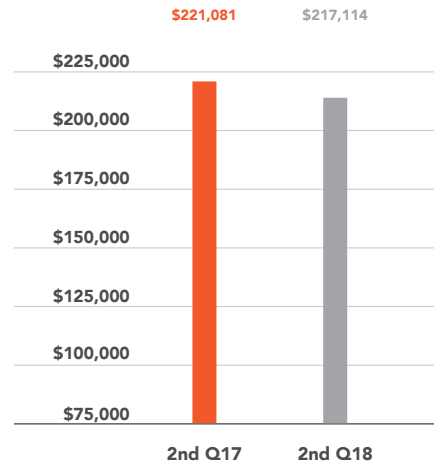
Cooperatives

Average & Median Sales Price



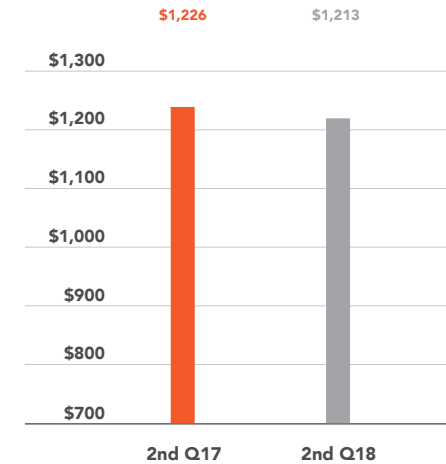
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

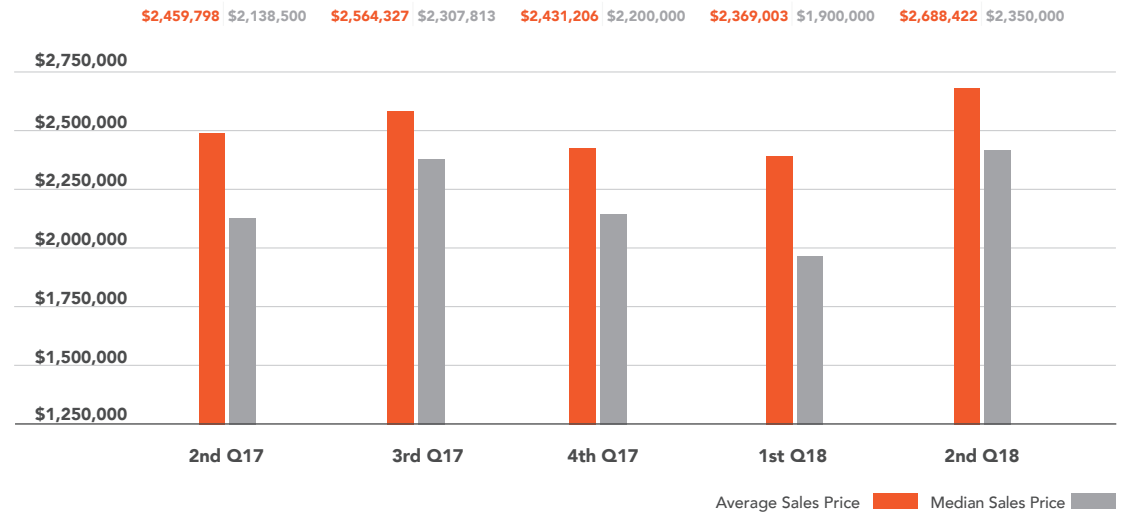




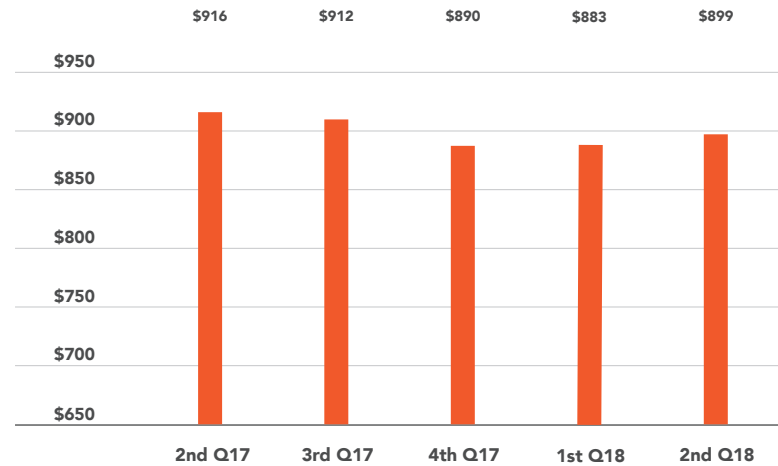
halstead.com WEB# 18380185

Both the average and median townhouse prices posted gains compared to a year ago.

Average & Median sales Price



Average Price Per Square Foot





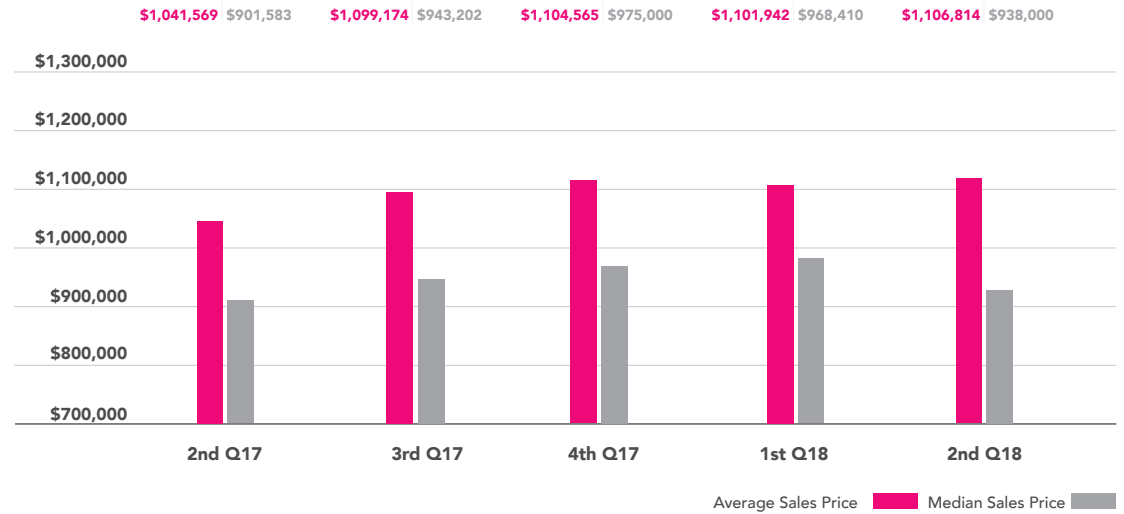
halstead.com WEB# 18738400

Apartment prices averaged \$1,106,814, a 6% improvement over the past year.

Condos led the way, as their average price per square foot was 10% higher than the second quarter of 2017.

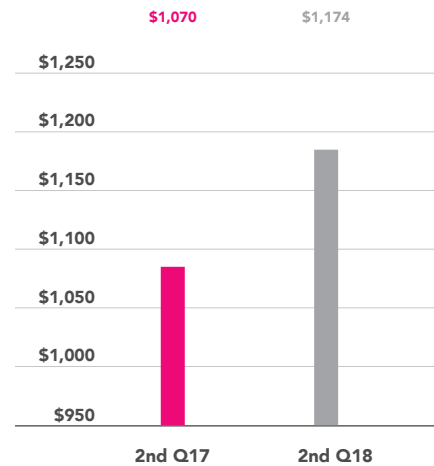
Cooperatives & Condominiums

Average & Median Sales Price



Cooperative

Average Price Per Room

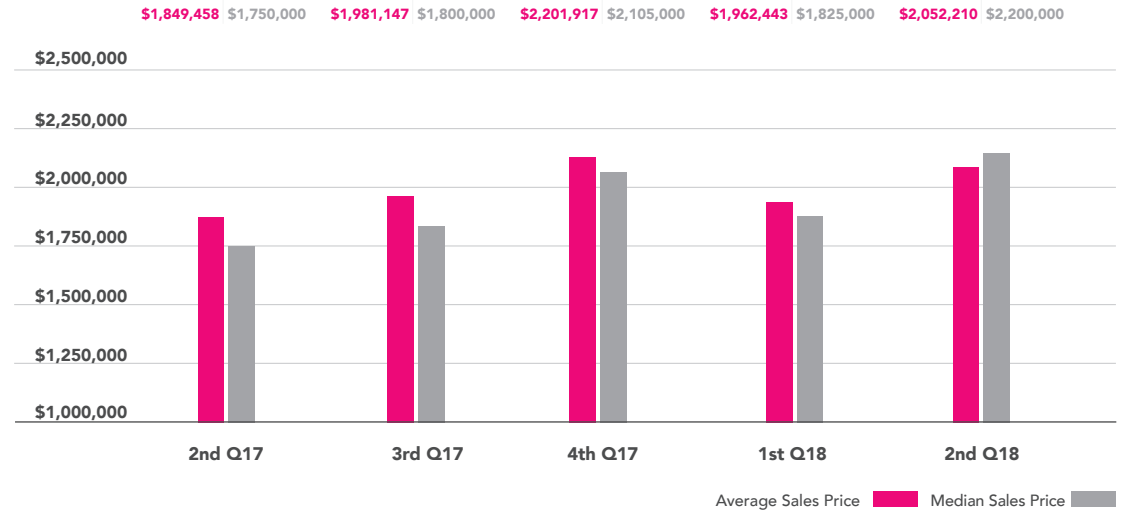




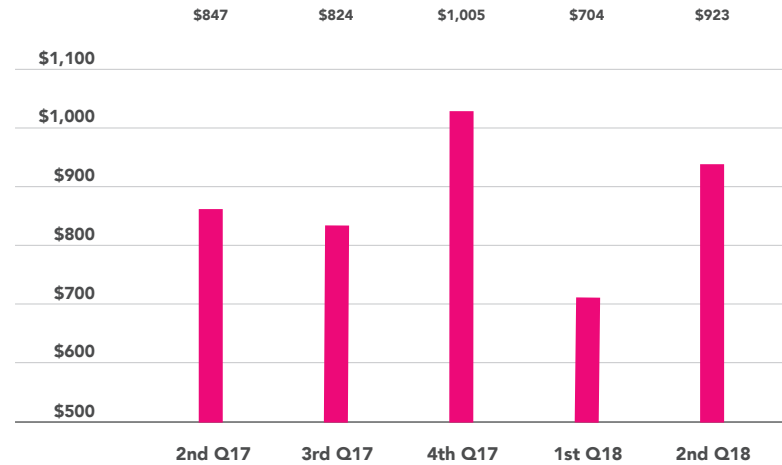
halstead.com WEB# 18687363

The average townhouse price per square foot was 9% higher than a year ago.

Average & Median sales Price



Average Price Per Square Foot





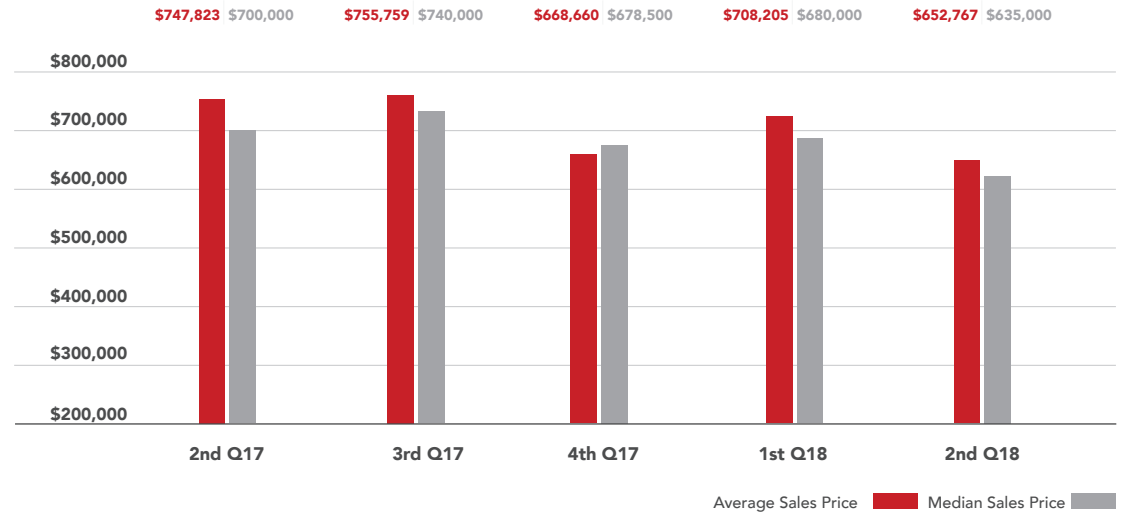
halstead.com WEB# 18381289

Apartment prices averaged 13% less than a year ago.

The median price of \$635,000 was 9% below last year's figure.

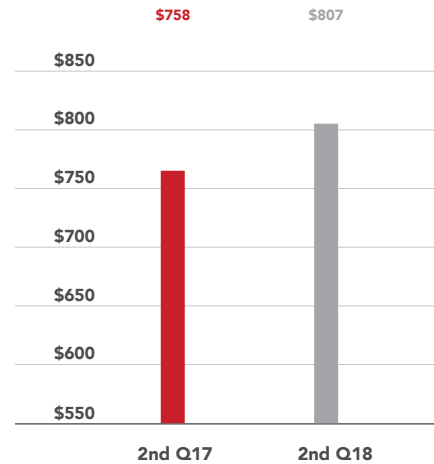
Cooperatives & Condominiums

Average & Median Sales Price



Cooperative

Average Price Per Room

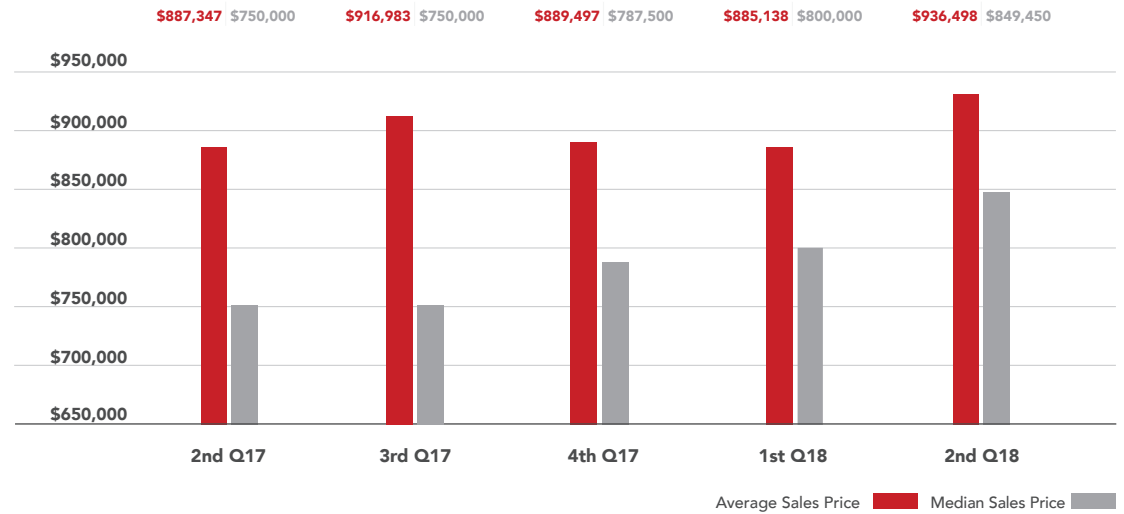




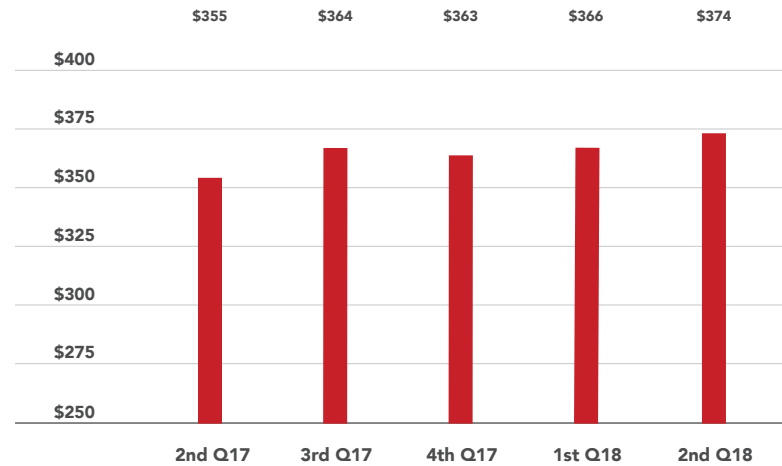
halstead.com WEB# 18242602

A 6% increase was posted in the average townhouse price.

Average & Median sales Price



Average Price Per Square Foot





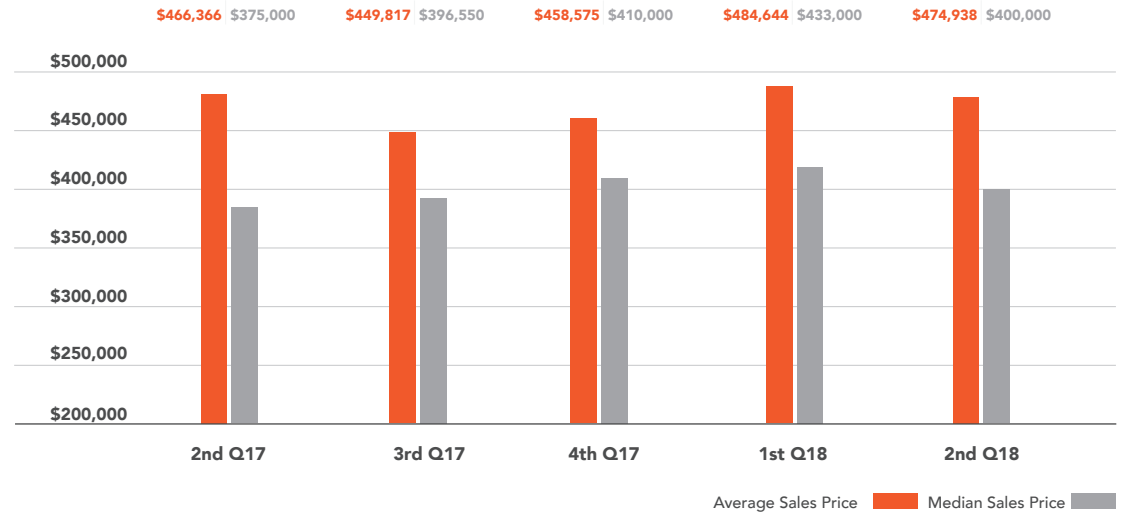
halstead.com WEB# 18307325

The median apartment price was 7% higher than a year ago.

Prices rose for both co-ops and condos.

Cooperatives & Condominiums

Average & Median Sales Price



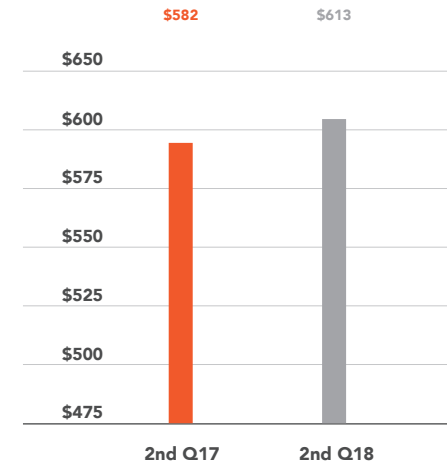
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

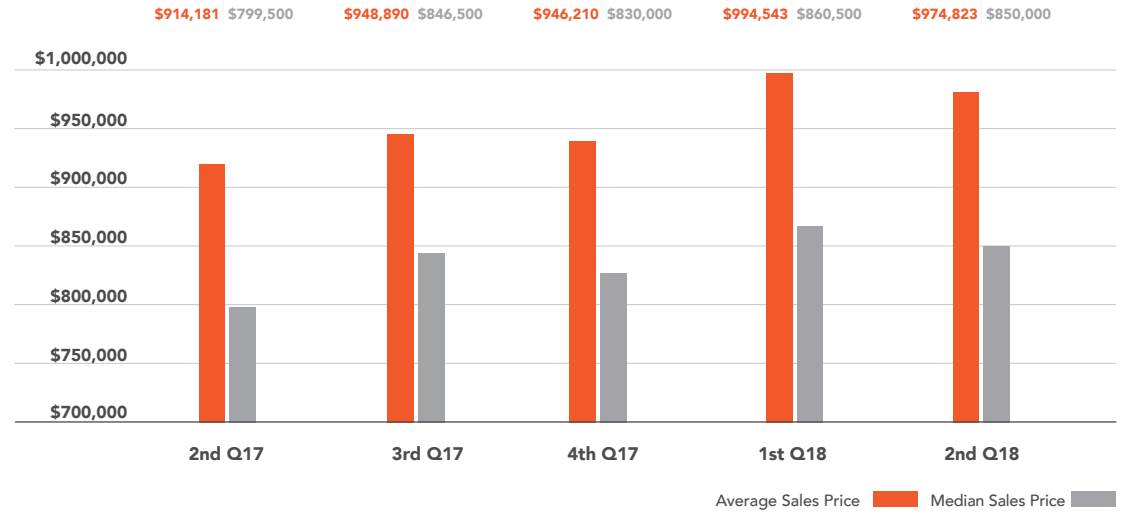




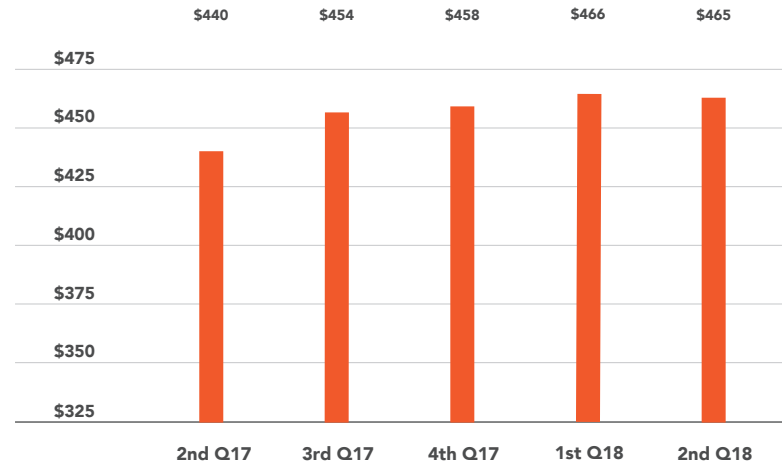
halstead.com WEB# 18175588

Over the past year the average townhouse price rose 7% to \$974,823.

Average & Median sales Price



Average Price Per Square Foot



HALSTEAD

REAL ESTATE

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New York, NY 10065
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WEST SIDE

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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

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RIVERDALE JOHNSON

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

RIVERDALE MOSHOLU

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

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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

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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

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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

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379 Post Road East
Westport, CT 06880
203.221.0666

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21 River Road
Wilton, CT 06897
203.762.8118

QUEENS

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47-12 Vernon Boulevard
Queens, NY 1110
718.878.1800

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

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200 Washington Street
Hoboken, NJ 07030
201.478.6700

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635 Valley Road,
Montclair, NJ 07030
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East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

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Southampton, NY 11968
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New York, NY 10022
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770 Lexington Avenue
New York, NY 10065
212.381.6521

MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

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Halstead Brooklyn, LLC

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