

First Quarter 2019

Market Report Brooklyn Residential



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Cover Property: halstead.com WEB# 19525764

Brooklyn apartment prices averaged \$774,694 in the first quarter, **6%** less than a year ago.

Prices **rose** slightly for resale apartments but fell for new development units.

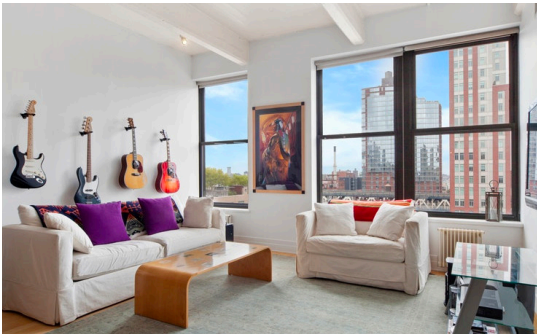


halstead.com WEB# 19478315



halstead.com WEB# 19404455

The average price rose **5%** for 1-3 family homes compared to 2018's first quarter.



halstead.com WEB# 18940569



halstead.com WEB# 19480615

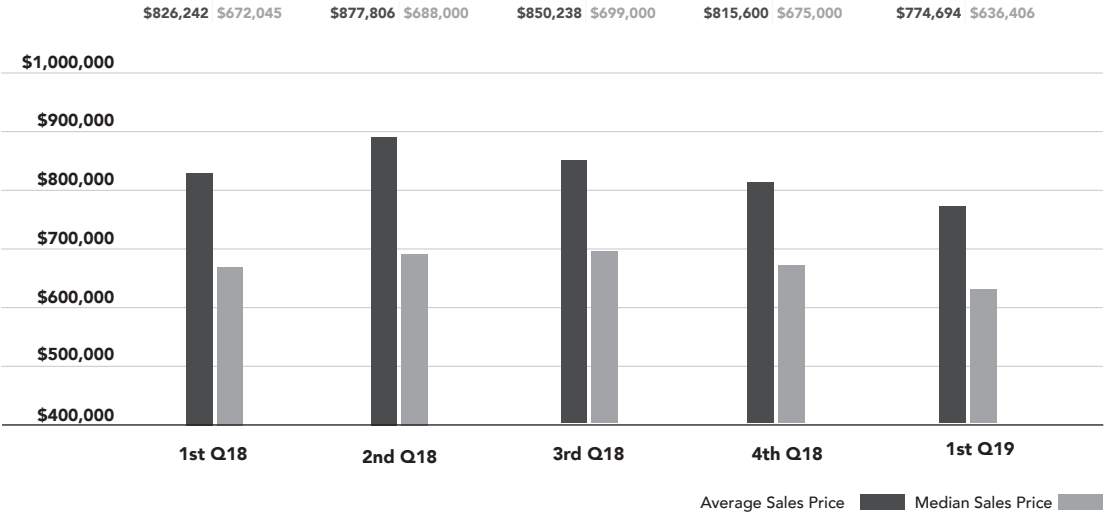
The average apartment price fell **6%** over the past year.

At \$636,406, the median price was **5%** lower than the first quarter of 2018.

* Includes new development and resale apartments.
1Q19 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.

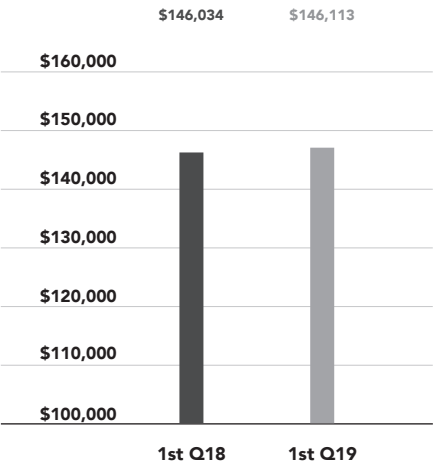
Cooperatives & Condominiums

Average & Median Sales Price



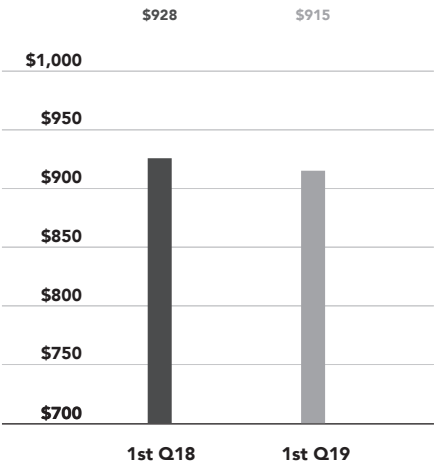
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot





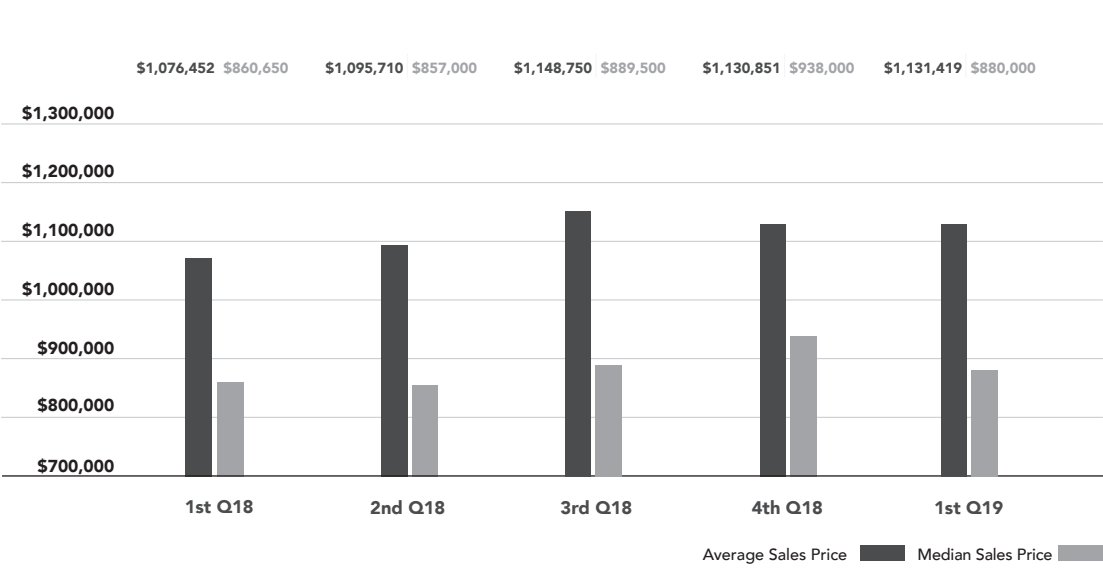
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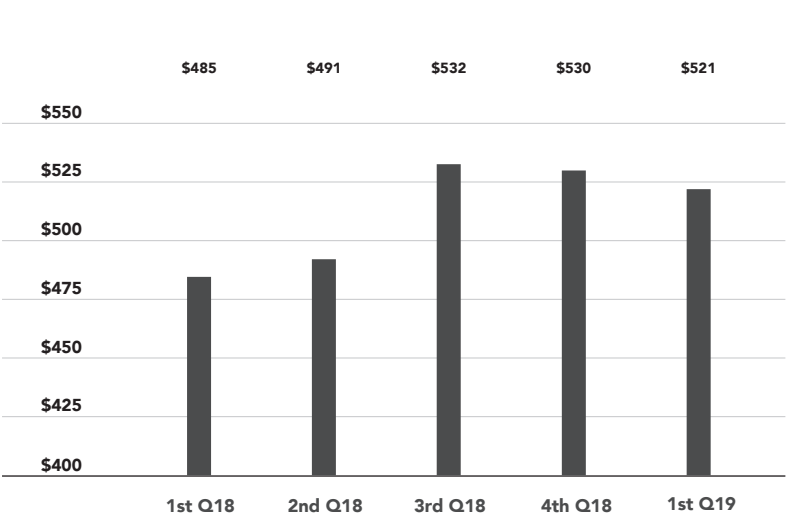
halstead.com WEB# 19393129

1-3 family homes sold for an average of \$1,131,419, **5%** more than 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

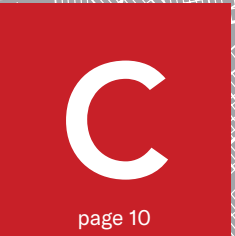
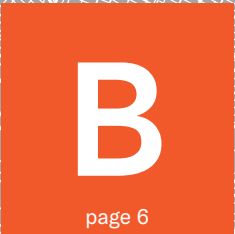
- Bedford-Stuyvesant
- Brownsville
- Bushwick
- Crown Heights
- East New York
- Stuyvesant Heights

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





halstead.com WEB# 19518686



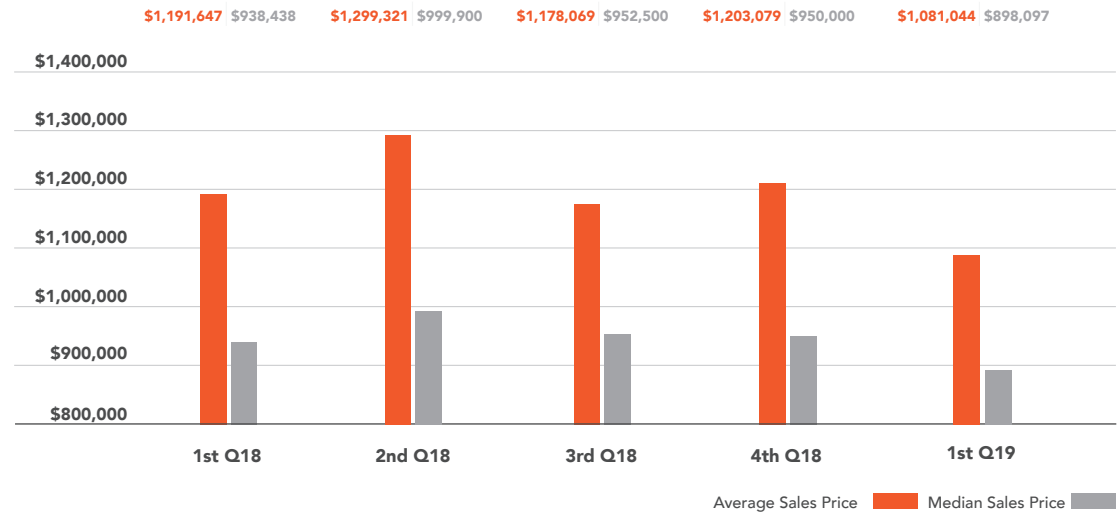
halstead.com WEB# 19489217

A decline in luxury closings helped drive the average apartment price **9%** lower than a year ago.

Prices **fell** for both co-ops and condos compared to 2018's first quarter.

Cooperatives

Average & Median Sales Price



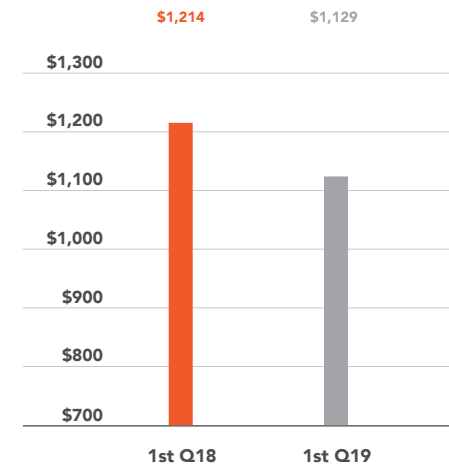
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

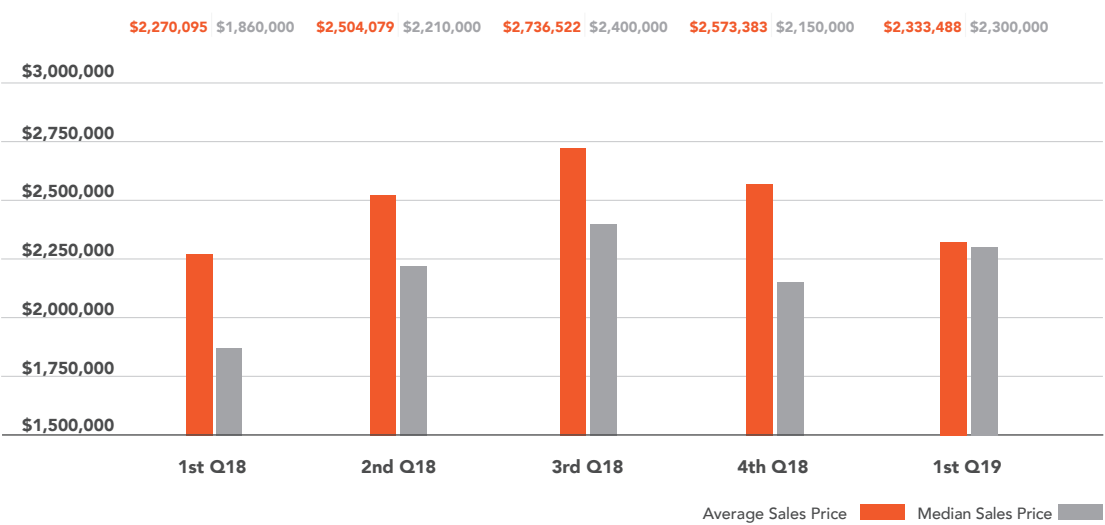




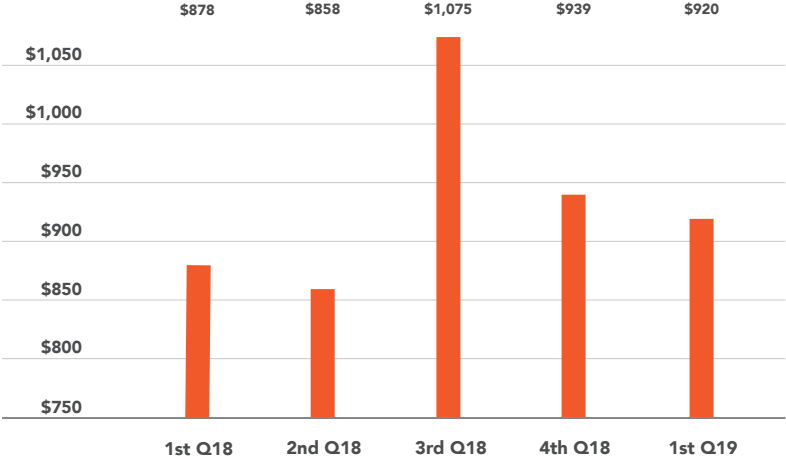
halstead.com WEB# 19500363

The average 1-3 family house price climbed **3%** over the past year, to \$2,333,488.

Average & Median Sales Price

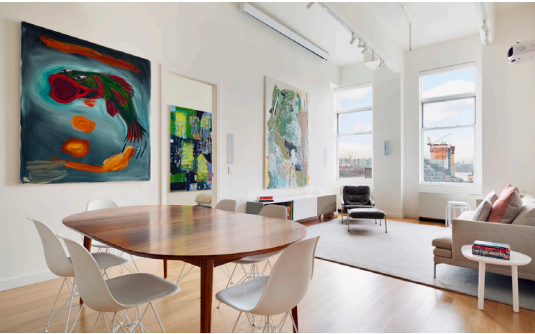


Average Price Per Square Foot





halstead.com WEB# 19501061

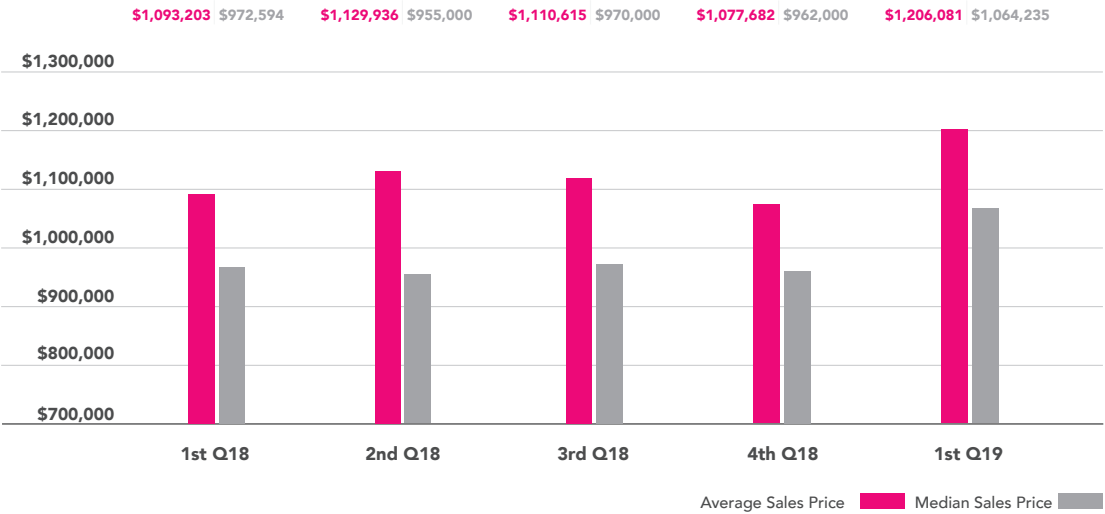


halstead.com WEB# 19414276

Apartment prices averaged \$1,206,081 in the first quarter, a **10%** improvement compared to a year ago.

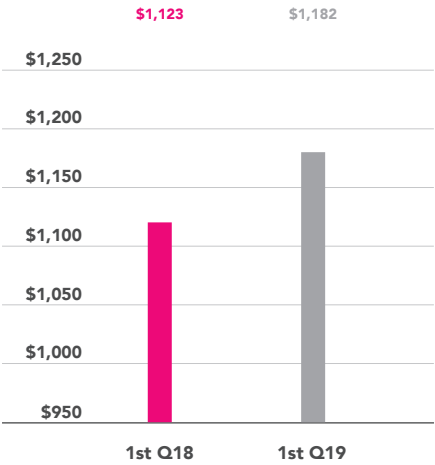
Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot

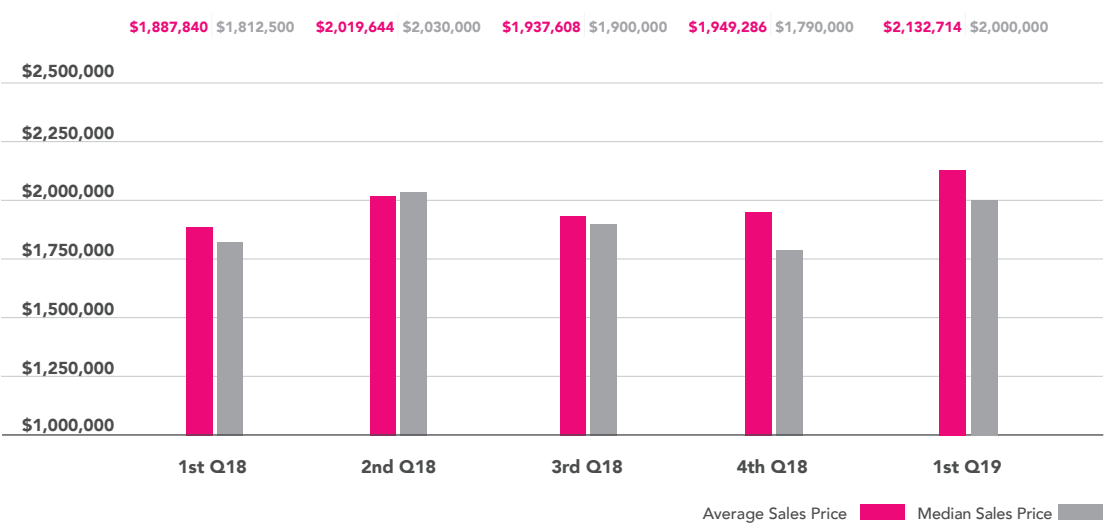




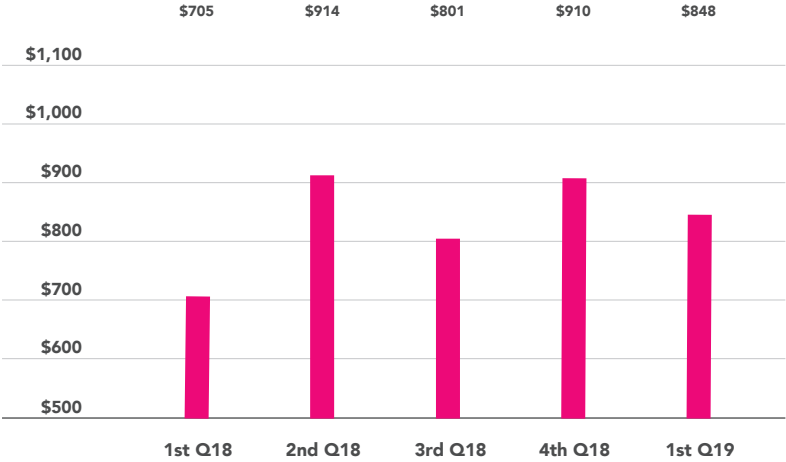
halstead.com WEB# 19455465

1-3 family prices **rose** over the past year, with the average price reaching \$2,132,714.

Average & Median Sales Price



Average Price Per Square Foot





halstead.com WEB# 19525915

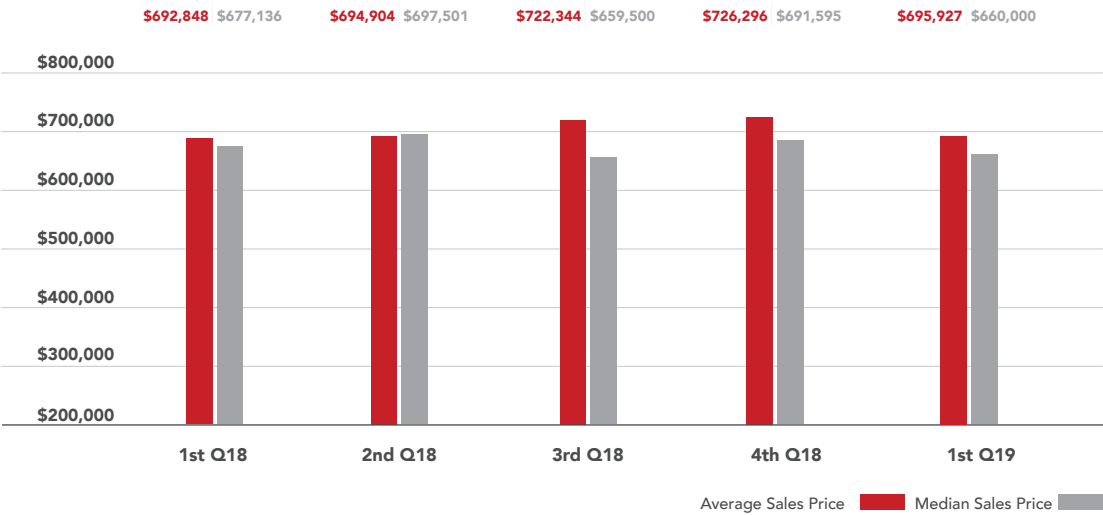


halstead.com WEB# 19512130

The average price ticked up over the past year, while the median price fell **3%**.

Cooperatives & Condominiums

Average & Median Sales Price



Condominium

Average Price Per Square Foot





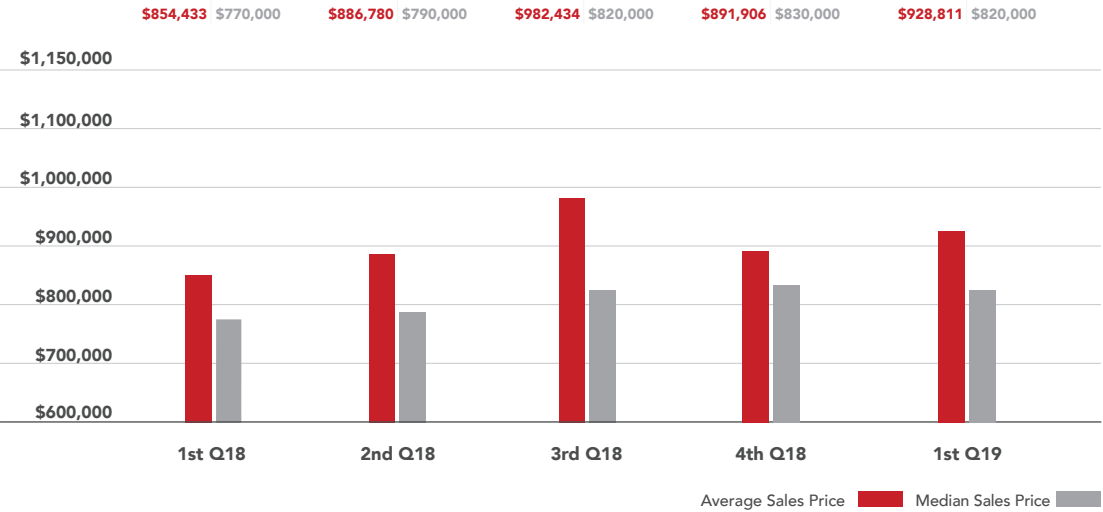
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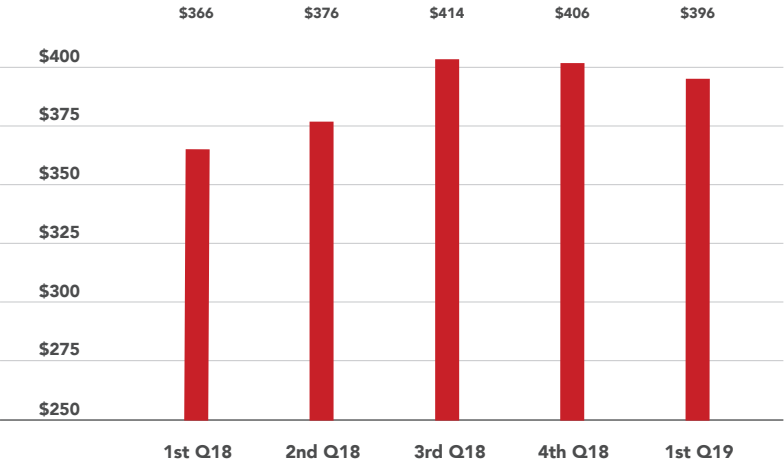
halstead.com WEB# 19504415

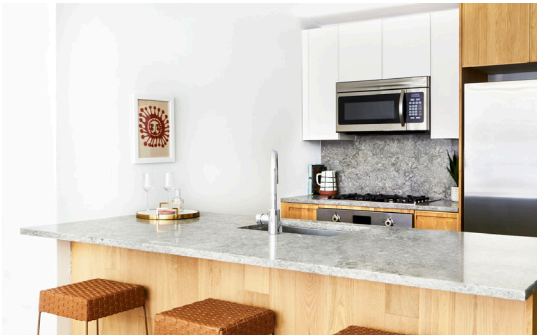
At \$928,811, the average 1-3 family price was **9%** above last year's level.

Average & Median Sales Price

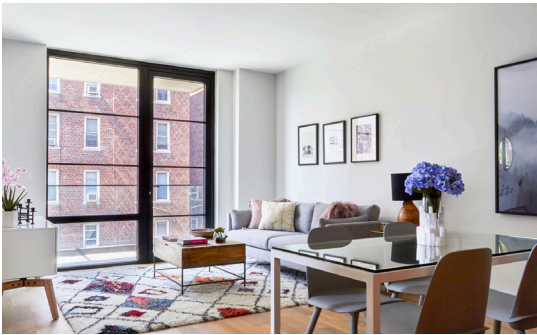


Average Price Per Square Foot





halstead.com WEB# 19258596

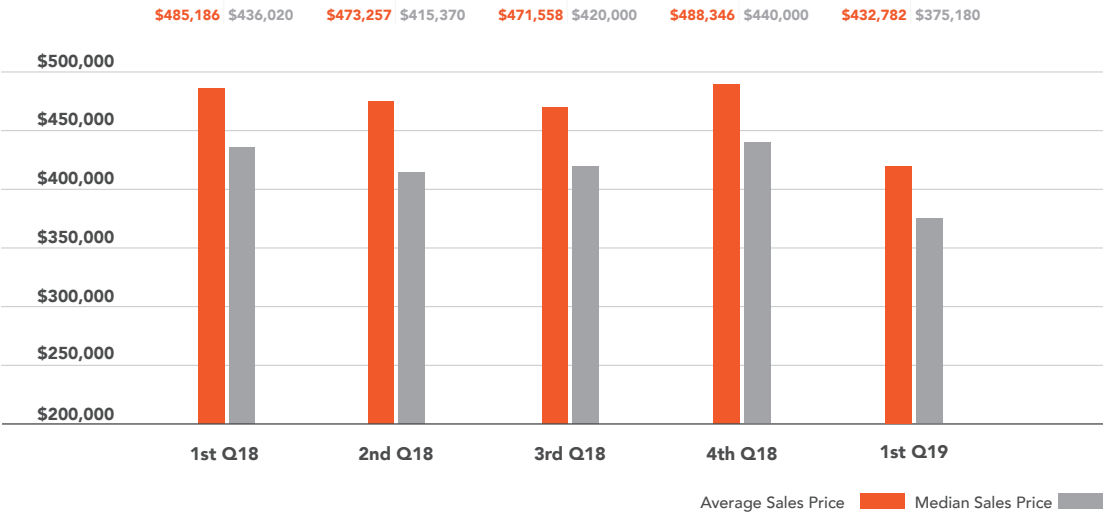


halstead.com WEB# 19242591

A sharp decline in condo sales helped bring the overall average apartment price down **11%** from a year ago.

Cooperatives & Condominiums

Average & Median Sales Price



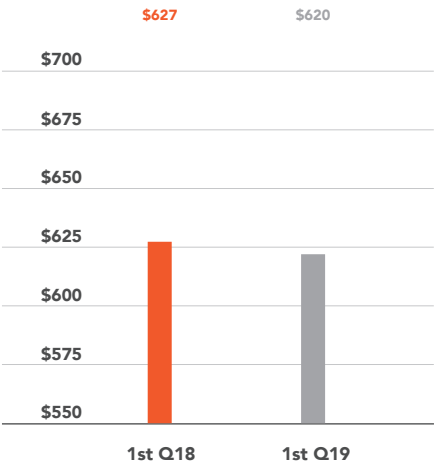
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

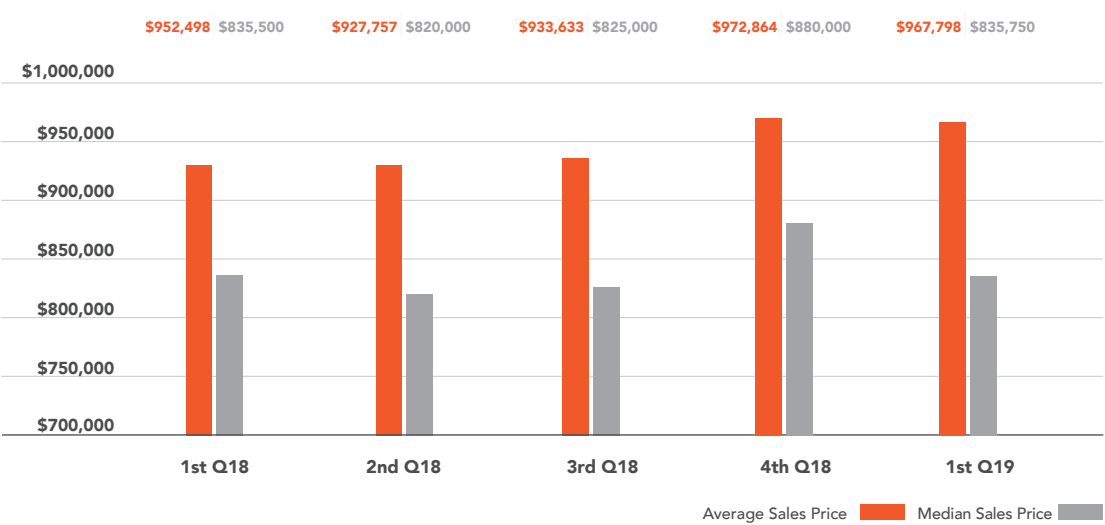




halstead.com WEB# 19501155

The average price per square foot rose **6%** over the past year to \$492.

Average & Median Sales Price



Average Price Per Square Foot



HALSTEAD

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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

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

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
718.613.2800

BAY RIDGE

8324 4th Avenue
Brooklyn, NY 11209
718.878.1880

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

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

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

HAMPTONS EAST HAMPTON

2 Newtown Lane
East Hampton, NY 11937
631.324.6100

SOUTHAMPTON

31 Main Street
Southampton, NY 11968
631.283.2883

CORPORATE COMMERCIAL SALES

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New York, NY 10065
212.381.3208

DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
212.521.5703

GLOBAL SERVICES

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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