



HALSTEAD  
REAL ESTATE

2017

BROOKLYN RESIDENTIAL  
MARKET REPORT  
FIRST QUARTER





# Data Highlights

Cover Property: halstead.com WEB# 16369299

Increased new development closings pushed both the average and median apartment prices to record levels in Brooklyn.



halstead.com WEB# 16466027



halstead.com WEB# 16330201

The average apartment price of \$922,134 in the first quarter was 38% higher than a year ago.

Townhouses also posted record average and median prices in the first quarter.

# All Brooklyn

COOPERATIVES & CONDOMINIUMS\*

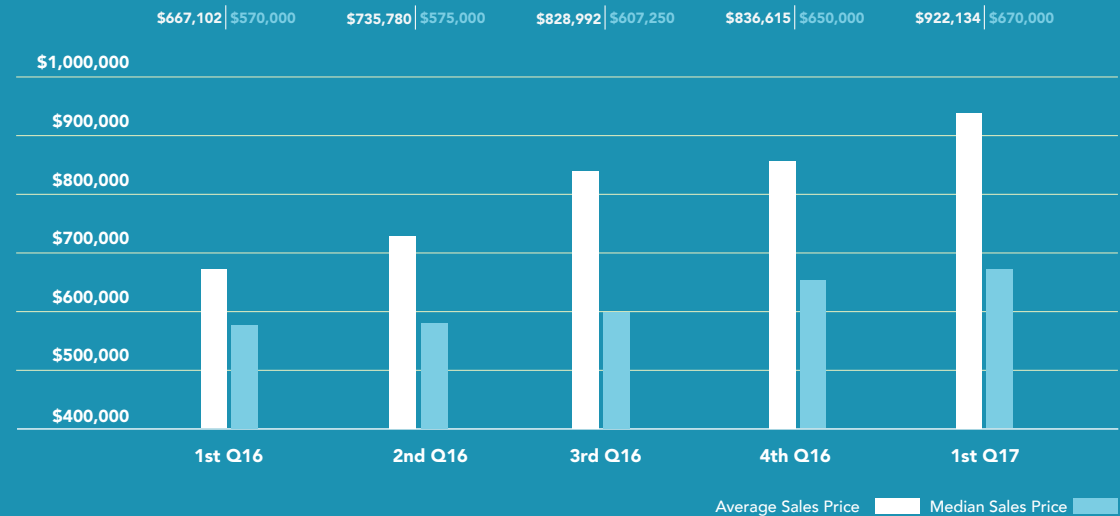
Both the average and median apartment prices set **records** in the first quarter.

New development prices averaged \$1,270,059; **68%** more than a year ago.

\* Includes new development and resale apartments.  
1Q17 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.

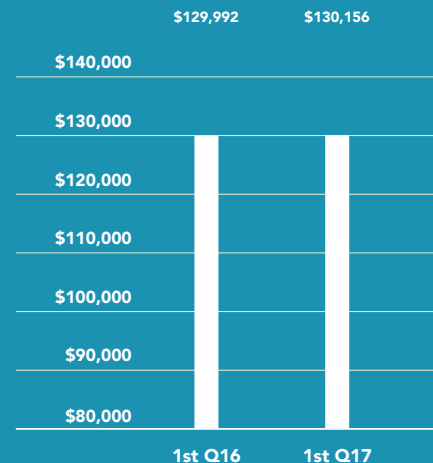
## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



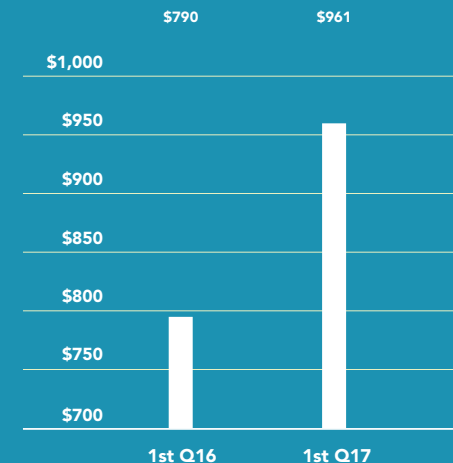
## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot



# All Brooklyn

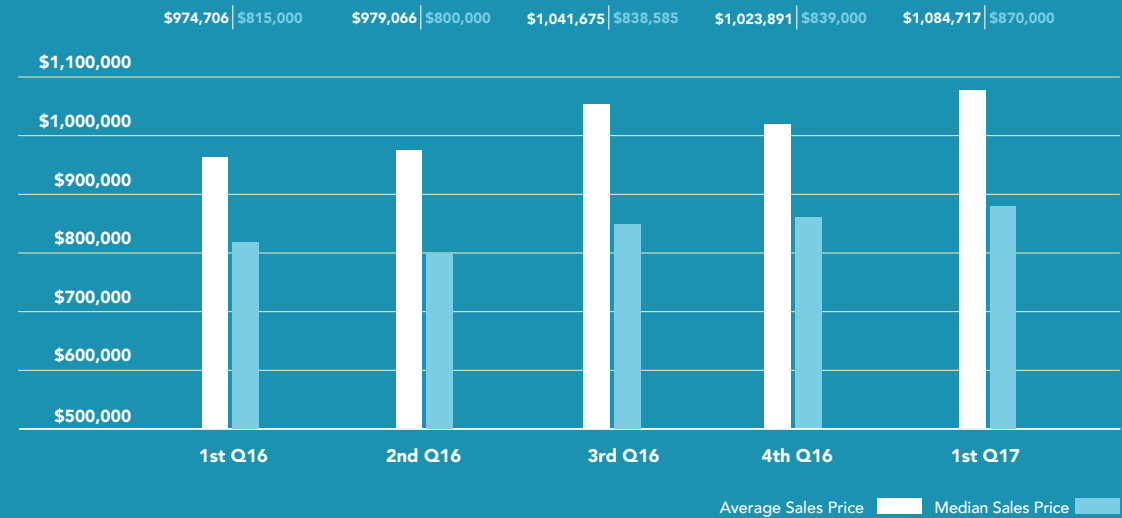
## 1-4 FAMILY HOUSES

The average townhouse price rose

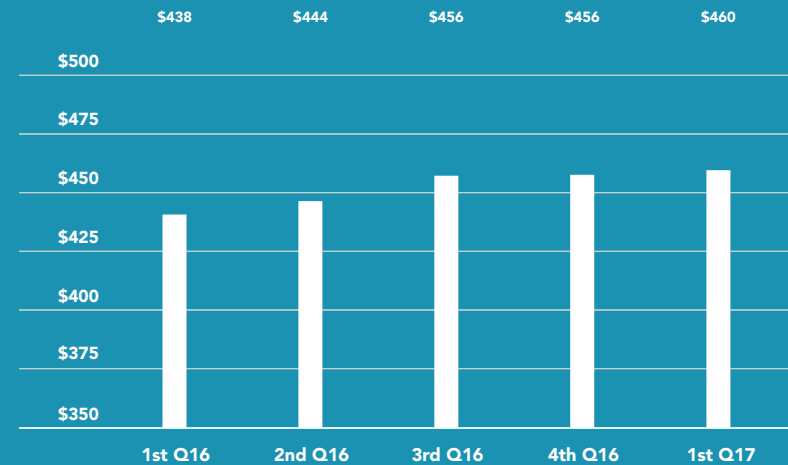
11% over the past year to a

record \$1,084,717.

### 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



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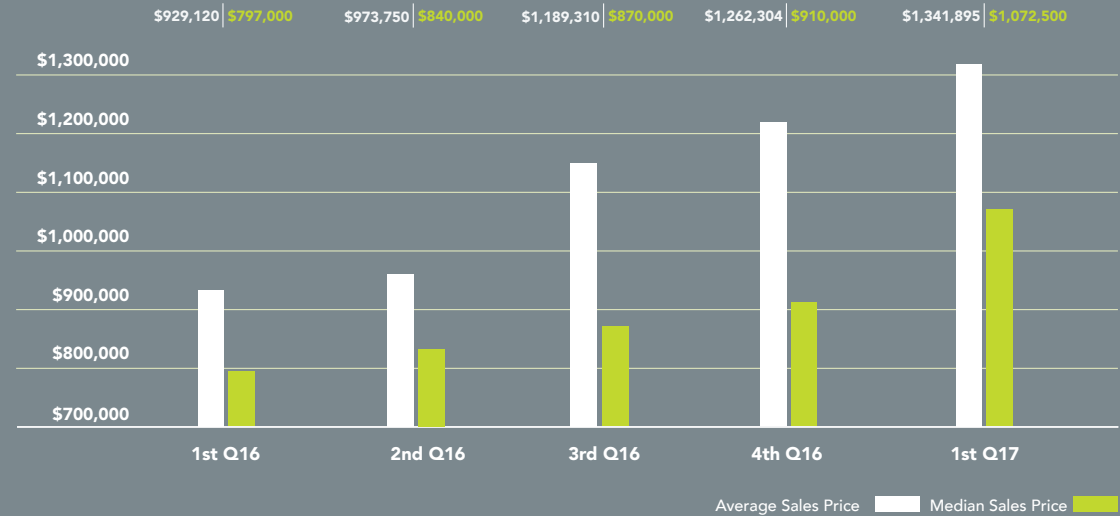
# Brownstone Brooklyn

COOPERATIVES & CONDOMINIUMS

Apartment prices **rose** sharply  
in Brownstone Brooklyn, helped by a  
pickup in new development closings.

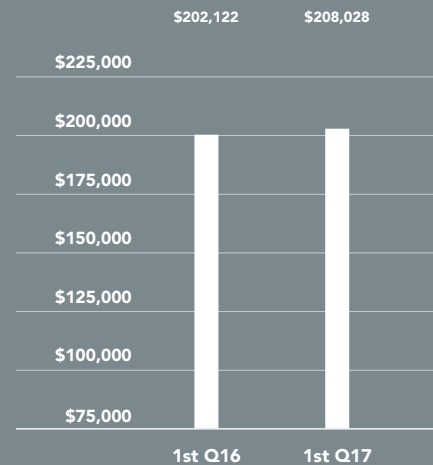
## COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



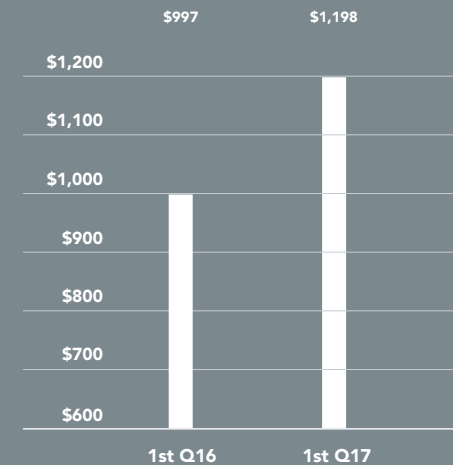
## COOPERATIVE

Average Price Per Room



## CONDOMINIUM

Average Price Per Square Foot



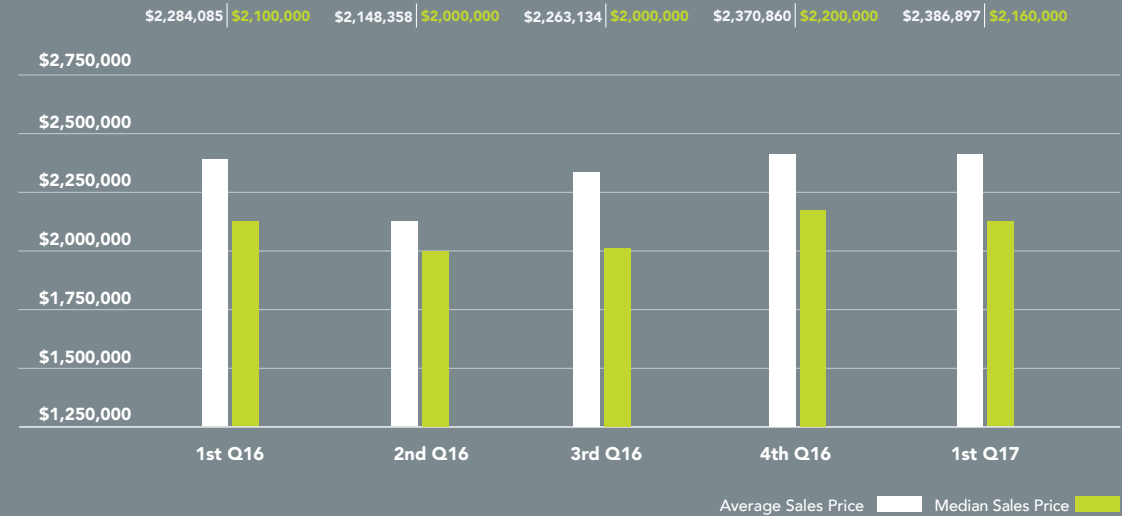
# Brownstone Brooklyn

1-4 FAMILY HOUSES

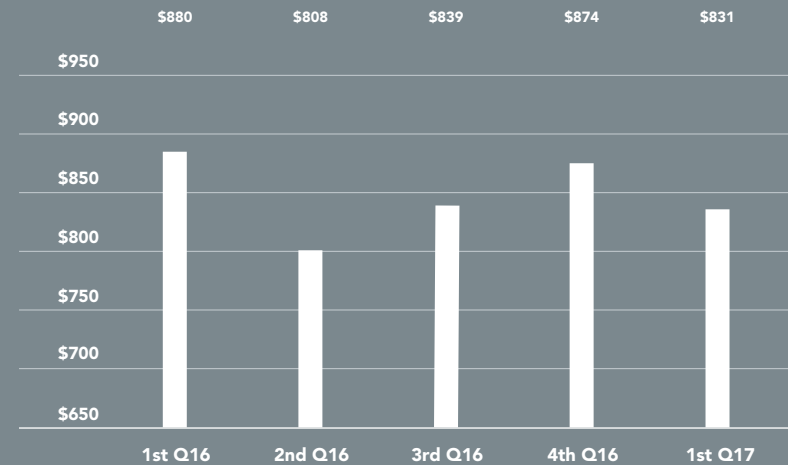
Townhouse prices averaged

\$2,386,897, a 5% increase from  
the first quarter of 2016.

## AVERAGE & MEDIAN SALES PRICE



## AVERAGE PRICE PER SQUARE FOOT



# North Brooklyn

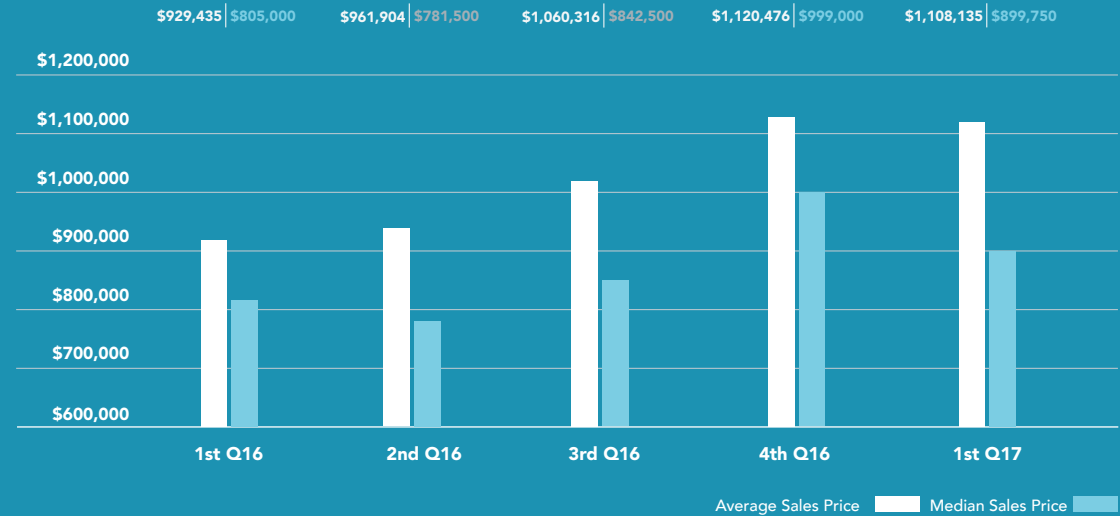
## COOPERATIVES & CONDOMINIUMS

The average apartment price in

North Brooklyn rose **19%** over  
the past year to \$1,108,135.

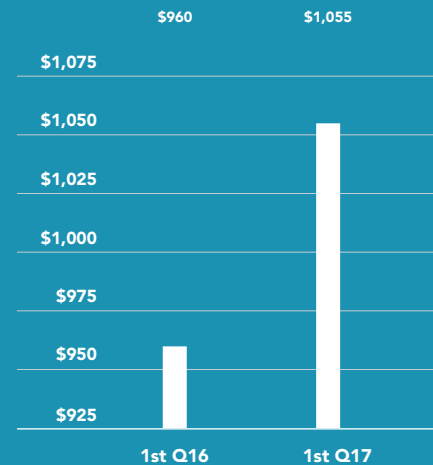
### COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



### CONDOMINIUM

Average Price Per Square Foot



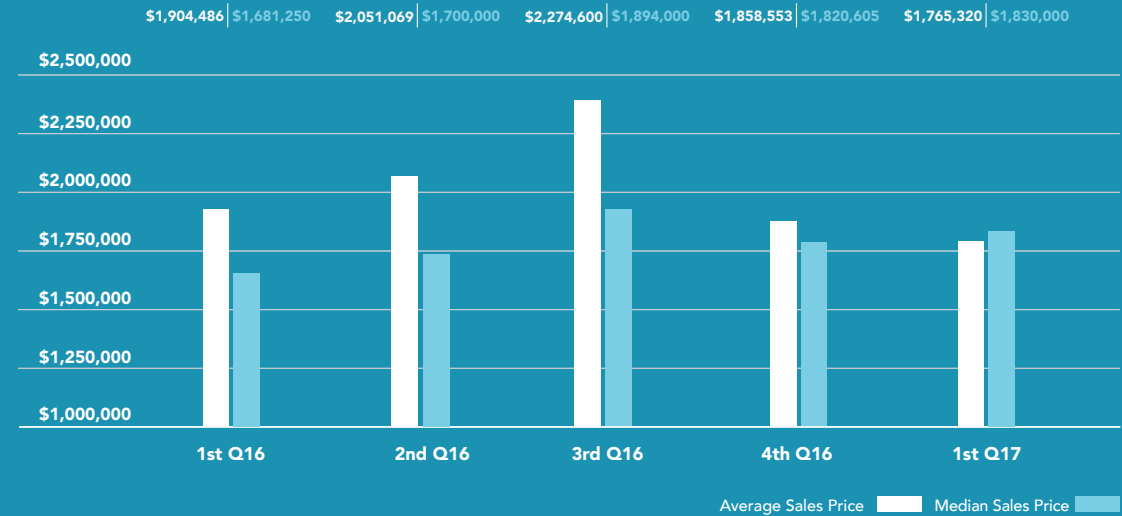


# North Brooklyn

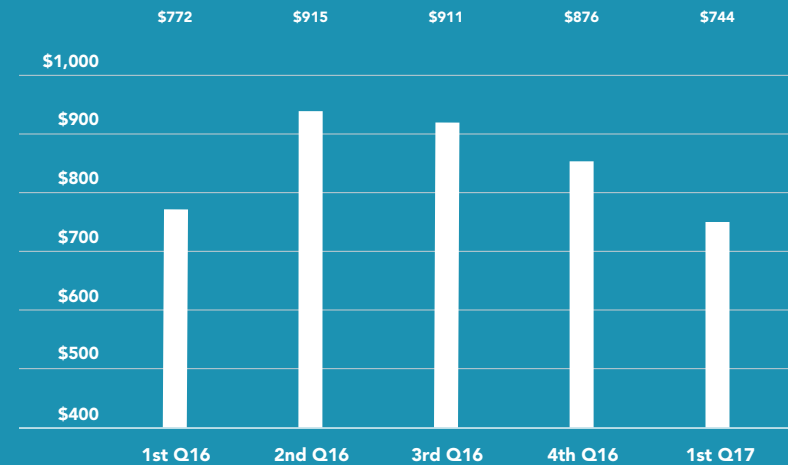
## 1-4 FAMILY HOUSES

While the average townhouse price fell 7% compared to a year ago, the median price rose 9%.

### AVERAGE & MEDIAN SALES PRICE



### AVERAGE PRICE PER SQUARE FOOT



# Central Brooklyn

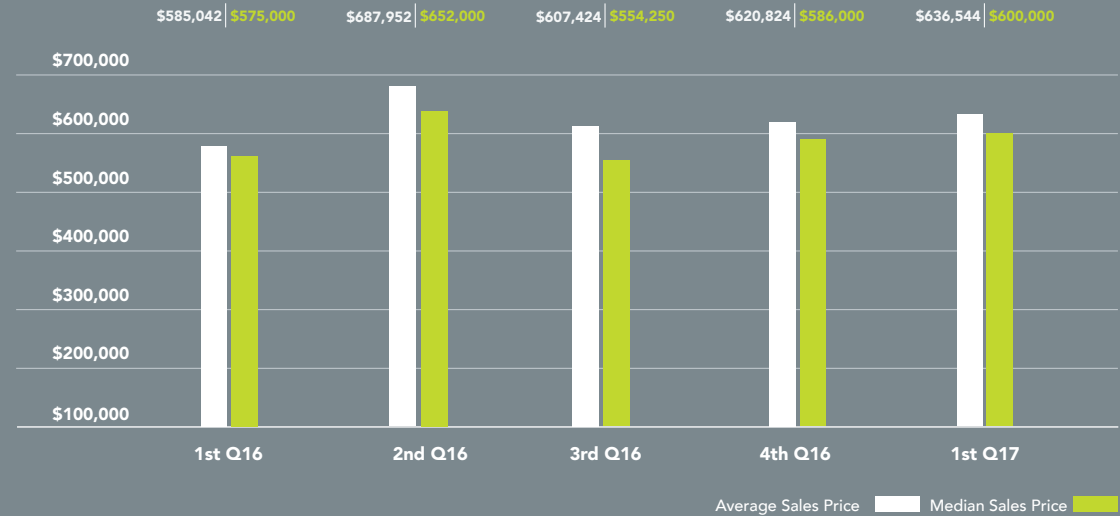
## COOPERATIVES & CONDOMINIUMS

Central Brooklyn apartments sold

for an average of \$636,544, a 9%  
gain from the first quarter of 2016.

### COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



### CONDOMINIUM

Average Price Per Square Foot

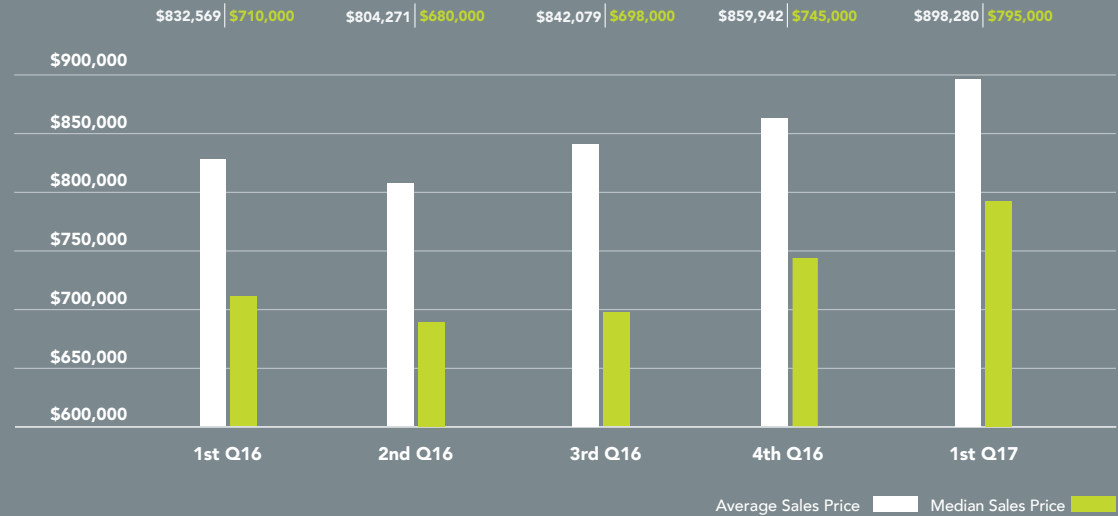


# Central Brooklyn

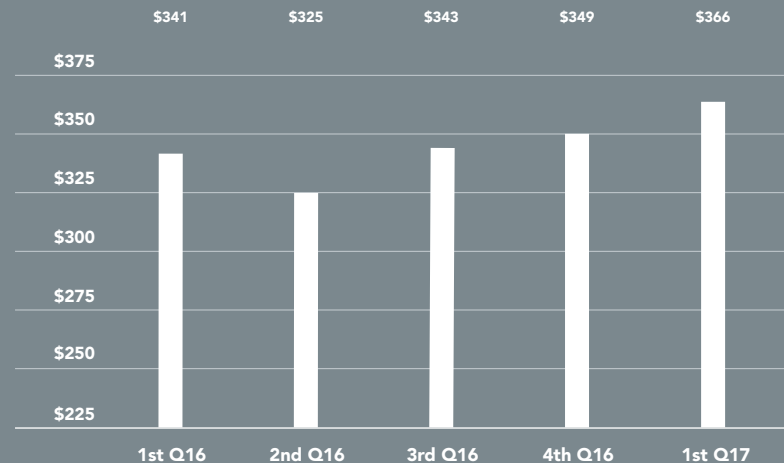
## 1-4 FAMILY HOUSES

The median townhouse price reached \$795,000 in the first quarter, a 12% improvement from last year's comparable period.

### AVERAGE & MEDIAN SALES PRICE



### AVERAGE PRICE PER SQUARE FOOT



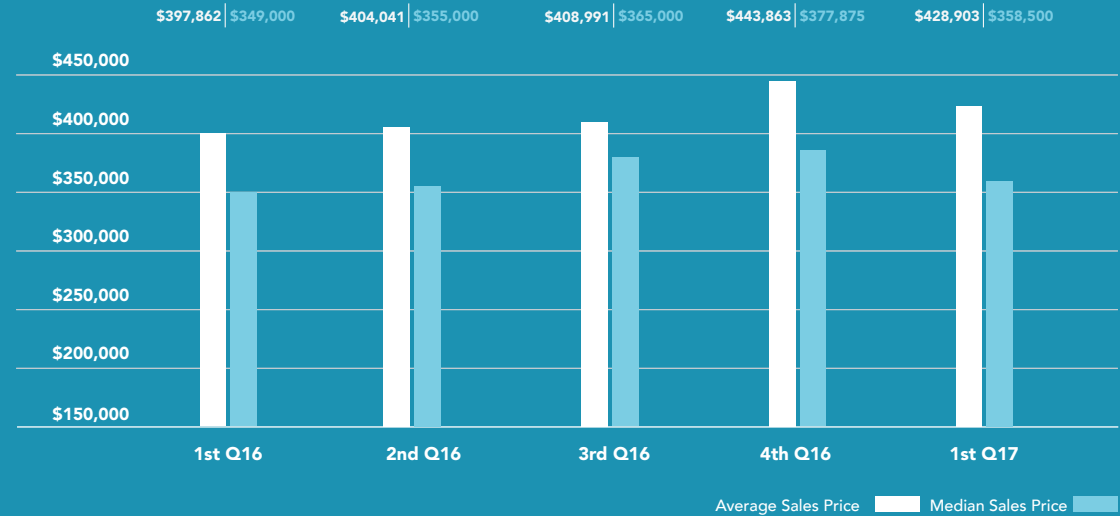
# South Brooklyn

## COOPERATIVES & CONDOMINIUMS

Prices were *higher* for  
condos, but lower for co-ops in  
South Brooklyn.

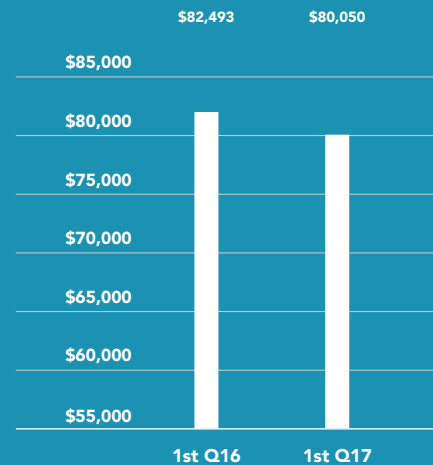
### COOPERATIVES & CONDOMINIUMS

Average & Median Sales Price



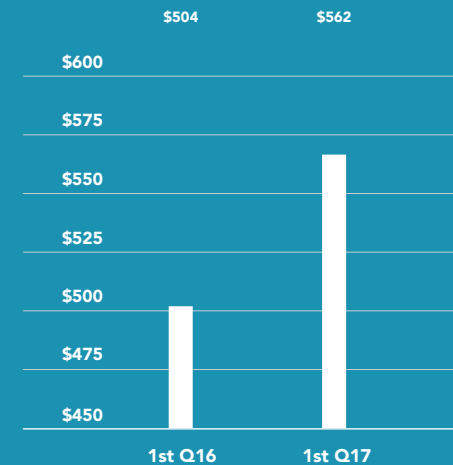
### COOPERATIVE

Average Price Per Room



### CONDOMINIUM

Average Price Per Square Foot





# South Brooklyn

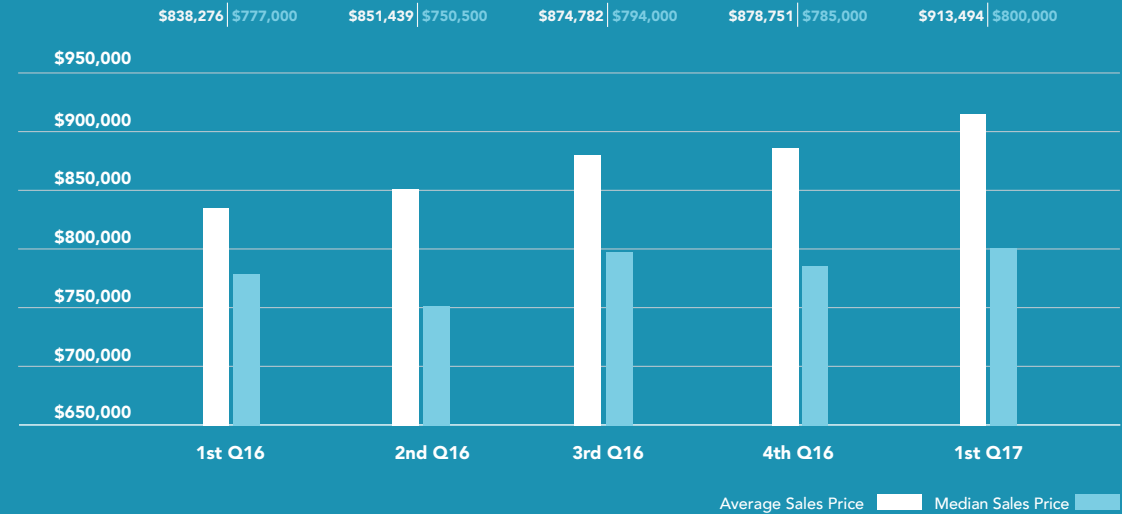
## 1-4 FAMILY HOUSES

The average townhouse price rose

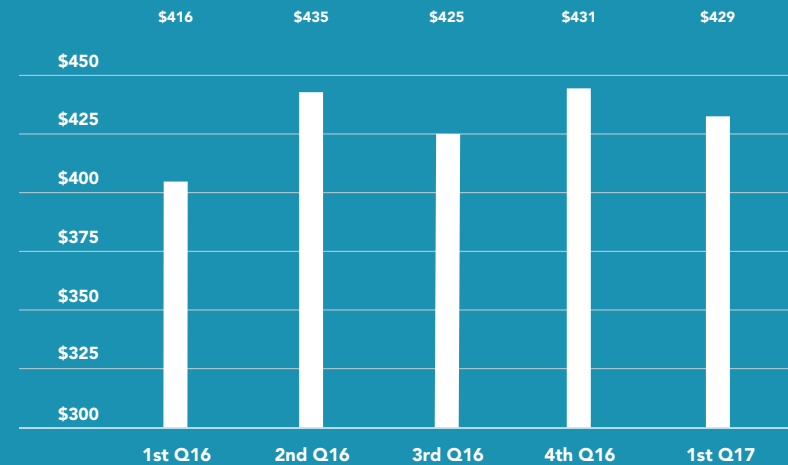
9% from 2016's first quarter to

\$913,494.

### AVERAGE & MEDIAN SALES PRICE



### AVERAGE PRICE PER SQUARE FOOT





## 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  
212.253.9300

#### SOHO

451 West Broadway  
New York, NY 10012  
212.253.9300

#### HARLEM

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

#### WASHINGTON HEIGHTS

819 West 187th Street  
New York, NY 10033  
212.928.3805

### RIVERDALE

#### 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

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

#### BOERUM HILL

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

#### PARK SLOPE

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

#### PARK SLOPE

244 Fifth Avenue  
Brooklyn, NY 11215  
718.622.9300

#### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

#### BEDFORD STUYVESANT

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

#### SOUTH SLOPE OFFICE

1214 8th Avenue  
Brooklyn, NY 11215  
718.878.1888

### 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

### QUEENS

#### LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### 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

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

#### DEVELOPMENT MARKETING

445 Park Avenue  
New York, NY 10022  
212.253.9300

#### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

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