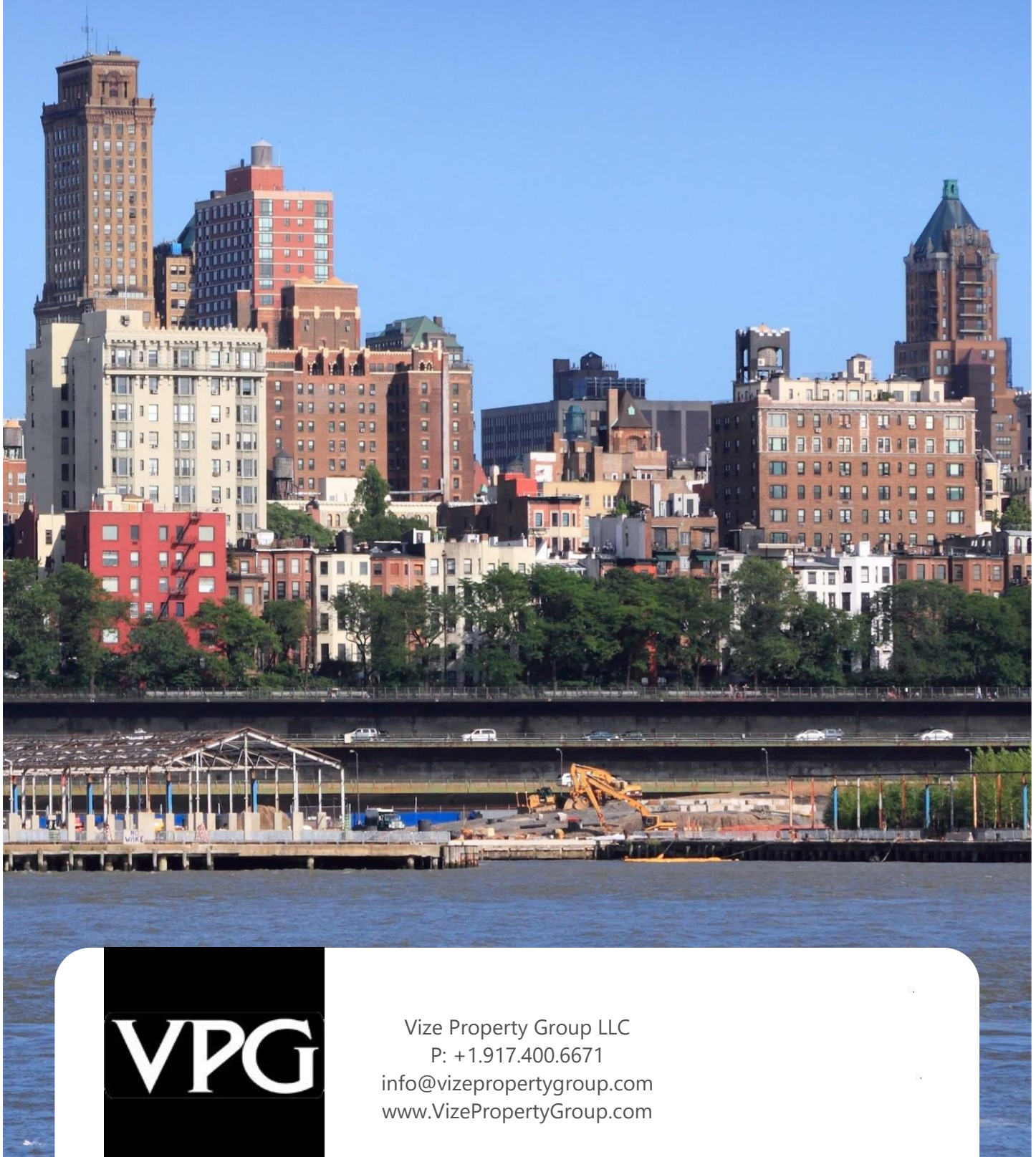


BROOKLYN

RESIDENTIAL MARKET REPORT

March 2020



VPG

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Residential Market Report Overview

The Brooklyn Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Brooklyn's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Brooklyn neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Brooklyn, March 2020

Median Sale Price



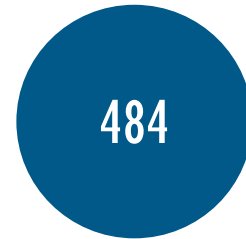
7% YoY

Median Price/Sq.ft.



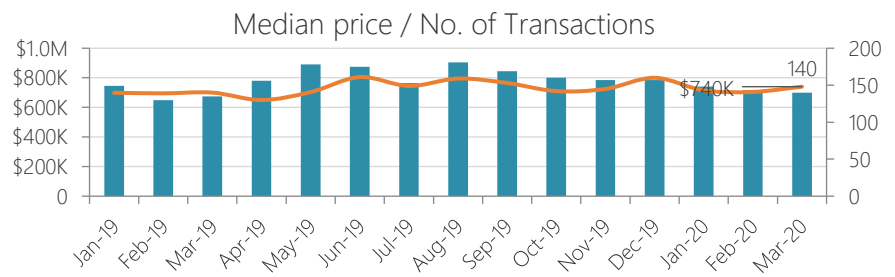
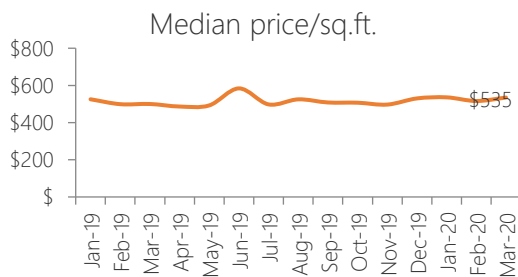
-11% YoY

No. of Transactions

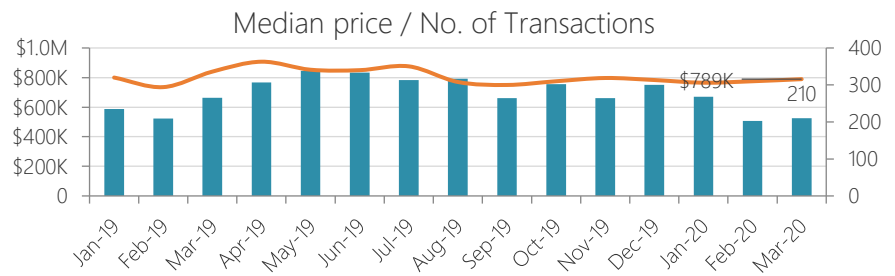
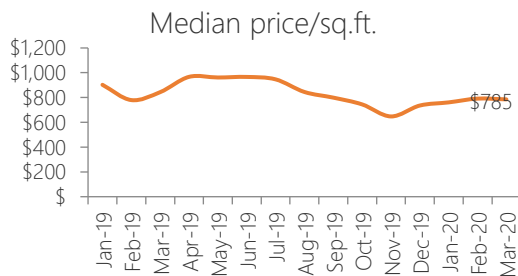


-17% YoY

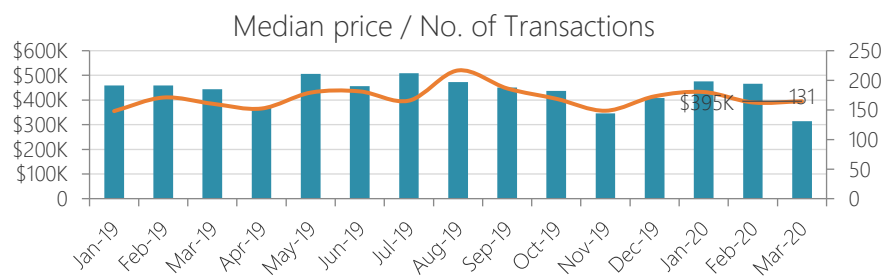
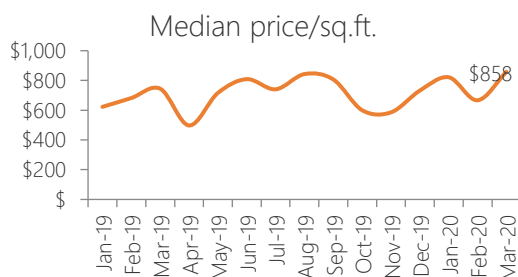
Single family



Condo



Coop



Top 10 Residential Sales

Brooklyn, March 2020

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	166 Amity St	\$7,500,000	10-Mar-20	3,900	\$1,923	Cobble Hill
2	106 Prospect Pl	\$6,190,000	26-Mar-20	4,502	\$1,375	Park Slope
3	94 A Amity St	\$6,119,396	13-Mar-20	4,160	\$1,471	Cobble Hill
4	168 Amity St	\$5,900,000	11-Mar-20	3,600	\$1,639	Cobble Hill
5	1046 E Seventh St	\$5,345,000	17-Mar-20	4,800	\$1,114	Midwood
6	98 Degraw St	\$3,800,000	19-Mar-20	3,206	\$1,185	Columbia Street Waterfront Dist
7	1001 Bushwick Ave	\$3,600,000	02-Mar-20	5,670	\$635	Bushwick
8	266 Clermont Ave	\$3,525,000	20-Mar-20	2,255	\$1,563	Fort Greene
9	1166 E 31st St	\$2,700,000	27-Mar-20	4,200	\$643	Midwood
10	130 St James Pl	\$2,600,000	02-Mar-20	2,784	\$934	Clinton Hill

Condo

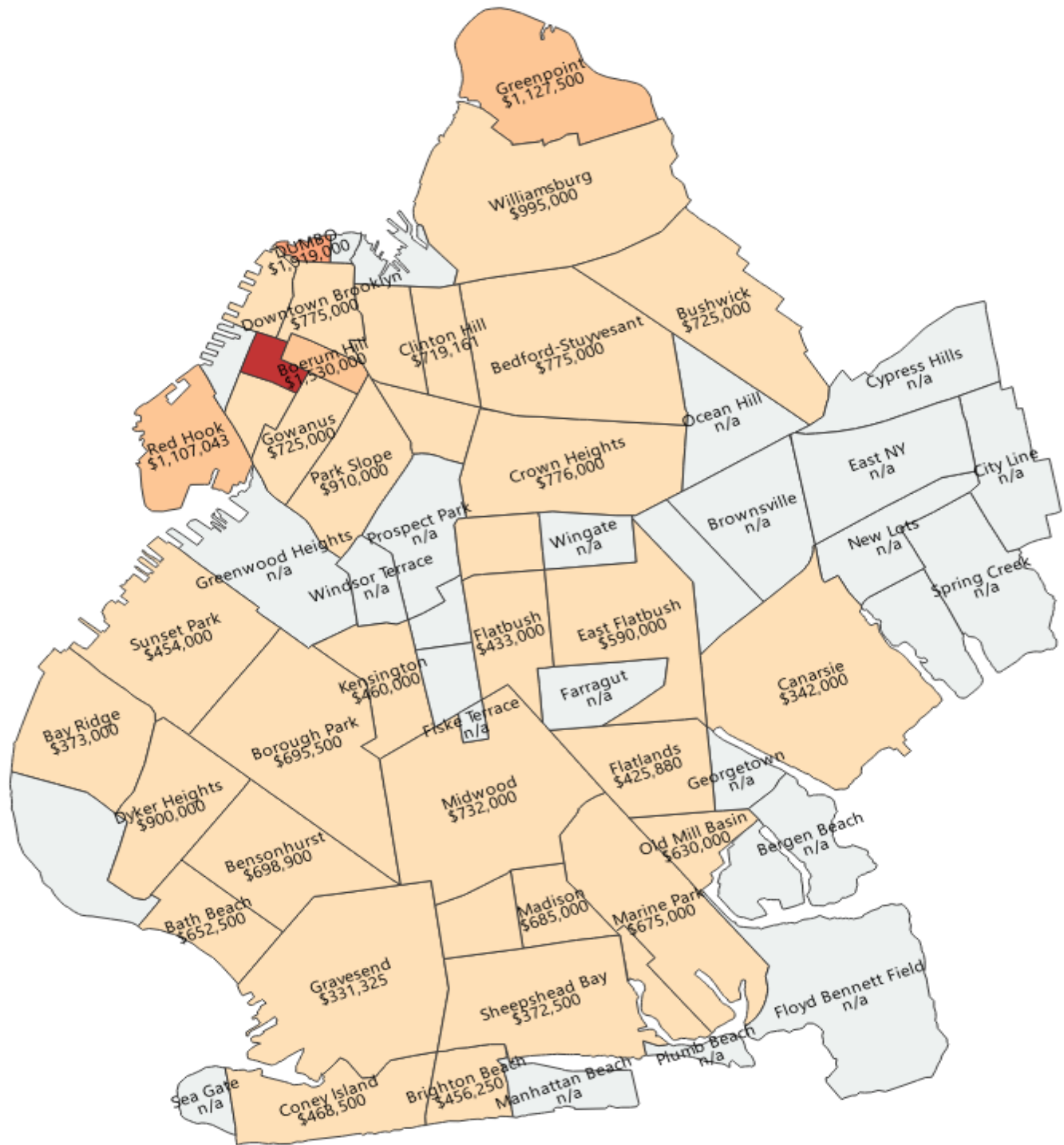
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	85 Adams St #18A	\$3,750,000	13-Mar-20	2,330	\$1,609	DUMBO
2	56 S Third St #3B	\$3,450,000	03-Mar-20	2,439	\$1,415	Williamsburg
3	2 Northside Piers #PH 3	\$3,229,000	26-Mar-20	1,965	\$1,643	Williamsburg
4	205 Water St #6B	\$2,958,000	03-Mar-20	1,641	\$1,803	DUMBO
5	1 Grand Army Plz #7J	\$2,900,000	26-Mar-20	2,000	\$1,450	Prospect Heights
6	341 Union St #1	\$2,352,158	27-Mar-20	3,500	\$672	-
7	265 State St #1002	\$2,292,500	17-Mar-20	1,705	\$1,345	Boerum Hill
8	160 Imlay St #4A	\$2,130,000	09-Mar-20	2,501	\$852	Red Hook
9	74 Second Pl #1A	\$2,120,000	13-Mar-20	2,519	\$842	Carroll Gardens
10	77 Douglass St #2	\$2,000,000	18-Mar-20	1,551	\$1,289	Cobble Hill

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	705 Driggs Ave #20	\$1,883,000	06-Mar-20	-	-	Williamsburg
2	156 Prospect Park W #4R	\$1,450,000	24-Mar-20	-	-	Park Slope
3	70 Remsen St #3C, D	\$1,450,000	02-Mar-20	-	-	Brooklyn Heights
4	849 Carroll St #2	\$1,311,000	10-Mar-20	-	-	Park Slope
5	38 Livingston St #62	\$1,300,000	13-Mar-20	-	-	Downtown Brooklyn
6	457 State St #4B, C	\$1,260,000	02-Mar-20	-	-	Boerum Hill
7	372 Dekalb Ave #2J	\$1,200,000	16-Mar-20	1,250	\$960	Clinton Hill
8	130 Eighth Ave #2A	\$1,100,000	05-Mar-20	-	-	Park Slope
9	210 President St #5	\$1,100,000	18-Mar-20	-	-	Carroll Gardens
10	375 Lincoln Pl #1H	\$1,050,000	12-Mar-20	1,100	\$955	Prospect Heights

Map of Neighborhoods

Brooklyn, March 2020



Top Neighborhoods

Brooklyn, March 2020

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Cobble Hill	\$1,542	\$3,950,000	7	\$1,375,000	-	\$6,119,396
2	DUMBO	\$1,361	\$1,919,000	4	\$1,919,000	-	-
3	Boerum Hill	\$1,345	\$1,530,000	4	\$1,800,000	\$1,260,000	-
4	Prospect Heights	\$1,190	\$1,025,000	13	\$1,810,000	\$830,000	\$2,275,000
5	Greenpoint	\$1,141	\$1,127,500	3	\$1,127,500	-	-
6	Williamsburg	\$1,137	\$995,000	36	\$995,000	\$1,883,000	\$1,875,000
7	Park Slope	\$1,129	\$910,000	19	\$999,000	\$730,000	\$6,190,000
8	Gowanus	\$1,014	\$725,000	12	\$725,000	-	-
9	Downtown Brooklyn	\$932	\$775,000	14	\$775,000	\$716,500	-
10	Carroll Gardens	\$925	\$920,500	7	\$842,000	\$999,000	-
11	Clinton Hill	\$921	\$719,161	15	\$1,125,000	\$640,000	\$2,600,000
12	Bushwick	\$868	\$725,000	8	\$722,500	-	\$3,600,000
13	Prospect - Lefferts Gardens	\$799	\$690,000	4	\$640,000	-	\$1,538,500
14	Red Hook	\$775	\$1,107,043	10	\$1,107,043	-	-
15	Brighton Beach	\$744	\$456,250	7	\$657,500	\$360,000	\$437,500
16	Bay Ridge	\$731	\$373,000	23	\$630,000	\$322,000	\$997,000
17	Dyker Heights	\$669	\$900,000	13	-	\$292,380	\$905,000
18	Crown Heights	\$658	\$776,000	8	\$485,000	\$503,000	\$1,422,500
19	Bedford-Stuyvesant	\$652	\$775,000	12	\$702,500	-	\$1,400,000
20	Borough Park	\$614	\$695,500	10	\$695,500	\$315,000	\$815,000
21	Madison	\$608	\$685,000	9	\$352,872	\$300,000	\$725,000
22	Midwood	\$594	\$732,000	28	\$718,000	\$298,500	\$887,500
23	Flatbush	\$593	\$433,000	9	\$457,821	\$329,500	\$415,000
24	Bensonhurst	\$586	\$698,900	9	\$658,000	-	\$978,000
25	Bath Beach	\$574	\$652,500	4	\$600,000	-	\$849,000
26	Coney Island	\$550	\$468,500	11	\$482,000	\$443,000	\$579,000
27	Sheepshead Bay	\$531	\$372,500	15	\$510,000	\$220,000	\$720,000
28	Gerritsen Beach	\$526	\$334,500	9	\$575,000	\$167,800	\$438,150
29	Gravesend	\$516	\$331,325	9	\$690,000	\$290,000	\$721,325
30	Old Mill Basin	\$463	\$630,000	6	-	-	\$630,000
31	East Flatbush	\$440	\$590,000	19	-	\$307,000	\$607,125
32	East New York	\$410	\$457,500	11	\$270,000	-	\$495,000
33	Canarsie	\$407	\$342,000	11	\$276,266	-	\$625,000
34	Flatlands	\$371	\$425,880	10	-	\$180,000	\$585,000
35	Marine Park	\$360	\$675,000	6	-	-	\$675,000

This is a ranking of Brooklyn neighborhoods based on median sale price per sq.ft.

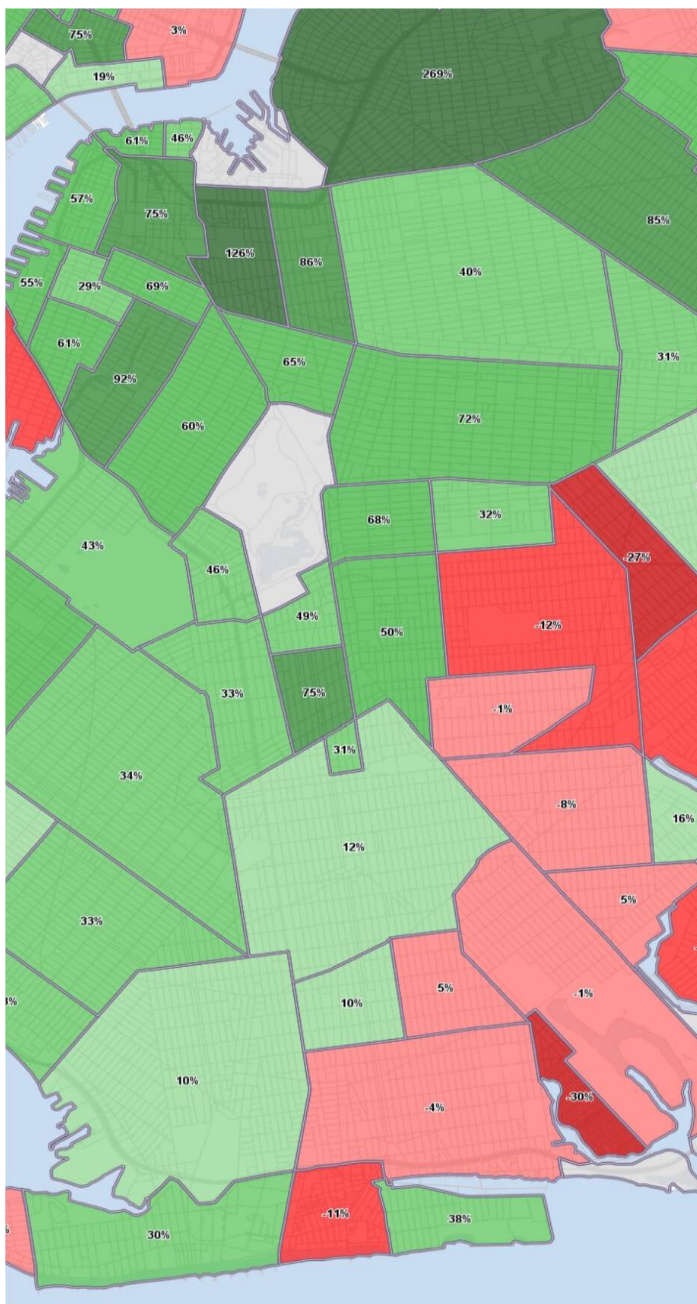
Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.

Sales Maps

Brooklyn, March 2020

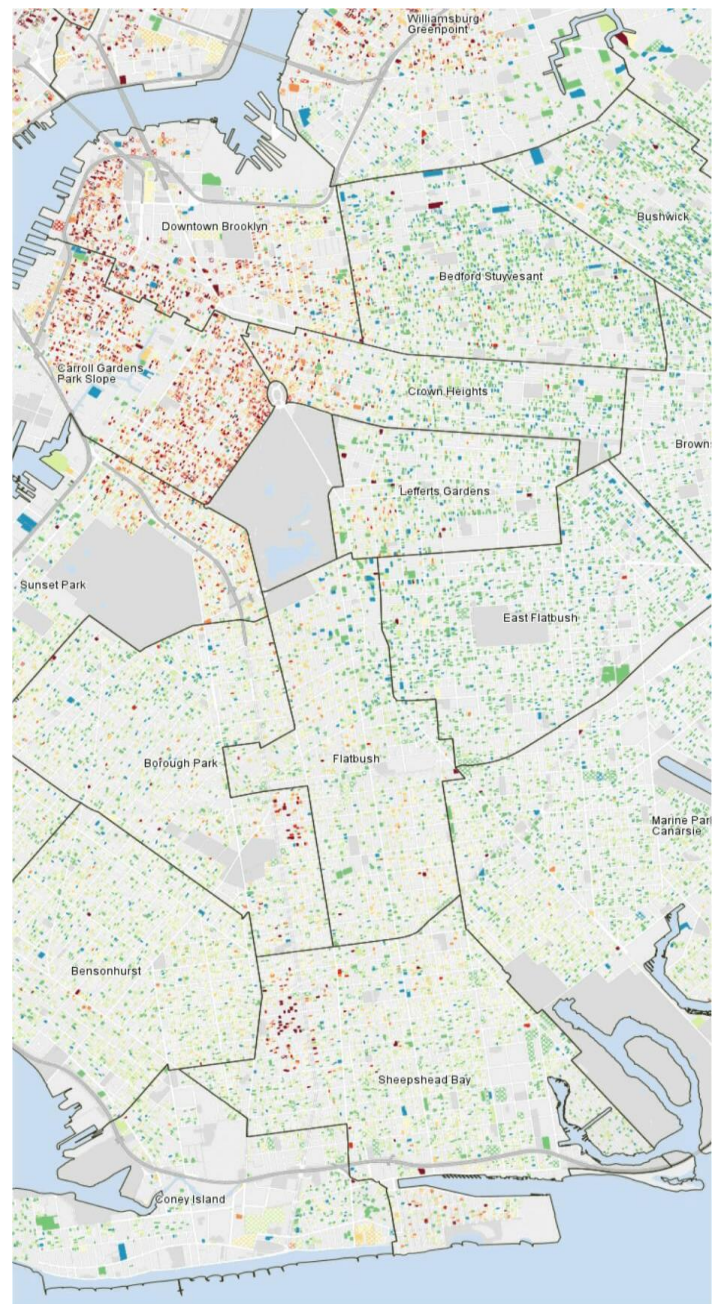
Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.



Price / Sq.ft.

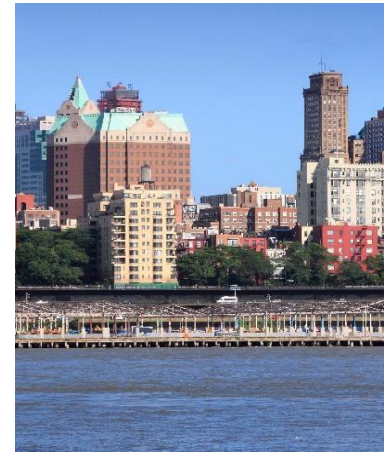
The map displays Price per sq.ft. for properties sold in the last 5 years.



Bath Beach

Brooklyn, March 2020

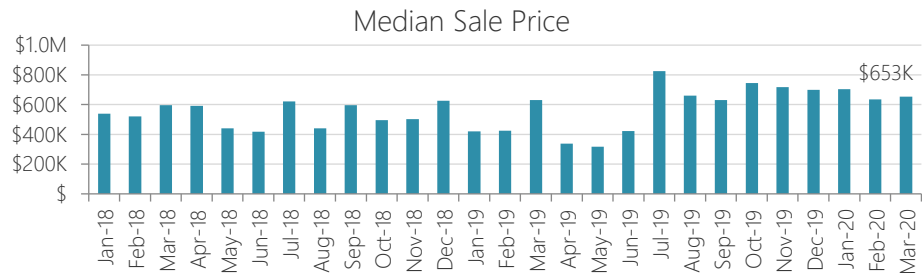
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the locally owned fruit and vegetable stands.



Median Sale Price



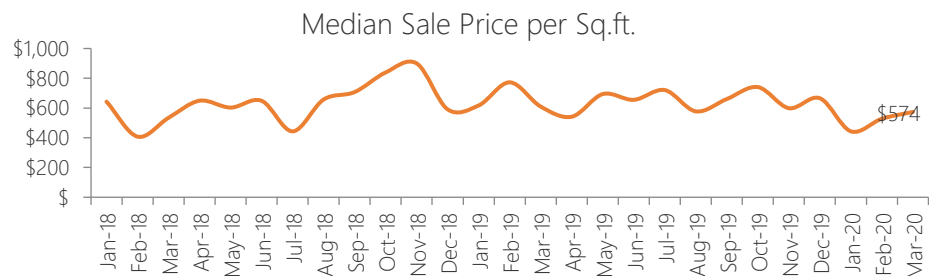
4% YoY



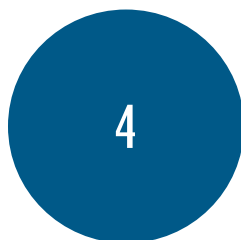
Median Sale Price per Sq.ft.



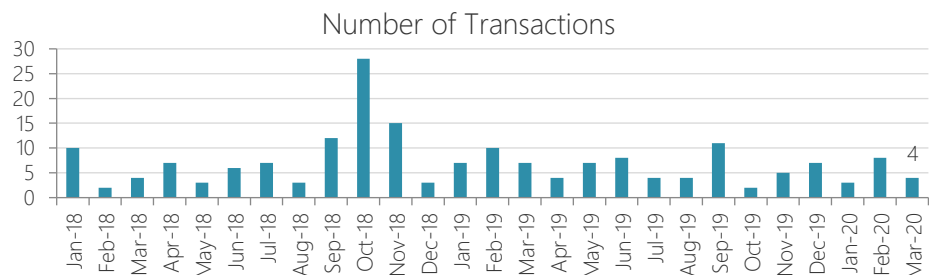
-6% YoY



Number of Transactions



-43% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$600,000	-5%	\$552	-14%	3
Coops	-	-	-	-	0
Houses	\$849,000	-26%	\$595	-62%	1

Bay Ridge

Brooklyn, March 2020

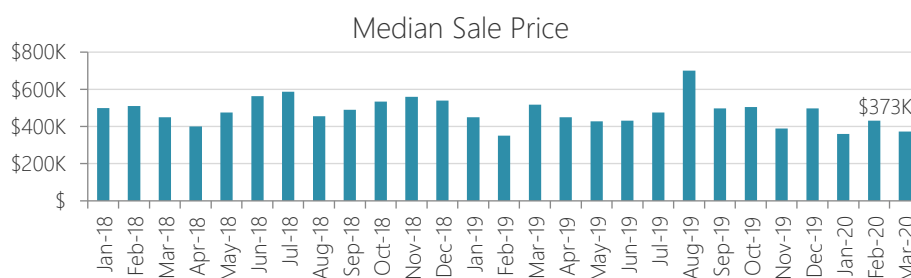
Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks include the 69th Street Pier and Owl's Head Park.



Median Sale Price

\$373K

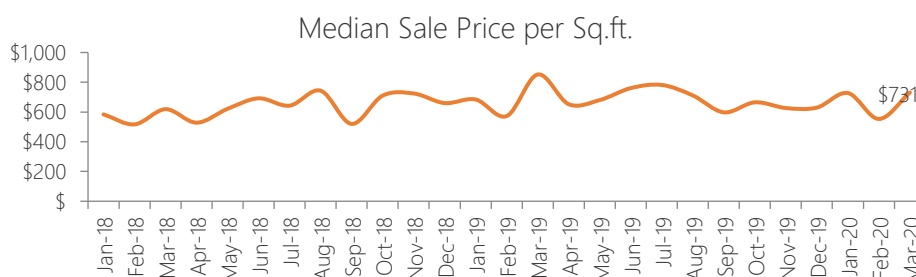
-28% YoY



Median Sale Price per Sq.ft.

\$731

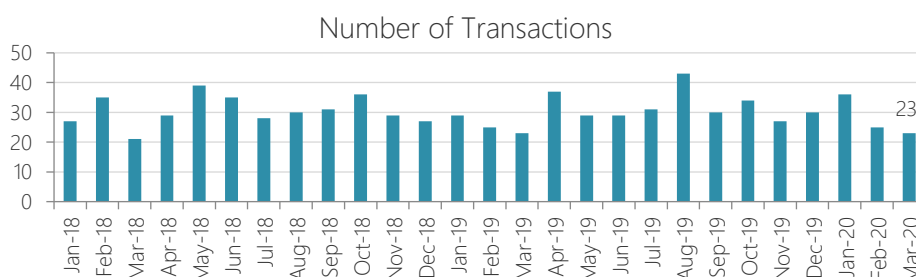
-14% YoY



Number of Transactions

23

0% YoY



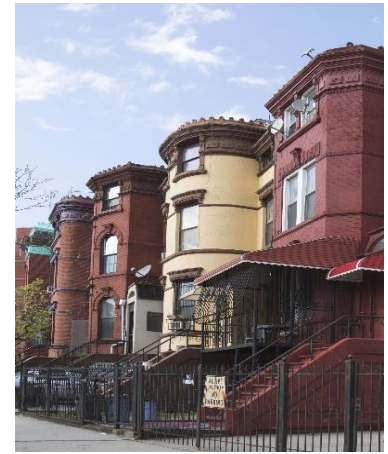
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$630,000	-16%	\$764	-14%	3
Coops	\$322,000	-7%	-	-	13
Houses	\$997,000	-18%	\$607	15%	7

Bedford-Stuyvesant

Brooklyn, March 2020

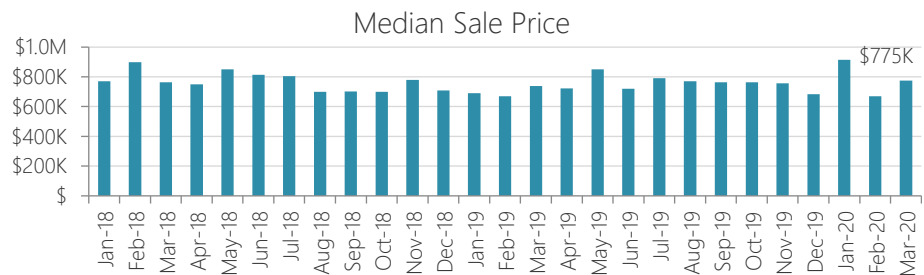
Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes half a dozen subway and bus lines.



Median Sale Price



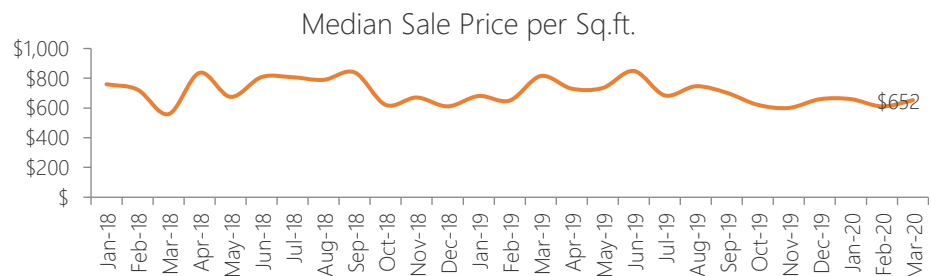
5% YoY



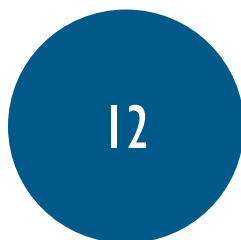
Median Sale Price per Sq.ft.



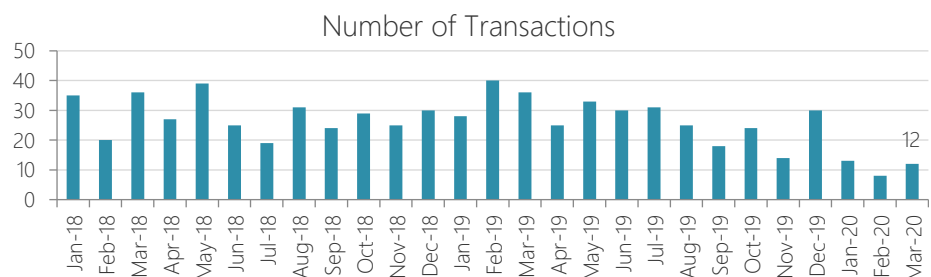
-20% YoY



Number of Transactions



-67% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$702,500	-6%	\$650	-23%	9
Coops	-	-	-	-	0
Houses	\$1,400,000	700%	\$821	727%	3

Bensonhurst

Brooklyn, March 2020

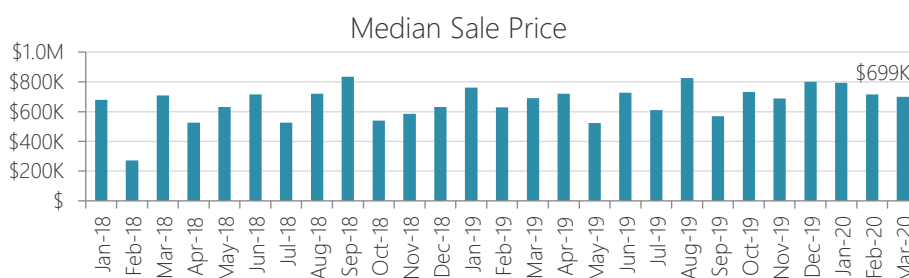
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



Median Sale Price



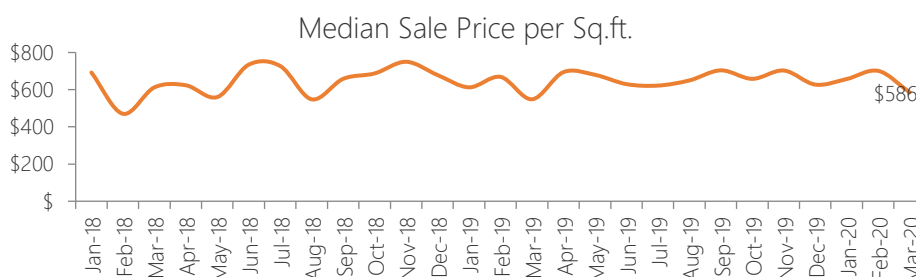
1% YoY



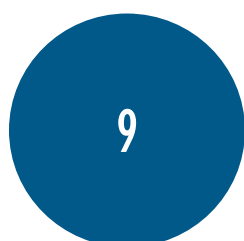
Median Sale Price per Sq.ft.



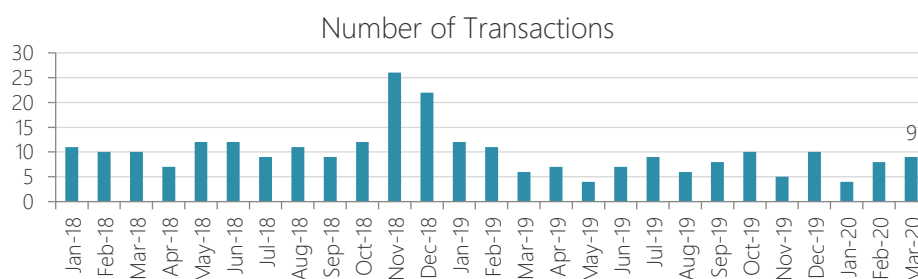
7% YoY



Number of Transactions



50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$658,000	-3%	\$592	8%	6
Coops	-	-	-	-	0
Houses	\$978,000	-29%	\$530	-24%	3

Boerum Hill

Brooklyn, March 2020

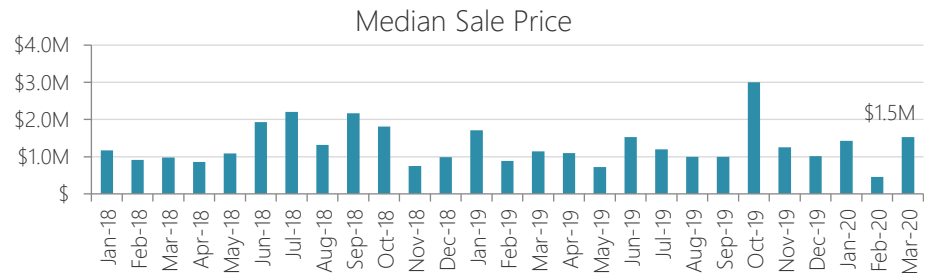
Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks include BAM and the Invisible Dog Art Center.



Median Sale Price

\$1.53M

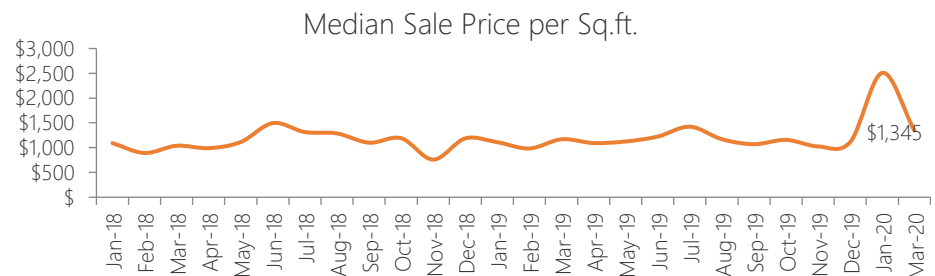
34% YoY



Median Sale Price per Sq.ft.

\$1,345

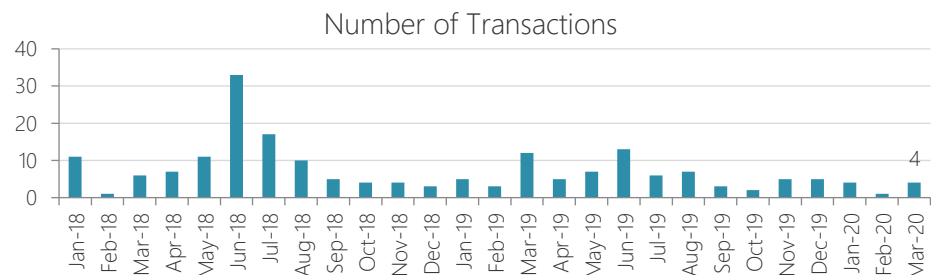
15% YoY



Number of Transactions

4

-67% YoY



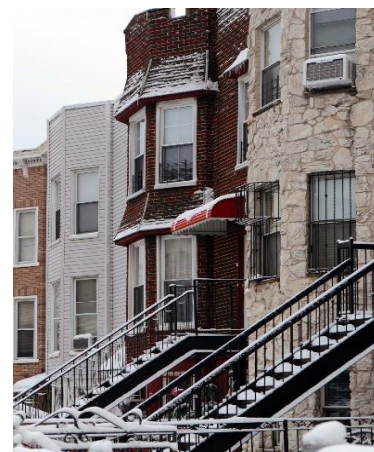
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,800,000	64%	\$1,345	19%	3
Coops	\$1,260,000	-	-	-	1
Houses	-	-	-	-	0

Borough Park

Brooklyn, March 2020

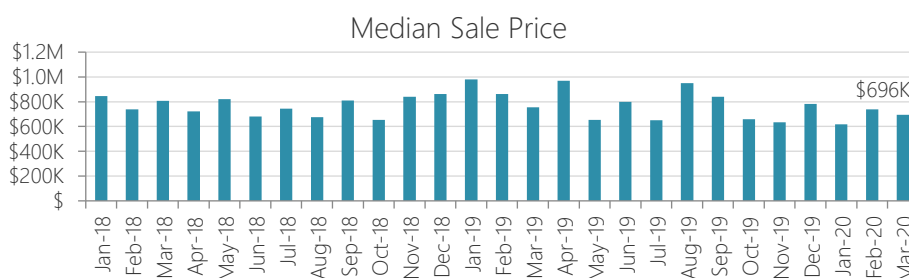
Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound in this neighborhood.



Median Sale Price

\$696K

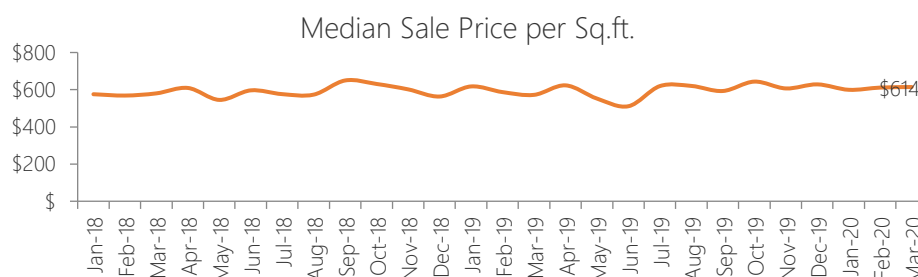
-8% YoY



Median Sale Price per Sq.ft.

\$614

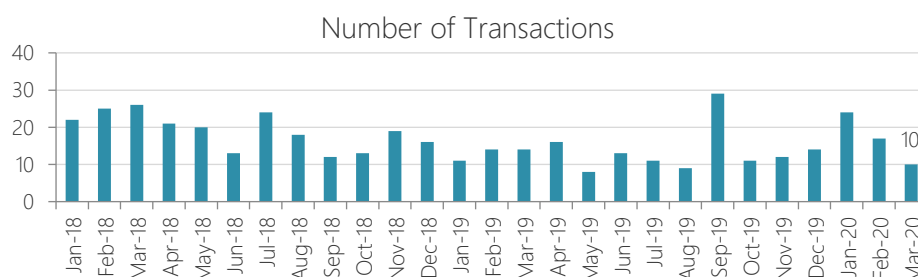
7% YoY



Number of Transactions

10

-29% YoY



Type of Properties Sold

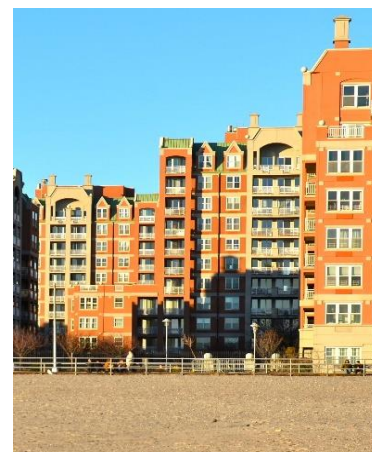
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$695,500	-8%	\$604	13%	6
Coops	\$315,000	-43%	-	-	1
Houses	\$815,000	-8%	\$625	-10%	3



Brighton Beach

Brooklyn, March 2020

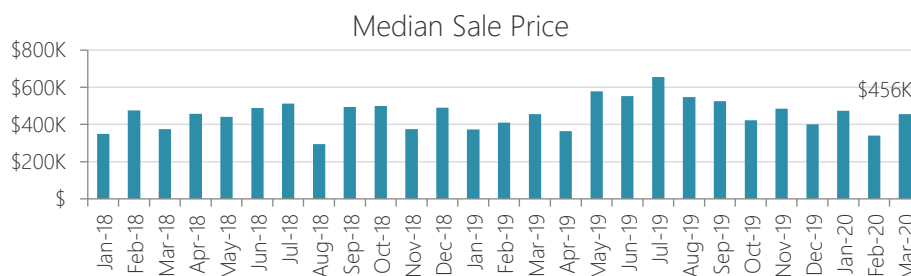
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include both single-family and multi-family homes.



Median Sale Price

\$456K

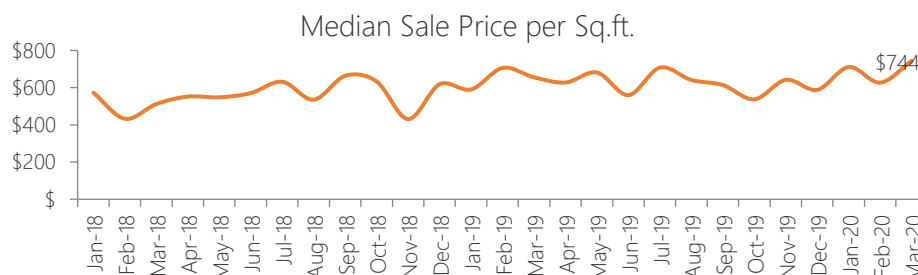
0% YoY



Median Sale Price per Sq.ft.

\$744

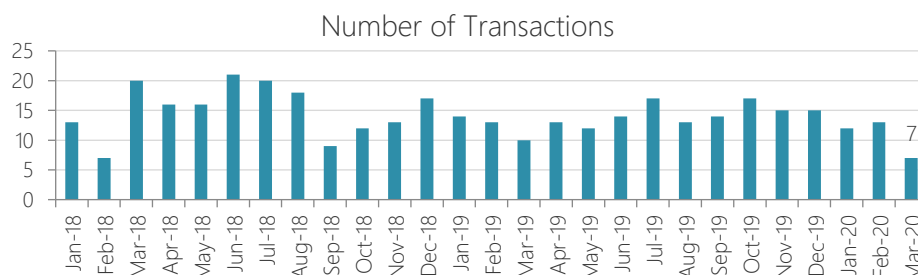
14% YoY



Number of Transactions

7

-30% YoY



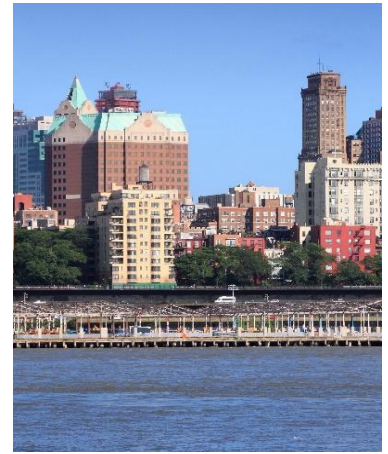
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$657,500	-21%	\$744	14%	2
Coops	\$360,000	39%	\$3,883	-	3
Houses	\$437,500	-	\$549	-	1

Bushwick

Brooklyn, March 2020

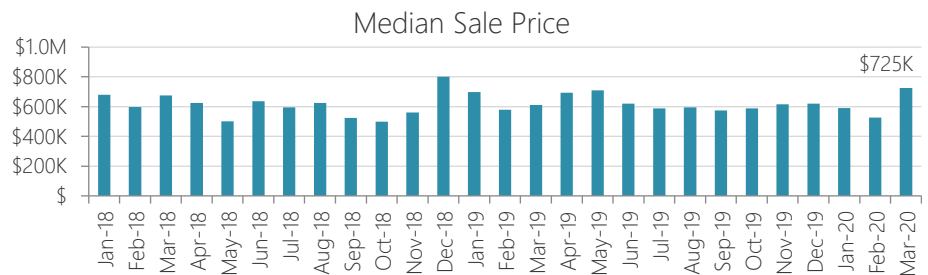
Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97% are within a half mile of a subway station.



Median Sale Price



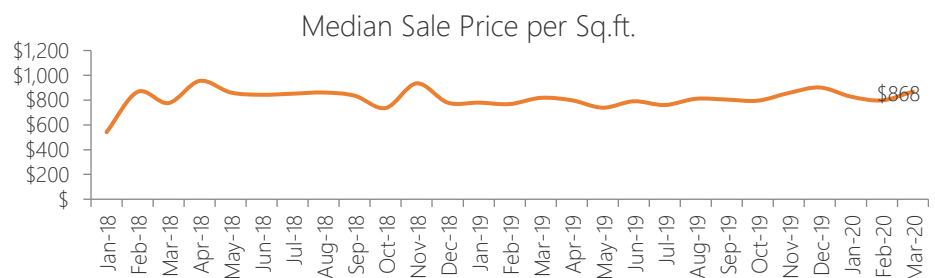
19% YoY



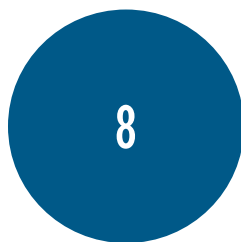
Median Sale Price per Sq.ft.



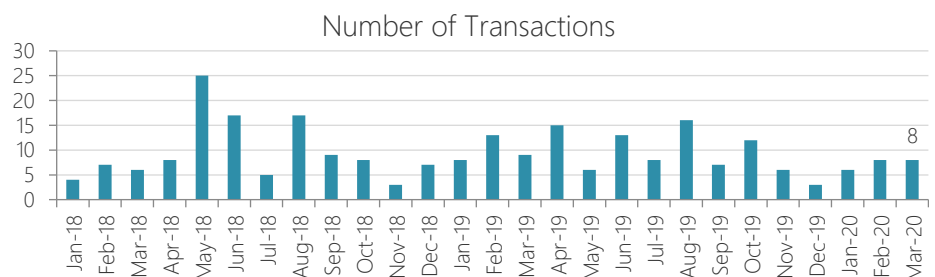
6% YoY



Number of Transactions



-11% YoY



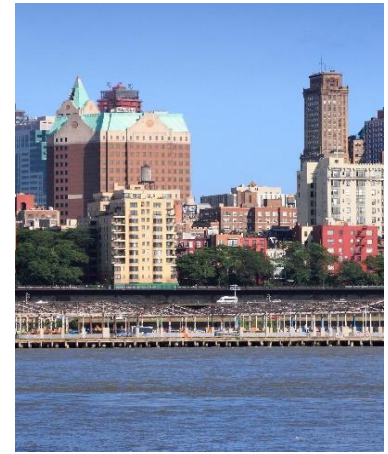
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$722,500	14%	\$875	6%	7
Coops	-	-	-	-	0
Houses	\$3,600,000	627%	\$635	125%	1

Canarsie

Brooklyn, March 2020

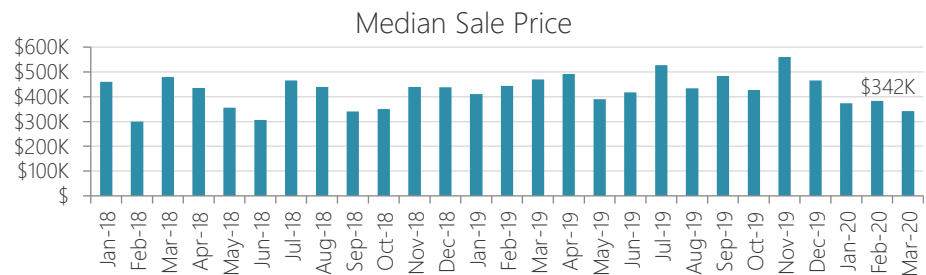
There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages, and housing developments near the L train stop.



Median Sale Price



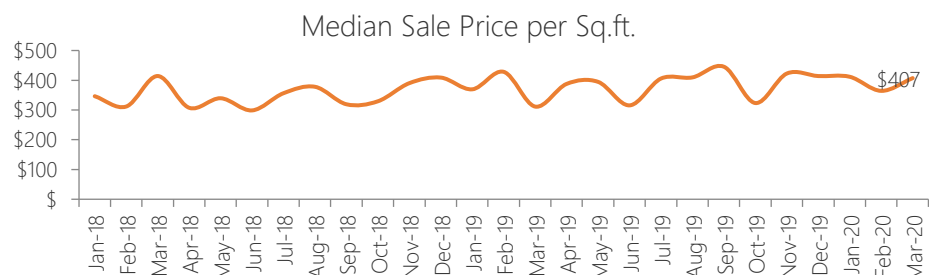
-27% YoY



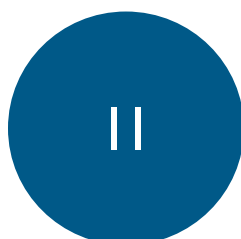
Median Sale Price per Sq.ft.



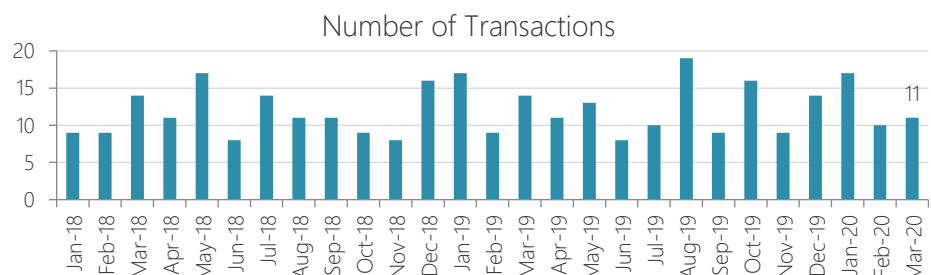
31% YoY



Number of Transactions



-21% YoY



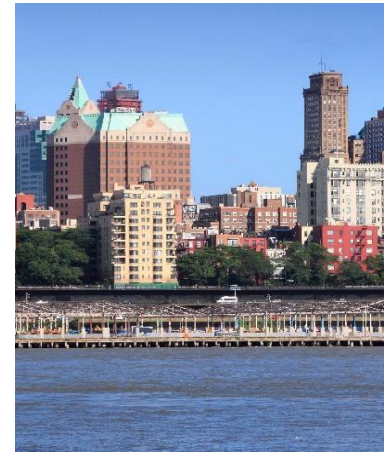
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$276,266	-3%	\$310	-16%	6
Coops	-	-	-	-	0
Houses	\$625,000	13%	\$584	88%	6

Carroll Gardens

Brooklyn, March 2020

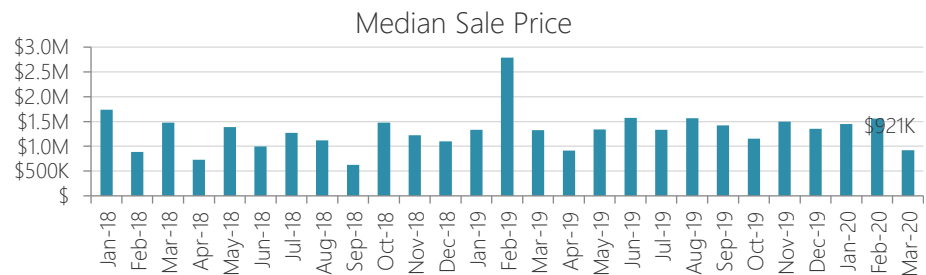
Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and G subway trains as well as several express buses.



Median Sale Price

\$921K

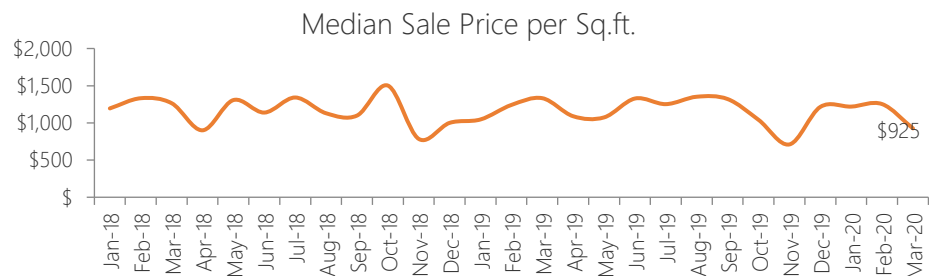
-31% YoY



Median Sale Price per Sq.ft.

\$925

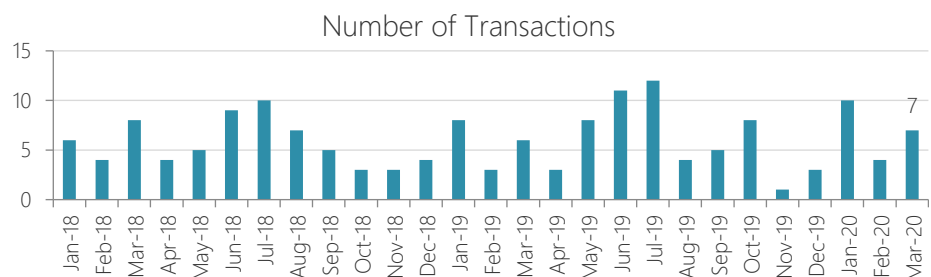
-31% YoY



Number of Transactions

7

17% YoY



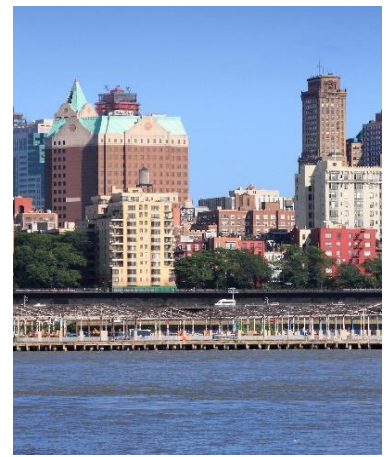
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$842,000	-49%	\$925	-31%	3
Coops	\$999,000	2%	-	-	3
Houses	-	-	-	-	0

Clinton Hill

Brooklyn, March 2020

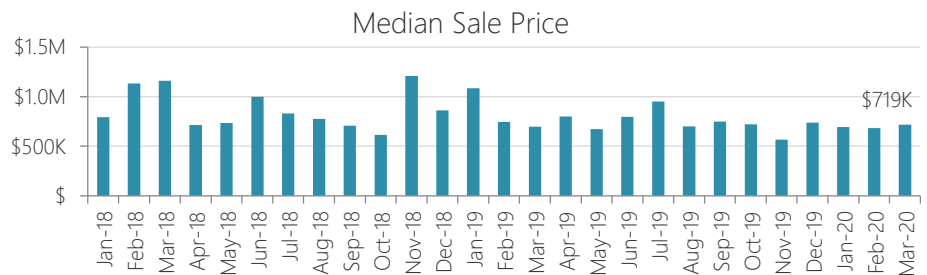
Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here. Walking and biking are a dream on the wide tree-lined streets.



Median Sale Price



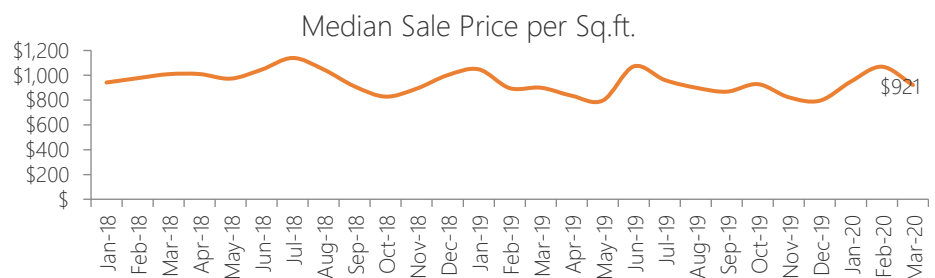
3% YoY



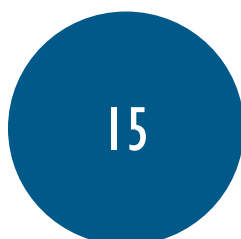
Median Sale Price per Sq.ft.



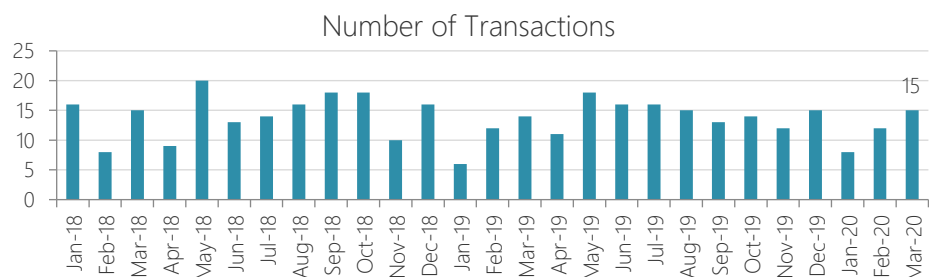
2% YoY



Number of Transactions



7% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,125,000	-3%	\$1,039	6%	4
Coops	\$640,000	1%	\$897	4%	10
Houses	\$2,600,000	-	\$934	-	1

Cobble Hill

Brooklyn, March 2020

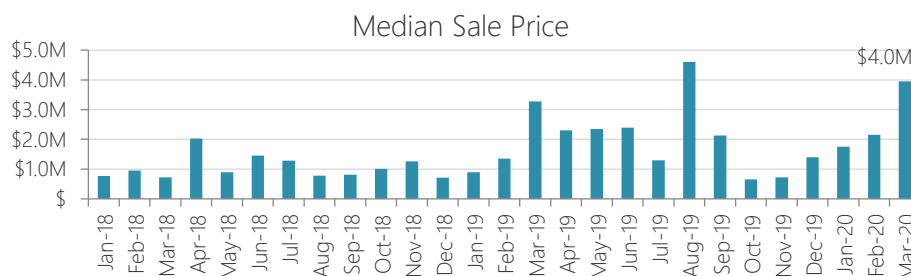
For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy and hip this is a popular, growing neighborhood.



Median Sale Price

\$3.95M

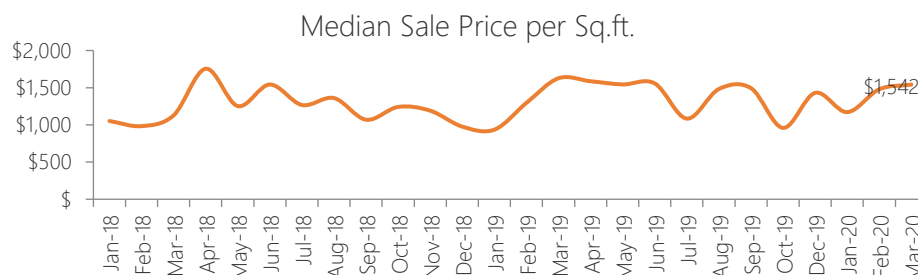
21% YoY



Median Sale Price per Sq.ft.

\$1,542

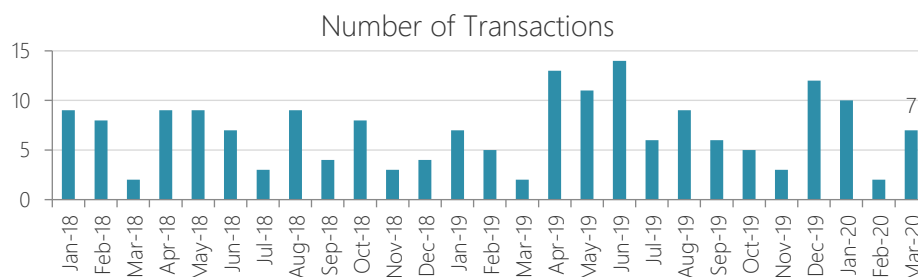
-5% YoY



Number of Transactions

7

250% YoY



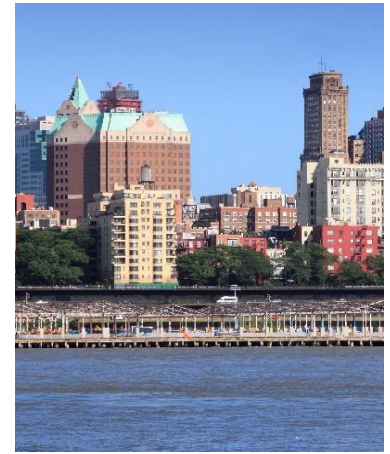
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,375,000	-70%	\$1,428	-12%	3
Coops	-	-	-	-	0
Houses	\$6,119,396	-	\$1,639	-	3

Coney Island

Brooklyn, March 2020

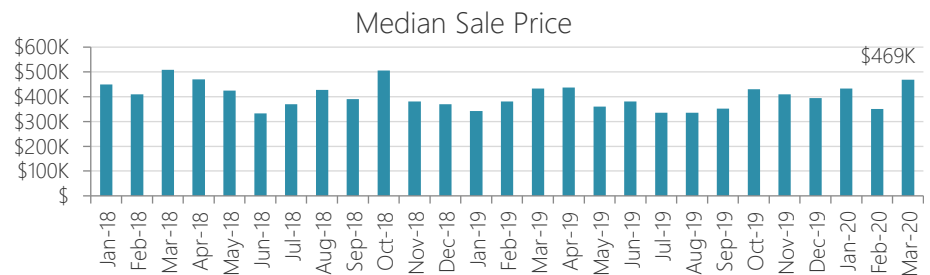
Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.



Median Sale Price



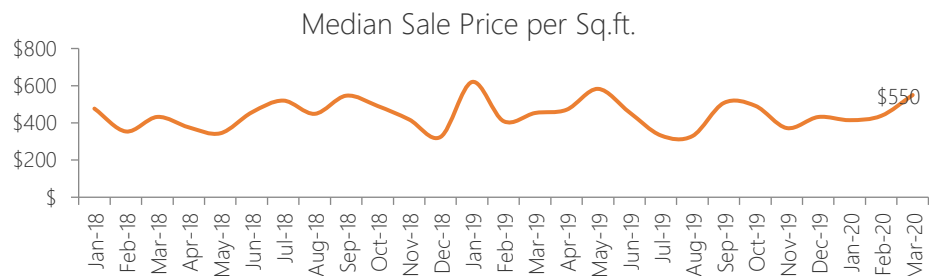
8% YoY



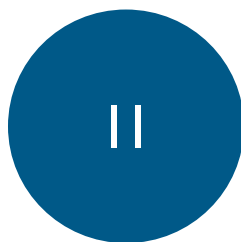
Median Sale Price per Sq.ft.



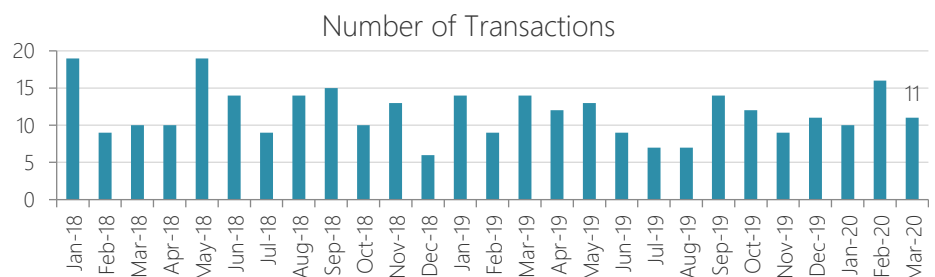
21% YoY



Number of Transactions



-21% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$482,000	-26%	\$638	4%	3
Coops	\$443,000	11%	-	-	6
Houses	\$579,000	6%	\$431	9%	2

Crown Heights

Brooklyn, March 2020

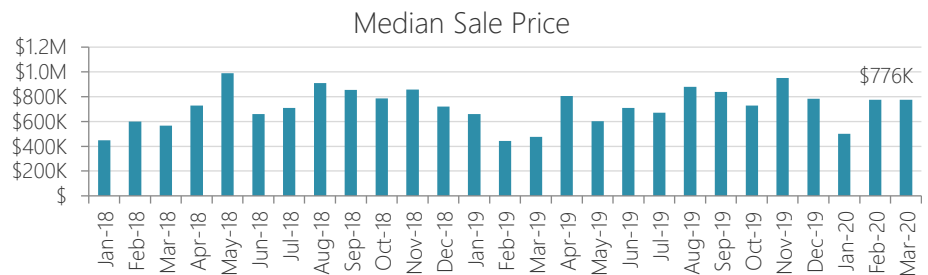
Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.



Median Sale Price

\$776K

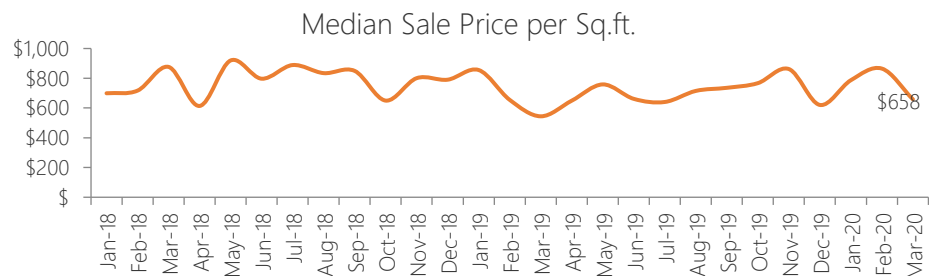
63% YoY



Median Sale Price per Sq.ft.

\$658

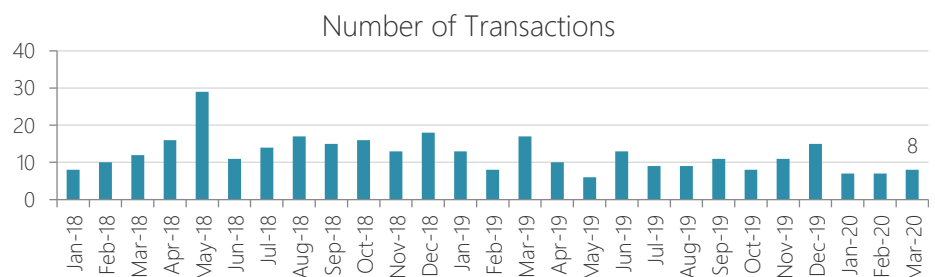
21% YoY



Number of Transactions

8

-53% YoY



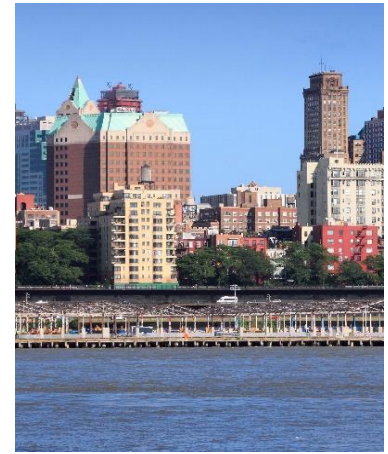
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$485,000	-7%	\$336	-41%	1
Coops	\$503,000	214%	-	-	2
Houses	\$1,422,500	3%	\$722	53%	4

Downtown Brooklyn

Brooklyn, March 2020

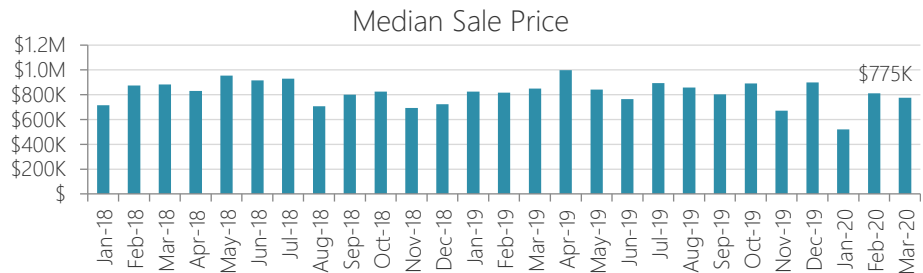
As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools, and many bus lines and subway stations.



Median Sale Price



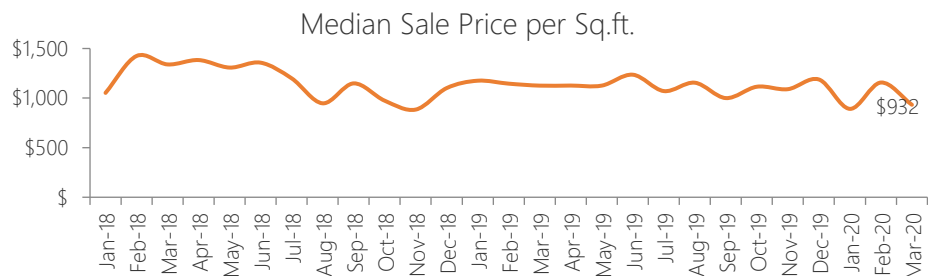
-9% YoY



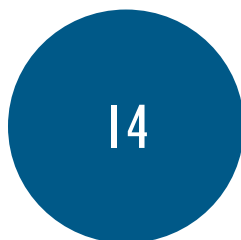
Median Sale Price per Sq.ft.



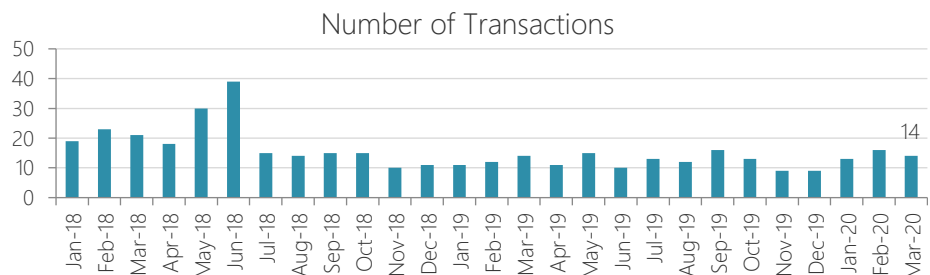
-17% YoY



Number of Transactions



0% YoY



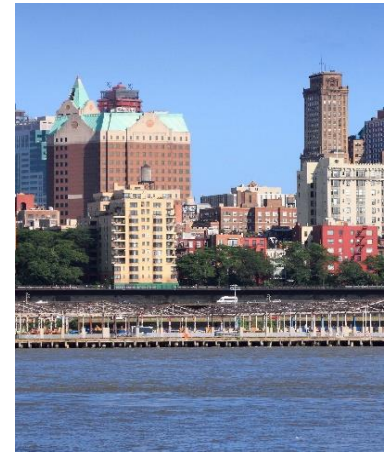
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$775,000	-9%	\$1,109	-4%	8
Coops	\$716,500	7%	\$800	-8%	7
Houses	-	-	-	-	0

DUMBO

Brooklyn, March 2020

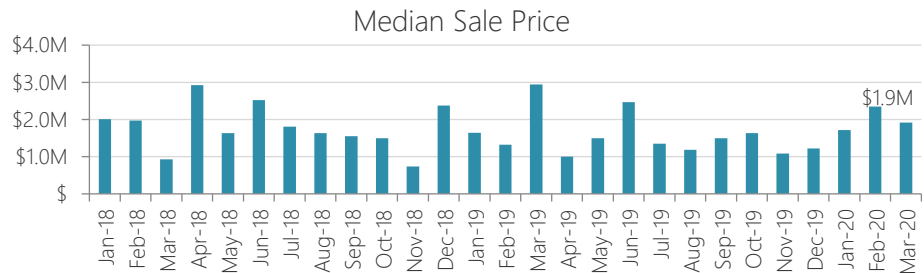
The trendy neighborhood of DUMBO is as classy as it is sassy. With a hip vibe today built on a historic past there's a mixture of converted warehouses and vintage loft spaces – some with views of the Brooklyn Bridge and the Manhattan skyline. Trendy shops, hip bars, and manicured waterfront spaces can be found throughout this popular neighborhood.



Median Sale Price

\$1.92M

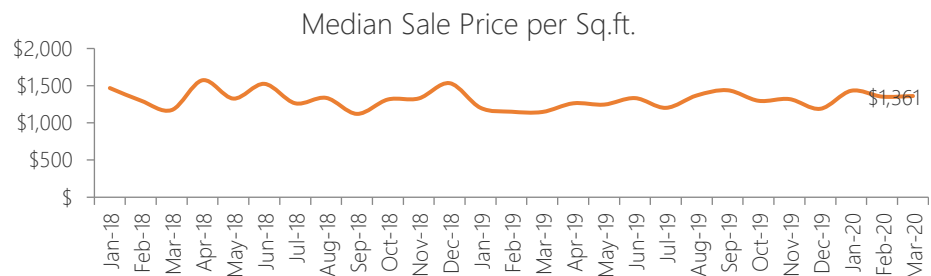
-35% YoY



Median Sale Price per Sq.ft.

\$1,361

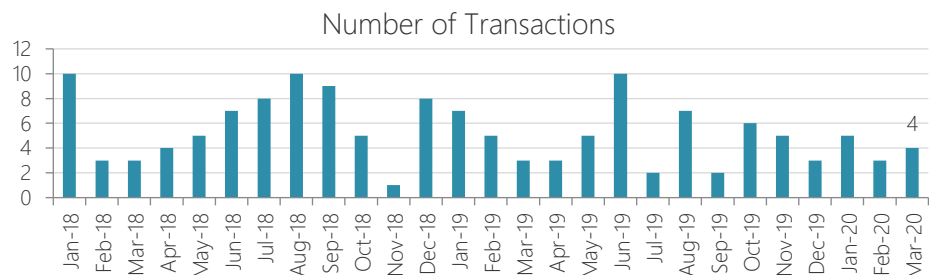
19% YoY



Number of Transactions

4

33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,919,000	-35%	\$1,361	19%	4
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Dyker Heights

Brooklyn, March 2020

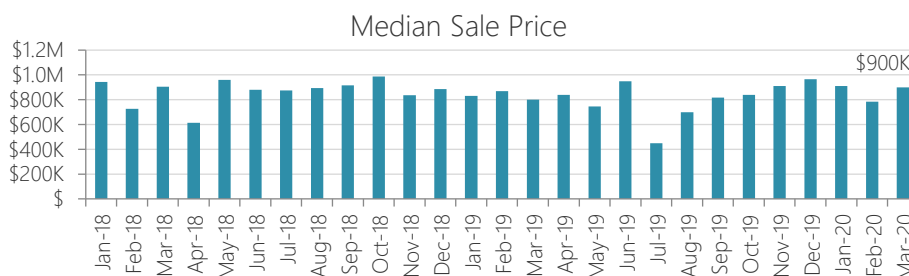
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



Median Sale Price



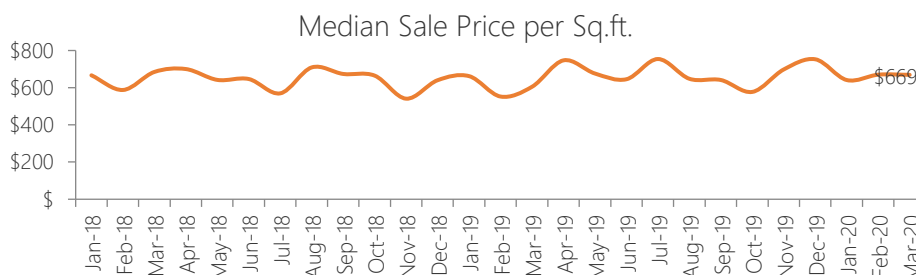
13% YoY



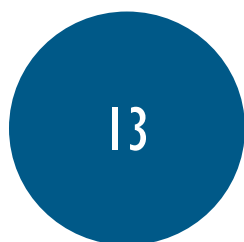
Median Sale Price per Sq.ft.



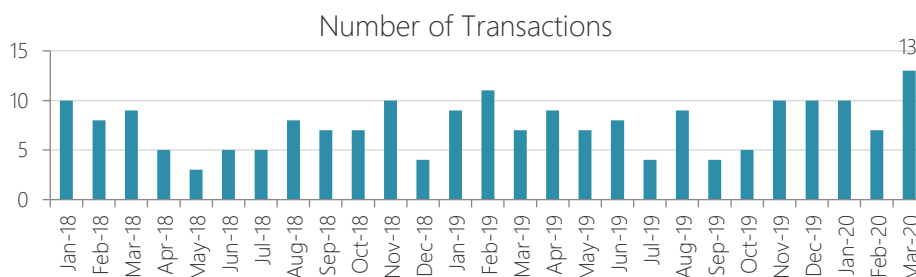
11% YoY



Number of Transactions



86% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$292,380	-	-	-	2
Houses	\$905,000	4%	\$669	26%	11

East Flatbush

Brooklyn, March 2020

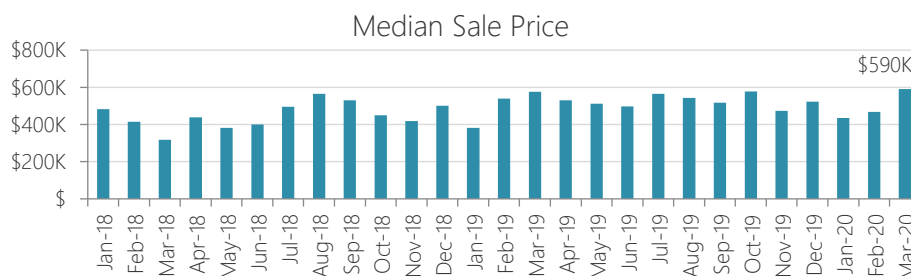
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



Median Sale Price

\$590K

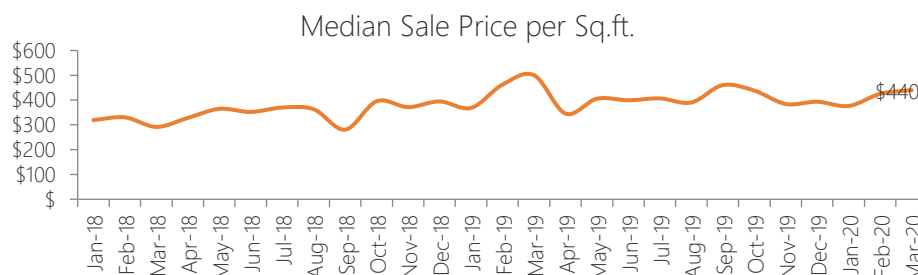
3% YoY



Median Sale Price per Sq.ft.

\$440

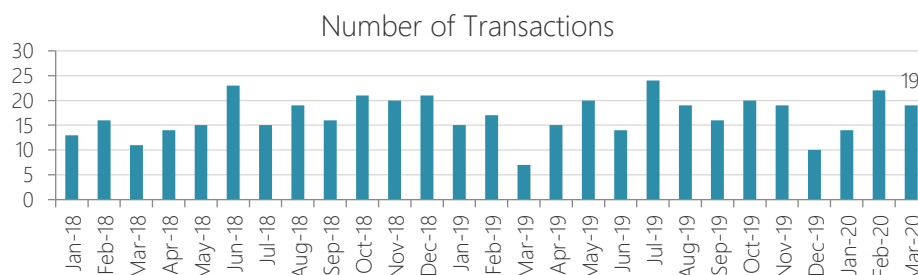
-12% YoY



Number of Transactions

19

171% YoY

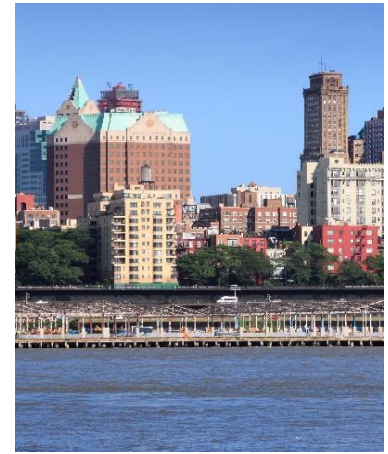


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$307,000	36%	-	-	3
Houses	\$607,125	6%	\$440	-12%	15

East New York

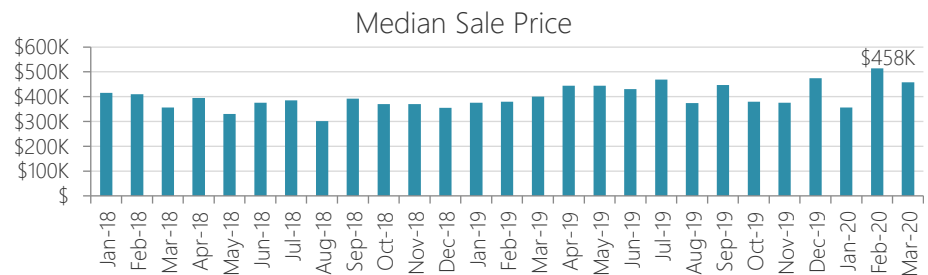
Brooklyn, March 2020



Median Sale Price



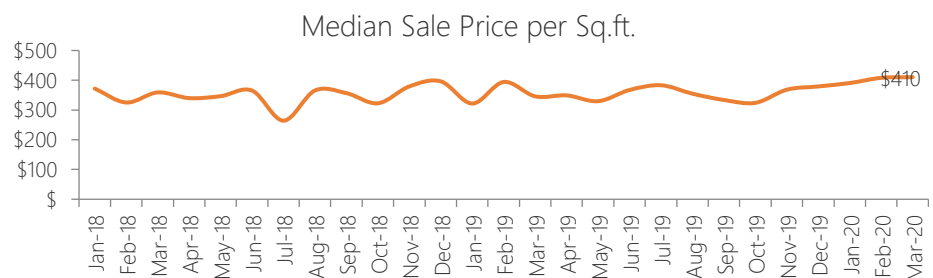
14% YoY



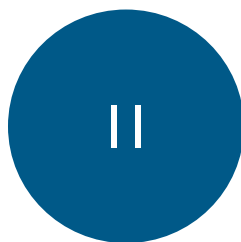
Median Sale Price per Sq.ft.



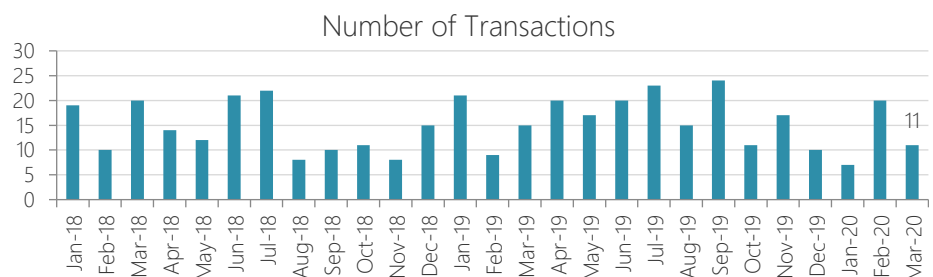
19% YoY



Number of Transactions



-27% YoY



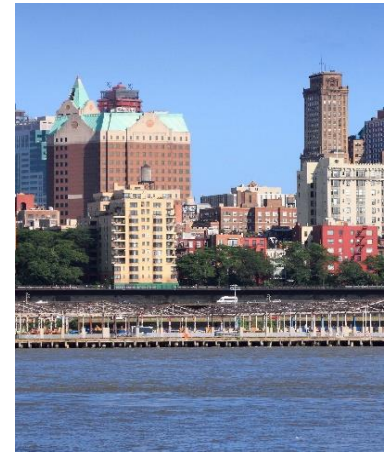
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$270,000	26%	\$423	22%	1
Coops	-	-	-	-	0
Houses	\$495,000	5%	\$405	19%	10

Flatbush

Brooklyn, March 2020

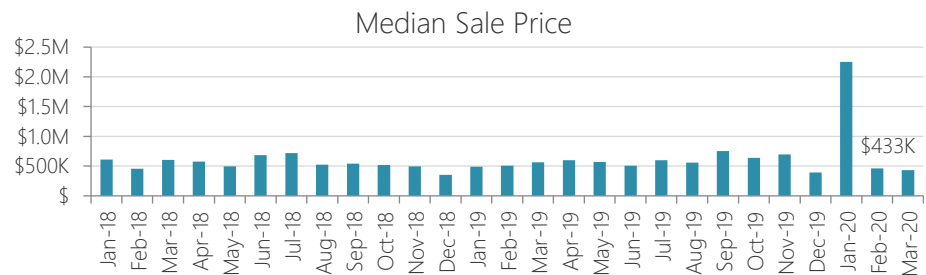
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service this neighborhood, which makes commuting to Manhattan a breeze.



Median Sale Price



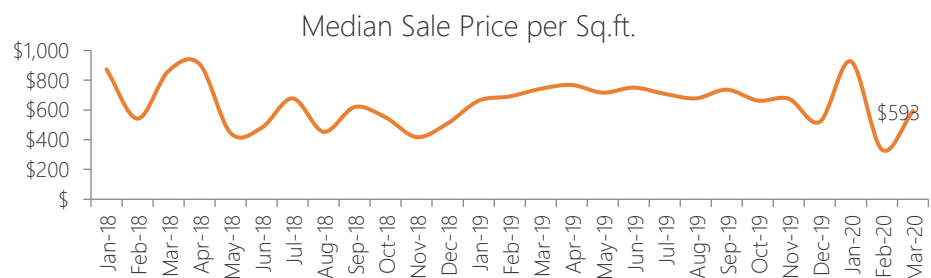
-23% YoY



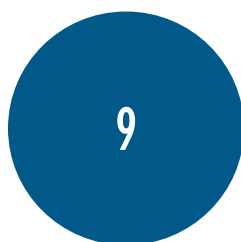
Median Sale Price per Sq.ft.



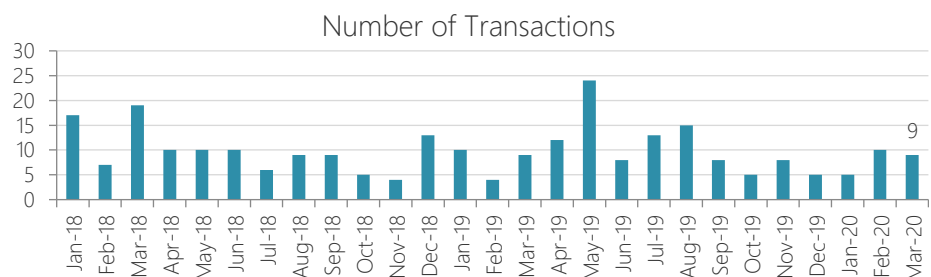
-20% YoY



Number of Transactions



0% YoY



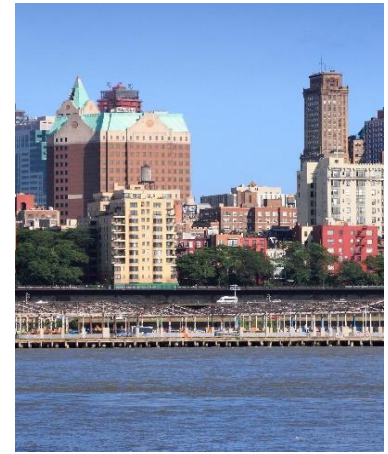
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$457,821	-20%	\$716	-4%	3
Coops	\$329,500	-13%	-	-	2
Houses	\$415,000	-	\$302	-	3

Flatlands

Brooklyn, March 2020

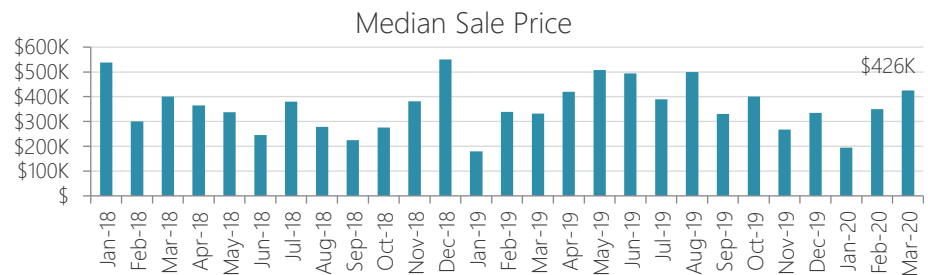
With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features numerous retail stores and restaurants.



Median Sale Price



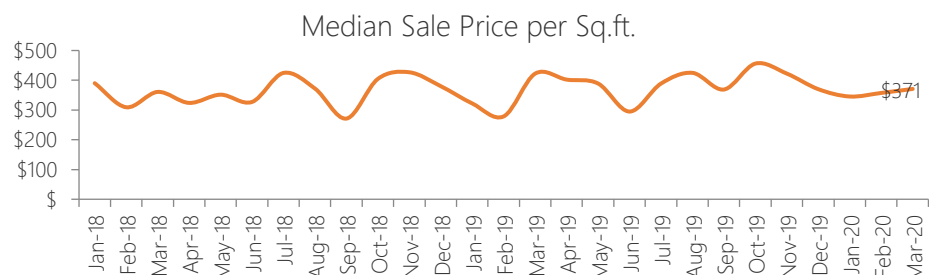
28% YoY



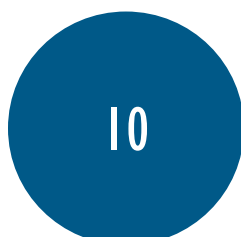
Median Sale Price per Sq.ft.



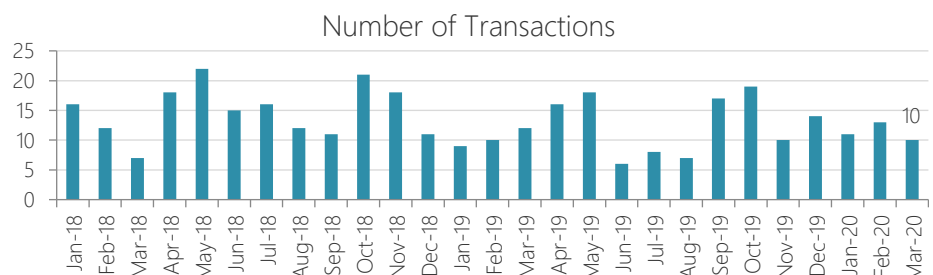
-12% YoY



Number of Transactions



-17% YoY



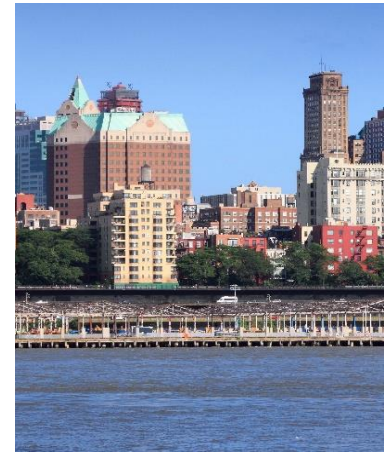
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$180,000	-17%	-	-	3
Houses	\$585,000	4%	\$371	-12%	7

Gerritsen Beach

Brooklyn, March 2020

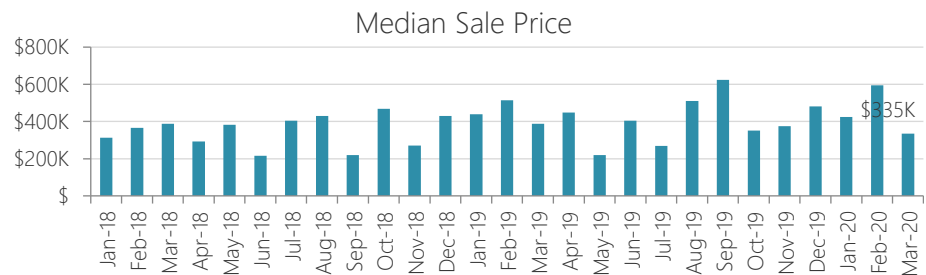
Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties and street fairs take place all summer long.



Median Sale Price



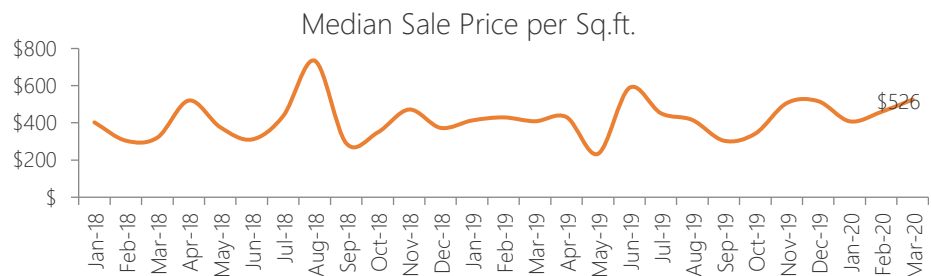
-14% YoY



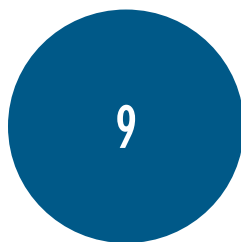
Median Sale Price per Sq.ft.



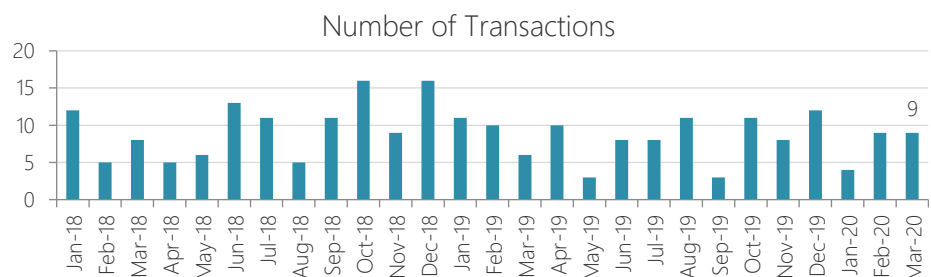
29% YoY



Number of Transactions



50% YoY



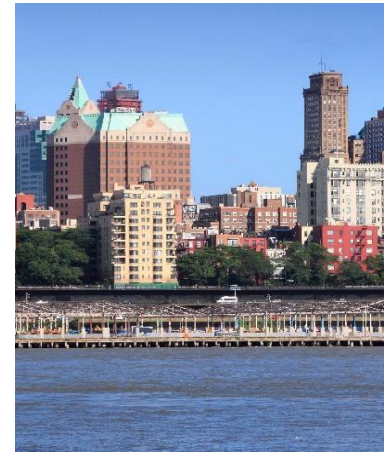
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$575,000	-	\$363	-	1
Coops	\$167,800	5%	-	-	3
Houses	\$438,150	-32%	\$533	15%	4

Gowanus

Brooklyn, March 2020

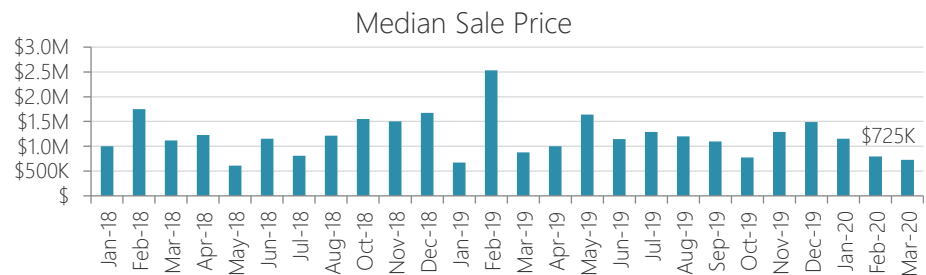
Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street Bridge and the site of the Gowanus Memorial Artyard.



Median Sale Price

\$725K

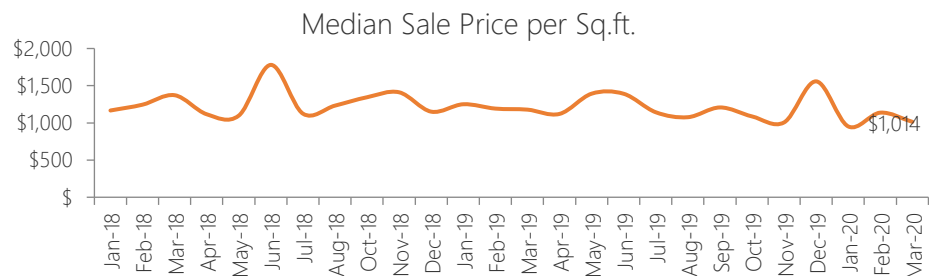
-18% YoY



Median Sale Price per Sq.ft.

\$1,014

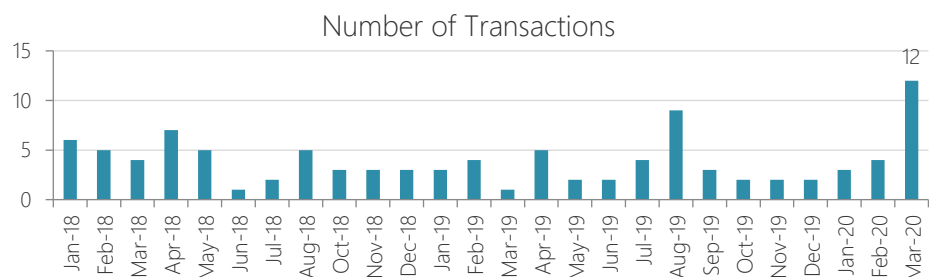
-14% YoY



Number of Transactions

12

1100% YoY



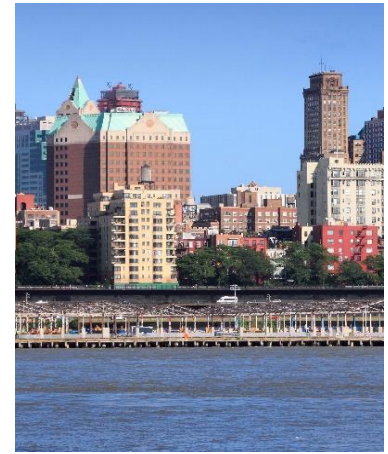
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$725,000	-18%	\$1,014	-14%	12
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Gravesend

Brooklyn, March 2020

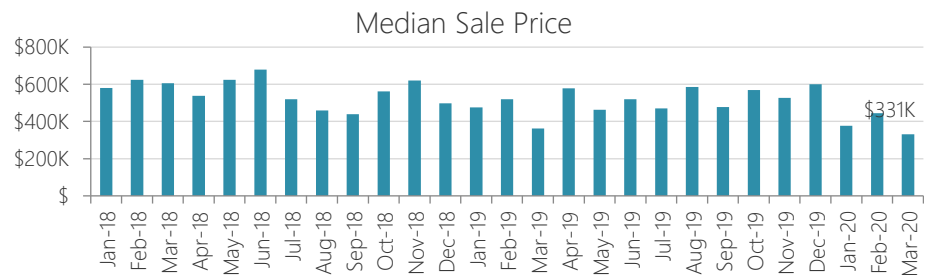
Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old Gravesend Cemetery, which was built in the 1600s.



Median Sale Price

\$331K

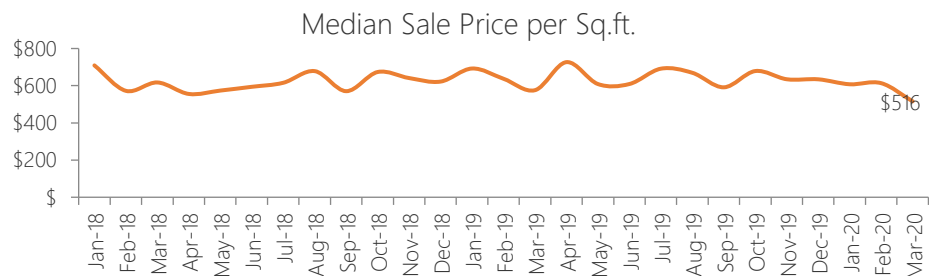
-8% YoY



Median Sale Price per Sq.ft.

\$516

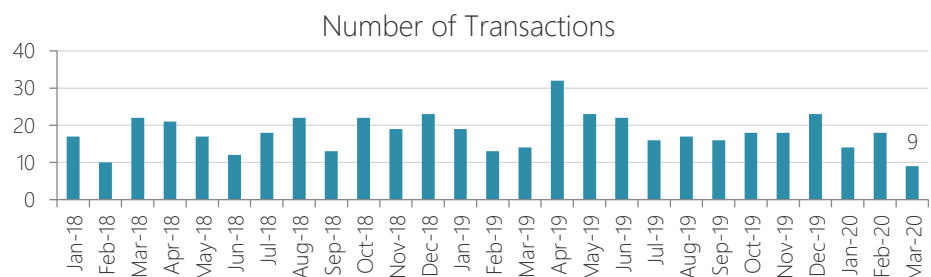
-10% YoY



Number of Transactions

9

-36% YoY



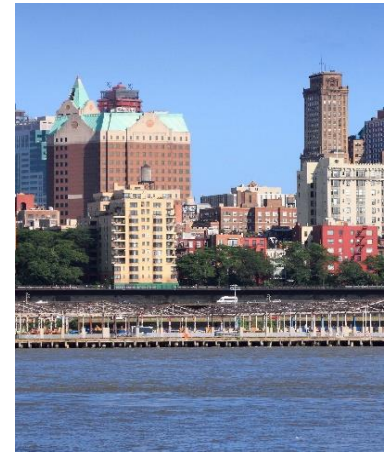
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$690,000	10%	\$657	44%	1
Coops	\$290,000	5%	\$376	-	6
Houses	\$721,325	-30%	\$423	-55%	2

Greenpoint

Brooklyn, March 2020

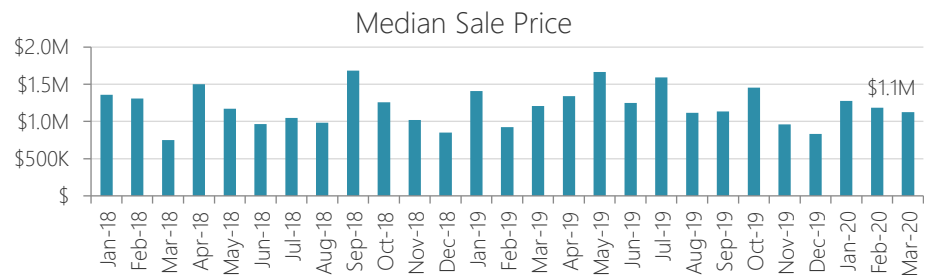
The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy public transportation options take the pressure off.



Median Sale Price

\$1.13M

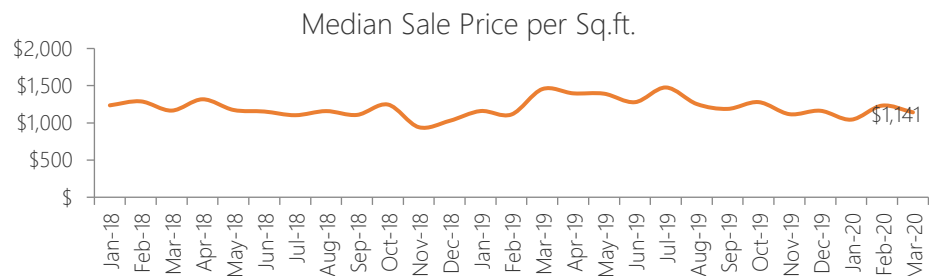
-7% YoY



Median Sale Price per Sq.ft.

\$1,141

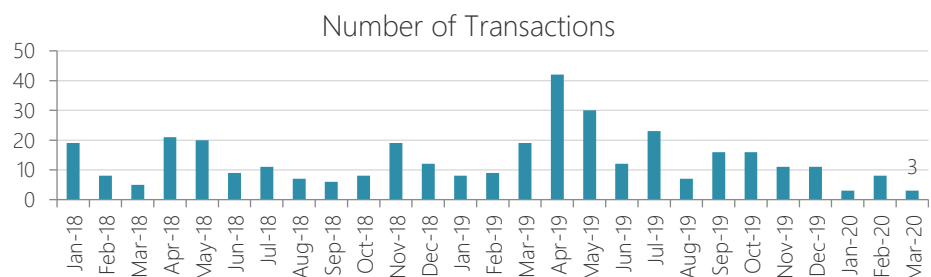
-22% YoY



Number of Transactions

3

-84% YoY



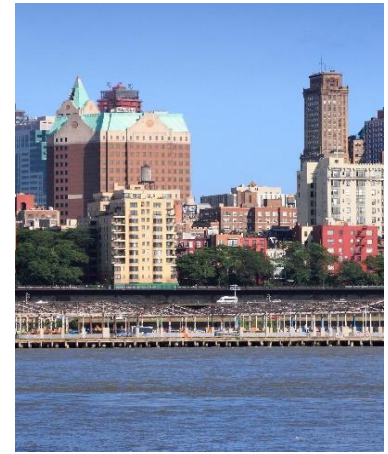
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,127,500	-7%	\$1,141	-22%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Madison

Brooklyn, March 2020

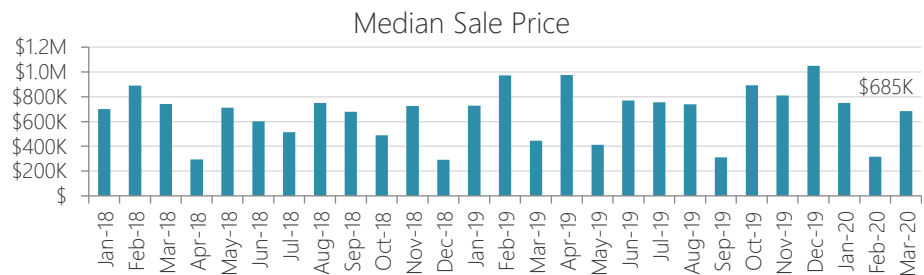
Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco exteriors are common in this neighborhood.



Median Sale Price



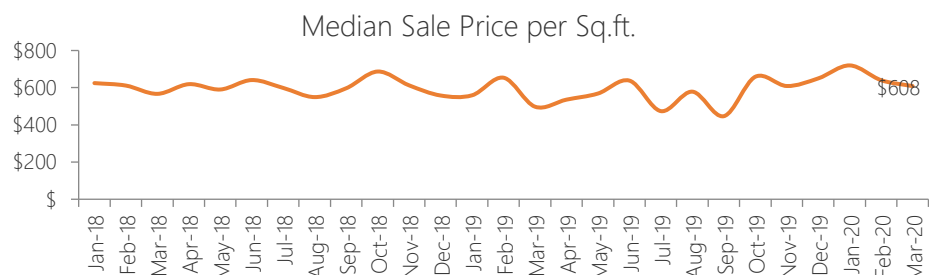
54% YoY



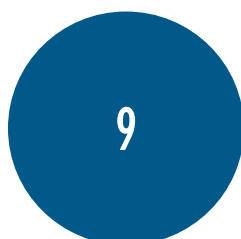
Median Sale Price per Sq.ft.



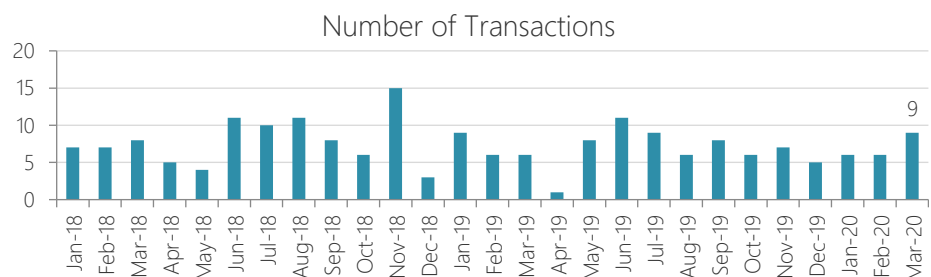
22% YoY



Number of Transactions



50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$352,872	-	\$607	-	1
Coops	\$300,000	100%	-	-	2
Houses	\$725,000	-15%	\$609	22%	6

Marine Park

Brooklyn, March 2020

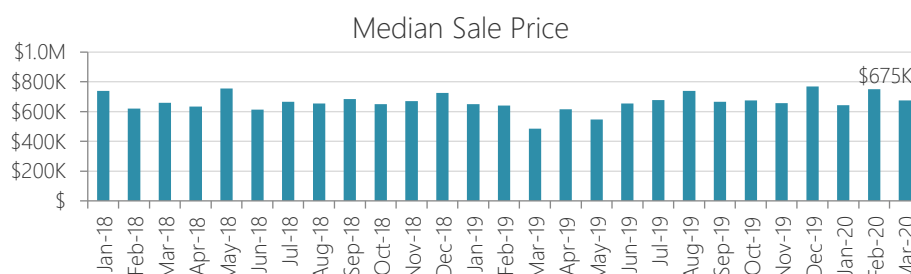
Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark is the Hendrik I. Lott House built in 1800.



Median Sale Price

\$675K

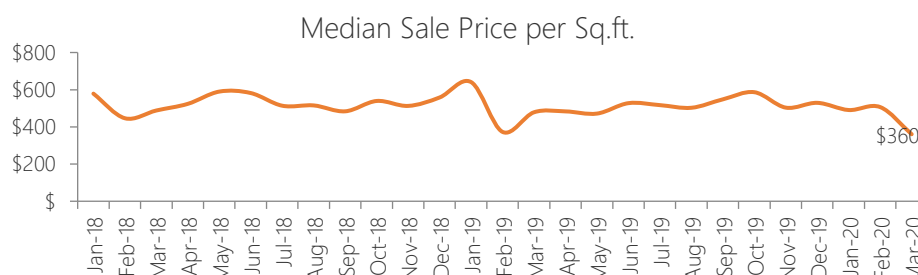
39% YoY



Median Sale Price per Sq.ft.

\$360

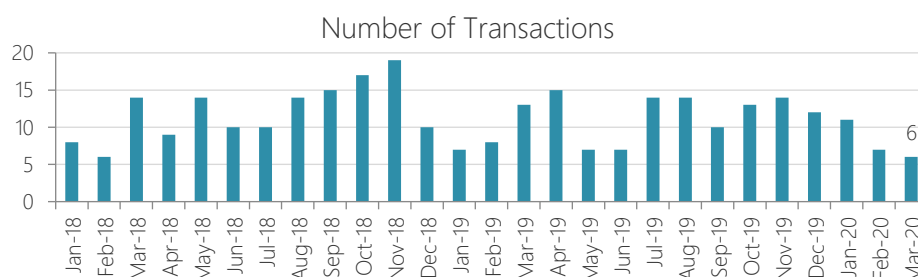
-25% YoY



Number of Transactions

6

-54% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$675,000	13%	\$360	-25%	6

Midwood

Brooklyn, March 2020

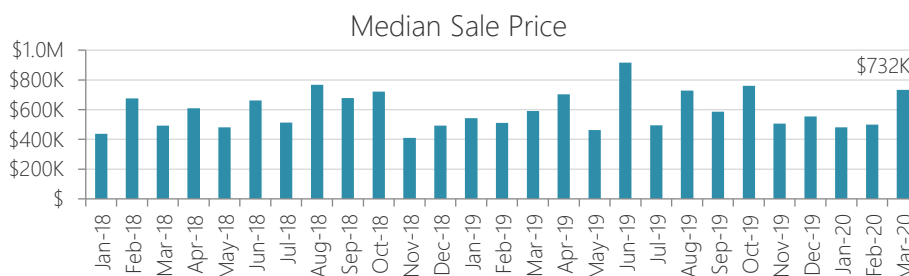
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of delicious bakeries and discounted shopping.



Median Sale Price

\$732K

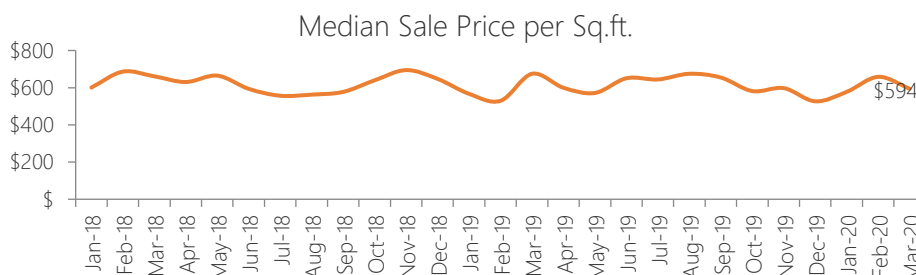
24% YoY



Median Sale Price per Sq.ft.

\$594

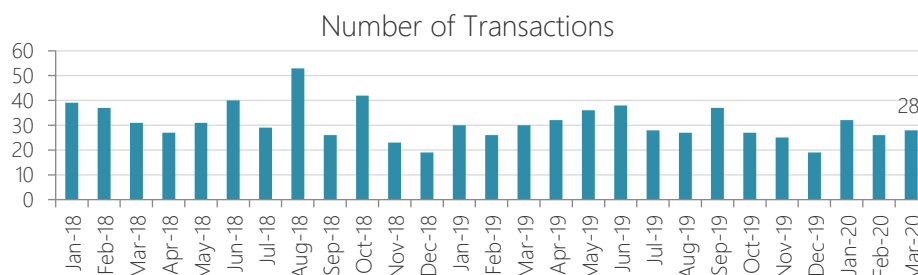
-12% YoY



Number of Transactions

28

-7% YoY



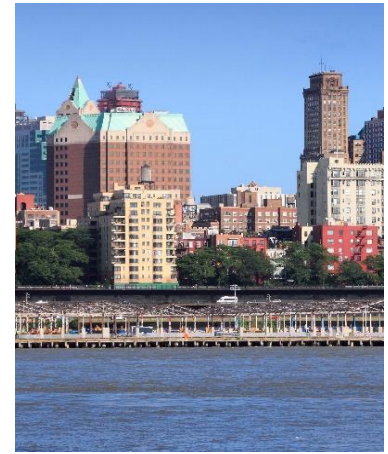
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$718,000	37%	\$722	4%	3
Coops	\$298,500	3%	\$349	-	9
Houses	\$887,500	-14%	\$594	-10%	15

Old Mill Basin

Brooklyn, March 2020

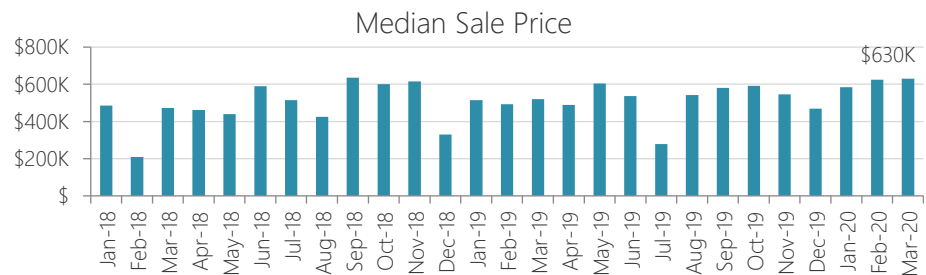
Old Mill Basin is subsection of Mill Basin and features many of the same amenities as its parent neighborhood but with significantly less foot traffic. Homes are tucked away and mostly consist of single-family homes with the rare multi-family home available. Amenities are minimal but the nearby neighborhoods offer plenty to do for residents.



Median Sale Price



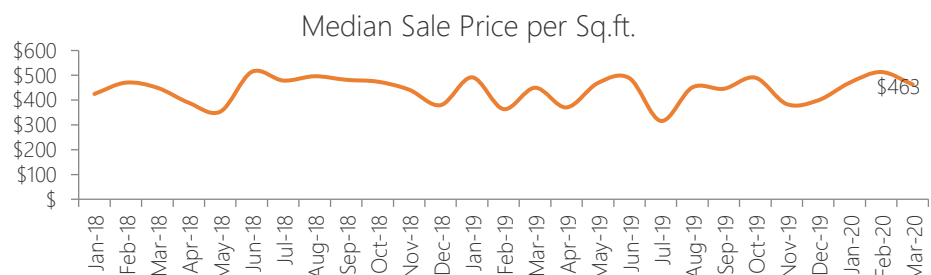
21% YoY



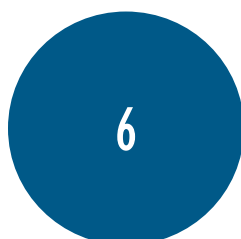
Median Sale Price per Sq.ft.



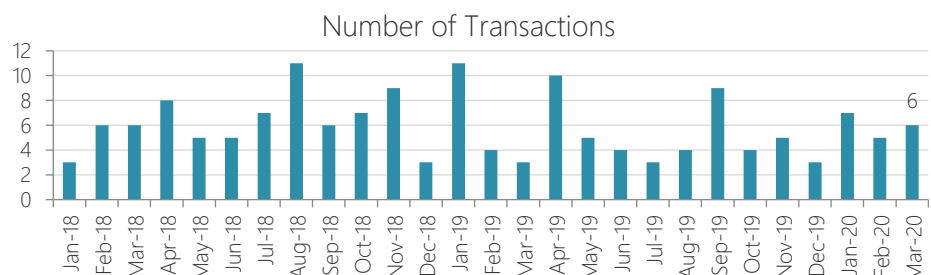
3% YoY



Number of Transactions



100% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$630,000	16%	\$463	3%	6

Park Slope

Brooklyn, March 2020

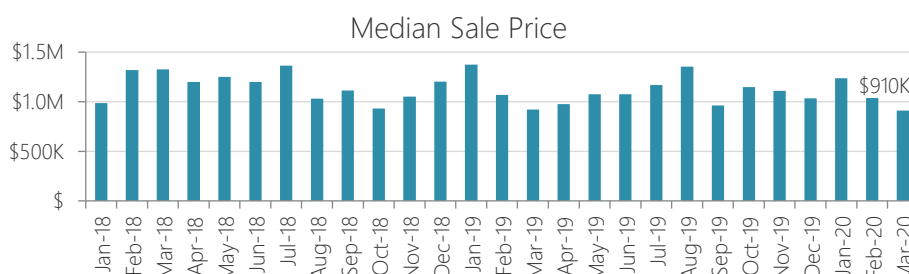
Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy to see why it's a top rated neighborhood.



Median Sale Price

\$910K

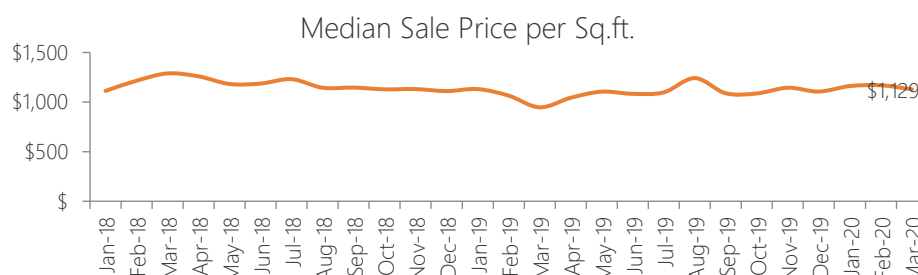
-1% YoY



Median Sale Price per Sq.ft.

\$1,129

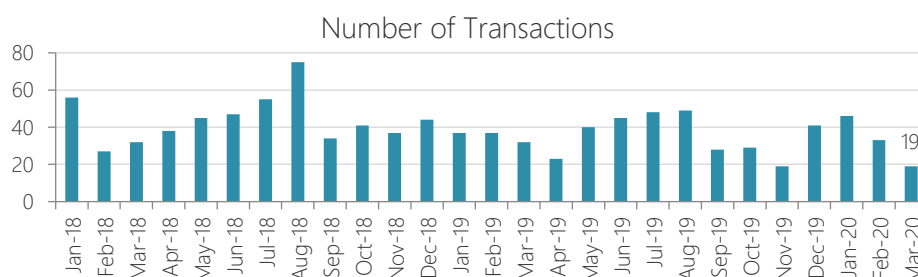
19% YoY



Number of Transactions

19

-41% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$999,000	-4%	\$1,120	11%	6
Coops	\$730,000	-9%	-	-	12
Houses	\$6,190,000	54%	\$1,375	47%	1

Prospect - Lefferts Gardens

Brooklyn, March 2020

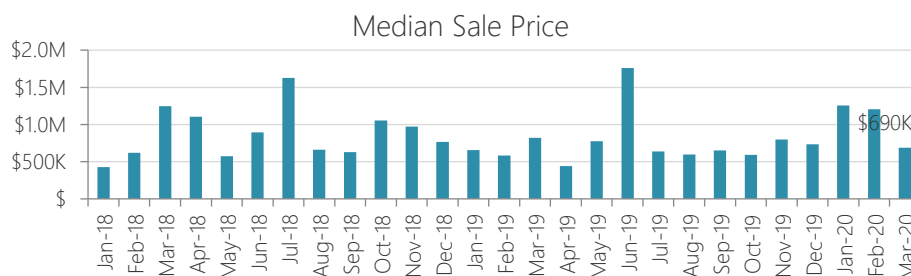
Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks include the Lefferts Historic House.



Median Sale Price

\$690K

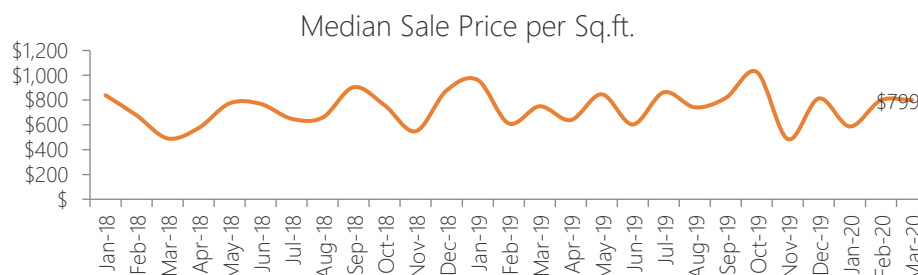
-16% YoY



Median Sale Price per Sq.ft.

\$799

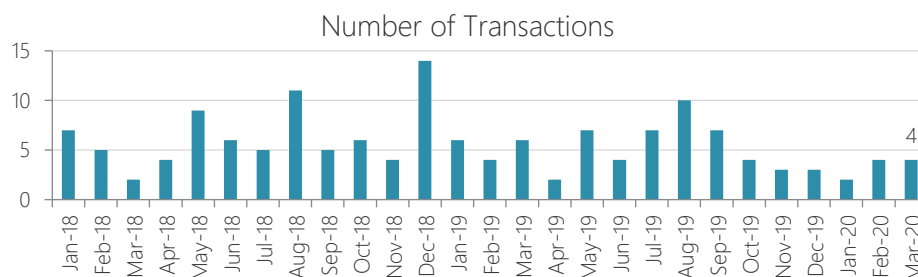
7% YoY



Number of Transactions

4

-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$640,000	-	\$738	-	3
Coops	-	-	-	-	0
Houses	\$1,538,500	14%	\$938	25%	1

Prospect Heights

Brooklyn, March 2020

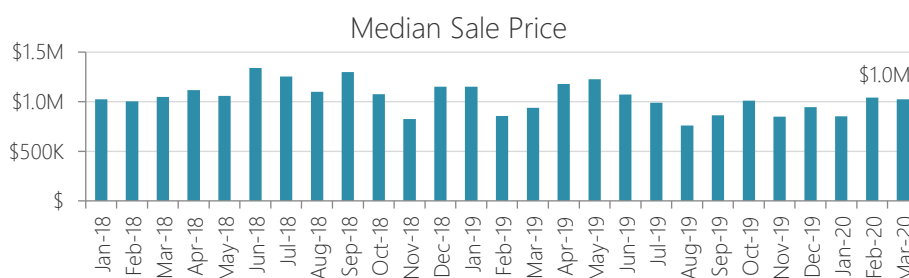
Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.



Median Sale Price

\$1.02M

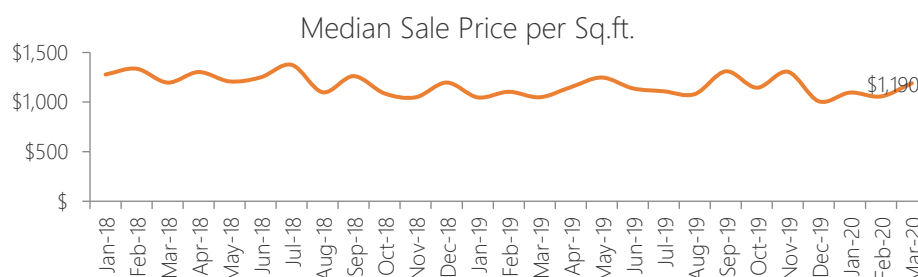
9% YoY



Median Sale Price per Sq.ft.

\$1,190

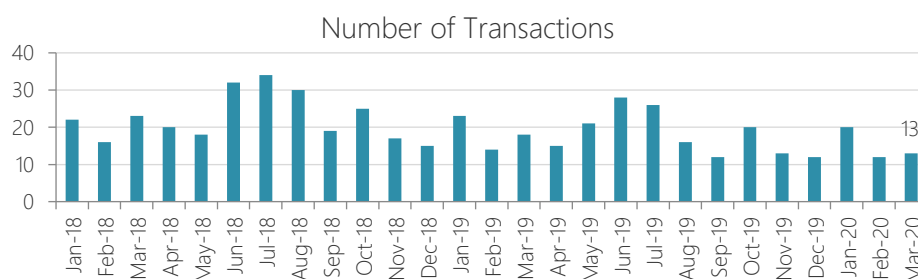
14% YoY



Number of Transactions

13

-28% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,810,000	41%	\$1,323	8%	4
Coops	\$830,000	17%	\$1,073	8%	8
Houses	\$2,275,000	14%	\$1,163	37%	1

Red Hook

Brooklyn, March 2020

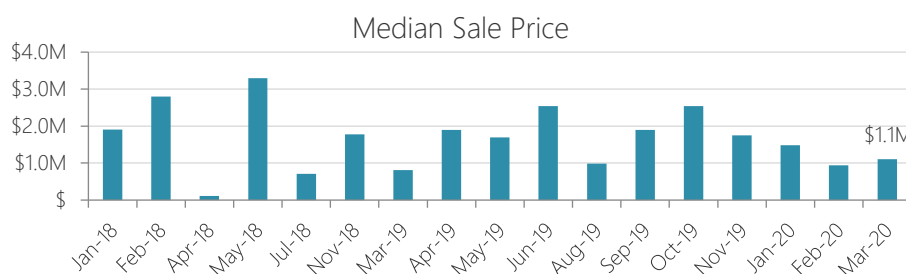
The maritime neighborhood of Red Hook is isolated but has an entertainment scene that's the destination of people from all over Brooklyn. There is no direct subway connection but is accessible via the Gowanus Expressway and the water ferry. A large newly built IKEA is a popular destination, as is the public park with numerous sports fields.



Median Sale Price

\$1.1M

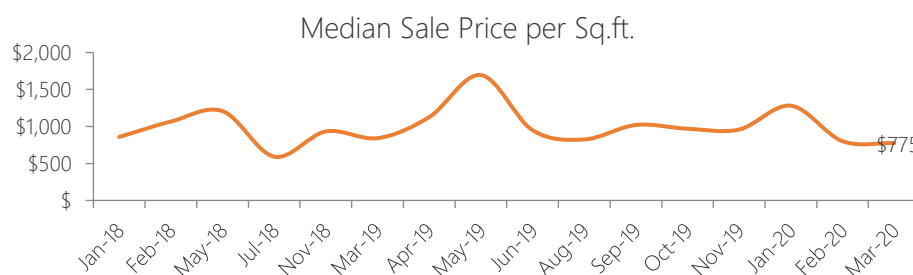
37% YoY



Median Sale Price per Sq.ft.

\$775

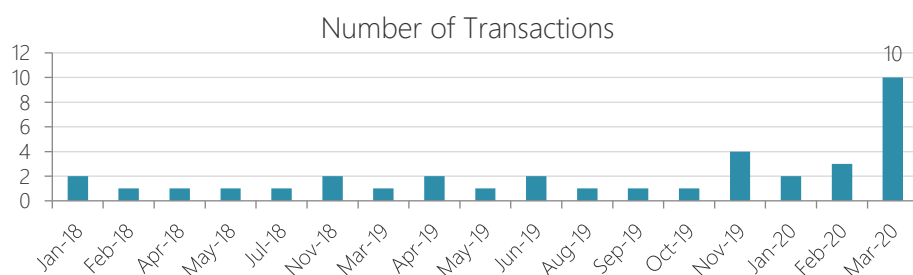
-8% YoY



Number of Transactions

10

900% YoY



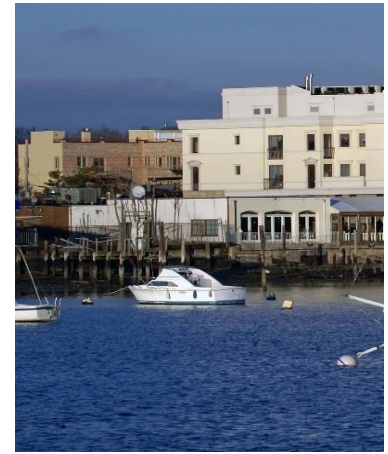
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,107,043	37%	\$775	-8%	10
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Sheepshead Bay

Brooklyn, March 2020

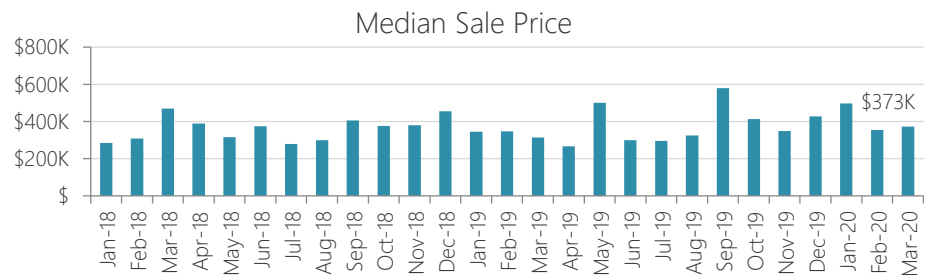
Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential projects include row houses and condos.



Median Sale Price



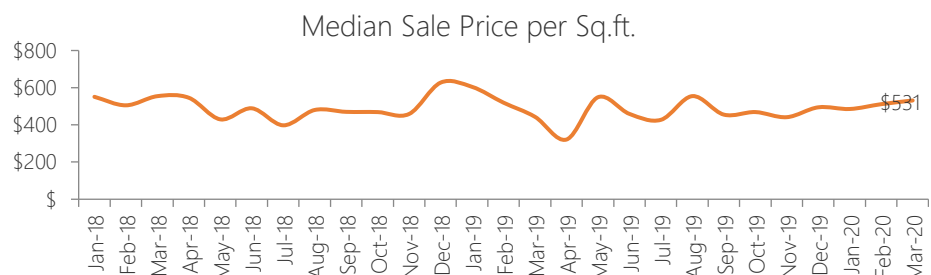
19% YoY



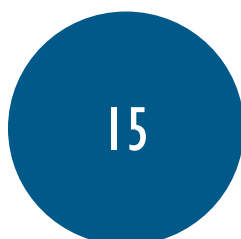
Median Sale Price per Sq.ft.



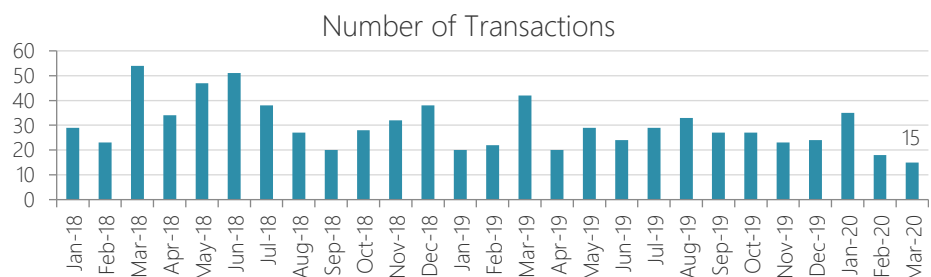
20% YoY



Number of Transactions



-64% YoY



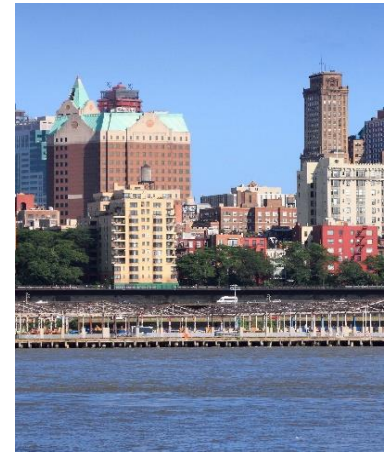
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$510,000	78%	\$681	58%	4
Coops	\$220,000	0%	-	-	8
Houses	\$720,000	-14%	\$480	-24%	3

Williamsburg

Brooklyn, March 2020

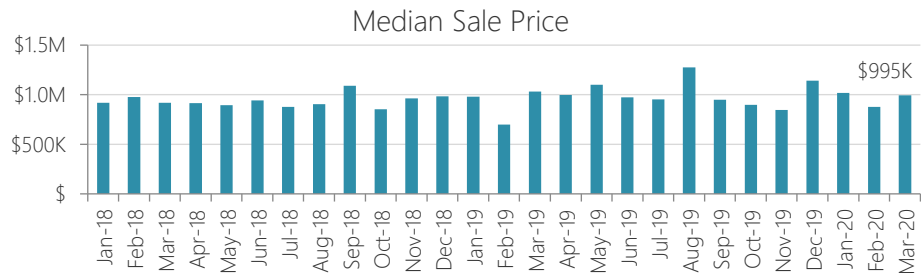
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields, and a wide range of historical landmarks.



Median Sale Price



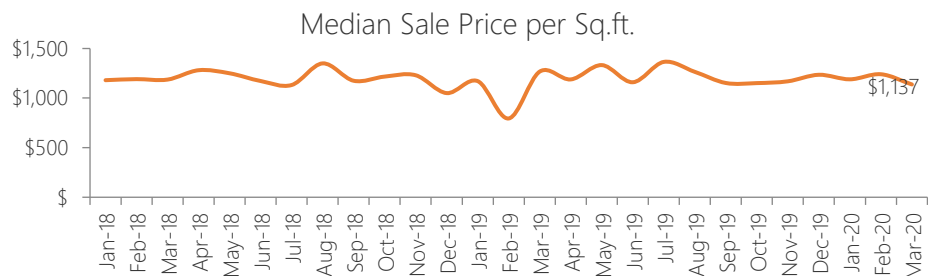
-3% YoY



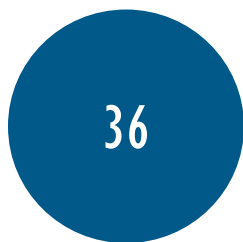
Median Sale Price per Sq.ft.



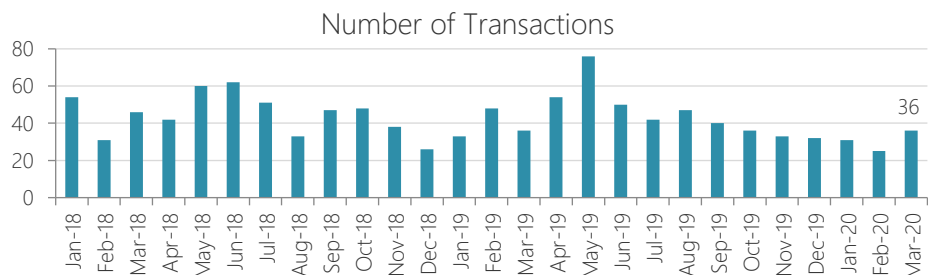
-10% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$995,000	-3%	\$1,127	-9%	34
Coops	\$1,883,000	308%	-	-	1
Houses	\$1,875,000	-64%	\$1,172	-16%	1

Attractions

Brooklyn, March 2020

Bridge



Bridge Park

