

BROOKLYN

RESIDENTIAL MARKET REPORT

February 2016



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About Brooklyn Market Report

The Brooklyn Market Report is designed to provide an overview of the borough's residential market. It includes in a single place: key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions. Organized in six distinct sections, the market report provides both a broad perspective on Brooklyn's residential market as well as neighborhood profiles.

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. Single-family, condos, and coops are accounted for separately in order to better capture the peculiarities of each market. The second section informs on the borough's Top 10 Residential Sales for each residential property type included.

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 by median sales price per square foot.

Each Brooklyn neighborhood has its own snapshot in the last section of the market report. The one-page spotlight starts with a brief description of the neighborhood's profile. Useful sales stats at neighborhood level are available: median sale price, median sale price per square foot, number of transactions or type of residential properties sold.

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Residential Market Overview

Brooklyn, February 2016

Median Sale Price

\$600K

17% YoY

Median Price/Sq.ft.

\$568

26% YoY

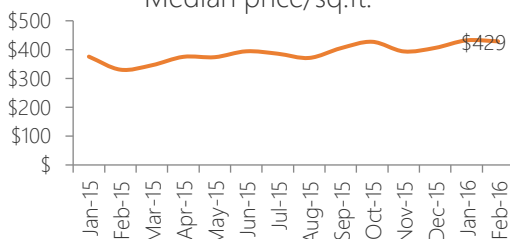
No. of Transactions

549

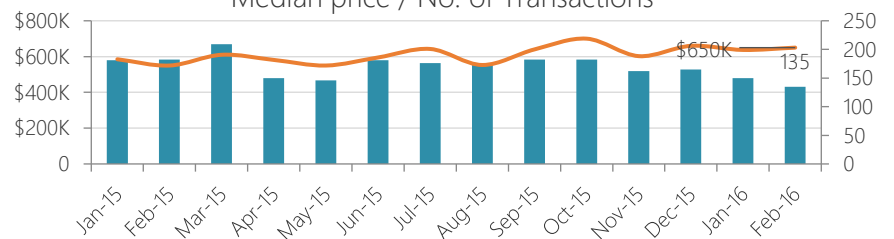
-1% YoY

Single family

Median price/sq.ft.

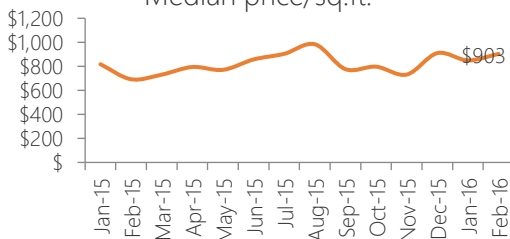


Median price / No. of Transactions

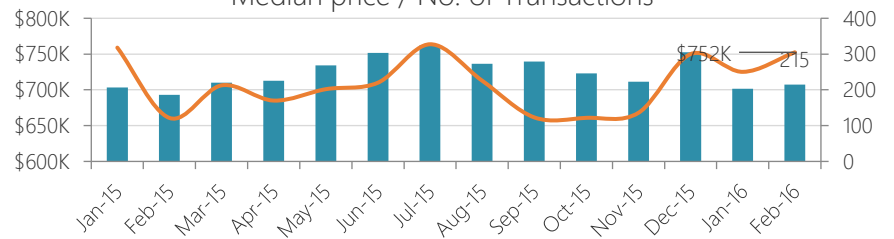


Condo

Median price/sq.ft.

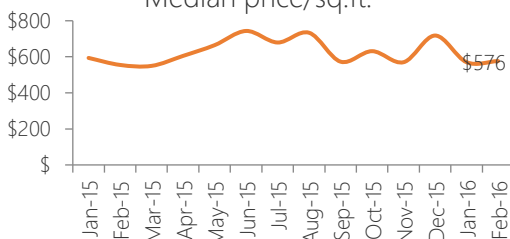


Median price / No. of Transactions

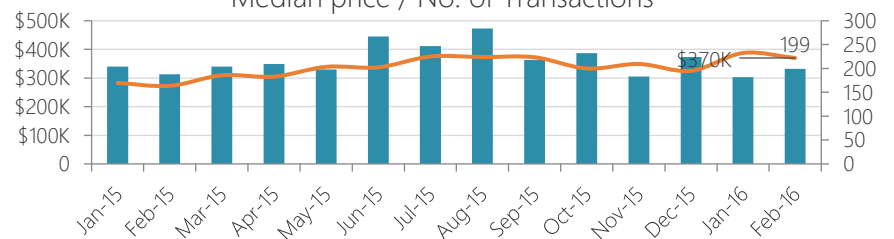


Coop

Median price/sq.ft.



Median price / No. of Transactions



Top 10 Residential Sales

Brooklyn, February 2016

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	716 Dean St	\$2,520,000	26-Feb-16	2,140	\$1,178	Prospect Heights
2	55 St Felix St	\$2,100,000	02-Feb-16	1,800	\$1,167	Fort Greene
3	288 A 16 St	\$2,100,000	03-Feb-16	-	-	Park Slope
4	1856 E 8 St	\$2,025,000	18-Feb-16	1,660	\$1,220	Homecrest
5	1064 E 5 St	\$1,760,000	04-Feb-16	3,312	\$531	Midwood
6	183 Lafayette Ave	\$1,750,000	10-Feb-16	2,424	\$722	Fort Greene
7	618 7 Ave	\$1,700,000	11-Feb-16	2,050	\$829	Greenwood Heights
8	120 Clifton Pl	\$1,650,000	18-Feb-16	2,070	\$797	Bedford-Stuyvesant
9	952 E 24 St	\$1,650,000	23-Feb-16	2,505	\$659	Midwood
10	60 Hinckley Pl	\$1,525,000	12-Feb-16	3,001	\$508	Prospect Park South

Condo

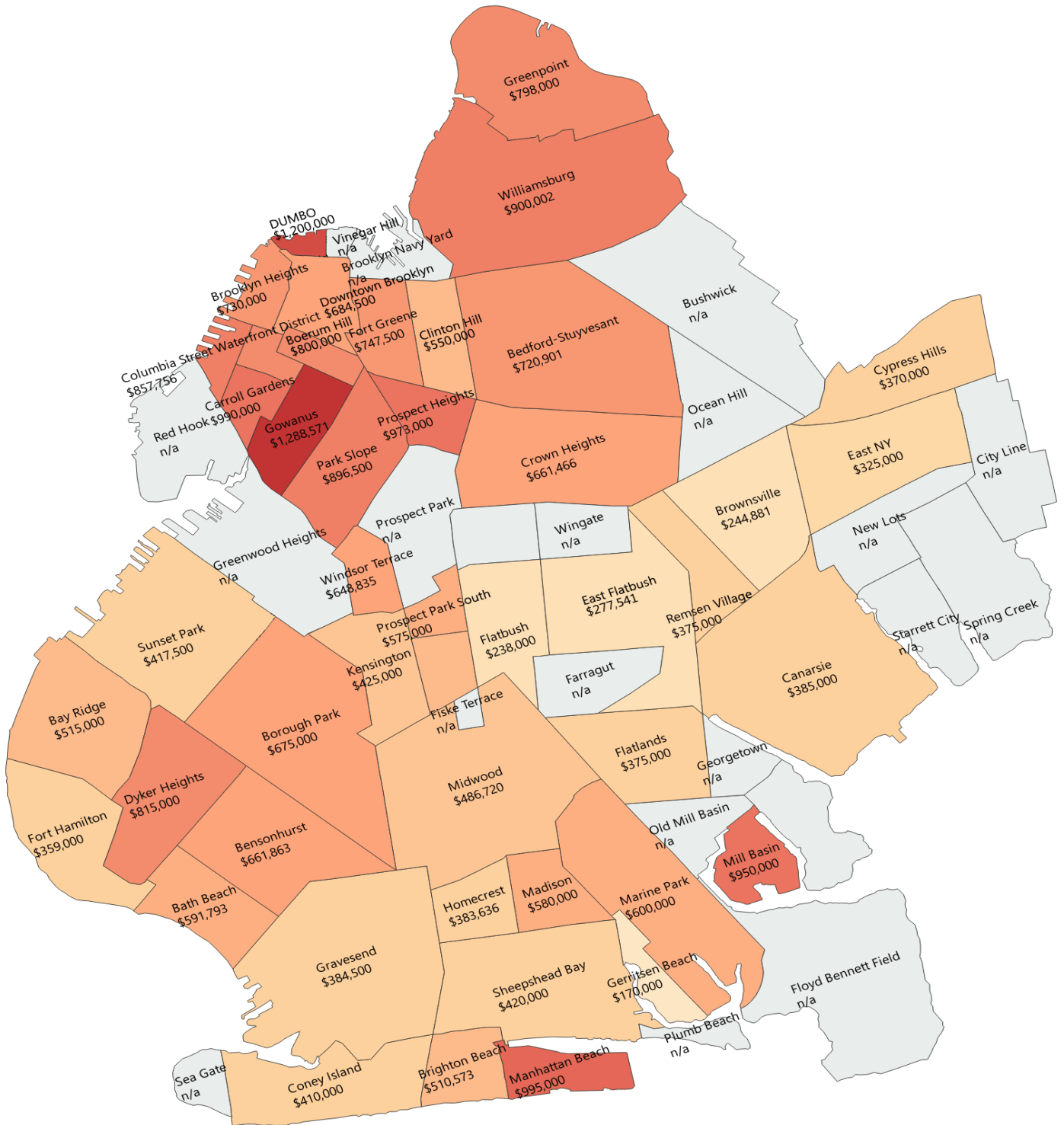
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	55 Havemeyer Street #57	\$3,700,000	12-Feb-16	3,555	\$1,041	Williamsburg
2	84 Congress St #A	\$2,952,925	29-Feb-16	2,952	\$1,000	Columbia Street Waterfront I
3	101 North 3 Street #509	\$2,562,125	01-Feb-16	1,747	\$1,467	Williamsburg
4	360 Furman Street #338	\$2,250,000	29-Feb-16	1,592	\$1,413	Brooklyn Heights
5	330 Wythe Avenue #4F	\$2,190,000	08-Feb-16	1,090	\$2,009	Williamsburg
6	50 Bridge Street #618	\$2,075,000	04-Feb-16	1,675	\$1,239	DUMBO
7	148 De Graw Street #1	\$2,010,000	26-Feb-16	-	-	Columbia Street Waterfront I
8	22 North 6 Street #24C	\$2,000,000	10-Feb-16	1,110	\$1,802	Williamsburg
9	251 7 Street #9A	\$1,750,000	17-Feb-16	1,415	\$1,237	Gowanus
10	251 7 Street #9D	\$1,750,000	17-Feb-16	1,415	\$1,237	Gowanus

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	35 Pierrepont St #5A	\$3,200,000	01-Feb-16	1,800	\$1,778	Brooklyn Heights
2	188 Columbia Hts #2A	\$2,350,000	03-Feb-16	-	-	Brooklyn Heights
3	292 Washington Ave #6	\$1,900,000	25-Feb-16	-	-	Clinton Hill
4	135 Eastern Pkwy #8K	\$1,875,000	02-Feb-16	1,880	\$997	Prospect Heights
5	11 Monroe Pl #1	\$1,600,000	26-Feb-16	-	-	Brooklyn Heights
6	40 Prospect Park W #5A	\$1,450,000	19-Feb-16	1,250	\$1,160	Park Slope
7	205 Park Pl #11	\$1,430,000	16-Feb-16	-	-	Prospect Heights
8	47 Plaza St W #8B	\$1,375,000	18-Feb-16	1,200	\$1,146	Park Slope
9	404 6 Ave #1L	\$1,330,000	09-Feb-16	1,300	\$1,023	Park Slope
10	203 7 Ave #4A	\$1,310,000	12-Feb-16	-	-	Park Slope

Map of Neighborhoods

Brooklyn, February 2016



Top 40 Neighborhoods

Brooklyn, February 2016

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Brooklyn Heights	\$1,265	\$730,000	16	\$1,770,000	\$712,500	-
2	Carroll Gardens	\$1,207	\$990,000	6	\$1,150,000	\$885,000	-
3	Williamsburg	\$1,156	\$900,002	46	\$952,500	\$450,500	-
4	Gowanus	\$1,124	\$1,288,571	6	\$1,288,571	-	-
5	Fort Greene	\$1,119	\$747,500	11	\$1,040,000	\$339,000	\$1,925,000
6	DUMBO	\$1,113	\$1,200,000	5	\$1,200,000	-	-
7	Downtown Brooklyn	\$1,104	\$684,500	14	\$855,000	\$440,877	-
8	Greenpoint	\$1,044	\$798,000	4	\$798,000	-	-
9	Park Slope	\$1,043	\$896,500	26	\$995,000	\$825,000	\$1,422,500
10	Columbia Street Waterfront District	\$992	\$857,756	7	\$857,756	-	-
11	Boerum Hill	\$871	\$800,000	3	\$800,000	-	-
12	Prospect Heights	\$821	\$973,000	19	\$1,050,000	\$825,000	\$2,520,000
13	Crown Heights	\$768	\$661,466	10	\$797,026	\$340,000	\$496,000
14	Prospect Park South	\$759	\$575,000	3	\$495,500	-	\$1,525,000
15	Windsor Terrace	\$739	\$648,835	6	\$834,350	\$540,000	-
16	Clinton Hill	\$734	\$550,000	17	\$882,500	\$545,000	-
17	Ditmas Park	\$658	\$525,000	7	\$885,000	\$525,000	\$1,270,000
18	Sunset Park	\$629	\$417,500	6	\$550,000	\$297,500	-
19	Bedford-Stuyvesant	\$610	\$720,901	12	\$570,000	-	\$1,337,500
20	Fort Hamilton	\$606	\$359,000	11	\$359,000	\$309,000	\$710,000
21	Dyker Heights	\$605	\$815,000	9	\$500,000	\$180,000	\$850,000
22	Homecrest	\$597	\$250,000	9	\$517,271	\$185,000	\$999,999
23	Bay Ridge	\$559	\$465,000	17	\$465,000	\$306,010	\$902,500
24	Madison	\$510	\$580,000	8	\$555,000	\$288,990	\$620,000
25	Borough Park	\$500	\$675,000	21	\$675,000	\$412,500	\$770,000
26	Midwood	\$488	\$486,720	37	\$481,650	\$227,000	\$875,000
27	Bensonhurst	\$485	\$661,863	11	\$653,000	\$139,150	\$872,500
28	Kensington	\$472	\$425,000	13	\$664,098	\$418,306	\$830,000
29	Sheepshead Bay	\$423	\$420,000	41	\$646,064	\$198,000	\$533,000
30	Gravesend	\$421	\$384,500	22	\$547,309	\$269,000	\$582,500
31	Coney Island	\$413	\$410,000	9	\$535,000	\$392,500	\$392,000
32	Marine Park	\$408	\$600,000	14	-	-	\$600,000
33	Bath Beach	\$376	\$591,793	10	\$593,000	\$226,863	\$854,000
34	Mill Basin	\$372	\$950,000	3	-	-	\$950,000
35	Flatlands	\$349	\$375,000	8	-	\$209,000	\$390,000
36	Cypress Hills	\$277	\$370,000	5	-	\$90,000	\$432,500
37	Canarsie	\$269	\$385,000	3	\$162,000	-	\$407,500
38	Gerritsen Beach	\$250	\$170,000	9	-	\$135,750	\$250,000
39	East Flatbush	\$245	\$277,541	10	-	\$155,935	\$385,000
40	East NY	\$223	\$325,000	5	-	-	\$325,000

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

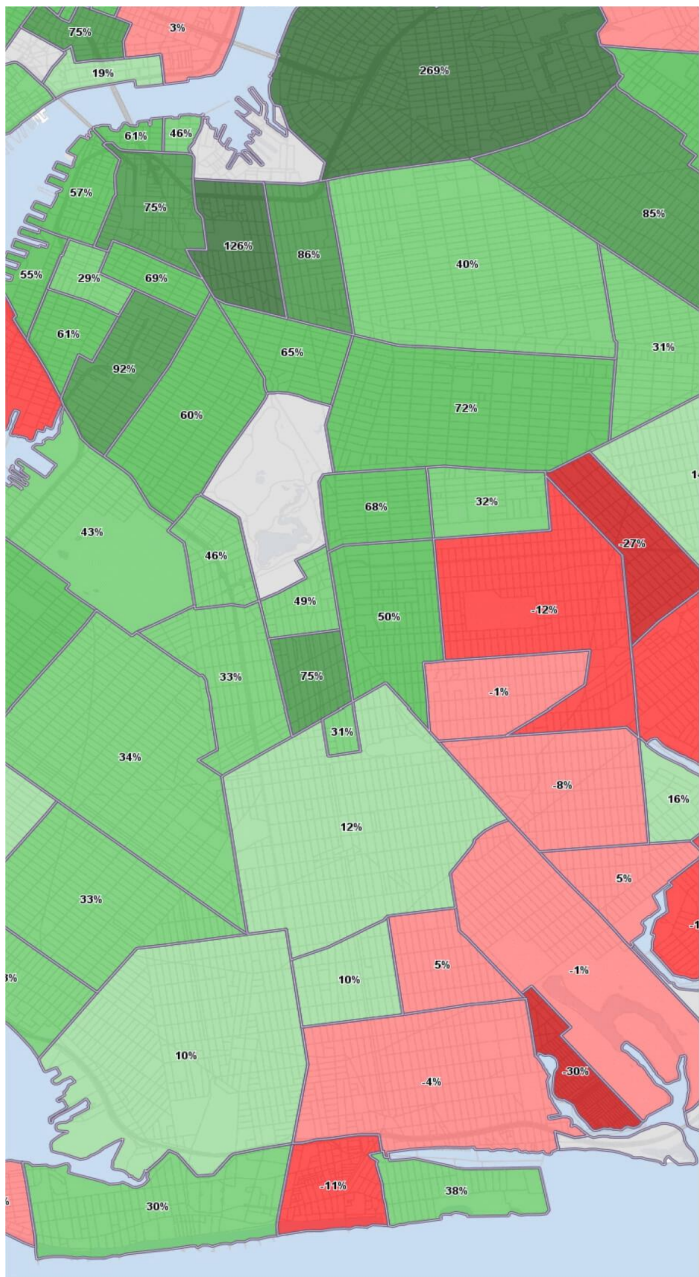
Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.

Brooklyn Overview

Brooklyn, February 2016

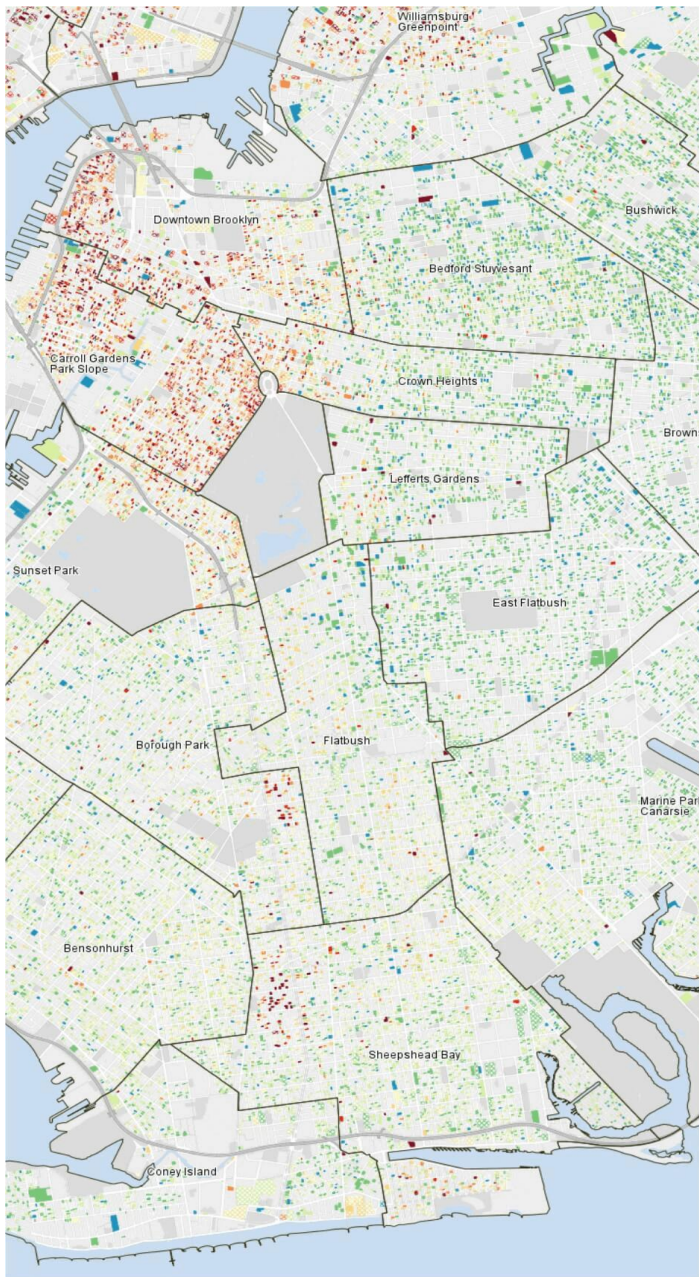
Home Price Changes by Neighborhood

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



Price / Sq.ft.

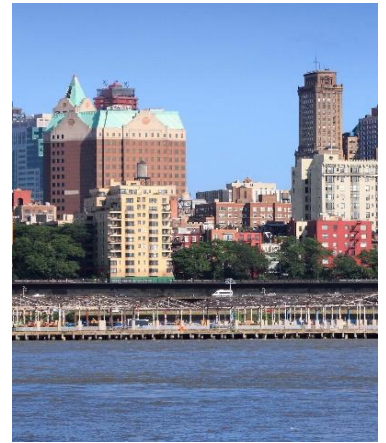
The map displays Price per sq.ft. for properties sold in the last 5 years.



Bath Beach

Brooklyn, February 2016

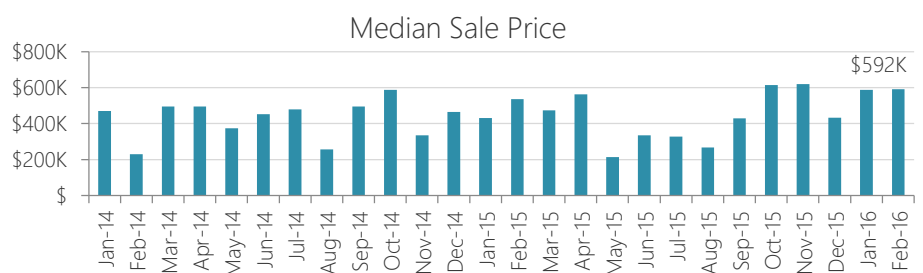
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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



Median Sale Price

\$592K

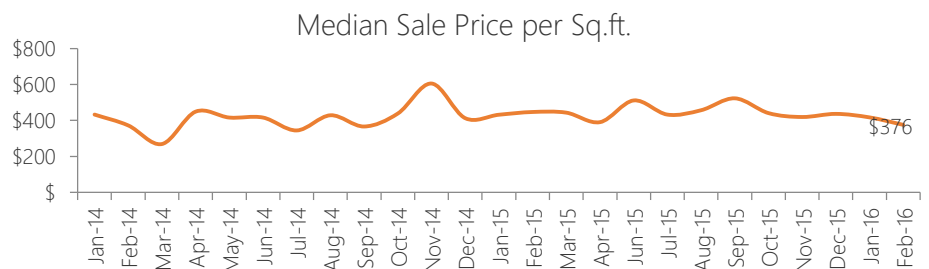
10% YoY



Median Sale Price per Sq.ft.

\$376

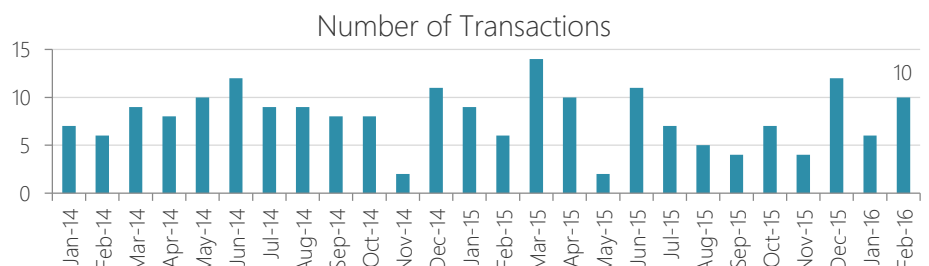
-16% YoY



Number of Transactions

10

67% YoY

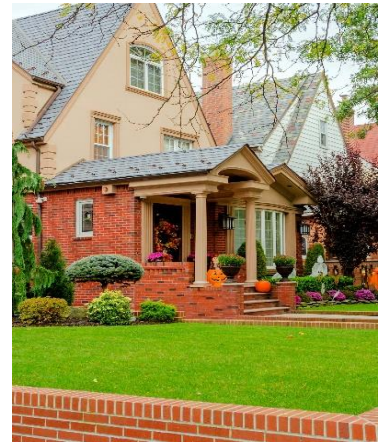


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$593,000	-6%	\$365	-15%	3
Coops	\$226,863	-6%	\$358	-	4
Houses	\$854,000	-5%	\$501	7%	3

Bay Ridge

Brooklyn, February 2016

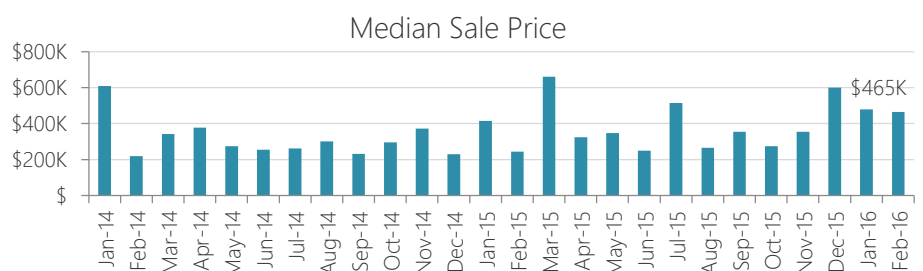


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

Median Sale Price

\$465K

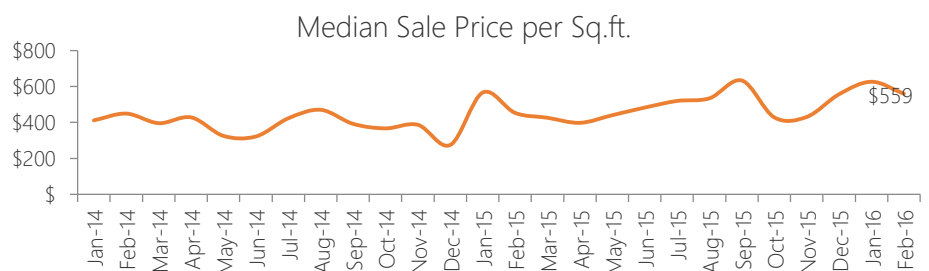
90% YoY



Median Sale Price per Sq.ft.

\$559

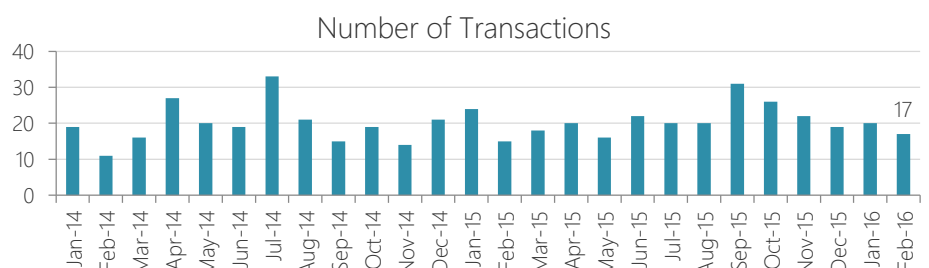
23% YoY



Number of Transactions

17

13% YoY

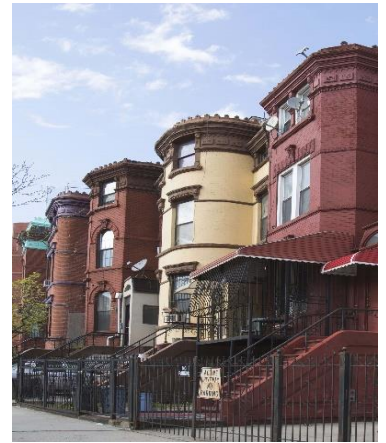


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$465,000	-28%	\$731	61%	1
Coops	\$306,010	30%	-	-	8
Houses	\$902,500	3%	\$555	14%	8

Bedford-Stuyvesant

Brooklyn, February 2016

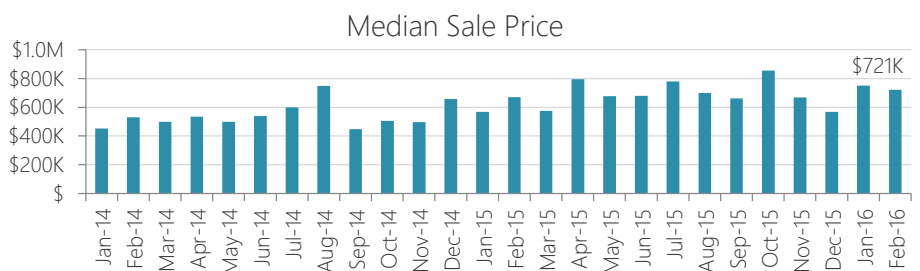


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

Median Sale Price

\$721K

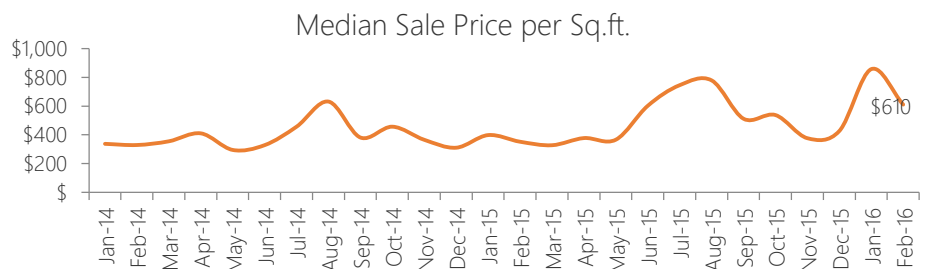
8% YoY



Median Sale Price per Sq.ft.

\$610

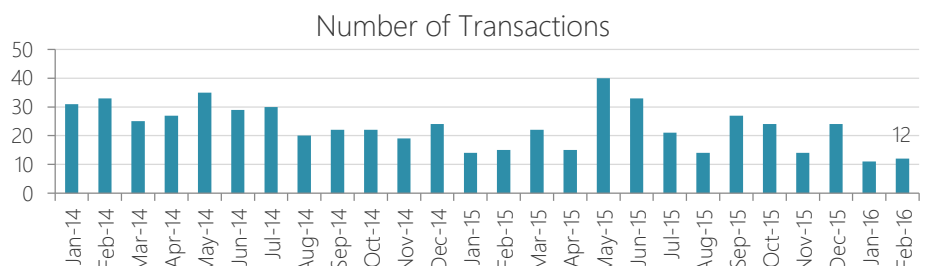
73% YoY



Number of Transactions

12

-20% YoY



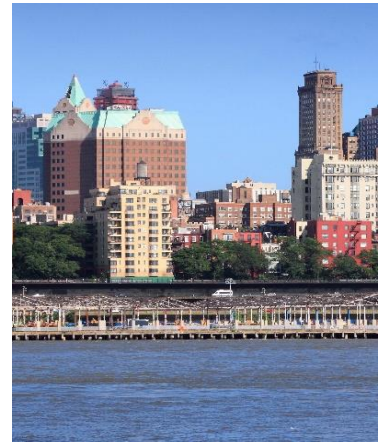
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$570,000	-15%	\$530	-7%	8
Coops	-	-	-	-	0
Houses	\$1,337,500	110%	\$667	100%	4

Bensonhurst

Brooklyn, February 2016

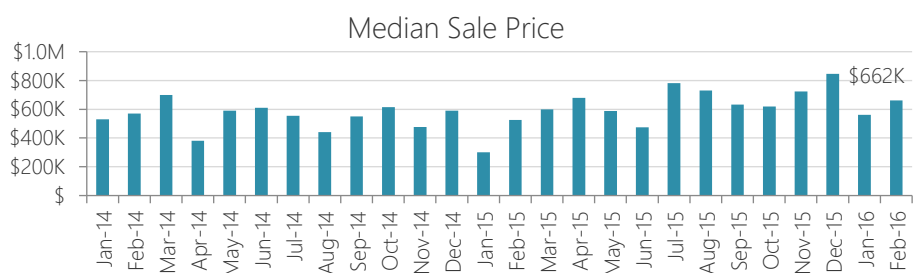
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



Median Sale Price

\$662K

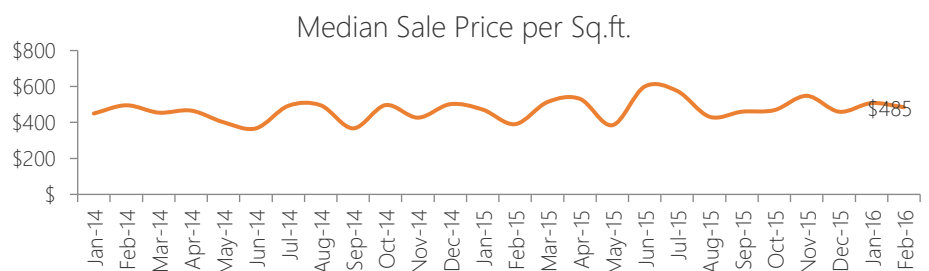
26% YoY



Median Sale Price per Sq.ft.

\$485

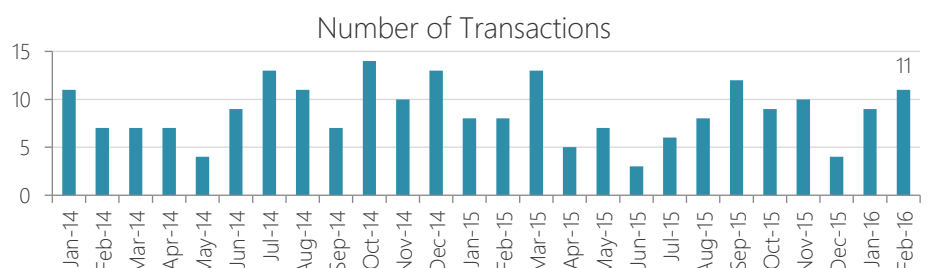
24% YoY



Number of Transactions

11

38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$653,000	118%	\$435	24%	5
Coops	\$139,150	-38%	-	-	2
Houses	\$872,500	16%	\$534	23%	4

Boerum Hill

Brooklyn, February 2016

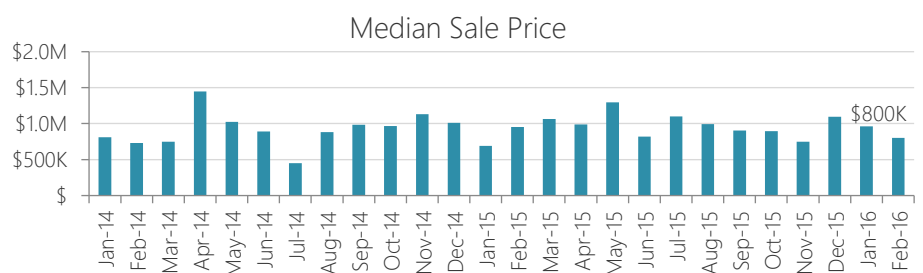


Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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

Median Sale Price

\$800K

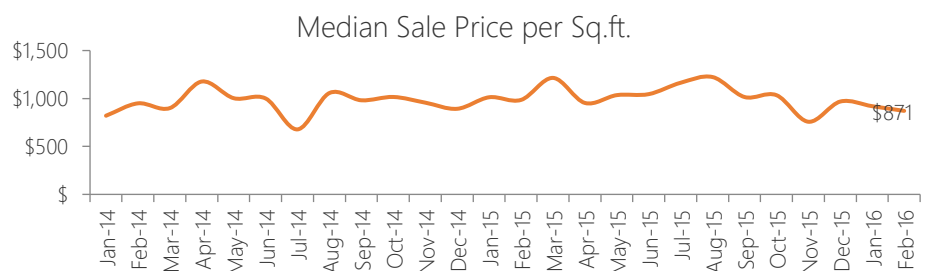
-16% YoY



Median Sale Price per Sq.ft.

\$871

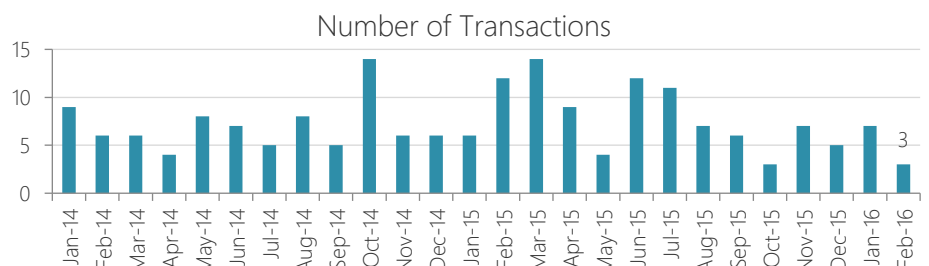
-12% YoY



Number of Transactions

3

-75% YoY

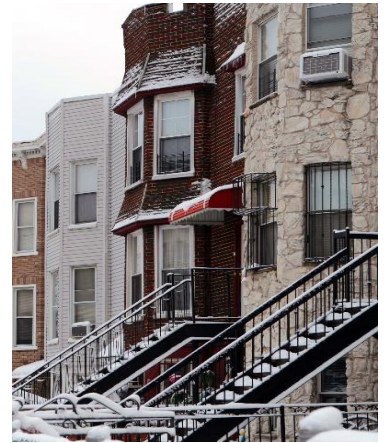


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$800,000	-19%	\$871	-16%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Borough Park

Brooklyn, February 2016

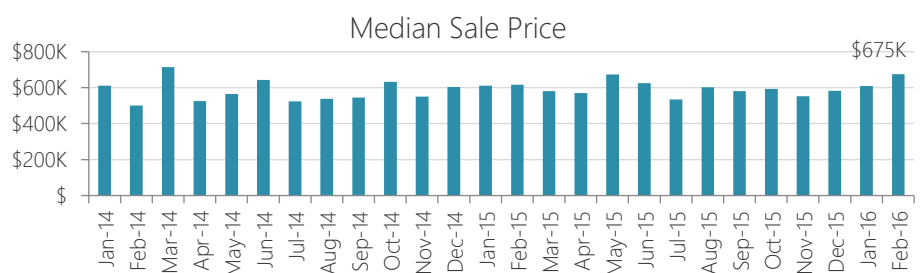


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

Median Sale Price

\$675K

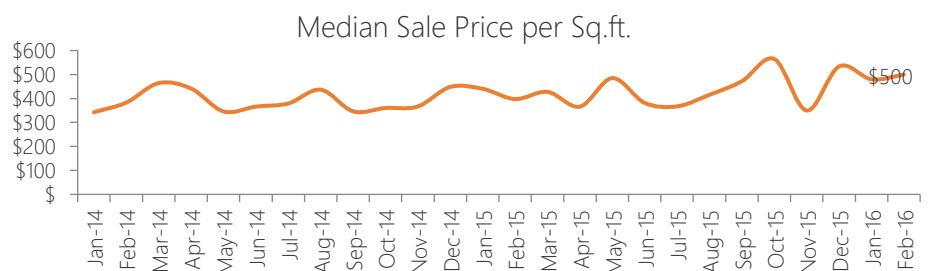
10% YoY



Median Sale Price per Sq.ft.

\$500

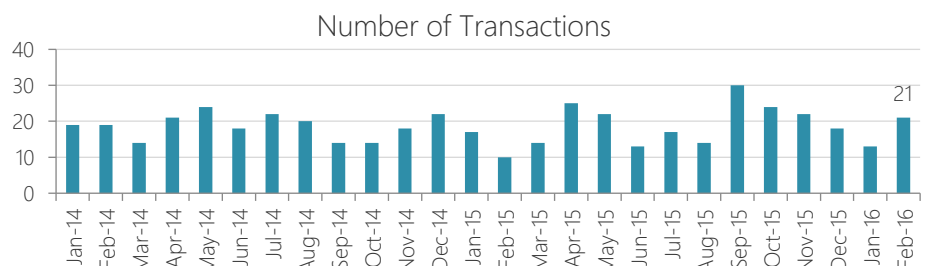
26% YoY



Number of Transactions

21

110% YoY

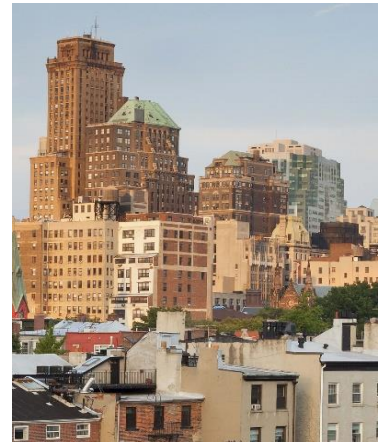


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	22%	\$459	48%	15
Coops	\$412,500	-	-	-	2
Houses	\$770,000	-7%	\$601	-2%	4

Brooklyn Heights

Brooklyn, February 2016

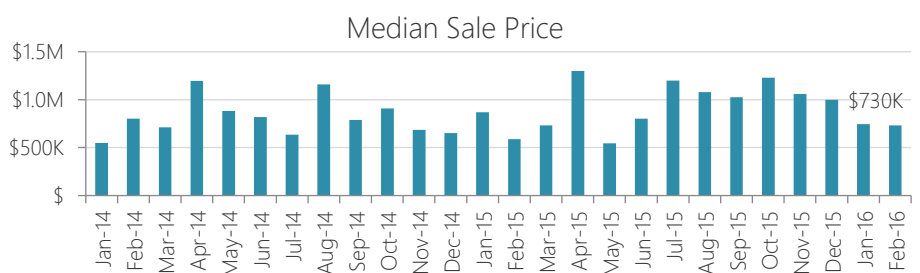


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

Median Sale Price

\$730K

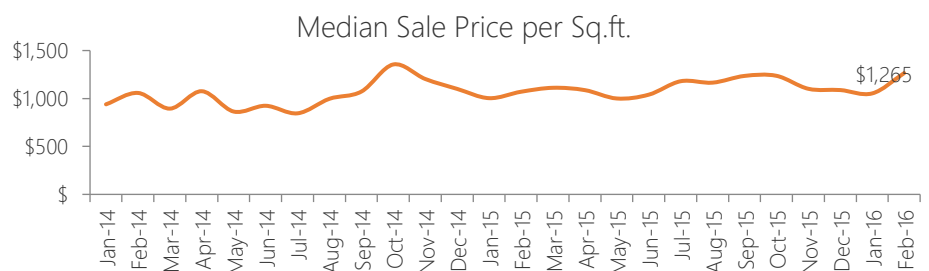
24% YoY



Median Sale Price per Sq.ft.

\$1,265

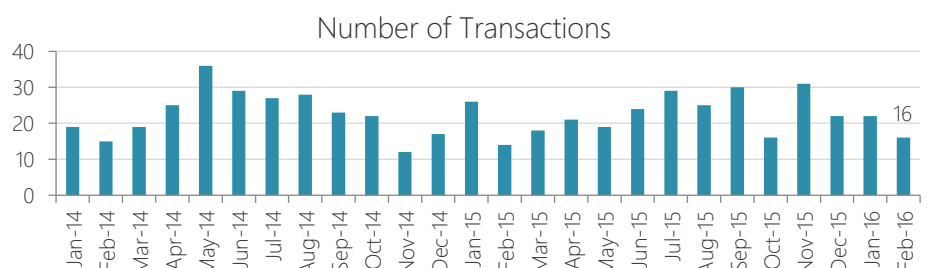
18% YoY



Number of Transactions

16

14% YoY

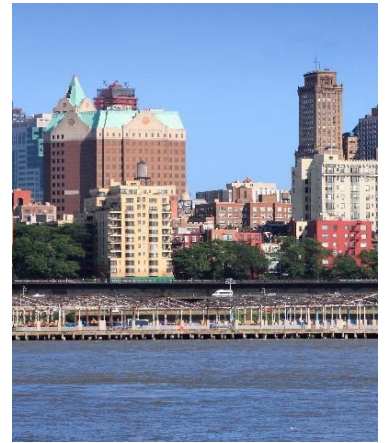


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,770,000	14%	\$1,339	2%	2
Coops	\$712,500	25%	\$1,230	15%	14
Houses	-	-	-	-	0

Brownsville

Brooklyn, February 2016

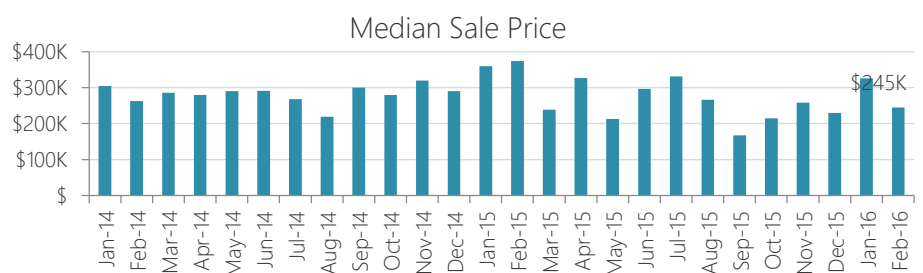


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home to a large swimming pool and bathhouses.

Median Sale Price

\$245K

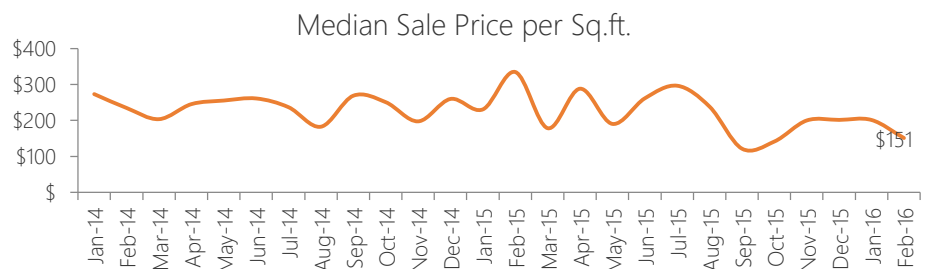
-34% YoY



Median Sale Price per Sq.ft.

\$151

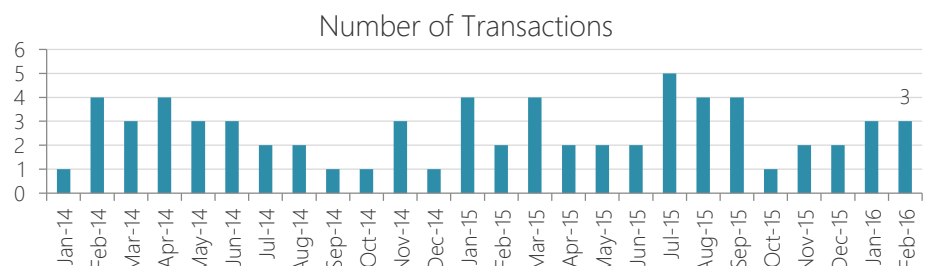
-55% YoY



Number of Transactions

3

50% YoY

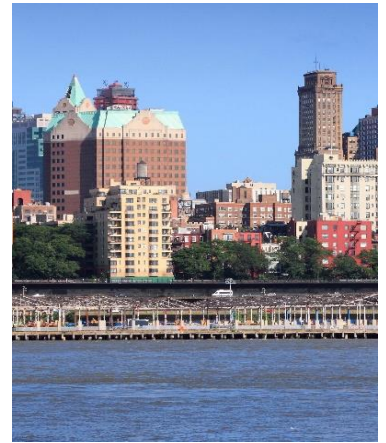


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$244,881	-34%	\$151	-55%	3

Canarsie

Brooklyn, February 2016

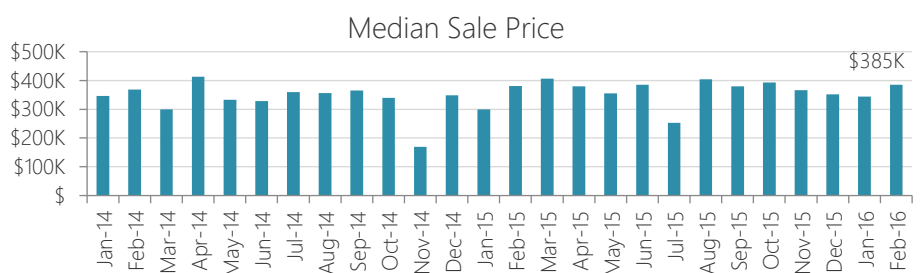


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

Median Sale Price

\$385K

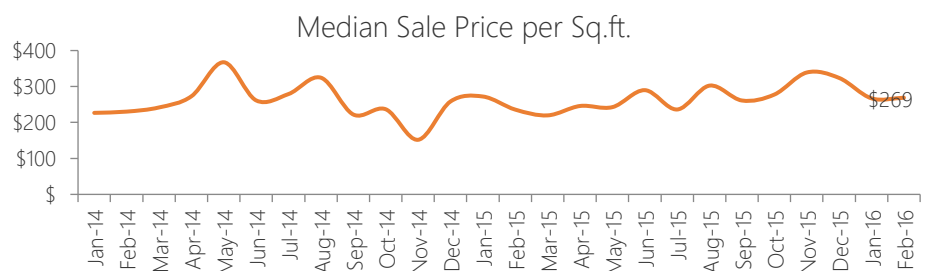
1% YoY



Median Sale Price per Sq.ft.

\$269

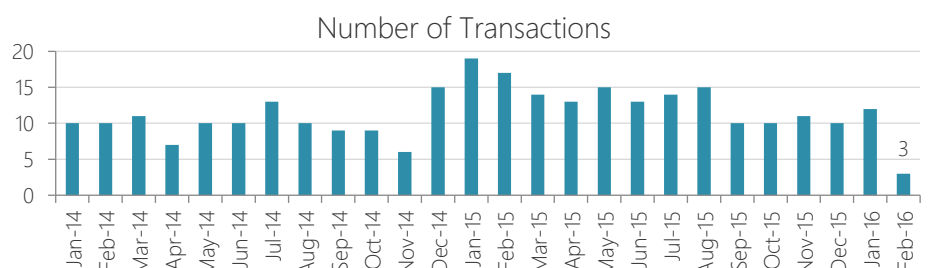
14% YoY



Number of Transactions

3

-82% YoY

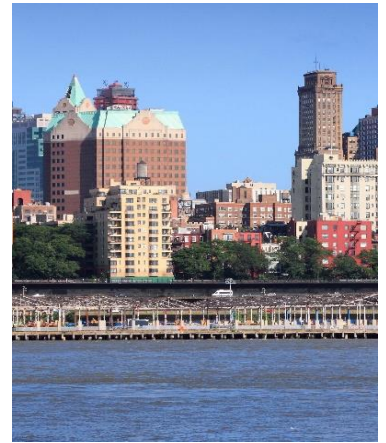


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$162,000	-57%	\$177	-	1
Coops	-	-	-	-	0
Houses	\$407,500	12%	\$313	33%	2

Carroll Gardens

Brooklyn, February 2016

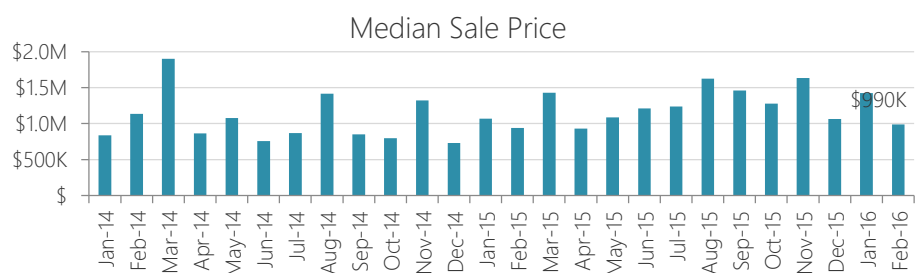


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

Median Sale Price

\$990K

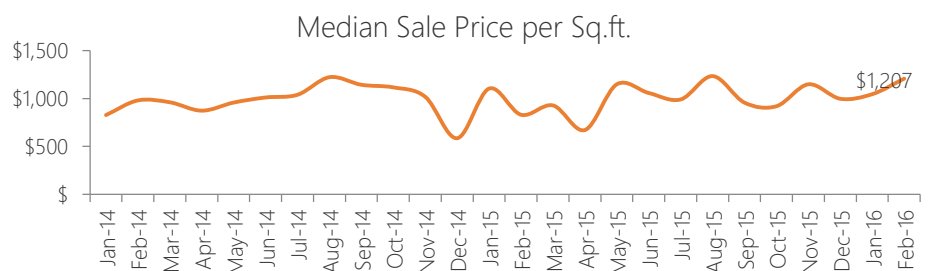
5% YoY



Median Sale Price per Sq.ft.

\$1,207

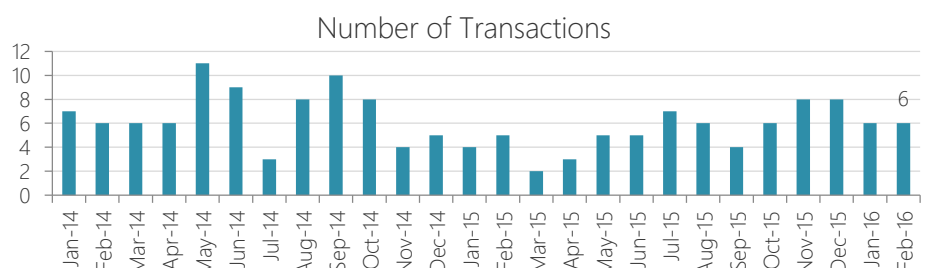
45% YoY



Number of Transactions

6

20% YoY

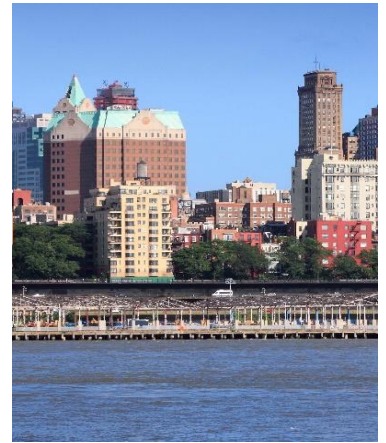


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,150,000	22%	\$1,207	45%	3
Coops	\$885,000	100%	-	-	3
Houses	-	-	-	-	0

Clinton Hill

Brooklyn, February 2016

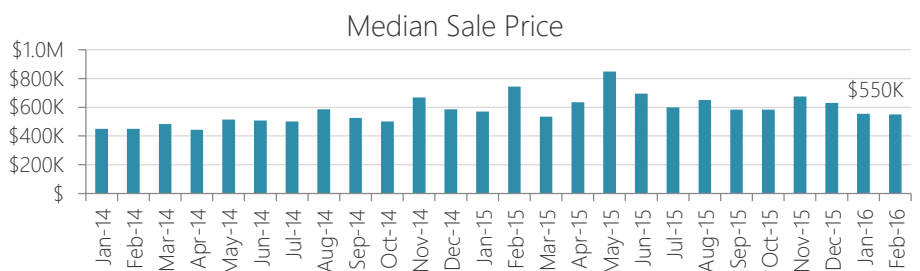


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

Median Sale Price

\$550K

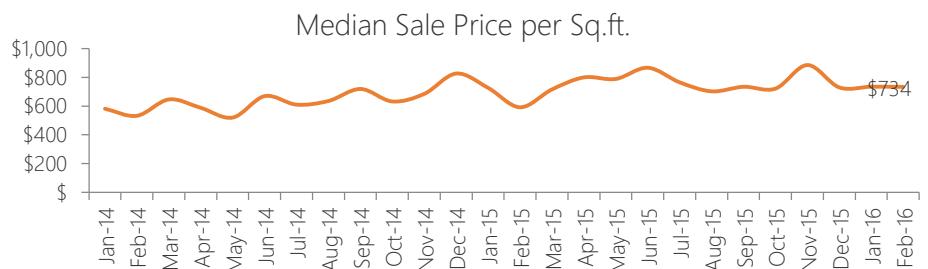
-26% YoY



Median Sale Price per Sq.ft.

\$734

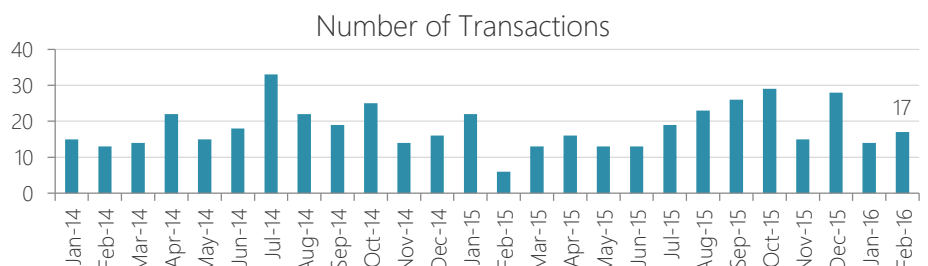
24% YoY



Number of Transactions

17

183% YoY

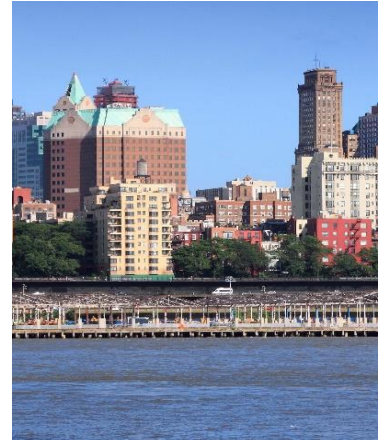


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$882,500	-20%	\$919	8%	2
Coops	\$545,000	16%	\$710	33%	15
Houses	-	-	-	-	0

Columbia Street Waterfront District

Brooklyn, February 2016

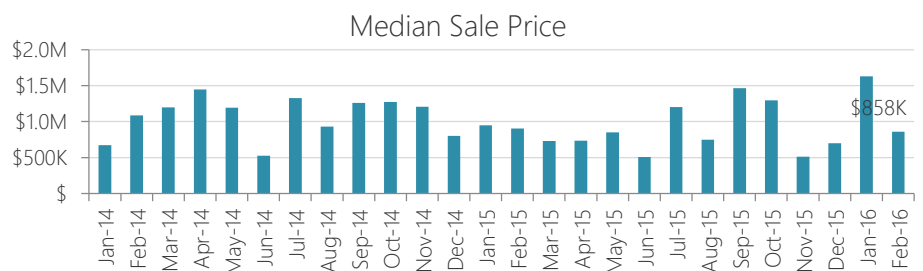


The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential buildings.

Median Sale Price

\$858K

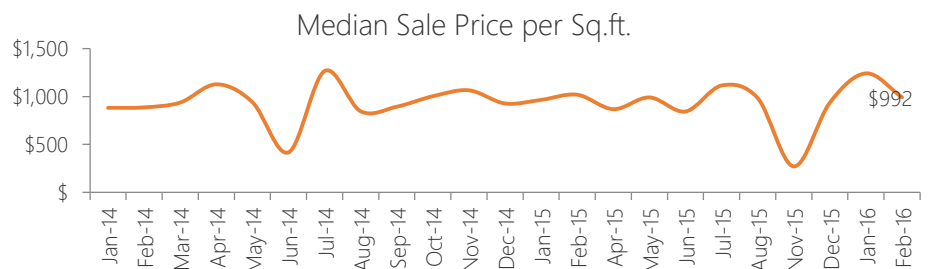
-5% YoY



Median Sale Price per Sq.ft.

\$992

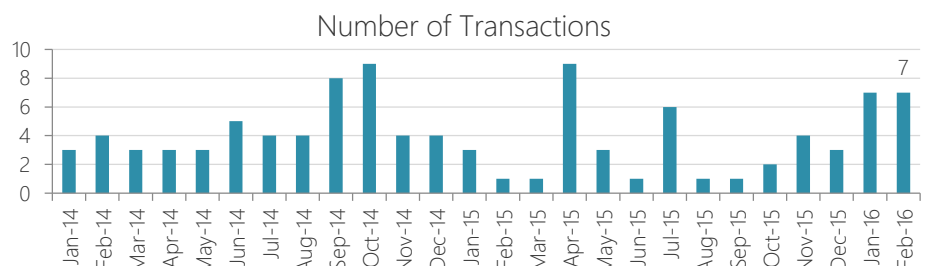
-3% YoY



Number of Transactions

7

600% YoY



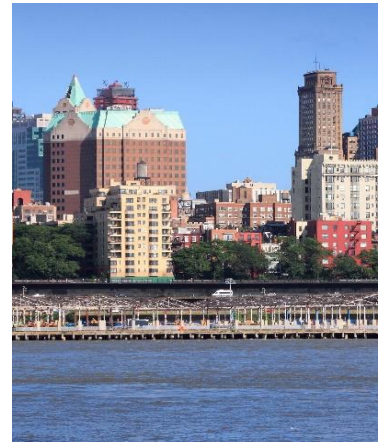
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$857,756	-5%	\$992	-3%	7
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Coney Island

Brooklyn, February 2016

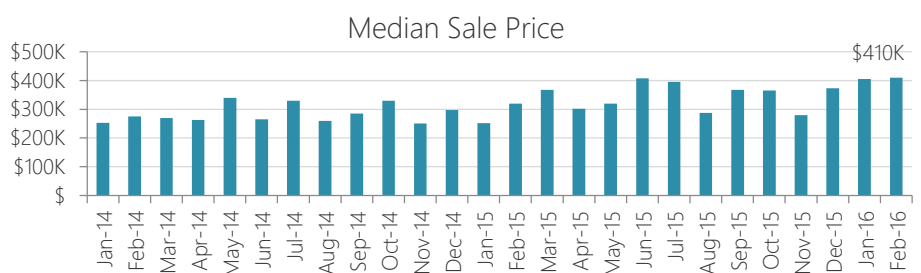
Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.



Median Sale Price

\$410K

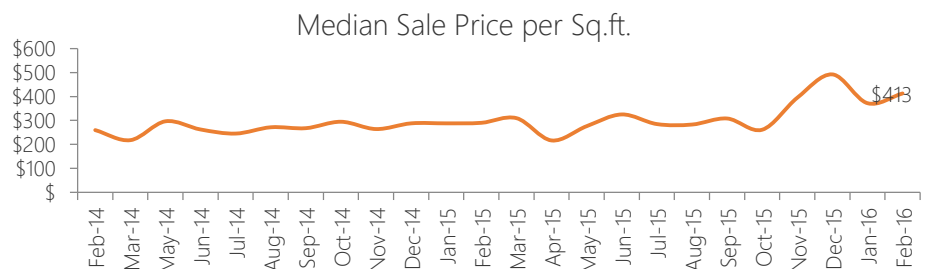
28% YoY



Median Sale Price per Sq.ft.

\$413

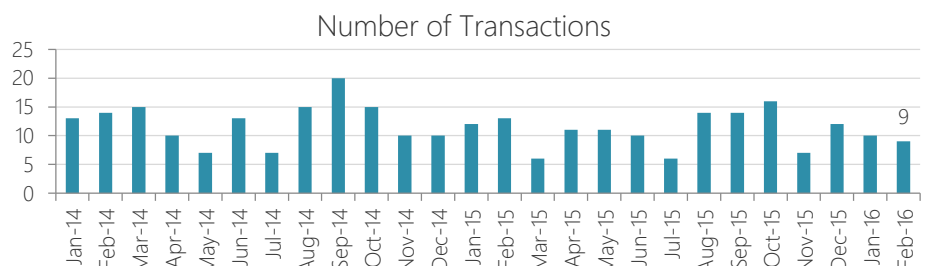
42% YoY



Number of Transactions

9

-31% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$535,000	4%	\$567	-	1
Coops	\$392,500	51%	-	-	6
Houses	\$392,000	1%	\$353	21%	2

Crown Heights

Brooklyn, February 2016

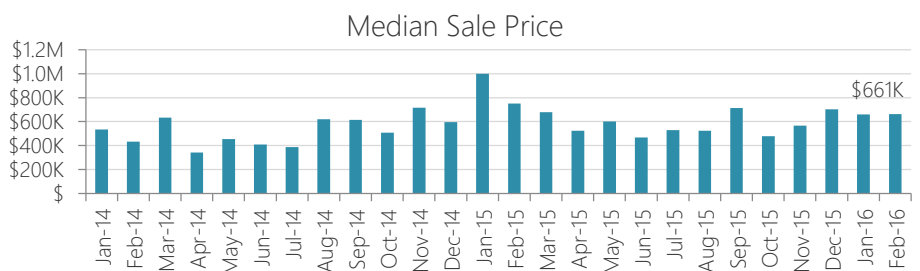


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

Median Sale Price

\$661K

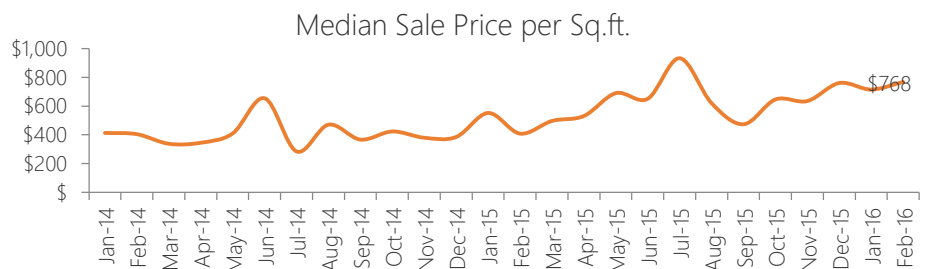
-12% YoY



Median Sale Price per Sq.ft.

\$768

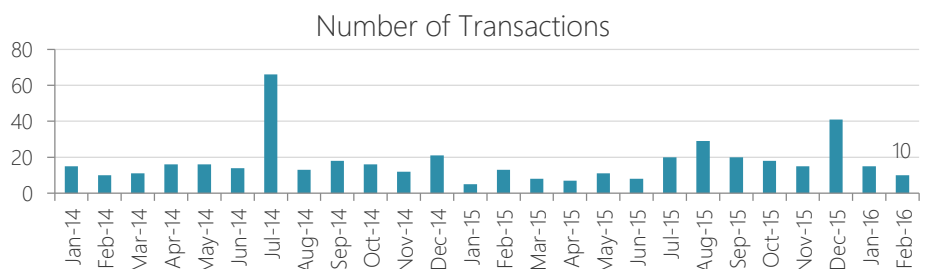
88% YoY



Number of Transactions

10

-23% YoY

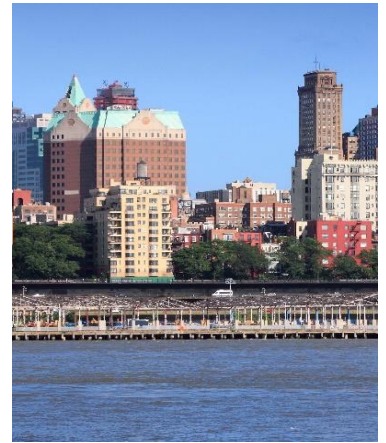


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$797,026	-2%	\$774	23%	6
Coops	\$340,000	-19%	-	-	3
Houses	\$496,000	-34%	\$145	-56%	1

Cypress Hills

Brooklyn, February 2016

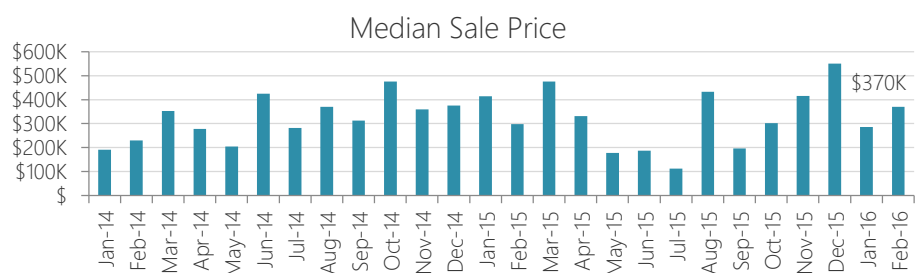


A <neighborhood in the east of New York, Cypress Hills is home to some of the most affordable housing prices in Brooklyn – not to mention a wealth of delicious ethnic foods. The main thoroughfare, Fulton Street, is lined with barber shops, bodegas, churches, pupuserias, seafood restaurants, and other local spots and the housing types are equally diverse.

Median Sale Price

\$370K

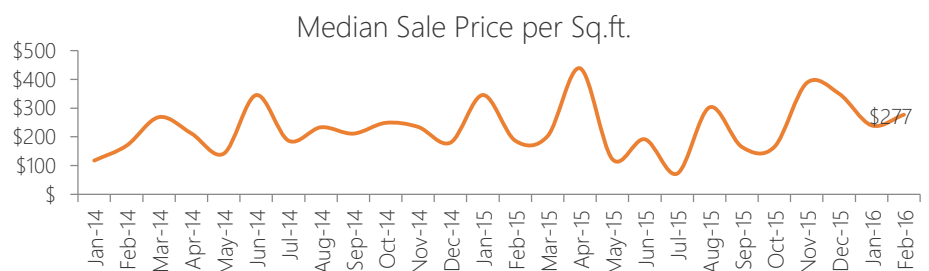
24% YoY



Median Sale Price per Sq.ft.

\$277

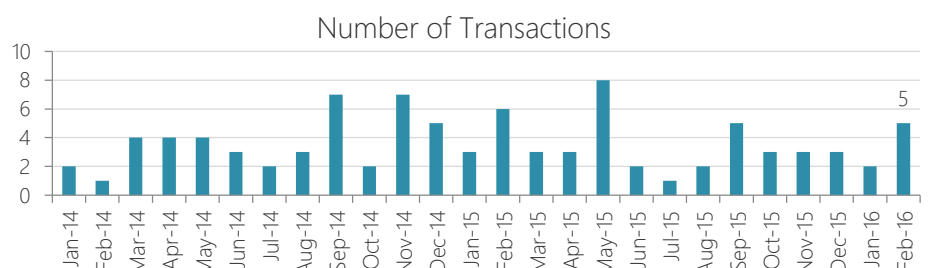
48% YoY



Number of Transactions

5

-17% YoY

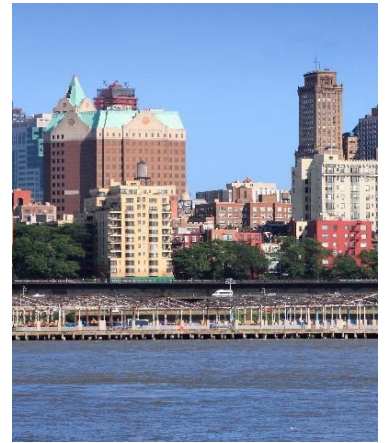


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$90,000	-	-	-	1
Houses	\$432,500	45%	\$277	48%	4

Ditmas Park

Brooklyn, February 2016

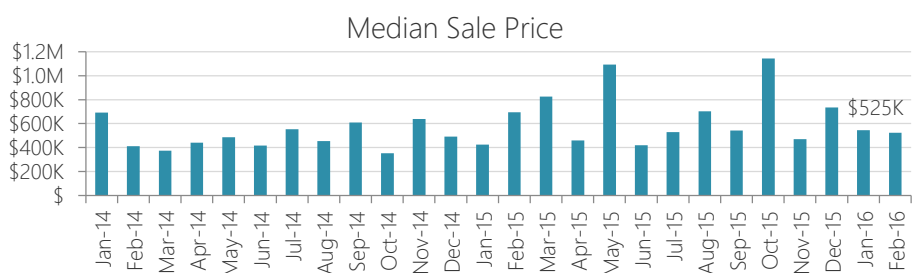


Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars, a food co-op, and restaurants.

Median Sale Price

\$525K

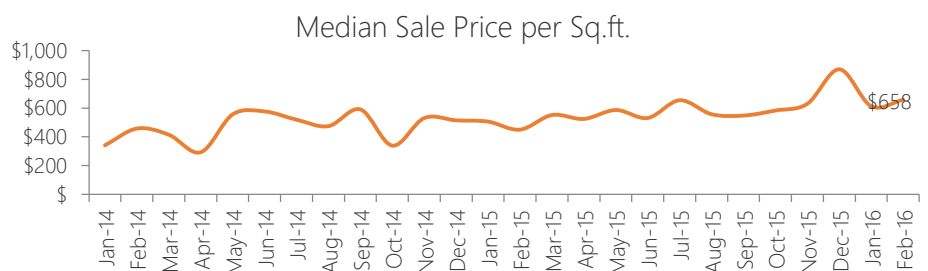
-24% YoY



Median Sale Price per Sq.ft.

\$658

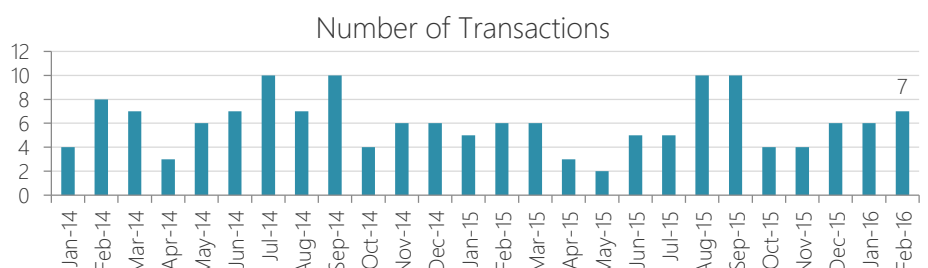
46% YoY



Number of Transactions

7

17% YoY

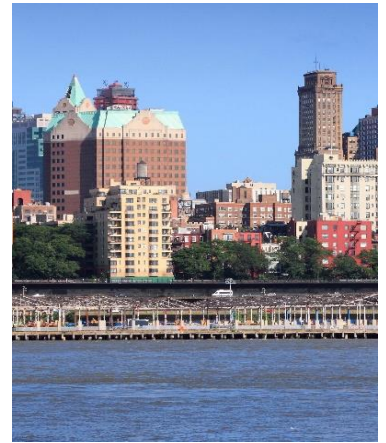


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$885,000	-	\$1,009	-	1
Coops	\$525,000	-1%	\$620	38%	5
Houses	\$1,270,000	-10%	\$659	49%	1

Downtown Brooklyn

Brooklyn, February 2016

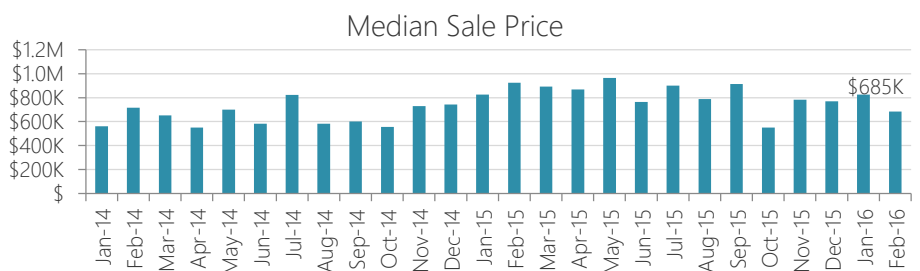


As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools,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

Median Sale Price

\$685K

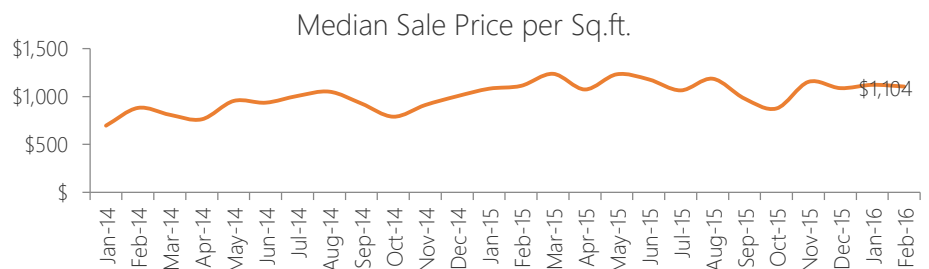
-26% YoY



Median Sale Price per Sq.ft.

\$1,104

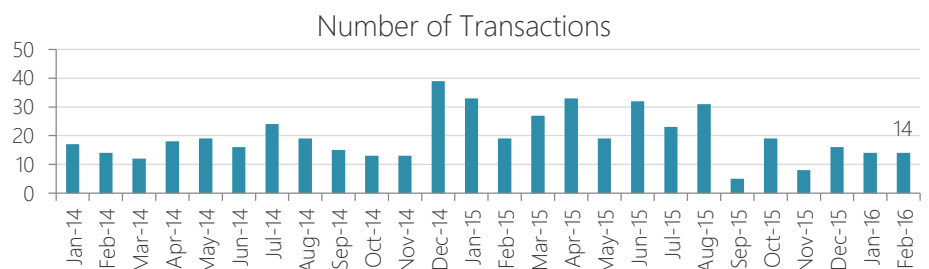
-1% YoY



Number of Transactions

14

-26% YoY



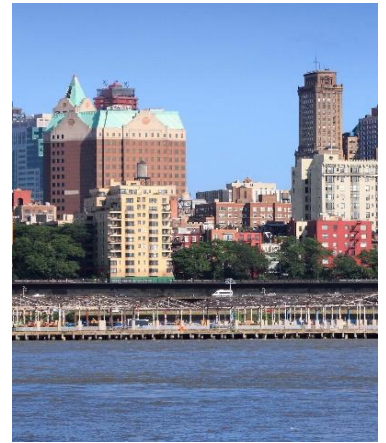
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$855,000	-12%	\$1,114	0%	8
Coops	\$440,877	-41%	\$999	39%	6
Houses	-	-	-	-	0

DUMBO

Brooklyn, February 2016

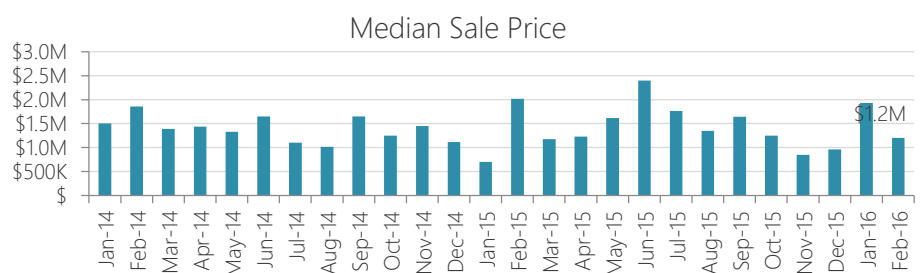
The trendy neighborhood of DUMBO is as classy as it is sassy. With a hip vibe today built on a historic past there's a mixture of converted warehouses and vintage loft spaces – some with views of the Brooklyn Bridge and the Manhattan skyline. Trendy shops, hip bars, and manicured waterfront spaces can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



Median Sale Price

\$1.2M

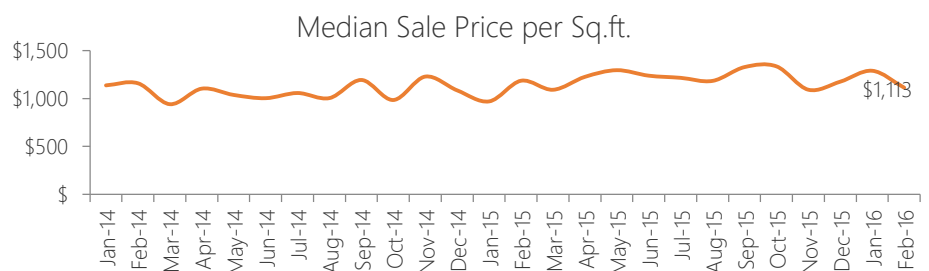
-40% YoY



Median Sale Price per Sq.ft.

\$1,113

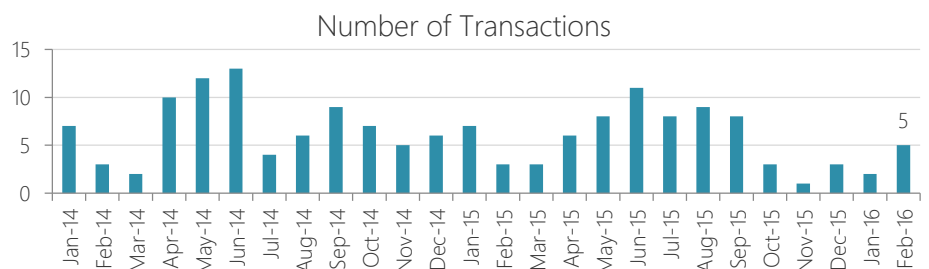
-6% YoY



Number of Transactions

5

67% YoY



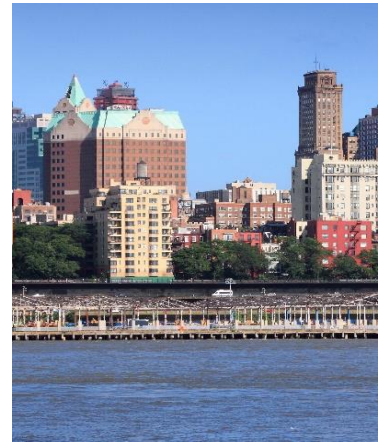
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,200,000	-40%	\$1,113	-6%	5
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Dyker Heights

Brooklyn, February 2016

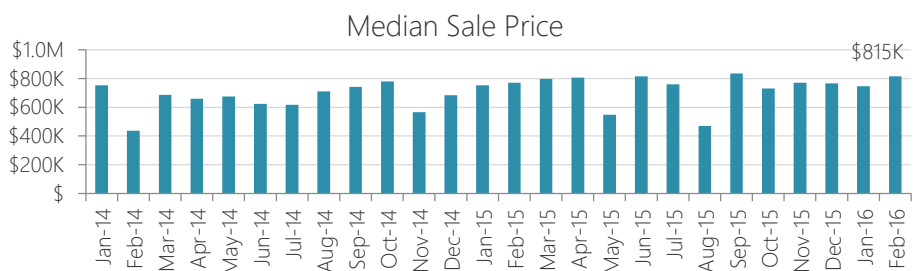
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



Median Sale Price

\$815K

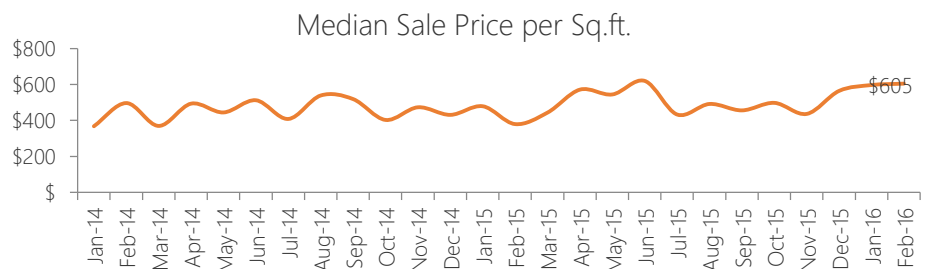
6% YoY



Median Sale Price per Sq.ft.

\$605

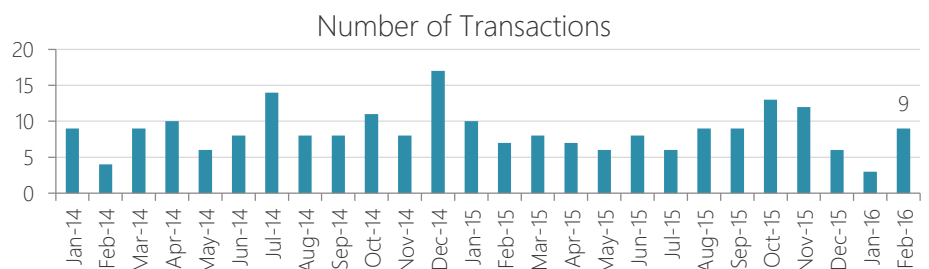
59% YoY



Number of Transactions

9

29% YoY



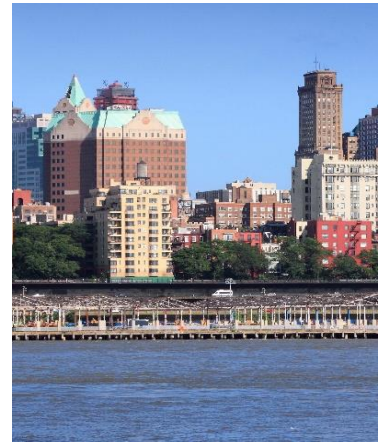
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$500,000	-10%	\$176	-48%	1
Coops	\$180,000	-	-	-	1
Houses	\$850,000	8%	\$621	61%	7

East Flatbush

Brooklyn, February 2016

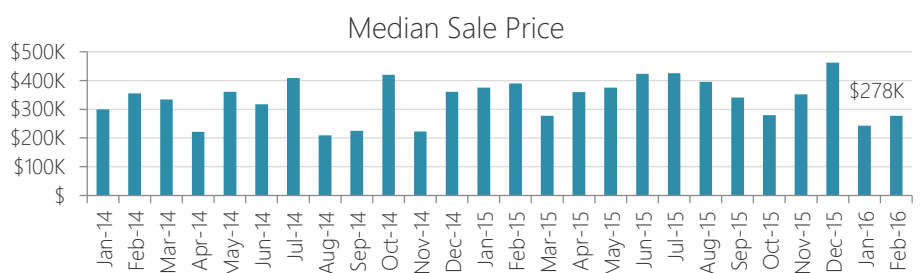
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



Median Sale Price

\$278K

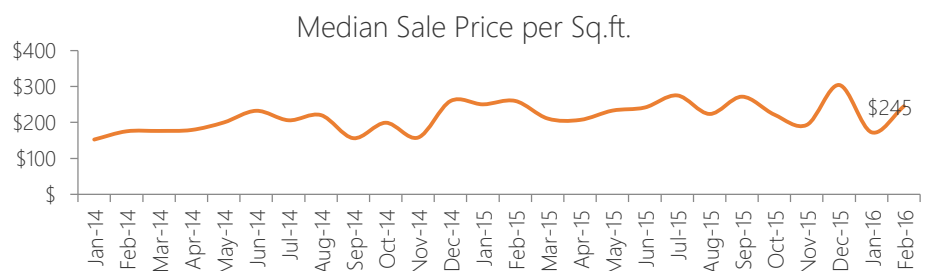
-29% YoY



Median Sale Price per Sq.ft.

\$245

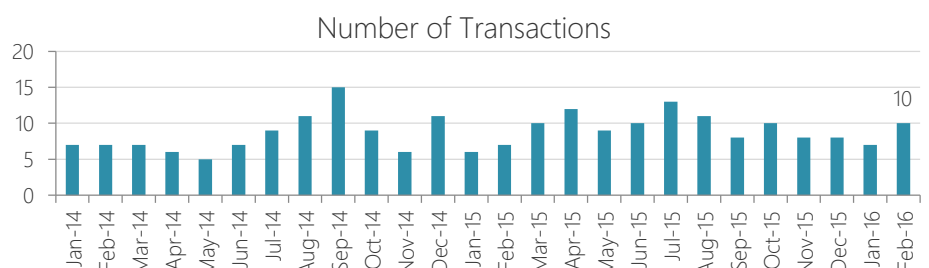
-6% YoY



Number of Transactions

10

43% YoY

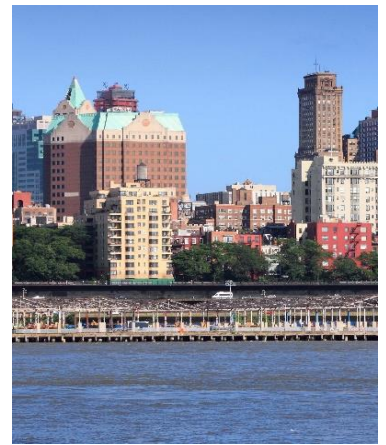


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$155,935	-	-	-	3
Houses	\$385,000	-1%	\$245	-6%	7

East NY

Brooklyn, February 2016

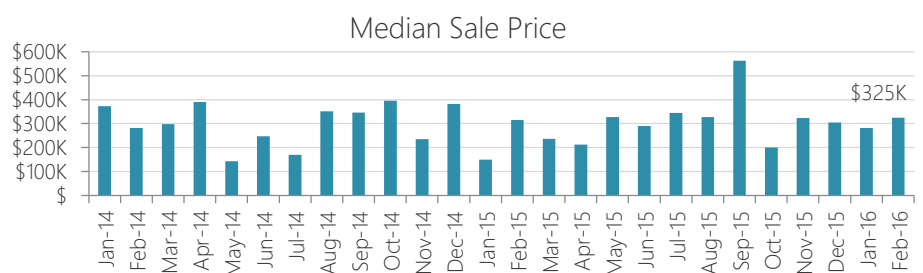


<The East> New York <neighborhood may not traditionally have had yoga studios, hip coffee shops, and pet grooming spas but as real estate developers move in that's starting to change. The real estate prices are affordable and residents have easy access both to public transportation and major highways. Many consider it to be one of the most up and coming neighborhoods to watch.

Median Sale Price

\$325K

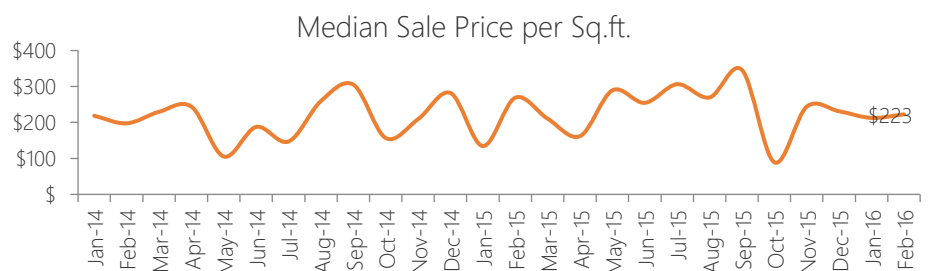
3% YoY



Median Sale Price per Sq.ft.

\$223

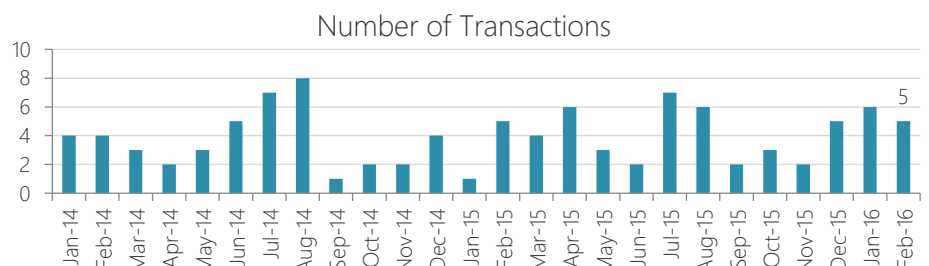
-17% YoY



Number of Transactions

5

0% YoY



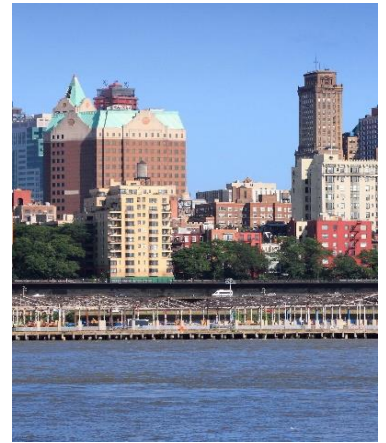
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$325,000	3%	\$223	-17%	5

Flatbush

Brooklyn, February 2016

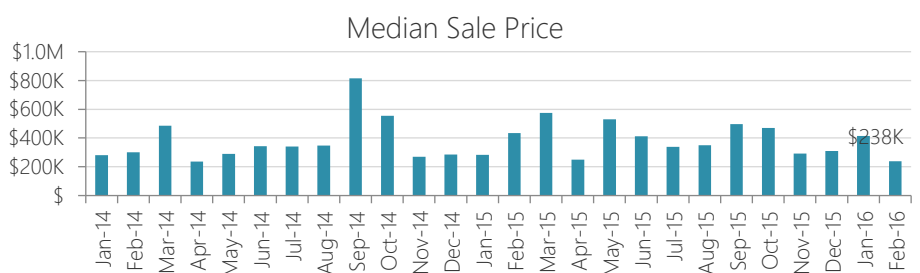
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



Median Sale Price

\$238K

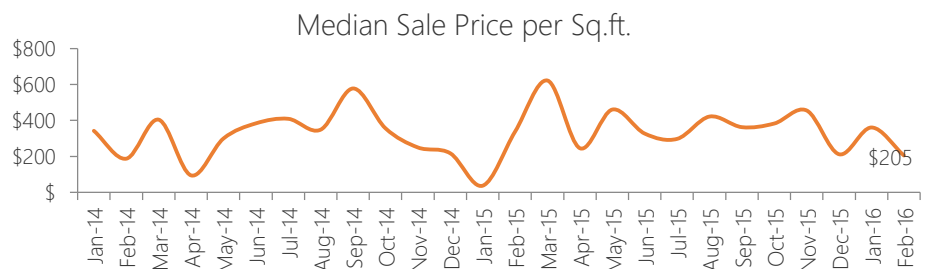
-45% YoY



Median Sale Price per Sq.ft.

\$205

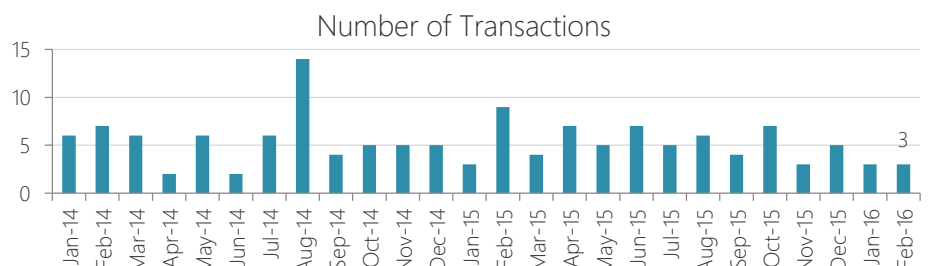
-39% YoY



Number of Transactions

3

-67% YoY



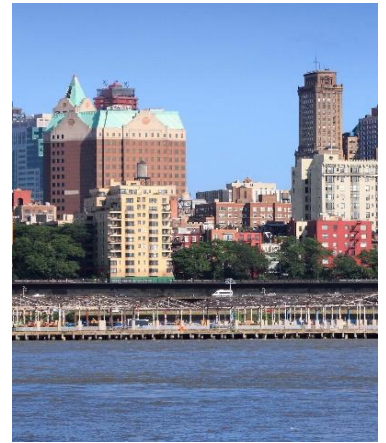
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$163,000	-54%	\$205	-	1
Houses	\$301,500	-41%	\$186	-46%	2

Flatlands

Brooklyn, February 2016

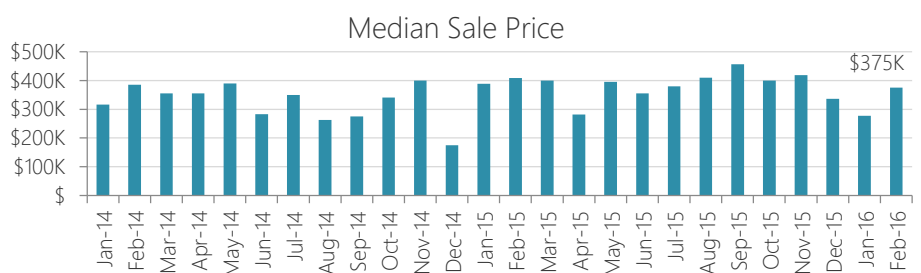
With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features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



Median Sale Price

\$375K

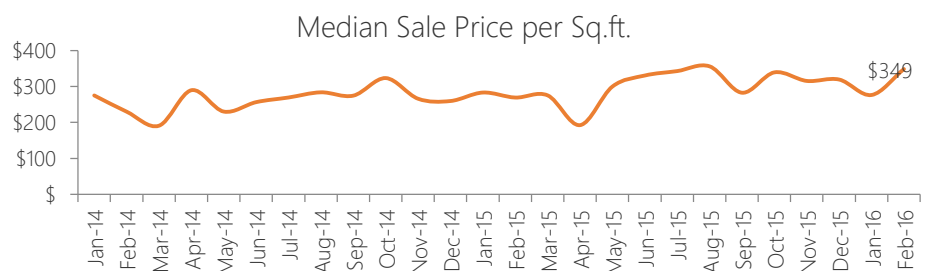
-8% YoY



Median Sale Price per Sq.ft.

\$349

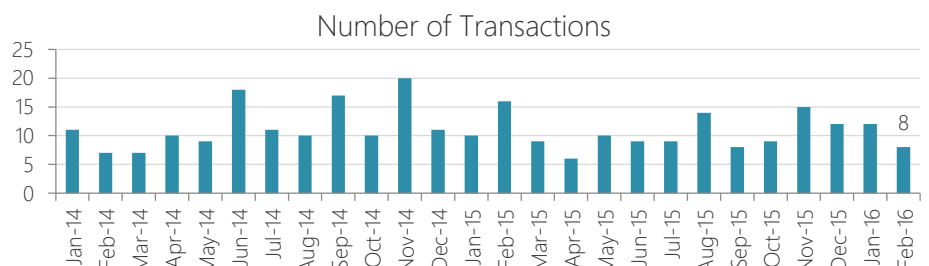
29% YoY



Number of Transactions

8

-50% YoY



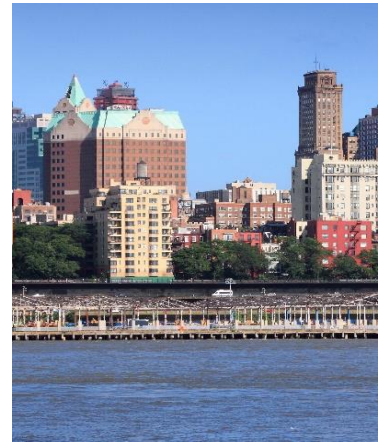
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$209,000	27%	-	-	2
Houses	\$390,000	-7%	\$349	29%	6

Fort Greene

Brooklyn, February 2016

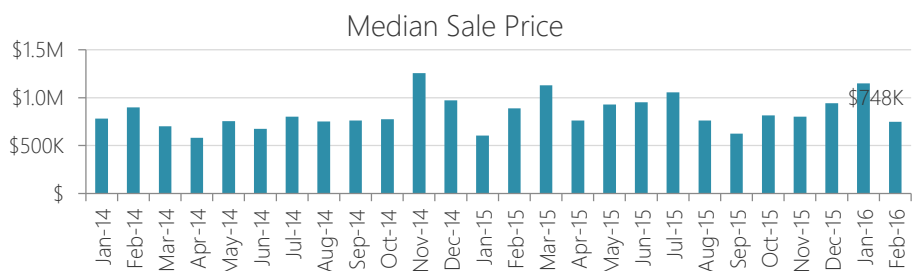
Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other attractions include the Paul Robeson Theater.



Median Sale Price

\$748K

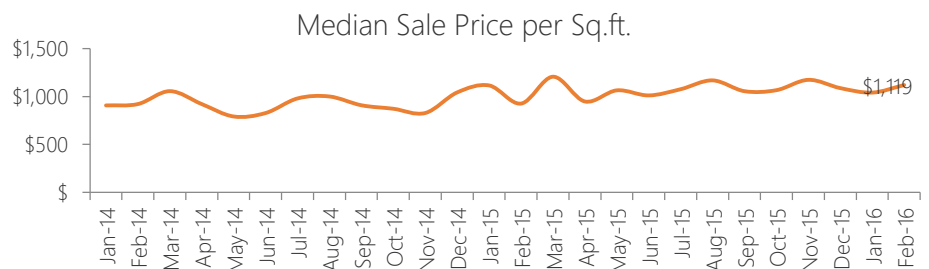
-16% YoY



Median Sale Price per Sq.ft.

\$1,119

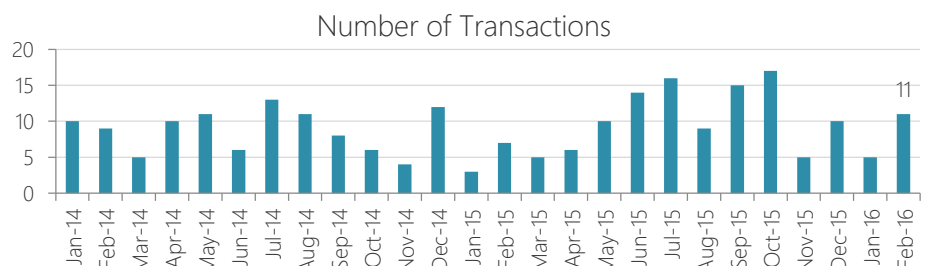
21% YoY



Number of Transactions

11

57% YoY



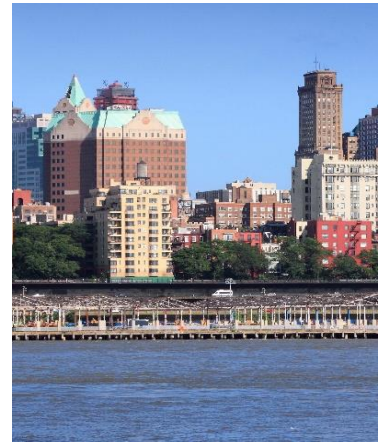
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,040,000	4%	\$1,125	8%	5
Coops	\$339,000	-20%	\$973	14%	4
Houses	\$1,925,000	-	\$944	-	2

Fort Hamilton

Brooklyn, February 2016

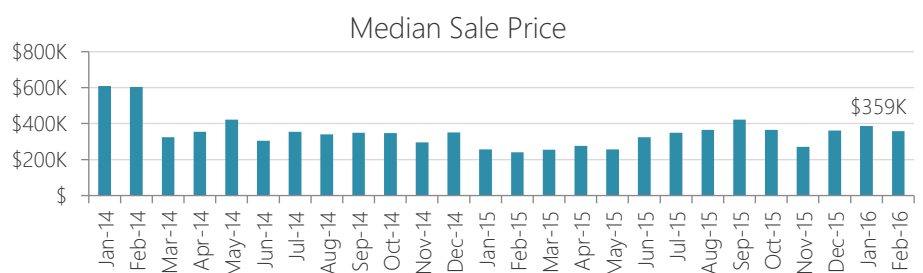
Fort Hamilton is only a square mile and it is located in the southwestern corner of Brooklyn. Most buildings are pre-war and the real estate market is known for its constancy. New developments have made their way to the neighborhood in recent years.



Median Sale Price

\$359K

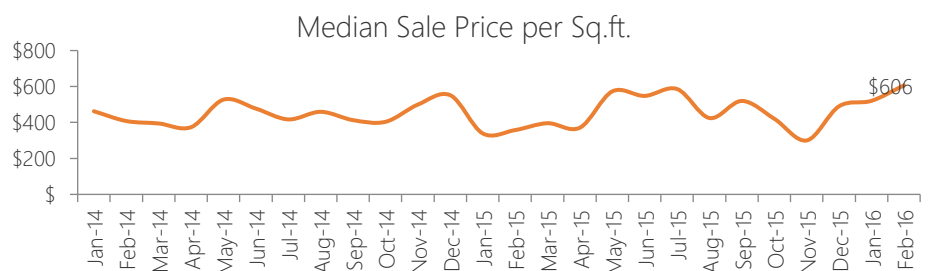
49% YoY



Median Sale Price per Sq.ft.

\$606

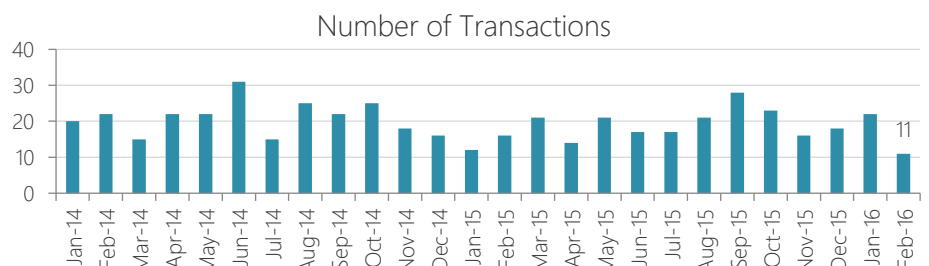
70% YoY



Number of Transactions

11

-31% YoY



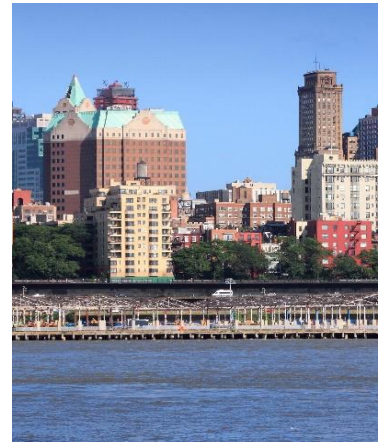
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$359,000	-36%	\$606	0%	3
Coops	\$309,000	36%	-	-	6
Houses	\$710,000	-16%	\$487	0%	2

Gerritsen Beach

Brooklyn, February 2016

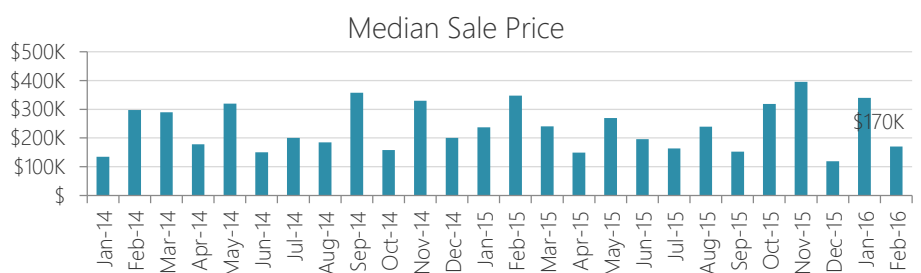
Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties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



Median Sale Price

\$170K

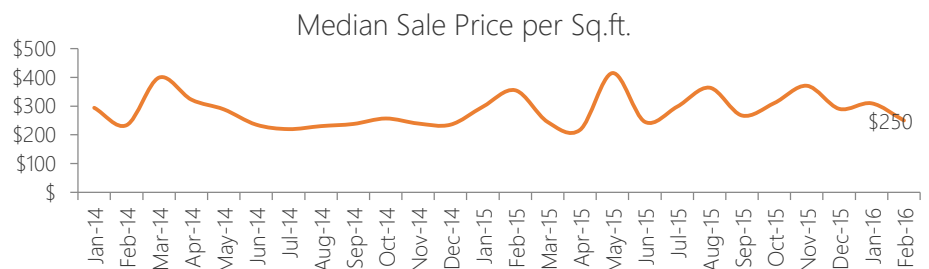
-51% YoY



Median Sale Price per Sq.ft.

\$250

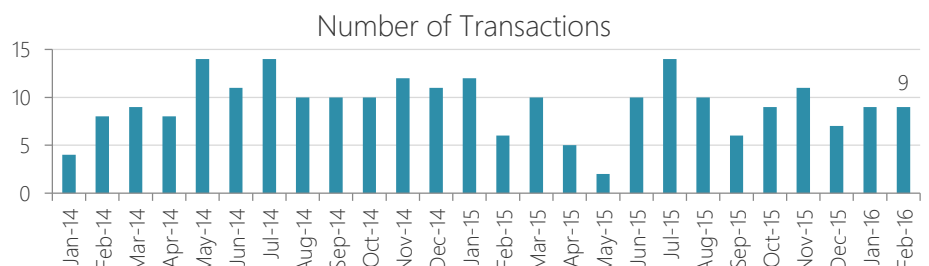
-30% YoY



Number of Transactions

9

50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$135,750	-	\$190	-	6
Houses	\$250,000	-28%	\$354	0%	3

Gowanus

Brooklyn, February 2016

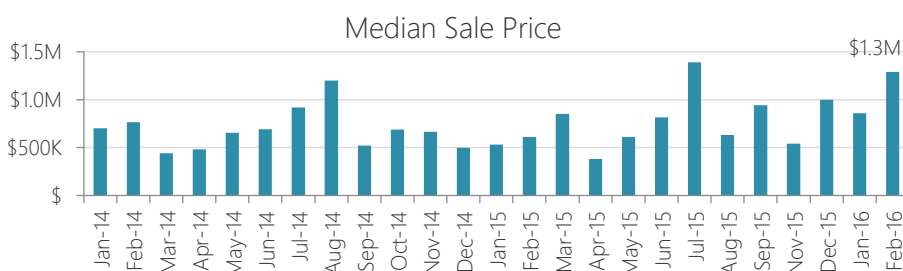
Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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



Median Sale Price

\$1.29M

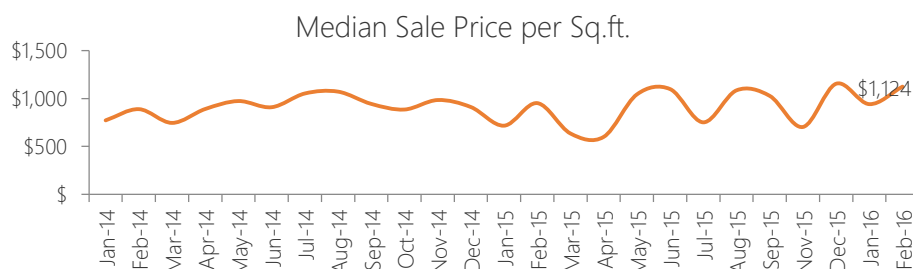
111% YoY



Median Sale Price per Sq.ft.

\$1,124

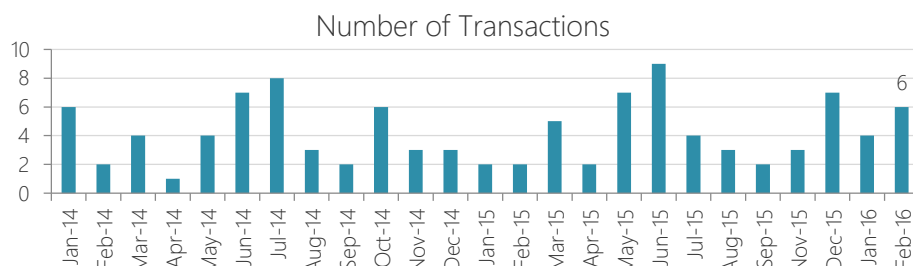
18% YoY



Number of Transactions

6

200% YoY

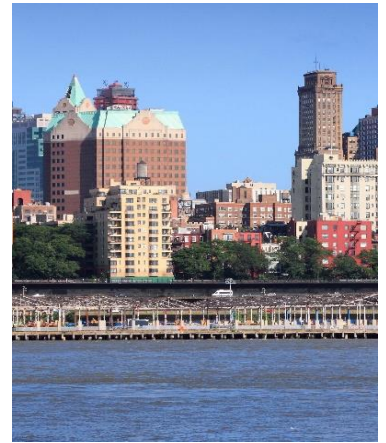


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,288,571	111%	\$1,124	18%	6
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Gravesend

Brooklyn, February 2016

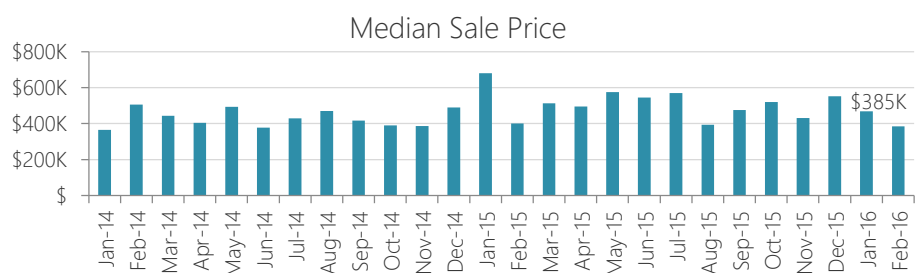


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

Median Sale Price

\$385K

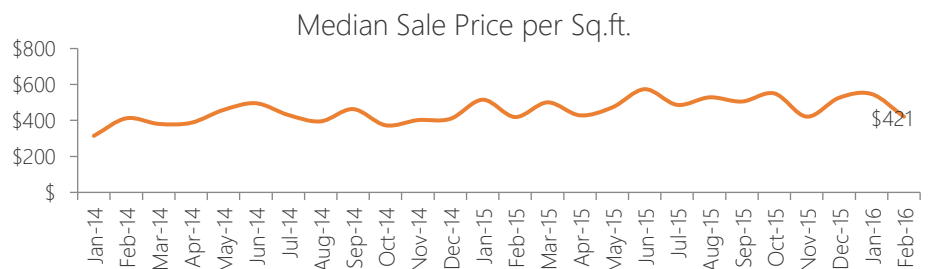
-4% YoY



Median Sale Price per Sq.ft.

\$421

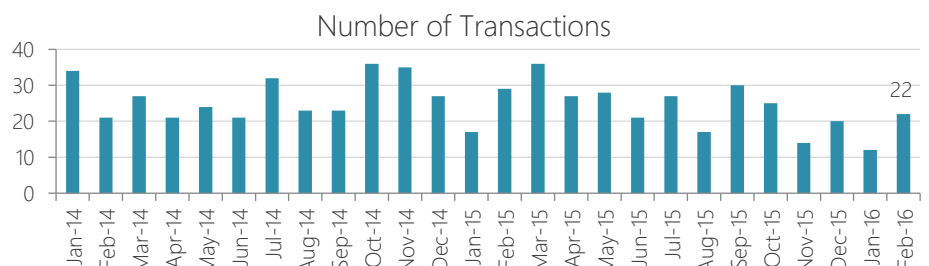
0% YoY



Number of Transactions

22

-24% YoY

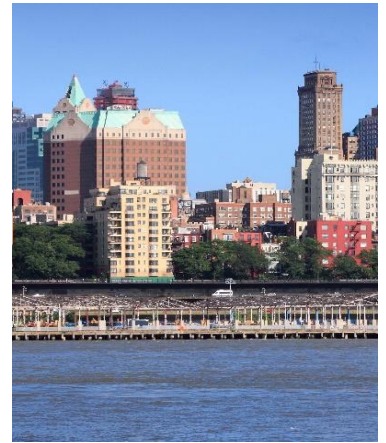


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$547,309	23%	\$483	11%	10
Coops	\$269,000	2%	\$295	1%	10
Houses	\$582,500	-23%	\$518	50%	2

Greenpoint

Brooklyn, February 2016

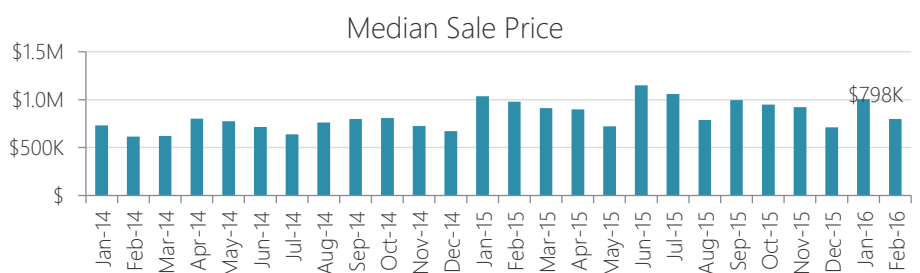


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

Median Sale Price

\$798K

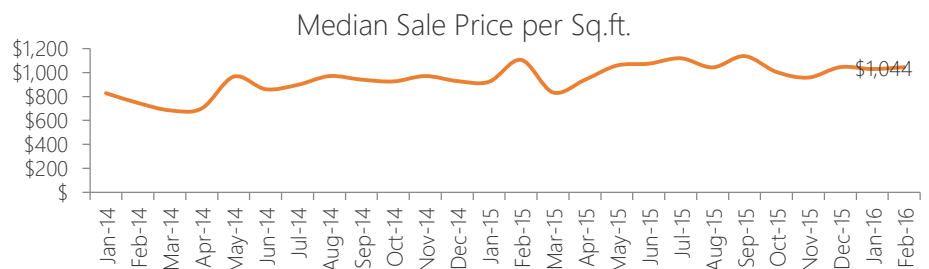
-19% YoY



Median Sale Price per Sq.ft.

\$1,044

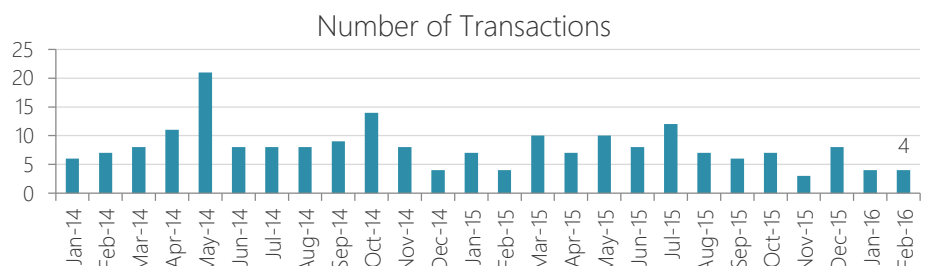
-6% YoY



Number of Transactions

4

0% YoY

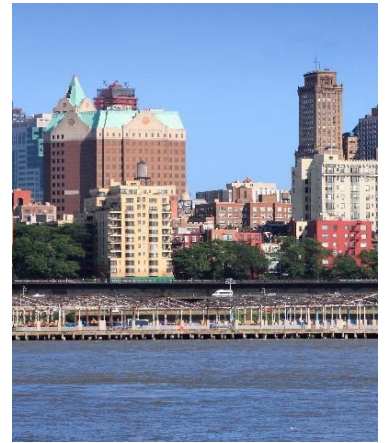


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$798,000	-18%	\$1,044	-6%	4
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Homecrest

Brooklyn, February 2016

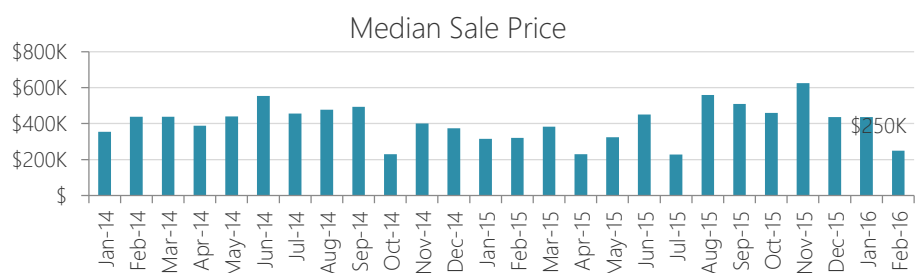


Some consider it a part of Sheepshead Bay but Homecrest is its own community. In the early 2000s new condos were built and 2-story homes were renovated into mansions. There are one-story bungalow homes, one-story brick houses, and many residents in the area share backyards and driveways with their neighbors. Public transit includes subway and bus.

Median Sale Price

\$250K

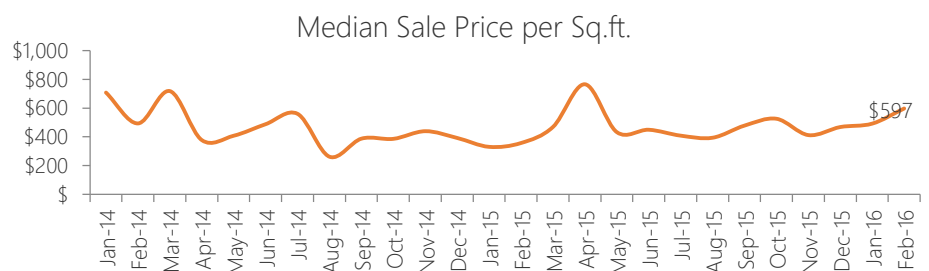
-22% YoY



Median Sale Price per Sq.ft.

\$597

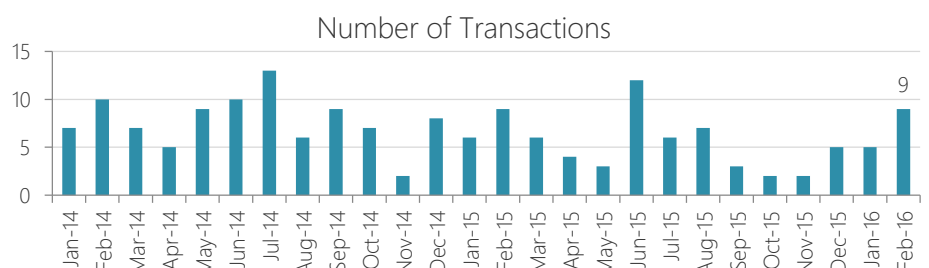
67% YoY



Number of Transactions

9

0% YoY



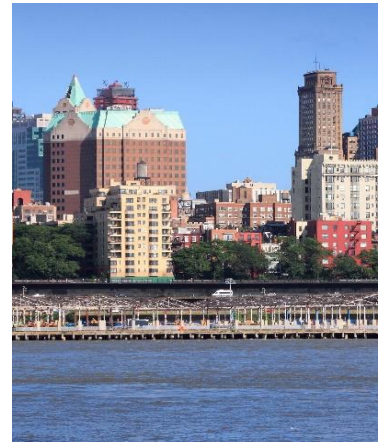
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$517,271	6%	\$440	-11%	1
Coops	\$185,000	-33%	-	-	5
Houses	\$999,999	79%	\$668	71%	3

Kensington

Brooklyn, February 2016

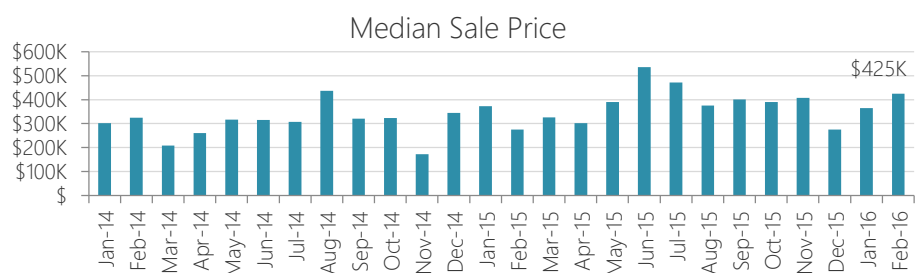
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington is quickly adding new cafes and bars.



Median Sale Price

\$425K

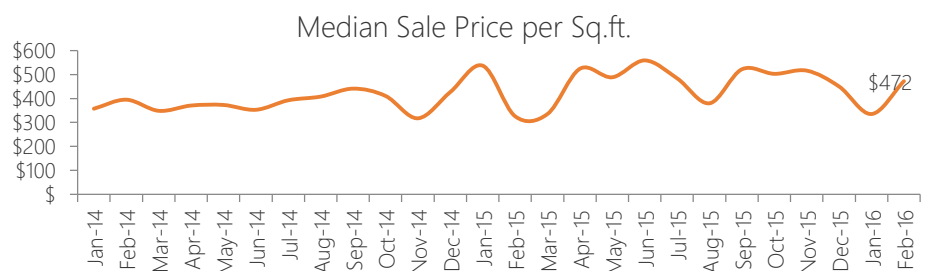
54% YoY



Median Sale Price per Sq.ft.

\$472

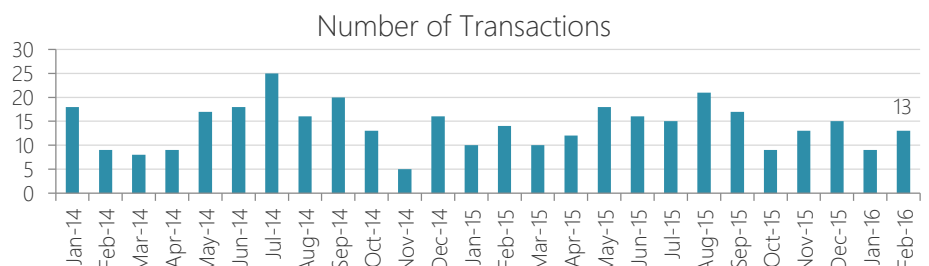
45% YoY



Number of Transactions

13

-7% YoY



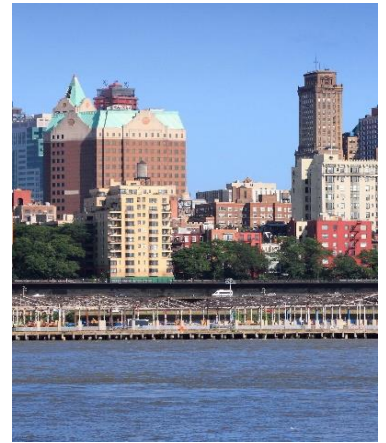
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$664,098	-	\$398	-	2
Coops	\$418,306	52%	\$489	50%	10
Houses	\$830,000	33%	\$465	13%	1

Madison

Brooklyn, February 2016

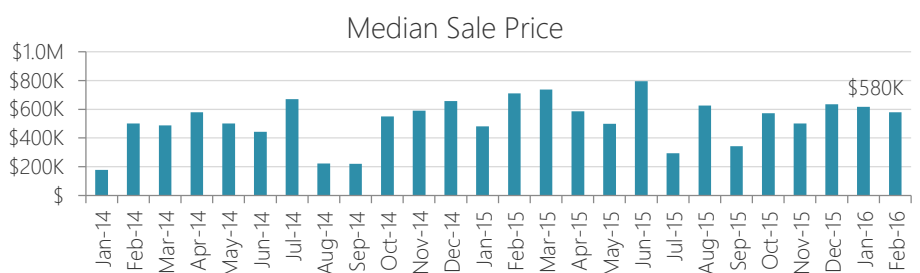
Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco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



Median Sale Price

\$580K

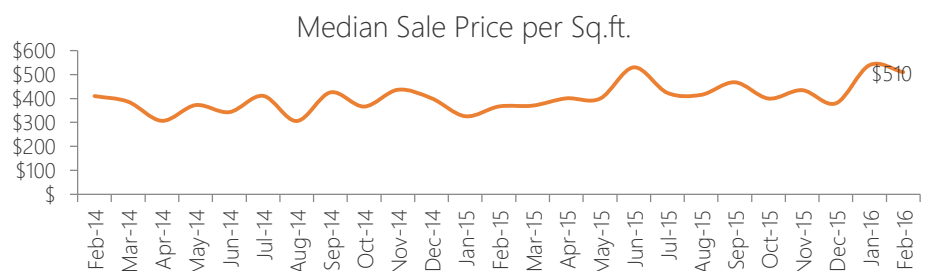
-18% YoY



Median Sale Price per Sq.ft.

\$510

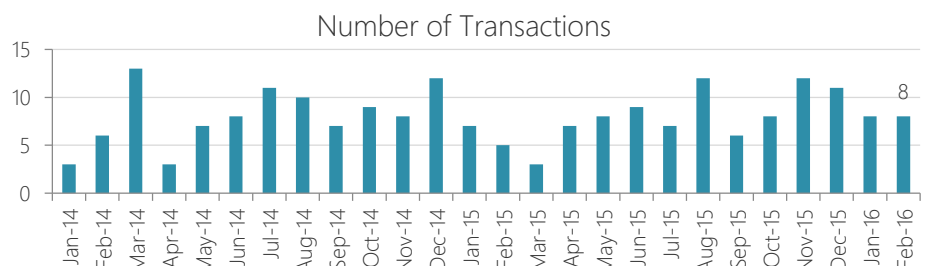
39% YoY



Number of Transactions

8

60% YoY



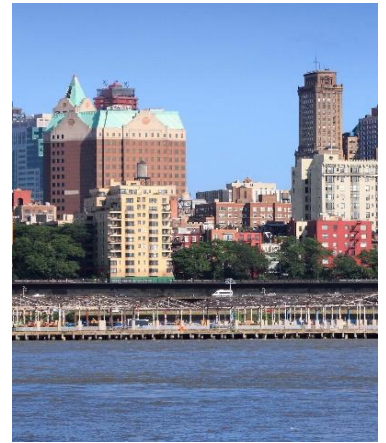
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$555,000	-	\$595	-	1
Coops	\$288,990	82%	\$306	70%	1
Houses	\$620,000	-29%	\$510	21%	6

Marine Park

Brooklyn, February 2016

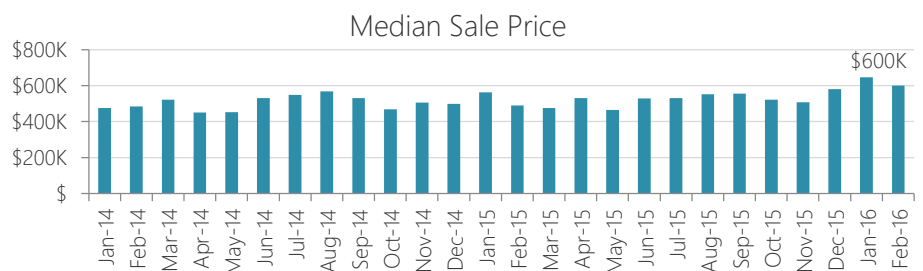
Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark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



Median Sale Price

\$600K

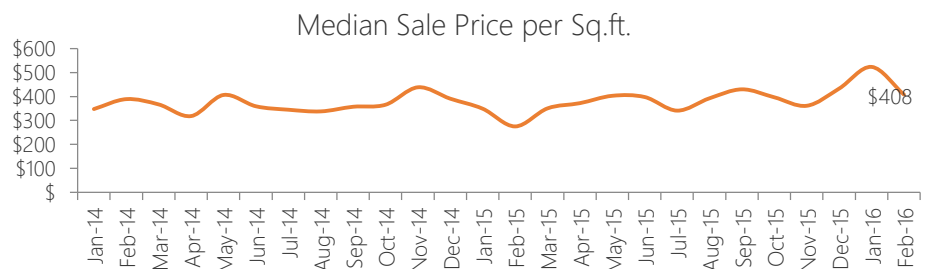
22% YoY



Median Sale Price per Sq.ft.

\$408

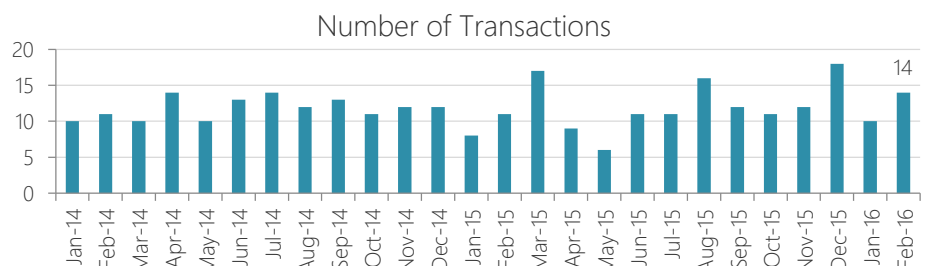
48% YoY



Number of Transactions

14

27% YoY



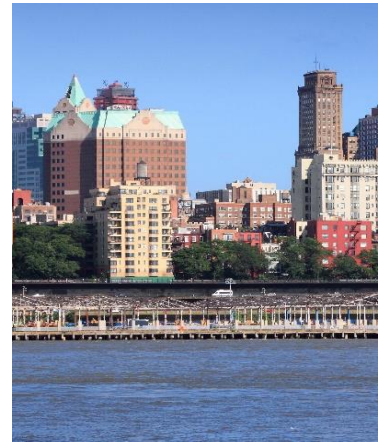
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$600,000	22%	\$408	48%	14

Midwood

Brooklyn, February 2016

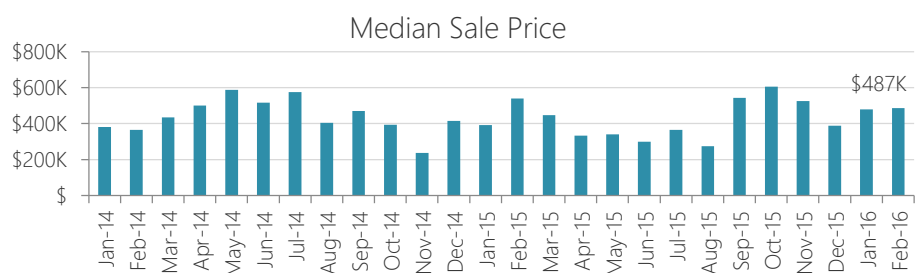
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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



Median Sale Price

\$487K

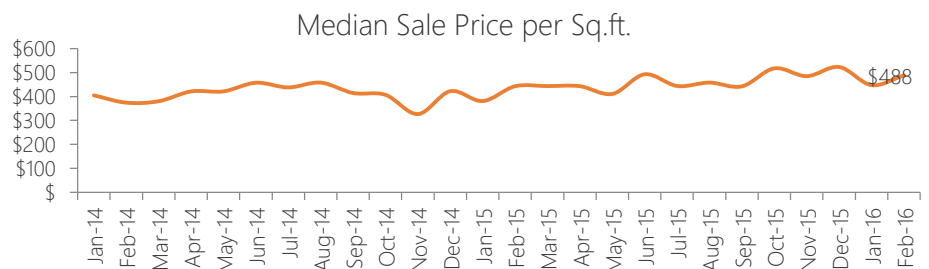
-10% YoY



Median Sale Price per Sq.ft.

\$488

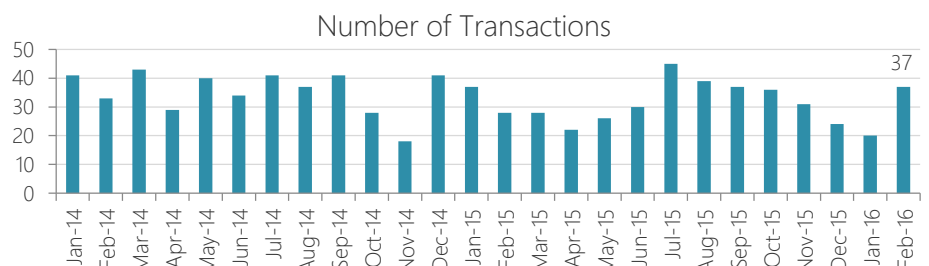
10% YoY



Number of Transactions

37

32% YoY



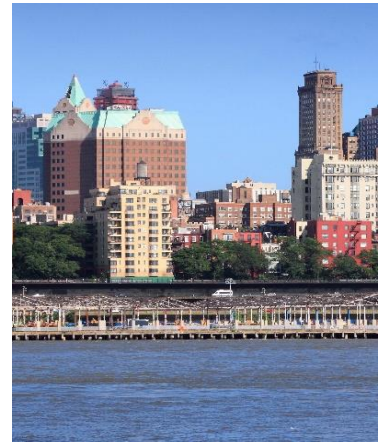
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$481,650	23%	-	-	6
Coops	\$227,000	66%	\$290	-	16
Houses	\$875,000	6%	\$531	20%	15

Mill Basin

Brooklyn, February 2016

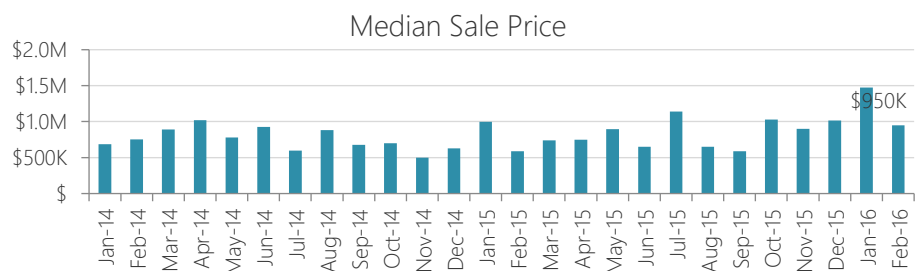
Mill Basin is located in the south of Brooklyn, right along Jamaica Bay, and is home to some of the most luxurious homes in New York City. Most houses are relatively new and it's not uncommon for waterfront homes to include docks. Local retail stores line Strickland Avenue and Avenue U and the Kings Plaza shopping mall is nearby.



Median Sale Price

\$950K

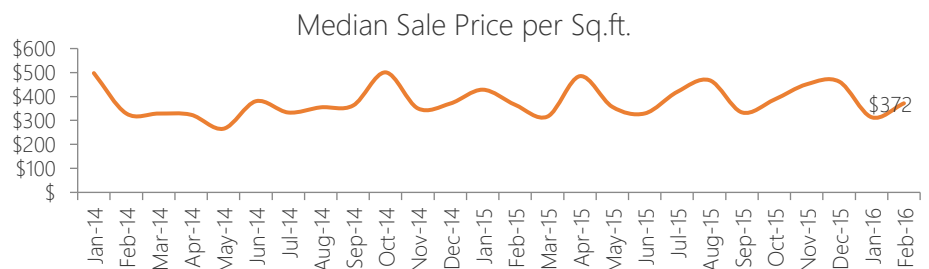
62% YoY



Median Sale Price per Sq.ft.

\$372

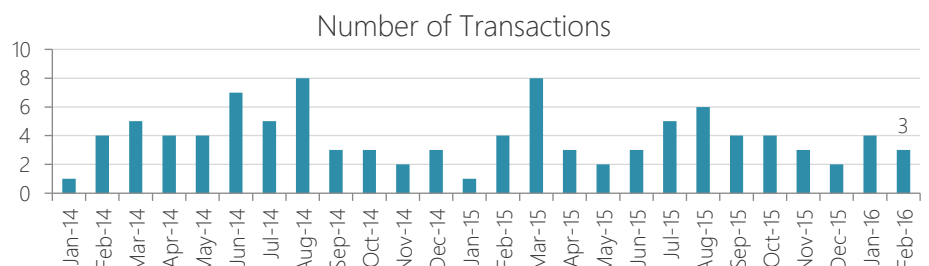
2% YoY



Number of Transactions

3

-25% YoY

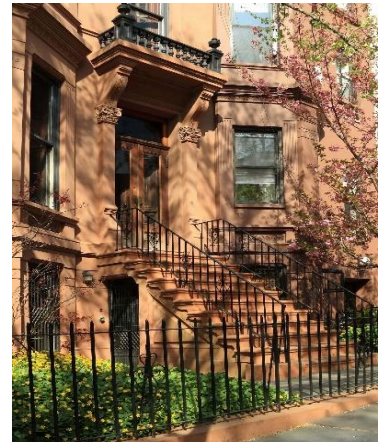


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$950,000	62%	\$372	2%	3

Park Slope

Brooklyn, February 2016

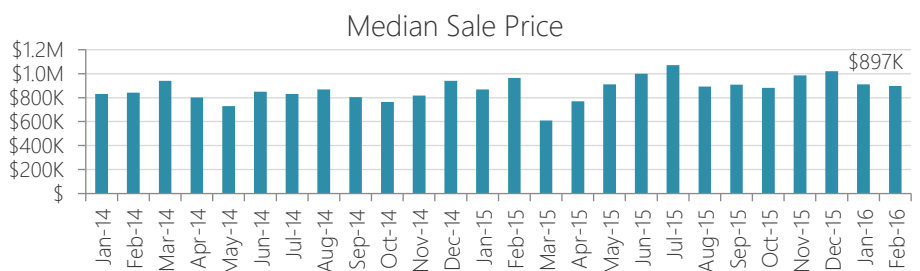


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

Median Sale Price

\$897K

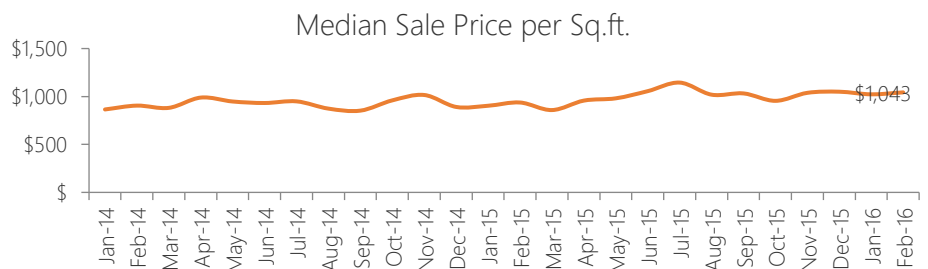
-7% YoY



Median Sale Price per Sq.ft.

\$1,043

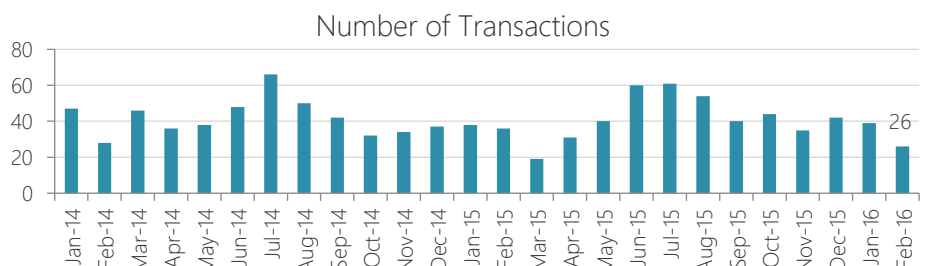
11% YoY



Number of Transactions

26

-28% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$995,000	-14%	\$979	4%	5
Coops	\$825,000	9%	\$1,031	22%	17
Houses	\$1,422,500	-64%	\$1,111	14%	4

Prospect Heights

Brooklyn, February 2016

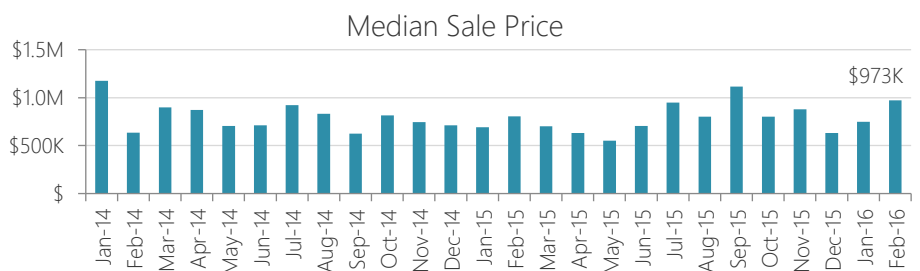


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

Median Sale Price

\$973K

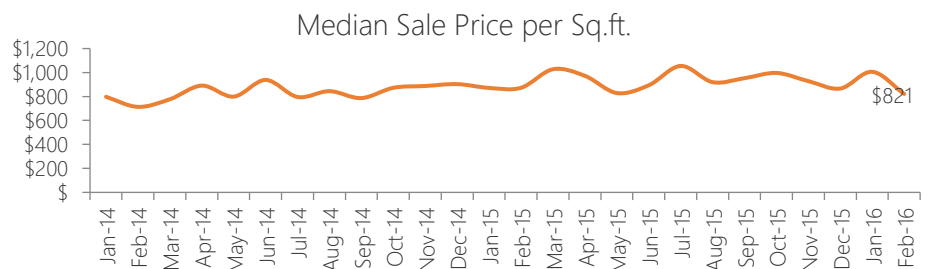
21% YoY



Median Sale Price per Sq.ft.

\$821

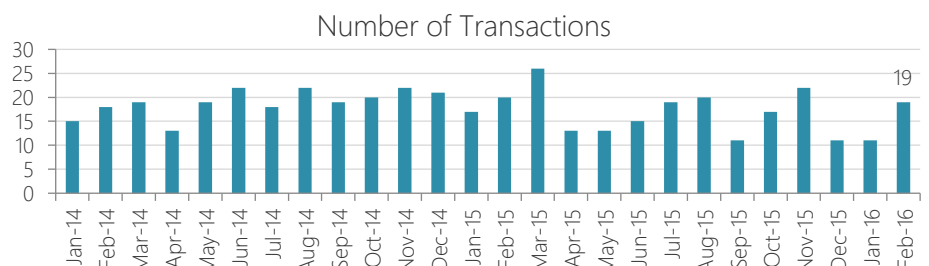
-6% YoY



Number of Transactions

19

-5% YoY



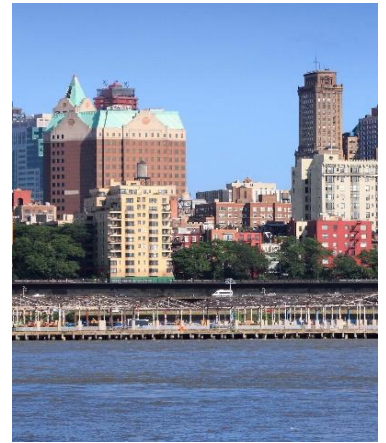
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,050,000	14%	\$965	5%	5
Coops	\$825,000	3%	\$754	-8%	13
Houses	\$2,520,000	-	\$1,178	-	1

Prospect Park South

Brooklyn, February 2016

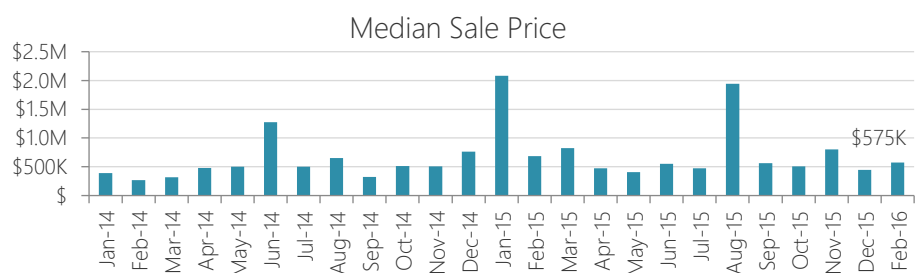
Residents of Prospect Park South enjoy its small town atmosphere while at the same time staying close to some of the more bustling and dynamic Brooklyn neighborhoods. Most homes are freestanding and most streets are lined with trees. Designated as a national historic district, there is a diverse list of architectural styles including Queen Anne and French Revival.



Median Sale Price

\$575K

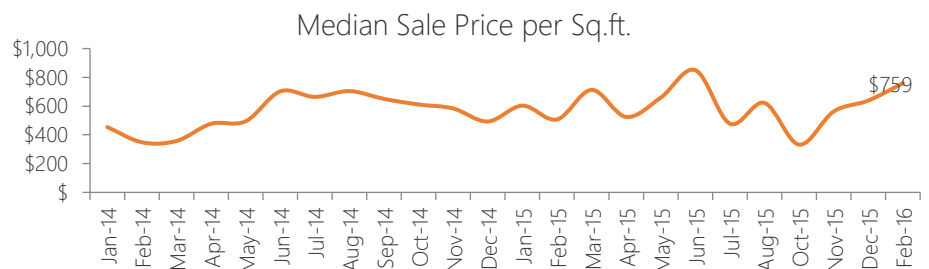
-16% YoY



Median Sale Price per Sq.ft.

\$759

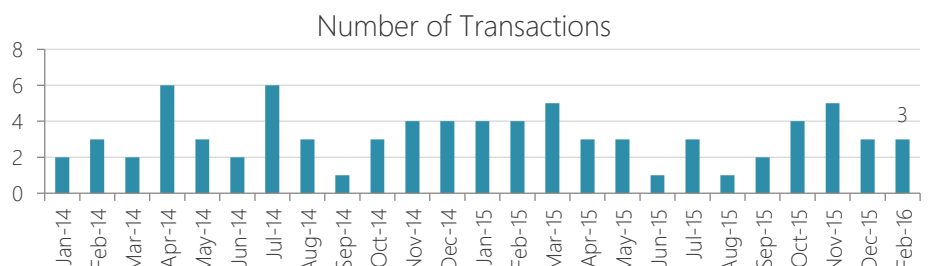
50% YoY



Number of Transactions

3

-25% YoY

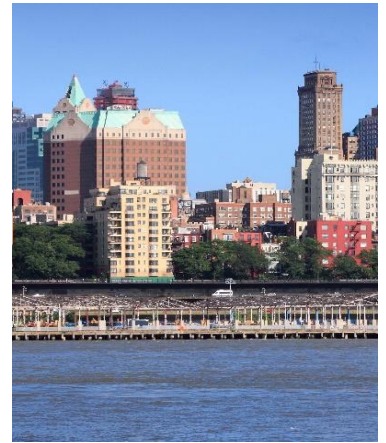


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$495,500	-	\$768	-	2
Coops	-	-	-	-	0
Houses	\$1,525,000	-15%	\$508	0%	1

Remsen Village

Brooklyn, February 2016

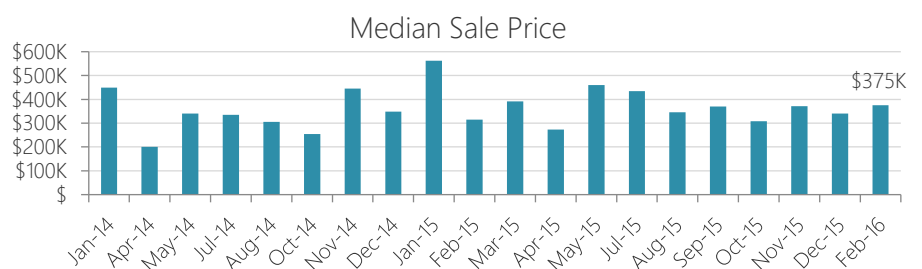


A subdivision of Flatbush, Remsen Village is home to mature trees, a wide variety of housing styles and prices, and established independent stores. While the subway is not convenient for most in the area, buses take residents to the subway. Prospect Park, one of the best green spaces in all of New York City, is just a short trip away.

Median Sale Price

\$375K

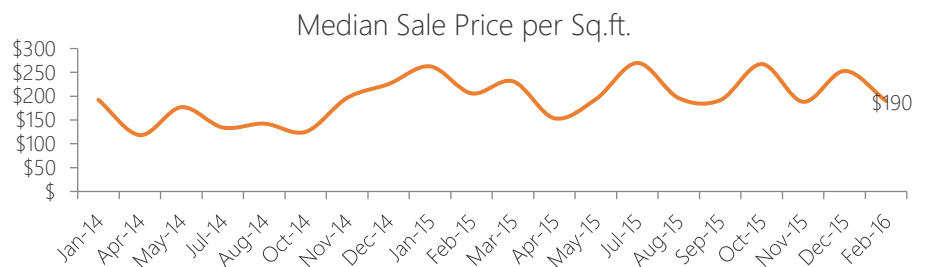
19% YoY



Median Sale Price per Sq.ft.

\$190

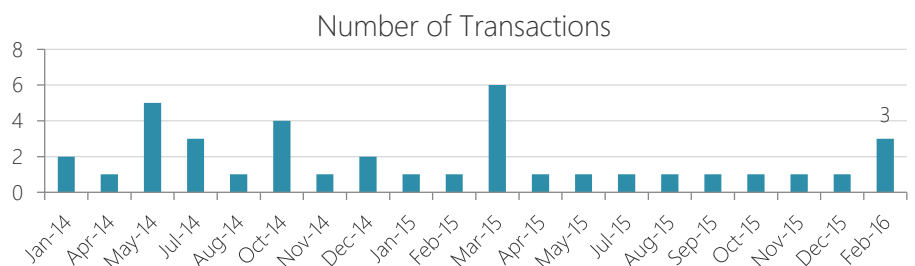
-8% YoY



Number of Transactions

3

200% YoY

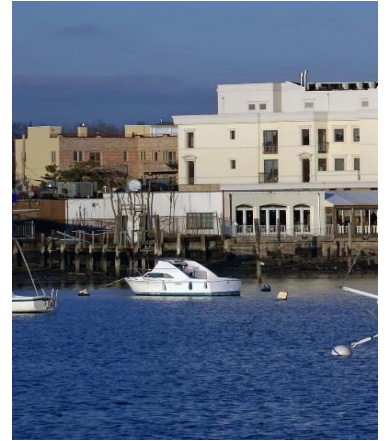


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$375,000	19%	\$190	-8%	3

Sheepshead Bay

Brooklyn, February 2016

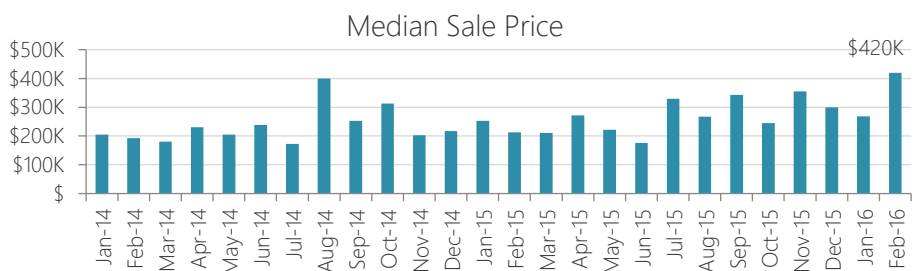


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

Median Sale Price

\$420K

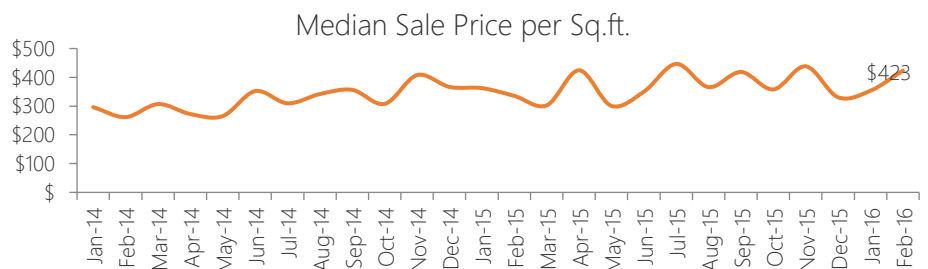
97% YoY



Median Sale Price per Sq.ft.

\$423

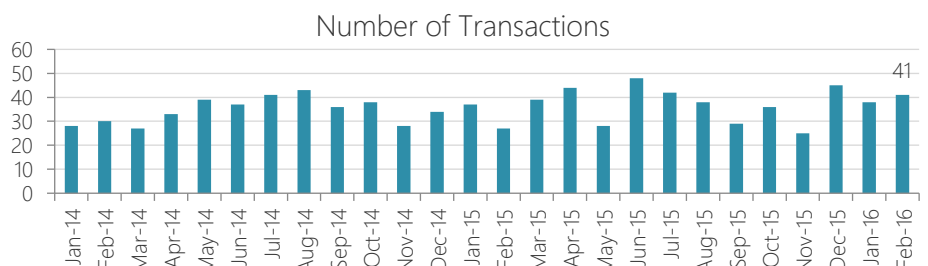
26% YoY



Number of Transactions

41

52% YoY

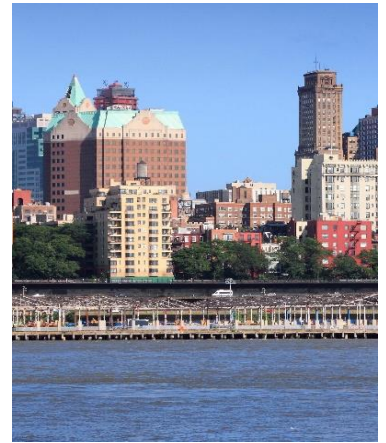


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$646,064	85%	\$467	13%	20
Coops	\$198,000	13%	\$264	43%	18
Houses	\$533,000	-7%	\$317	-5%	3

Sunset Park

Brooklyn, February 2016

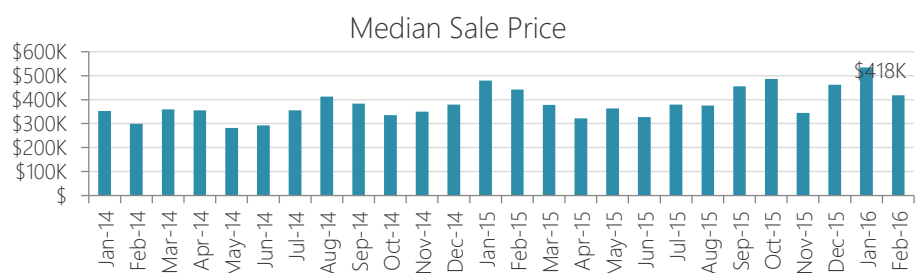


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape where prewar walkups are next to co-ops.

Median Sale Price

\$418K

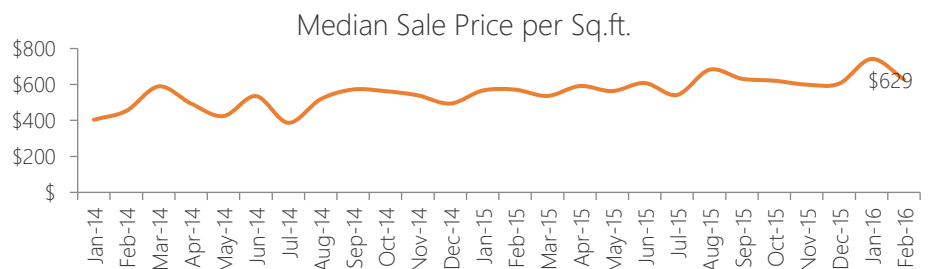
-6% YoY



Median Sale Price per Sq.ft.

\$629

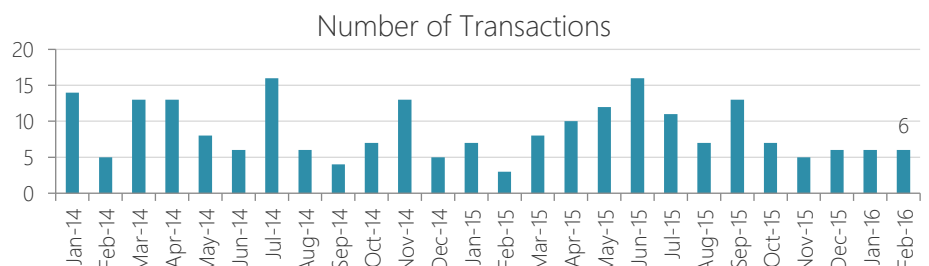
10% YoY



Number of Transactions

6

100% YoY

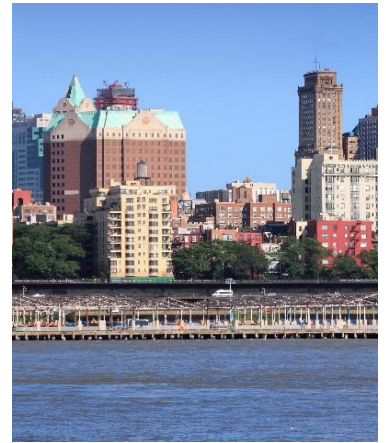


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$550,000	0%	\$635	1%	2
Coops	\$297,500	-29%	\$585	4%	4
Houses	-	-	-	-	0

Williamsburg

Brooklyn, February 2016

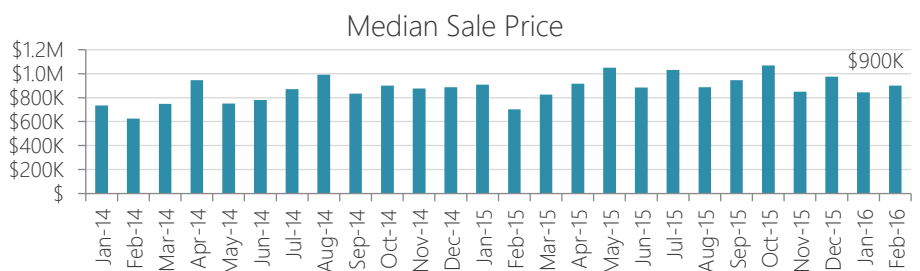


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

Median Sale Price

\$900K

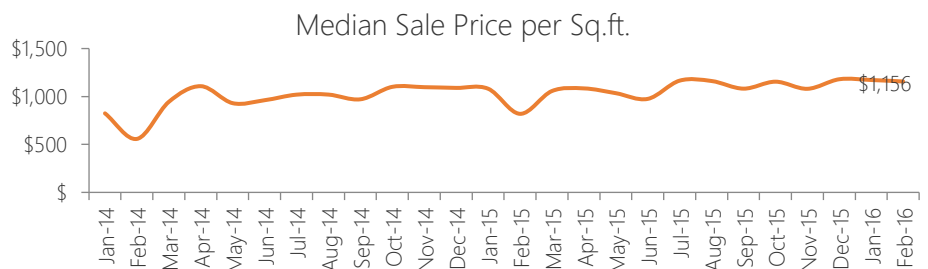
28% YoY



Median Sale Price per Sq.ft.

\$1,156

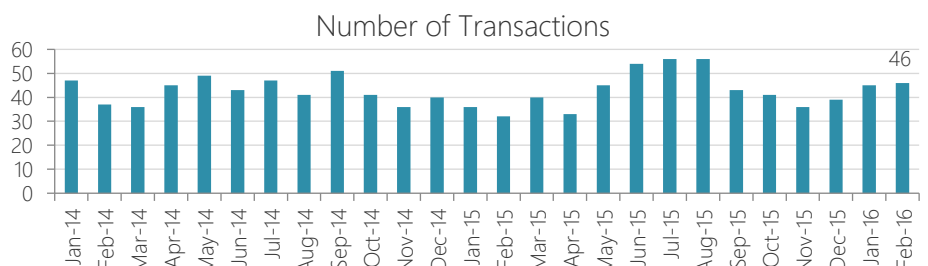
41% YoY



Number of Transactions

46

44% YoY

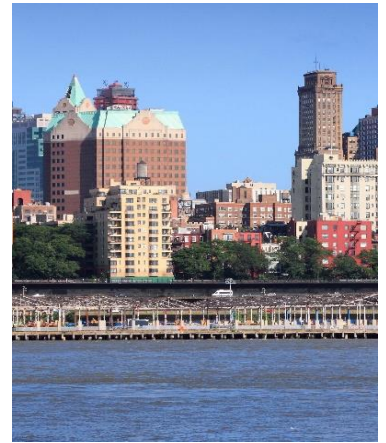


Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$952,500	22%	\$1,156	41%	44
Coops	\$450,500	84%	-	-	2
Houses	-	-	-	-	0

Windsor Terrace

Brooklyn, February 2016

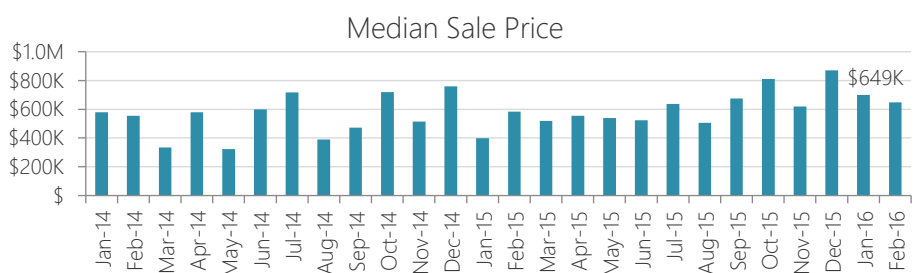


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable but on the rise.

Median Sale Price

\$649K

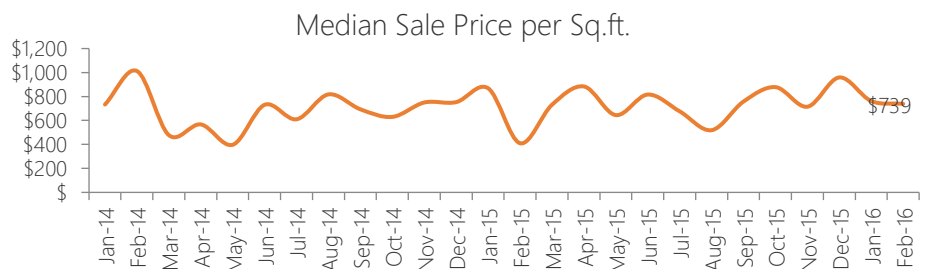
11% YoY



Median Sale Price per Sq.ft.

\$739

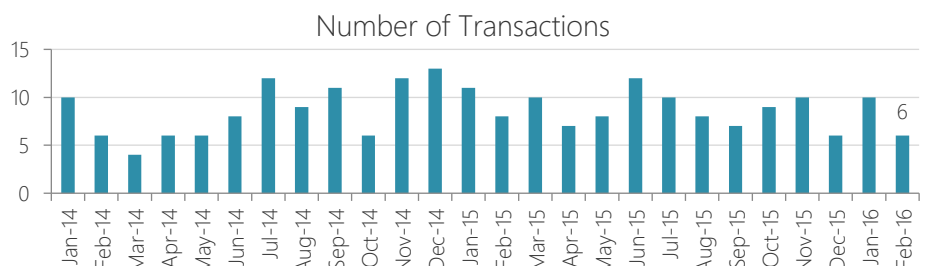
80% YoY



Number of Transactions

6

-25% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$834,350	-11%	\$739	8%	3
Coops	\$540,000	-10%	-	-	3
Houses	-	-	-	-	0

Attractions

Brooklyn, February 2016

Bridge



Bridge Park

