

# HI

**2024 RESIDENTIAL  
MARKET REPORT  
1-3 FAMILY HOMES**

# BROOKLYN

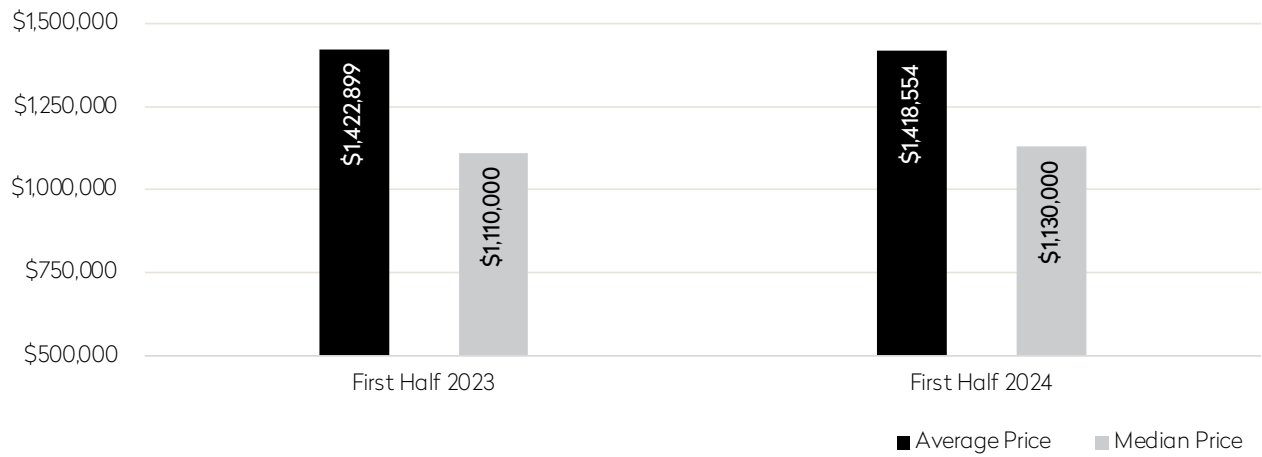
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# All Brooklyn

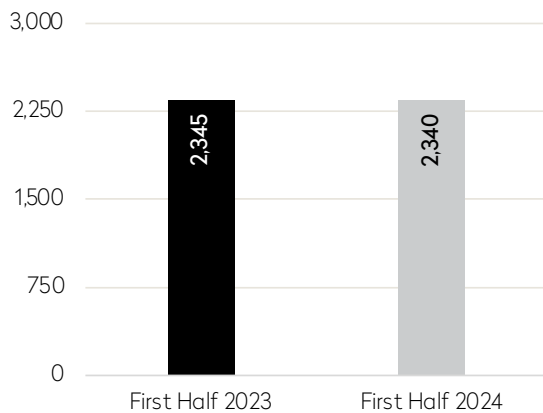
## 1-3 Family Homes

- At \$1,418,554, the average townhouse price was slightly lower than a year ago.
- The number of closings was virtually unchanged from the first half of 2023.

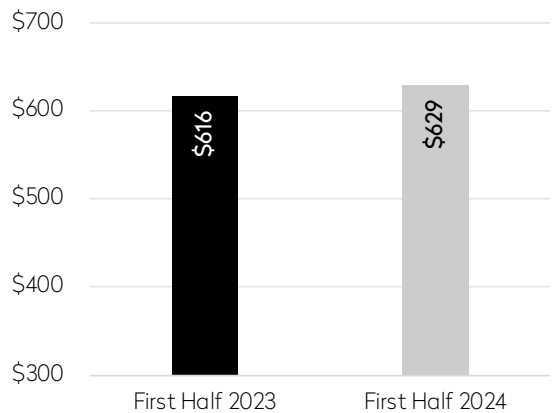
### AVERAGE & MEDIAN SALES PRICES



### NUMBER OF CLOSINGS



### AVERAGE PRICE PER SQUARE FOOT



# Brooklyn

## 1-3 Family Homes

### BOERUM HILL, BROOKLYN HEIGHTS, CARROLL GARDENS, COBBLE HILL & DUMBO

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$4,067,761	\$3,325,000
First Half 2024	\$4,907,610	\$4,325,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	54	\$1,282
First Half 2024	47	\$1,579

- Both the average and median prices posted big increases compared to the first half of 2023.
- There were 13% fewer closings reported than a year ago.

### PARK SLOPE, SOUTH SLOPE & WINDSOR TERRACE

- The average price of \$2,929,926 in the first half of 2024 was 7% lower than a year ago.
- Closings fell 8% compared to 2023's first half.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$3,142,980	\$2,700,000
First Half 2024	\$2,929,926	\$2,600,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	77	\$1,156
First Half 2024	71	\$1,098

### CLINTON HILL, FORT GREENE, NAVY YARD, PROSPECT HEIGHTS & VINEGAR HILL

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$2,972,579	\$2,914,500
First Half 2024	\$3,329,874	\$3,362,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	52	\$1,038
First Half 2024	34	\$1,162

- Townhouse prices averaged \$1,162 per square foot in the first half of 2024, 12% more than a year ago.
- The number of closings fell 35% compared to the first half of 2023.

# Brooklyn

## 1-3 Family Homes

### BEDFORD-STUVESANT, BUSHWICK, CROWN HEIGHTS, STUYVESANT HEIGHTS & WEEKSVILLE

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$1,522,335	\$1,400,000
First Half 2024	\$1,503,597	\$1,377,500

- The median price of \$1,377,500 in 2024's first half was 2% lower than the prior year.
- Closings rose 5% over the past year to 338.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	322	\$563
First Half 2024	338	\$592

### EAST WILLIAMSBURG, GREENPOINT, WILLIAMSBURG NORTH SIDE & WILLIAMSBURG SOUTH SIDE

- The average sale price was 6% higher than the first half of 2023.
- There were 7% fewer sales than a year ago.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$2,253,215	\$2,030,000
First Half 2024	\$2,384,411	\$2,350,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	61	\$873
First Half 2024	57	\$1,023

### DITMAS PARK, FARRAGUT, FISKE TERRACE, FLATBUSH, MIDWOOD, PROSPECT-LEFFERTS GARDENS, PROSPECT PARK SOUTH & WINGATE

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$1,358,403	\$1,180,000
First Half 2024	\$1,418,718	\$1,120,000

- At \$613, the average price per square foot was a 2% improvement from the first half of 2023.
- Closings fell 10% over the past year to 245.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	272	\$600
First Half 2024	245	\$613

# Brooklyn

## 1-3 Family Homes

### BENSONHURST, BOROUGH PARK, KENSINGTON & MAPLETON

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$1,534,310	\$1,450,000
First Half 2024	\$1,622,977	\$1,550,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	229	\$664
First Half 2024	256	\$707

- There were 12% more closings than during 2023's first half.
- Townhouse prices averaged \$1,622,977, 6% above last year's level.

### BAY RIDGE, DYKER HEIGHTS, FORT HAMILTON, GREENWOOD HEIGHTS & SUNSET PARK

- The median price fell 2% from a year ago to \$1,325,000.
- There were 11% more closings than 2023's first half.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$1,406,073	\$1,350,000
First Half 2024	\$1,402,872	\$1,325,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	237	\$634
First Half 2024	263	\$670

### COLUMBIA STREET WATERFRONT DISTRICT, GOWANUS & RED HOOK

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$1,950,717	\$1,850,000
First Half 2024	\$1,847,306	\$1,760,000

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	23	\$789
First Half 2024	21	\$847

- Both the average and median prices fell 5% compared to the first half of 2023.
- The 21 closings reported in the first half of 2024 were down 9% from a year ago.



# Brooklyn

## 1-3 Family Homes

### BROWNSVILLE, CANARSIE, CITY LINE, EAST FLATBUSH, EAST NEW YORK, FLATLANDS, NEW LOTS, OCEAN HILL & STARRETT CITY

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$754,258	\$745,000
First Half 2024	\$765,544	\$737,500

- At \$765,544, the average price was slightly higher than a year ago.
- Closings ticked up to 524 in 2024's first half.

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	523	\$403
First Half 2024	524	\$415

### BATH BEACH, BERGEN BEACH, BRIGHTON BEACH, CONEY ISLAND, GERRITSEN BEACH, GRAVESEND, HOMECREST, MADISON, MANHATTAN BEACH, MARINE PARK, OLD MILL BASIN, SEA GATE, & SHEEPSHEAD BAY

- The average price fell 5% over the past year to \$1,139,317.
- There were 2% fewer closings than a year ago.

	AVERAGE PRICE	MEDIAN PRICE
First Half 2023	\$1,204,843	\$970,000
First Half 2024	\$1,139,317	\$962,500

	NUMBER OF CLOSINGS	AVERAGE PPSF
First Half 2023	494	\$611
First Half 2024	484	\$573



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# Contact Us

## FIRST HALF 2024

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