



THE NEIGHBORHOOD REPORT

A guide to the difference between
inventory and sale prices

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BROOKLYN Q2 2018

NEIGHBORHOOD	AVERAGE INVENTORY PRICE	% DIFFERENCE	AVERAGE SALES PRICE	MEDIAN INVENTORY PRICE	% DIFFERENCE	MEDIAN SALES PRICE
NORTH BROOKLYN	\$1,652,395	-32%	\$1,127,283	\$1,337,500	-28%	\$963,669
BUSHWICK	\$1,302,934	-34%	\$854,520	\$1,239,500	-36%	\$789,500
GREENPOINT	\$1,817,972	-24%	\$1,376,948	\$1,795,000	-34%	\$1,185,000
WILLIAMSBURG	\$1,792,521	-32%	\$1,215,429	\$1,350,000	-27%	\$982,000
NORTHWEST BROOKLYN	\$2,080,799	-25%	\$1,555,417	\$1,550,000	-25%	\$1,165,500
BOERUM HILL	\$2,392,741	-20%	\$1,921,160	\$2,275,000	-16%	\$1,900,000
BROOKLYN HEIGHTS	\$3,268,697	-36%	\$2,100,610	\$2,400,000	-48%	\$1,237,397
CARROLL GARDENS	\$2,647,776	-24%	\$2,022,746	\$2,725,000	-44%	\$1,525,000
CLINTON HILL	\$1,572,615	-20%	\$1,259,713	\$872,944	-1%	\$865,000
COBBLE HILL	\$3,483,368	-34%	\$2,284,201	\$3,800,000	-62%	\$1,450,000
COLUMBIA STREET W.D.	\$2,273,833	-59%	\$926,516	\$1,672,500	-46%	\$904,000
DOWNTOWN	\$1,406,019	-30%	\$986,320	\$1,200,082	-28%	\$862,107
DUMBO	\$2,448,595	4%	\$2,557,214	\$1,822,500	43%	\$2,607,500
FORT GREENE	\$1,895,242	-20%	\$1,517,863	\$1,375,000	-15%	\$1,166,000
GOWANUS	\$2,169,477	-22%	\$1,688,145	\$1,797,500	-29%	\$1,280,000
GREENWOOD	\$1,651,669	-29%	\$1,176,374	\$1,490,000	-32%	\$1,012,500
PARK SLOPE	\$1,918,166	-22%	\$1,495,285	\$1,495,000	-16%	\$1,257,500
PROSPECT HEIGHTS	\$1,530,011	3%	\$1,575,817	\$1,197,000	28%	\$1,535,182
RED HOOK	\$2,490,818	-26%	\$1,853,571	\$2,700,000	-28%	\$1,950,000
WINDSOR TERRACE	\$1,290,000	-17%	\$1,065,295	\$1,250,000	-39%	\$762,500
EAST BROOKLYN	\$1,272,945	-35%	\$822,774	\$1,000,025	-24%	\$762,500
BEDFORD STUYVESANT	\$1,539,339	-37%	\$969,912	\$1,449,000	-36%	\$928,349
BROWNSVILLE	\$781,000	-40%	\$466,127	\$774,000	-40%	\$465,550
CROWN HEIGHTS	\$1,408,368	-29%	\$995,312	\$1,285,000	-24%	\$980,000
EAST NEW YORK	\$784,919	-27%	\$569,935	\$739,000	-23%	\$570,361
OCEAN HILL	\$952,696	-16%	\$803,692	\$834,000	-1%	\$825,000
PROSPECT LEFFERTS GAR-	\$1,485,265	-31%	\$1,029,232	\$1,499,500	-55%	\$674,590
WINGATE	\$968,667	-45%	\$531,578	\$862,500	-46%	\$465,872
SOUTH BROOKLYN	\$1,003,456	-23%	\$768,904	\$799,000	-19%	\$646,250
BATH BEACH	\$1,027,509	-29%	\$725,554	\$849,000	-24%	\$641,497
BAY RIDGE	\$1,018,073	-14%	\$870,959	\$949,000	-25%	\$710,000
BENSONHURST	\$1,270,636	-24%	\$960,884	\$1,099,888	-20%	\$880,000
BERGEN BEACH	\$1,097,583	-31%	\$754,533	\$974,000	-25%	\$735,000
BOROUGH PARK	\$1,458,886	-22%	\$1,132,623	\$1,440,000	-32%	\$985,000
BRIGHTON BEACH	\$849,161	-27%	\$618,798	\$749,000	-17%	\$625,000
CANARSIE	\$647,013	-21%	\$510,534	\$599,999	-16%	\$505,000
CONEY ISLAND	\$683,076	-24%	\$520,346	\$521,000	-10%	\$470,000
DYKER HEIGHTS	\$1,479,457	-25%	\$1,110,478	\$1,312,500	-25%	\$985,000
EAST FLATBUSH	\$748,615	-29%	\$532,314	\$649,000	-19%	\$525,000
FLATBUSH	\$1,085,172	-36%	\$695,764	\$849,000	-31%	\$585,493
FLATLANDS	\$710,471	-29%	\$502,976	\$658,000	-22%	\$510,000
FORT HAMILTON	\$983,557	-35%	\$636,307	\$750,000	-27%	\$546,391
GEORGETOWN	\$662,738	-16%	\$554,775	\$622,500	-15%	\$527,000
GERRITSEN BEACH	\$596,258	-32%	\$405,189	\$559,500	-33%	\$373,500
GRAVESEND	\$1,281,568	-22%	\$994,463	\$1,025,000	-21%	\$806,000
HOMECREST	\$898,596	-23%	\$692,637	\$688,275	5%	\$723,082
KENSINGTON	\$1,025,357	-29%	\$723,150	\$750,000	-10%	\$678,400
MANHATTAN BEACH	\$2,069,920	-24%	\$1,563,003	\$2,139,000	-17%	\$1,781,938
MARINE PARK	\$809,395	-18%	\$662,685	\$779,444	-18%	\$640,000
MIDWOOD	\$903,174	-6%	\$846,553	\$839,500	-11%	\$748,413
MILL BASIN	\$1,281,273	-27%	\$930,072	\$1,299,000	-38%	\$800,000
OCEAN PARKWAY	\$1,009,395	33%	\$1,345,319	\$979,000	2%	\$999,500
PROSPECT PARK SOUTH	\$2,316,857	-45%	\$1,281,618	\$2,250,000	-77%	\$508,091
SHEEPSHEAD BAY	\$839,774	-15%	\$709,949	\$795,000	-14%	\$687,500
SUNSET PARK	\$1,369,688	-35%	\$884,549	\$1,300,000	-49%	\$669,000