



THE NEIGHBORHOOD REPORT

A guide to the difference between
inventory and sale prices

BY **GARRETT DERDERIAN**
Director of Data & Reporting

BROOKLYN Q4 2018

NEIGHBORHOOD	AVERAGE INVENTORY PRICE	% DIFFERENCE	AVERAGE SALES PRICE	MEDIAN INVENTORY PRICE	% DIFFERENCE	MEDIAN SALES PRICE
NORTH BROOKLYN	\$1,767,604	-36%	\$1,138,409	\$1,350,000	-29%	\$964,000
BUSHWICK	\$1,192,996	-24%	\$901,927	\$1,195,000	-26%	\$885,000
GREENPOINT	\$2,037,012	-28%	\$1,466,111	\$1,737,000	-29%	\$1,226,452
WILLIAMSBURG	\$2,057,293	-46%	\$1,112,455	\$1,494,000	-36%	\$962,000
NORTHWEST BROOKLYN	\$2,020,344	-29%	\$1,427,458	\$1,500,000	-27%	\$1,100,000
BOERUM HILL	\$2,458,600	-24%	\$1,868,569	\$2,450,000	-27%	\$1,790,969
BROOKLYN HEIGHTS	\$2,846,285	-42%	\$1,654,840	\$1,829,995	-49%	\$924,500
CARROLL GARDENS	\$2,505,696	-23%	\$1,924,808	\$2,045,000	-32%	\$1,390,731
CLINTON HILL	\$1,604,863	-19%	\$1,301,498	\$955,000	-8%	\$881,124
COBBLE HILL	\$2,084,762	6%	\$2,209,423	\$1,645,000	58%	\$2,595,000
COLUMBIA STREET WATERFRONT DISTRICT	\$2,410,895	-24%	\$1,842,000	\$1,825,000	-9%	\$1,662,500
DOWNTOWN	\$1,636,840	-60%	\$660,427	\$1,395,000	-57%	\$600,000
DUMBO	\$2,555,154	-29%	\$1,807,944	\$1,687,500	-11%	\$1,495,000
FORT GREENE	\$1,745,714	-24%	\$1,321,702	\$1,450,000	-31%	\$995,000
GOWANUS	\$2,179,186	-13%	\$1,904,203	\$1,638,000	1%	\$1,650,000
GREENWOOD	\$1,277,282	-1%	\$1,258,307	\$1,237,500	-4%	\$1,185,494
PARK SLOPE	\$1,928,937	-31%	\$1,331,325	\$1,425,000	-21%	\$1,132,500
PROSPECT HEIGHTS	\$1,929,290	-34%	\$1,269,658	\$1,699,000	-42%	\$988,000
RED HOOK	\$1,732,417	102%	\$3,500,000	\$1,862,500	88%	\$3,500,000
VINEGAR HILL	\$2,343,500	-52%	\$1,122,500	\$2,287,500	-51%	\$1,122,500
WINDSOR TERRACE	\$1,157,788	-15%	\$979,174	\$1,087,500	-8%	\$999,000
EAST BROOKLYN	\$1,198,991	-27%	\$873,837	\$975,000	-21%	\$772,500
BEDFORD STUYVESANT	\$1,438,245	-25%	\$1,080,281	\$1,350,000	-28%	\$968,623
BROWNSVILLE	\$740,939	-26%	\$546,400	\$744,000	-28%	\$532,500
CROWN HEIGHTS	\$1,227,540	-23%	\$949,168	\$1,150,000	-23%	\$880,000
EAST NEW YORK	\$852,910	-27%	\$626,577	\$797,000	-26%	\$590,000
OCEAN HILL	\$1,209,885	-26%	\$898,514	\$999,000	-5%	\$950,000
PROSPECT LEFFERTS GARDENS	\$1,367,062	-4%	\$1,315,850	\$1,449,500	-13%	\$1,265,000
WINGATE	\$776,047	-20%	\$624,436	\$699,000	-13%	\$605,000
SOUTH BROOKLYN	\$1,048,262	-23%	\$805,471	\$839,000	-20%	\$675,000
BATH BEACH	\$1,024,984	-31%	\$710,159	\$834,500	-30%	\$585,493
BAY RIDGE	\$1,280,433	-26%	\$952,931	\$1,077,500	2%	\$1,100,000
BENSONHURST	\$1,361,596	-34%	\$897,254	\$1,288,944	-45%	\$712,775
BERGEN BEACH	\$1,078,833	-21%	\$857,300	\$914,000	-6%	\$861,500
BOROUGH PARK	\$1,521,196	-18%	\$1,245,294	\$1,584,444	-38%	\$975,000
BRIGHTON BEACH	\$877,249	-38%	\$545,943	\$726,000	-33%	\$483,750
CANARSIE	\$667,976	-14%	\$571,767	\$629,000	-8%	\$576,000
CONEY ISLAND	\$678,343	-38%	\$419,978	\$522,000	-24%	\$396,250
DYKER HEIGHTS	\$1,466,390	-23%	\$1,130,479	\$1,328,000	-23%	\$1,029,000
EAST FLATBUSH	\$796,454	-20%	\$636,639	\$700,000	-13%	\$610,000
FLATBUSH	\$1,087,098	-19%	\$879,663	\$785,000	-6%	\$740,000
FLATLANDS	\$772,898	-22%	\$603,055	\$739,000	-22%	\$575,000
FORT HAMILTON	\$939,071	-25%	\$704,519	\$749,000	-28%	\$540,000
GEORGETOWN	\$656,167	4%	\$680,116	\$605,000	13%	\$682,500
GERRITSEN BEACH	\$622,379	-21%	\$493,586	\$582,000	-20%	\$467,444
GRAVESEND	\$1,021,156	2%	\$1,042,268	\$979,999	-1%	\$970,000
HOMECREST	\$829,474	-27%	\$603,983	\$695,988	-26%	\$518,034
KENSINGTON	\$895,155	-2%	\$878,277	\$749,500	22%	\$915,000
MANHATTAN BEACH	\$1,951,522	-16%	\$1,636,205	\$1,799,000	-17%	\$1,492,500
MARINE PARK	\$866,945	-14%	\$743,905	\$749,000	-3%	\$725,000
MIDWOOD	\$1,043,068	-24%	\$795,061	\$898,000	-9%	\$815,000
MILL BASIN	\$1,142,053	-18%	\$941,348	\$1,189,000	-28%	\$860,000
OCEAN PARKWAY	\$1,015,886	-8%	\$939,189	\$834,500	-3%	\$809,508
PROSPECT PARK SOUTH	\$2,965,786	-34%	\$1,962,500	\$2,550,000	-23%	\$1,962,500
SHEEPSHEAD BAY	\$905,452	-9%	\$826,900	\$799,000	-4%	\$767,500
SUNSET PARK	\$1,488,468	-34%	\$980,221	\$1,191,700	-24%	\$900,000