

A photograph of a red brick building with a black metal railing and a planter box with tulips. The image is used as a background for a report cover.

3Q18

BROWNSTONE BROOKLYN
MARKET REPORT

BRENNAN

BRENNAN 3Q18 BROWNSTONE BROOKLYN MARKET REPORT

Overview

In contrast to widely shared 3rd Quarter 2018 news reports focused on the weakening Manhattan market, our report indicates that the Brownstone Brooklyn townhouse and condominium markets that we track are fairly stable and, in some cases, exhibiting strength. As can be seen on pages 8 and 9 of this report, townhouse and condominium transactions in Brooklyn Heights dominated the other neighborhoods we cover regarding both gross sales price and average price per square foot. In prior quarters, the top sales for both of these categories were more evenly distributed amongst the 11 neighborhoods we report on.

Townhouses

Over \$361MM worth of 1- to 4-family townhouses traded hands in 3Q18, versus \$388MM during 3Q17, a decrease of \$27MM, or 6.9%. However, while transaction volume decreased the average sales price increased 13.1% from last year. Demand for well-located appropriately-priced homes remains stable. Notable transactions appear on page 9 of this report.

Condominiums

Approximately \$377MM worth of condominiums sold in 3Q18, versus \$509MM during 3Q17, a decrease of \$132MM, or 25.9%. While the number of transactions dropped 32.4%, year over year average price per square foot remained unchanged at \$1,260 and average sales price increased 9.5%. Notable condominium transactions appear on page 9 of this report.

If you are interested in receiving a complimentary opinion of value for your property, please don't hesitate to contact me directly. I'm here to help.

Sincerely,



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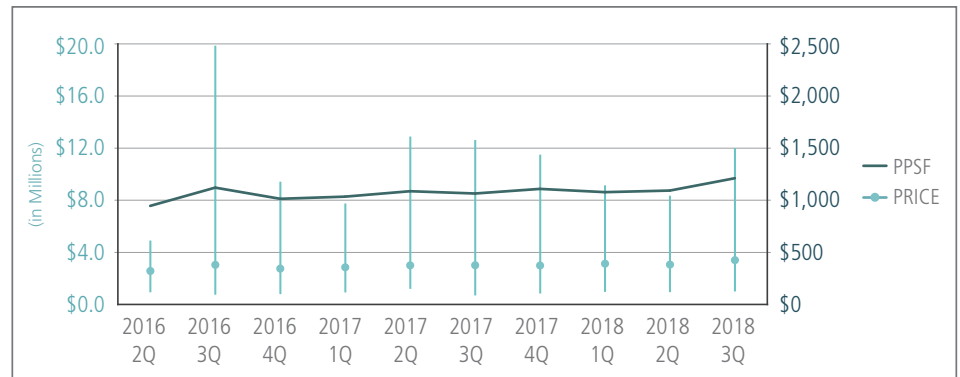
Townhouse Summary

The townhouse market saw an increase in transactional activity compared to last quarter with 108 sales. Average sales price and PPSF increased during the quarter and year-over-year, both by more than 10%. The four-quarter trailing average is \$1,132 PSF and over \$3.1MM gross.

↑13.76%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$3,402,053	11.02%	\$3,064,328	13.09%	\$3,008,326
Average Price Per Sq Ft	\$1,211	10.82%	\$1,093	13.76%	\$1,064
Median Sales Price	\$3,212,500	12.72%	\$2,850,000	18.98%	\$2,700,000
Number of Sales	108		68		129



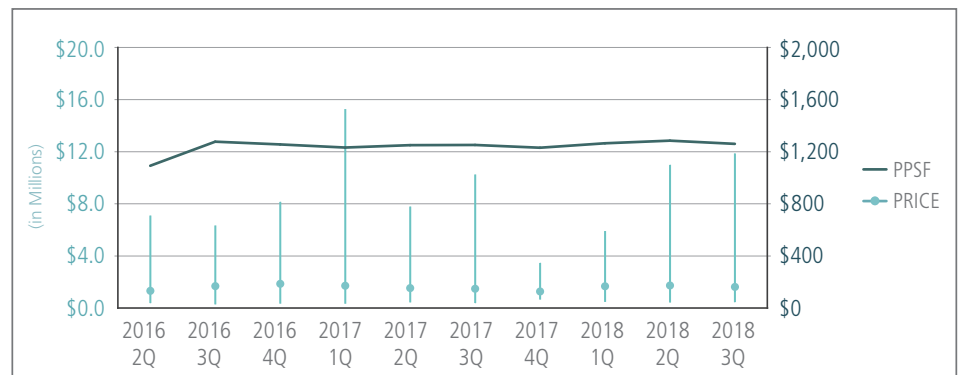
Condo Summary

The condo market saw a notable increase in transactions compared to last quarter, but a significant decrease year-over-year. Average sales price and PPSF decreased on the quarter and increased over last year. The four-quarter trailing average is \$1,260 PSF and just below \$1.6MM gross.

\$1,260
AVERAGE PPSF
OVER TRAILING
FOUR QUARTERS

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,624,356	-6.19%	\$1,731,465	9.51%	\$1,483,335
Average Price Per Sq Ft	\$1,260	-1.91%	\$1,285	0.68%	\$1,252
Median Sales Price	\$1,373,750	3.10%	\$1,332,398	12.60%	\$1,220,000
Number of Sales	232		172		343



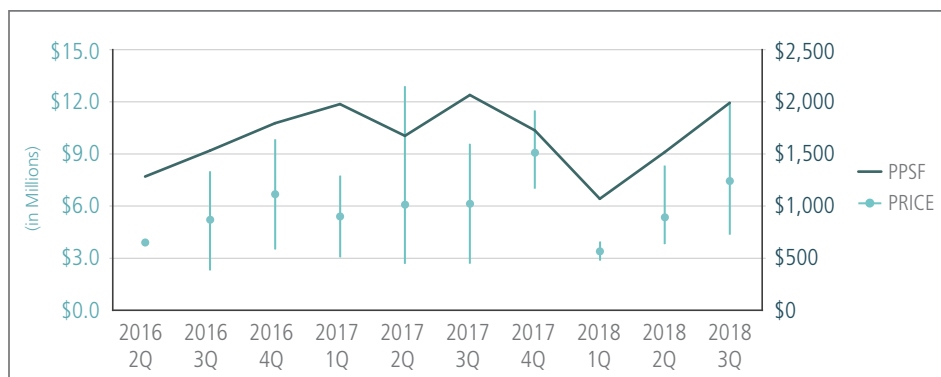
Townhouse Summary

The third quarter saw seven townhouse transactions in Brooklyn Heights. The average sales price and PPSF increased significantly for the quarter at \$6.1MM and \$1,990 respectively. The four-quarter trailing average is \$1,720 PSF and just over \$6.8MM gross.

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$7,442,857	39.25%	\$5,345,000	21.42%	\$6,129,800
Average Price Per Sq Ft	\$1,990	31.15%	\$1,517	-3.65%	\$2,065
Median Sales Price	\$6,500,000	66.67%	\$3,900,000	18.20%	\$5,499,000
Number of Sales	7		3		5

↑21.42%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR



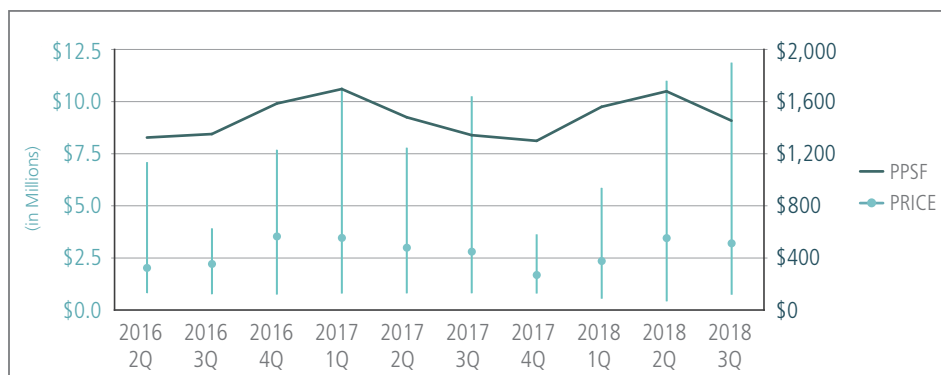
Condo Summary

The third quarter saw a noticeable increase in transaction volume. Average sales price and PPSF, however, decreased significantly from the previous quarter, while both were up on the year. The four-quarter trailing average is \$1,525 PSF and over \$2.7MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$3,200,245	-7.18%	\$3,447,864	14.40%	\$2,797,333
Average Price Per Sq Ft	\$1,453	-13.44%	\$1,679	8.27%	\$1,342
Median Sales Price	\$2,350,000	-4.47%	\$2,460,000	-5.99%	\$2,499,625
Number of Sales	22		16		22

↑8.27%
AVERAGE PPSF
INCREASE
YEAR OVER YEAR



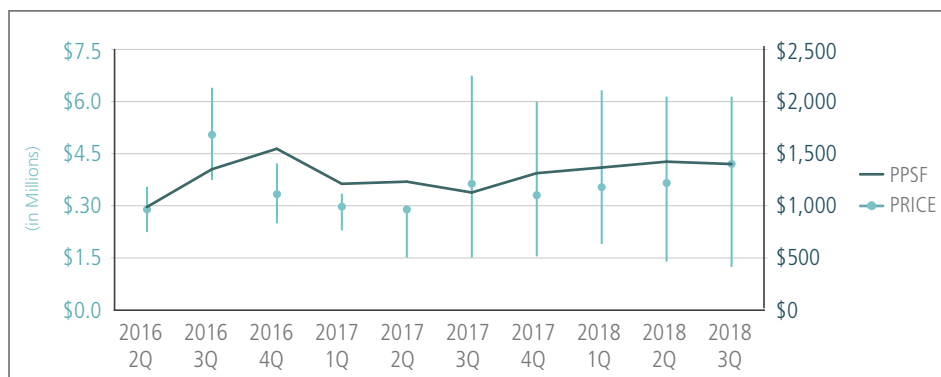
Townhouse Summary

Townhouse transactions in Cobble Hill increased significantly during the third quarter to 14. The average sales price increased on the quarter and rose significantly for the year to \$4.2MM. PPSF dipped on the quarter to \$1,376. The four-quarter trailing average is \$1,354 PSF and \$3.8MM gross.

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$4,207,857	14.93%	\$3,661,250	15.62%	\$3,639,286
Average Price Per Sq Ft	\$1,376	-1.63%	\$1,399	24.75%	\$1,103
Median Sales Price	\$4,375,000	23.24%	\$3,550,000	32.58%	\$3,300,000
Number of Sales	14		4		7

↑24.75%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR



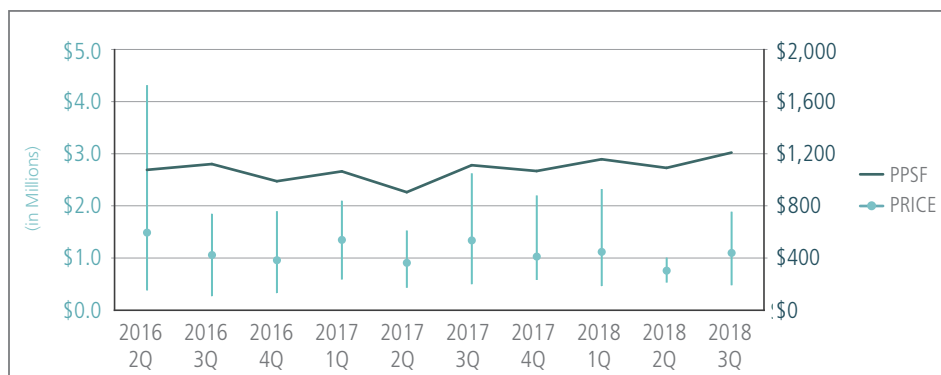
Condo Summary

The third quarter saw only six transactions. Average sales price increased significantly for the quarter but decreased by 18% on the year. PPSF increased on the quarter and for the year. The four-quarter trailing average is \$1,126 PSF and \$1.0MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,098,211	43.60%	\$764,771	-17.97%	\$1,338,846
Average Price Per Sq Ft	\$1,210	10.75%	\$1,093	8.69%	\$1,113
Median Sales Price	\$1,139,500	57.82%	\$722,022	-18.32%	\$1,395,000
Number of Sales	6		6		13

\$1,210
AVERAGE PPSF
THIS QUARTER



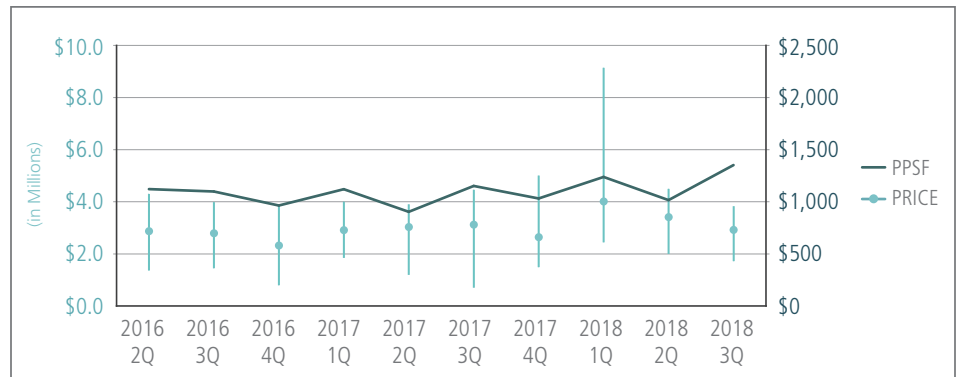
Townhouse Summary

Carroll Gardens saw another quarter with seven transactions. Average sales price decreased significantly from the previous quarter and on the year. PPSF, however, increased notably on both periods. The four-quarter trailing average is \$1,147 PSF and just under \$3.2MM gross.

\$1,352
AVERAGE PPSF
THIS QUARTER

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$2,921,429	-14.31%	\$3,409,286	-6.31%	\$3,118,333
Average Price Per Sq Ft	\$1,352	33.09%	\$1,016	17.38%	\$1,152
Median Sales Price	\$3,042,500	-11.81%	\$3,450,000	-3.41%	\$3,150,000
Number of Sales	7		7		18



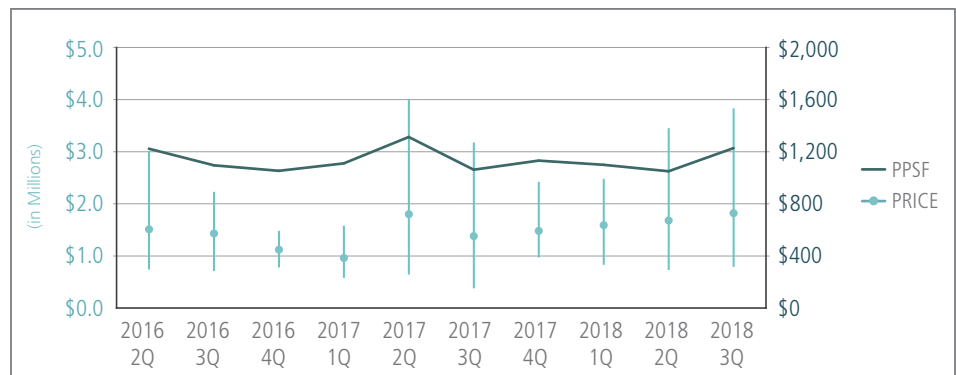
Condo Summary

Thirteen condo transactions closed in Carroll Gardens during the quarter. The average sales price increased for the quarter by 8% and average PPSF increased to \$1,227. The four-quarter trailing average is \$1,149 PSF and above \$1.6MM gross.

↑15.61%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,818,454	8.06%	\$1,682,814	31.73%	\$1,380,489
Average Price Per Sq Ft	\$1,227	16.92%	\$1,050	15.61%	\$1,062
Median Sales Price	\$1,400,000	-3.45%	\$1,450,000	17.68%	\$1,189,673
Number of Sales	13		7		14



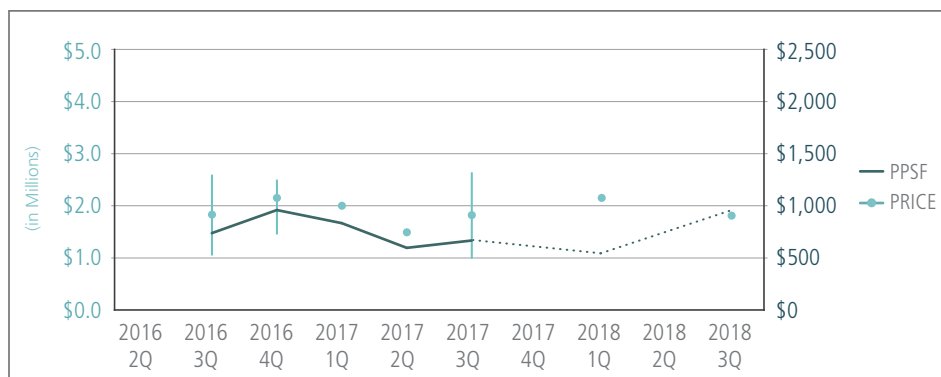
Townhouse Summary

There were two townhouse transactions in the Columbia Street Waterfront District during the quarter. Average sales price for the quarter was \$1.8MM and PPSF was \$958.

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,812,500	-	-	-0.41%	\$1,820,000
Average Price Per Sq Ft	\$958	-	-	43.75%	\$666
Median Sales Price	\$1,812,500	-	-	-0.41%	\$1,820,000
Number of Sales	2		-		2

\$958
AVERAGE PPSF
THIS QUARTER



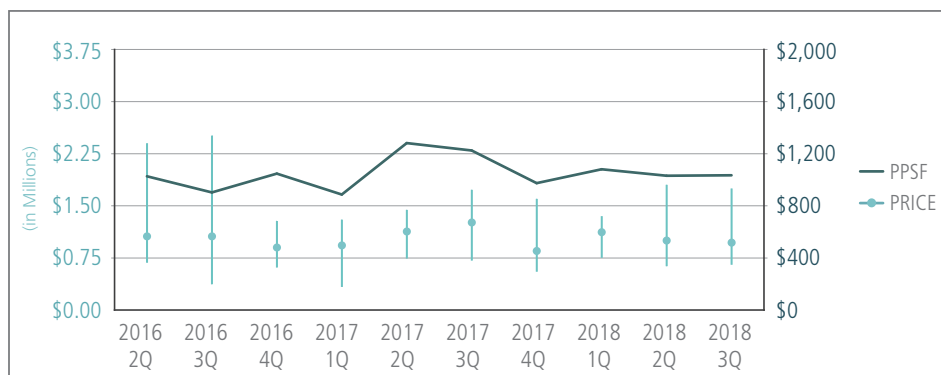
Condo Summary

Columbia Street Waterfront District saw an increase in condo transactions this quarter. Average sales price remained just below \$1MM, and PPSF was \$1,034. The four-quarter trailing average is \$1,024 PSF and just below \$1.0MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$969,333	-2.63%	\$995,500	-22.86%	\$1,256,571
Average Price Per Sq Ft	\$1,034	0.34%	\$1,031	-15.54%	\$1,225
Median Sales Price	\$890,000	-1.55%	\$904,000	-25.83%	\$1,200,000
Number of Sales	12		7		7

\$1,034
AVERAGE PPSF
THIS QUARTER



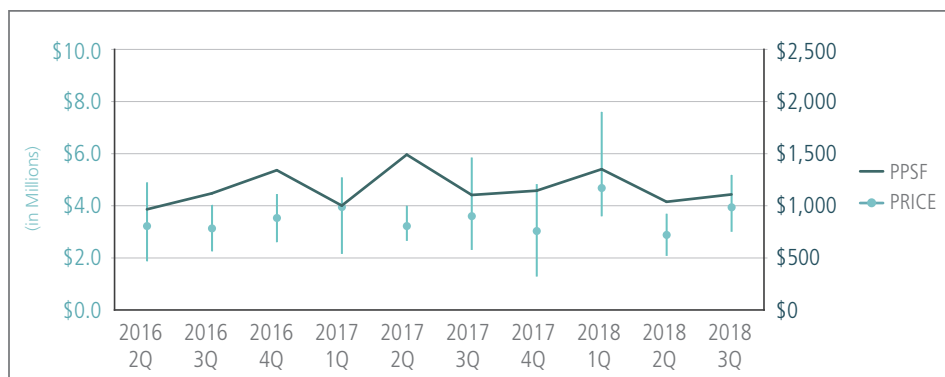
Townhouse Summary

There were six townhouse transactions in Boerum Hill during the quarter. Average sales price increased by 36% during the quarter and by 9% for the year. PPSF saw the same upward trend. The four-quarter trailing average is \$1,158 PSF and just under \$3.6MM gross.

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$3,935,500	36.49%	\$2,883,333	9.30%	\$3,600,714
Average Price Per Sq Ft	\$1,109	6.81%	\$1,038	0.46%	\$1,103
Median Sales Price	\$3,960,000	38.95%	\$2,850,000	20.18%	\$3,295,000
Number of Sales	6		3		7

\$3.9MM
AVERAGE SALES
PRICE THIS QUARTER



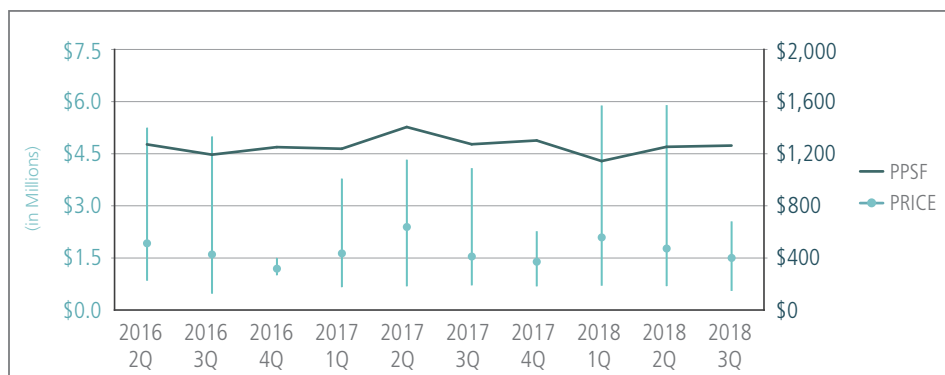
Condo Summary

The volume of Boerum Hill condo sales increased this quarter to 15 transactions. The average sales price decreased during the quarter by 16% while PPSF increased by almost 1%. The four-quarter trailing average is \$1,236 PSF and just above \$1.7MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,495,867	-15.67%	\$1,773,863	-3.08%	\$1,543,447
Average Price Per Sq Ft	\$1,262	0.77%	\$1,253	-0.79%	\$1,272
Median Sales Price	\$1,315,000	1.35%	\$1,297,500	-0.66%	\$1,323,750
Number of Sales	15		14		30

\$1.5MM
AVERAGE SALES PRICE
THIS QUARTER



Townhouse Market Neighborhood Overview

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Market	Average Price Per Sq Ft	Average Sales Price	Average SF	Total # of Properties	Gross Transaction Volume	# of Transactions	% of Total Transactions
Brooklyn Heights	\$1,989.92	\$6,500,000	3,884	497	\$45,500,000	7	6.48%
Cobble Hill	\$1,376.38	\$4,207,857	2,987	956	\$58,910,000	14	12.96%
Park Slope	\$1,127.28	\$3,020,677	2,739	3,627	\$132,909,800	44	40.74%
Prospect Heights	\$1,040.34	\$2,455,222	2,538	910	\$22,097,000	9	8.33%
Boerum Hill	\$1,108.56	\$3,935,500	3,606	794	\$23,613,000	6	5.56%
Carroll Gardens	\$1,351.80	\$2,921,429	2,153	1,423	\$20,450,000	7	6.48%
Gowanus	\$1,319.98	\$3,015,500	2,315	964	\$15,077,500	5	4.63%
Clinton Hill	\$871.21	\$2,421,056	2,897	1,328	\$19,368,444	8	7.41%
Fort Greene	\$1,170.45	\$2,421,056	2,878	1,236	\$19,271,000	6	5.56%
Columbia Water District	\$957.87	\$1,812,500	2,142	190	\$3,625,000	2	1.85%
DUMBO	-	-	-	4	0	0	0.00%
ALL	\$1,210.97	\$3,402,053	2,817	11,929	\$360,821,744	108	100.00%

Condominium Market Neighborhood Overview

Market	Average Price Per Sq Ft	Average Sales Price	Average SF	Total # of Properties	Gross Transaction Volume	# of Transactions	% of Total Transactions
Brooklyn Heights	\$1,453.20	\$3,200,245	2,049	890	\$70,405,386	22	9.48%
DUMBO	\$1,327.38	\$2,150,608	1,586	1,197	\$51,614,580	24	10.34%
Carroll Gardens	\$1,227.39	\$1,818,454	1,491	659	\$23,639,900	13	5.60%
Prospect Heights	\$1,344.12	\$1,510,568	1,106	1,367	\$70,996,674	47	20.26%
Park Slope	\$1,211.24	\$1,337,968	1,122	2,733	\$84,291,953	63	27.16%
Gowanus	\$1,207.52	\$1,095,000	899	557	\$7,665,000	7	3.02%
Boerum Hill	\$1,262.32	\$1,495,867	1,176	827	\$22,438,000	15	6.47%
Fort Greene	\$1,230.82	\$1,342,000	1,084	848	\$12,078,000	9	3.88%
Cobble Hill	\$1,210.11	\$1,098,211	870	541	\$6,589,264	6	2.59%
Clinton Hill	\$1,066.53	\$1,107,129	1,042	942	\$15,499,812	14	6.03%
Columbia Water District	\$1,034.25	\$969,333	924	691	\$11,632,000	12	5.17%
ALL	\$1,260.06	\$1,624,356	1,249	11,252	\$376,850,569	232	100.00%

All materials presented herein are prepared by Brennan Real Estate LLC, and are intended for informational purposes only. While this information is believed to be correct, it is represented subject to errors, omissions, changes, or withdrawal without notice. Property information was gathered through StreetEasy™, PropertyShark™, NYC.gov, and other sources deemed reliable. Methodology subject to change.

Top 5 Townhouse Sales By Sales Price

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	218 Columbia Hts	Brooklyn Heights	\$12,000,000	6,233	\$1,925
2	146 Willow St	Brooklyn Heights	\$11,500,000	6,864	\$1,932
3	11 Cranberry St	Brooklyn Heights	\$7,400,000	4,450	\$1,663
4	261 Henry St	Brooklyn Heights	\$6,500,000	4,850	\$1,340
5	31 Tompkins Pl	Cobble Hill	\$6,150,000	3,784	\$1,625

Top 5 Townhouse Sales By Price Per Square Foot

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	4 Hunts Ln	Brooklyn Heights	\$5,350,000	1,878	\$2,849
2	28 Orange St	Brooklyn Heights	\$4,350,000	1,800	\$2,417
3	13 Monroe Pl	Brooklyn Heights	\$11,500,000	5,500	\$2,091
4	218 Columbia Hts	Brooklyn Heights	\$12,000,000	6,233	\$1,925
5	141 A Nelson St	Carroll Gardens	\$3,775,000	2,048	\$1,843

Top 5 Condominium Sales By Sales Price

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	167 Columbia Hts #10	Brooklyn Heights	\$11,865,863	5,000	\$2,373
2	167 Columbia Hts #11a	Brooklyn Heights	\$7,135,000	2,977	\$2,397
3	9 College Pl #4C and #5B	Brooklyn Heights	\$6,575,000	2,822	\$2,329
4	183 Plymouth St #2S	DUMBO	\$5,125,000	3,416	\$1,500
5	130 Furman St #S-409	DUMBO	\$5,094,662	4,885	\$1,043

Top 5 Condominium Sales By Price Per Square Foot

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	167 Columbia Hts #11a	Brooklyn Heights	\$7,135,000	2,977	\$2,397
2	167 Columbia Hts #10	Brooklyn Heights	\$11,865,863	5,000	\$2,373
3	9 College Pl #4C and #5B	Brooklyn Heights	\$6,575,000	2,822	\$2,329
4	9 College Pl #5a	Brooklyn Heights	\$3,497,000	1,839	\$1,902
5	205 Water St #7FG	DUMBO	\$5,000,000	2,778	\$1,800

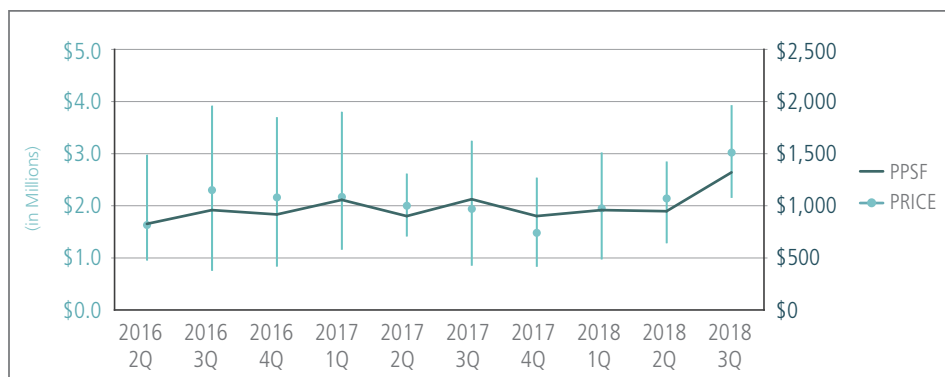
Townhouse Summary

Gowanus saw five transactions again this quarter. Average sales price increased significantly by 41% when compared to the previous quarter and 56% for the year. PPSF followed the same trend on the quarter with an increase of 39%, and 24% for the year. The four-quarter trailing average is \$720 PSF and over \$2.1MM gross.

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$3,015,500	41.18%	\$2,136,000	55.57%	\$1,938,333
Average Price Per Sq Ft	\$1,320	39.31%	\$948	24.23%	\$1,062
Median Sales Price	\$3,250,000	41.30%	\$2,300,000	54.39%	\$2,105,000
Number of Sales	5		5		12

↑24.23%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR



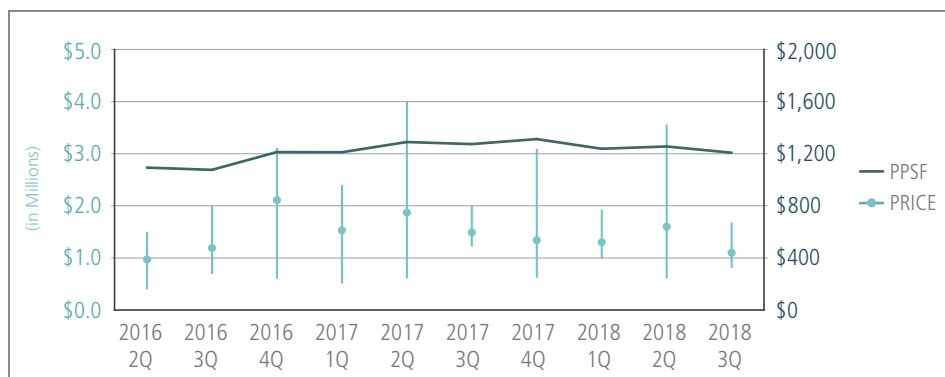
Condo Summary

Gowanus saw seven condo transactions this quarter. Average sales price decreased significantly from the previous quarter and year to year. PPSF decreased on the quarter, but remains above \$1,200. The four-quarter trailing average is \$1,261 PSF and \$1.4MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,095,000	-31.68%	\$1,602,749	-26.29%	\$1,485,479
Average Price Per Sq Ft	\$1,208	-3.82%	\$1,255	-5.19%	\$1,274
Median Sales Price	\$1,100,000	-14.42%	\$1,285,350	-15.38%	\$1,300,000
Number of Sales	7		10		7

↓5.19%
AVERAGE PPSF
DECREASE
YEAR OVER YEAR



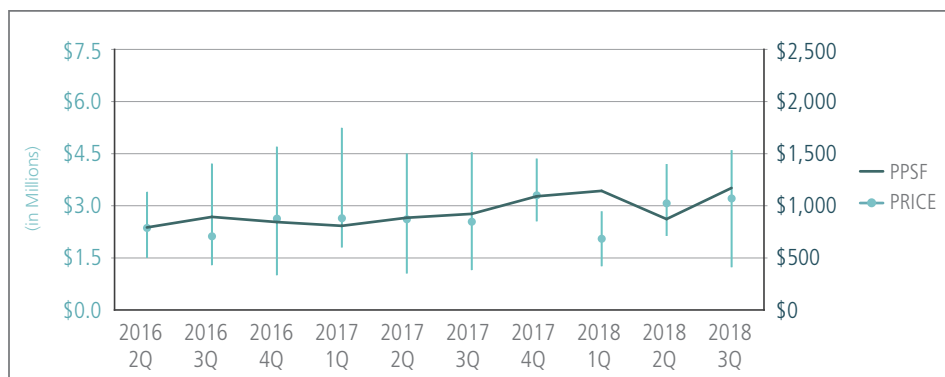
Townhouse Summary

Fort Greene saw six transactions this quarter. Average sales price increased 4% from the previous quarter, while PPSF saw a significant increase to \$1,170 PSF. The four-quarter trailing PPSF broke above \$1,000 and just over \$3.0MM gross.

\$1,048
AVERAGE PPSF
OVER TRAILING
FOUR QUARTERS

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$3,211,833	4.49%	\$3,073,750	26.49%	\$2,539,179
Average Price Per Sq Ft	\$1,170	34.22%	\$872	26.95%	\$922
Median Sales Price	\$3,398,000	13.27%	\$3,000,000	43.53%	\$2,367,530
Number of Sales	6		6		10



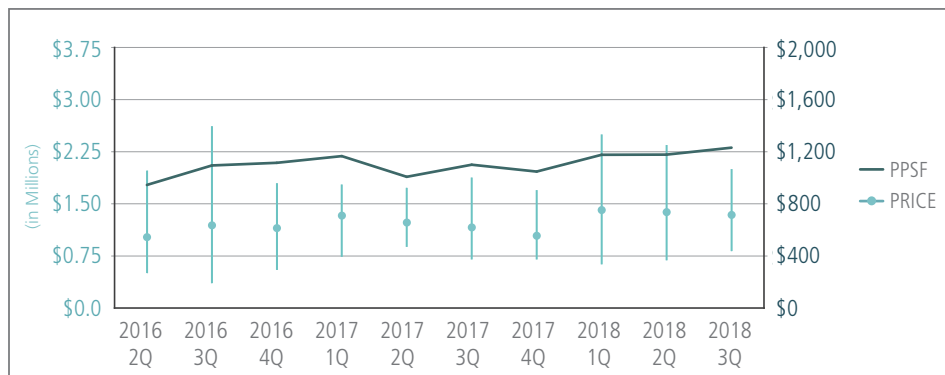
Condo Summary

Fort Greene saw only nine condo transactions, which is a decrease from the previous quarter. Average sales price decreased slightly from the previous quarter, but is up significantly on the year. PPSF increased by 5% to \$1,231. The four-quarter trailing average is \$1,161 PSF and just over \$1.3MM gross.

\$1,231
AVERAGE PPSF
THIS QUARTER

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,342,000	-2.56%	\$1,377,250	15.51%	\$1,161,800
Average Price Per Sq Ft	\$1,231	4.53%	\$1,178	11.89%	\$1,100
Median Sales Price	\$1,295,000	-5.51%	\$1,370,500	11.06%	\$1,166,000
Number of Sales	9		12		20



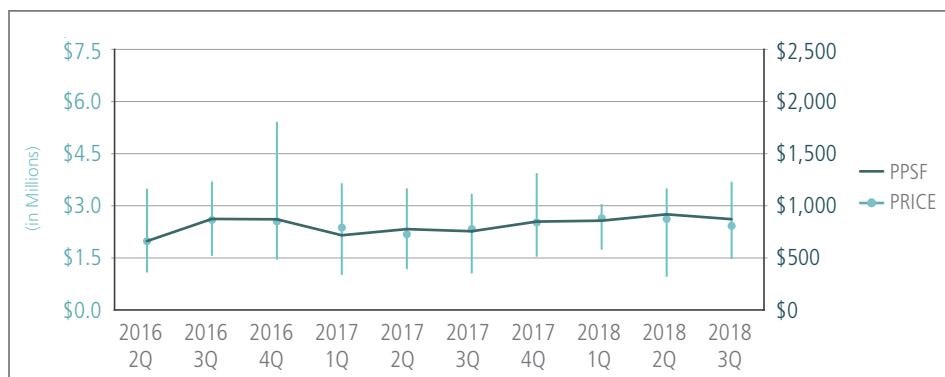
Townhouse Summary

Clinton Hill saw eight transactions during the quarter. The average sales price and PPSF decreased from the previous quarter, but both rose on the year. The four-quarter trailing average is \$873 PSF and just over \$2.5MM gross.

\$2.5MM
AVERAGE SALES
PRICE OVER TRAILING
FOUR QUARTERS

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$2,421,056	-7.51%	\$2,617,500	4.04%	\$2,327,154
Average Price Per Sq Ft	\$871	-5.05%	\$918	15.38%	\$755
Median Sales Price	\$2,264,500	-28.11%	\$3,150,000	-9.42%	\$2,500,000
Number of Sales	8		8		13



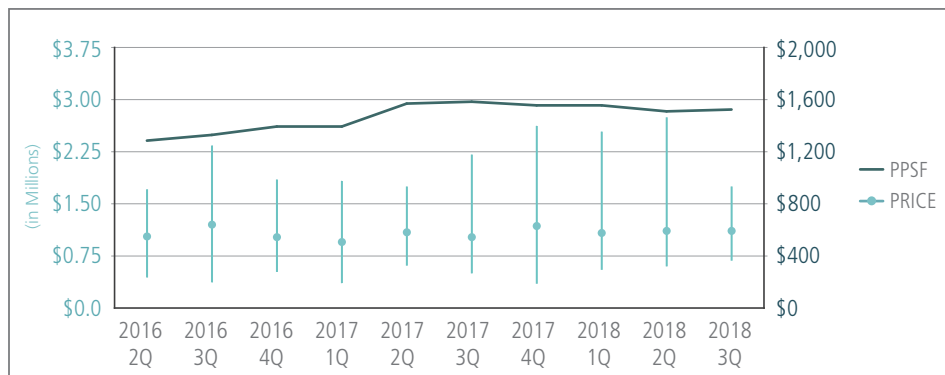
Condo Summary

Clinton Hill condo transactions increased this quarter to 14. Average sales price decreased nominally on the quarter, but increased by 8% over the previous year. PPSF was level on the quarter but decreased compared to last year to \$1,067. The four-quarter trailing average is \$1,076 PSF and just over \$1.1MM gross.

↑8.73%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,107,129	-0.47%	\$1,112,399	8.73%	\$1,018,249
Average Price Per Sq Ft	\$1,067	0.94%	\$1,057	-3.78%	\$1,108
Median Sales Price	\$997,000	-10.58%	\$1,115,000	16.56%	\$855,330
Number of Sales	14		13		37



PROSPECT HEIGHTS

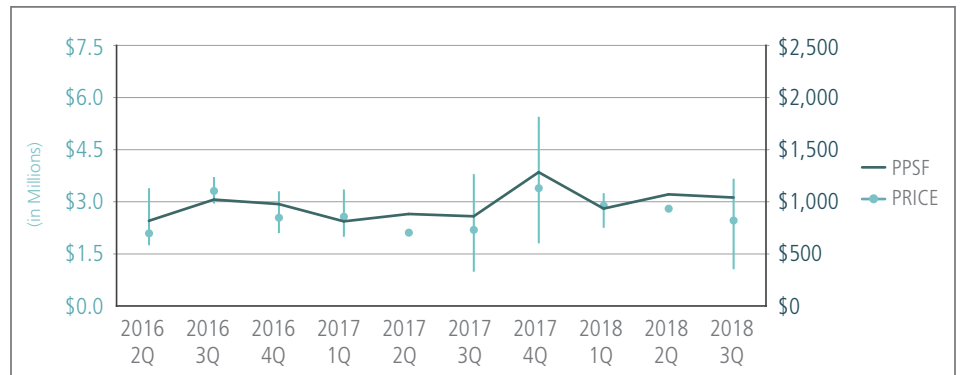
Townhouse Summary

Prospect Heights saw nine transactions during the quarter. Average sales price decreased significantly by 12% when compared to the previous quarter but increased 12% for the year. PPSF decreased by 3% during the quarter and increased 21% for the year. The four-quarter trailing average is \$1,081 PSF and over \$2.7MM gross.

↑12.34%
AVERAGE SALES
PRICE INCREASE YEAR
OVER YEAR

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$2,455,222	-12.16%	\$2,795,000	12.34%	\$2,185,526
Average Price Per Sq Ft	\$1,040	-2.85%	\$1,071	20.92%	\$860
Median Sales Price	\$2,750,000	-1.61%	\$2,795,000	23.25%	\$2,231,250
Number of Sales	9		1		8



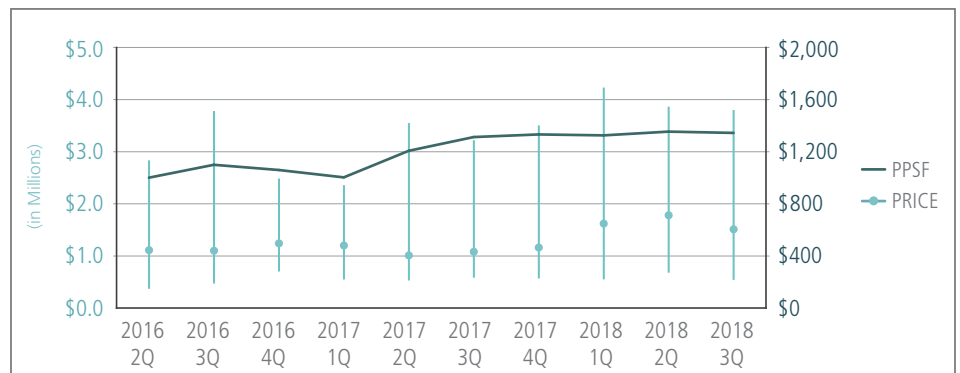
Condo Summary

Prospect Heights saw 47 condo transactions this quarter. Average sales price decreased by 15% from the previous quarter, but is up significantly on the year. PPSF remained mostly level on the quarter, but was up slightly on the year. The four-quarter trailing average is \$1,338 PSF and \$1.5MM gross.

↑40.34%
AVERAGE SALES
PRICE INCREASE YEAR
OVER YEAR

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,510,568	-15.04%	\$1,777,886	40.34%	\$1,076,373
Average Price Per Sq Ft	\$1,344	-0.74%	\$1,354	2.42%	\$1,312
Median Sales Price	\$1,450,000	-8.23%	\$1,580,046	55.45%	\$932,750
Number of Sales	47		32		80



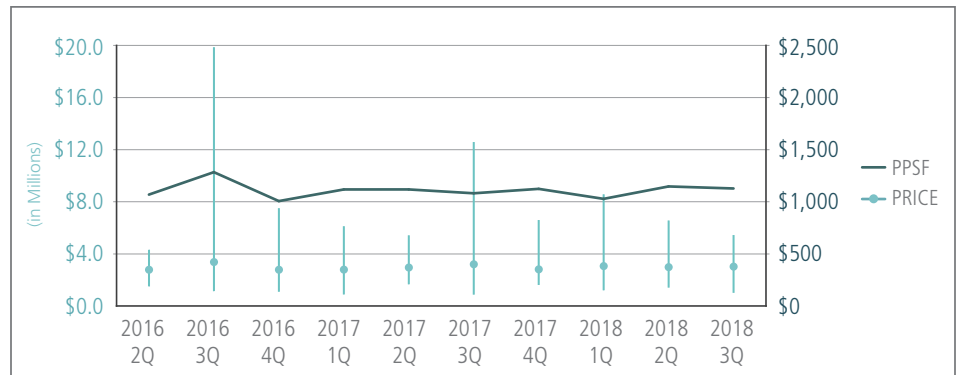
Townhouse Summary

Park Slope saw 44 townhouse transactions during the quarter. The average sales price remained steady on the quarter but decreased by 6% for the year. The PPSF decreased slightly during the quarter to \$1,127. The four-quarter trailing average is \$1,109 PSF and just under \$3.0MM gross.

1 to 4 Family Townhouses

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$3,020,677	1.43%	\$2,978,122	-5.72%	\$3,203,957
Average Price Per Sq Ft	\$1,127	-1.70%	\$1,147	4.27%	\$1,081
Median Sales Price	\$2,860,500	12.18%	\$2,550,000	-1.53%	\$2,905,000
Number of Sales	44		31		47

↑4.27%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR



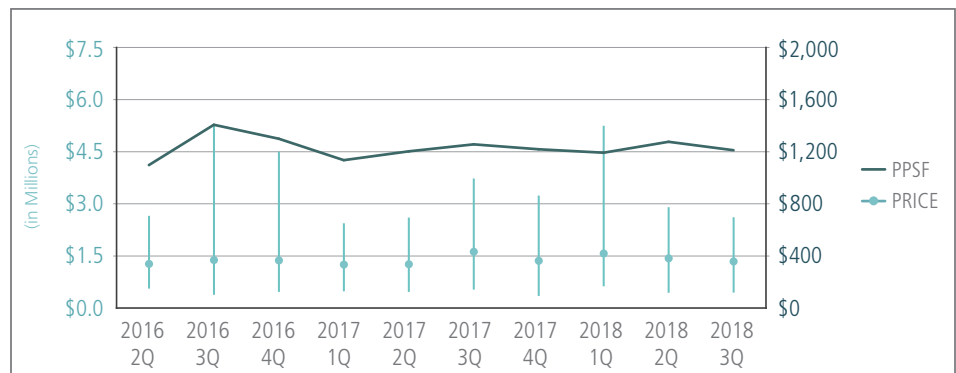
Condo Summary

Park Slope saw 63 condo transactions this quarter. The quarter saw a 6% decrease in average sales price, and PPSF decreased by 5%. The four-quarter trailing average is \$1,223 PSF and just above \$1.4MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$1,337,968	-6.30%	\$1,427,908	-17.52%	\$1,622,097
Average Price Per Sq Ft	\$1,211	-5.07%	\$1,276	-3.59%	\$1,256
Median Sales Price	\$1,360,000	5.43%	\$1,290,000	-8.62%	\$1,488,232
Number of Sales	63		41		80

\$1,223
AVERAGE PPSF
OVER TRAILING
FOUR QUARTERS



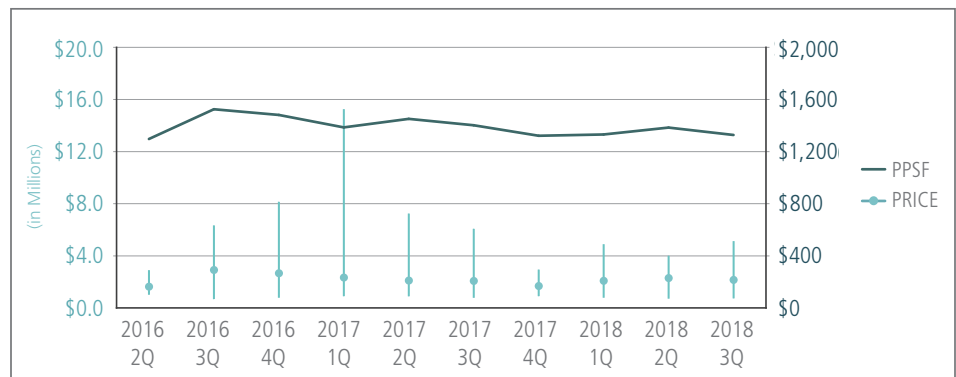
Condo Summary

Condo transactions in Dumbo increased this quarter to 24. Average sales price decreased during the quarter to \$2.2MM, but is up on the year. The PPSF dropped by over 5% on the year. The four-quarter trailing average is \$1,337 PSF and slightly above \$2.0MM gross.

Condominium Units

	3Q18	%Δ (Qtr)	2Q18	%Δ (Yr)	3Q17
Average Sales Price	\$2,150,608	-5.98%	\$2,287,357	4.02%	\$2,067,401
Average Price Per Sq Ft	\$1,327	-4.10%	\$1,384	-5.32%	\$1,402
Median Sales Price	\$1,857,500	-18.08%	\$2,267,500	16.82%	\$1,590,000
Number of Sales	24		14		33

↓ **5.32%**
AVERAGE PPSF
DECREASE
YEAR OVER YEAR



Would You Like To Know What Your Property Is Worth?



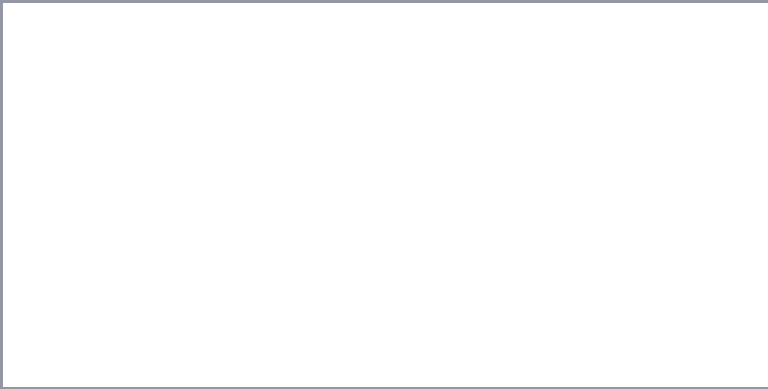
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From representing residential buyers and sellers in re-sales and new development (townhouses, condos and co-ops), to landlords and renters of multi-family properties, Brennan Marketing & Sales is a respected and trusted advisor. At Brennan, advocacy is central to everything we do. No matter what your goals are, our team has decades of experience to help you reach them.

This report was created with contributions from the following Brennan Marketing & Sales team members—Kyle Gregory, Richard Dalton and Samantha Anderson.

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