



4Q18

BROWNSTONE BROOKLYN
MARKET REPORT

BRENNAN

BRENNAN 4Q18 BROWNSTONE BROOKLYN MARKET REPORT

Overview

Our report indicates that townhouses in Brownstone Brooklyn are trading just above the average sales price established a year ago and the average sales price for condominiums is 16.9% above the average sales price established in the 4Q17. While the overall volume of trades continues to decrease, pricing, market wide, is stable and in some cases continues to show improvement.

Townhouses

Over \$235MM worth of 1- to 4-family townhouses traded hands in 4Q18, versus \$248MM during 4Q17, a decrease of \$13MM, or ~5%. However, while transaction volume decreased, the average sales price remained unchanged at approximately \$3,019,000. While the top four highest priced deals on a gross basis occurred in Brooklyn Heights, homes in Clinton Hill, Boerum Hill and Fort Greene exhibited strong sales prices on a dollar per square foot basis. Notable transactions appear on page 9 of this report.

Condominiums

Approximately \$196MM worth of condominiums sold in 4Q18, versus \$232MM during 4Q17, a decrease of \$36MM, or 16%. While the number of transactions dropped 27.9%, year over year average price per square foot remained unchanged at \$1,226 and average sales price increased 16.9%. 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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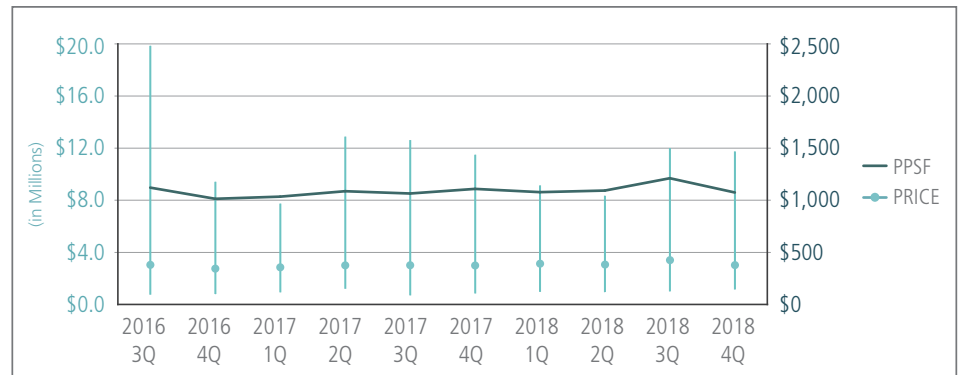
Townhouse Summary

The townhouse market saw a notable decrease in transactions compared to last quarter with 78 sales. Average sales price and PPSF decreased significantly during the quarter, but only marginally on the year. The four-quarter trailing average is \$1,124 PSF and over \$3.1MM gross.

↑6.02%
MEDIAN SALES
PRICE INCREASE
YEAR OVER YEAR

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$3,018,995	-11.26%	\$3,402,053	0.87%	\$2,992,978
Average Price Per Sq Ft	\$1,074	-11.29%	\$1,211	-3.11%	\$1,109
Median Sales Price	\$2,687,500	-16.34%	\$3,212,500	6.02%	\$2,535,000
Number of Sales	78		108		83



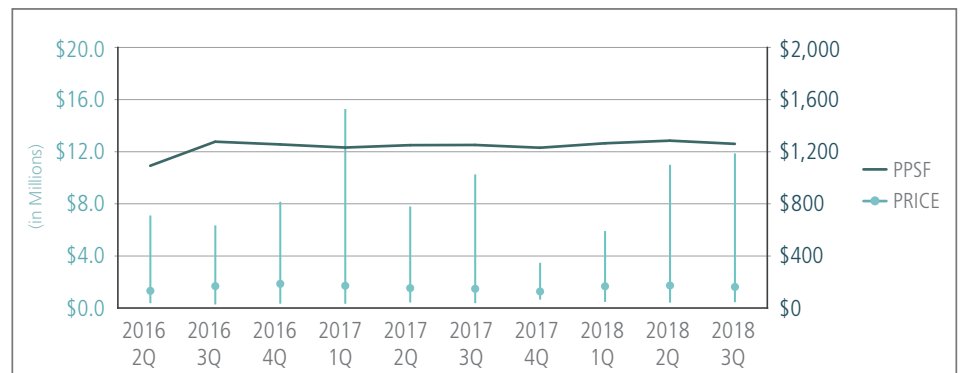
Condo Summary

The condo market saw a significant decrease in transactions compared to last quarter and year-over-year. Average sales price decreased on the quarter but increased over last year. PPSF decreased on the quarter, but is mostly level on the year. The four-quarter trailing average is \$1,261 PSF and just above \$1.6MM gross.

↑16.85%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,483,417	-8.68%	\$1,624,356	16.85%	\$1,269,457
Average Price Per Sq Ft	\$1,226	-2.74%	\$1,260	-0.39%	\$1,230
Median Sales Price	\$1,310,500	-4.60%	\$1,373,750	19.41%	\$1,097,450
Number of Sales	132		232		183



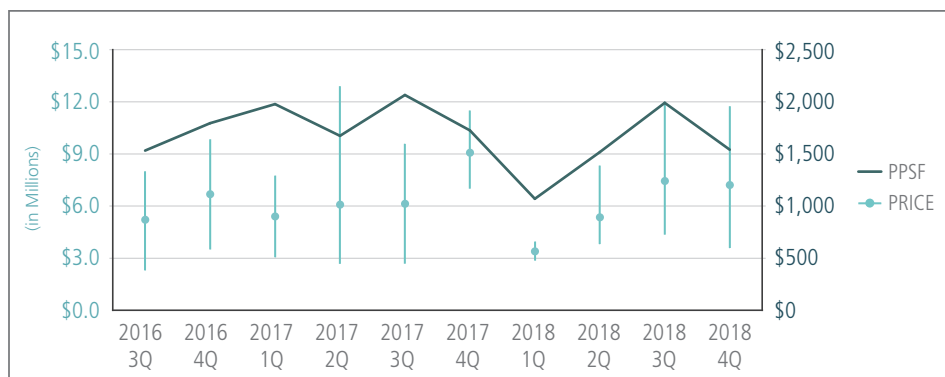
Townhouse Summary

The fourth quarter saw only five townhouse transactions in Brooklyn Heights. While the average sales price remained above \$7.0MM, both that and PPSF decreased for the quarter. The four-quarter trailing average is \$1,666 PSF and just over \$6.5MM gross

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$7,210,000	-3.13%	\$7,442,857	-20.48%	\$9,066,667
Average Price Per Sq Ft	\$1,541	-22.57%	\$1,990	-10.72%	\$1,726
Median Sales Price	\$7,100,000	9.23%	\$6,500,000	-18.39%	\$8,700,000
Number of Sales	5		7		3

\$6.5MM
AVERAGE SALES
PRICE OVER TRAILING
FOUR QUARTERS



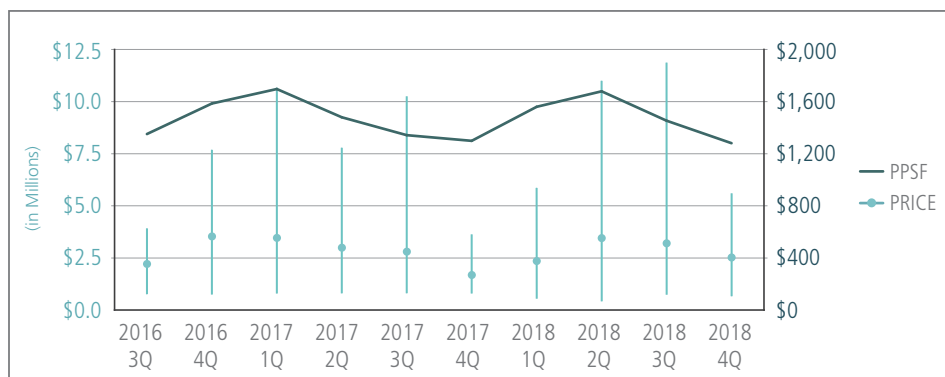
Condo Summary

The fourth quarter saw a noticeable increase in transaction volume over the previous year. Average sales price decreased significantly from the previous quarter but increased by even more on the year. PPSF, however, remained mostly level on the year. The four-quarter trailing average is \$1,505 PSF and over \$2.8MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,523,949	-21.13%	\$3,200,245	50.01%	\$1,682,484
Average Price Per Sq Ft	\$1,281	-11.88%	\$1,453	-1.39%	\$1,299
Median Sales Price	\$1,681,563	-28.44%	\$2,350,000	22.75%	\$1,369,937
Number of Sales	14		22		8

\$1,505
AVERAGE PPSF
OVER TRAILING
FOUR QUARTERS



Townhouse Summary

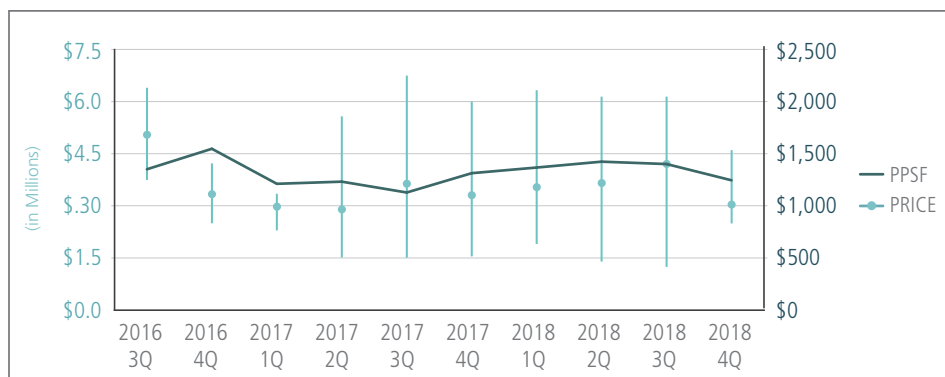
Townhouse transactions in Cobble Hill came back down this quarter, after a third quarter spike, to seven. The average sales price decreased on the quarter and for the year to \$3.0MM. PPSF decreased on the quarter, but is still above \$1,200. The four-quarter trailing average is \$1,338 PSF and \$3.7MM gross.

\$1,338

AVERAGE PPSF
OVER TRAILING
FOUR QUARTERS

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$3,035,000	-27.87%	\$4,207,857	-8.40%	\$3,313,333
Average Price Per Sq Ft	\$1,221	-11.32%	\$1,376	-5.29%	\$1,289
Median Sales Price	\$2,700,000	-38.29%	\$4,375,000	2.86%	\$2,625,000
Number of Sales	7		14		6



Condo Summary

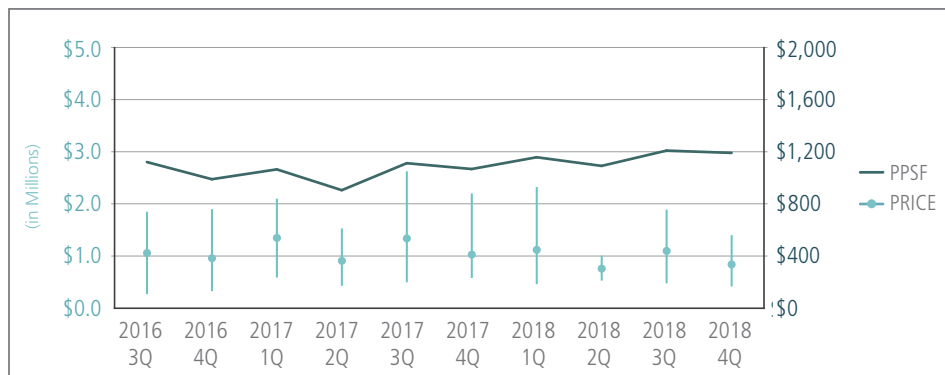
The fourth quarter saw only seven transactions. Average sales price decreased significantly for the quarter and over the previous year. PPSF, however, was mostly level on the quarter and increased notably for the year. The four-quarter trailing average is \$1,164 PSF and just below \$1.0MM gross.

↑11.58%

AVERAGE PPSF
INCREASE YEAR
OVER YEAR

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$842,857	-23.25%	\$1,098,211	-18.44%	\$1,033,417
Average Price Per Sq Ft	\$1,192	-1.46%	\$1,210	11.58%	\$1,069
Median Sales Price	\$860,000	-24.53%	\$1,139,500	-8.56%	\$940,500
Number of Sales	7		6		12



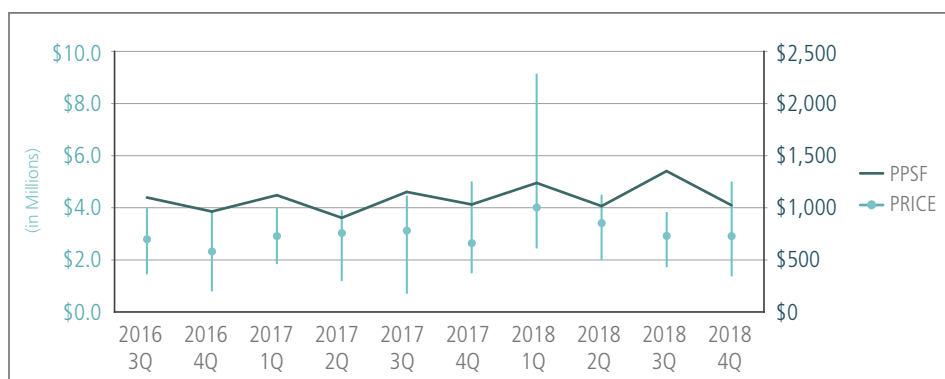
Townhouse Summary

Carroll Gardens saw an increase in transactions to 11. Average PPSF decreased significantly from the previous quarter, but stayed level on the year. Average sales price was up 10% on the year. The four-quarter trailing average is \$1,141 PSF and just over \$3.2MM gross.

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,914,545	-0.24%	\$2,921,429	10.30%	\$2,642,300
Average Price Per Sq Ft	\$1,024	-24.27%	\$1,352	-0.75%	\$1,031
Median Sales Price	\$2,600,000	-14.54%	\$3,042,500	2.87%	\$2,527,500
Number of Sales	11		7		10

↑10.30%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR



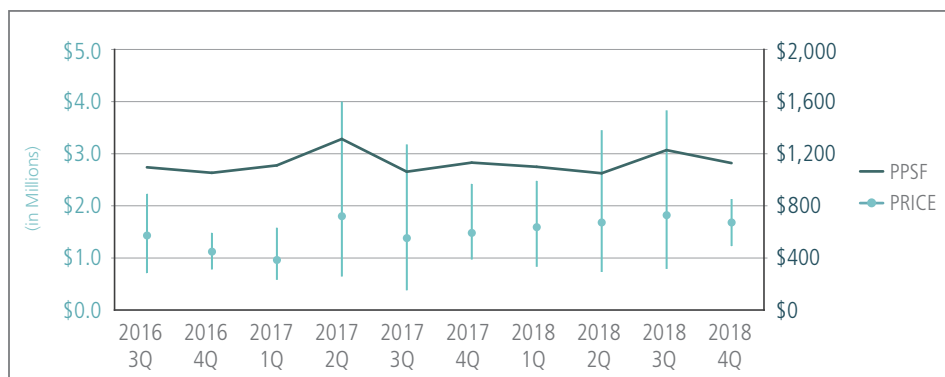
Condo Summary

Only two condo transactions closed in Carroll Gardens during the quarter. The average sales price decreased for the quarter by 8% but increased by almost 14% on the year. Average PPSF decreased to \$1,128. The four-quarter trailing average is \$1,152 PSF and above \$1.7MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,677,500	-7.75%	\$1,818,454	13.55%	\$1,477,326
Average Price Per Sq Ft	\$1,128	-8.11%	\$1,227	-0.31%	\$1,131
Median Sales Price	\$1,677,500	19.82%	\$1,400,000	44.49%	\$1,161,000
Number of Sales	2		13		7

↑13.55%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR

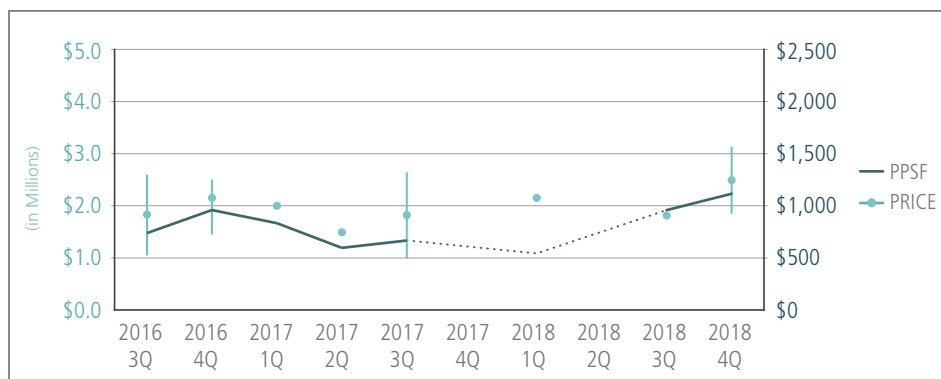


Townhouse Summary

Only two townhouses transacted in the Columbia Street Waterfront District during the quarter. Average sales price for the quarter increased to \$2.5M and PPSF was \$1,115. Transaction volume is not sufficient to provide trailing averages.

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,485,000	37.10%	\$1,812,500	-	-
Average Price Per Sq Ft	\$1,115	16.37%	\$958	-	-
Median Sales Price	\$2,485,000	37.10%	\$1,812,500	-	-
Number of Sales	2		2		-

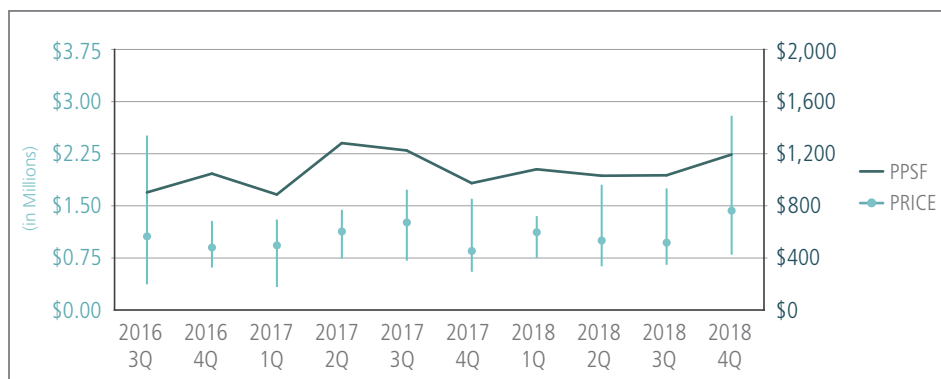


Condo Summary

Columbia Street Waterfront District saw a decrease in condo transactions this quarter, to six. Average sales price increased 47% to \$1.4MM on the quarter. PPSF was up 15% to \$1,193. The four-quarter trailing average is \$1,073 PSF and just above \$1.0MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,427,667	47.28%	\$969,333	67.99%	\$849,875
Average Price Per Sq Ft	\$1,193	15.39%	\$1,034	22.54%	\$974
Median Sales Price	\$1,318,000	48.09%	\$890,000	102.61%	\$650,500
Number of Sales	6		12		8



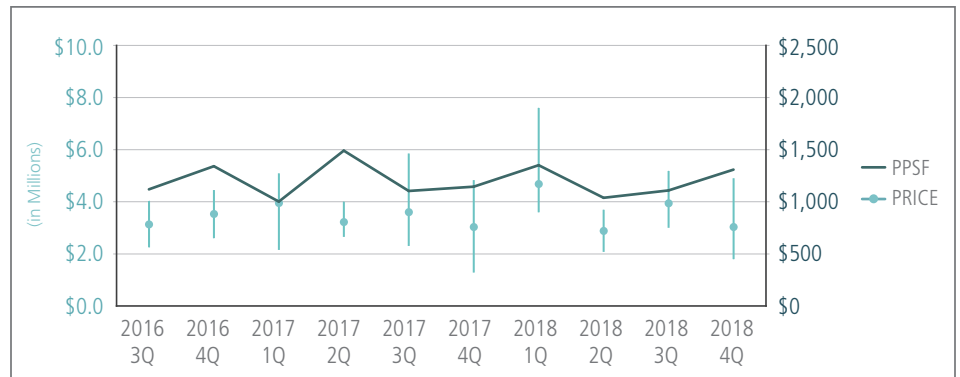
Townhouse Summary

There were four townhouse transactions in Boerum Hill during the quarter. Average sales price decreased from last quarter's high, but is level on the year. PPSF, however, showed significant growth both on the quarter and on the year. The four-quarter trailing average is \$1,158 PSF and just under \$3.6MM gross.

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$3,031,250	-22.98%	\$3,935,500	0.04%	\$3,030,125
Average Price Per Sq Ft	\$1,308	18.01%	\$1,109	14.31%	\$1,144
Median Sales Price	\$2,712,500	-31.50%	\$3,960,000	-4.07%	\$2,827,500
Number of Sales	4		6		8

↑14.31%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR



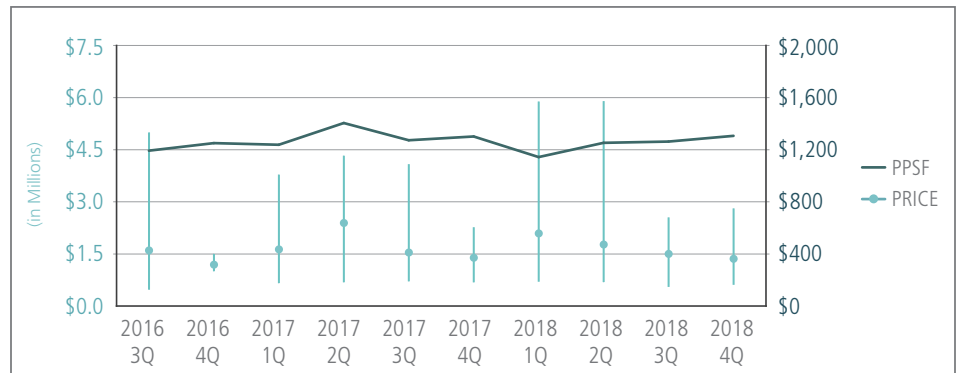
Condo Summary

The volume of Boerum Hill condo sales decreased this quarter to three transactions. The average sales price decreased during the quarter by 9% while PPSF increased by 3%. The four-quarter trailing average is \$1,232 PSF and just above \$1.7MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,359,667	-9.11%	\$1,495,867	-2.20%	\$1,390,317
Average Price Per Sq Ft	\$1,306	3.48%	\$1,262	0.38%	\$1,301
Median Sales Price	\$669,000	-49.13%	\$1,315,000	-51.02%	\$1,365,950
Number of Sales	3		15		6

↑3.48%
AVERAGE PPSF
INCREASE QUARTER
OVER 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	\$1,540.73	\$7,210,000	4,790	497	36,050,000	5	6.41%
Boerum Hill	\$1,308.23	\$3,031,250	2,525	794	12,125,000	4	5.13%
Cobble Hill	\$1,220.60	\$3,035,000	2,543	956	21,245,000	7	8.97%
Fort Greene	\$1,155.62	\$3,585,000	3,218	1,236	17,925,000	5	6.41%
CSWD	\$1,114.62	\$2,485,000	2,273	190	4,970,000	2	2.56%
Carroll Gardens	\$1,023.70	\$2,914,545	2,821	1,423	32,060,000	11	14.10%
Park Slope	\$1,018.04	\$2,691,465	2,739	3,627	67,286,613	25	32.05%
Clinton Hill	\$972.44	\$2,599,444	2,959	1,328	23,395,000	9	11.54%
Gowanus	\$924.05	\$2,057,143	2,281	964	14,400,000	7	8.97%
Prospect Heights	\$790.08	\$2,008,333	2,485	910	6,025,000	3	3.85%
DUMBO	-	-	-	4	-	-	-
ALL	\$1,074.23	\$3,018,995	2,847	11,929	235,481,613	78	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
Prospect Heights	\$1,330.72	\$1,584,560	1,177	1,367	30,106,645	19	14.39%
DUMBO	\$1,327.41	\$1,629,136	1,180	1,197	17,920,500	11	8.33%
Gowanus	\$1,321.89	\$1,814,540	1,437	557	10,887,240	6	4.55%
Boerum Hill	\$1,306.23	\$1,359,667	951	827	4,079,000	3	2.27%
Brooklyn Heights	\$1,280.55	\$2,523,949	1,941	890	35,335,279	14	10.61%
Fort Greene	\$1,213.85	\$1,282,167	1,043	848	15,386,000	12	9.09%
CSWD	\$1,193.44	\$1,427,667	1,159	691	8,566,000	6	4.55%
Cobble Hill	\$1,192.40	\$842,857	696	541	5,900,000	7	5.30%
Park Slope	\$1,183.46	\$1,299,646	1,093	2,733	49,386,555	38	28.79%
Carroll Gardens	\$1,127.89	\$1,677,500	1,499	659	3,355,000	2	1.52%
Clinton Hill	\$1,057.64	\$1,063,492	1,002	942	14,888,882	14	10.61%
ALL	\$1,225.54	\$1,483,417	1,189	11,252	195,811,101	132	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	192 Columbia Hts	Brooklyn Heights	\$11,750,000	6,625	\$1,774
2	15 Garden Pl	Brooklyn Heights	\$8,100,000	5,110	\$1,585
3	174 Clinton St	Brooklyn Heights	\$7,100,000	3,168	\$2,241
4	23 Cranberry St	Brooklyn Heights	\$5,500,000	6,022	\$913
5	23 S Elliot Place	Fort Greene	\$5,100,000	2,880	\$1,771

Top 5 Townhouse Sales By Price Per Square Foot

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	174 Clinton St	Brooklyn Heights	\$7,100,000	3,168	\$2,241
2	64 A Clifton Pl	Clinton Hill	\$2,950,000	1,440	\$2,049
3	442 State St	Boerum Hill	\$3,000,000	1,680	\$1,786
4	192 Columbia Hts	Brooklyn Heights	\$11,750,000	6,625	\$1,774
5	23 S Elliott Pl	Fort Greene	\$5,100,000	2,880	\$1,771

Top 5 Condominium Sales By Sales Price

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	90 Furman St #N1001	Brooklyn Heights	\$5,603,787	2,537	\$2,209
2	90 Furman St #N1007	Brooklyn Heights	\$5,403,350	4,107	\$1,316
3	130 Furman St #S-409	Brooklyn Heights	\$5,094,662	4,885	\$1,043
4	1 John St #5B	DUMBO	\$4,750,000	2,495	\$1,904
5	90 Furman St #N-411	DUMBO	\$4,502,750	3,550	\$1,268

Top 5 Condominium Sales By Price Per Square Foot

Rank	Address	Neighborhood	Sales Price	Square Feet	\$PSF
1	1 John St #5B	DUMBO	\$4,750,000	2,495	\$1,904
2	20 Henry St #5D-S	Brooklyn Heights	\$1,950,000	1,197	\$1,629
3	265 State St #1401	Boerum Hill	\$2,805,000	1,744	\$1,608
4	205 Water St #2B	DUMBO	\$1,925,000	1,209	\$1,592
5	4 Water St #2D	Brooklyn Heights	\$1,925,000	1,219	\$1,579

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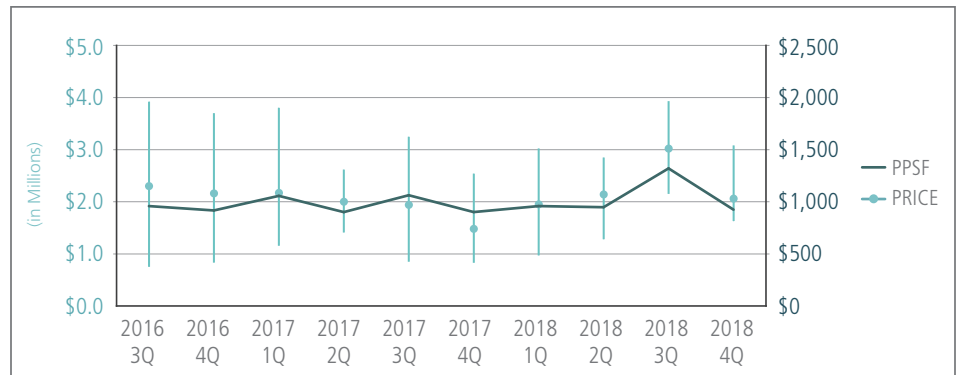
Townhouse Summary

Gowanus saw seven transactions during the quarter. Average sales price decreased significantly by 32% on the quarter, but increased by 39% on the year. PPSF followed the same trend on the quarter with a decreased of 30%, but is mostly level for the year. The four-quarter trailing average is \$1,014 PSF and over \$1.5MM gross.

↑39.34%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,057,143	-31.78%	\$3,015,500	39.34%	\$1,476,312
Average Price Per Sq Ft	\$924	-30.00%	\$1,320	2.56%	\$901
Median Sales Price	\$1,830,000	-43.69%	\$3,250,000	51.55%	\$1,207,500
Number of Sales	7		5		6



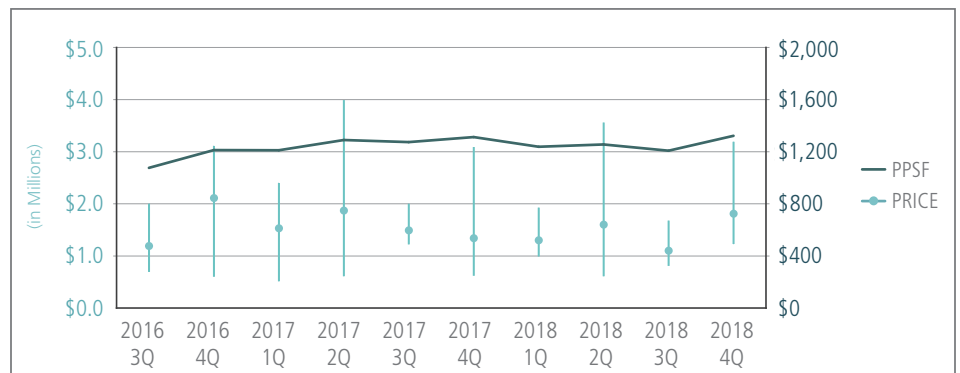
Condo Summary

Gowanus saw six condo transactions this quarter. Average sales price increased significantly from the previous quarter and on the year. PPSF increased on the quarter to \$1,322, which is level on the year. The four-quarter trailing average is \$1,254 PSF and \$1.4MM gross.

↑15.89%
MEDIAN SALES
PRICE INCREASE
YEAR OVER YEAR

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,814,540	65.71%	\$1,095,000	35.57%	\$1,338,455
Average Price Per Sq Ft	\$1,322	9.47%	\$1,208	0.74%	\$1,312
Median Sales Price	\$1,541,370	40.12%	\$1,100,000	15.89%	\$1,330,000
Number of Sales	6		7		11



Townhouse Summary

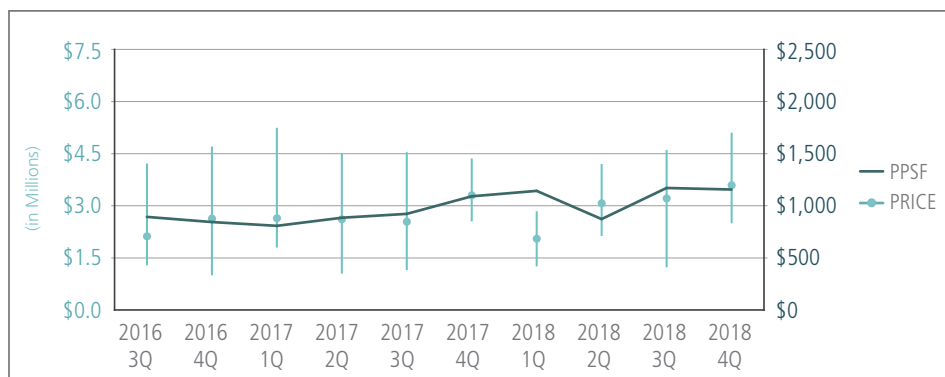
Fort Greene saw five transactions this quarter. Average sales price increased 12% from the previous quarter. PPSF decreased nominally on the quarter to \$1,156, but is up almost 6% on the year. The four-quarter trailing average is \$1,069 PSF and over \$3.0MM gross.

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$3,585,000	11.62%	\$3,211,833	8.57%	\$3,302,000
Average Price Per Sq Ft	\$1,156	-1.27%	\$1,170	5.98%	\$1,090
Median Sales Price	\$3,300,000	-2.88%	\$3,398,000	10.00%	\$3,000,000
Number of Sales	5		6		3

↑ 5.98%

AVERAGE PPSF
PRICE INCREASE
YEAR OVER YEAR



Condo Summary

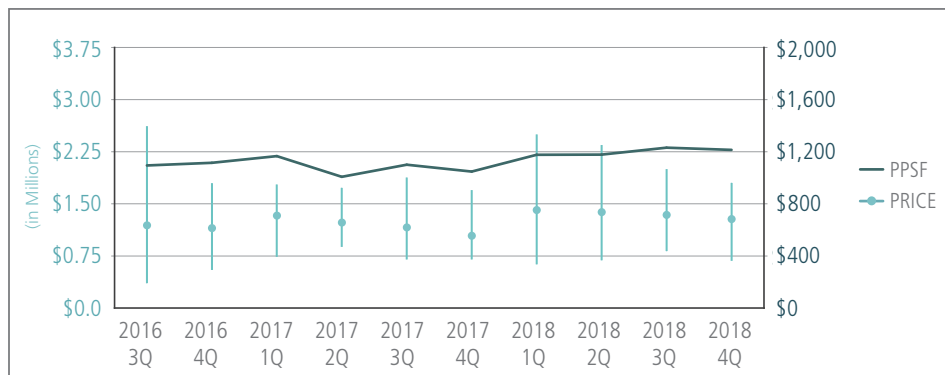
Fort Greene saw 12 condo transactions, up from the previous quarter. Average sales price decreased by 4% on the quarter, but is up 23% on the year. PPSF decreased nominally to \$1,214, but showed similar year over year growth. The four-quarter trailing average is \$1,197 PSF and just over \$1.3MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,282,167	-4.46%	\$1,342,000	23.06%	\$1,041,889
Average Price Per Sq Ft	\$1,214	-1.38%	\$1,231	15.89%	\$1,047
Median Sales Price	\$1,392,500	7.53%	\$1,295,000	27.75%	\$1,090,000
Number of Sales	12		9		9

↑ 23.06%

AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR



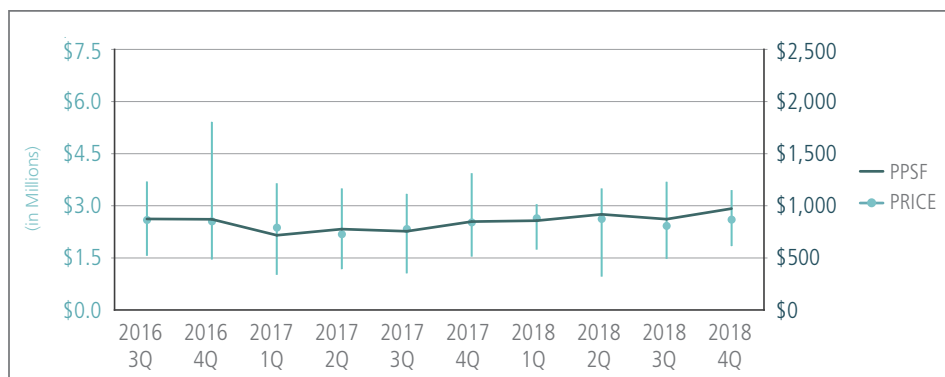
Townhouse Summary

Clinton Hill saw nine transactions during the quarter. The average sales price increased more than 7% from the previous quarter. PPSF followed the same trend. Both metrics are also positive on the year. The four-quarter trailing average is \$908 PSF and just over \$2.5MM gross.

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,599,444	7.37%	\$2,421,056	3.28%	\$2,516,964
Average Price Per Sq Ft	\$972	11.62%	\$871	14.69%	\$848
Median Sales Price	\$2,700,000	19.23%	\$2,264,500	18.67%	\$2,275,180
Number of Sales	9		8		9

↑14.69%
AVERAGE PPSF
INCREASE YEAR
OVER YEAR



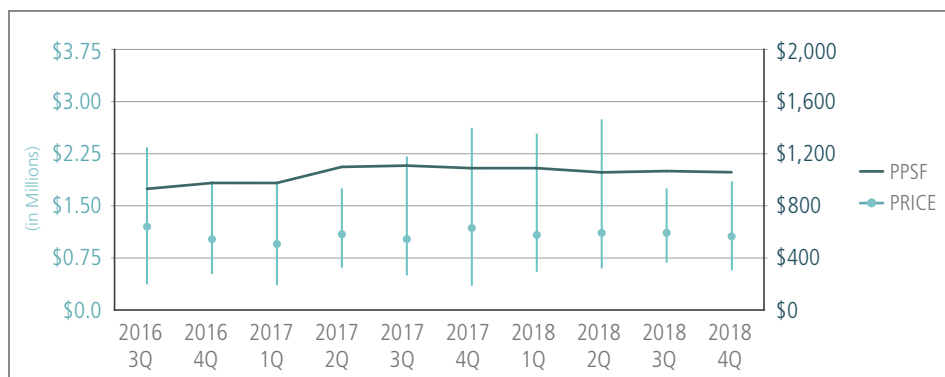
Condo Summary

Clinton Hill condo transactions remained steady at 14 this quarter. Average sales price decreased 4% on the quarter, and by 10% over the previous year. PPSF was mostly level on the quarter, but down on the year to \$1,058. The four-quarter trailing average is \$1,069 PSF and just below \$1.1MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,063,492	-3.94%	\$1,107,129	-9.82%	\$1,179,305
Average Price Per Sq Ft	\$1,058	-0.83%	\$1,067	-2.87%	\$1,089
Median Sales Price	\$975,000	-2.21%	\$997,000	-16.13%	\$1,162,500
Number of Sales	14		14		12

\$1.1MM
AVERAGE SALES
PRICE TRAILING
FOUR QUARTERS



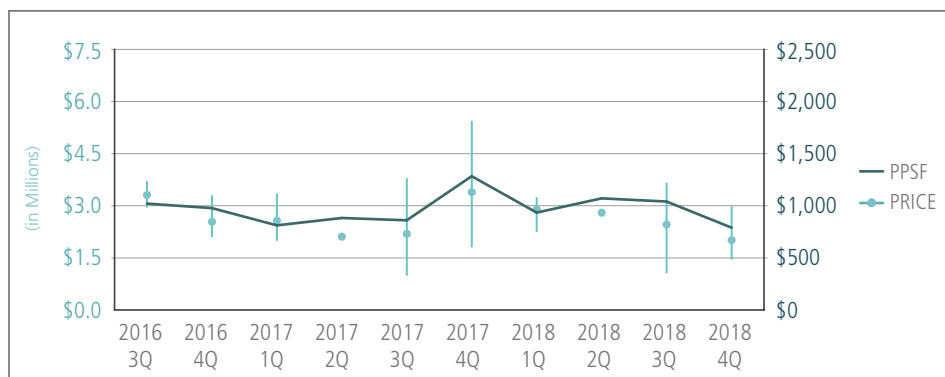
Townhouse Summary

Prospect Heights saw only three transactions during the quarter. Average sales price decreased significantly on the quarter and the year. PPSF decreased similarly. Trailing averages, however, remain healthy. The four-quarter trailing average is \$975 PSF and below \$2.5MM gross.

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,008,333	-18.20%	\$2,455,222	-40.82%	\$3,393,750
Average Price Per Sq Ft	\$790	-24.06%	\$1,040	-38.44%	\$1,283
Median Sales Price	\$1,600,000	-41.82%	\$2,750,000	-49.41%	\$3,162,500
Number of Sales	3		9		4

\$2.5MM
AVERAGE SALES
PRICE OVER TRAILING
FOUR QUARTERS



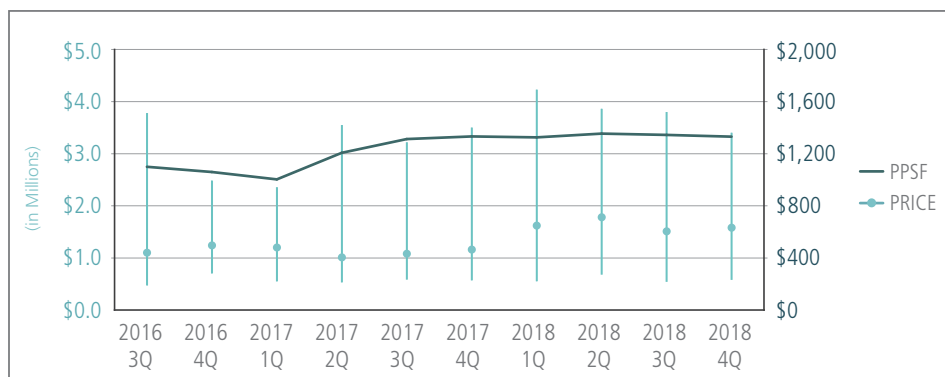
Condo Summary

Prospect Heights saw a notably lower 19 condo transactions this quarter. Average sales price increased by 5% from the previous quarter, and is up over 36% on the year. PPSF decreased remained mostly level on both periods. The four-quarter trailing average is \$1,340 PSF and \$1.6MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,584,560	4.90%	\$1,510,568	36.05%	\$1,164,701
Average Price Per Sq Ft	\$1,331	-1.00%	\$1,344	-0.13%	\$1,332
Median Sales Price	\$1,519,046	4.76%	\$1,450,000	55.87%	\$974,560
Number of Sales	19		47		54

↑36.05%
AVERAGE SALES
PRICE INCREASE
YEAR OVER YEAR



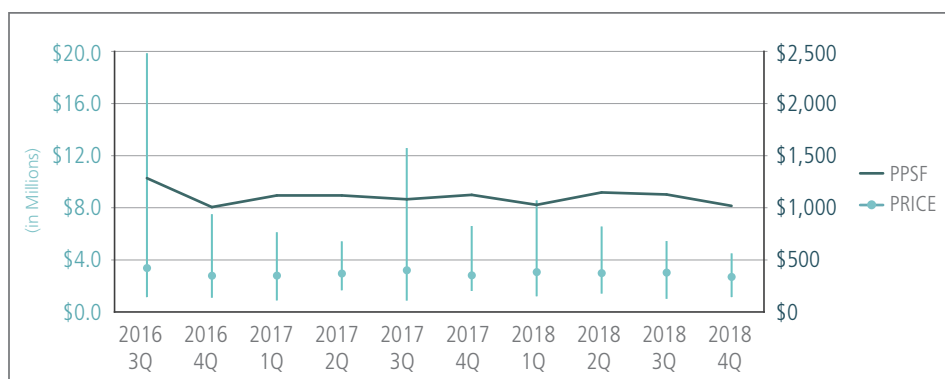
Townhouse Summary

Park Slope saw 25 townhouse transactions during the quarter, a significant drop from last quarter's high. The average sales price and PPSF decreased on the quarter and for the year, PPSF dropping nearly 10% on both. The four-quarter trailing average is \$1,088 PSF and just under \$3.0MM gross.

↑7.90%
MEDIAN SALES
PRICE INCREASE
YEAR OVER YEAR

1 to 4 Family Townhouses

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$2,691,465	-10.90%	\$3,020,677	-4.36%	\$2,814,165
Average Price Per Sq Ft	\$1,018	-9.69%	\$1,127	-9.39%	\$1,124
Median Sales Price	\$2,643,500	-7.59%	\$2,860,500	7.90%	\$2,450,000
Number of Sales	25		44		34



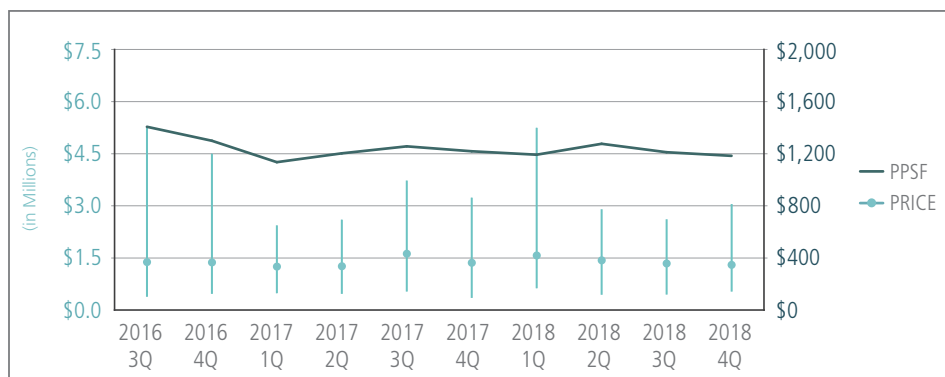
Condo Summary

Park Slope saw 38 condo transactions this quarter. The quarter saw almost 3% decrease in average sales price. PPSF decreased similarly, but still remains close to \$1,200. The four-quarter trailing average is \$1,216 PSF and just above \$1.4MM gross.

\$1,216
AVERAGE PPSF
OVER TRAILING
FOUR QUARTERS

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,299,646	-2.86%	\$1,337,968	-4.70%	\$1,363,813
Average Price Per Sq Ft	\$1,183	-2.29%	\$1,211	-2.88%	\$1,219
Median Sales Price	\$1,240,000	-8.82%	\$1,360,000	-2.75%	\$1,275,000
Number of Sales	38		63		45



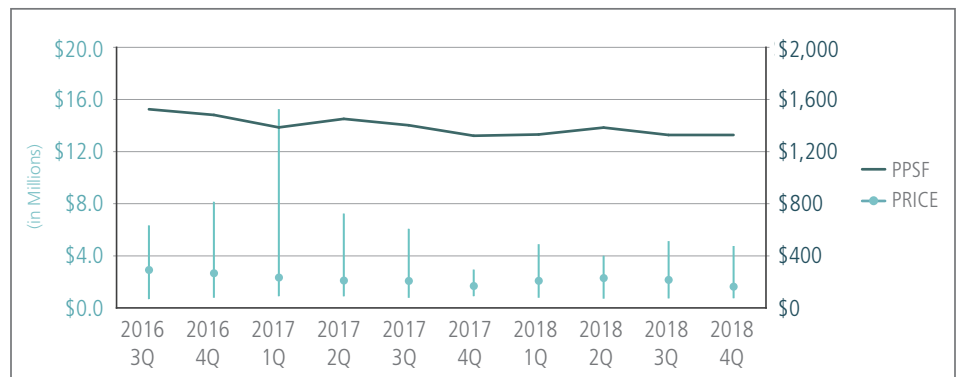
Condo Summary

Condo transactions in Dumbo decreased this quarter to 11. Average sales price decreased during the quarter to \$1.6MM and PPSF remained level. The four-quarter trailing average is \$1,340 PSF and slightly above \$2.0MM gross.

Condominium Units

	4Q18	%Δ (Qtr)	3Q18	%Δ (Yr)	4Q17
Average Sales Price	\$1,629,136	-24.25%	\$2,150,608	-3.00%	\$1,679,497
Average Price Per Sq Ft	\$1,327	0.00%	\$1,327	0.45%	\$1,321
Median Sales Price	\$1,389,000	-25.22%	\$1,857,500	-4.21%	\$1,450,000
Number of Sales	11		24		19

↓ **3.00%**
AVERAGE SALES
PRICE DECREASE
YEAR OVER YEAR



Would You Like To Know What Your Property Is Worth?



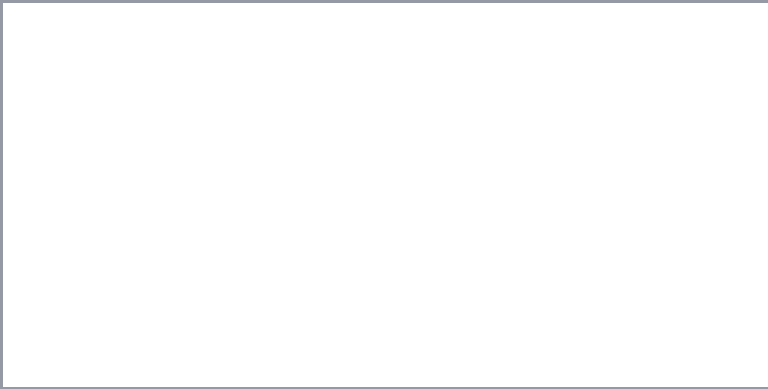
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This report was created with contributions from the following Brennan Marketing & Sales team members—Kyle Gregory and Samantha Anderson.

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