

The Corcoran Report

2Q 2024 | BROOKLYN TOWNHOUSE

corcoran



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The Corcoran Group is pleased to present the Second Quarter 2024 Townhouse Report covering Brooklyn single-family and multi-family townhouse closings during the quarter. This report summarizes publicly recorded sales during the period and reflects only arms-length transactions (a sale between two unconnected parties).

For the purposes of this report, we define multi-family townhouses as those with two to four residences only. Properties with five or more units and mixed-use properties (those containing office, commercial, retail or other non-residential space) are excluded from the report. We exclude certain other types of sales such as: foreclosure or short sales, changes in legal status or ownership entity, properties that required extensive gut renovation or demolition, and bulk or investment sales. Townhouse condominiums in new development properties are not included if they are part of the condominium offering.

A complete list of sales reflected in this report is provided in the Appendix.

**THE FOLLOWING MEMBERS OF THE CORCORAN GROUP
MADE SIGNIFICANT CONTRIBUTIONS TO THIS REPORT:**

Nick Daniel | Kristy Hoffman | Mike Ollerer | Ryan Schleis | Brie Train

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Williamsburg & Greenpoint

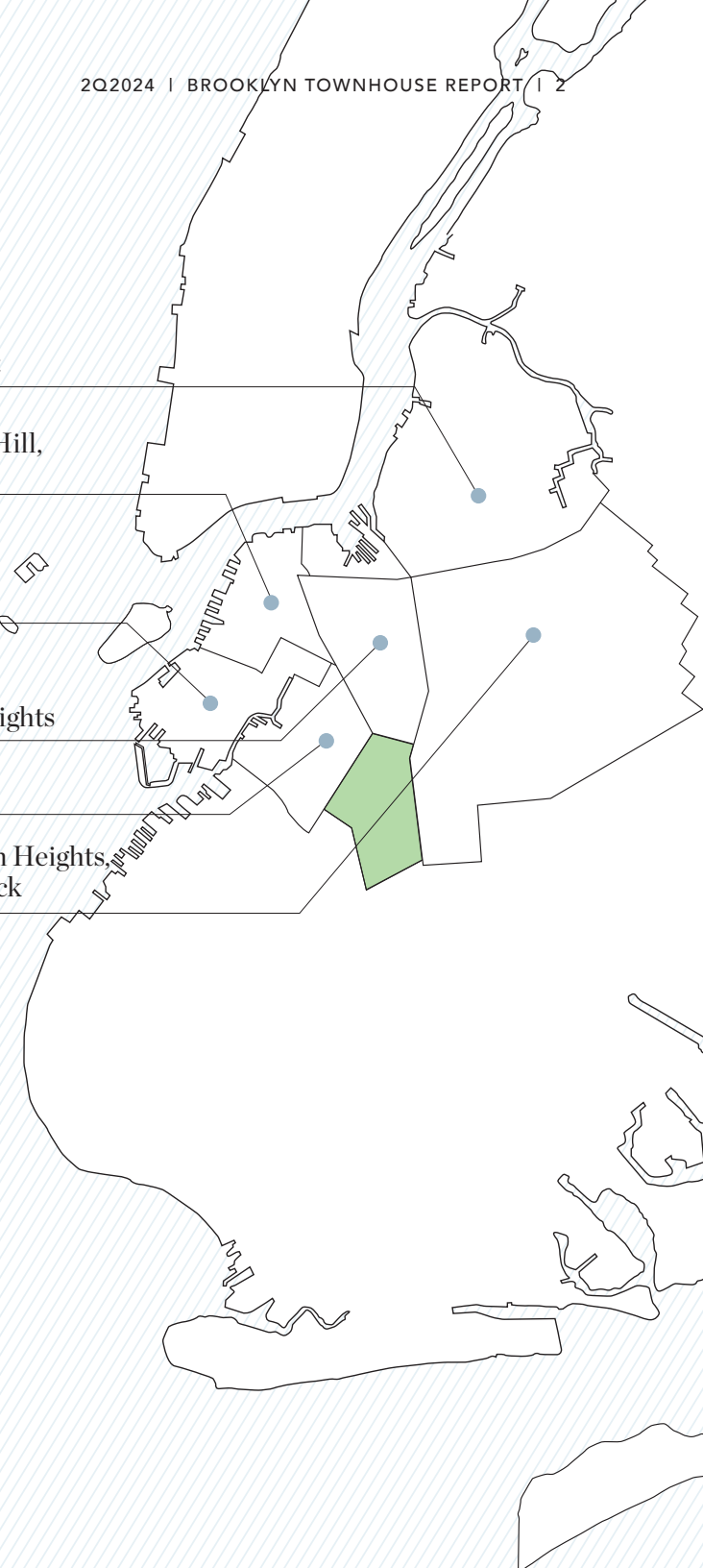
Brooklyn Heights, Cobble Hill,
Dumbo & Downtown

Carroll Gardens,
Boerum Hill & Red Hook

Fort Greene,
Clinton Hill & Prospect Heights

Park Slope & Gowanus

Bedford-Stuyvesant, Crown Heights,
Lefferts Gardens & Bushwick





224 Clinton Street | \$8,250,000 | Web# 23077137

Overview

Closed Sales

215

-26% YEAR OVER YEAR

Average PPSF

\$897

+10% YEAR OVER YEAR

Median Price

\$2.200M

+7% YEAR OVER YEAR

Average Price

\$2.602M

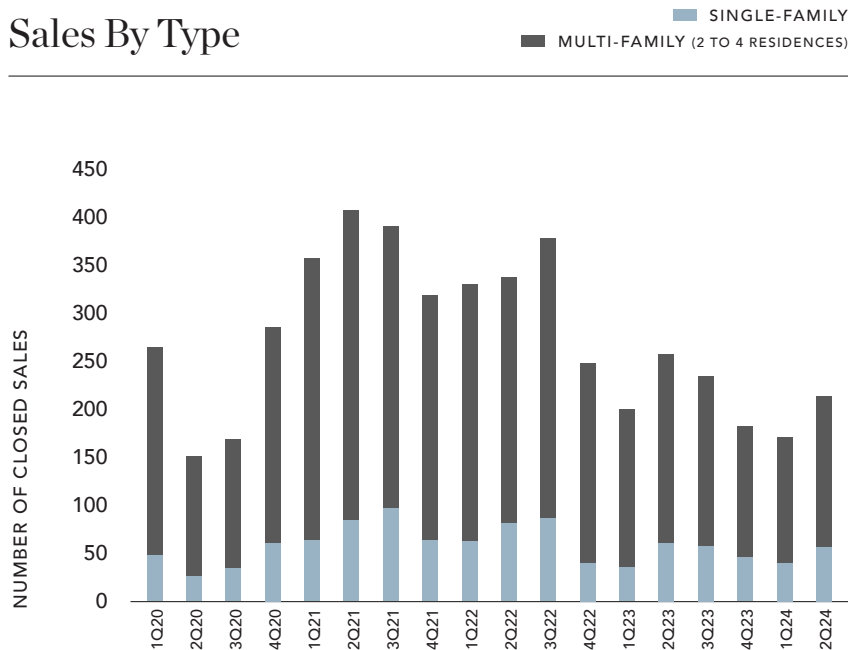
+8% YEAR OVER YEAR

Sales

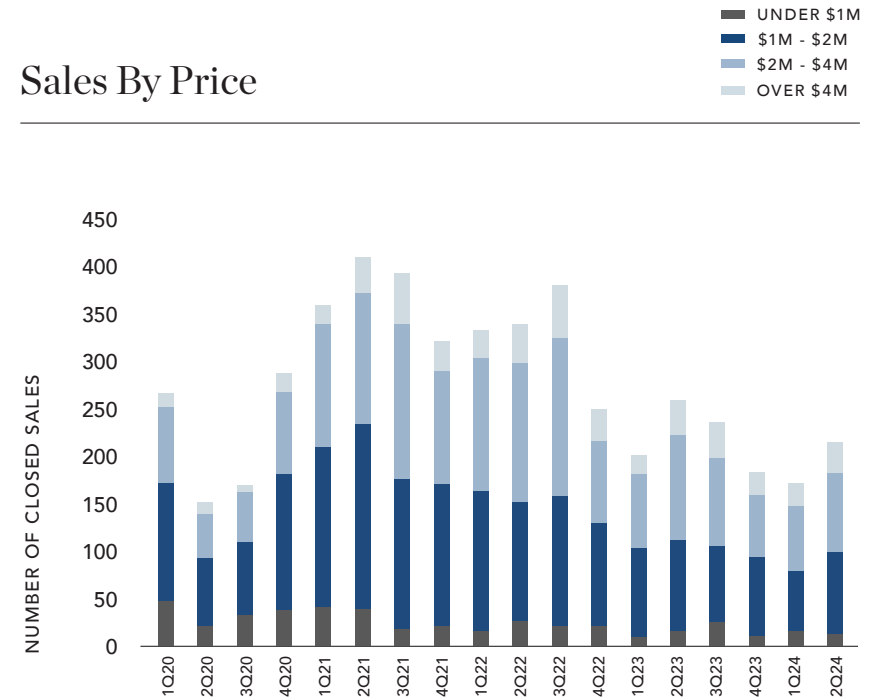
OVERALL SALES	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSED SALES	215	289	-26%	183	+17%
SINGLE-FAMILY	57	63	-10%	40	+43%
MULTI-FAMILY (2-4 RESIDENCES)	158	226	-30%	143	10%

OVERALL SALES	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
UNDER \$1M	13	35	-63%	15	-13%
\$1M TO \$2M	86	102	-16%	68	26%
\$2M TO \$4M	84	117	-28%	76	11%
OVER \$4M	32	35	-9%	24	33%

Sales By Type



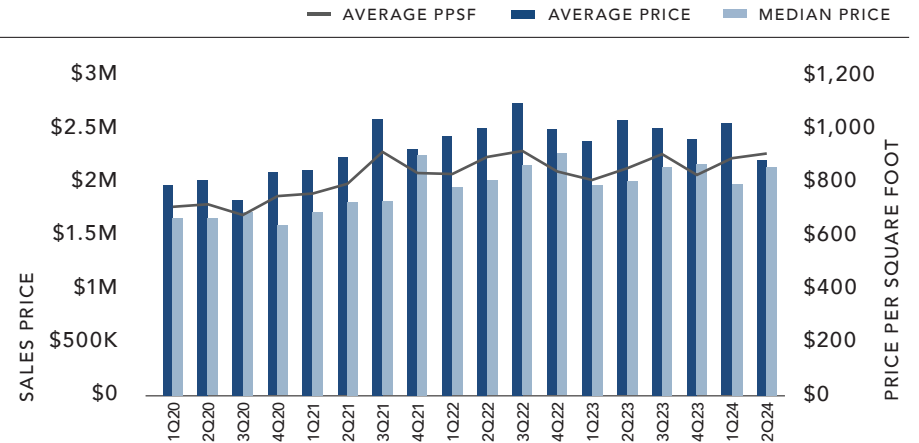
Sales By Price



Prices

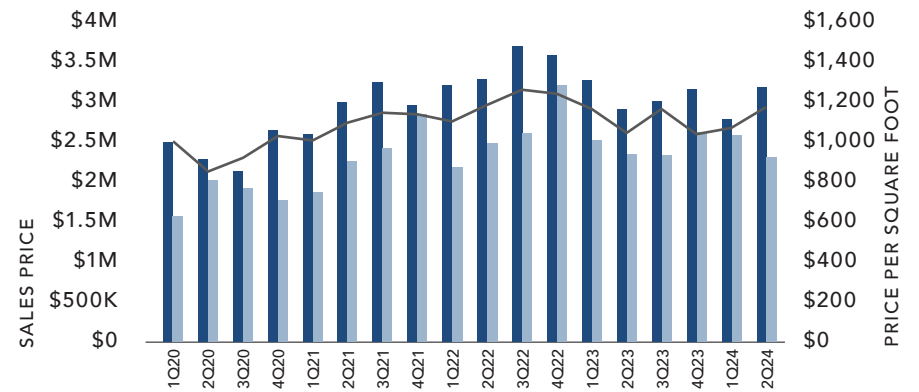
All Townhouses

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$2.200M	\$2.060M	7%	\$2.100M	5%
AVERAGE PRICE	\$2.602M	\$2.421M	8%	\$2.513M	4%
AVERAGE PPSF	\$897	\$812	10%	\$869	3%
AVERAGE SF	2,903	2,982	-3%	2,892	0%



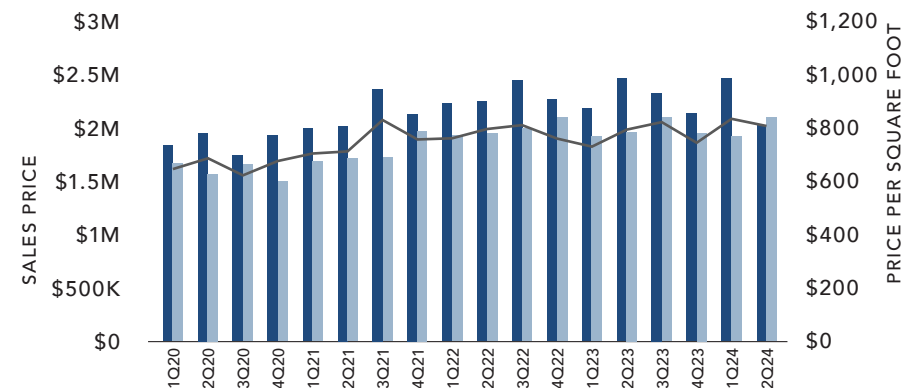
Single-Family

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$2.681M	\$2.250M	19%	\$2.283M	17%
AVERAGE PRICE	\$3.268M	\$2.437M	34%	\$2.750M	19%
AVERAGE PPSF	\$1,156	\$885	31%	\$1,054	10%
AVERAGE SF	2,827	2,754	3%	2,609	8%



Multi-Family (2-4 residences)

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
MEDIAN PRICE	\$1.993M	\$2.000M	0%	\$2.100M	-5%
AVERAGE PRICE	\$2.362M	\$2.306M	2%	\$2.447M	-3%
AVERAGE PPSF	\$806	\$757	6%	\$823	-2%
AVERAGE SF	2,930	3,045	-4%	2,972	-1%



Statistics by Neighborhood | Single-Family Townhouses

WILLIAMSBURG & GREENPOINT

*Zip codes: 11211, 11222

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	2	2	0%	3	-33%
MEDIAN PRICE	\$1.460M	\$1.781M	-18%	\$2.900M	-50%
AVERAGE PRICE	\$1.460M	\$1.781M	-18%	\$3.417M	-57%
AVERAGE PPSF	\$816	\$815	0%	\$1,384	-41%
AVERAGE SF	\$1,790	2,185	-18%	\$2,468	-27%

PARK SLOPE & GOWANUS

*Zip code: 11215

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	16	9	78%	5	220%
MEDIAN PRICE	\$3.498M	\$3.175M	10%	\$3.900M	-10%
AVERAGE PRICE	\$3.909M	\$3.361M	16%	\$3.891M	0%
AVERAGE PPSF	\$1,285	\$1,207	6%	\$1,531	-16%
AVERAGE SF	3,042	2,784	9%	2,541	20%

CARROLL GARDENS, BOERUM HILL & RED HOOK

*Zip codes: 11231, 11217

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	7	14	-50%	7	0%
MEDIAN PRICE	\$4.000M	\$4.088M	-2%	\$3.500M	14%
AVERAGE PRICE	\$3.557M	\$3.924M	-9%	\$3.947M	-10%
AVERAGE PPSF	\$1,183	\$1,321	-10%	\$1,329	-11%
AVERAGE SF	3,006	\$2,970	1%	2,970	1%

BROOKLYN HEIGHTS, COBBLE HILL, DUMBO & DOWNTOWN

*Zip code: 11201

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	7	3	133%	1	600%
MEDIAN PRICE	\$6.300M	\$5.651M	11%	\$5.458M	15%
AVERAGE PRICE	\$6.229M	\$6.478M	-4%	\$5.458M	14%
AVERAGE PPSF	\$1,744	\$1,511	15%	\$1,798	-3%
AVERAGE SF	3,572	4,287	-17%	3,036	18%

FORT GREENE, CLINTON HILL & PROSPECT HEIGHTS

*Zip codes: 11205, 11238

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	3	8	-63%	2	50%
MEDIAN PRICE	\$2.900M	\$2.280M	27%	\$3.781M	-23%
AVERAGE PRICE	\$3.717M	\$2.695M	38%	\$3.781M	-2%
AVERAGE PPSF	\$1,238	\$951	30%	\$1,110	12%
AVERAGE SF	3,002	2,835	6%	3,407	-12%

BEDFORD-STUYVESANT, CROWN HEIGHTS, PROSPECT-LEFFERTS GARDENS & BUSHWICK

*Zip codes: 11206, 11213, 11216, 11221, 11225, 11233, 11237

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	22	124	-23%	83	14%
MEDIAN PRICE	\$1.610M	\$1.540M	5%	\$1.575M	2%
AVERAGE PRICE	\$1.726M	\$1.673M	3%	\$1.712M	1%
AVERAGE PPSF	\$616	\$580	6%	\$595	4%
AVERAGE SF	2,801	2,887	-3%	2,879	-3%

Statistics by Neighborhood | Multi-Family Townhouses

WILLIAMSBURG & GREENPOINT

*Zip codes: 11211, 11222

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	10	18	-44%	13	-23%
MEDIAN PRICE	\$2.508M	\$2.163M	16%	\$2.600M	-4%
AVERAGE PRICE	\$2.299M	\$2.439M	-6%	\$2.531M	-9%
AVERAGE PPSF	\$990	\$853	16%	\$955	4%
AVERAGE SF	2,322	2,860	-19%	2,649	-12%

BROOKLYN HEIGHTS, COBBLE HILL, DUMBO & DOWNTOWN

*Zip code: 11201

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	6	4	50%	3	100%
MEDIAN PRICE	\$6.500M	\$7.000M	-7%	\$7.250M	-10%
AVERAGE PRICE	\$7.383M	\$6.363M	16%	\$6.400M	15%
AVERAGE PPSF	\$1,647	\$887	86%	\$1,445	14%
AVERAGE SF	4,483	7,170	-37%	4,430	1%

PARK SLOPE & GOWANUS

*Zip code: 11215

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	19	28	-32%	10	90%
MEDIAN PRICE	\$2.650M	\$2.750M	-4%	\$2.295M	15%
AVERAGE PRICE	\$3.090M	\$3.190M	-3%	\$2.550M	21%
AVERAGE PPSF	\$1,041	\$961	8%	\$892	17%
AVERAGE SF	2,969	3,3318	-11%	2,859	4%

*11215

FORT GREENE, CLINTON HILL & PROSPECT HEIGHTS

*Zip codes: 11205, 11238

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	13	24	-46%	19	-32%
MEDIAN PRICE	\$2.315M	\$2.474M	-6%	\$2.995M	-23%
AVERAGE PRICE	\$2.724M	\$2.834M	-4%	\$3.638M	-25%
AVERAGE PPSF	\$876	\$927	-6%	\$1,131	-23%
AVERAGE SF	3,110	3,056	2%	3,216	-3%

*11205, 11238

CARROLL GARDENS, BOERUM HILL & RED HOOK

*Zip codes: 11231, 11217

	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	15	28	-46%	15	0%
MEDIAN PRICE	\$2.930M	\$3.038M	-4%	\$3.425M	-14%
AVERAGE PRICE	\$3.190M	\$3.105M	3%	\$4.069M	-22%
AVERAGE PPSF	\$961	\$1,037	-7%	\$1,256	-24%
AVERAGE SF	3,320	2,993	11%	3,239	3%

*11231, 11217

BEDFORD-STUYVESANT, CROWN HEIGHTS, PROSPECT-LEFFERTS GARDENS & BUSHWICK

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	2Q24	2Q23	%CHG (YR)	1Q24	%CHG (QTR)
CLOSINGS	95	124	-23%	83	14%
MEDIAN PRICE	\$1.610M	\$1.540M	5%	\$1.575M	2%
AVERAGE PRICE	\$1.726M	\$1.673M	3%	\$1.712M	1%
AVERAGE PPSF	\$616	\$580	6%	\$595	4%
AVERAGE SF	2,801	2,887	-3%	2,879	-3%

*11206, 11213, 11216, 11221, 11225, 11233, 11237