Prominent Properties | Sotheby's INTERNATIONAL REALTY

FORT GREENE [BK]

January 2024 - December 2024

Prepared on January 29, 2025

Fort Greene [BK] All Sizes

Last 12 Months

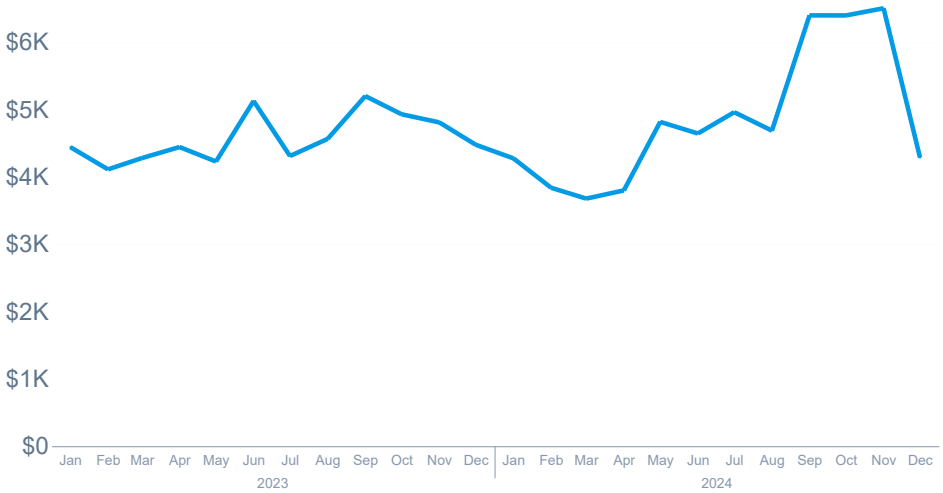
Inventory	Average Listed Rent	Median Listed Rent	Free Rent	Service Level
85	$4,665	$4,350	14	$4,544 | $4,846
YOY ▲ 13	YOY ▲ 3.52%	YOY ▲ 0.39%	YOY ▲ 9	Doorman Non Doorman

Average Listed Rent

Last 24 Months

$4,665

YOY ▲ 3.52%



Median Listed Rent

Last 24 Months

$4,350

YOY ▲ 0.39%

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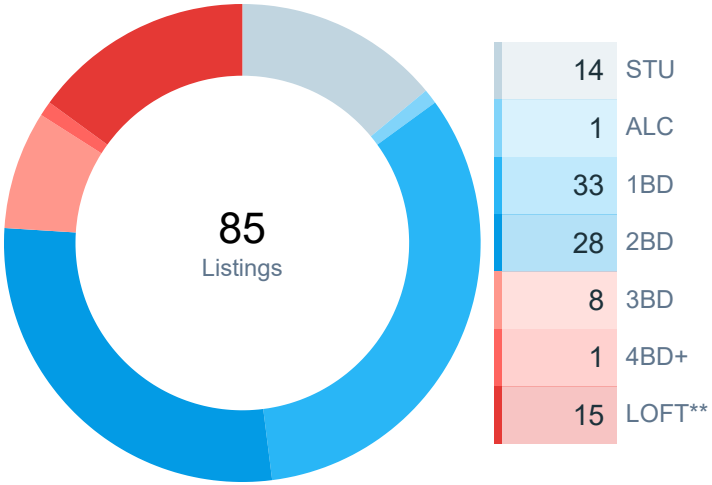
ACTIVE RENTALS

Inventory

Last 12 Months

85

YOY ▲ 13



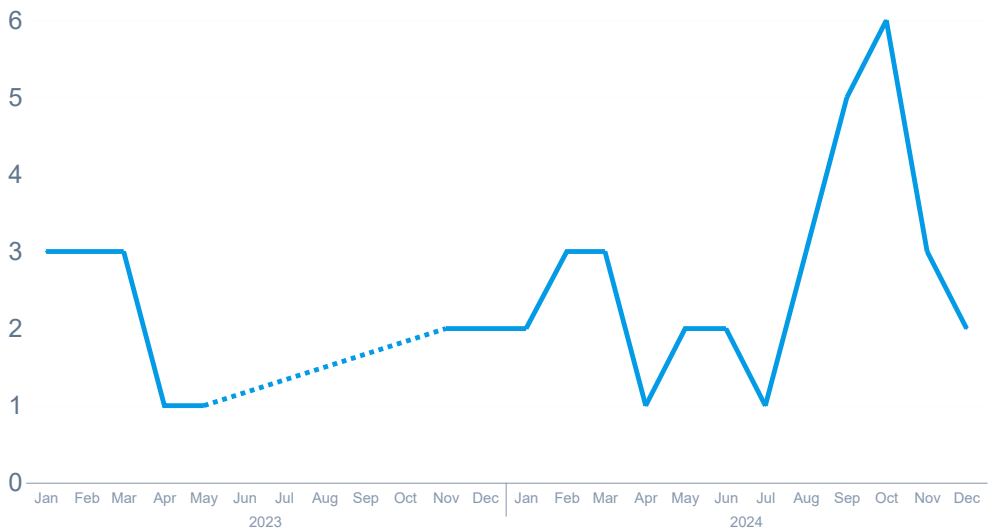
14	STU
1	ALC
33	1BD
28	2BD
8	3BD
1	4BD+
15	LOFT**

Free Rent

Last 24 Months

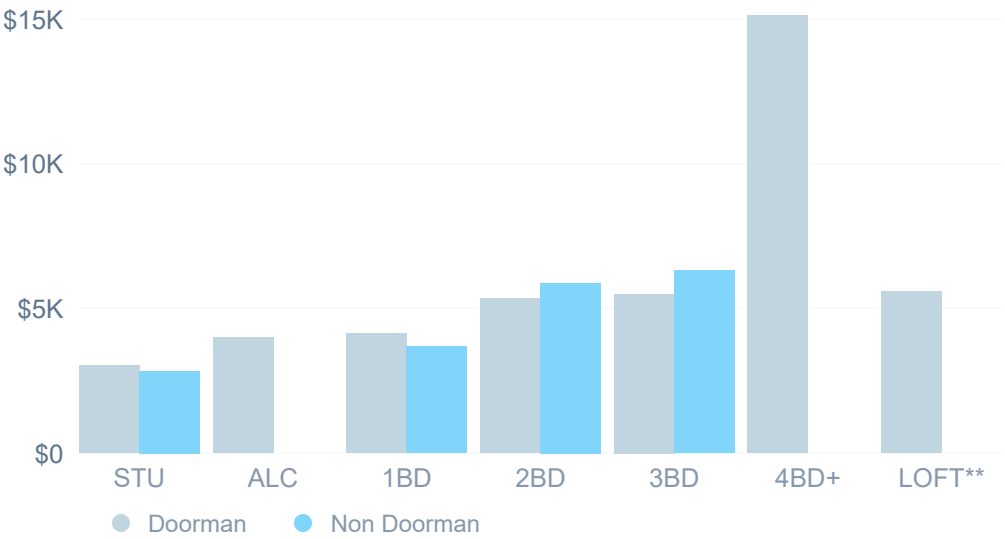
14

YOY ▲ 9



Service Level

Last 12 Months



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Fort Greene [BK] All Sizes

Last 12 Months

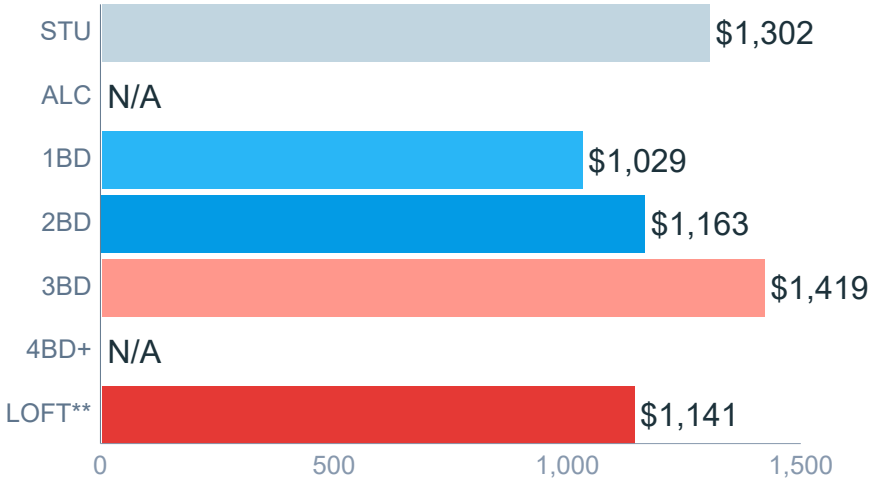
Inventory	Average Listed Price	Median Listed Price	APPSF	Average SF	Days on Market
73	$1.19M	$1.13M	$1,148	1,088	66
YOY ▲ 8	YOY ▼ 4.06%	YOY ▼ 4.44%	YOY ▲ 1.92%	YOY ▼ 10.39%	YOY ▼ 25

APPSF

Last 12 Months

$1,148

YOY ▲ 1.92%

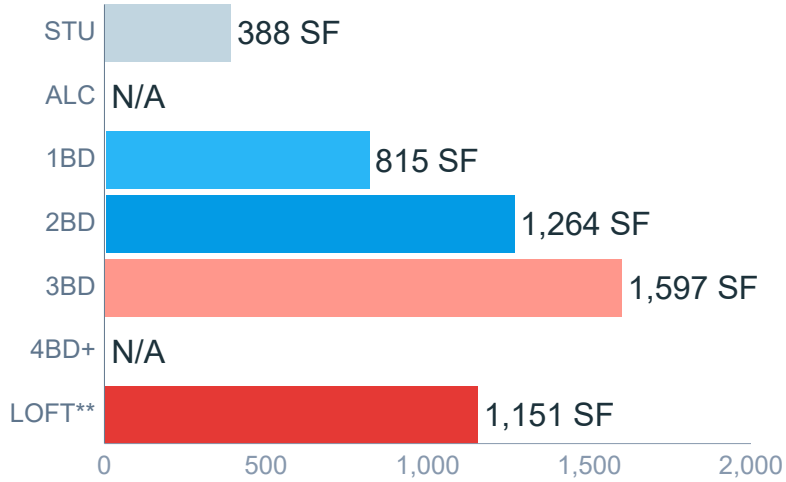


Average SF

Last 12 Months

1,088

YOY ▼ 10.39%



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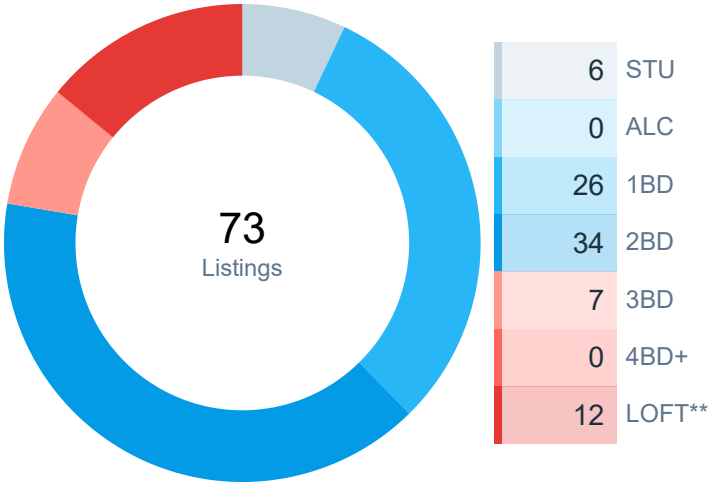
ACTIVE SALES

Inventory

Last 12 Months

73

YOY ▲ 8

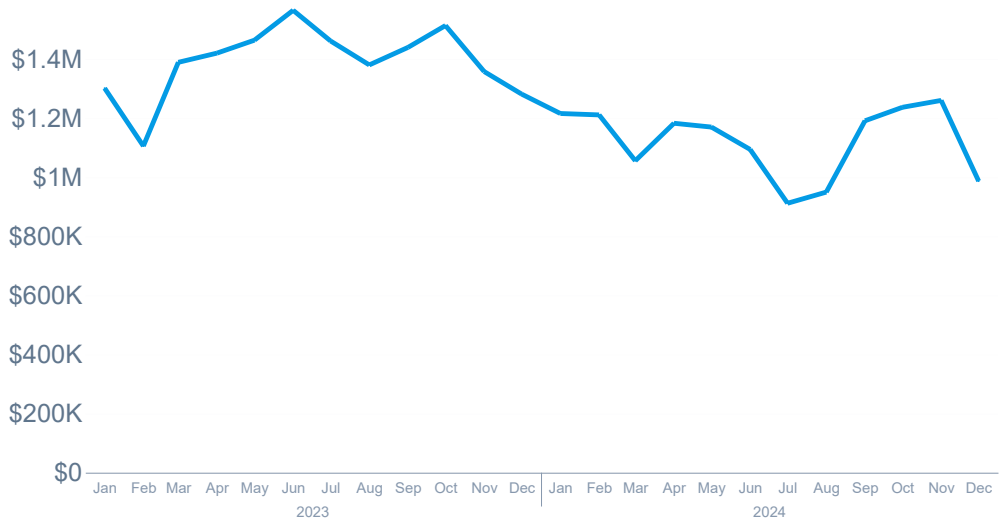


Average Listed Price

Last 24 Months

$1.19M

YOY ▼ 4.06%

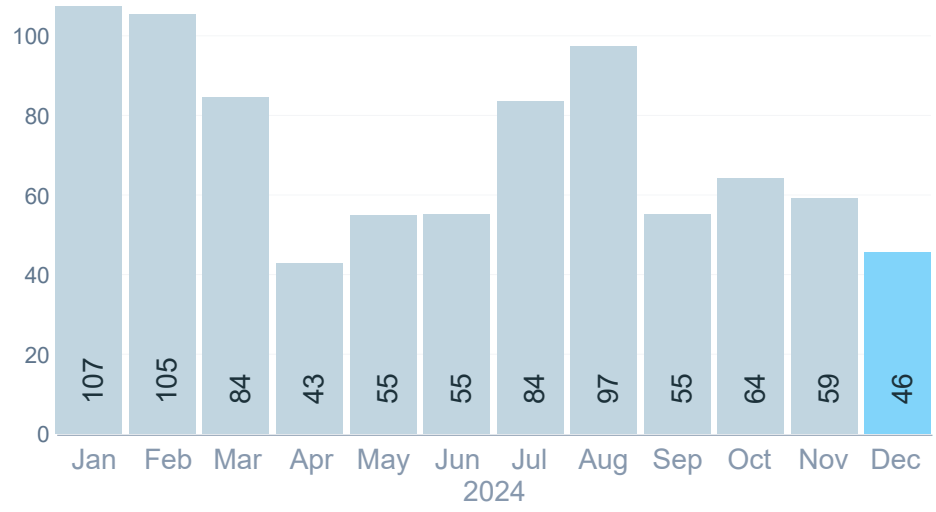


Days on Market

Last 12 Months

66

YOY ▼ 25

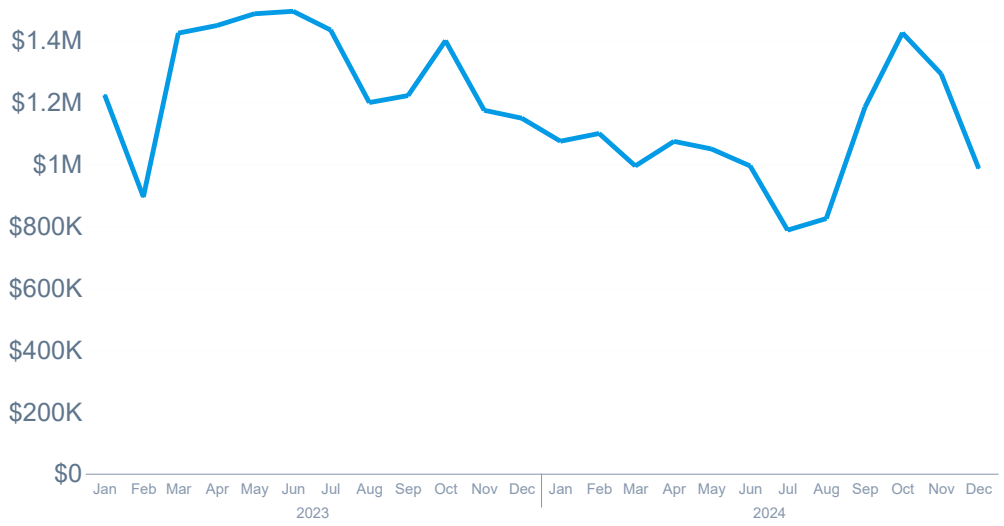


Median Listed Price

Last 24 Months

$1.13M

YOY ▼ 4.44%



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Fort Greene [BK] All Sizes

Last 12 Months

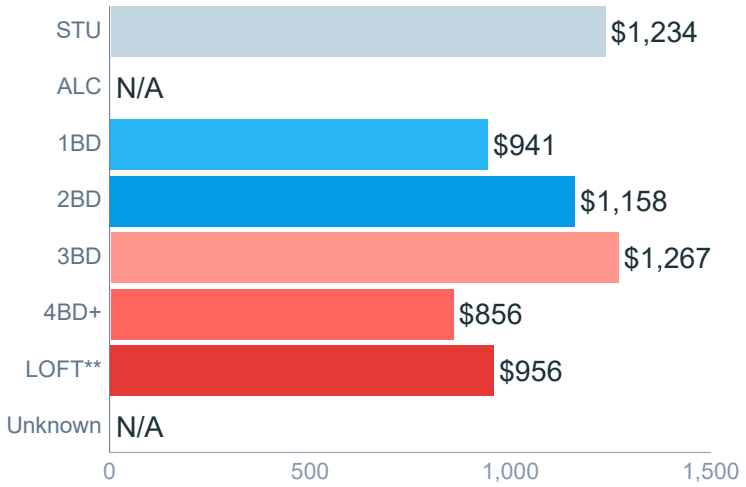
Inventory	Average Sold Price	Median Sold Price	APPSF	Average SF	Days on Market
63	$1.12M	$1.07M	$1,091	1,084	169
YOY ▲ 9	YOY ▲ 0.29%	YOY ▲ 8.31%	YOY ▼ 4.58%	YOY ▲ 2.58%	YOY ▲ 7

APPSF

Last 12 Months

$1,091

YOY ▼ 4.58%

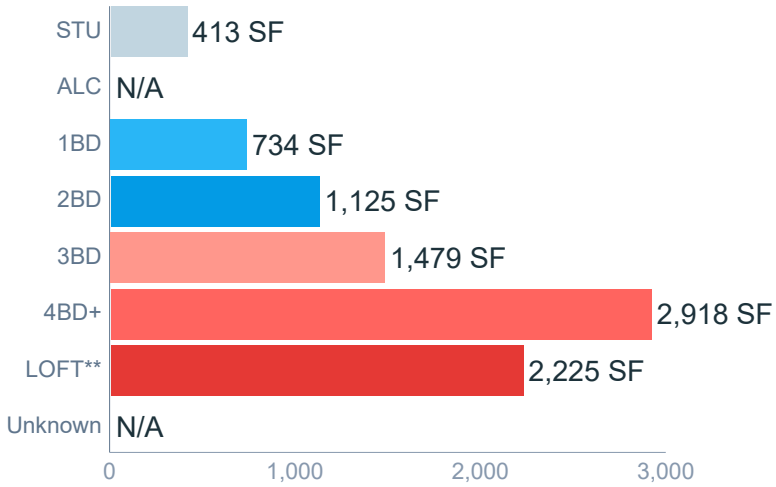


Average SF

Last 12 Months

1,084

YOY ▲ 2.58%



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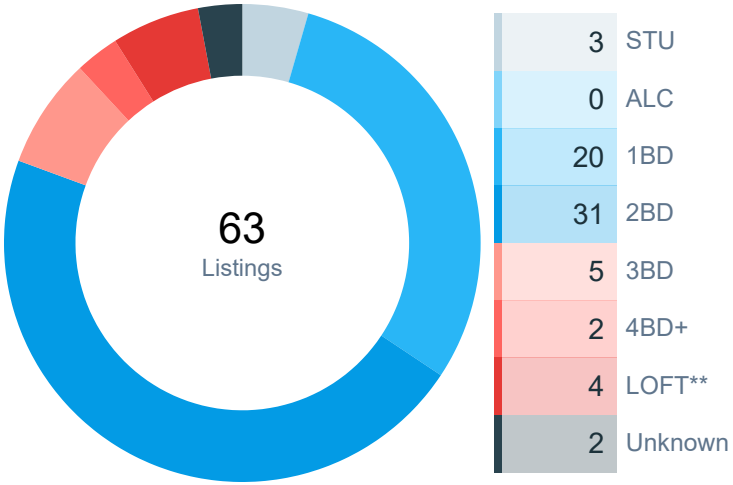
CLOSED SALES

Inventory

Last 12 Months

63

YOY ▲ 9



Average Sold Price

Last 24 Months

$1.12M

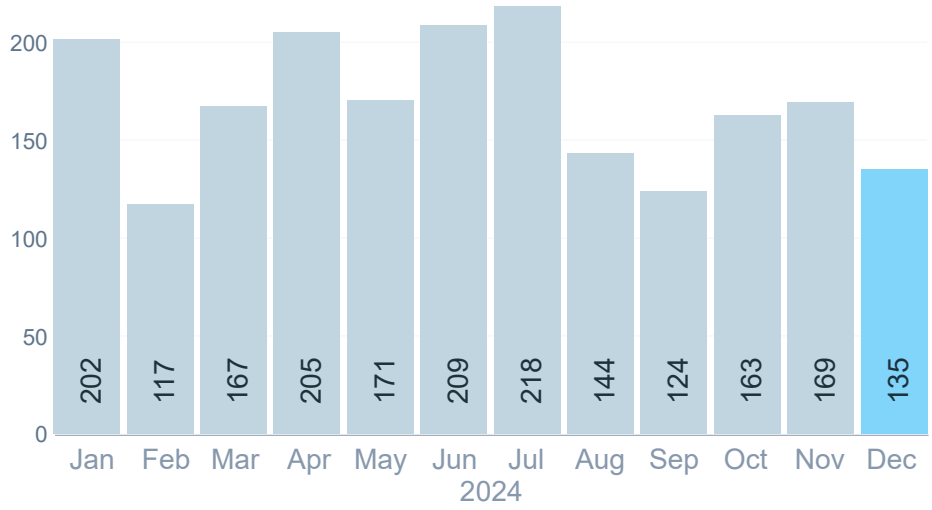
YOY ▲ 0.29%

Days on Market

Last 12 Months

169

YOY ▲ 7



Median Sold Price

Last 24 Months

$1.07M

YOY ▲ 8.31%

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METHODOLOGY

GEOGRAPHY: Fort Greene [BK]

INVENTORY: Tabulated on the number of properties that have been listed for sale at any time during the given period of time.

CONTRACTS SIGNED: Numbers for the given period of time are based on properties that have gone to contract during the given period of time as gathered from information shared by the brokerage community. The numbers do not reflect contracts that have been signed-in previous periods of time and have yet to close. The contracted price reflects the last available asking price prior to going to contract. This price may or may not be the same as the recorded sale price.

RECORDED SALES: The total number of sales for the given period of time is based on the number of confirmed sales recorded during the given period of time.

MEDIAN PRICE: The middle sales price of a given dataset.

AVERAGE PRICE: The sum of all sale prices divided by the total number of properties sold during the given period of time.

MONTHS OF SUPPLY: The estimated time it would take to sell all currently active listings based on the trailing 12-month sales rate.

DAYS ON MARKET: Represents the time frame that a property has been on the market, from the first day it was introduced to the market until the day the property closes. The continuum of time is continuous unless the property has been withdrawn from the market for 90 days or longer. The clock runs continuously no matter if multiple brokerage firms have represented the listing.

DISCOUNT: The percentage difference between the initial list price of a property and the recorded sale price.

LOFT CALCULATION: The calculation for the LOFTS category is based on whether the individual apartment is listed as a LOFT or if the building itself is listed as a LOFT building. So, if an agent lists an apartment as a loft in an individual building which is not designated as a loft building it will still be categorized as a loft for the purpose of these statistics. On the flip side if an agent lists an apartment as a traditional apartment (i.e. two-bedroom) in a building which is categorized as a loft building, it will count in the loft statistical analysis as well. At the same time, these loft apartments are all counted as traditional apartments and are categorized with the given bedroom count.

At the end of the day, the loft analysis is independent of the overall statistics for the particular time frame.

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