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Last week Brooklyn was named the least affordable housing market in the US followed by San Francisco and Manhattan

According to a recent study by RealtyTrac, which analyzed the affordability of 475 counties through October 2014, Kings County—also known as Brooklyn—was the least affordable in the nation.

Residents of the New York City borough would have to spend nearly 98% of the median income to afford a median-priced home of \$615,000 in that area, according to a report from RealtyTrac

Brooklyn, was also among the 12 percent of counties studied in which the median home price is higher now than at the peak of the 2005 to 2008 property bubble.

Why has Brooklyn gotten so expensive? The answer is probably a mixture of stagnant wages, investor interest, and an influx of more affluent residents. “Incomes have not grown nearly as fast as home prices”. No wonder almost 70-percent of people living in the borough are renters. And even with that, the median rental has increased 6 percent over the last year to \$2,858

We asked our resident expert Henry Espinosa his thoughts about the rising home prices in Brooklyn. He explains the reason for this is Brooklyn was attractive to the artistic community for its low rents and abundant space. This created a demand which in turn moved the needle on cost as space became less available. Then entered investors looking for opportunities in growth markets. They purchased and developed large chunks of real estate and capitalized on the demand for affordable housing and work space

Currently, areas such as Bedford – Stuyvesant, Clinton Hill and Sunset Park are the current hot spots

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