Brooklyn Residential Market Report
Second Quarter 2016

Brown Harris Stevens Established 1873
Data Highlights

Records set for both the average and median Brooklyn apartment prices

The average Brooklyn townhouse price rose 2% over the past year

Apartment prices rose most in Central Brooklyn; North Brooklyn led townhouse price increases
All Brooklyn

COOPERATIVES & CONDOMINIUMS*

10%
The increase in the average apartment price, to a record $746,277

* Includes new development and resale apartments.

2Q16 data is preliminary and subject to revision in future reports. Data from the prior four quarters has been revised to include sales recorded after our initial reports were released.

<table>
<thead>
<tr>
<th>Average &amp; Median Sales Price</th>
<th>2nd Q15</th>
<th>2nd Q16</th>
<th>4th Q15</th>
<th>1st Q16</th>
<th>3rd Q15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Sales Price</td>
<td>$680,972</td>
<td>$746,277</td>
<td>$558,000</td>
<td>$570,000</td>
<td>$686,092</td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>$724,978</td>
<td>$746,277</td>
<td>$570,000</td>
<td>$570,000</td>
<td>$666,073</td>
</tr>
<tr>
<td>Average Price Per Room</td>
<td>$123,346</td>
<td>$129,651</td>
<td>$129,651</td>
<td>$129,651</td>
<td>$123,346</td>
</tr>
<tr>
<td>Average Price Per Square Foot</td>
<td>$801</td>
<td>$818</td>
<td>$818</td>
<td>$818</td>
<td>$801</td>
</tr>
</tbody>
</table>

Brown Harris Stevens.com WEB# 13439969
All Brooklyn
1-4 FAMILY HOUSES

Townhouse average price per square foot up 12% from a year ago.

AVERAGE & MEDIAN SALES PRICE

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Average Price</th>
<th>Median Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Q15</td>
<td>$952,140</td>
<td>$949,128</td>
</tr>
<tr>
<td>3rd Q15</td>
<td>$940,203</td>
<td>$971,395</td>
</tr>
<tr>
<td>4th Q15</td>
<td>$975,302</td>
<td>$975,000</td>
</tr>
<tr>
<td>1st Q16</td>
<td>$940,203</td>
<td>$971,395</td>
</tr>
<tr>
<td>2nd Q16</td>
<td>$975,302</td>
<td>$975,000</td>
</tr>
</tbody>
</table>

AVERAGE PRICE PER SQUARE FOOT

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Average Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Q15</td>
<td>$392</td>
</tr>
<tr>
<td>3rd Q15</td>
<td>$398</td>
</tr>
<tr>
<td>4th Q15</td>
<td>$405</td>
</tr>
<tr>
<td>1st Q16</td>
<td>$438</td>
</tr>
<tr>
<td>2nd Q16</td>
<td>$440</td>
</tr>
</tbody>
</table>
Brooklyn Market Areas

BROWNSTONE
- Boerum Hill
- Brooklyn Heights
- Carroll Gardens
- Clinton Hill
- Cobble Hill
- Columbia Street Waterfront District
- Ditmas Park
- Downtown Brooklyn
- Dumbo
- Fort Greene
- Gowanus
- Greenwood Heights
- Park Slope
- Prospect Heights
- Prospect Park South
- Prospect-Queens Gardens
- Red Hook
- South Slope
- Vinegar Hill
- Windsor Terrace

NORTH
- East Williamsburg
- Greenpoint
- Williamsburg North Side
- Williamsburg South Side

SOUTH
- Bath Beach
- Bay Ridge
- Bensonhurst
- Bergen Beach
- Borough Park
- Brighton Beach
- Canarsie
- Coney Island
- Dyker Heights
- East Flatbush
- Flatbush
- Flatlands
- Gerritsen Beach
- Gravesend
- Kensington
- Manhattan Beach
- Marine Park
- Midwood
- Mill Basin
- Seagate
- Sheepshead Bay
- Sunset Park

CENTRAL
- Bedford-Stuyvesant
- Bushwick
- Crown Heights
- Stuyvesant Heights
- Brownsville
- East New York
Average and median prices reflect double-digit increases over the past year.
Brownstone Brooklyn
1-4 FAMILY HOUSES

Townhouse prices decline from the second quarter of 2015.
North Brooklyn

COOPERATIVES & CONDOMINIUMS

Apartment prices fall from
the second quarter of 2015
The average townhouse price up 16% from a year ago.
Central Brooklyn

COOPERATIVES & CONDOMINIUMS

18% increase in the average apartment price
Central Brooklyn
1-4 FAMILY HOUSES

Townhouse average price
15% higher than a year ago
Average apartment price rose 13% to $407,190
South Brooklyn
1-4 FAMILY HOUSES

10% increase in the average townhouse price