

# BROWN HARRIS STEVENS

Established 1873

Brooklyn Market Report

Second Half 2007

*Exclusive Affiliate of*  
**CHRISTIE'S**  
GREAT ESTATES

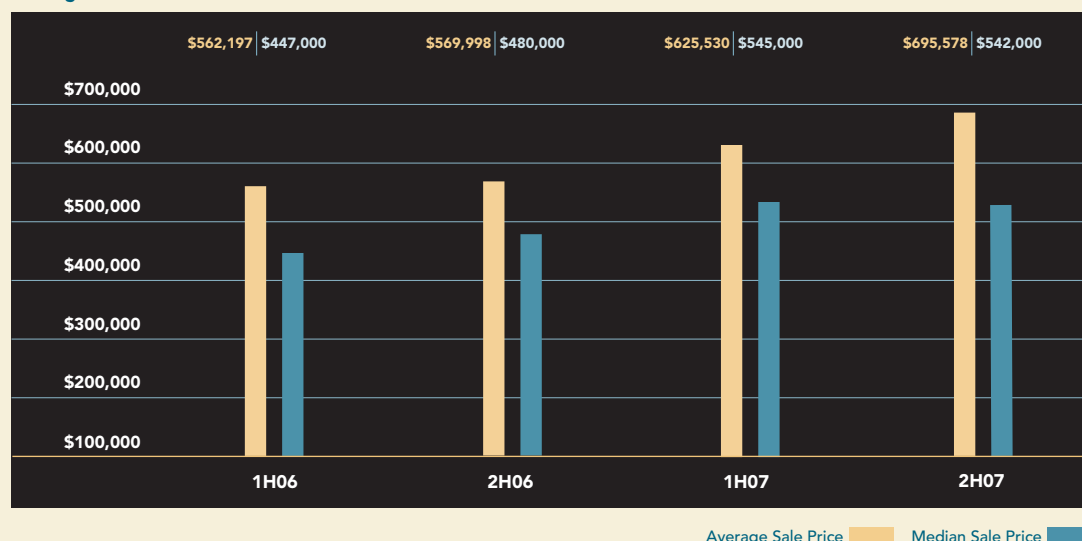


# COOPERATIVES AND CONDOMINIUMS

## BROOKLYN HEIGHTS

*The average price for an apartment in Brooklyn Heights reached \$695,578 in the second half of 2007, 22% higher than the same period a year ago. Co-ops led the way, as their average price rose 33% during this time to \$678,994.*

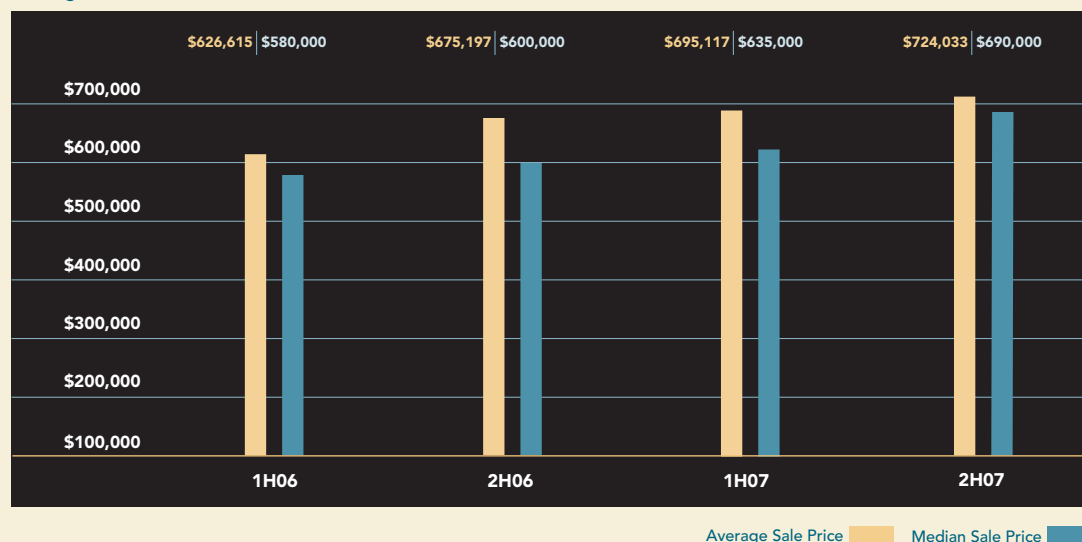
Average and Median Sale Price



## PARK SLOPE

*In Park Slope, the median price, which represents the middle of the market, posted a 15% gain over the past year to \$690,000.*

Average and Median Sale Price





## TOWNHOUSE SALES\*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
BOERUM HILL	4th Avenue	11/13/07	\$1,265,000	3,260	\$388	4
	Bergen Street	9/7/07	\$1,215,000	1,785	\$681	2
	Bergen Street	9/17/07	\$1,706,500	2,880	\$593	3
	Bond Street	9/17/07	\$1,725,000	2,700	\$639	2
	Dean Street	10/23/07	\$1,150,000	2,904	\$396	1
	Degraw Street	9/18/07	\$1,500,000	2,400	\$625	2
	Nevins Street	7/19/07	\$995,000	874	\$1,138	1
	Pacific Street	9/7/07	\$1,865,000	3,168	\$589	1
	Pacific Street	12/12/07	\$2,300,000	3,520	\$653	2
	Pacific Street	7/25/07	\$2,358,000	3,696	\$638	2
	Pacific Street	7/27/07	\$1,900,000	3,640	\$522	2
	Pacific Street	7/26/07	\$1,800,000	3,040	\$592	2
	Pacific Street	12/26/07	\$1,105,000	3,240	\$341	3
	Warren Street	9/13/07	\$1,325,000	3,200	\$414	4
	Wyckoff Street	11/9/07	\$1,350,000	1,772	\$762	2
	Wyckoff Street	7/23/07	\$1,425,000	2,388	\$597	2
	Wyckoff Street	10/29/07	\$1,100,500	2,520	\$437	2
BROOKLYN HEIGHTS	Columbia Place	8/6/07	\$1,900,000	1,820	\$1,044	1
	Cranberry Street	11/5/07	\$2,800,000	2,995	\$935	2
	Garden Place	10/25/07	\$4,900,000	4,400	\$1,114	1
	Garden Place	7/16/07	\$5,000,000	4,500	\$1,111	2
	Hicks Street	8/6/07	\$2,200,000	1,800	\$1,222	2
	Joralemon Street	9/5/07	\$4,500,000	7,235	\$622	2
	Middagh Street	10/19/07	\$1,300,000	2,880	\$451	2
	Willow Place	9/20/07	\$3,450,000	3,570	\$966	1
	Willow Place	7/5/07	\$3,500,000	4,400	\$795	3
	Willow Street	7/3/07	\$3,450,000	3,600	\$958	1
CARROLL GARDENS	1st Street	10/3/07	\$999,000	2,400	\$416	2
	2nd Place	8/28/07	\$1,870,000	3,072	\$609	3
	2nd Street	8/20/07	\$2,350,000	2,280	\$1,031	1
	3rd Place	8/3/07	\$1,445,300	2,352	\$614	2
	Bond Street	11/6/07	\$550,000	1,472	\$374	2
	Carroll Street	11/5/07	\$1,775,000	2,960	\$600	2
	Clinton Street	12/7/07	\$963,000	2,400	\$401	3
	De Graw Street	8/9/07	\$3,401,000	3,000	\$1,134	4
	Degraw Street	8/8/07	\$2,860,000	3,680	\$777	2

\*Includes only 1-4 family dwellings without commercial space.

\*\*Estimated. Square footage and the number of units are taken from tax roll data or broker reported. Square footage data may not include extensions, and no adjustments are made for the condition of the buildings.

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# TOWNHOUSE SALES\*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
CARROLL GARDENS	Hoyt Street	9/24/07	\$1,610,000	2,040	\$789	2
	Hoyt Street	7/11/07	\$1,650,000	1,824	\$905	1
	Hoyt Street	7/9/07	\$1,305,000	2,310	\$565	4
	Huntington Street	12/19/07	\$1,400,000	2,380	\$588	1
	Luquer street	9/21/07	\$1,115,500	2,499	\$446	4
	Nelson Street	9/6/07	\$1,500,000	3,500	\$429	4
	President Street	8/4/07	\$1,370,000	3,600	\$381	4
	President Street	9/7/07	\$950,000	2,584	\$368	3
	Sackett Street	12/21/07	\$1,150,000	2,034	\$565	2
	Sackett Street	8/28/07	\$2,000,000	2,968	\$674	1
	Sackett Street	8/13/07	\$1,330,000	2,160	\$616	2
	Sackett Street	7/26/07	\$1,395,000	2,027	\$688	2
	Sackett Street	9/12/07	\$1,130,000	1,440	\$785	3
CLINTON HILL	Cambridge Place	7/13/07	\$1,565,000	3,368	\$465	2
	Clermont Avenue	12/28/07	\$1,300,000	3,668	\$354	4
	Clermont Avenue	10/3/07	\$1,350,000	3,288	\$411	3
	Clifton Place	7/31/07	\$1,390,000	2,800	\$496	1
	Clinton Avenue	8/29/07	\$1,500,000	3,600	\$417	2
	Gates Avenue	12/6/07	\$1,175,000	3,464	\$339	3
	Greene Avenue	8/1/07	\$2,100,000	3,360	\$625	2
	Greene Avenue	10/22/07	\$1,350,000	4,035	\$335	3
	Hall Street	7/10/07	\$975,000	3,072	\$317	2
	Irving Place	8/21/07	\$841,000	2,025	\$415	1
	Lafayette Avenue	7/11/07	\$1,780,000	2,660	\$669	2
	Lefferts Place	10/11/07	\$1,430,000	3,134	\$456	3
	Lefferts Place	11/9/07	\$1,415,000	3,960	\$357	2
	Lefferts Place	11/21/07	\$1,500,000	4,032	\$372	3
	Ryerson Street	10/17/07	\$875,000	2,800	\$313	4
	Ryerson Street	10/16/07	\$725,000	2,420	\$300	2
	Ryerson Street	11/5/07	\$910,000	1,680	\$542	2
	Ryerson Street	10/17/07	\$875,000	2,800	\$313	3
	St James Place	10/30/07	\$950,000	2,400	\$396	4
	St James Place	9/12/07	\$1,100,000	3,760	\$293	3
	Vanderbilt Avenue	11/6/07	\$1,300,000	2,700	\$481	2
	Washington Avenue	9/27/07	\$720,000	1,440	\$500	2
	Washington Avenue	8/1/07	\$1,378,000	3,360	\$410	2
	Washington Avenue	8/17/07	\$3,200,000	6,250	\$512	1

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	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
CLINTON HILL	Washington Avenue	8/16/07	\$1,475,000	3,400	\$434	1
	Washington Avenue	11/26/07	\$1,540,000	1,874	\$822	1
	Waverly Avenue	12/27/07	\$585,000	1,024	\$571	2
	Waverly Avenue	8/2/07	\$1,525,000	2,424	\$629	2
	Waverly Avenue	9/24/07	\$1,166,000	2,200	\$530	2
	Willoughby Avenue	9/6/07	\$1,300,000	3,200	\$406	3
COBBLE HILL	Baltic Street	12/20/07	\$2,000,000	4,400	\$455	4
	Clinton Street	7/17/07	\$3,467,000	4,800	\$722	2
	Douglass Street	8/1/07	\$2,515,000	3,500	\$719	2
	Henry Street	10/17/07	\$3,600,000	4,800	\$750	1
	Kane Street	8/10/07	\$1,600,000	2,172	\$737	2
	Warren Place	8/20/07	\$1,100,000	1,056	\$1,042	1
	Warren Place	10/17/07	\$1,200,000	1,056	\$1,136	1
	Warren Street	9/5/07	\$2,000,000	1,608	\$1,244	1
	Wyckoff Street	12/7/07	\$3,120,000	3,974	\$785	3
FORT GREENE	Adelphi Street	8/3/07	\$1,200,000	2,424	\$495	3
	Carlton Avenue	8/29/07	\$1,550,000	3,780	\$410	4
	Carlton Avenue	10/17/07	\$2,665,000	3,870	\$689	4
	Carlton Avenue	10/1/07	\$975,000	2,160	\$451	3
	Carlton Avenue	10/3/07	\$2,480,000	4,000	\$620	2
	Carlton Avenue	8/7/07	\$1,250,000	2,667	\$469	2
	Carlton Avenue	8/24/07	\$1,545,000	2,642	\$585	2
	Clermont Avenue	8/28/07	\$1,700,000	3,360	\$506	1
	Cumberland Street	8/21/07	\$750,000	1,260	\$595	1
	Dekalb Avenue	8/13/07	\$1,925,000	2,928	\$657	3
	Greene Avenue	8/27/07	\$1,876,000	2,820	\$665	4
	South Elliott Place	9/11/07	\$1,950,000	3,200	\$609	3
	South Oxford Street	10/12/07	\$1,830,000	4,048	\$452	4
	South Oxford Street	7/30/07	\$1,840,000	2,470	\$745	4
	South Oxford Street	8/28/07	\$2,175,625	3,600	\$604	3
	South Portland Ave	11/1/07	\$3,010,000	4,000	\$753	1
	St Felix Street	10/23/07	\$1,495,000	3,200	\$467	2
PARK SLOPE	10th Street	8/15/07	\$1,366,000	2,112	\$647	2
	10th Street	9/20/07	\$1,980,000	1,938	\$1,022	1
	10th Street	8/21/07	\$1,100,000	1,440	\$764	2

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	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
PARK SLOPE	10th Street	10/1/07	\$1,890,000	2,565	\$737	3
	11th Street	10/26/07	\$721,000	1,800	\$401	1
	11th Street	7/2/07	\$1,075,000	1,785	\$602	1
	11th Street	11/29/07	\$1,320,000	1,968	\$671	2
	11th Street	8/15/07	\$1,200,000	1,970	\$609	1
	11th Street	8/1/07	\$3,315,000	4,126	\$803	2
	11th Street	9/12/07	\$953,800	1,632	\$584	2
	12th Street	10/15/07	\$1,265,000	1,416	\$893	2
	12th Street	9/17/07	\$998,000	2,160	\$462	2
	12th Street	11/29/07	\$1,350,000	1,500	\$900	2
	12th Street	8/1/07	\$1,380,000	2,016	\$685	3
	13th Street	11/13/07	\$1,571,000	1,432	\$1,097	1
	13th Street	7/31/07	\$1,020,000	1,785	\$571	2
	13th Street	10/10/07	\$1,100,000	1,755	\$627	2
	13th Street	7/16/07	\$1,441,700	1,158	\$1,245	2
	13th Street	10/15/07	\$1,150,000	1,630	\$706	2
	14th Street	10/31/07	\$785,000	1,296	\$606	1
	14th Street	9/6/07	\$720,000	1,296	\$556	2
	14th Street	9/26/07	\$1,200,000	1,688	\$711	1
	14th Street	9/14/07	\$1,175,000	1,996	\$589	2
	14th Street	8/3/07	\$965,000	2,109	\$458	2
	14th Street	10/15/07	\$1,295,000	1,920	\$674	2
	15th Street	7/13/07	\$810,000	2,280	\$355	3
	15th Street	7/31/07	\$1,260,000	2,100	\$600	2
	1st Street	11/13/07	\$1,825,000	1,989	\$918	2
	1st Street	9/21/07	\$1,710,000	2,400	\$713	2
	1st Street	9/25/07	\$3,025,000	6,080	\$498	2
	1st Street	8/9/07	\$3,450,000	4,720	\$731	1
	2nd Street	10/25/07	\$1,670,000	2,536	\$659	2
	2nd Street	8/23/07	\$2,800,000	4,588	\$610	1
	3rd Avenue	8/6/07	\$3,500,000	3,840	\$911	1
	3rd Street	10/12/07	\$3,200,000	4,400	\$727	4
	3rd Street	8/24/07	\$3,225,000	4,016	\$803	2
	3rd Street	8/27/07	\$3,175,000	4,340	\$732	2
	3rd Street	8/6/07	\$3,500,000	3,840	\$911	1
	4th Street	11/2/07	\$2,700,000	7,020	\$385	4
	6th Avenue	9/7/07	\$1,845,000	3,600	\$513	4
	6th Avenue	10/30/07	\$1,775,000	2,220	\$800	2

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	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
PARK SLOPE	6th Avenue	12/18/07	\$2,400,000	3,600	\$667	2
	6th Avenue	11/7/07	\$1,950,000	3,500	\$557	4
	6th Street	9/26/07	\$2,500,000	3,952	\$633	2
	6th Street	8/6/07	\$2,420,000	4,032	\$600	2
	7th Street	8/21/07	\$1,200,000	2,430	\$494	3
	7th Street	9/5/07	\$1,725,000	1,552	\$1,111	1
	8th Avenue	7/12/07	\$2,150,000	4,548	\$473	4
	8th Street	11/8/07	\$1,030,000	1,734	\$594	2
	8th Street	10/9/07	\$1,265,000	2,250	\$562	2
	8th Street	11/14/07	\$1,463,000	2,430	\$602	2
	8th Street	12/19/07	\$1,000,000	3,000	\$333	2
	9th Street	7/27/07	\$870,000	2,375	\$366	4
	9th Street	8/1/07	\$1,800,000	4,636	\$388	4
	9th Street	8/2/07	\$1,800,000	2,415	\$745	2
	Bergen Street	9/24/07	\$1,900,000	2,400	\$792	2
	Berkeley Place	12/14/07	\$3,350,000	4,256	\$787	2
	Carroll Street	8/10/07	\$2,800,000	4,584	\$611	2
	Carroll Street	11/9/07	\$2,275,000	4,728	\$481	2
	Degraw Street	7/6/07	\$600,000	3,072	\$195	3
	Garfield Place	10/31/07	\$2,080,000	2,940	\$707	2
	Garfield Place	8/17/07	\$2,770,000	4,080	\$679	3
	Lincoln Place	8/9/07	\$1,200,000	3,240	\$370	2
	St John's Place	9/5/07	\$1,775,000	4,896	\$363	4
	St John's Place	8/13/07	\$2,900,000	4,160	\$697	3
	St Marks Place	11/14/07	\$1,275,000	2,640	\$483	2
	Union Street	9/10/07	\$1,720,000	2,088	\$824	2
	Union Street	9/10/07	\$1,560,000	2,430	\$642	2
	Warren Street	7/24/07	\$1,500,000	2,880	\$521	4
PROSPECT HEIGHTS	Carlton Avenue	7/5/07	\$1,350,000	4,230	\$319	2
	Carlton Avenue	9/12/07	\$998,000	3,840	\$260	3
	Carlton Avenue	8/27/07	\$1,500,000	3,600	\$417	2
	Dean Street	8/27/07	\$800,000	2,160	\$370	2
	Dean Street	8/28/07	\$625,000	1,320	\$473	2
	Pacific Street	9/17/07	\$967,000	2,052	\$471	3
	Park Place	7/2/07	\$2,220,000	2,928	\$758	2
	Park Place	9/17/07	\$1,650,000	2,353	\$701	1
	Park Place	8/16/07	\$1,940,000	2,869	\$676	4

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	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
PROSPECT HEIGHTS	Park Place	8/16/07	\$1,885,000	2,622	\$719	4
	Park Place	11/20/07	\$1,410,000	3,400	\$415	2
	Prospect Place	10/25/07	\$1,150,000	1,916	\$600	4
	Prospect Place	10/15/07	\$1,812,000	2,160	\$839	1
	Prospect Place	12/11/07	\$1,250,000	3,004	\$416	2
	Prospect Place	10/25/07	\$900,000	2,295	\$392	1
	Prospect Place	12/5/07	\$1,170,000	2,568	\$456	3
	St Marks Avenue	11/29/07	\$2,000,000	4,800	\$417	4
	St Marks Avenue	9/4/07	\$1,875,000	3,035	\$618	1
	Underhill Avenue	8/30/07	\$1,489,000	6,000	\$248	3
	Underhill Avenue	7/31/07	\$1,300,000	3,248	\$400	3
PROSPECT-LEFFERTS GARDENS	Chester Court	8/31/07	\$697,000	2,720	\$256	1
	Clarkson Avenue	9/7/07	\$990,000	2,580	\$384	1
	Clarkson Avenue	9/7/07	\$580,000	2,580	\$225	1
	Fenimore Street	8/16/07	\$789,000	3,161	\$250	3
	Fenimore Street	12/19/07	\$530,000	2,353	\$225	1
	Fenimore Street	11/5/07	\$550,000	3,025	\$182	1
	Hawthorne Street	10/24/07	\$880,000	3,432	\$256	3
	Hawthorne Street	12/3/07	\$566,500	4,500	\$126	3
	Hawthorne Street	11/7/07	\$566,500	3,600	\$157	2
	Hawthorne Street	7/24/07	\$845,000	1,848	\$457	2
	Lefferts Avenue	9/4/07	\$530,000	1,654	\$320	1
	Lefferts Avenue	7/26/07	\$839,000	3,192	\$263	2
	Lefferts Avenue	12/13/07	\$432,600	2,280	\$190	3
	Lincoln Road	11/2/07	\$700,000	1,780	\$393	1
	Maple Street	10/25/07	\$976,749	1,800	\$543	1
	Midwood Street	7/16/07	\$1,665,000	3,752	\$444	1
	Midwood Street	8/22/07	\$1,147,500	2,106	\$545	1
	Midwood Street	8/30/07	\$920,000	1,800	\$511	1
	Midwood Street	7/26/07	\$800,000	1,754	\$456	1
	Midwood Street	11/14/07	\$530,000	2,128	\$249	2
	Parkside Avenue	7/24/07	\$795,000	1,684	\$472	1
	Parkside Avenue	8/27/07	\$1,125,000	3,000	\$375	2
	Parkside Avenue	9/6/07	\$530,000	2,064	\$257	2
	Rutland Road	7/17/07	\$785,000	3,268	\$240	1
	Rutland Road	8/30/07	\$1,280,000	2,892	\$443	1
	Rutland Road	12/18/07	\$675,000	2,128	\$317	2

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BROOKLYN HEIGHTS • 129 Montague Street • 718.875.0100

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