

BROWN HARRIS STEVENS Established 1873

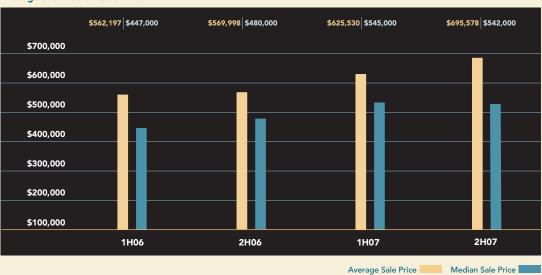
Brooklyn Market Report Second Half 2007

COOPERATIVES AND CONDOMINIUMS

BROOKLYN HEIGHTS

Average and Median Sale Price

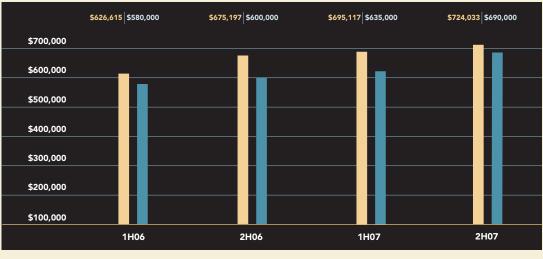
The average price for an apartment in Brooklyn Heights reached \$695,578 in the second half of 2007, 22% higher than the same period a year ago. Co-ops led the way, as their average price rose 33% during this time to \$678,994.



PARK SLOPE

Average and Median Sale Price

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 Sale Price Median Sale Price

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

Townhouse $SALES^*$

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
Donny Llux	4th Avenue	11/13/07	\$1,265,000	3,260	\$388	4
BOERUM HILL	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
DROOKLYN TIEIGH15	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
	1st Street	10/3/07	\$999,000	2,400	\$416	2
Carroll Gardens	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
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*Includes only 1-4 family dwellings without commercial space.

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TOWNHOUSE SALES*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
Cupport Cupport	Hoyt Street	9/24/07	\$1,610,000	2,040	\$789	2
Carroll Gardens	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
	Cambridge Place	7/13/07	\$1,565,000	3,368	\$465	2
CLINTON HILL	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
	Washington Avenue	8/16/07	\$1,475,000	3,400	\$434	1
CLINTON HILL	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
	Baltic Street	12/20/07	\$2,000,000	4,400	\$455	4
Cobble Hill	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
	Adelphi Street	8/3/07	\$1,200,000	2,424	\$495	3
Fort Greene	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
Denv Scorr	10th Street	8/15/07	\$1,366,000	2,112	\$647	2
Park Slope	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
D. C.	10th Street	10/1/07	\$1,890,000	2,565	\$737	3
Park Slope	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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Townhouse $SALES^*$

PARK SLOPE 6di Avenue (di Avenue 12/18/07 \$2,400,000 3,600 \$667 2 6di Street 9/26/07 \$2,500,000 3,552 \$633 2 6di Street 8/6/07 \$2,240,000 3,952 \$663 2 7/b Street 8/21/07 \$1,200,000 2,450 \$4944 3 7/b Street 8/21/07 \$1,215,000 4,548 \$4944 3 7/b Street 9/50/7 \$1,725,000 4,548 \$4471 4 8/b Street 11/80/7 \$1,030,000 1,734 \$594 2 8/b Street 11/90/7 \$1,463,000 2,450 \$562 2 8/b Street 11/14/07 \$1,463,000 4,635 \$86 4 9/b Street 8/1/07 \$1,800,000 2,375 \$366 4 9/b Street 8/1/07 \$1,800,000 2,415 \$777 2 Bergen Street 9/24/07 \$1,900,000 2,415 \$777 2 Carroll Stree		Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
Prospect High 11/707 \$1,950,000 3,902 \$533 4 6th Street 9/260/7 \$2,200,000 4,932 \$633 2 7th Street 8/2/107 \$1,200,000 2,430 \$694 3 7th Street 9/5/07 \$1,725,000 1,552 \$1,111 1 8th Avenue 7/1/207 \$2,150,000 4,548 \$473 4 8th Street 10/9/07 \$1,250,000 1,734 \$594 2 8th Street 10/9/07 \$1,630,000 3,400 \$333 2 9th Street 7/27/07 \$870,000 2,375 \$366 4 9th Street 81/07 \$1,800,000 4,415 2 9th Street 81/07 \$1,800,000 2,415 \$745 2 8th Street 12/14/07 \$3,280,000 4,415 2 2 9th Street 81/107 \$2,280,000 3,072 \$195 3 8th Street 12/14/07 \$2,380,000 3	Denve Secon	6th Avenue	12/18/07	\$2,400,000	3,600	\$667	2
6th Street 8/607 \$2,420,000 4,032 \$600 2 7th Street 8/21/07 \$1,200,000 2,430 \$444 3 7th Street 9/507 \$1,720,000 2,430 \$4473 4 8th Avenue 7/107 \$2,150,000 1,532 \$1,11 1 8th Street 10/907 \$1,250,000 2,250 \$562 2 8th Street 10/907 \$1,650,000 2,250 \$562 2 8th Street 10/1907 \$1,600,000 3030 2333 2 9th Street 7/27/07 \$870,000 2,415 \$366 4 9th Street 8/107 \$1,800,000 2,415 \$376 2 Berkelp Place 12/14/07 \$3,350,000 2,416 32 2 Gardel Place 10/107 \$2,275,000 4,238 \$41 2 Carroll Street 716/07 \$600,000 3,072 \$195 3 Gardel Place 8/1/077 \$2,750,0	PARK SLOPE	6th Avenue	11/7/07	\$1,950,000	3,500	\$557	4
7th Street 8/21/07 \$1,20,000 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 10/9/07 \$1,255,000 1,743 \$594 2 8th Street 10/9/07 \$1,265,000 2,250 \$562 2 8th Street 12/19/07 \$1,000,000 3,000 \$333 2 9th Street 8/107 \$1,800,000 2,453 \$8662 2 9th Street 8/107 \$1,800,000 2,415 \$8745 2 Bergen Street 8/2/07 \$1,800,000 2,410 \$87745 2 Garriol Street 11/4/07 \$2,800,000 4,544 \$611 2 Carroll Street 11/9/07 \$2,275,000 4,728 \$481 2 Garfiel Place 8/17/07 \$2,000,00 3,240 \$367 3 Lincoln Place 8/9/07		6th Street	9/26/07	\$2,500,000	3,952	\$633	2
Phi Street 9/5/07 \$1,725,000 1.552 \$1,111 1 Rh Avenue 7/12/07 \$2,150,000 4.548 \$473 4 Rh Street 11/8/07 \$1,050,000 1.734 \$594 2 Rh Street 11/14/07 \$1,050,000 1.734 \$594 2 Rh Street 11/14/07 \$1,050,000 2.435 \$562 2 Rh Street 12/19/07 \$1,000,000 3.000 \$333 2 9h Street 7/27/07 \$870,000 2.375 \$366 4 9h Street 8/2/07 \$1,800,000 2.405 \$787 2 Bergen Street 9/2/4/07 \$1,900,000 2.400 \$792 2 Bergen Street 9/2/4/07 \$1,900,000 4.205 \$787 2 Carroll Street 8/10/07 \$2,200,000 4.234 \$611 2 Degraw Street 7/6/07 \$600,000 3.070 2,375 336 Garfield Place 8/11/07 \$2,277,000 4.808 \$26 4 Degraw Street <t< td=""><td></td><td>6th Street</td><td>8/6/07</td><td>\$2,420,000</td><td>4,032</td><td>\$600</td><td>2</td></t<>		6th Street	8/6/07	\$2,420,000	4,032	\$600	2
Sh Avenue 7/12/07 \$2,150,000 4,548 \$473 4 Sh Street 11/8/07 \$1,030,000 1.734 \$594 2 Sh Street 10/9/07 \$1,265,000 2.250 \$562 2 Sh Street 11/1/4/07 \$1,463,000 3.000 \$533 2 9th Street 71/2/07 \$870,000 2.375 \$366 4 9th Street 8/1/07 \$1,800,000 4.636 \$588 4 9th Street 8/2/07 \$1,800,000 4.636 \$588 4 9th Street 8/2/07 \$1,800,000 4.548 \$611 2 Bergen Street 8/2/07 \$1,900,000 4.548 \$611 2 Carroll Street 8/10/07 \$2,800,000 4.548 \$611 2 Degrave Street 7/6/07 \$600,000 4.728 \$8481 2 Carroll Street 8/10/07 \$2,275,000 4.080 \$679 3 Garfiel Place 8/13/07		7th Street	8/21/07	\$1,200,000	2,430	\$494	3
PROSPECT HEIGHT Shi 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 8/1/107 \$1,800,000 2,415 \$545 2 9th Street 8/1/107 \$1,800,000 2,415 \$745 2 Bergen Street 9/24/07 \$1,900,000 4,636 \$788 4 9th Street 8/1/07 \$1,800,000 4,636 \$584 561 2 Carroll Street \$1/107 \$2,275,000 4,728 \$481 2 Degraw Street 7/6/07 \$600,000 3,072 \$159 3 Gardfeld Place 8/17/07 \$2,205,000 4,400 \$677 3 St John's Place 9/10/07 \$1,200,000 3,400 \$562 2 <t< td=""><td></td><td>7th Street</td><td>9/5/07</td><td>\$1,725,000</td><td>1,552</td><td>\$1,111</td><td>1</td></t<>		7th Street	9/5/07	\$1,725,000	1,552	\$1,111	1
Bith 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 \$1,900,000 2,410 \$792 2 Bergen Street 9/24/07 \$1,900,000 4,566 \$787 2 Carroll Street 12/14/07 \$2,250,000 4,584 \$611 2 Carroll Street 11/9/07 \$2,275,000 4,728 \$481 2 Degraw Street 10/31/07 \$2,080,000 3,072 \$137 2 Garfield Place \$1/1071 \$2,090,000 3,240 \$370 2 Garfield Place \$1/307 \$1,200,000 3,240 \$363 4 St John's Place		8th Avenue	7/12/07	\$2,150,000	4,548	\$473	4
Bith Street 11/14/07 \$1,463,000 2,430 \$602 2 Bith Street 12/19/07 \$1,000,000 3,000 \$333 2 9th Street 7/27/07 \$\$70,000 2,375 \$366 4 9th Street 8/10/07 \$1,800,000 4.636 \$388 4 9th Street 8/10/07 \$1,800,000 2,415 \$745 2 Bergen Street 9/24/07 \$1,800,000 2,426 \$787 2 Caroll Street 8/10/07 \$2,800,000 4,584 \$611 2 Caroll Street 11/9/07 \$2,275,000 4,728 \$481 2 Degraw Street 10/31/07 \$2,080,000 3,070 2 \$370 2 Garfield Place 8/17/07 \$2,080,000 3,240 \$370 2 Garfield Place 8/13/07 \$2,090,000 3,240 \$363 4 St John's Place 8/13/07 \$2,090,000 3,240 \$364 2 Union St		8th Street	11/8/07	\$1,030,000	1,734	\$594	2
Respective 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 9/2/07 \$1,900,000 2,400 \$792 2 Berdeley Place 12/14/07 \$3,350,000 4,536 \$611 2 Carroll Street 8/10/07 \$2,200,000 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 8/10/07 \$1,200,000 3,426 363 4 Linacoln Place 8/9/07 \$1,200,000 3,486 \$363 2 Union Street 9/10/07 \$1,20,000 2,640 \$483 2 Union Street 9/10/		8th Street	10/9/07	\$1,265,000	2,250	\$562	2
9th Street 7/27/07 \$87,000 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 \$722 2 Berkeley Place 12/14/07 \$3,350,000 4,526 \$787 2 Carroll Street 8/10/07 \$2,200,000 4,524 \$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 Si John's Place 8/17/07 \$1,200,000 3,240 \$370 2 Si John's Place 8/13/07 \$2,990,000 4,160 \$697 3 Si Marks Place 11/14/07 \$1,272,000 2,640 \$483 2 Union Street		8th Street	11/14/07	\$1,463,000	2,430	\$602	2
Ph 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 8/1007 \$2,205,000 4,584 \$611 2 Carroll Street 1/9/07 \$2,275,000 4,728 \$481 2 Degraw Street 7/6/07 \$600,000 3,072 \$195 3 Carfield Place 8/17/07 \$2,270,000 4,080 \$679 3 Carfield Place 8/13/07 \$2,290,000 3,240 \$370 2 St John's Place 9/5/07 \$1,75,000 4,896 \$363 4 St John's Place 11/14/07 \$1,720,000 4,896 \$363 4 Vinion Street 9/10/07 \$1,500,000 2,640 \$483 2 Waren Street		8th Street	12/19/07	\$1,000,000	3,000	\$333	2
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 8/1007 \$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 8/17/07 \$2,280,000 4,080 \$679 3 Carfield Place 8/17/07 \$2,270,000 4,080 \$679 3 Lincoln Place 8/9/07 \$1,200,000 3,240 \$370 2 St John's Place 9/5/07 \$1,75,000 4,806 \$463 2 Vinion Street 9/10/07 \$1,75,000 2,640 \$483 2 Union Street 9/10/07 \$1,50,000 3,840 \$260 3 Carlton Avenue		9th Street	7/27/07	\$870,000	2,375	\$366	4
PROSPECT HEIGHTS Garlon Avenue 7/5/07 \$1,900,000 2,400 \$792 2 PROSPECT HEIGHTS Garlon Avenue 7/5/07 \$2,800,000 4,256 \$787 2 PROSPECT HEIGHTS 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 \$2,070,000 4,080 \$6679 3 Garfield Place 8/17/07 \$1,775,000 4,080 \$6679 3 Si John's Place 8/13/07 \$2,970,000 4,160 \$607 3 Si Marks Place 11/14/07 \$1,275,000 2,640 \$483 2 Union Street 9/10/07 \$1,500,000 2,640 \$483 2 Union Street 9/12/07 \$1,500,000 3,840 \$260 3 Gartion Avenue 7/5/07 \$1,500,000 3,840 \$260<		9th Street	8/1/07	\$1,800,000	4,636	\$388	4
Prospect 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 9/10/07 \$1,205,000 3,240 \$370 2 Union Street 9/10/07 \$1,750,000 4,662 2 2 Union Street 9/10/07 \$1,350,000 2,430 \$642 2 Union Street 9/12/07 \$998,000 3,840 \$260 3		9th Street	8/2/07	\$1,800,000	2,415	\$745	2
Prospect Heights 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 \$1,75,000 3,240 \$370 2 \$5 tjohn's Place 9/5/07 \$1,775,000 4,896 \$363 4 \$5 tjohn's Place 8/13/07 \$2,900,000 4,160 \$697 3 \$5 tharks Place 11/14/07 \$1,275,000 2,640 \$483 2 Union Street 9/10/07 \$1,500,000 2,430 \$642 2 Union Street 9/12/07 \$1,350,000 4,230 \$319 2 Carlton Avenue 7/5/07 \$1,350,000 3,640 \$260 3		Bergen Street	9/24/07	\$1,900,000	2,400	\$792	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 \$2,080,000 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 \$1,50,000 2,430 \$642 2 Warren Street 7/2/07 \$1,350,000 4,230 \$319 2 Carlton Avenue 9/12/07 \$998,000 3,640 \$260 3 Carlton Avenue <td></td> <td>Berkeley Place</td> <td>12/14/07</td> <td>\$3,350,000</td> <td>4,256</td> <td>\$787</td> <td>2</td>		Berkeley Place	12/14/07	\$3,350,000	4,256	\$787	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 \$2,070,000 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 \$1,750,000 2,640 \$483 2 Union Street 9/10/07 \$1,720,000 2,088 \$824 2 Union Street 9/10/07 \$1,500,000 2,430 \$642 2 Warren Street 7/2/07 \$1,350,000 3,840 \$260 3 Carlton Avenue 8/2/107 \$1,500,000 3,600 \$417 2 Dean Street		Carroll Street	8/10/07	\$2,800,000	4,584	\$611	2
PROSPECT HEIGHTS 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 \$1,775,000 2,640 \$483 2 Union Street 9/10/07 \$1,720,000 2,430 \$642 2 Union Street 9/10/07 \$1,550,000 2,430 \$642 2 Union Street 9/12/07 \$1,350,000 4,230 \$319 2 Carlton Avenue 9/12/07 \$998,000 3,640 \$260 3 Carlton Avenue 8/27/07 \$1,350,000 3,600 \$417 2 Dean Street 8/28/07 \$625,000 1,320 \$473 2 <t< td=""><td></td><td>Carroll Street</td><td>11/9/07</td><td>\$2,275,000</td><td>4,728</td><td>\$481</td><td>2</td></t<>		Carroll Street	11/9/07	\$2,275,000	4,728	\$481	2
Result 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 \$1,500,000 2,430 \$642 2 Warren Street 7/5/07 \$1,500,000 2,430 \$642 2 Varren Street 9/12/07 \$998,000 3,840 \$260 3 Carlton Avenue 9/12/07 \$998,000 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 Paci		Degraw Street	7/6/07	\$600,000	3,072	\$195	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 \$6697 3 St Marks Place 11/14/07 \$1,275,000 2,640 \$483 2 Union Street 9/10/07 \$1,560,000 2,430 \$642 2 Warren Street 9/10/07 \$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 3,640 \$260 3 Carlton Avenue 8/27/07 \$998,000 3,600 \$417 2 Dean Street 8/27/07 \$998,000 3,600 \$417 2 Dean Street 8/28/07 \$6625,000 1,320 \$473 2 Dean Street 9/17/07 \$967,000 2,052 \$471 3		Garfield Place	10/31/07	\$2,080,000	2,940	\$707	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 8/27/07 \$1,998,000 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 Pacific Street 9/17/07 \$967,000 2,052 \$471 3 Park Place 7/2/07 \$2,220,000 2,928 \$758 2		Garfield Place	8/17/07	\$2,770,000	4,080	\$679	3
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 3,640 \$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 Pacific Street 9/17/07 \$967,000 2,052 \$471 3 Park Place 7/2/07 \$2,220,000 2,928 \$758 2		Lincoln Place	8/9/07	\$1,200,000	3,240	\$370	2
Normal Street11/14/07\$1,275,0002,640\$4832Union Street9/10/07\$1,720,0002,088\$8242Union Street9/10/07\$1,560,0002,430\$6422Waren Street7/24/07\$1,500,0002,880\$5214PROSPECT HEIGHTSCarlton Avenue7/5/07\$1,350,0004,230\$3192Carlton Avenue9/12/07\$998,0003,840\$2603Carlton Avenue8/27/07\$1,500,0002,160\$3702Dean Street8/28/07\$625,0001,320\$4732Dean Street8/28/07\$625,0001,320\$4732Pacific Street9/17/07\$967,0002,052\$4713Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011		St John's Place	9/5/07	\$1,775,000	4,896	\$363	4
Union Street9/10/07\$1,720,0002,088\$8242Union Street9/10/07\$1,560,0002,430\$6422Warren Street7/24/07\$1,500,0002,880\$5214PROSPECT HEIGHTSCarlton Avenue7/5/07\$1,350,0004,230\$3192Carlton Avenue9/12/07\$998,0003,840\$2603Carlton Avenue8/27/07\$1,500,0002,160\$3702Dean Street8/28/07\$625,0001,320\$4732Dean Street8/28/07\$625,0001,320\$4732Pacific Street9/17/07\$967,0002,052\$4713Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011		St John's Place	8/13/07	\$2,900,000	4,160	\$697	3
Union Street9/10/07\$1,560,0002,430\$6422Warren Street7/24/07\$1,500,0002,880\$5214PROSPECT HEIGHTSCarlton Avenue7/5/07\$1,350,0004,230\$3192Carlton Avenue9/12/07\$998,0003,840\$2603Carlton Avenue8/27/07\$1,500,0003,600\$4172Carlton Avenue8/27/07\$800,0002,160\$3702Dean Street8/28/07\$625,0001,320\$4732Dean Street9/17/07\$967,0002,052\$4713Pacific Street9/17/07\$2,220,0002,928\$7582Park Place7/2/07\$1,650,0002,353\$7011		St Marks Place	11/14/07	\$1,275,000	2,640	\$483	2
Waren Street7/24/07\$1,500,0002,880\$5214PROSPECT HEIGHTSCarlton Avenue Carlton Avenue7/5/07\$1,350,0004,230\$3192Carlton Avenue9/12/07\$998,0003,840\$2603Carlton Avenue8/27/07\$1,500,0003,600\$4172Dean Street8/27/07\$880,0002,160\$3702Dean Street8/28/07\$625,0001,320\$4732Pacific Street9/17/07\$967,0002,052\$4713Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011		Union Street	9/10/07	\$1,720,000	2,088	\$824	2
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		Union Street	9/10/07	\$1,560,000	2,430	\$642	2
PROSPECT HEIGHTS 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		Warren Street	7/24/07	\$1,500,000	2,880	\$521	4
PROSPECT HEIGHTS 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		Carlton Avenue	7/5/07	\$1,350,000	4,230	\$319	2
Carlton Avenue8/27/07\$1,500,0003,600\$4172Dean Street8/27/07\$800,0002,160\$3702Dean Street8/28/07\$625,0001,320\$4732Pacific Street9/17/07\$967,0002,052\$4713Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011	Prospect Heights	Carlton Avenue					
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Pacific Street9/17/07\$967,0002,052\$4713Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011		Dean Street		\$800,000			2
Pacific Street9/17/07\$967,0002,052\$4713Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011							
Park Place7/2/07\$2,220,0002,928\$7582Park Place9/17/07\$1,650,0002,353\$7011							
Park Place 9/17/07 \$1,650,000 2,353 \$701 1		Park Place					
		Park Place	8/16/07	\$1,940,000	2,869	\$676	4

*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.

While we believe this information to be true, no guaranty is made of its accuracy.

Townhouse Sales*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
D	Park Place	8/16/07	\$1,885,000	2,622	\$719	4
Prospect Heights	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
	Chester Court	8/31/07	\$697,000	2,720	\$256	1
PROSPECT-LEFFERTS	Clarkson Avenue	9/7/07	\$990,000	2,580	\$384	1
Gardens	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

* 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.

While we believe this information to be true, no guaranty is made of its accuracy.

BROOKLYN HEIGHTS • 129 Montague Street • 718.875.0100

PARK SLOPE • 100 Seventh Avenue • 718.230.5500