

# BROWN HARRIS STEVENS

Established 1873

## Brooklyn Residential Market Report

First Half 2009



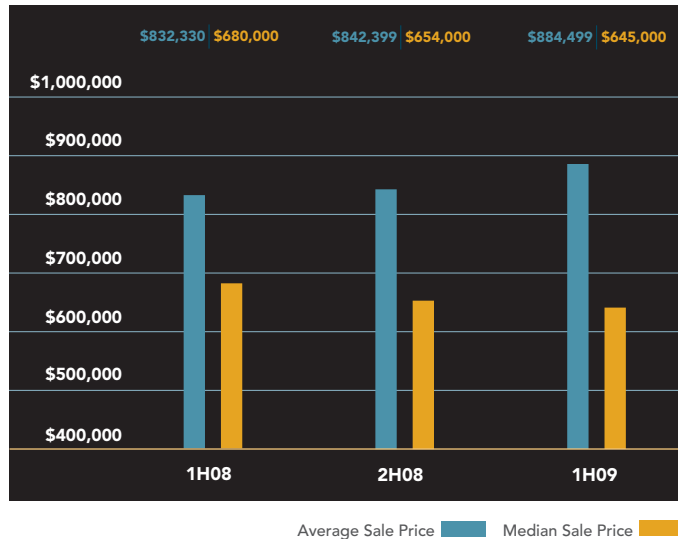
Exclusive Affiliate of  
**CHRISTIE'S**  
GREAT ESTATES

## Brooklyn Heights-Carroll Gardens-Cobble Hill-Columbia Street Waterfront-Dumbo-Red Hook

An increase in high-end activity, fueled by several multi-million dollar closings at 360 Furman Street, brought the average apartment price 6% higher in this area compared to 2008's first half. The median price, which measures the middle of the market, fell 5% during this time to \$645,000. Compared to the first half of 2008, the average price per room for co-ops fell 15%, while the average condo price per square foot dipped 2%.

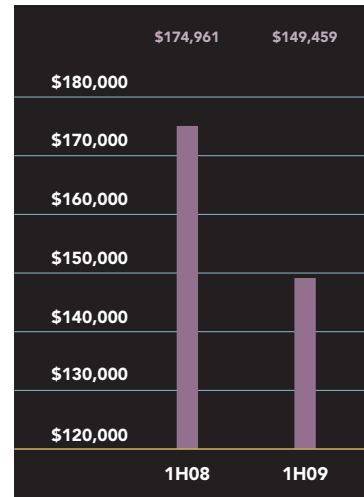
### Cooperative & Condominium

Average &amp; Median Price



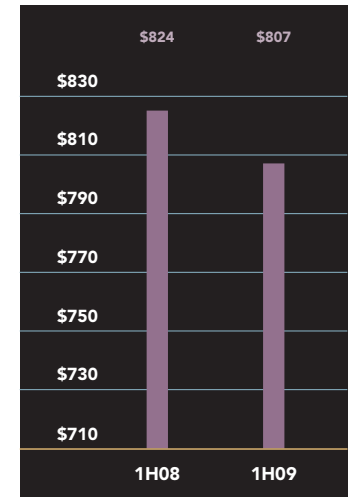
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

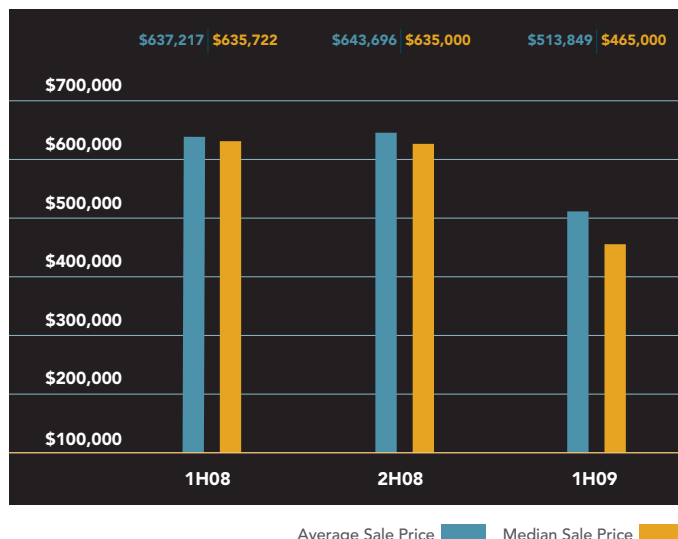


## Boerum Hill-Clinton Hill-Fort Greene

The average apartment price fell 19% during the past year in the Boerum Hill-Clinton Hill-Fort Greene area. There were a significant number of closings at the new developments 1 Hanson Place and 75 Smith Street a year ago which helped inflate the first half 2008 average price. On a per room basis, the average co-op price fell 12% from a year ago, while the average condo price per square foot declined 9%.

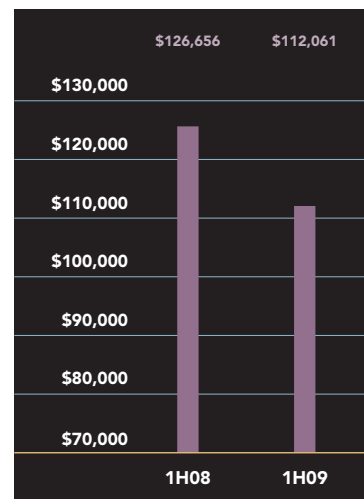
### Cooperative & Condominium

Average &amp; Median Price



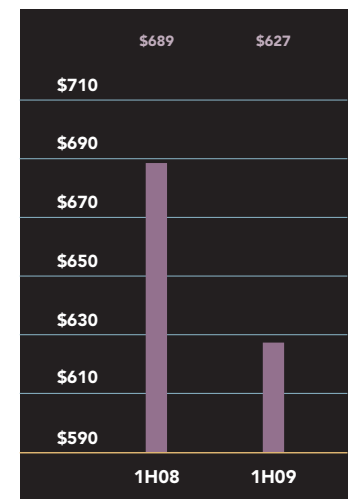
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

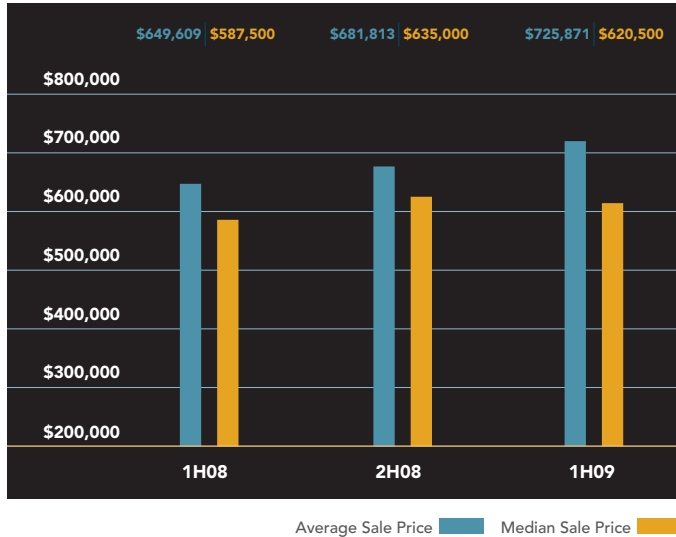


## Park Slope-Prospect Heights

Led by a number of high-end closings at 1 Grand Army Plaza, the average price for apartments in Park Slope and Prospect Heights reached \$725,871 during the first half of 2009. The median price, which is not as impacted by high-end activity, rose 6% during the past year to \$620,500. Co-op prices averaged \$140,540 per room during the first half of 2009, 7% less than a year ago. At \$715 per square foot, the average condo price was 1% less than in the first half of 2008.

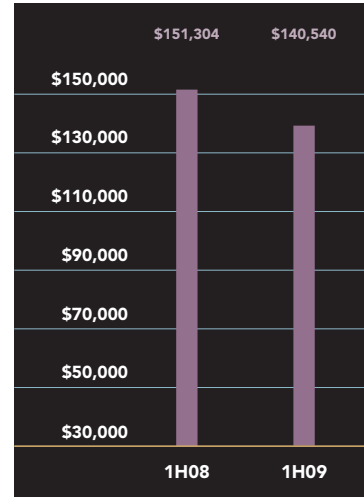
### Cooperative & Condominium

Average & Median Price



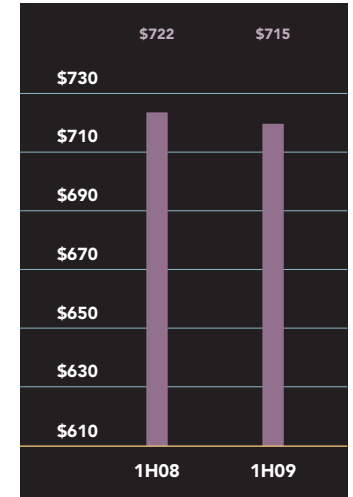
### Cooperative

Average Price Per Room



### Condominium

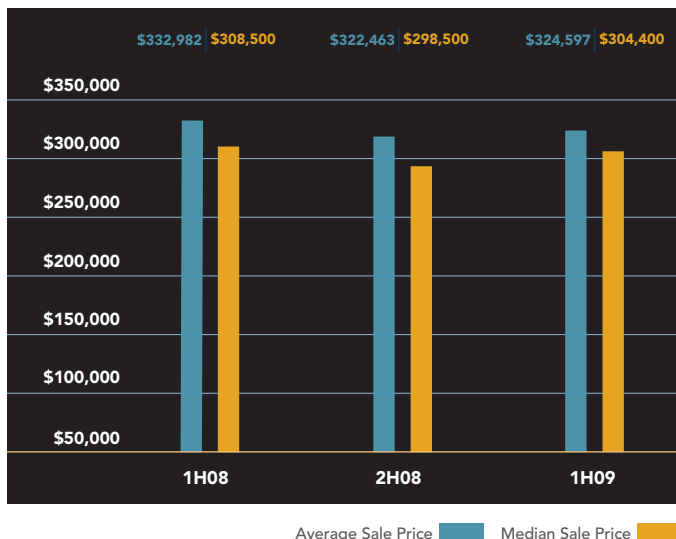
Average Price Per Square Foot



## Bay Ridge-Sunset Park

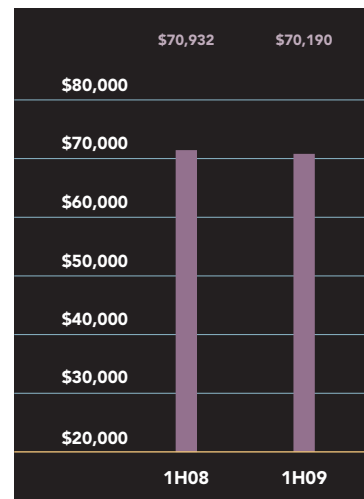
Both the average and median price fell slightly over the past year for apartments located in Bay Ridge and Sunset Park. At \$324,597, the average price was 3% lower than a year ago, while the median price fell 1% to \$304,400. Both the average co-op price per room and the average condo price per square foot were 1% less than during 2008's first half.

### Cooperative & Condominium



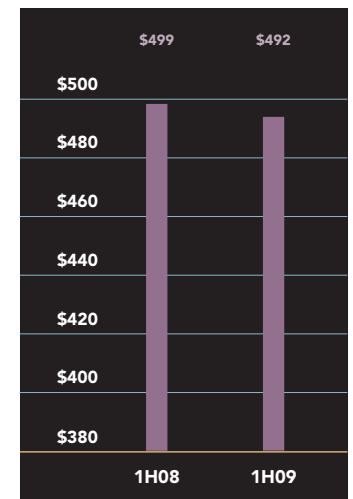
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

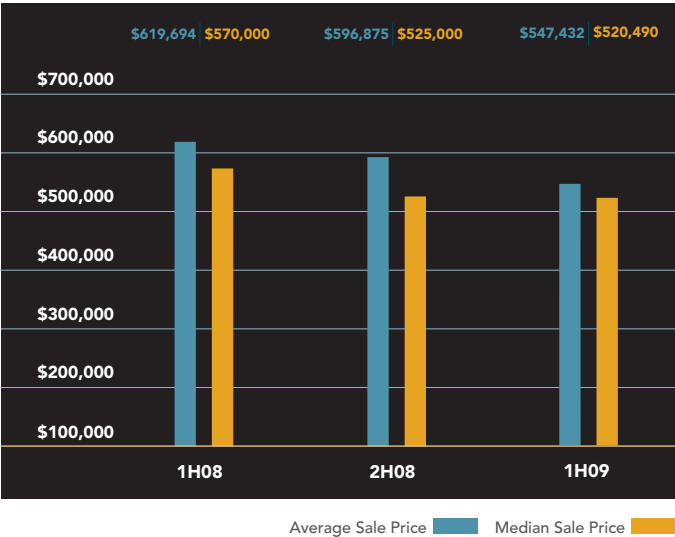


## Greenpoint-Williamsburg

At \$547,432, the average apartment price in the Greenpoint-Williamsburg market was 12% lower than during the first half of 2008. Prices a year ago were pushed higher by a number of closings at the new development 49 North 8th Street, where prices averaged over \$1 million during the first half of 2008. The decline in the median price was slightly less, as it fell 9% over the past year to \$520,490.

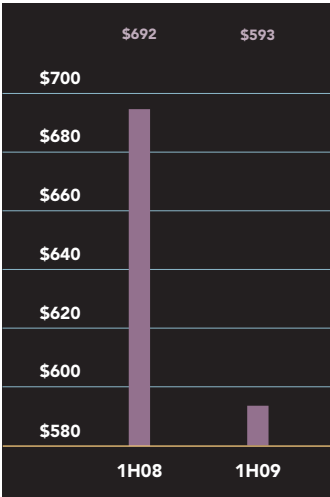
### Cooperative & Condominium

Average & Median Price



### Condominium

Average Price Per Square Foot

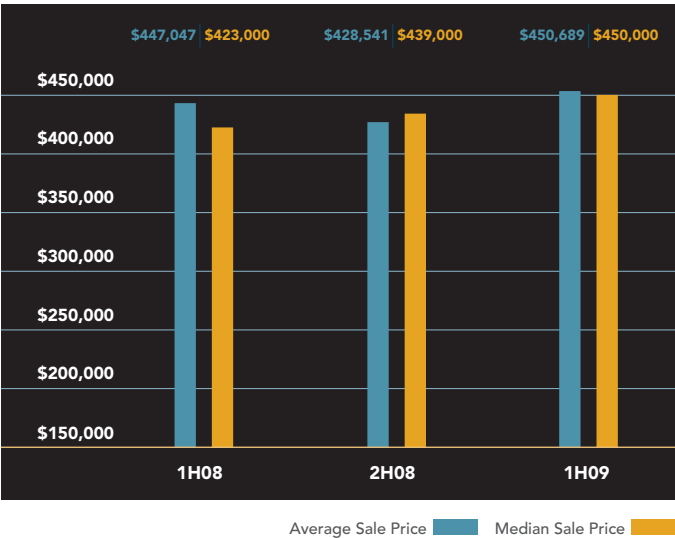


## Bedford Stuyvesant-Crown Heights

A 27% jump in the size of apartments sold kept the average price from falling over the past year for apartments located in Bedford Stuyvesant and Crown Heights. Larger apartments typically command higher prices, so a dramatic increase in the size of units sold can inflate the average price. On a per square foot basis, the average price for condos, the overwhelming majority of sales in this market, fell 22% from the first half of 2008.

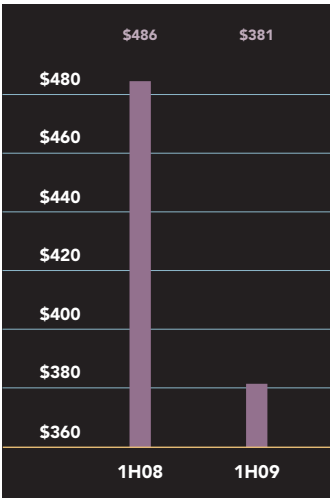
### Cooperative & Condominium

Average & Median Price



### Condominium

Average Price Per Square Foot



# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BAY RIDGE	101st Street	5/18/09	\$667,500	2,272	\$294	1
	5th Avenue	5/14/09	\$820,000	2,600	\$315	2
	68th Street	4/6/09	\$705,000	1,920	\$367	2
	6th Avenue	3/28/09	\$450,000	2,800	\$161	2
	70th Street	3/18/09	\$825,000	2,772	\$298	2
	71st Street	2/13/09	\$635,000	2,120	\$300	2
	72nd Street	3/27/09	\$400,000	1,880	\$213	1
	72nd Street	5/26/09	\$390,000	1,868	\$209	1
	74th Street	4/14/09	\$760,000	1,760	\$432	2
	74th Street	6/4/09	\$824,000	2,640	\$312	1
	77th Street	5/14/09	\$808,000	2,394	\$338	1
	77th Street	6/18/09	\$761,000	1,852	\$411	1
	79th Street	2/24/09	\$915,000	1,460	\$627	1
	79th Street	5/13/09	\$600,000	2,220	\$270	2
	79th Street	3/24/09	\$825,000	2,340	\$353	2
	81st Street	3/16/09	\$790,000	2,176	\$363	2
	83rd Street	2/27/09	\$728,000	3,468	\$210	2
	83rd Street	1/9/09	\$835,000	2,400	\$348	2
	84th Street	3/4/09	\$980,000	1,709	\$573	1
	84th Street	6/17/09	\$745,000	2,508	\$297	2
	86th Street	6/4/09	\$1,300,000	4,923	\$264	3
	88th Street	4/9/09	\$1,400,000	2,650	\$528	1
	89th Street	4/8/09	\$1,325,000	2,261	\$586	1
	89th Street	2/26/09	\$1,000,000	3,343	\$299	1
	90th Street	2/23/09	\$550,000	1,060	\$519	2
	93rd Street	3/9/09	\$750,000	1,748	\$429	1
	95th Street	3/31/09	\$600,000	2,188	\$274	2
	Battery Avenue	1/30/09	\$490,000	1,764	\$278	1
	Bay Ridge Parkway	2/27/09	\$550,000	2,100	\$262	1
	Bay Ridge Parkway	6/4/09	\$505,000	2,200	\$230	1
	Bliss Terrace	5/13/09	\$549,500	1,254	\$438	1
	Bliss Terrace	4/27/09	\$530,000	1,254	\$423	1
	Colonial Road	4/28/09	\$675,000	2,768	\$244	1
	Colonial Road	6/3/09	\$999,000	2,681	\$373	1
	Gelston Avenue	2/11/09	\$405,000	762	\$531	1
	Lafayette Walk	3/13/09	\$405,000	910	\$445	1
	Lafayette Walk	1/29/09	\$375,000	1,365	\$275	1
	Louise Terrace	4/20/09	\$499,900	1,836	\$272	1
	Madeline Court	4/21/09	\$470,000	1,192	\$394	1
	Narrows Avenue	5/29/09	\$2,100,000	1,704	\$1,232	1
	Oliver Street	6/19/09	\$805,000	1,472	\$547	1
	Ovington Avenue	4/30/09	\$930,000	3,770	\$247	2

\*Includes 1-4 family dwellings.

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

## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BAY RIDGE	Ovington Avenue	5/21/09	\$660,000	3,000	\$220	2
	Ovington Avenue	5/15/09	\$1,110,000	2,560	\$434	2
	Parrott Place	3/31/09	\$675,000	2,974	\$227	2
	Ridge Boulevard	4/20/09	\$1,670,000	2,940	\$568	1
	Shore Court	6/18/09	\$600,000	2,473	\$243	1
	Third Avenue	5/27/09	\$890,000	2,380	\$374	2
	Wakeman Place	6/10/09	\$540,000	2,076	\$260	2
BEDFORD STUYVESANT	Alice Court	4/28/09	\$400,000	1,920	\$208	1
	Bainbridge Street	6/5/09	\$710,000	3,984	\$178	3
	Bainbridge Street	3/13/09	\$649,000	3,156	\$206	2
	Bedford Avenue	2/2/09	\$610,000	2,700	\$226	3
	Bedford Avenue	1/5/09	\$570,000	2,400	\$238	3
	Classon Avenue	5/21/09	\$580,000	2,840	\$204	2
	Clifton Place	3/5/09	\$600,000	2,700	\$222	1
	De Kalb Avenue	2/3/09	\$550,000	2,736	\$201	2
	Decatur Street	3/10/09	\$405,000	3,428	\$118	3
	Decatur Street	3/26/09	\$615,000	2,748	\$224	2
	Decatur Street	1/13/09	\$630,000	2,700	\$233	3
	Decatur Street	1/30/09	\$640,000	2,577	\$248	2
	Dekalb Avenue	5/11/09	\$630,000	4,020	\$157	3
	Ellery Street	1/16/09	\$355,000	3,420	\$104	3
	Fulton Street	2/25/09	\$650,000	4,000	\$163	3
	Fulton Street	3/12/09	\$1,223,000	5,400	\$226	3
	Gates Avenue	6/16/09	\$440,000	2,432	\$181	2
	Gates Avenue	6/11/09	\$300,000	2,880	\$104	1
	Gates Avenue	3/6/09	\$525,000	4,000	\$131	4
	Gates Avenue	1/14/09	\$645,000	2,400	\$269	2
	Gates Avenue	4/2/09	\$475,000	4,332	\$110	3
	Greene Avenue	4/3/09	\$436,000	1,260	\$346	2
	Halsey Street	1/13/09	\$400,000	2,880	\$139	2
	Hancock Street	3/16/09	\$478,500	2,103	\$228	2
	Hancock Street	3/4/09	\$660,000	3,360	\$196	1
	Hancock Street	4/17/09	\$557,000	3,600	\$155	4
	Hancock Street	4/22/09	\$496,000	3,456	\$144	2
	Hancock Street	1/13/09	\$351,000	3,456	\$102	2
	Hancock Street	6/1/09	\$625,000	3,464	\$180	2
	Herkimer Street	1/23/09	\$400,000	2,400	\$167	3
	Herkimer Street	5/19/09	\$685,000	2,238	\$306	3
	Howard Avenue	3/20/09	\$600,000	3,000	\$200	2
	Howard Avenue	1/26/09	\$300,000	3,093	\$97	3
	Howard Avenue	1/26/09	\$300,000	3,093	\$97	3
	Hull Street	3/10/09	\$325,107	1,932	\$168	2

\*Includes 1-4 family dwellings.

\*\*Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

Square footage data may not include extensions. No adjustments are made for the condition of the buildings.

# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BEDFORD STUYVESANT	Hull Street	6/17/09	\$190,000	1,815	\$105	1
	Kent Avenue	3/5/09	\$675,000	1,201	\$562	1
	Kosciuszko Street	5/15/09	\$250,000	3,000	\$83	3
	Kosciuszko Street	2/27/09	\$490,000	2,001	\$245	2
	Lafayette Avenue	2/20/09	\$750,000	2,166	\$346	1
	Lafayette Avenue	1/26/09	\$657,500	3,210	\$205	3
	Lewis Avenue	1/8/09	\$660,000	2,340	\$282	2
	Lexington Avenue	6/29/09	\$491,000	1,836	\$267	2
	Mac Donough Street	5/5/09	\$700,000	3,600	\$194	3
	Macdougall Street	2/23/09	\$355,000	1,890	\$188	1
	Macon Street	2/26/09	\$625,000	2,568	\$243	2
	Macon Street	3/5/09	\$781,770	3,000	\$261	4
	Macon Street	5/21/09	\$320,000	2,436	\$131	2
	Macon Street	1/16/09	\$500,000	2,376	\$210	2
	Madison Street	6/4/09	\$286,200	1,368	\$209	1
	Madison Street	5/26/09	\$595,000	1,740	\$342	2
	Madison Street	3/11/09	\$825,000	2,780	\$297	4
	Madison Street	3/5/09	\$850,000	3,200	\$266	3
	Monroe Street	5/20/09	\$545,900	3,040	\$180	2
	Monroe Street	3/13/09	\$580,000	2,880	\$201	2
	Monroe Street	1/5/09	\$555,000	2,241	\$248	2
	Monroe Street	2/6/09	\$650,000	2,241	\$290	2
	Monroe Street	1/19/09	\$310,000	2,040	\$152	1
	Myrtle Avenue	3/9/09	\$990,000	2,400	\$413	3
	Patchen Avenue	1/29/09	\$640,000	2,016	\$317	2
	Pleasant Place	1/22/09	\$625,000	1,924	\$325	3
	Putman Avenue	1/28/09	\$690,000	3,860	\$179	3
	Putnam Avenue	4/6/09	\$360,000	1,959	\$184	2
	Putnam Avenue	1/23/09	\$499,000	2,400	\$208	1
	Putnam Avenue	1/16/09	\$699,000	2,565	\$273	2
	Putnam Avenue	3/30/09	\$330,000	2,532	\$130	2
	Putnam Avenue	2/6/09	\$478,500	2,400	\$199	2
	Putnam Avenue	4/29/09	\$415,000	3,360	\$124	1
	Putnam Avenue	1/22/09	\$600,000	4,875	\$123	3
	Quincy Street	4/1/09	\$746,000	2,400	\$311	2
	Quincy Street	4/6/09	\$340,000	2,250	\$151	2
	Quincy Street	1/22/09	\$550,000	3,012	\$183	2
	Quincy Street	4/22/09	\$650,900	2,856	\$228	2
	Radde Place	6/3/09	\$525,000	3,525	\$149	3
	Rochester Avenue	5/26/09	\$590,000	1,560	\$378	2
	Rochester Avenue	6/11/09	\$100,000	1,575	\$63	1
	Sackman Street	5/26/09	\$570,000	1,620	\$352	2

\*Includes 1-4 family dwellings.

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

## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BEDFORD STUYVESANT	Skillman Street	2/12/09	\$1,400,000	4,388	\$319	3
	Sumpter Street	1/23/09	\$450,000	2,622	\$172	2
	Tompkins Avenue	3/27/09	\$450,000	2,000	\$225	1
	Van Buren Street	6/5/09	\$449,000	4,200	\$107	2
	Van Buren Street	1/6/09	\$325,000	2,598	\$125	2
	Van Buren Street	1/20/09	\$715,000	2,295	\$312	3
	Vernon Avenue	2/24/09	\$245,000	3,405	\$72	3
	Vernon Avenue	1/14/09	\$577,700	3,040	\$190	3
	Vernon Avenue	2/20/09	\$750,000	2,400	\$313	3
	Vernon Avenue	4/28/09	\$610,000	2,532	\$241	2
	Vernon Avenue	2/11/09	\$400,000	2,139	\$187	3
	Walworth Street	6/19/09	\$395,000	1,920	\$206	1
	Willoughby Avenue	1/30/09	\$815,000	3,476	\$234	3
	Willoughby Avenue	1/23/09	\$550,000	3,600	\$153	2
	Willoughby Avenue	3/26/09	\$520,000	2,280	\$228	2
BOERUM HILL	4th Avenue	2/27/09	\$1,500,000	7,200	\$208	2
	Baltic Street	3/3/09	\$1,043,254	2,400	\$435	2
	Bergen Street	4/3/09	\$1,685,000	1,785	\$944	2
	Bergen Street	3/31/09	\$850,000	3,360	\$253	4
	Butler Street	2/24/09	\$605,000	2,970	\$204	3
	Dean Street	5/29/09	\$1,715,000	3,600	\$476	1
	St Marks Place	3/12/09	\$1,075,000	3,600	\$299	3
BROOKLYN HEIGHTS	College Place	2/11/09	\$3,200,000	2,820	\$1,135	1
	Degraw Street	3/27/09	\$1,900,000	3,016	\$630	1
	Hicks Street	5/14/09	\$2,900,000	3,400	\$853	2
	Hicks Street	6/4/09	\$2,701,000	2,816	\$959	1
CARROLL GARDENS	Carroll Street	2/10/09	\$2,000,000	4,500	\$444	4
	Carroll Street	4/13/09	\$1,450,000	2,160	\$671	2
	Court Street	5/15/09	\$950,000	2,100	\$452	3
	Hicks Street	5/29/09	\$640,000	1,440	\$444	2
	President Street	1/14/09	\$2,225,000	3,507	\$634	4
	President Street	3/10/09	\$1,575,000	4,532	\$348	3
	Smith Street	2/18/09	\$2,000,000	3,360	\$595	2
	Union Street	4/2/09	\$1,810,000	3,040	\$595	2
CLINTON HILL	Cambridge Place	2/27/09	\$600,000	1,884	\$318	1
	Clifton Place	1/16/09	\$600,000	2,160	\$278	2
	Clinton Avenue	2/10/09	\$1,750,000	6,300	\$278	4
	Downing Street	4/22/09	\$1,042,500	2,295	\$454	1
	Grand Avenue	1/29/09	\$1,156,358	2,900	\$399	1
	Myrtle Avenue	1/29/09	\$1,275,000	4,320	\$295	3
	Putnam Avenue	6/19/09	\$740,000	2,400	\$308	1
	St James Place	1/28/09	\$627,000	2,220	\$282	1

\*Includes 1-4 family dwellings.

\*\*Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

Square footage data may not include extensions. No adjustments are made for the condition of the buildings.

# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
CLINTON HILL	St James Place	3/26/09	\$750,000	3,420	\$219	3
	Washington Avenue	1/8/09	\$800,000	2,480	\$323	2
	Washington Avenue	3/26/09	\$1,629,600	4,128	\$395	4
COBBLE HILL	Amity Street	1/27/09	\$4,900,000	3,900	\$1,256	1
	Cheever Place	3/6/09	\$2,300,000	2,488	\$924	2
	Court Street	6/2/09	\$1,300,000	3,300	\$394	3
	Strong Place	4/29/09	\$2,055,000	4,320	\$476	3
	Warren Street	2/11/09	\$1,100,000	2,520	\$437	3
COLUMBIA STREET	Degraw Street	5/19/09	\$1,295,000	3,300	\$392	4
WATERFRONT DISTRICT	Degraw Street	4/28/09	\$1,200,000	3,300	\$364	4
	Sackett Street	6/19/09	\$750,000	1,560	\$481	1
CROWN HEIGHTS	Albany Avenue	3/26/09	\$400,000	4,160	\$96	3
	Bergen Street	2/6/09	\$615,000	3,672	\$167	2
	Bergen Street	3/31/09	\$680,000	2,766	\$246	2
	Bergen Street	3/13/09	\$610,000	1,384	\$441	1
	Carroll Street	2/26/09	\$820,000	3,696	\$222	1
	Carroll Street	6/25/09	\$570,000	3,136	\$182	4
	Classon Avenue	1/21/09	\$535,000	2,277	\$235	3
	Crown Street	1/28/09	\$650,000	3,280	\$198	4
	Dean Street	6/10/09	\$650,000	2,921	\$223	1
	Dean Street	3/11/09	\$525,000	3,952	\$133	3
	Dean Street	5/13/09	\$550,000	1,989	\$277	2
	Eastern Parkway	4/16/09	\$575,000	8,400	\$68	2
	Eastern Parkway	4/16/09	\$900,000	8,400	\$107	1
	Hampton Place	4/3/09	\$750,000	3,290	\$228	3
	Kingston Avenue	4/30/09	\$550,000	3,940	\$140	4
	Lincoln Place	1/30/09	\$450,000	2,613	\$172	2
	Lincoln Place	5/26/09	\$499,999	2,016	\$248	2
	Lincoln Place	1/22/09	\$580,000	2,200	\$264	2
	Park Place	6/2/09	\$960,000	3,903	\$246	1
	Park Place	3/23/09	\$495,000	2,952	\$168	2
	Park Place	4/6/09	\$450,000	2,544	\$177	2
	President Street	1/23/09	\$650,000	1,920	\$339	1
	Prospect Place	3/30/09	\$650,000	2,220	\$293	2
	Prospect Place	3/6/09	\$750,000	4,432	\$169	3
	Ralph Avenue	5/1/09	\$620,000	3,600	\$172	3
	Rochester Avenue	2/23/09	\$574,468	2,128	\$270	2
	Rogers Avenue	1/23/09	\$375,000	2,288	\$164	1
	St Johns Place	2/27/09	\$1,200,000	2,500	\$480	2
	St Johns Place	2/27/09	\$700,000	2,800	\$250	2
	St Johns Place	2/24/09	\$210,000	3,093	\$68	3
	St Johns Place	4/14/09	\$593,000	3,500	\$169	2

\*Includes 1-4 family dwellings.

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

## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
CROWN HEIGHTS	St Marks Avenue	2/12/09	\$525,000	3,588	\$146	4
	St. Charles Place	1/26/09	\$775,000	3,000	\$258	2
	Sterling Place	1/30/09	\$950,000	3,750	\$253	1
	Sterling Place	6/23/09	\$389,000	2,904	\$134	2
	Tapscott Street	3/5/09	\$411,000	2,536	\$162	2
	Virginia Place	3/2/09	\$380,000	3,240	\$117	2
EAST WILLIAMSBURG	Graham Avenue	5/12/09	\$550,000	1,800	\$306	2
	Leonard Street	3/31/09	\$950,000	2,825	\$336	1
	Lorimer Street	3/25/09	\$1,683,000	3,840	\$438	3
	Metropolitan Avenue	1/30/09	\$950,000	2,700	\$352	3
	Richardson Street	2/12/09	\$910,000	2,841	\$320	3
	Sharon Street	1/6/09	\$780,000	1,692	\$461	1
	Withers Street	1/21/09	\$700,000	1,280	\$547	2
FORT GREENE	79th Street	6/12/09	\$638,000	1,200	\$532	2
	Adelphi Street	6/18/09	\$225,000	1,200	\$188	2
	Adelphi Street	5/7/09	\$1,895,000	2,160	\$877	2
	Carlton Avenue	5/28/09	\$1,300,000	3,360	\$387	4
	Clermont Avenue	2/24/09	\$850,000	2,400	\$354	2
	Cumberland Street	6/1/09	\$2,250,000	3,440	\$654	2
	South Oxford Street	5/19/09	\$1,720,000	3,360	\$512	1
	South Oxford Street	6/24/09	\$1,100,000	1,800	\$611	1
	South Oxford Street	3/19/09	\$1,500,000	4,008	\$374	1
GREENPOINT	Calyer Street	6/3/09	\$800,000	2,178	\$367	2
	Clifford Place	5/7/09	\$850,000	2,260	\$376	1
	Eagle Street	2/12/09	\$765,000	1,432	\$534	1
	Eckford Street	2/27/09	\$760,000	2,328	\$326	3
	Franklin Street	3/16/09	\$715,000	2,625	\$272	3
	Freeman Street	2/23/09	\$550,000	2,290	\$240	2
	Greenpoint Avenue	5/28/09	\$1,320,000	3,300	\$400	2
	Hausman Street	4/22/09	\$630,000	2,850	\$221	3
	Java Street	1/20/09	\$825,000	3,060	\$270	3
	Kent Street	3/16/09	\$1,400,000	4,000	\$350	2
	Leonard Street	4/8/09	\$280,000	2,970	\$94	3
	Leonard Street	4/27/09	\$815,000	3,000	\$272	3
	McGuinness Blvd	5/27/09	\$550,000	1,848	\$298	1
	Sutton Street	5/14/09	\$925,000	3,279	\$282	3
PARK SLOPE	10th Street	5/28/09	\$1,595,000	2,052	\$777	2
	11th Street	4/24/09	\$950,000	2,068	\$459	1
	11th Street	4/24/09	\$999,000	2,160	\$463	3
	12th Street	3/9/09	\$1,725,000	2,016	\$856	3
	14th Street	4/3/09	\$1,200,000	3,496	\$343	3
	1st Street	2/24/09	\$1,700,000	2,516	\$676	2

\*Includes 1-4 family dwellings.

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

# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
PARK SLOPE	1st Street	6/25/09	\$3,525,000	4,960	\$711	1
	3rd Street	1/15/09	\$2,400,000	3,200	\$750	4
	3rd Street	5/28/09	\$3,150,000	4,552	\$692	2
	4th Street	1/27/09	\$1,725,000	2,740	\$630	2
	4th Street	1/26/09	\$2,400,000	2,559	\$938	1
	5th Street	6/29/09	\$2,190,000	2,955	\$741	1
	6th Avenue	1/12/09	\$2,000,000	4,640	\$431	3
	8th Street	3/6/09	\$1,620,824	3,000	\$540	3
	Butler Street	3/7/09	\$1,300,000	4,376	\$297	3
	Degraw Street	2/18/09	\$1,300,000	2,176	\$597	2
	Degraw Street	1/8/09	\$1,150,000	1,992	\$577	2
	Union Street	2/17/09	\$850,000	2,172	\$391	3
PROSPECT HEIGHTS	Prospect Place	3/10/09	\$2,000,000	1,916	\$1,044	1
	St Marks Avenue	3/31/09	\$2,200,000	3,360	\$655	1
	Underhill Avenue	2/27/09	\$1,270,000	4,492	\$283	3
	Underhill Avenue	4/17/09	\$1,184,500	2,407	\$492	4
	Underhill Avenue	2/6/09	\$970,000	3,228	\$300	2
	Underhill Avenue	1/28/09	\$1,250,000	3,096	\$404	3
PROSPECT-LEFFERTS GARDENS	Fenimore Street	4/3/09	\$998,000	3,161	\$316	2
	Flatbush Avenue	4/1/09	\$590,000	4,320	\$137	3
	Lefferts Avenue	3/4/09	\$535,000	2,160	\$248	2
	Lefferts Avenue	4/16/09	\$620,000	3,144	\$197	2
	Maple Street	6/25/09	\$850,000	1,768	\$481	1
	Midwood Street	4/2/09	\$995,500	2,700	\$369	1
	Midwood Street	3/25/09	\$530,000	3,200	\$166	4
	Rutland Road	1/15/09	\$1,040,000	3,700	\$281	1
	Rutland Road	4/28/09	\$995,000	3,960	\$251	1
	Rutland Road	6/15/09	\$1,050,000	2,040	\$515	1
RED HOOK	Dikeman Street	4/9/09	\$980,000	2,620	\$374	1
	Van Brunt Street	1/13/09	\$815,000	4,000	\$204	3
WILLIAMSBURG NORTH SIDE	Berry Street	6/18/09	\$1,450,000	2,000	\$725	4
	Grand Street	6/5/09	\$880,000	3,600	\$244	3
	Hope Street	4/21/09	\$526,600	2,465	\$214	2
	North 9th Street	4/6/09	\$1,100,000	1,750	\$629	2
	South 3rd Street	6/8/09	\$562,500	3,400	\$165	2
	Division Avenue	1/28/09	\$550,000	3,240	\$170	3
	Hewes Street	5/20/09	\$850,000	3,504	\$243	3
	Hooper Street	3/24/09	\$900,000	3,200	\$281	2
	Rutledge Street	5/13/09	\$850,000	2,600	\$327	2

\*Includes 1-4 family dwellings.

\*\*Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

Square footage data may not include extensions. No adjustments are made for the condition of the buildings.

## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
WINDSOR TERRACE	16th Street	3/23/09	\$840,000	1,862	\$451	1
	17th Street	4/23/09	\$925,000	3,310	\$279	2
	17th Street	1/30/09	\$825,000	1,728	\$477	2
	East 3rd Street	3/19/09	\$974,000	1,456	\$669	1
	Prospect Avenue	4/3/09	\$662,500	2,400	\$276	2
	Prospect Avenue	2/26/09	\$1,250,000	1,620	\$772	2
	Prospect Avenue	4/23/09	\$870,000	2,772	\$314	2
	Reeve Place	6/15/09	\$950,000	1,525	\$623	1
	Temple Court	2/26/09	\$657,500	1,274	\$516	1
	Vanderbilt Street	4/1/09	\$800,000	1,500	\$533	1
	Vanderbilt Street	5/18/09	\$747,000	1,304	\$573	1
	Webster Place	2/24/09	\$749,000	900	\$832	1
	Windsor Place	5/19/09	\$990,000	1,824	\$543	2
	Windsor Place	2/20/09	\$1,290,000	1,736	\$743	2
	Windsor Place	5/26/09	\$925,000	2,678	\$345	1

\*Includes 1-4 family dwellings.

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

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

©2009 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent.  
While information is believed true, no guaranty is made of accuracy.

**EAST SIDE**

445 Park Avenue  
Hall F. Willkie, President  
Ruth McCoy, EVP  
Managing Director of Sales

**UPPER EAST SIDE**

1121 Madison Avenue  
Peter Marra, EVP  
Managing Director of Sales

**EDWARD LEE CAVE DIVISION**

790 Madison Avenue  
Caroline Guthrie  
President  
Edward Lee Cave Division

**WEST SIDE**

1926 Broadway  
Jim Gricar, EVP  
Managing Director of Sales

**VILLAGE**

2 Fifth Avenue  
Kevin Kovesci, EVP  
Managing Director of Sales

**TRIBECA**

43 North Moore  
Kevin Kovesci, EVP  
Managing Director of Sales

**BROOKLYN HEIGHTS**

129 Montague Street  
Christopher Thomas, EVP  
Managing Director of Sales

**PARK SLOPE**

100 Seventh Avenue  
MaryAnn Albano, EVP  
Managing Director of Sales

**NEW DEVELOPMENT**

445 Park Avenue  
Shlomi Reuveni  
Executive Vice President,  
Senior Managing Director  
Brown Harris Stevens SELECT  
New Development Marketing