

# BROWN HARRIS STEVENS

Established 1873

## Brooklyn Residential Market Report

First Half 2010



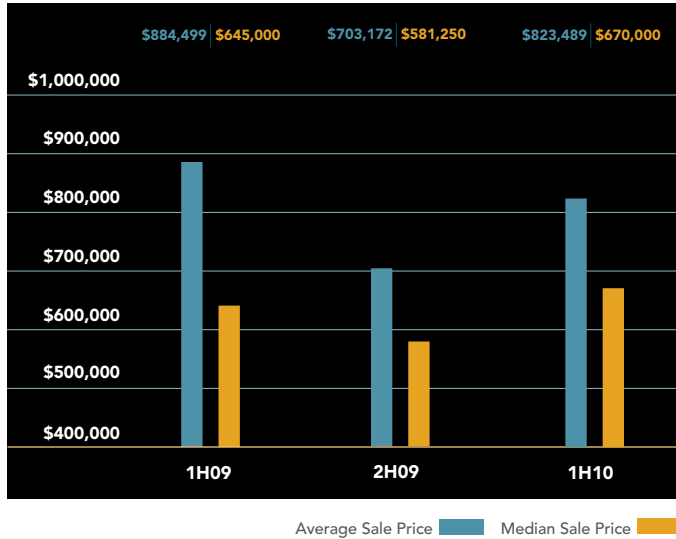
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**CHRISTIE'S**  
GREAT ESTATES

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

Apartments in this area sold for an average price of \$823,489 in the first half of 2010, 7% less than the same period a year ago. The median price, which measures the middle of the market, actually rose 4% during this time, to \$670,000. Pricing gains were limited to the co-op market, where the average price per room was 5% higher than during 2009's first half.

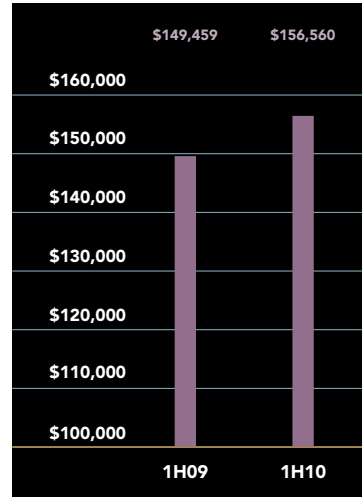
### Cooperative & Condominium

Average & Median Price



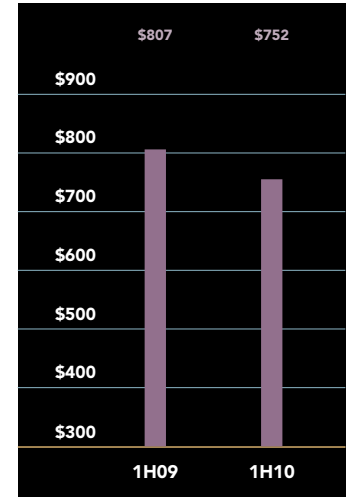
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

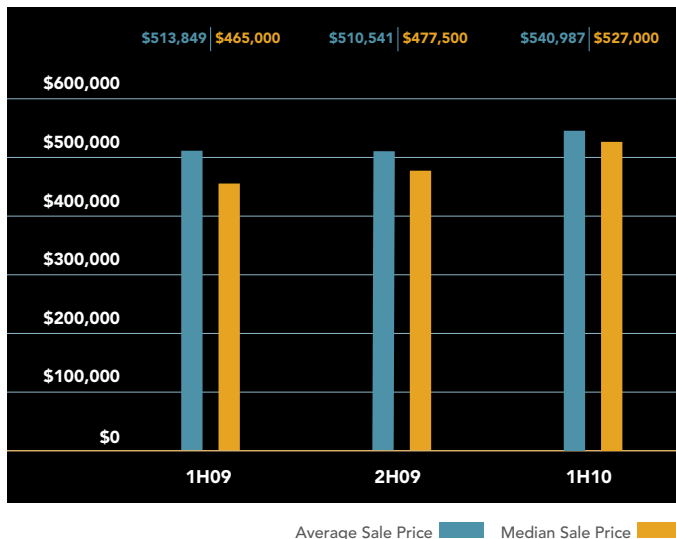


## Boerum Hill-Clinton Hill-Fort Greene

An increase in the size of apartments sold in the area comprising Boerum Hill, Clinton Hill and Fort Greene brought the average price 5% higher over the past year. On a per-square-foot basis, the average price for condos in this market fell 8% during the past 12 months to \$575. Co-op prices fell slightly compared to a year ago, with their average price per room 1% lower than the first half of 2009.

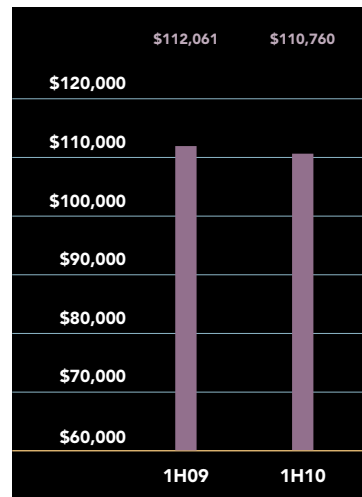
### Cooperative & Condominium

Average & Median Price



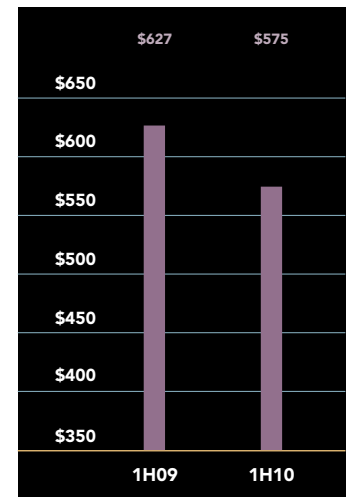
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

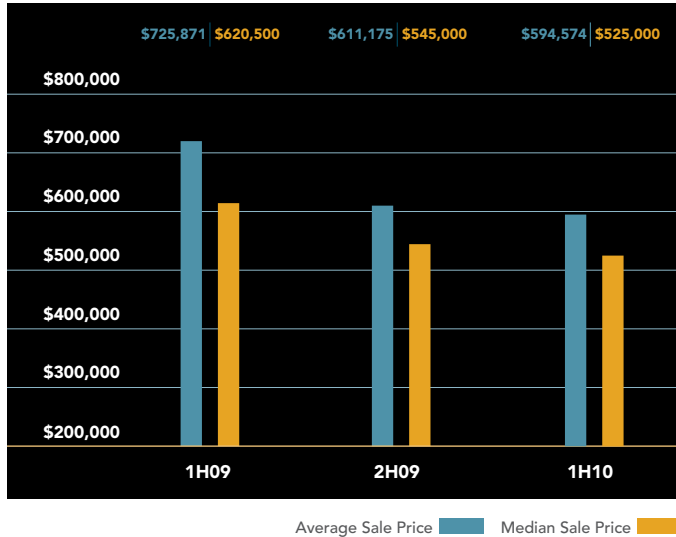


## Park Slope-Prospect Heights

A year ago, a large number of closings at 1 Grand Army Plaza helped bring the average apartment price up sharply in the Park Slope-Prospect Heights market. The lack of similar sales in 2010's first half drove the average price 18% lower than in the first half of 2009. Co-op prices fell less than condos, as the average co-op price per room of \$137,188 was just 2% below a year ago.

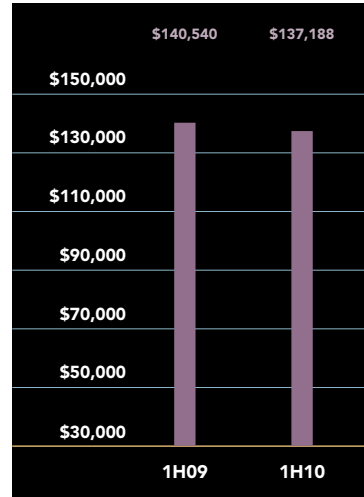
### Cooperative & Condominium

Average & Median Price



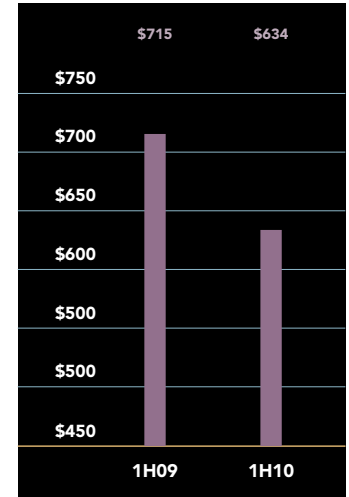
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

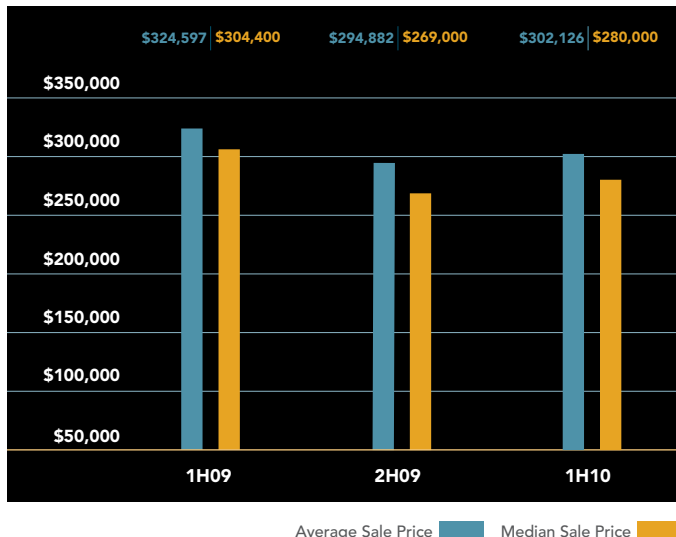


## Bay Ridge-Sunset Park

Sale prices averaged \$302,126 for apartments in Bay Ridge and Sunset Park during the first half of 2010. This was 7% less than 2009's comparable period. The median price posted a similar decline, down 8% over this time to \$280,000.

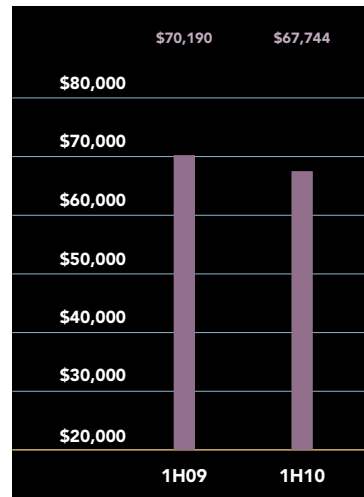
### Cooperative & Condominium

Average & Median Price



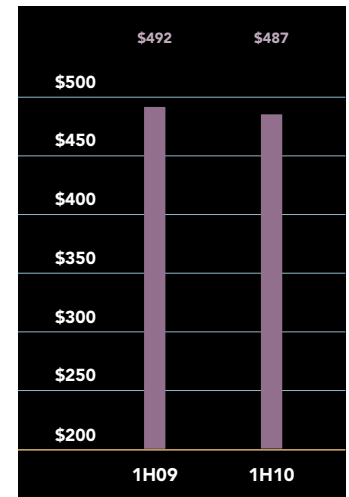
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

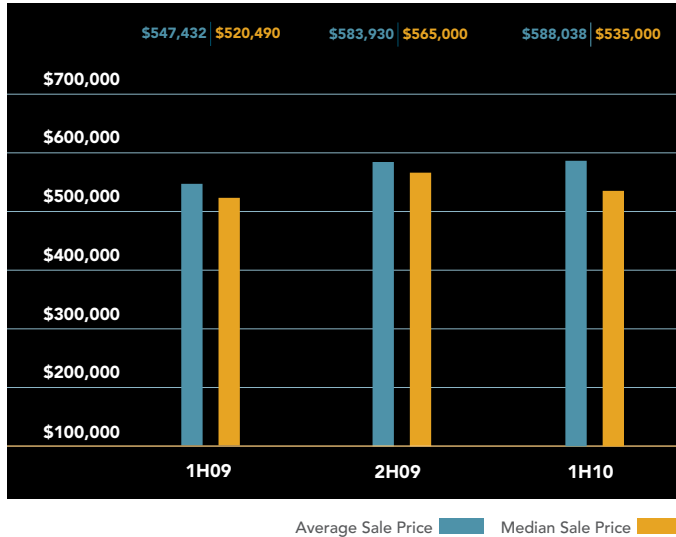


## Greenpoint-Williamsburg

Both the average and median price rose over the past year in the Greenpoint-Williamsburg market. At \$588,038, the average price in this area was 7% higher than a year ago. Condo prices averaged \$605 per square foot in the first half, 2% more than the first half of 2009.

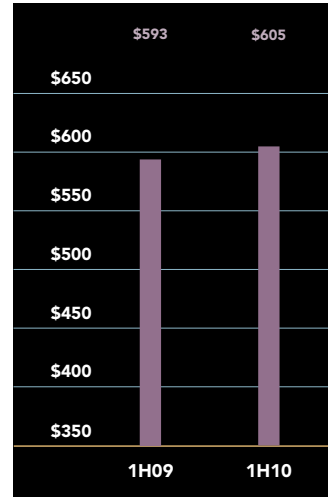
### Cooperative & Condominium

Average & Median Price



### Condominium

Average Price Per Square Foot

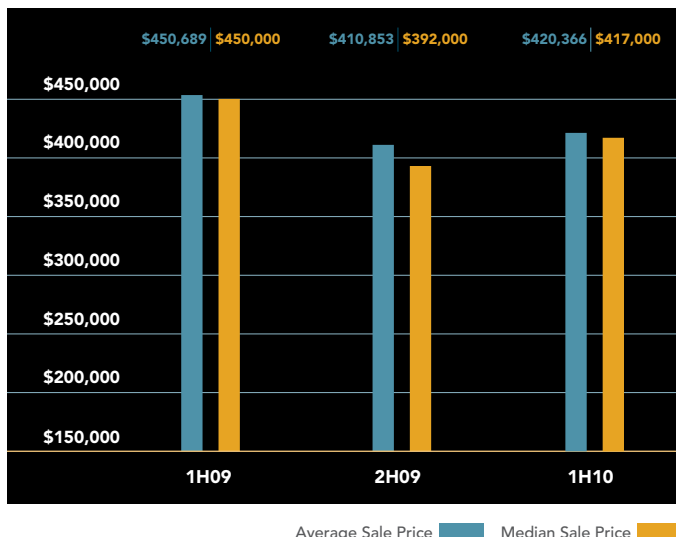


## Bedford Stuyvesant-Crown Heights

The average and median price in the Bedford Stuyvesant-Crown Heights fell 7% from the first quarter of 2009. Some of this decline is due to a decrease in the size of units being sold. Condo prices averaged \$418 per square foot, up from \$381 a year ago.

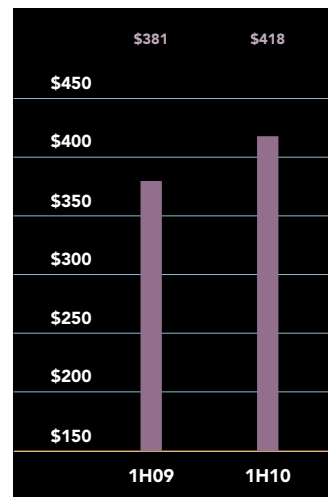
### Cooperative & Condominium

Average & Median Price



### Condominium

Average Price Per Square Foot



## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BAY RIDGE	14th Avenue	4/5/10	\$1,150,000	3,480	\$330	3
	3rd Avenue	2/8/10	\$980,000	3,600	\$272	3
	3rd Avenue	2/23/10	\$678,000	2,450	\$277	2
	3rd Avenue	1/26/10	\$600,000	3,135	\$191	3
	5th Avenue	3/26/10	\$730,000	3,600	\$203	3
	67th Street	6/1/10	\$535,000	1,672	\$320	1
	68th Street	4/9/10	\$790,000	2,000	\$395	1
	68th Street	3/30/10	\$675,000	2,698	\$250	3
	68th Street	4/21/10	\$685,000	3,400	\$201	2
	6th Avenue	3/19/10	\$499,800	1,700	\$294	1
	70th Street	4/23/10	\$665,000	1,440	\$462	1
	72nd Street	1/11/10	\$620,000	1,828	\$339	1
	72nd Street	1/22/10	\$675,000	3,120	\$216	2
	72nd Street	5/13/10	\$778,000	2,760	\$282	3
	73rd Street	2/3/10	\$745,000	2,970	\$251	2
	73rd Street	2/1/10	\$765,000	2,200	\$348	2
	73rd Street	1/13/10	\$480,000	3,107	\$154	3
	73rd Street	2/4/10	\$740,000	2,380	\$311	2
	74th Street	5/10/10	\$885,000	2,240	\$395	2
	74th Street	1/15/10	\$836,000	2,926	\$286	1
	74th Street	1/14/10	\$810,000	1,760	\$460	1
	76th Street	2/3/10	\$920,000	2,887	\$319	2
	77th Street	5/3/10	\$760,000	2,208	\$344	1
	78th Street	2/9/10	\$825,000	2,680	\$308	2
	78th Street	2/16/10	\$855,000	2,600	\$329	2
	78th Street	3/10/10	\$726,000	1,632	\$445	1
	79th Street	4/9/10	\$920,000	1,504	\$612	1
	79th Street	6/18/10	\$798,000	2,340	\$341	2
	7th Avenue	4/29/10	\$608,000	1,842	\$330	1
	80th Street	3/12/10	\$765,000	1,764	\$434	1
	81st Street	3/22/10	\$950,000	2,814	\$338	3
	81st Street	4/14/10	\$725,000	2,664	\$272	1
	81st Street	2/26/10	\$815,000	2,640	\$309	2
	82nd Street	1/25/10	\$1,050,000	3,480	\$302	1
	83rd Street	4/30/10	\$725,000	2,600	\$279	2
	84th Street	3/22/10	\$999,500	2,100	\$476	1
	84th Street	5/3/10	\$1,200,000	3,364	\$357	2
	85th Street	3/22/10	\$875,000	2,875	\$304	1
	85th Street	1/15/10	\$1,330,000	1,638	\$812	1
	87th Street	6/1/10	\$850,000	3,271	\$260	2
	88th Street	5/18/10	\$875,000	1,656	\$528	1
	89th Street	1/13/10	\$682,000	2,080	\$328	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
	89th Street	4/9/10	\$650,000	1,820	\$357	1
	89th Street	4/12/10	\$745,000	2,910	\$256	2
	90th Street	4/14/10	\$860,000	1,342	\$641	1
	90th Street	4/16/10	\$850,000	1,704	\$499	1
	93rd Street	5/25/10	\$1,250,000	4,000	\$313	4
	95th Street	1/15/10	\$630,000	1,216	\$518	1
	95th Street	2/3/10	\$727,000	2,744	\$265	2
	97th Street	1/13/10	\$500,000	1,260	\$397	1
	97th Street	3/18/10	\$488,000	1,080	\$452	1
	99th Street	4/8/10	\$450,000	652	\$690	1
	Bay Cliff Terrace	4/26/10	\$514,000	1,567	\$328	1
	Bay Ridge Avenue	4/14/10	\$599,000	1,648	\$363	2
	Bay Ridge Parkway	6/17/10	\$625,000	1,288	\$485	1
	Bay Ridge Parkway	6/3/10	\$650,000	2,340	\$278	1
	Bay Ridge Parkway	4/22/10	\$750,000	2,930	\$256	2
	Bay Ridge Parkway	6/24/10	\$810,000	2,100	\$386	2
	Bay Ridge Parkway	5/27/10	\$1,100,000	4,200	\$262	3
	Colonial Road	1/27/10	\$720,000	2,076	\$347	2
	Colonial Road	1/19/10	\$910,000	2,000	\$455	1
	Gelston Avenue	3/25/10	\$875,000	3,824	\$229	2
	Lafayette Walk	1/15/10	\$465,000	910	\$511	1
	Marine Avenue	2/17/10	\$888,000	2,164	\$410	2
	Marine Avenue	1/8/10	\$895,000	2,290	\$391	2
	Narrows Avenue	5/25/10	\$2,100,000	3,372	\$623	1
	Oliver Street	1/28/10	\$650,000	1,472	\$442	1
	Perry Terrace	2/19/10	\$663,000	1,729	\$383	2
	Ridge Blvd	2/12/10	\$710,000	2,634	\$270	1
	Senator Street	6/9/10	\$685,000	1,280	\$535	1
	Shore Road	4/15/10	\$4,650,000	3,256	\$1,428	1
<b>BEDFORD STUYVESANT</b>	Atlantic Avenue	3/30/10	\$560,000	2,080	\$269	2
	Pulaski Street	1/22/10	\$245,000	2,001	\$122	2
	Bedford Avenue	2/16/10	\$425,500	3,362	\$127	3
	Brevoort Place	6/10/10	\$330,000	3,320	\$99	2
	Chauncey Street	6/4/10	\$235,000	2,700	\$87	2
	Chauncey Street	6/3/10	\$429,300	2,532	\$170	2
	Claver Place	1/21/10	\$339,690	2,772	\$123	1
	Clifton Place	4/2/10	\$700,000	3,672	\$191	2
	Decatur Street	1/29/10	\$645,000	3,000	\$215	3
	Decatur Street	3/29/10	\$290,000	1,224	\$237	2
	Decatur Street	3/26/10	\$462,205	2,490	\$186	2
	Decatur Street	3/17/10	\$202,500	2,700	\$75	2

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## Townhouses

Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
Dekalb Avenue	6/3/10	\$587,500	4,000	\$147	3
Dekalb Avenue	4/8/10	\$363,300	3,600	\$101	2
Ellery Street	1/21/10	\$535,000	3,420	\$156	1
Franklin Avenue	5/27/10	\$742,000	4,100	\$181	3
Fulton Street	1/8/10	\$200,000	2,850	\$70	3
Fulton Street	5/18/10	\$380,000	4,240	\$90	3
Fulton Street	3/26/10	\$415,000	2,090	\$199	2
Fulton Street	3/12/10	\$425,000	4,240	\$100	3
Gates Avenue	5/13/10	\$397,300	3,600	\$110	3
Gates Avenue	3/23/10	\$620,000	3,120	\$199	3
Gates Avenue	6/15/10	\$420,000	2,880	\$146	2
Greene Avenue	5/17/10	\$250,000	2,400	\$104	2
Greene Avenue	1/20/10	\$270,000	3,000	\$90	3
Greene Avenue	6/18/10	\$450,000	3,644	\$123	3
Greene Avenue	3/1/10	\$750,000	3,360	\$223	4
Greene Avenue	6/4/10	\$655,000	3,600	\$182	3
Greene Avenue	4/14/10	\$310,000	3,464	\$89	2
Greene Avenue	1/20/10	\$640,000	3,464	\$185	3
Halsey Street	3/26/10	\$370,000	2,312	\$160	3
Halsey Street	2/16/10	\$775,000	3,068	\$253	3
Halsey Street	6/15/10	\$700,000	2,880	\$243	3
Halsey Street	5/5/10	\$425,000	2,703	\$157	2
Halsey Street	5/18/10	\$335,000	3,200	\$105	3
Halsey Street	4/29/10	\$325,000	3,200	\$102	2
Halsey Street	3/11/10	\$528,750	2,028	\$261	2
Halsey Street	4/14/10	\$418,000	2,532	\$165	3
Halsey Street	2/3/10	\$450,000	2,376	\$189	2
Halsey Street	3/1/10	\$540,000	3,024	\$179	2
Halsey Street	4/19/10	\$534,624	3,024	\$177	3
Hancock Street	5/17/10	\$707,450	3,200	\$221	4
Hancock Street	4/21/10	\$170,000	1,000	\$170	2
Hancock Street	3/26/10	\$250,000	2,355	\$106	3
Hancock Street	1/7/10	\$510,000	2,932	\$174	1
Hancock Street	3/12/10	\$231,000	2,671	\$86	2
Hancock Street	1/13/10	\$320,000	2,160	\$148	2
Hancock Street	4/15/10	\$320,000	2,160	\$148	2
Hart Street	4/9/10	\$468,000	2,277	\$206	2
Hart Street	4/7/10	\$188,500	2,430	\$78	2
Hart Street	4/20/10	\$300,000	2,880	\$104	1
Hart Street	5/25/10	\$450,000	2,220	\$203	2
Hattie Jones Court	6/3/10	\$425,000	1,452	\$293	1
Herkimer Street	3/29/10	\$379,000	4,001	\$95	2

\*Includes 1-4 family dwellings.

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## Townhouses

Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
Herkimer Street	4/1/10	\$500,000	3,565	\$140	2
Herkimer Street	6/8/10	\$295,000	1,284	\$230	2
Herkimer Street	2/16/10	\$487,600	2,793	\$175	3
Howard Avenue	2/8/10	\$620,000	3,600	\$172	3
Hull Street	3/3/10	\$320,000	2,430	\$132	3
Hull Street	2/19/10	\$425,000	1,815	\$234	1
Jefferson Avenue	1/21/10	\$680,000	3,432	\$198	3
Jefferson Avenue	6/1/10	\$650,000	3,048	\$213	2
Jefferson Avenue	1/20/10	\$570,000	2,712	\$210	1
Jefferson Avenue	1/21/10	\$200,000	1,800	\$111	2
Jefferson Avenue	3/19/10	\$250,000	2,040	\$123	2
Jefferson Avenue	6/2/10	\$644,000	2,160	\$298	2
Jefferson Avenue	1/14/10	\$242,000	3,072	\$79	3
Jefferson Avenue	3/19/10	\$215,000	2,001	\$107	2
Jefferson Avenue	4/22/10	\$300,000	2,001	\$150	2
Kane Place	1/29/10	\$525,000	1,716	\$306	2
Kosciusko Street	4/29/10	\$180,000	2,250	\$80	2
Kosciusko Street	2/25/10	\$473,500	2,139	\$221	2
Kosciusko Street	5/7/10	\$235,000	2,700	\$87	2
Lafayette Avenue	3/25/10	\$280,000	2,544	\$110	2
Lafayette Avenue	2/19/10	\$526,000	3,440	\$153	3
Lafayette Avenue	5/17/10	\$325,000	2,800	\$116	3
Lafayette Avenue	3/25/10	\$610,000	3,496	\$174	3
Lafayette Avenue	3/25/10	\$390,000	2,100	\$186	1
Lewis Avenue	1/4/10	\$200,000	2,880	\$69	1
Lewis Avenue	3/19/10	\$250,000	2,880	\$87	2
Lexington Avenue	1/26/10	\$654,000	2,400	\$273	2
Lexington Avenue	5/12/10	\$327,000	2,025	\$161	1
Lexington Avenue	3/19/10	\$430,000	2,001	\$215	1
Lexington Avenue	1/22/10	\$521,000	2,001	\$260	2
Lexington Avenue	5/6/10	\$340,000	5,152	\$66	2
Lexington Avenue	4/21/10	\$300,000	2,532	\$118	3
Lexington Avenue	2/22/10	\$217,500	2,142	\$102	2
Lexington Avenue	2/5/10	\$459,000	2,142	\$214	2
Macdonough Street	5/6/10	\$645,000	2,880	\$224	2
Macdonough Street	4/5/10	\$670,000	3,088	\$217	2
Macdonough Street	2/26/10	\$395,000	2,428	\$163	2
Macon Street	2/18/10	\$640,000	3,120	\$205	2
Macon Street	5/18/10	\$325,000	2,812	\$116	3
Macon Street	5/12/10	\$525,000	2,820	\$186	2
Macon Street	1/21/10	\$700,000	2,100	\$333	2
Macon Street	1/5/10	\$520,000	2,550	\$204	2

\*Includes 1-4 family dwellings.

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## Townhouses

Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
Macon Street	2/19/10	\$615,000	3,240	\$190	4
Macon Street	6/10/10	\$360,000	2,430	\$148	2
Macon Street	5/12/10	\$499,000	3,240	\$154	2
Madison Street	5/20/10	\$320,000	1,368	\$234	1
Madison Street	1/20/10	\$875,000	3,312	\$264	3
Madison Street	2/24/10	\$466,400	2,520	\$185	2
Madison Street	2/8/10	\$660,000	3,168	\$208	2
Madison Street	5/4/10	\$599,000	2,100	\$285	2
Madison Street	6/15/10	\$500,000	3,420	\$146	1
Madison Street	3/24/10	\$389,000	2,100	\$185	1
Malcolm X Boulevard	6/3/10	\$389,000	2,160	\$180	2
Marcus Garvey Blvd	3/11/10	\$250,000	4,056	\$62	4
Marcy Avenue	6/11/10	\$595,000	2,768	\$215	3
Marion Street	4/9/10	\$168,300	2,019	\$83	2
Marion Street	1/6/10	\$449,000	2,103	\$214	2
Monroe Street	6/24/10	\$1,240,000	2,916	\$425	1
Monroe Street	1/12/10	\$450,000	2,400	\$188	2
Monroe Street	4/2/10	\$320,000	2,295	\$139	2
Monroe Street	4/30/10	\$660,000	4,240	\$156	1
Monroe Street	1/26/10	\$330,597	3,016	\$110	3
Monroe Street	4/28/10	\$545,000	3,000	\$182	2
Monroe Street	3/12/10	\$475,940	2,700	\$176	2
Nostrand Avenue	4/8/10	\$495,000	4,400	\$113	3
Park Avenue	1/27/10	\$530,000	2,940	\$180	2
Putnam Avenue	3/1/10	\$770,000	1,920	\$401	2
Putnam Avenue	4/30/10	\$522,258	3,200	\$163	3
Putnam Avenue	2/2/10	\$688,230	2,400	\$287	2
Putnam Avenue	5/24/10	\$775,000	2,558	\$303	2
Putnam Avenue	5/5/10	\$280,000	2,700	\$104	2
Putnam Avenue	3/11/10	\$230,000	2,295	\$100	2
Quincy Street	3/26/10	\$785,000	4,500	\$174	3
Quincy Street	5/17/10	\$668,300	4,154	\$161	3
Quincy Street	6/15/10	\$309,000	3,000	\$103	2
Quincy Street	4/29/10	\$200,000	1,800	\$111	2
Quincy Street	2/8/10	\$645,000	2,364	\$273	2
Quincy Street	3/26/10	\$495,000	3,300	\$150	4
Quincy Street	4/1/10	\$400,000	2,700	\$148	2
Quincy Street	5/24/10	\$529,000	2,668	\$198	2
Quincy Street	6/4/10	\$454,000	2,668	\$170	2
Quincy Street	1/26/10	\$441,197	4,200	\$105	3
Quincy Street	6/7/10	\$300,000	2,800	\$107	2
Quincy Street	2/9/10	\$250,000	2,100	\$119	4

\*Includes 1-4 family dwellings.

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Quincy Street	3/10/10	\$380,000	2,100	\$181	4
	Radde Place	3/26/10	\$247,500	1,344	\$184	2
	Ralph Avenue	5/3/10	\$395,000	2,400	\$165	3
	Roosevelt Place	1/7/10	\$125,000	2,000	\$63	2
	Saratoga Avenue	1/7/10	\$325,000	2,700	\$120	3
	Skillman Street	4/26/10	\$240,000	2,040	\$118	2
	Skillman Street	1/26/10	\$387,000	2,520	\$154	3
	Spencer Street	2/22/10	\$225,000	2,304	\$98	2
	Spencer Street	3/26/10	\$225,000	2,304	\$98	2
	Stuyvesant Avenue	1/27/10	\$535,250	2,457	\$218	2
	Stuyvesant Avenue	3/12/10	\$650,000	3,296	\$197	2
	Stuyvesant Avenue	4/26/10	\$325,000	2,520	\$129	1
	Sumpter Street	5/14/10	\$295,600	1,752	\$169	1
	Suydam Place	4/7/10	\$720,000	5,600	\$129	4
	Throop Avenue	5/14/10	\$275,000	2,598	\$106	2
	Tompkins Avenue	5/12/10	\$675,000	5,200	\$130	4
	Van Buren Street	5/12/10	\$382,000	2,598	\$147	2
	Vernon Avenue	3/15/10	\$334,000	2,880	\$116	3
	Vernon Avenue	3/10/10	\$300,000	2,532	\$118	2
	Walworth Street	1/18/10	\$370,000	2,400	\$154	2
	Walworth Street	5/14/10	\$499,800	2,710	\$184	3
	Walworth Street	2/18/10	\$563,000	2,710	\$208	3
	Willoughby Avenue	3/3/10	\$400,000	1,800	\$222	2
	Willoughby Avenue	5/7/10	\$632,500	1,694	\$373	4
	Willoughby Avenue	3/9/10	\$610,000	4,800	\$127	2
	Willoughby Avenue	3/26/10	\$234,000	3,040	\$77	2
<b>BOERUM HILL</b>	Bergen Street	4/27/10	\$1,100,000	3,360	\$327	3
	Bond Street	4/29/10	\$945,000	4,000	\$236	3
	Butler Street	6/16/10	\$650,000	1,872	\$347	2
	Dean Street	5/14/10	\$475,000	3,016	\$157	2
	Dean Street	5/24/10	\$1,600,000	2,280	\$702	1
	Dean Street	1/6/10	\$1,397,500	3,780	\$370	1
	Dean Street	1/27/10	\$765,000	2,720	\$281	1
	Pacific Street	4/22/10	\$875,000	2,360	\$371	2
	State Street	4/26/10	\$775,000	1,680	\$461	1
	Warren Street	4/26/10	\$800,000	3,200	\$250	2
	Wyckoff Street	4/20/10	\$1,466,000	2,388	\$614	1
<b>BROOKLYN HEIGHTS</b>	Clinton Street	4/6/10	\$2,682,500	3,360	\$798	1
	Evans Street	6/16/10	\$995,000	3,354	\$297	2
	Grace Court Alley	6/7/10	\$2,650,000	3,824	\$693	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
	Grace Court Alley	1/15/10	\$2,995,000	2,550	\$1,175	1
	Henry Street	4/15/10	\$4,575,000	4,274	\$1,070	1
	Henry Street	5/10/10	\$2,100,000	4,400	\$477	3
	Joralemon Street	4/21/10	\$2,975,000	3,560	\$836	1
	Joralemon Street	4/20/10	\$2,250,000	1,680	\$1,339	1
	Monroe Place	6/9/10	\$5,325,000	4,600	\$1,158	1
	Pacific Street	2/9/10	\$1,400,000	2,744	\$510	1
	Schermerhorn Street	2/25/10	\$4,059,000	5,000	\$812	2
	Sidney Place	4/29/10	\$2,750,000	3,400	\$809	1
	State Street	1/5/10	\$3,895,000	4,550	\$856	2
	State Street	1/6/10	\$2,325,000	3,540	\$657	2
<b>CARROLL GARDENS</b>	1st Place	3/12/10	\$1,675,000	3,000	\$558	4
	1st Street	1/5/10	\$1,295,000	2,060	\$629	2
	2nd Place	3/17/10	\$2,200,000	4,896	\$449	3
	3rd Street	6/4/10	\$1,426,000	2,440	\$584	2
	Bond Street	2/24/10	\$1,350,000	1,472	\$917	2
	Carroll Street	4/28/10	\$1,625,000	2,550	\$637	4
	Carroll Street	4/6/10	\$1,075,000	2,431	\$442	3
	Carroll Street	2/16/10	\$1,240,607	2,295	\$541	2
	Carroll Street	4/27/10	\$999,000	1,840	\$543	3
	Degraw Street	2/25/10	\$1,650,000	2,100	\$786	1
	Degraw Street	4/22/10	\$925,000	2,808	\$329	3
	Luquer Street	4/5/10	\$1,515,000	4,000	\$379	3
	Nelson Street	3/23/10	\$1,125,000	3,040	\$370	3
	President Street	1/21/10	\$1,700,000	2,185	\$778	2
	Sackett Street	1/11/10	\$1,530,000	3,200	\$478	2
	Sackett Street	2/18/10	\$2,005,000	3,528	\$568	4
	Summit Street	3/29/10	\$1,360,000	3,024	\$450	3
	Union Street	4/19/10	\$700,000	1,600	\$438	3
	Woodhull Street	2/23/10	\$1,194,000	2,464	\$485	4
<b>CLINTON HILL</b>	Classon Avenue	4/9/10	\$800,000	2,010	\$398	4
	Clermont Avenue	4/13/10	\$1,080,000	3,360	\$321	2
	Clifton Place	2/2/10	\$1,270,000	2,700	\$470	1
	Grand Avenue	2/1/10	\$750,000	2,630	\$285	1
	Grand Avenue	1/15/10	\$1,225,000	4,032	\$304	3
	Vanderbilt Avenue	3/11/10	\$440,000	3,120	\$141	2
	Waverly Avenue	6/3/10	\$860,000	2,400	\$358	3
	Willoughby Avenue	1/15/10	\$980,000	2,520	\$389	1

\*Includes 1-4 family dwellings.

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
COBBLE HILL	Amity Street	3/8/10	\$2,250,000	3,750	\$600	1
	Clinton Street	5/26/10	\$2,700,000	2,800	\$964	2
	Henry Street	2/1/10	\$2,400,000	4,800	\$500	4
	Kane Street	2/4/10	\$3,050,000	2,760	\$1,105	1
	Kane Street	1/15/10	\$3,200,000	3,960	\$808	1
	Strong Place	4/6/10	\$1,500,000	2,835	\$529	4
	Warren Street	2/17/10	\$999,000	1,696	\$589	1
COLUMBIA STREET WATERFRONT DISTRICT	Carroll Street	5/10/10	\$950,500	2,450	\$388	3
CROWN HEIGHTS	Bergen Street	1/21/10	\$425,000	3,460	\$123	3
	Bergen Street	1/12/10	\$498,000	2,865	\$174	3
	Brooklyn Avenue	3/17/10	\$700,000	4,399	\$159	2
	Carroll Street	5/13/10	\$500,000	3,312	\$151	2
	Carroll Street	4/9/10	\$700,000	2,196	\$319	1
	Crown Street	1/19/10	\$392,000	4,410	\$89	1
	Crown Street	1/22/10	\$810,000	2,380	\$340	1
	Dean Street	3/18/10	\$987,500	1,848	\$534	1
	Dean Street	5/24/10	\$780,000	4,512	\$173	1
	Dean Street	2/23/10	\$367,000	1,120	\$328	2
	East 91st Street	4/26/10	\$330,000	1,728	\$191	1
	Eastern Parkway	2/22/10	\$650,000	4,320	\$150	3
	Franklin Avenue	4/19/10	\$400,000	2,886	\$139	3
	Grand Avenue	4/12/10	\$425,000	2,304	\$184	3
	Lincoln Place	1/15/10	\$590,000	3,000	\$197	2
	Lincoln Place	3/16/10	\$585,000	3,312	\$177	2
	Lincoln Place	1/11/10	\$402,800	1,260	\$320	1
	Montgomery Street	3/17/10	\$700,000	2,722	\$257	2
	Montgomery Street	3/22/10	\$400,000	3,165	\$126	2
	Pacific Street	3/11/10	\$636,000	5,524	\$115	4
	Pacific Street	6/7/10	\$450,000	3,120	\$144	3
	Pacific Street	3/31/10	\$480,000	2,400	\$200	2
	Pacific Street	6/16/10	\$505,000	2,592	\$195	2
	Pacific Street	3/11/10	\$625,000	3,464	\$180	2
	Pacific Street	4/29/10	\$435,000	1,248	\$349	2
	Pacific Street	5/28/10	\$500,000	1,872	\$267	2
	Park Place	6/8/10	\$475,000	3,192	\$149	2
	Park Place	3/10/10	\$495,000	3,240	\$153	2
	Park Place	6/4/10	\$477,000	3,192	\$149	2
	Park Place	1/6/10	\$260,000	2,212	\$118	2
Park Place	2/11/10	\$263,000	3,492	\$75	2	

\*Includes 1-4 family dwellings.

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Park Place	4/7/10	\$235,000	3,800	\$62	3
	President Street	4/29/10	\$385,000	2,995	\$129	2
	Prospect Place	4/14/10	\$525,000	2,601	\$202	3
	Prospect Place	4/13/10	\$570,000	2,898	\$197	3
	Prospect Place	1/29/10	\$425,000	2,025	\$210	2
	Prospect Place	4/26/10	\$215,000	1,872	\$115	2
	Remsen Avenue	4/14/10	\$211,150	1,672	\$126	1
	Rogers Avenue	3/30/10	\$387,750	2,288	\$169	2
	Rogers Avenue	2/24/10	\$240,000	3,240	\$74	3
	St Johns Place	2/19/10	\$475,000	2,100	\$226	2
	St Marks Avenue	3/22/10	\$349,000	2,000	\$175	1
	St Marks Avenue	1/22/10	\$710,000	2,816	\$252	1
	St Marks Avenue	2/4/10	\$395,000	4,292	\$92	3
	St Marks Avenue	5/28/10	\$498,200	3,588	\$139	4
	St Marks Avenue	6/3/10	\$200,000	1,656	\$121	2
	St Marks Avenue	2/1/10	\$252,000	2,850	\$88	3
	Sterling Place	3/24/10	\$200,000	1,880	\$106	2
	Sterling Place	2/5/10	\$350,000	3,000	\$117	2
	Troy Avenue	3/11/10	\$247,000	3,300	\$75	2
	Union Street	2/3/10	\$430,000	1,520	\$283	1
	Union Street	3/12/10	\$350,000	4,352	\$80	1
	Union Street	4/15/10	\$409,425	2,400	\$171	2
	Washington Avenue	4/14/10	\$620,000	2,640	\$235	3
	Washington Avenue	3/29/10	\$1,030,000	3,869	\$266	3
<b>EAST WILLIAMSBURG</b>	Boerum Street	4/16/10	\$665,000	1,892	\$351	2
	Conselyea Street	2/5/10	\$790,000	2,800	\$282	3
	Conselyea Street	3/19/10	\$1,050,000	1,800	\$583	2
	Devoe Street	1/20/10	\$650,000	2,700	\$241	3
	Graham Avenue	4/15/10	\$1,025,000	2,100	\$488	3
	Leonard Street	4/12/10	\$635,000	1,152	\$551	1
	Metropolitan Avenue	1/22/10	\$725,000	2,175	\$333	3
	Powers Street	4/9/10	\$1,350,000	3,701	\$365	3
	Powers Street	3/5/10	\$700,000	1,820	\$385	2
	Powers Street	6/16/10	\$640,000	1,300	\$492	1
<b>FORT GREENE</b>	Adelphi Street	4/30/10	\$574,119	2,200	\$261	3
	Adelphi Street	3/31/10	\$960,000	3,080	\$312	4
	Adelphi Street	5/18/10	\$1,061,000	2,472	\$429	2
	Adelphi Street	2/18/10	\$1,050,000	2,984	\$352	3
	Adelphi Street	4/8/10	\$1,100,000	4,248	\$259	3
	Clermont Avenue	4/16/10	\$729,000	2,160	\$338	2

\*Includes 1-4 family dwellings.

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Clermont Avenue	4/21/10	\$1,430,000	2,752	\$520	2
	Cumberland Street	1/19/10	\$1,050,000	2,560	\$410	2
	Cumberland Street	4/12/10	\$493,750	1,260	\$392	1
	Fort Green Place	4/8/10	\$850,000	2,646	\$321	4
	Fort Greene Place	1/7/10	\$1,870,000	3,780	\$495	2
	Myrtle Avenue	4/14/10	\$700,000	2,700	\$259	3
	Myrtle Avenue	4/20/10	\$496,000	3,230	\$154	3
	South Elliot Place	6/17/10	\$900,000	3,200	\$281	4
	South Elliott Place	5/5/10	\$2,295,000	3,000	\$765	2
	South Oxford Street	4/23/10	\$1,400,000	2,970	\$471	4
	South Oxford Street	1/12/10	\$1,900,000	2,310	\$823	2
	South Oxford Street	4/23/10	\$1,175,000	1,800	\$653	1
	South Oxford Street	1/27/10	\$1,320,000	1,800	\$733	1
	Washington Park	2/25/10	\$825,000	3,084	\$268	4
	Washington Park	2/9/10	\$2,800,000	4,400	\$636	1
<b>GREENPOINT</b>	Calyer Street	3/25/10	\$765,000	3,650	\$210	3
	Eckford Street	5/24/10	\$495,000	1,950	\$254	2
	Freeman Street	3/5/10	\$675,000	1,716	\$393	2
	Humboldt Street	3/5/10	\$740,000	2,040	\$363	2
	Leonard Street	6/1/10	\$800,000	2,072	\$386	2
	Lorimer Street	6/9/10	\$350,000	1,992	\$176	2
	Meeker Avenue	5/14/10	\$536,564	3,500	\$153	2
	Meeker Avenue	1/21/10	\$485,000	1,648	\$294	2
	Meserole Avenue	3/3/10	\$760,000	2,648	\$287	2
	Monitor Street	6/3/10	\$699,000	1,536	\$455	1
	Monitor Street	6/15/10	\$753,250	2,400	\$314	2
	Monitor Street	6/17/10	\$505,000	900	\$561	1
	Norman Avenue	6/4/10	\$999,500	4,040	\$247	3
	North 7th Street	2/16/10	\$960,000	3,600	\$267	3
	North Street	2/3/10	\$820,000	3,282	\$250	3
<b>PARK SLOPE</b>	10th Street	5/4/10	\$535,000	2,295	\$233	3
	10th Street	5/13/10	\$1,150,000	1,632	\$705	2
	10th Street	6/4/10	\$1,439,000	2,018	\$713	2
	10th Street	3/18/10	\$860,000	1,680	\$512	2
	10th Street	1/8/10	\$1,399,000	2,000	\$700	2
	10th Street	1/12/10	\$1,487,500	3,300	\$451	3
	10th Street	6/21/10	\$1,900,000	3,368	\$564	2
	12th Street	2/4/10	\$725,000	1,440	\$503	1
	12th Street	6/18/10	\$1,200,000	1,416	\$847	2
	12th Street	4/19/10	\$955,000	2,700	\$354	1

\*Includes 1-4 family dwellings.

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## Townhouses

Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
13th Street	4/30/10	\$970,000	2,208	\$439	2
14th Street	3/4/10	\$1,250,000	1,920	\$651	1
14th Street	2/10/10	\$1,184,500	2,050	\$578	2
15th Street	3/29/10	\$725,000	2,244	\$323	3
2nd Street	1/11/10	\$2,125,000	3,368	\$631	2
2nd Street	2/23/10	\$2,950,000	4,660	\$633	1
2nd Street	1/14/10	\$2,700,000	4,624	\$584	1
2nd Street	4/20/10	\$2,710,000	4,660	\$582	1
3rd Avenue	1/11/10	\$588,000	2,160	\$272	3
3rd Street	6/10/10	\$2,250,000	5,208	\$432	4
4th Street	4/30/10	\$1,400,000	3,620	\$387	3
4th Street	3/31/10	\$2,550,000	2,748	\$928	2
4th Street	2/8/10	\$1,800,000	2,559	\$703	1
5th Street	2/19/10	\$1,450,000	2,250	\$644	2
6th Avenue	2/11/10	\$1,200,000	1,596	\$752	1
6th Avenue	1/28/10	\$1,675,000	4,332	\$387	2
7th Street	2/16/10	\$750,000	1,575	\$476	2
7th Street	2/26/10	\$920,000	1,740	\$529	2
8th Avenue	4/19/10	\$2,691,000	6,060	\$444	2
8th Street	4/30/10	\$760,000	2,208	\$344	2
9th Street	5/27/10	\$1,662,500	2,904	\$572	2
Baltic Street	4/20/10	\$800,000	1,470	\$544	1
Berkeley Place	6/14/10	\$3,950,000	5,586	\$707	1
Douglass Street	6/1/10	\$750,000	1,552	\$483	2
First Street	3/17/10	\$1,800,000	2,670	\$674	2
Garfield Place	4/12/10	\$2,050,000	3,240	\$633	4
Montgomery Place	3/18/10	\$3,125,000	4,788	\$653	1
Park Place	1/28/10	\$1,692,500	2,776	\$610	2
President Street	4/16/10	\$950,000	1,864	\$510	2
President Street	2/16/10	\$1,660,000	3,132	\$530	3
President Street	4/28/10	\$2,395,000	5,192	\$461	3
Prospect Place	3/31/10	\$1,150,000	2,660	\$432	2
St Marks Avenue	2/24/10	\$1,550,000	2,352	\$659	2
Union Street	6/18/10	\$1,200,000	3,025	\$397	4
<b>PROSPECT HEIGHTS</b>					
6th Avenue	5/25/10	\$950,000	2,720	\$349	2
Bergen Street	4/22/10	\$1,450,000	2,946	\$492	3
Dean Street	3/15/10	\$640,000	4,188	\$153	2
Park Place	4/16/10	\$1,800,000	4,584	\$393	2
Park Place	6/22/10	\$1,420,000	3,992	\$356	2
St. Marks Avenue	1/19/10	\$1,915,750	4,000	\$479	2
Sterling Place	4/29/10	\$1,200,000	4,240	\$283	2

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Underhill Avenue	4/15/10	\$1,925,000	4,128	\$466	2
<b>PROSPECT-LEFFERTS GARDENS</b>	Clarkson Avenue	1/15/10	\$595,000	2,606	\$228	2
	Clarkson Avenue	4/28/10	\$595,000	1,416	\$420	1
	Hawthorne Street	3/15/10	\$225,000	1,684	\$134	2
	Hawthorne Street	1/12/10	\$932,000	1,908	\$488	1
	Lefferts Avenue	4/13/10	\$765,000	1,654	\$463	1
	Lefferts Avenue	4/28/10	\$768,000	2,144	\$358	2
	Lefferts Avenue	3/8/10	\$485,000	3,162	\$153	1
	Lincoln Road	5/11/10	\$990,000	2,656	\$373	1
	Maple Street	1/28/10	\$835,000	2,180	\$383	1
	Midwood Street	4/30/10	\$940,000	2,700	\$348	1
	Midwood Street	5/3/10	\$725,000	3,342	\$217	1
	Midwood Street	5/7/10	\$499,500	3,315	\$151	2
	Nostrand Avenue	3/18/10	\$360,000	2,763	\$130	3
	Sterling Street	2/12/10	\$615,000	1,360	\$452	2
<b>RED HOOK</b>	Dwight Street	4/8/10	\$475,000	1,480	\$321	2
	King Street	1/29/10	\$633,000	1,000	\$633	1
	King Street	3/19/10	\$800,000	950	\$842	1
	King Street	2/9/10	\$770,000	950	\$811	1
	King Street	3/23/10	\$814,600	5,000	\$163	1
<b>WILLIAMSBURG NORTH SIDE</b>	Bedford Avenue	2/1/10	\$1,562,500	3,600	\$434	3
	Berry Street	4/9/10	\$865,000	4,000	\$216	4
	Grand Street	5/21/10	\$700,000	2,700	\$259	3
	Havemeyer Street	3/25/10	\$999,000	3,520	\$284	3
	Havemeyer Street	6/16/10	\$630,000	2,939	\$214	3
	Havemeyer Street	3/1/10	\$950,000	2,730	\$348	3
	North 7th Street	4/9/10	\$990,000	3,180	\$311	3
	North 7th Street	1/19/10	\$875,000	2,400	\$365	3
	North 7th Street	2/2/10	\$450,000	2,100	\$214	2
	North 8th Street	2/24/10	\$1,050,000	4,000	\$263	4
	Union Avenue	2/26/10	\$1,100,000	3,525	\$312	3
	Wythe Avenue	3/31/10	\$700,000	1,485	\$471	1
<b>WILLIAMSBURG SOUTH SIDE</b>	Bedford Avenue	1/18/10	\$540,000	3,284	\$164	1
	Clymer Street	6/8/10	\$600,000	2,976	\$202	2
	Harrison Avenue	2/16/10	\$950,000	2,960	\$321	4
	Keap Street	6/1/10	\$915,000	3,520	\$260	2
	Lynch Street	6/2/10	\$950,000	2,328	\$408	3
	Penn Street	3/12/10	\$315,000	2,400	\$131	2



## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Rutledge Street	5/26/10	\$420,000	2,460	\$171	2
	Rutledge Street	4/14/10	\$630,000	3,200	\$197	3
	South 9th Street	4/12/10	\$900,000	3,200	\$281	3
WINDSOR TERRACE	10th Avenue	1/21/10	\$1,250,000	3,192	\$392	2
	11th Avenue	2/12/10	\$950,000	3,240	\$293	2
	11th Avenue	5/12/10	\$1,150,000	2,880	\$399	3
	15th Street	1/22/10	\$560,000	976	\$574	1
	17th Street	2/3/10	\$600,000	1,540	\$390	2
	17th Street	3/5/10	\$953,000	1,184	\$805	1
	17th Street	2/11/10	\$1,300,000	2,400	\$542	1
	17th Street	6/16/10	\$975,000	2,574	\$379	2
	18th Street	3/24/10	\$600,000	800	\$750	2
	18th Street	3/18/10	\$800,000	3,072	\$260	2
	18th Street	5/7/10	\$1,090,000	2,496	\$437	4
	20th Street	3/16/10	\$650,000	1,296	\$502	2
	6th Avenue	3/22/10	\$972,500	2,025	\$480	2
	Caton Avenue	5/24/10	\$755,000	2,832	\$267	2
	East 2nd Street	5/27/10	\$675,000	1,844	\$366	2
	East 4th Street	4/14/10	\$425,000	2,114	\$201	2
	Prospect Avenue	6/3/10	\$1,175,000	1,620	\$725	2
	Prospect Avenue	4/23/10	\$875,000	1,565	\$559	2
	Prospect Avenue	3/25/10	\$1,312,500	3,000	\$438	2
	Seeley Street	4/13/10	\$990,000	2,140	\$463	1
	Terrace Place	5/3/10	\$1,100,000	3,705	\$297	2
	Windsor Place	2/4/10	\$1,125,000	3,192	\$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.

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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While information is believed true, no guaranty is made of accuracy.

# BROWN HARRIS STEVENS

## PARK AVENUE

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

## EDWARD LEE CAVE DIVISION

790 Madison Avenue  
Caroline Guthrie  
President, Edward Lee Cave Division

## UPPER EAST SIDE

1121 Madison Avenue  
Peter Marra  
Executive Vice President, Managing Director of Sales

## WEST SIDE

1926 Broadway  
Jim Gricar  
Executive Vice President, Managing Director of Sales

## DOWNTOWN

2 Fifth Avenue  
43 North Moore at Hudson Street  
Kevin Kovesci  
Executive Vice President, Managing Director of Sales

## BROOKLYN HEIGHTS

129 Montague Street  
Christopher Thomas  
Executive Vice President, Managing Director of Sales

## PARK SLOPE

100 Seventh Avenue  
MaryAnn Albano  
Executive Vice President, Managing Director of Sales

## NEW DEVELOPMENT

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

## NEW YORK CITY

## PALM BEACH

## THE HAMPTONS

## THE NORTH FORK