

# BROWN HARRIS STEVENS

Established 1873

## Brooklyn Residential Market Report

Second Half 2009



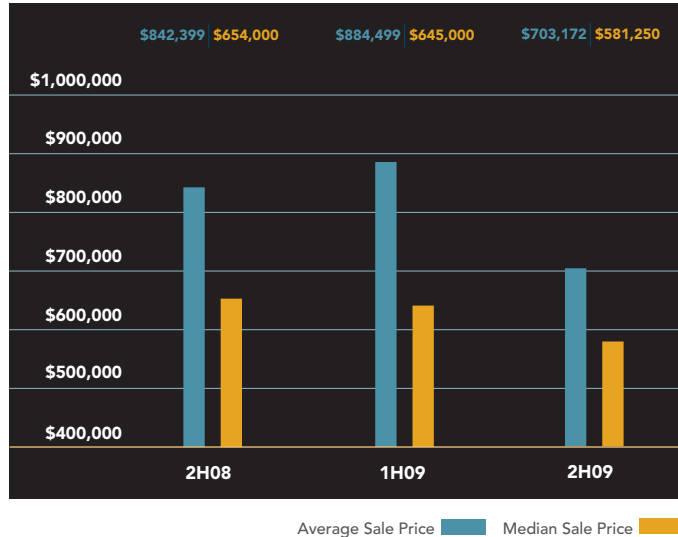
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**CHRISTIE'S**  
GREAT ESTATES

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

The median apartment price in this market fell 11% over the past year, to \$581,250. A large number of closings at the new development 360 Furman Street helped to inflate the average condo price per square foot a year ago. Without similar closings this year, this figure fell 20% to \$686. Co-op prices posted a much smaller decline, as their average price per room was just 6% below the second half of 2008.

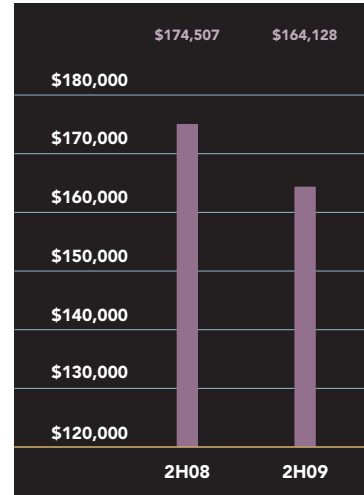
### Cooperative & Condominium

Average &amp; Median Price



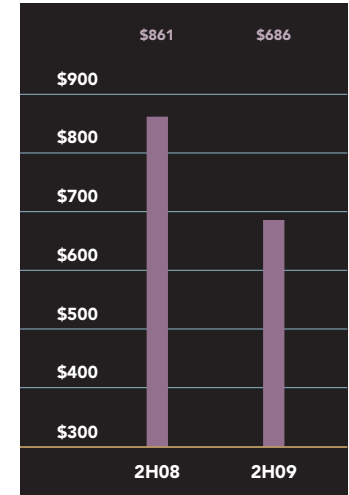
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

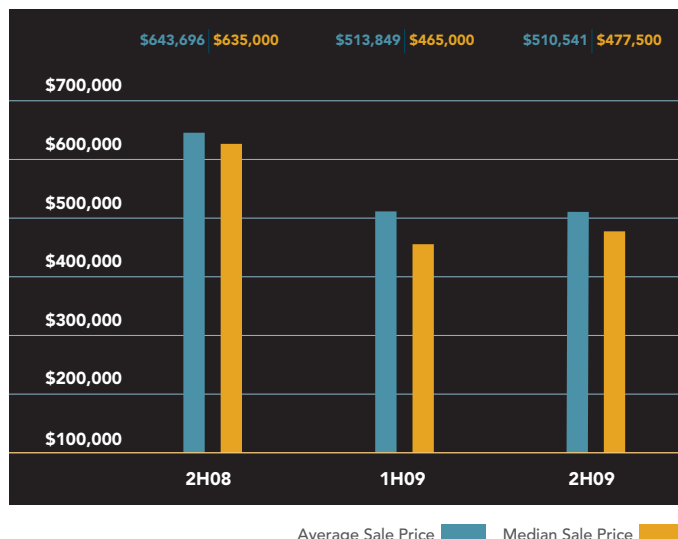


## Boerum Hill-Clinton Hill-Fort Greene

A large number of closings at 1 Hanson Place a year ago helped to inflate the average price in this area. This was one reason the average price fell 21% over the past year to \$510,541. Co-op prices were also softer in this market, as the average price per room for these apartments fell 18% from the second half of 2008.

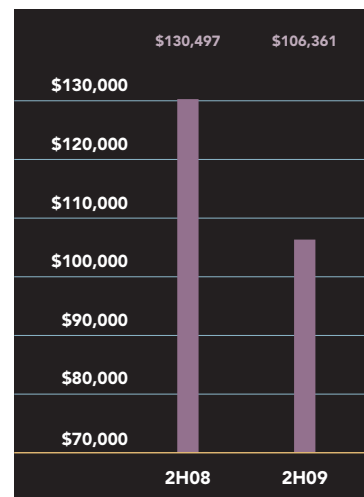
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Average &amp; Median Price



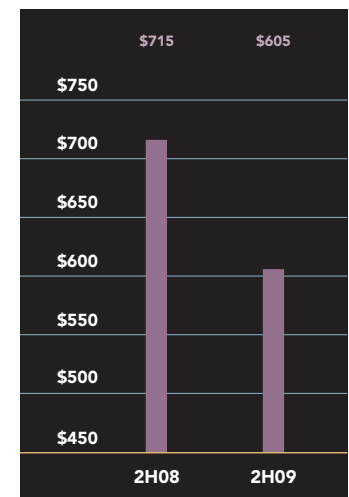
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

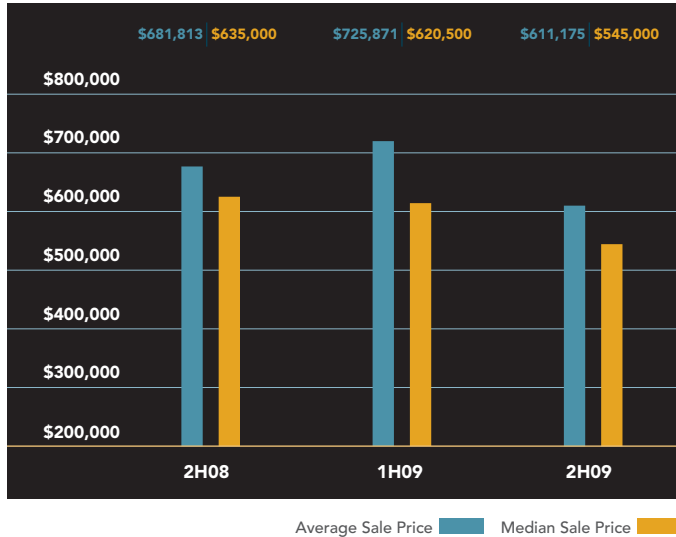


## Park Slope-Prospect Heights

At an average of \$611,175, prices for apartments in Park Slope and Prospect Heights were 10% below a year ago. The median price posted a higher decline, falling 14% from the second half of 2008 to \$545,000.

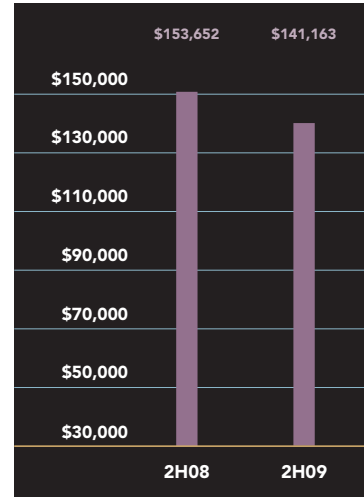
### Cooperative & Condominium

Average & Median Price



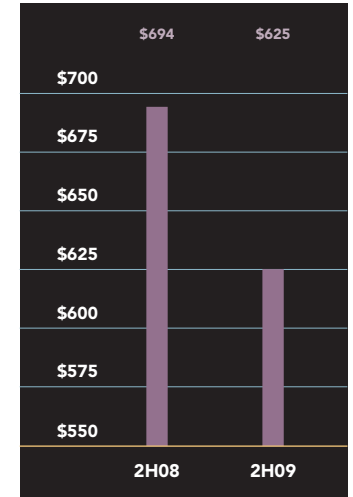
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

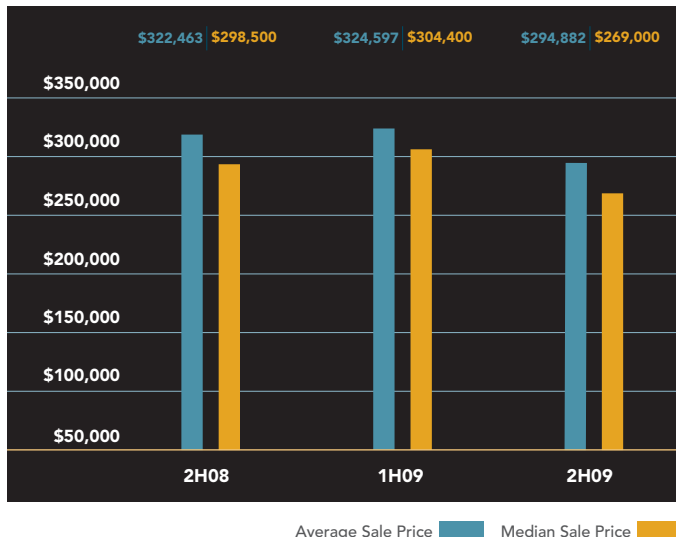


## Bay Ridge-Sunset Park

In Bay Ridge and Sunset Park, apartment closing prices averaged \$294,882 in the second half of 2009, 9% less than a year ago. Declines were greater for condos, as their average price per square foot fell 14% during this time to \$453.

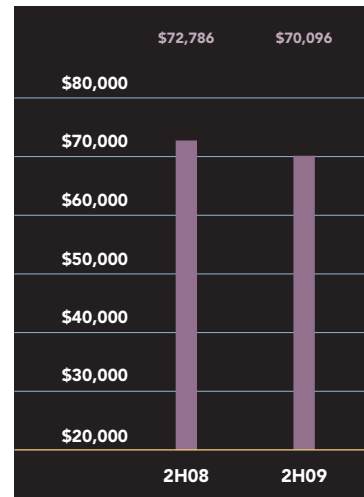
### Cooperative & Condominium

Average & Median Price



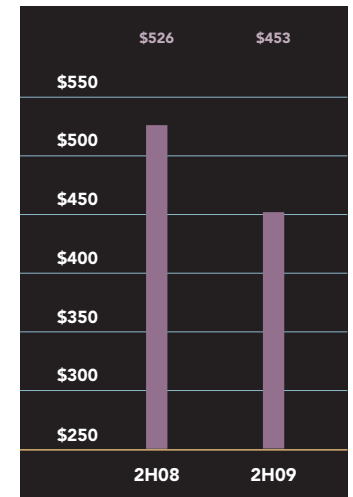
### Cooperative

Average Price Per Room



### Condominium

Average Price Per Square Foot

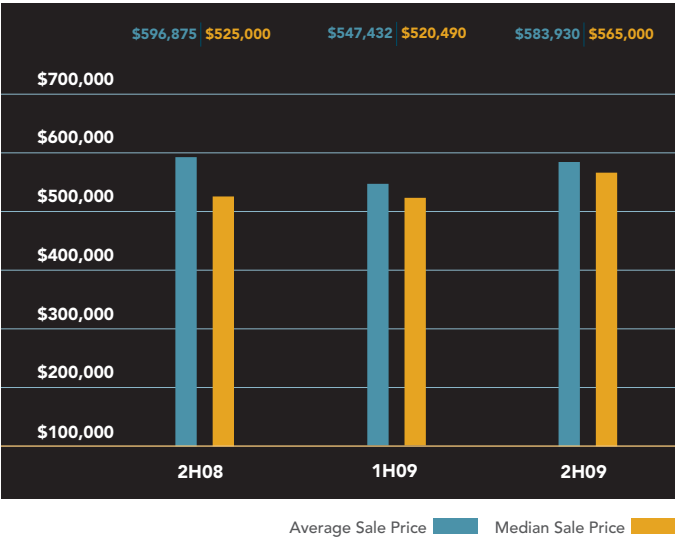


## Greenpoint-Williamsburg

While the median price rose compared to 2008's second half for apartments in Greenpoint and Williamsburg, this was due primarily to an increase in the size of units purchased. Apartments sold in the second half of 2009 were, on average, 7% bigger than a year ago.

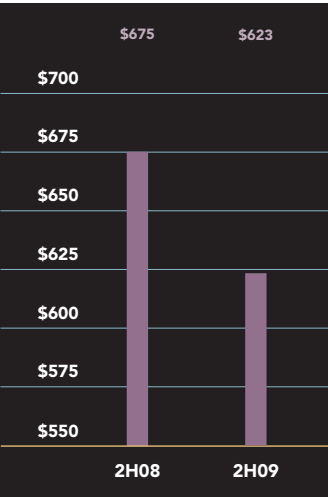
### Cooperative & Condominium

Average & Median Price



### Condominium

Average Price Per Square Foot

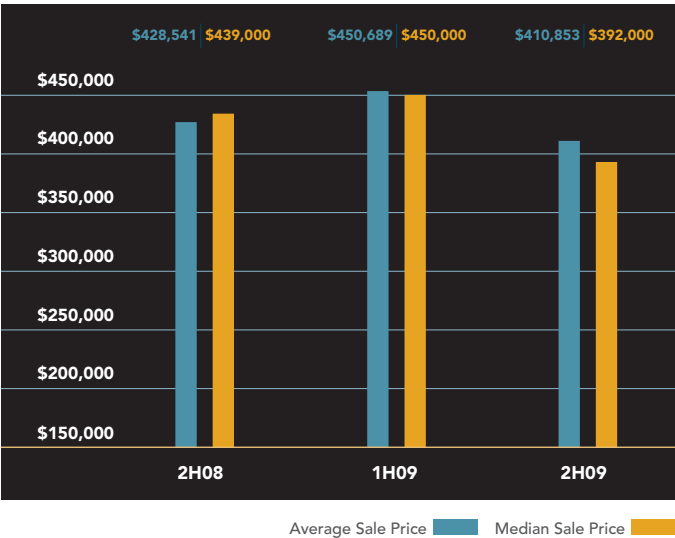


## Bedford Stuyvesant-Crown Heights

The median price for apartments in Bedford Stuyvesant and Crown Heights of \$392,000 during the second half of 2009 was 11% lower than a year ago. On a per square foot basis, the average condo price fell 18% over the past year in this market to \$373.

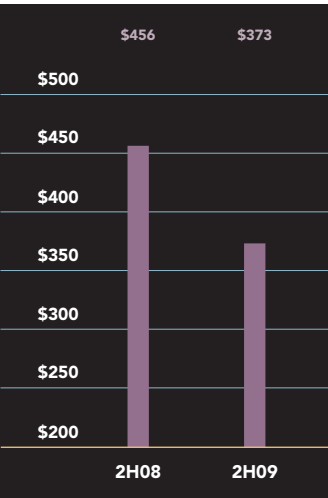
### Cooperative & Condominium

Average & Median Price



### Condominium

Average Price Per Square Foot



# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BAY RIDGE	100th Street	12/7/09	\$700,000	2,800	\$250	2
	100th Street	7/8/09	\$575,000	2,296	\$250	2
	3rd Avenue	7/27/09	\$1,100,000	4,312	\$255	3
	3rd Avenue	7/29/09	\$900,000	4,500	\$200	3
	5th Avenue	8/14/09	\$965,000	3,950	\$244	3
	5th Avenue	7/15/09	\$988,011	3,654	\$270	3
	67th Street	7/2/09	\$688,000	1,990	\$346	2
	67th Street	8/10/09	\$349,500	844	\$414	1
	67th Street	9/16/09	\$835,000	3,067	\$272	2
	68th Street	7/30/09	\$585,000	1,254	\$467	1
	68th Street	8/5/09	\$600,000	1,254	\$478	1
	68th Street	8/10/09	\$400,000	1,880	\$213	1
	6th Avenue	12/23/09	\$300,000	2,772	\$108	2
	70th Street	9/29/09	\$825,000	2,244	\$368	2
	71st Street	7/29/09	\$855,000	2,432	\$352	2
	72nd Street	11/10/09	\$725,000	2,048	\$354	1
	72nd Street	7/27/09	\$525,000	1,880	\$279	1
	72nd Street	12/10/09	\$775,000	1,944	\$399	3
	73rd Street	7/28/09	\$535,000	1,264	\$423	1
	73rd Street	11/24/09	\$606,500	1,216	\$499	1
	73rd Street	7/13/09	\$640,000	2,850	\$225	2
	73rd Street	12/28/09	\$640,000	2,850	\$225	2
	73rd Street	11/17/09	\$695,000	2,344	\$297	2
	74th Street	7/30/09	\$800,000	3,480	\$230	2
	74th Street	7/30/09	\$800,000	2,280	\$351	2
	74th Street	11/2/09	\$750,000	2,083	\$360	1
	74th Street	10/29/09	\$690,000	3,120	\$221	3
	76th Street	8/7/09	\$675,000	2,130	\$317	2
	76th Street	12/11/09	\$800,000	1,804	\$443	2
	76th Street	8/26/09	\$670,000	1,580	\$424	2
	77th Street	11/30/09	\$690,000	1,666	\$414	1
	78th Street	12/30/09	\$705,000	1,710	\$412	1
	78th Street	10/1/09	\$790,000	1,408	\$561	1
	79th Street	9/17/09	\$773,000	1,264	\$612	1
	79th Street	10/13/09	\$870,000	2,331	\$373	2
	79th Street	8/28/09	\$799,000	2,453	\$326	1
	7th Avenue	8/26/09	\$560,000	1,900	\$295	1
	7th Avenue	9/21/09	\$765,000	2,560	\$299	2
	80th Street	11/16/09	\$792,500	1,750	\$453	1
	81st Street	7/29/09	\$620,000	1,600	\$388	1
	81st Street	10/2/09	\$650,000	2,240	\$290	3
	83rd Street	7/2/09	\$1,400,000	3,011	\$465	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
84th Street	9/1/09	\$1,575,000	2,855	\$552	1
84th Street	9/16/09	\$735,000	1,840	\$399	1
85th Street	9/18/09	\$1,300,000	3,190	\$408	2
85th Street	12/10/09	\$797,000	2,514	\$317	1
86th Street	10/23/09	\$960,000	2,193	\$438	1
86th Street	7/29/09	\$975,000	4,124	\$236	3
87th Street	7/15/09	\$640,000	1,952	\$328	1
88th Street	11/4/09	\$845,000	2,640	\$320	2
88th Street	10/23/09	\$645,000	1,280	\$504	1
88th Street	7/28/09	\$605,000	2,052	\$295	1
89th Street	10/2/09	\$875,000	1,480	\$591	1
89th Street	7/16/09	\$558,000	1,630	\$342	1
89th Street	8/6/09	\$635,000	2,460	\$258	2
90th Street	8/27/09	\$857,500	1,440	\$595	1
91st Street	11/19/09	\$700,000	1,376	\$509	1
91st Street	10/27/09	\$875,000	1,408	\$621	1
91st Street	8/13/09	\$735,000	1,408	\$522	1
92nd Street	10/23/09	\$870,000	2,400	\$363	2
92nd Street	9/11/09	\$490,000	1,160	\$422	1
93rd Street	8/3/09	\$880,000	1,456	\$604	1
95th Street	8/27/09	\$735,000	1,980	\$371	2
96th Street	7/23/09	\$735,000	1,640	\$448	1
Bay Cliff Terrace	7/28/09	\$545,000	1,567	\$348	1
Bay Ridge Avenue	9/22/09	\$600,000	2,620	\$229	2
Bay Ridge Place	10/29/09	\$585,000	1,400	\$418	1
Bergen Place	8/4/09	\$515,000	1,318	\$391	1
Colonial Road	9/2/09	\$525,000	1,330	\$395	1
Colonial Road	12/14/09	\$940,000	2,495	\$377	1
Colonial Road	11/13/09	\$640,000	3,400	\$188	2
Colonial Road	9/29/09	\$810,000	2,970	\$273	2
Gelston Avenue	10/15/09	\$650,000	1,944	\$334	2
Harbor View Terrace	9/18/09	\$1,900,000	3,274	\$580	1
Lafayette Walk	8/20/09	\$480,000	910	\$527	1
Louise Terrace	10/15/09	\$515,000	1,224	\$421	1
Narrows Avenue	11/13/09	\$795,000	2,504	\$317	2
Narrows Avenue	8/12/09	\$960,000	2,169	\$443	1
Narrows Avenue	9/16/09	\$1,570,000	3,074	\$511	1
Ridge Boulevard	10/16/09	\$1,100,000	3,410	\$323	1
Senator Street	7/17/09	\$825,000	2,880	\$286	2
Senator Street	10/8/09	\$850,000	2,616	\$325	2
Senator Street	10/15/09	\$870,000	2,616	\$333	2
Wakeman Place	8/31/09	\$740,000	2,610	\$284	2

\*Includes 1-4 family dwellings.

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# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
BEDFORD STUYVESANT	Albany Avenue	8/19/09	\$650,000	2,800	\$232	2
	Atlantic Avenue	11/5/09	\$251,000	2,080	\$121	2
	Bainbridge Street	7/17/09	\$525,000	2,331	\$225	3
	Bainbridge Street	9/25/09	\$400,000	2,700	\$148	2
	Broadway	9/11/09	\$375,000	2,306	\$163	2
	Chauncey Street	11/2/09	\$300,000	4,500	\$67	3
	Chauncey Street	11/5/09	\$380,000	3,380	\$112	2
	Chauncey Street	12/2/09	\$410,000	3,600	\$114	3
	Chauncey Street	10/29/09	\$260,000	2,700	\$96	3
	Clifton Place	9/17/09	\$445,000	2,475	\$180	1
	Dean Street	11/5/09	\$435,000	2,876	\$151	3
	Decatur Street	11/10/09	\$400,000	1,938	\$206	2
	Decatur Street	11/25/09	\$630,000	2,706	\$233	2
	Decatur Street	12/17/09	\$496,000	2,700	\$184	2
	Decatur Street	8/28/09	\$439,000	2,700	\$163	2
	Decatur Street	10/1/09	\$525,000	2,700	\$194	2
	Dekalb Avenue	7/30/09	\$450,456	3,000	\$150	2
	Dekalb Avenue	8/18/09	\$675,000	4,288	\$157	3
	Dewey Place	9/17/09	\$180,200	1,322	\$136	1
	East Parkway EXT	8/10/09	\$565,000	2,700	\$209	3
	Ellery Street	9/10/09	\$500,000	2,916	\$171	2
	Franklin Avenue	8/20/09	\$250,000	2,752	\$91	3
	Franklin Avenue	8/5/09	\$900,000	2,016	\$446	3
	Franklin Avenue	12/21/09	\$300,000	1,890	\$159	3
	Gates Avenue	11/12/09	\$967,000	4,281	\$226	3
	Gates Avenue	9/16/09	\$540,000	2,880	\$188	2
	Gates Avenue	9/3/09	\$455,000	2,880	\$158	2
	Greene Avenue	7/14/09	\$380,000	3,360	\$113	4
	Greene Avenue	10/15/09	\$295,000	3,600	\$82	3
	Gunther Place	9/8/09	\$525,000	1,530	\$343	2
	Halsey Street	12/16/09	\$480,000	2,040	\$235	1
	Halsey Street	7/21/09	\$650,000	3,240	\$201	2
	Halsey Street	7/30/09	\$464,000	2,202	\$211	2
	Halsey Street	9/3/09	\$257,500	2,437	\$106	3
	Halsey Street	10/29/09	\$651,900	4,180	\$156	3
	Halsey Street	12/14/09	\$630,000	2,160	\$292	4
	Hancock Street	8/17/09	\$575,000	3,464	\$166	2
	Hancock Street	9/30/09	\$570,000	3,600	\$158	2
	Hancock Street	11/30/09	\$535,000	3,464	\$154	2
	Hancock Street	8/18/09	\$399,000	2,103	\$190	2
	Hancock Street	10/29/09	\$609,000	2,940	\$207	2
	Hancock Street	12/4/09	\$635,000	2,964	\$214	3

\*Includes 1-4 family dwellings.

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## Townhouses

Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
Hart Street	11/18/09	\$285,000	2,220	\$128	2
Herkimer Street	7/28/09	\$593,600	3,000	\$198	3
Herkimer Street	7/28/09	\$571,200	3,000	\$190	3
Herkimer Street	12/22/09	\$486,500	2,985	\$163	2
Herkimer Street	10/22/09	\$400,000	2,565	\$156	2
Howard Avenue	8/31/09	\$279,000	1,312	\$213	2
Hull Street	10/16/09	\$420,213	2,373	\$177	2
Jardine Place	11/25/09	\$317,000	2,040	\$155	2
Jefferson Avenue	7/28/09	\$645,000	3,728	\$173	1
Jefferson Avenue	11/16/09	\$810,000	2,348	\$345	2
Jefferson Avenue	12/15/09	\$650,000	2,235	\$291	3
Jefferson Avenue	12/18/09	\$780,000	3,680	\$212	4
Jefferson Avenue	8/4/09	\$465,000	3,024	\$154	2
Jefferson Avenue	9/29/09	\$365,000	2,352	\$155	2
Jefferson Avenue	10/15/09	\$600,000	2,640	\$227	2
Jefferson Avenue	7/15/09	\$415,000	2,408	\$172	2
Kosciuszko Street	9/14/09	\$490,000	n/a	n/a	2
Kosciuszko Street	12/14/09	\$450,000	3,512	\$128	2
Lafayette Avenue	10/1/09	\$405,000	2,040	\$199	4
Lafayette Avenue	7/2/09	\$395,000	2,700	\$146	3
Lewis Avenue	8/5/09	\$625,000	1,996	\$313	2
Lexington Avenue	8/28/09	\$636,000	2,575	\$247	3
Lexington Avenue	7/21/09	\$462,000	2,025	\$228	2
Lexington Avenue	10/22/09	\$145,750	2,001	\$73	1
Lexington Avenue	7/23/09	\$404,000	2,205	\$183	2
MacDonough Street	9/30/09	\$550,000	2,268	\$243	2
MacDonough Street	10/9/09	\$335,000	3,240	\$103	3
MacDonough Street	10/19/09	\$649,000	2,571	\$252	2
MacDonough Street	8/4/09	\$330,000	2,550	\$129	2
MacDonough Street	10/23/09	\$420,000	2,328	\$180	2
MacDonough Street	7/20/09	\$340,000	3,420	\$99	3
Macon Street	12/8/09	\$540,000	3,464	\$156	2
Macon Street	12/22/09	\$305,000	3,800	\$80	3
Macon Street	11/12/09	\$613,000	2,436	\$252	2
Macon Street	7/2/09	\$390,000	3,240	\$120	4
Macon Street	7/22/09	\$650,000	4,226	\$154	3
Madison Street	9/15/09	\$140,000	1,368	\$102	1
Madison Street	7/21/09	\$300,000	3,168	\$95	2
Madison Street	12/29/09	\$325,000	3,600	\$90	3
Malcolm X Boulevard	9/24/09	\$600,000	2,598	\$231	2
Marcy Avenue	11/12/09	\$345,000	3,012	\$115	2
Marion Street	10/5/09	\$565,000	3,420	\$165	3

\*Includes 1-4 family dwellings.

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Marion Street	7/9/09	\$430,000	2,612	\$165	2
Marion Street	8/25/09	\$492,900	2,700	\$183	2
Monroe Street	7/30/09	\$689,000	2,552	\$270	2
Monroe Street	8/13/09	\$570,000	2,790	\$204	2
Monroe Street	10/7/09	\$440,000	3,999	\$110	3
Monroe Street	8/12/09	\$547,000	2,040	\$268	3
Monroe Street	7/14/09	\$375,000	3,000	\$125	2
Monroe Street	8/28/09	\$625,000	2,400	\$260	2
Monroe Street	12/22/09	\$595,000	4,600	\$129	3
Myrtle Avenue	7/2/09	\$800,000	4,400	\$182	3
Myrtle Avenue	10/28/09	\$600,000	2,536	\$237	2
Nostrand Avenue	8/12/09	\$300,000	1,944	\$154	2
Nostrand Avenue	9/30/09	\$750,000	3,490	\$215	2
Park Avenue	12/1/09	\$496,650	2,916	\$170	2
Park Avenue	10/30/09	\$428,000	1,620	\$264	2
Pulaski Street	12/3/09	\$457,000	2,736	\$167	1
Pulaski Street	12/18/09	\$230,000	2,364	\$97	1
Pulaski Street	11/20/09	\$450,000	2,370	\$190	2
Putnam Avenue	12/11/09	\$650,000	3,200	\$203	2
Putnam Avenue	12/22/09	\$640,000	2,520	\$254	2
Putnam Avenue	8/4/09	\$733,000	3,148	\$233	3
Putnam Avenue	10/16/09	\$642,000	3,648	\$176	2
Putnam Avenue	9/15/09	\$612,000	2,532	\$242	2
Putnam Avenue	9/16/09	\$550,000	4,240	\$130	2
Quincy Street	12/3/09	\$567,100	2,520	\$225	2
Quincy Street	10/1/09	\$275,000	2,316	\$119	4
Quincy Street	12/7/09	\$760,000	2,660	\$286	1
Quincy Street	10/27/09	\$300,000	2,840	\$106	2
Quincy Street	12/10/09	\$638,000	4,404	\$145	3
Quincy Street	11/23/09	\$375,000	4,200	\$89	3
Rockaway Avenue	7/24/09	\$473,500	2,245	\$211	2
Sandford Street	11/9/09	\$400,000	1,920	\$208	2
Saratoga Avenue	7/27/09	\$450,000	4,945	\$91	3
Somers Street	11/25/09	\$341,700	3,300	\$104	3
Stuyvesant Avenue	7/2/09	\$535,000	2,820	\$190	2
Tompkins Avenue	8/21/09	\$287,500	2,262	\$127	2
Van Buren Street	7/28/09	\$600,000	2,598	\$231	2
Van Buren Street	10/29/09	\$310,000	2,655	\$117	2
Van Buren Street	10/22/09	\$175,000	3,000	\$58	2
Vernon Avenue	12/31/09	\$547,500	2,532	\$216	2
Vernon Avenue	12/7/09	\$540,600	2,532	\$214	1
Verona Place	12/16/09	\$639,500	3,420	\$187	2

\*Includes 1-4 family dwellings.

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Willoughby Avenue	8/5/09	\$219,000	2,520	\$87	2
	Willoughby Avenue	10/5/09	\$400,000	3,040	\$132	3
BOERUM HILL	4th Avenue	12/11/09	\$650,000	3,000	\$217	3
	Bergen Street	8/12/09	\$1,880,000	3,171	\$593	4
	Bergen Street	7/23/09	\$2,150,000	3,104	\$693	2
	Bond Street	11/6/09	\$1,400,000	2,700	\$519	2
	Carroll Street	7/23/09	\$650,000	3,160	\$206	3
	Dean Street	12/3/09	\$1,400,000	4,000	\$350	3
	Dean Street	9/23/09	\$1,390,000	2,880	\$483	2
	Degraw Street	8/19/09	\$1,745,000	2,720	\$642	2
	Douglass Street	8/20/09	\$1,650,000	3,564	\$463	2
	Nevins Street	8/5/09	\$1,200,000	2,064	\$581	1
	St Marks Place	12/1/09	\$1,100,000	3,600	\$306	3
	State Street	8/27/09	\$1,800,000	3,024	\$595	2
	State Street	12/16/09	\$1,290,000	4,024	\$321	1
	Wyckoff Street	7/20/09	\$1,130,000	1,772	\$638	1
	Wyckoff Street	8/5/09	\$1,516,500	2,736	\$554	2
BROOKLYN HEIGHTS	Joralemon Street	12/7/09	\$1,075,000	2,888	\$372	2
	Sidney Place	11/9/09	\$3,310,000	4,670	\$709	2
	State Street	8/20/09	\$3,050,000	n/a	n/a	1
	State Street	10/9/09	\$3,400,000	5,041	\$674	2
	Willow Street	8/4/09	\$5,000,000	5,780	\$865	2
	Willow Place	7/2/09	\$1,300,000	2,920	\$445	2
CARROLL GARDENS	1st Street	7/20/09	\$1,050,000	1,728	\$608	2
	2nd Street	11/25/09	\$900,000	1,704	\$528	2
	2nd Street	7/2/09	\$1,086,312	1,020	\$1,065	1
	3rd Street	7/24/09	\$1,690,000	3,040	\$556	2
	4th Place	10/15/09	\$1,222,000	2,590	\$472	2
	Clinton Street	7/10/09	\$710,000	2,800	\$254	3
	Degraw Street	12/23/09	\$740,000	2,520	\$294	2
	Hoyt Street	8/12/09	\$1,250,000	1,710	\$731	1
	President Street	8/14/09	\$1,345,000	3,320	\$405	3
	President Street	12/17/09	\$2,100,000	3,888	\$540	4
	President Street	12/7/09	\$1,250,000	2,160	\$579	2
	Sackett Street	10/7/09	\$1,075,000	2,400	\$448	1
	West 9th Street	12/4/09	\$970,000	2,040	\$475	3
	Woodhull Street	8/20/09	\$1,200,000	3,600	\$333	4
	Woodhull Street	9/10/09	\$999,000	2,464	\$405	4

\*Includes 1-4 family dwellings.

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# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
CLINTON HILL	Cambridge Place	7/16/09	\$825,000	2,700	\$306	2
	Clifton Place	9/24/09	\$850,000	2,346	\$362	1
	Clifton Place	9/18/09	\$1,200,000	2,214	\$542	2
	Grand Avenue	10/7/09	\$525,000	2,520	\$208	2
	Grand Avenue	10/14/09	\$1,144,330	4,056	\$282	2
	Greene Avenue	10/30/09	\$1,192,575	3,587	\$332	3
	Lafayette Avenue	9/4/09	\$1,455,000	3,124	\$466	3
	Lefferts Place	11/9/09	\$950,000	2,880	\$330	2
	St James Place	11/6/09	\$1,555,000	3,200	\$486	2
	St James Place	9/22/09	\$1,400,000	3,200	\$438	2
	St James Place	10/1/09	\$1,135,000	1,649	\$688	2
	St James Place	9/22/09	\$1,050,000	2,304	\$456	2
	Vanderbilt Avenue	12/24/09	\$375,000	1,518	\$247	2
	Vanderbilt Avenue	11/17/09	\$925,000	2,700	\$343	3
	Vanderbilt Avenue	7/2/09	\$995,000	3,960	\$251	3
	Vanderbilt Avenue	9/18/09	\$1,125,000	3,696	\$304	2
	Vanderbilt Avenue	7/17/09	\$324,500	3,120	\$104	2
	Washington Avenue	12/18/09	\$1,655,000	3,780	\$438	2
	Waverly Avenue	11/25/09	\$870,000	3,000	\$290	3
	Waverly Avenue	10/27/09	\$425,000	2,800	\$152	2
COBBLE HILL	Baltic Street	12/4/09	\$1,600,000	2,560	\$625	2
	Butler Street	9/3/09	\$2,800,000	3,000	\$933	2
	Cheever Place	9/30/09	\$1,945,000	3,360	\$579	3
	Congress Street	7/17/09	\$3,132,000	4,120	\$760	2
	Kane Street	11/20/09	\$1,615,000	2,016	\$801	4
	Pacific Street	8/14/09	\$2,225,000	2,756	\$807	1
	Warren Street	8/17/09	\$1,518,000	2,400	\$633	4
	Wyckoff Street	12/23/09	\$1,550,000	1,785	\$868	3
COLUMBIA STREET WATERFRONT DISTRICT	Summit Street	8/18/09	\$900,000	2,970	\$303	3
CROWN HEIGHTS	Albany Avenue	9/18/09	\$310,000	3,450	\$90	2
	Albany Avenue	9/18/09	\$315,000	3,450	\$91	2
	Bergen Street	7/1/09	\$730,000	3,552	\$206	2
	Bergen Street	7/14/09	\$550,000	4,970	\$111	3
	Carroll Street	12/1/09	\$1,400,000	2,620	\$534	1
	Carroll Street	11/17/09	\$812,000	3,918	\$207	1
	Carroll Street	11/23/09	\$498,500	1,718	\$290	1
	Dean Street	8/14/09	\$555,000	3,210	\$173	3
	Dean Street	10/20/09	\$550,000	3,168	\$174	4

\*Includes 1-4 family dwellings.

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## Townhouses

Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
East 92nd Street	11/19/09	\$330,000	2,040	\$162	1
Eastern Parkway	11/25/09	\$622,500	2,280	\$273	2
Eastern Parkway	12/1/09	\$550,000	2,208	\$249	2
Eastern Parkway	9/8/09	\$542,720	2,863	\$190	3
Eastern Parkway	10/6/09	\$550,000	2,448	\$225	2
Fenimore Street	9/21/09	\$700,000	4,100	\$171	3
Franklin Avenue	8/19/09	\$620,000	2,497	\$248	3
Lincoln Place	8/11/09	\$520,000	1,560	\$333	2
Lincoln Place	10/16/09	\$729,000	3,432	\$212	2
Lincoln Place	10/6/09	\$468,000	2,016	\$232	2
Montgomery Street	8/31/09	\$375,000	3,165	\$118	2
Nostrand Avenue	10/19/09	\$730,000	3,093	\$236	3
Pacific Street	11/30/09	\$460,000	2,560	\$180	2
Park Place	7/2/09	\$1,250,000	8,360	\$150	4
Park Place	12/17/09	\$665,000	2,112	\$315	2
Park Place	12/11/09	\$335,000	2,940	\$114	2
Park Place	12/11/09	\$265,000	1,231	\$215	1
Park Place	9/29/09	\$155,000	3,492	\$44	2
Park Place	9/14/09	\$388,000	4,400	\$88	3
Park Place	10/6/09	\$441,000	4,428	\$100	3
President Street	12/21/09	\$383,800	2,606	\$147	1
Prospect Place	7/27/09	\$965,000	5,268	\$183	4
Prospect Place	11/12/09	\$500,000	1,690	\$296	1
Prospect Place	8/19/09	\$650,000	3,296	\$197	4
Rogers Avenue	10/16/09	\$350,000	2,970	\$118	3
St Francis Place	7/21/09	\$310,000	2,040	\$152	1
St Johns Place	9/23/09	\$815,000	2,660	\$306	2
St Johns Place	11/11/09	\$280,000	1,294	\$216	1
St Johns Place	11/13/09	\$475,000	2,565	\$185	2
St Marks Avenue	12/17/09	\$564,500	3,300	\$171	4
St Marks Avenue	9/25/09	\$145,000	2,000	\$73	1
St Marks Avenue	12/8/09	\$544,000	2,400	\$227	3
St Marks Avenue	10/29/09	\$585,000	2,748	\$213	3
Sterling Place	10/7/09	\$660,000	3,000	\$220	3
Sterling Place	10/13/09	\$600,000	2,988	\$201	3
Sterling Place	12/22/09	\$412,000	1,720	\$240	2
Sterling Place	11/20/09	\$620,000	2,622	\$236	2
Sterling Place	9/29/09	\$296,800	1,758	\$169	2
Sullivan Place	10/23/09	\$426,000	2,424	\$176	2
Tapscott Street	9/1/09	\$516,000	2,536	\$203	2
Union Street	12/30/09	\$667,500	2,152	\$310	2
Union Street	12/8/09	\$540,000	2,088	\$259	2

\*Includes 1-4 family dwellings.

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# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Virginia Place	7/1/09	\$615,000	3,240	\$190	2
EAST WILLIAMSBURG	Boerum Street	9/2/09	\$300,000	1,892	\$159	2
	Conselyea Street	9/24/09	\$930,000	2,100	\$443	3
	Devoe Street	8/12/09	\$837,500	2,304	\$363	1
	Grand Street	8/11/09	\$850,000	2,880	\$295	3
	Jackson Street	8/6/09	\$733,000	1,400	\$524	2
	Montrose Avenue	8/19/09	\$750,000	1,890	\$397	3
	Scholes Street	10/27/09	\$990,000	3,500	\$283	1
	Sharon Street	7/14/09	\$499,999	1,386	\$361	1
	Skillman Avenue	10/6/09	\$651,000	1,782	\$365	2
FORT GREENE	Adelphi Street	11/30/09	\$1,050,000	2,560	\$410	2
	Adelphi Street	11/20/09	\$1,925,000	2,970	\$648	4
	Adelphi Street	11/25/09	\$820,000	2,048	\$400	1
	Carlton Avenue	10/16/09	\$375,000	2,562	\$146	2
	Clermont Avenue	10/16/09	\$865,000	2,052	\$422	2
	Cumberland Street	10/15/09	\$696,000	3,040	\$229	2
	Dean Street	10/8/09	\$425,000	3,180	\$134	2
	North Elliot Place	9/11/09	\$375,000	2,340	\$160	2
	North Elliot Place	10/8/09	\$660,000	1,785	\$370	3
	South Elliot Place	7/29/09	\$2,700,000	3,600	\$750	1
	South Portland Ave	8/21/09	\$2,395,000	4,248	\$564	1
	South Portland Ave	11/20/09	\$900,000	2,400	\$375	1
GREENPOINT	Beadel Street	11/30/09	\$570,000	2,000	\$285	2
	Broome Street	9/8/09	\$650,000	2,208	\$294	1
	Calyer Street	8/31/09	\$925,000	1,980	\$467	2
	Eckford Street	8/13/09	\$878,000	2,508	\$350	3
	Eckford Street	12/10/09	\$816,000	2,244	\$364	3
	Eckford Street	12/17/09	\$700,000	2,982	\$235	2
	Eckford Street	9/8/09	\$499,000	2,100	\$238	3
	Franklin Street	11/6/09	\$900,000	3,720	\$242	3
	Greenpoint Avenue	12/22/09	\$750,000	3,100	\$242	3
	Guernsey Street	11/5/09	\$920,000	3,000	\$307	3
	Guernsey Street	10/8/09	\$765,000	1,680	\$455	1
	Humboldt Street	12/31/09	\$660,400	1,995	\$331	2
	Humboldt Street	9/2/09	\$715,000	2,236	\$320	2
	India Street	11/17/09	\$799,000	1,340	\$596	2
	India Street	9/2/09	\$1,030,000	4,000	\$258	4
	Leonard Street	12/18/09	\$710,000	1,632	\$435	3
	Meeker Avenue	10/20/09	\$805,000	1,950	\$413	3

\*Includes 1-4 family dwellings.

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Milton Street	8/26/09	\$1,100,000	6,676	\$165	3
	Norman Avenue	7/2/09	\$775,000	2,950	\$263	3
	North Henry Street	10/14/09	\$887,500	2,334	\$380	3
	North Henry Street	9/29/09	\$730,000	2,700	\$270	2
	North Henry Street	11/24/09	\$740,000	3,000	\$247	1
PARK SLOPE	10th Street	10/14/09	\$1,210,000	2,104	\$575	2
	10th Street	7/28/09	\$1,700,000	2,400	\$708	2
	10th Street	8/14/09	\$1,500,000	2,052	\$731	2
	10th Street	12/23/09	\$1,570,000	2,430	\$646	3
	11th Street	10/23/09	\$1,055,000	1,800	\$586	2
	11th Street	9/23/09	\$500,000	1,674	\$299	1
	11th Street	7/7/09	\$920,000	2,004	\$459	1
	11th Street	11/20/09	\$791,000	2,970	\$266	2
	11th Street	8/27/09	\$1,571,000	2,322	\$677	2
	12th Street	12/1/09	\$1,185,000	2,700	\$439	3
	12th Street	8/28/09	\$995,000	2,508	\$397	3
	13th Street	8/10/09	\$1,475,000	3,036	\$486	2
	14th Street	7/28/09	\$760,000	2,050	\$371	2
	1st Street	9/11/09	\$1,500,000	3,760	\$399	3
	1st Street	7/6/09	\$1,350,000	2,430	\$556	2
	1st Street	9/30/09	\$1,700,000	4,756	\$357	4
	1st Street	11/16/09	\$2,385,000	3,896	\$612	2
	1st Street	7/17/09	\$2,460,000	4,420	\$557	1
	1st Street	9/21/09	\$2,350,000	5,352	\$439	1
	2nd Street	10/6/09	\$1,975,000	3,364	\$587	3
	3rd Street	12/3/09	\$2,150,000	4,152	\$518	2
	5th Avenue	12/10/09	\$1,410,000	2,700	\$522	3
	5th Avenue	7/8/09	\$1,450,000	4,960	\$292	3
	6th Avenue	9/25/09	\$1,300,000	3,760	\$346	1
	6th Avenue	10/15/09	\$1,695,000	3,420	\$496	3
	6th Street	12/7/09	\$2,038,000	2,880	\$708	2
	7th Street	12/18/09	\$1,825,000	2,880	\$634	2
	8th Avenue	10/14/09	\$2,400,000	4,668	\$514	1
	8th Avenue	10/22/09	\$1,750,000	4,540	\$385	4
	8th Street	11/24/09	\$1,345,500	2,520	\$534	2
	8th Street	10/8/09	\$1,410,000	2,295	\$614	2
	8th Street	7/16/09	\$1,850,000	3,000	\$617	2
	9th Street	12/17/09	\$1,950,000	2,880	\$677	3
	Bergen Street	7/13/09	\$1,225,000	2,800	\$438	2
	Bergen Street	11/6/09	\$1,325,000	2,400	\$552	2
	Bergen Street	12/16/09	\$880,000	4,000	\$220	3

\*Includes 1-4 family dwellings.

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# Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	Berkeley Place	8/28/09	\$2,200,000	4,196	\$524	3
	Garfield Place	10/30/09	\$1,650,000	2,340	\$705	2
	Park Place	10/28/09	\$935,000	2,466	\$379	1
	President Street	11/11/09	\$800,000	3,060	\$261	4
	Prospect Park West	10/16/09	\$1,400,000	2,412	\$580	1
	Sterling Place	10/22/09	\$900,000	4,800	\$188	4
	Union Street	7/23/09	\$2,800,000	3,440	\$814	2
PROSPECT HEIGHTS	6th Avenue	12/4/09	\$989,999	2,880	\$344	1
	Carlton Avenue	10/16/09	\$1,180,000	2,160	\$546	1
	Carlton Avenue	11/5/09	\$1,549,000	3,384	\$458	2
	Flatbush Avenue	10/27/09	\$850,000	3,260	\$261	3
	Park Place	8/12/09	\$1,100,000	3,740	\$294	2
	Park Place	7/30/09	\$1,150,000	2,346	\$490	4
	St Marks Avenue	9/14/09	\$1,300,000	1,496	\$869	2
	Sterling Place	10/6/09	\$800,000	4,107	\$195	4
	Sterling Place	10/1/09	\$1,700,000	2,982	\$570	4
PROSPECT-LEFFERTS GARDENS	East 28th Street	9/30/09	\$578,500	2,880	\$201	3
	East 28th Street	9/16/09	\$647,000	3,460	\$187	3
	Fenimore Street	10/13/09	\$694,500	4,020	\$173	3
	Fenimore Street	10/23/09	\$715,000	4,020	\$178	3
	Maple Street	11/16/09	\$830,000	1,760	\$472	1
	Maple Street	7/6/09	\$830,000	2,208	\$376	1
	Maple Street	8/27/09	\$920,000	3,270	\$281	1
	Maple Street	10/1/09	\$450,000	1,728	\$260	1
	Midwood Street	7/1/09	\$1,200,000	3,268	\$367	1
	New York Avenue	8/20/09	\$550,000	4,320	\$127	3
	Rutland Road	8/10/09	\$930,000	3,300	\$282	1
	Rutland Road	10/27/09	\$610,000	2,916	\$209	1
	Rutland Road	7/15/09	\$975,000	2,281	\$427	1
	Rutland Road	7/15/09	\$670,000	4,160	\$161	3
	Winthrop Street	12/22/09	\$625,000	3,036	\$206	2
RED HOOK	Beard Street	12/18/09	\$955,000	1,600	\$597	1
	Coffey Street	11/5/09	\$499,500	3,000	\$167	2
	Van Brunt Street	7/15/09	\$715,000	1,432	\$499	2
WILLIAMSBURG NORTH SIDE	Berry Street	9/1/09	\$981,500	2,100	\$467	2
	Kent Avenue	12/16/09	\$885,000	2,132	\$415	3
	North 1st Street	12/11/09	\$500,000	3,750	\$133	2
	North 9th Street	9/15/09	\$615,000	1,400	\$439	1

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## Townhouses

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Units
	South 1st Street	7/14/09	\$1,325,000	2,255	\$588	3
	South 4th Street	8/3/09	\$1,085,000	4,130	\$263	3
WILLIAMSBURG SOUTH SIDE	Hewes Street	7/14/09	\$430,000	3,840	\$112	3
	Keap Street	10/20/09	\$999,500	6,444	\$155	2
	Lee Avenue	12/22/09	\$700,000	3,360	\$208	3
	Lynch Street	8/5/09	\$600,000	2,295	\$261	3
	Lynch Street	7/7/09	\$825,000	2,446	\$337	3
	Penn Street	12/21/09	\$509,000	2,360	\$216	1
WINDSOR TERRACE	Taylor Street	7/2/09	\$685,000	4,000	\$171	3
	10th Avenue	9/22/09	\$1,150,000	3,120	\$369	2
	11th Avenue	7/31/09	\$918,333	3,240	\$283	2
	15th Street	8/27/09	\$1,130,000	1,920	\$589	3
	15th Street	9/22/09	\$865,000	976	\$886	1
	15th Street	7/7/09	\$920,000	2,613	\$352	3
	16th Street	7/7/09	\$1,500,000	2,685	\$559	3
	16th Street	12/11/09	\$999,000	1,692	\$590	1
	17th Street	9/1/09	\$700,000	972	\$720	1
	17th Street	7/29/09	\$555,000	1,649	\$337	2
	18th Street	7/14/09	\$760,000	1,398	\$544	1
	19th Street	10/9/09	\$660,000	1,836	\$359	2
	7th Avenue	10/27/09	\$675,000	2,160	\$313	3
	East 3rd Street	9/10/09	\$515,000	1,549	\$332	1
	East 4th Street	7/9/09	\$575,000	1,044	\$551	1
	East 4th Street	10/30/09	\$875,500	2,356	\$372	2
	Fuller Place	10/7/09	\$900,000	1,452	\$620	1
	Fuller Place	11/3/09	\$1,075,000	1,452	\$740	1
	Prospect Avenue	7/14/09	\$1,049,000	1,968	\$533	2
	Prospect Park SW	11/30/09	\$919,000	1,625	\$566	2
	Seeley Street	9/15/09	\$703,000	3,200	\$220	2
	Terrace Place	11/30/09	\$1,450,000	3,067	\$473	1
	Windsor Place	12/17/09	\$850,000	2,144	\$396	1
	Windsor Place	7/17/09	\$900,000	2,678	\$336	1

\*Includes 1-4 family dwellings.

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Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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# 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  
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## NEW YORK CITY

## PALM BEACH

## THE HAMPTONS

## THE NORTH FORK