

BROWN HARRIS STEVENS

Established 1873

Brooklyn Market Report

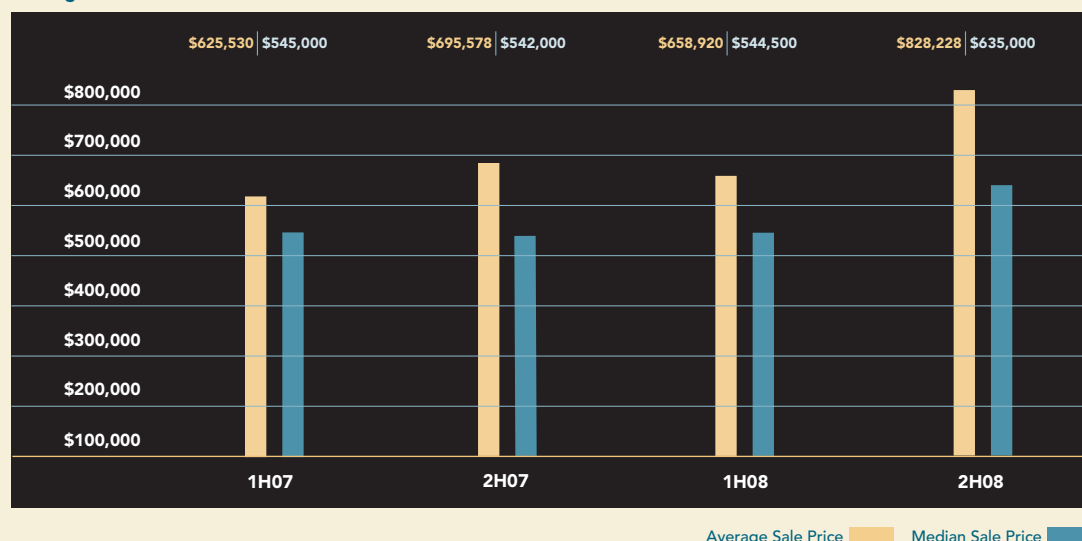
Second Half 2008

Exclusive Affiliate of
CHRISTIE'S
GREAT ESTATES

COOPERATIVES AND CONDOMINIUMS

BROOKLYN HEIGHTS

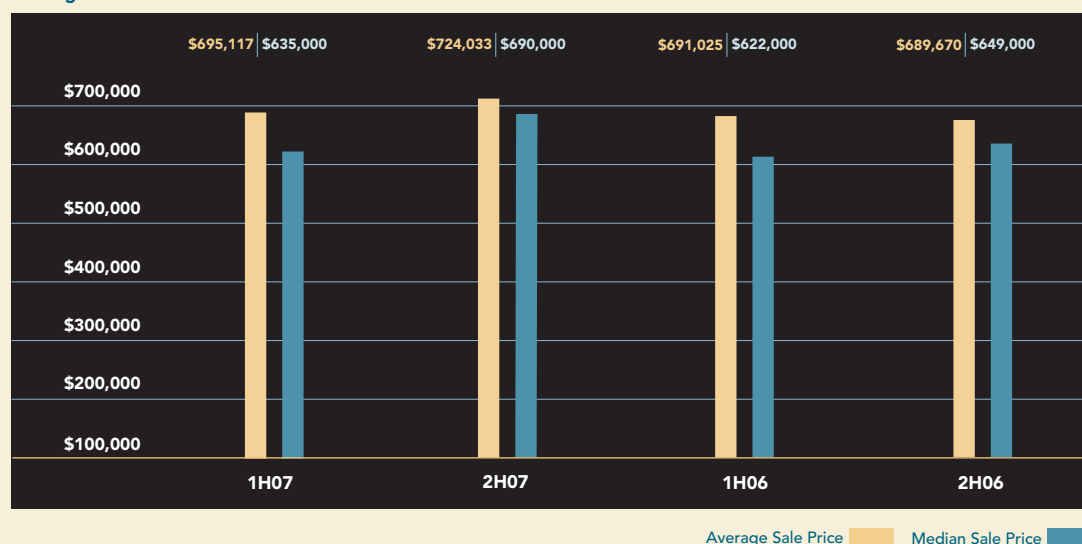
Average and Median Sale Price



Several closings at the new development 360 Furman Street pushed the average apartment price 19% higher in Brooklyn Heights over the past year to \$828,228. The median price also rose sharply, up 17% from the second half of 2007 to \$635,000. However, if we removed 360 Furman Street from the data, the average price would fall to \$669,675 and the median to \$525,000. Both figures would be lower than a year ago.

PARK SLOPE

Average and Median Sale Price



At an average of \$689,670, apartment prices in Park Slope were 5% lower than during the second half of 2007. The median price fell 6% over this time, to \$649,000. Part of this decline is attributable to a substantial number of closings at the development 343 4th Avenue, whose prices are below the average for Park Slope.

TOWNHOUSE SALES*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
BOERUM HILL	Bond Street	8/12/08	\$1,445,000	1,440	\$1,003	2
	Dean Street	7/21/08	\$2,440,000	3,360	\$726	1
	Dean Street	8/18/08	\$2,700,000	3,600	\$750	2
	Pacific Street	8/5/08	\$1,200,000	2,376	\$505	3
	Pacific Street	10/23/08	\$2,350,000	3,360	\$699	2
	Pacific Street	9/30/08	\$1,225,000	3,394	\$361	2
	State Street	9/26/08	\$1,305,000	1,680	\$777	2
	State Street	8/1/08	\$1,875,000	3,040	\$617	2
	Wyckoff Street	7/2/08	\$1,050,000	1,772	\$593	2
BROOKLYN HEIGHTS	Cranberry Street	8/12/08	\$3,850,000	4,160	\$925	2
	Grace Court	7/7/08	\$3,325,000	3,392	\$980	1
	Henry Street	7/1/08	\$3,700,000	4,560	\$811	1
	Joralemon Street	12/15/08	\$4,189,000	2,548	\$1,644	1
	Love Lane	10/22/08	\$984,000	1,050	\$937	2
	Orange Street	7/30/08	\$2,775,000	2,400	\$1,156	1
	Remsen Street	10/2/08	\$10,800,000	8,282	\$1,304	2
	State Street	12/16/08	\$3,850,000	3,304	\$1,165	1
CARROLL GARDENS	1st Street	8/26/08	\$1,130,000	2,060	\$549	2
	1st Street	9/18/08	\$999,000	2,160	\$463	3
	1st Street	8/18/08	\$1,170,000	2,040	\$574	2
	2nd Place	12/19/08	\$2,000,000	2,304	\$868	1
	2nd Place	8/19/08	\$1,625,000	2,696	\$603	4
	2nd Street	10/7/08	\$1,705,000	2,073	\$822	2
	3rd Street	8/20/08	\$975,000	3,040	\$321	2
	Carroll Street	7/31/08	\$2,200,000	2,425	\$907	4
	Clinton Street	8/26/08	\$1,770,000	2,736	\$647	2
	Degraw Street	8/20/08	\$1,390,000	3,100	\$448	2
	Huntington Street	7/24/08	\$1,100,000	2,220	\$495	2
	Nelson Street	8/6/08	\$1,360,000	2,700	\$504	3
	President Street	7/31/08	\$1,900,000	2,750	\$691	4
	Sackett Street	10/20/08	\$995,000	1,625	\$612	1
	Sackett Street	9/26/08	\$1,000,000	2,100	\$476	2
	Union Street	8/4/08	\$2,250,000	2,568	\$876	2
	Union Street	12/12/08	\$1,550,000	2,880	\$538	3
	West 9th Street	9/2/08	\$1,325,000	4,000	\$331	3

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

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

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

TOWNHOUSE SALES*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
CLINTON HILL	Classon Avenue	7/31/08	\$650,000	2,688	\$242	1
	Classon Avenue	8/22/08	\$885,000	2,400	\$369	4
	Clermont Avenue	10/16/08	\$1,650,000	4,950	\$333	4
	Clifton Place	10/10/08	\$1,130,000	5,980	\$189	4
	Downing Street	7/29/08	\$770,500	3,096	\$249	3
	Gates Avenue	11/4/08	\$1,225,000	2,430	\$504	4
	Irving Place	9/26/08	\$1,120,000	3,200	\$350	2
	Lafayette Avenue	8/26/08	\$1,895,000	3,496	\$542	2
	Ryerson Street	7/25/08	\$600,000	3,200	\$188	2
	Saint James Place	12/15/08	\$1,930,000	2,688	\$718	3
	Vanderbilt Avenue	10/10/08	\$625,000	2,520	\$248	4
	Washington Avenue	10/15/08	\$905,000	1,606	\$564	2
	Waverly Avenue	9/24/08	\$1,333,333	2,506	\$532	2
COBBLE HILL	Butler Street	8/29/08	\$1,250,000	2,800	\$446	1
	Clinton Street	7/16/08	\$2,250,000	3,600	\$625	3
	Congress Street	10/17/08	\$2,300,000	3,732	\$616	2
	Degraw Street	10/30/08	\$1,300,000	2,624	\$495	3
	Henry Street	7/24/08	\$2,300,000	2,508	\$917	4
	Hicks Street	10/29/08	\$1,275,000	2,700	\$472	2
	Tompkins Place	8/21/08	\$3,950,000	3,680	\$1,073	2
	Warren Place	8/13/08	\$925,000	1,056	\$876	1
	Warren Street	12/16/08	\$5,400,000	5,400	\$1,000	1
FORT GREENE	Adelphi Street	7/18/08	\$1,150,000	3,080	\$373	2
	Clermont Avenue	11/3/08	\$520,000	2,052	\$253	2
	Cumberland Street	8/7/08	\$1,930,000	2,912	\$663	2
	Saint Felix Street	10/9/08	\$1,625,000	2,720	\$597	2
	South Elliott Place	9/29/08	\$2,375,000	3,200	\$742	2
PARK SLOPE	10th Street	7/3/08	\$1,175,000	1,632	\$720	2
	10th Street	10/10/08	\$1,540,000	2,574	\$598	3
	11th Street	11/26/08	\$975,000	1,114	\$875	1
	11th Street	10/24/08	\$1,200,000	2,295	\$523	3
	12th Street	8/13/08	\$1,711,500	2,016	\$849	3
	13th Street	7/2/08	\$1,700,000	2,736	\$621	2
	13th Street	10/3/08	\$1,100,000	2,400	\$458	2
	13th Street	9/18/08	\$1,950,000	2,870	\$679	2

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

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

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

TOWNHOUSE SALES*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
PARK SLOPE	14th Street	9/25/08	\$800,000	1,728	\$463	2
	14th Street	11/6/08	\$835,000	3,496	\$239	3
	14th Street	10/23/08	\$1,995,000	2,893	\$690	3
	15th Street	11/13/08	\$450,000	1,128	\$399	1
	2nd Street	11/12/08	\$1,400,000	3,548	\$395	3
	3rd Street	12/19/08	\$2,350,000	5,121	\$459	4
	3rd Street	11/14/08	\$2,388,000	4,112	\$581	2
	3rd Street	8/8/08	\$2,850,000	2,664	\$1,070	1
	3rd Street	11/20/08	\$4,000,000	4,152	\$963	1
	4th Street	9/9/08	\$1,865,000	2,748	\$679	4
	5th Street	10/2/08	\$925,000	2,250	\$411	2
	6th Avenue	9/18/08	\$900,000	1,791	\$503	2
	6th Street	7/8/08	\$1,465,000	2,637	\$556	3
	6th Street	10/20/08	\$1,750,000	3,280	\$534	1
	6th Street	8/6/08	\$1,350,000	2,720	\$496	2
	7th Street	7/9/08	\$1,400,000	2,076	\$674	2
	7th Street	7/31/08	\$2,395,000	2,964	\$808	2
	8th Avenue	8/5/08	\$1,800,000	1,920	\$938	1
	8th Street	11/7/08	\$1,802,500	1,404	\$1,284	2
	8th Street	11/6/08	\$845,000	1,404	\$602	2
	8th Street	9/15/08	\$3,000,000	2,511	\$1,195	1
	9th Street	10/28/08	\$1,455,000	2,400	\$606	2
	9th Street	8/11/08	\$1,800,000	2,952	\$610	2
	Berkeley Place	8/11/08	\$2,150,000	3,600	\$597	4
	Berkeley Place	12/4/08	\$2,400,000	4,096	\$586	3
	Berkeley Place	12/15/08	\$1,500,000	2,880	\$521	3
	Berkeley Place	10/10/08	\$2,352,000	4,616	\$510	2
	Carroll Street	9/4/08	\$1,850,000	4,160	\$445	4
	De Graw Street	12/16/08	\$1,128,000	3,600	\$313	3
	Dean Street	7/29/08	\$1,000,000	2,040	\$490	2
	Lincoln Place	12/5/08	\$2,050,000	3,625	\$566	1
	Prospect Park West	11/17/08	\$8,450,000	5,243	\$1,612	1
	Prospect Park West	11/7/08	\$2,375,000	2,603	\$912	1
	Prospect Place	11/21/08	\$1,650,000	3,360	\$491	2
	St Marks Place	9/23/08	\$1,499,900	2,700	\$556	3
	St Marks Place	7/14/08	\$1,300,000	2,160	\$602	1
	Sterling Place	10/16/08	\$1,540,000	2,460	\$626	2
	Sterling Place	7/28/08	\$1,330,000	1,968	\$676	2

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

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

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

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
PARK SLOPE	Sterling Place	7/30/08	\$2,730,000	3,368	\$811	2
	Union Street	10/10/08	\$1,780,000	4,800	\$371	4
PROSPECT HEIGHTS	Dean Street	8/20/08	\$997,500	2,140	\$466	1
	Dean Street	12/29/08	\$755,247	1,320	\$572	2
	Prospect Place	9/16/08	\$2,250,000	3,340	\$674	2
	Prospect Place	10/15/08	\$1,400,000	2,400	\$583	4
	Prospect Place	9/25/08	\$1,602,000	3,680	\$435	1
	Prospect Place	11/28/08	\$1,510,000	5,248	\$288	4
	St Marks Avenue	8/22/08	\$1,115,000	2,250	\$496	4
PROSPECT-LEFFERTS GARDENS	Bedford Avenue	7/3/08	\$763,762	2,286	\$334	3
	Chester Court	9/16/08	\$550,000	2,866	\$192	1
	Clarkson Avenue	9/15/08	\$426,500	1,416	\$301	1
	Fenimore Street	12/22/08	\$756,000	3,015	\$251	3
	Fenimore Street	10/28/08	\$556,500	2,760	\$202	2
	Hawthorne Street	9/24/08	\$610,000	1,936	\$315	1
	Hawthorne Street	7/7/08	\$477,000	2,303	\$207	1
	Lefferts Avenue	10/23/08	\$708,000	2,128	\$333	2
	Lincoln Road	9/3/08	\$1,175,000	3,100	\$379	1
	Lincoln Road	8/28/08	\$600,000	1,808	\$332	2
	Midwood Street	7/29/08	\$1,060,000	1,800	\$589	1
	Midwood Street	8/6/08	\$955,000	1,800	\$531	1
	Midwood Street	12/1/08	\$530,000	2,328	\$228	2
	Midwood Street	11/5/08	\$700,000	3,036	\$231	2
	Parkside Avenue	7/14/08	\$980,000	3,348	\$293	1
	Parkside Avenue	9/16/08	\$1,021,500	3,000	\$341	2

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

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

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

BROOKLYN HEIGHTS
129 Montague Street • 718.875.0100

PARK SLOPE
100 Seventh Avenue • 718.230.5500

BROWN HARRIS STEVENS.COM