

Brooklyn Market Report Second Half 2008 BROWN HARRIS STEVENS

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COOPERATIVES AND CONDOMINIUMS

BROOKLYN HEIGHTS

Average and Median Sale Price

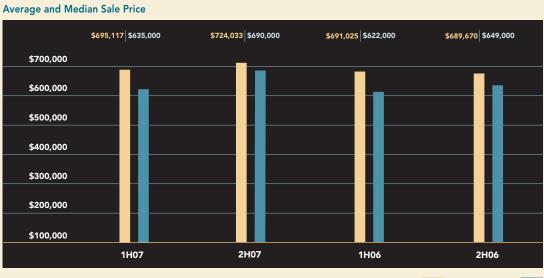
Several closings at the new development 360 Furman Street pushed the average apartment price 19% higher in Brooklyn Heights over the past year to \$828,228. The median price also rose sharply, up 17% from the second half of 2007 to \$635,000. However, if we removed 360 Furman Street from the data, the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



Average Sale Price Median Sale Price

PARK SLOPE

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.



Average Sale Price Median Sale Price

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
DROOKLYN HEIGHTS	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
	Butler Street	8/29/08	\$1,250,000	2,800	\$446	1
COBBLE HILL	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
	Adelphi Street	7/18/08	\$1,150,000	3,080	\$373	2
Fort Greene	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
	10th Street	7/3/08	\$1,175,000	1,632	\$720	2
PARK SLOPE	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	2,255	\$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	2,400 2,870	\$679	2
	15th Sheet	7/10/00	φ1,230,000	2,070	\$U79	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*

PARK SLOPE 14ds Street 9/25/08 \$800,000 1,728 \$463 2 14ds Street 11/6/18 \$835,000 3,406 \$239 5 14ds Street 11/12/08 \$1,995,000 2,893 \$690 3 2nd Street 11/12/08 \$1,400,000 5,548 \$325 5 3rd Street 11/14/08 \$2,258,000 2,664 \$1,070 1 3rd Street 11/20/08 \$4,000,000 4,112 \$500 1 4rb Street 19/20/08 \$1,865,000 2,664 \$1,070 1 3rd Street 10/21/08 \$2,850,000 2,748 \$679 4 6rb Street 10/21/08 \$1,970,000 2,720 \$496 2 6rb Street 11/21/08 \$1,405,000 2,720 \$496 2 6rb Street 10/21/08 \$1,405,000 2,720 \$496 2 7rb Street 7/3/08 \$1,400,000 2,720 \$496 2 7rb Street		Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
14th Street 11/2/08 \$833,000 2,893 560 3 14th Street 11/13/08 \$1,955,000 2,128 \$309 1 2ad Street 11/12/08 \$2,350,000 5,121 \$459 4 3rd Street 11/14/08 \$2,350,000 4,112 \$581 2 3rd Street 11/14/08 \$2,380,000 4,112 \$581 2 3rd Street 11/20/08 \$2,380,000 4,112 \$581 2 3rd Street 11/20/08 \$2,880,000 4,152 \$963 1 4th Street 10/2/08 \$925,000 2,264 \$141 2 6th Street 10/2/08 \$940,000 1,791 \$563 3 6th Street 17/8/08 \$1,460,000 2,720 \$446 2 7th Street 7/3/08 \$2,950,00 2,964 \$808 2 8th Avenue 8/5/08 \$1,400,000 2,076 \$574 2 7th Street 11/7/08 \$1,800,000 1,020 \$938 1 8th Street 11/6/08	D C	14th Street	9/25/08	\$800,000	1,728	\$463	2
15th Street 11/12/08 \$450,000 3,548 \$395 3 2nd Street 11/12/08 \$2,250,000 3,548 \$395 3 3rd Street 12/19/08 \$2,250,000 4,112 \$584 2 3rd Street 8/8/08 \$2,285,000 4,162 \$943 1 3rd Street 9/9/08 \$1,865,000 2,264 \$1,070 1 4th Street 9/9/08 \$1,865,000 2,425 \$411 2 6th Arenue 9/18/08 \$1,465,000 2,637 \$556 3 6th Street 7/8/08 \$1,400,000 2,070 \$563 1 6th Street 7/8/08 \$1,400,000 2,076 \$674 2 7th Street 7/3/08 \$1,800,000 2,070 \$674 2 7th Street 7/3/08 \$1,800,000 2,070 \$674 2 8th Arene 8/5/08 \$1,800,000 2,014 \$184 \$12 9th Street 11/7/08 \$1,800,000 2,014 \$18 \$12 9th Street 9/15/08	PARK SLOPE	14th Street	11/6/08	\$835,000	3,496	\$239	3
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 2,664 \$1,070 1 3rd Street 11/20/08 \$4,000,000 4,152 \$963 1 4rb Street 9/9/08 \$1,865,000 2,748 \$679 4 5rh Street 10/2/08 \$90,0000 1,791 \$503 2 6rh Avenoe 9/18/08 \$90,0000 1,791 \$503 2 6rh Street 10/20/08 \$1,750,000 3,280 \$534 1 6rh Street 7/9/08 \$1,400,000 2,076 \$674 2 7rh Street 7/3/08 \$2,395,000 2,964 \$808 2 8rh Avenoe 8/5/08 \$1,400,000 2,076 \$674 2 7rh Street 11/7/08 \$1,800,000 2,914 \$808 2 8rh Avenoe 8/5/08 \$1,400,000 2,511 \$1,195 1 9rh Street 11/2/08		14th Street	10/23/08	\$1,995,000	2,893	\$690	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 \$203 1 4th Street 9/9/08 \$1,865,000 2,748 \$670 4 5th Street 10/2/08 \$225,000 2,250 \$441 2 6th Street 7/8/08 \$1,465,000 2,267 \$553 3 6th Street 7/8/08 \$1,350,000 2,720 \$446 2 6th Street 7/9/08 \$1,400,000 2,076 \$674 2 7th Street 7/31/08 \$2,395,000 2,926 \$808 2 8th Arenue 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 9/15/08 \$1,800,000 2,951 \$1,195 1 9th Street 11/2/08		15th Street	11/13/08	\$450,000	1,128	\$399	1
3rd Street 11/14/08 \$2,389,000 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 4rd Street 9/9/08 \$18,65,000 2,250 \$411 2 6rd Avenue 9/18/08 \$900,000 1,791 \$503 2 6rd Avenue 9/18/08 \$1,465,000 2,637 \$556 3 6rd Street 10/20/08 \$1,350,000 2,720 \$496 2 6rd Street 8/6/08 \$1,350,000 2,720 \$496 2 7rh Street 7/9/08 \$1,400,000 2,076 \$674 2 8rh Avenue 8/5/08 \$1,800,000 2,914 \$1,842 2 8rh Street 11/7/08 \$1,842,500 1,404 \$1,242 2 8rh Street 9/15/08 \$3,800,000 2,511 \$1,195 1 9rh Street 11/7/08 \$1,800,000 2,601 2 \$666 2 9rh Street		2nd Street	11/12/08	\$1,400,000	3,548	\$395	3
Ard Street 8/8/08 \$2,850,000 2,664 \$1,070 1 Ard Street 11/20/08 \$4,000,000 4,152 \$963 1 4th Street 9/9/08 \$1,865,000 2,748 \$677 4 5th Street 10/2/08 \$925,000 1,711 \$503 2 6th Street 7/8/08 \$1,465,000 2,637 \$556 3 6th Street 10/2/08 \$1,750,000 3,280 \$534 1 6th Street 7/9/08 \$1,350,000 2,720 \$496 2 7th Street 7/9/08 \$1,350,000 2,720 \$496 2 7th Street 7/31/08 \$2,395,000 2,964 \$808 2 8th Avenue 8/5/08 \$1,800,000 1,404 \$1,284 2 8th Street 11/7/08 \$1,800,000 2,511 \$1,195 1 9th Street 9/15/08 \$1,800,000 2,511 \$1,195 1 9th Street 9/15/08 \$1,800,000 2,511 \$1,195 1 9th Street 9/15/08 <td></td> <td>3rd Street</td> <td>12/19/08</td> <td>\$2,350,000</td> <td>5,121</td> <td>\$459</td> <td>4</td>		3rd Street	12/19/08	\$2,350,000	5,121	\$459	4
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 3,260 \$534 1 6th Street 8/6/08 \$1,350,000 2,702 \$496 2 7th Street 7/9/08 \$1,400,000 2,076 \$674 2 7th Street 7/9/08 \$1,800,000 2,904 \$808 2 8th Avenue 8/5/08 \$1,800,000 2,904 \$808 2 8th Avenue 8/5/08 \$1,800,000 2,904 \$808 2 8th Street 11/7/08 \$8,450,000 1,404 \$1,284 2 9th Street 11/2/08 \$1,400,000 2,951 \$1 1 9th Street 11/2/08 \$1,400,000 2,952 \$610 2 9th Street 8/11/08		3rd Street	11/14/08	\$2,388,000	4,112	\$581	2
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 \$553 2 6th Street 7/8/08 \$1,455,000 2,637 \$556 3 6th Street 10/20/08 \$1,750,000 2,200 \$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 \$1,800,000 2,400 \$606 2 9th Street 10/28/08 \$1,450,000 2,400 \$606 2 9th Street 10/28/08 \$1,800,000 2,400 \$556 3 9th Street 10/28/08 \$1,800,000 2,400 \$556 3 9th Street 10/28/08		3rd Street	8/8/08	\$2,850,000	2,664	\$1,070	1
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 2,707 \$496 2 7th Street 7/9/08 \$1,400,000 2,976 \$674 2 7th Street 7/3/08 \$2,395,000 2,9264 \$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 \$1,400,000 2,952 \$610 2 9th Street 9/15/08 \$1,455,000 3,600 \$527 4 Berkeley Place 12/16/08 \$1,450,000 2,952 \$610 2 9th Street 12/16/08 \$1,450,000 2,880 \$521 3 Berkeley Place 12/16/08		3rd Street	11/20/08	\$4,000,000	4,152	\$963	1
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 \$2,395,000 2,964 \$808 2 8th Avenue 8/5/08 \$1,800,000 1,920 \$938 1 8th Avenue 8/5/08 \$1,800,000 2,511 \$1,284 2 8th Street 11/7/08 \$845,000 1,404 \$602 2 8th Street 11/7/08 \$8,3000,000 2,511 \$1,195 1 9th Street 10/28/08 \$1,455,000 2,600 \$266 2 9th Street 10/28/08 \$1,500,000 2,952 \$610 2 9th Street 10/10/08 \$2,352,000 4,616 \$510 2 9ch Street 12/16/08 \$1,128,000 3,600 \$313 3 9cr Garw Street 12/16/0		4th Street	9/9/08	\$1,865,000	2,748	\$679	4
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 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 \$2,150,000 3,600 \$597 4 Berkeley Place 12/4/08 \$1,800,000 2,952 \$610 2 9th Street 10/10/08 \$2,352,000 4,616 \$510 2 Berkeley Place 12/4/08 \$1,850,000 3,600 \$313 3 De Graw Street <t< td=""><td></td><td>5th Street</td><td>10/2/08</td><td>\$925,000</td><td>2,250</td><td>\$411</td><td>2</td></t<>		5th Street	10/2/08	\$925,000	2,250	\$411	2
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 9/15/08 \$3,000,000 2,511 \$1,195 1 9th Street 10/28/08 \$1,455,000 2,400 \$666 2 9th Street 8/11/08 \$1,800,000 2,952 \$610 2 9th Street 8/11/08 \$2,150,000 3,600 \$597 4 Berkeley Place 12/4/08 \$2,200,000 4,096 \$586 3 Berkeley Place 12/4/08 \$1,800,000 2,880 \$521 3 Berkeley Place 12/15/08 \$1,500,000 3,640 \$313 3 De Graw Street		6th Avenue	9/18/08	\$900,000	1,791	\$503	2
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 9/15/08 \$3,000,000 2,511 \$1,195 1 9th Street 9/15/08 \$1,455,000 2,400 \$606 2 9th Street 10/28/08 \$1,455,000 2,400 \$606 2 9th Street 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 7/29/08 \$1,000,000 2,040 \$445 4 De Graw Street		6th Street	7/8/08	\$1,465,000	2,637	\$556	3
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 9/15/08 \$1,450,000 2,400 \$606 2 9th Street 8/11/08 \$1,50,000 2,400 \$606 2 9th Street 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 12/15/08 \$1,850,000 4,616 \$510 2 Carroll Street 9/4/08 \$1,850,000 3,625 \$566 1 De Graw Street		6th Street	10/20/08	\$1,750,000	3,280	\$534	1
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 9/15/08 \$1,455,000 2,400 \$606 2 9th Street 8/11/08 \$1,800,000 2,952 \$610 2 9th Street 8/11/08 \$2,400,000 4,966 \$586 3 Berkeley Place 12/4/08 \$2,400,000 4,966 \$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 \$1,128,000 3,600 \$313 3 De Graw Street 12/15/08 \$2,050,000 3,625 \$566 1 Prospect Park We		6th Street	8/6/08	\$1,350,000	2,720	\$496	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 9th Street 8/11/08 \$2,150,000 3,600 \$597 4 Berkeley Place 12/4/08 \$2,400,000 4,096 \$586 3 9erkeley 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 \$1,128,000 3,600 \$313 3 De Graw Street 12/16/08 \$1,000,000 2,040 \$445 4 Prospect Park West 11/17/08 \$8,450,000 3,625 \$566 1 Prospe		7th Street	7/9/08	\$1,400,000	2,076	\$674	2
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 3,600 \$313 3 De Graw Street 12/16/08 \$1,128,000 3,600 \$313 3 Dean Street 7/29/08 \$1,000,000 2,040 \$4490 2 Prospect Park West 11/7/08 \$8,450,000 3,625 \$566 1		7th Street	7/31/08	\$2,395,000	2,964	\$808	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 3,600 \$313 3 De Graw Street 12/16/08 \$1,128,000 3,600 \$313 3 Dean Street 7/29/08 \$1,000,000 2,040 \$449 2 Lincoln Place 12/5/08 \$2,375,000 3,625 \$566 1 Prospect Park West 11/17/08 \$8,450,000 3,600 \$491 2 <td< td=""><td></td><td>8th Avenue</td><td>8/5/08</td><td>\$1,800,000</td><td>1,920</td><td>\$938</td><td>1</td></td<>		8th Avenue	8/5/08	\$1,800,000	1,920	\$938	1
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 4,616 \$510 2 De Graw Street 12/15/08 \$1,000,000 2,040 \$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 \$2,375,000 3,625 \$566 1 Prospect Park West 11/7/08 \$8,450,000 3,360 \$491 2		8th Street	11/7/08	\$1,802,500	1,404	\$1,284	2
9th Street10/28/08\$1,455,0002,400\$60629th Street8/11/08\$1,800,0002,952\$6102Berkeley Place8/11/08\$2,150,0003,600\$5974Berkeley Place12/4/08\$2,400,0004,096\$5863Berkeley Place12/15/08\$1,500,0002,880\$5213Berkeley Place10/10/08\$2,352,0004,616\$5102Carroll Street9/4/08\$1,850,0004,160\$4454De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		8th Street	11/6/08	\$845,000	1,404	\$602	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 11/7/08 \$8,450,000 5,243 \$1,612 1 Prospect Park West 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 2,460 \$662 1		8th Street	9/15/08	\$3,000,000	2,511	\$1,195	1
Berkeley Place8/11/08\$2,150,0003,600\$5974Berkeley Place12/4/08\$2,400,0004,096\$5863Berkeley Place12/15/08\$1,500,0002,880\$5213Berkeley Place10/10/08\$2,352,0004,616\$5102Carroll Street9/4/08\$1,850,0004,160\$4454De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,375,0003,625\$5661Prospect Park West11/7/08\$8,450,0005,243\$1,6121Prospect Park West11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		9th Street	10/28/08	\$1,455,000	2,400	\$606	2
Berkeley Place12/4/08\$2,400,0004,096\$5863Berkeley Place12/15/08\$1,500,0002,880\$5213Berkeley Place10/10/08\$2,352,0004,616\$5102Carroll Street9/4/08\$1,850,0004,160\$4454De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/7/08\$8,450,0005,243\$1,6121Prospect Park West11/7/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		9th Street	8/11/08	\$1,800,000	2,952	\$610	2
Berkeley Place12/15/08\$1,500,0002,880\$5213Berkeley Place10/10/08\$2,352,0004,616\$5102Carroll Street9/4/08\$1,850,0004,160\$4454De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Berkeley Place	8/11/08	\$2,150,000	3,600	\$597	4
Berkeley Place10/10/08\$2,352,0004,616\$5102Carroll Street9/4/08\$1,850,0004,160\$4454De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Berkeley Place	12/4/08	\$2,400,000	4,096	\$586	3
Carroll Street9/4/08\$1,850,0004,160\$4454De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/21/08\$2,375,0002,603\$9121Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Berkeley Place	12/15/08	\$1,500,000	2,880	\$521	3
De Graw Street12/16/08\$1,128,0003,600\$3133Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/21/08\$2,375,0002,603\$9121Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Berkeley Place	10/10/08	\$2,352,000	4,616	\$510	2
Dean Street7/29/08\$1,000,0002,040\$4902Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/7/08\$2,375,0002,603\$9121Prospect Park West11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Carroll Street	9/4/08	\$1,850,000	4,160	\$445	4
Lincoln Place12/5/08\$2,050,0003,625\$5661Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/7/08\$2,375,0002,603\$9121Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		De Graw Street	12/16/08	\$1,128,000	3,600	\$313	3
Prospect Park West11/17/08\$8,450,0005,243\$1,6121Prospect Park West11/7/08\$2,375,0002,603\$9121Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Dean Street	7/29/08	\$1,000,000	2,040	\$490	2
Prospect Park West11/7/08\$2,375,0002,603\$9121Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Lincoln Place	12/5/08	\$2,050,000	3,625	\$566	1
Prospect Place11/21/08\$1,650,0003,360\$4912St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Prospect Park West	11/17/08	\$8,450,000	5,243	\$1,612	1
St Marks Place9/23/08\$1,499,9002,700\$5563St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Prospect Park West	11/7/08	\$2,375,000	2,603	\$912	1
St Marks Place7/14/08\$1,300,0002,160\$6021Sterling Place10/16/08\$1,540,0002,460\$6262		Prospect Place	11/21/08	\$1,650,000	3,360	\$491	2
Sterling Place10/16/08\$1,540,0002,460\$6262		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 Place7/28/08\$1,330,0001,968\$6762		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.

Townhouse $SALES^*$

	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
PROSPECT HEIGHTS	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
Droopport I preprinto	Bedford Avenue	7/3/08	\$763,762	2,286	\$334	3
PROSPECT-LEFFERTS	Chester Court	9/16/08	\$550,000	2,866	\$192	1
Gardens	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

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