



BROWN HARRIS STEVENS

Established 1873

Brooklyn Market Report

First Half 2008

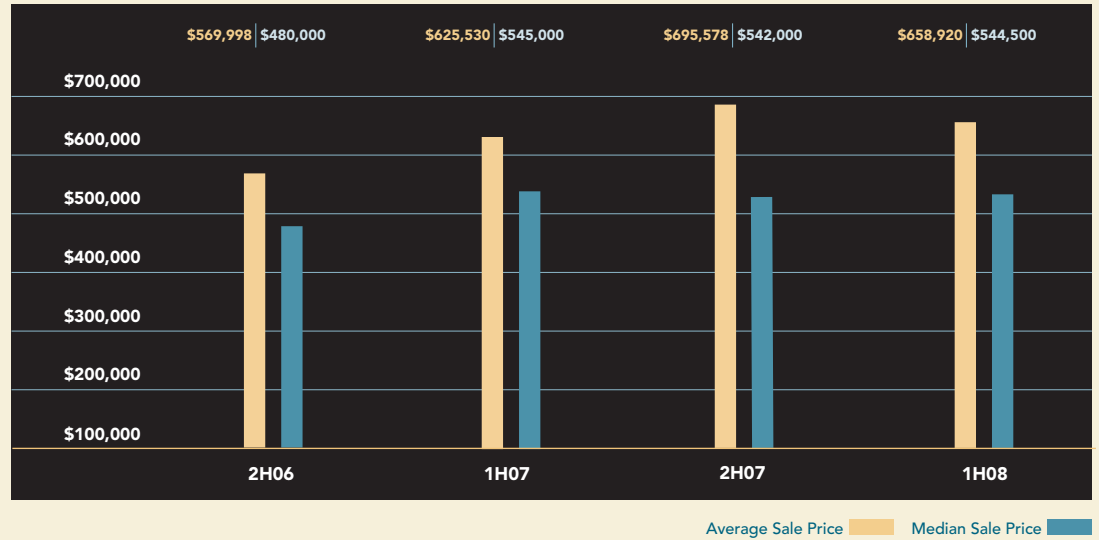
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COOPERATIVES AND CONDOMINIUMS

BROOKLYN HEIGHTS

Average and Median Sale Price

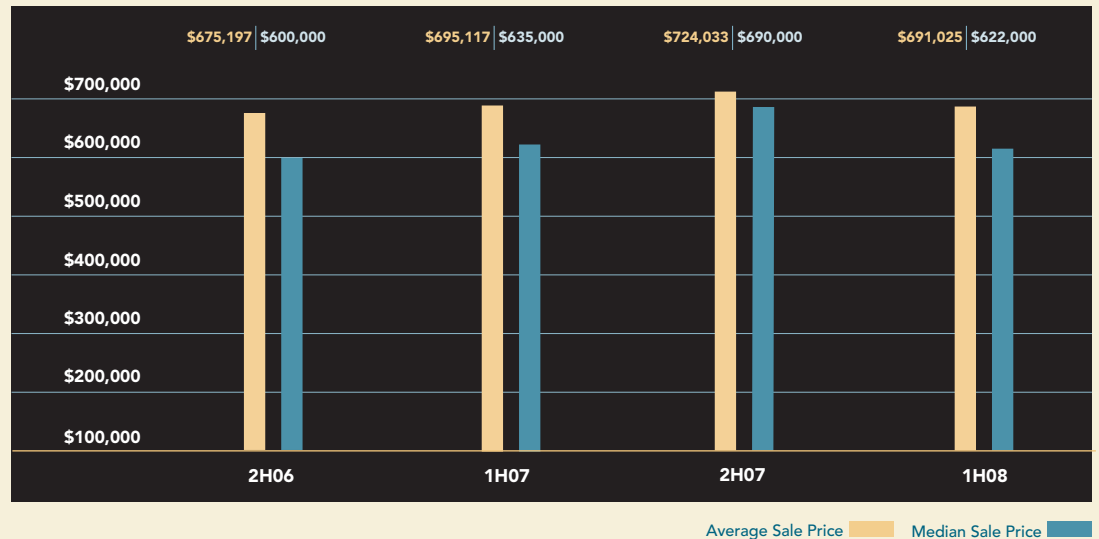
Apartments in Brooklyn Heights sold for an average of \$658,920 in the first half of 2008, 5% more than a year ago. This figure was down 5% however, from the second half of 2007.



PARK SLOPE

Average and Median Sale Price

At \$691,025, the average Park Slope apartment price was 1% less than during the first half of 2007.



TOWNHOUSE SALES*

	Street/Avenue	Date Sold	Price	SqFt**	Price PSF	Units
BOERUM HILL	Bergen Street	6/23/08	\$2,400,000	3,360	\$714	2
	Butler Street	2/1/08	\$1,975,000	3,062	\$645	2
	Carroll Street	2/27/08	\$600,000	1,400	\$429	2
	Dean Street	6/11/08	\$3,175,000	3,584	\$886	1
	Dean Street	6/4/08	\$1,725,000	3,780	\$456	4
	Nevins Street	2/19/08	\$999,000	1,620	\$617	2
	Pacific Street	2/19/08	\$1,200,000	2,240	\$536	1
	Pacific Street	1/24/08	\$1,916,000	3,200	\$599	2
	Pacific Street	2/13/08	\$1,350,000	3,600	\$375	2
	St Marks Place	6/3/08	\$950,000	3,780	\$251	3
	State Street	5/9/08	\$2,200,000	3,200	\$688	2
	State Street	1/7/08	\$925,000	2,640	\$350	2
	State Street	6/13/08	\$590,000	3,396	\$174	3
	Warren Street	4/16/08	\$1,200,000	2,425	\$495	3
	Warren Street	2/29/08	\$1,163,000	2,700	\$431	3
Wyckoff Street	3/6/08	\$1,400,000	3,700	\$378	4	
BROOKLYN HEIGHTS	Cranberry Street	4/2/08	\$2,700,000	2,344	\$1,152	1
	Garden Place	4/9/08	\$4,500,000	3,420	\$1,316	2
	Hicks Street	1/23/08	\$4,400,000	4,480	\$982	2
	Joralemon Street	6/18/08	\$2,792,500	3,040	\$919	2
	State Street	2/13/08	\$2,900,000	3,532	\$821	4
	State Street	3/14/08	\$6,300,000	5,460	\$1,154	2
CARROLL GARDENS	2nd Street	3/18/08	\$1,412,500	3,040	\$465	3
	2nd Street	2/27/08	\$1,670,000	3,634	\$460	3
	2nd Street	3/14/08	\$1,275,000	2,240	\$569	1
	2nd Street	4/15/08	\$995,000	1,540	\$646	2
	2nd Street	2/14/08	\$1,200,000	2,400	\$500	2
	3rd Place	4/28/08	\$2,550,000	3,105	\$821	2
	Degraw Street	4/17/08	\$499,000	4,800	\$104	3
	Huntington Street	5/28/08	\$1,220,000	1,776	\$687	2
	President Street	1/3/08	\$1,550,000	2,584	\$600	3
	President Street	1/11/08	\$2,050,000	2,992	\$685	2
	Summit Street	1/17/08	\$2,094,000	3,312	\$632	3
	Union Street	4/23/08	\$1,300,000	2,412	\$539	2
Woodhull Street	6/15/08	\$1,430,000	2,500	\$572	4	

*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.

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CLINTON HILL	Cambridge Place	6/24/08	\$600,000	3,360	\$179	3
	Cambridge Place	2/11/08	\$1,165,000	4,410	\$264	2
	Clermont Avenue	2/5/08	\$1,775,000	2,960	\$600	4
	Clermont Avenue	1/10/08	\$1,300,000	2,160	\$602	3
	Clinton Avenue	4/10/08	\$989,000	6,000	\$165	4
	Dekalb Avenue	4/23/08	\$1,725,000	2,208	\$781	2
	Emerson Place	2/12/08	\$500,000	1,980	\$253	3
	Gates Avenue	3/26/08	\$1,318,000	1,650	\$799	2
	Hall Street	1/24/08	\$535,500	2,724	\$197	2
	Hall Street	3/4/08	\$477,000	1,464	\$326	2
	Lefferts Place	2/6/08	\$1,500,000	2,970	\$505	4
	Park Avenue	6/12/08	\$840,000	4,500	\$187	2
	Ryerson Street	1/23/08	\$850,000	2,800	\$304	2
	Ryerson Street	1/22/08	\$946,400	1,600	\$592	4
	St James Place	6/26/08	\$1,185,000	2,550	\$465	2
	St James Place	1/8/08	\$995,000	2,688	\$370	3
	St James Place	3/20/08	\$1,320,000	2,688	\$491	2
	Washington Avenue	4/2/08	\$1,685,000	3,360	\$501	2
	Washington Avenue	4/16/08	\$1,725,000	3,700	\$466	2
	Waverly Avenue	5/1/08	\$1,120,000	2,241	\$500	4
COBBLE HILL	Baltic Street	6/25/08	\$1,925,000	2,880	\$668	1
	Butler Street	1/23/08	\$1,700,000	4,400	\$386	1
	Clinton Street	2/7/08	\$1,800,000	4,000	\$450	3
	Dean Street	1/8/08	\$1,850,000	2,640	\$701	1
	Henry Street	4/28/08	\$2,500,000	2,970	\$842	3
	Kane street	5/8/08	\$1,950,000	2,086	\$935	1
	Strong Place	1/10/08	\$2,200,000	3,960	\$556	4
	Tompkins Place	1/17/08	\$2,563,000	3,375	\$759	4
	Verandah Place	5/19/08	\$800,000	2,205	\$363	3

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FORT GREENE	Adelphi Street	1/11/08	\$600,000	2,496	\$240	2
	Adelphi Street	6/12/08	\$3,055,500	3,280	\$932	2
	Adelphi Street	1/30/08	\$1,705,000	3,780	\$451	2
	Carlton Avenue	6/2/08	\$999,990	4,800	\$208	1
	Carlton Avenue	3/13/08	\$1,815,000	4,112	\$441	4
	Fort Greene Place	4/21/08	\$1,320,000	3,088	\$427	4
	Lafayette Avenue	5/13/08	\$2,100,000	1,980	\$1,061	3
	Lafayette Avenue	6/3/08	\$1,900,000	3,200	\$594	3
	Willoughby Avenue	5/22/08	\$1,969,000	3,200	\$615	3
PARK SLOPE	10th Street	1/29/08	\$760,000	1,920	\$396	2
	10th Street	6/2/08	\$1,350,000	2,080	\$649	2
	10th Street	1/14/08	\$1,995,000	1,664	\$1,199	2
	10th Street	1/15/08	\$1,250,000	1,626	\$769	1
	11th Street	6/26/08	\$1,300,000	2,182	\$596	1
	11th Street	2/8/08	\$1,225,000	1,632	\$751	2
	12th Street	6/24/08	\$1,269,000	1,650	\$769	2
	12th Street	1/3/08	\$985,000	2,568	\$384	2
	12th Street	2/13/08	\$460,000	1,620	\$284	2
	12th Street	2/8/08	\$970,000	1,420	\$683	1
	12th Street	2/12/08	\$1,230,000	1,800	\$683	1
	13th Street	4/23/08	\$600,000	1,340	\$448	2
	13th Street	5/30/08	\$1,300,000	2,024	\$642	2
	13th Street	2/4/08	\$1,150,000	1,630	\$706	2
	13th Street	5/19/08	\$1,765,000	2,276	\$775	2
	13th Street	6/19/08	\$2,000,000	4,000	\$500	2
	14th Street	4/16/08	\$721,000	1,728	\$417	2
	14th Street	2/11/08	\$860,000	2,580	\$333	3
	14th Street	3/5/08	\$1,585,000	2,260	\$701	2
	14th Street	6/12/08	\$1,150,000	1,296	\$887	2
	14th Street	6/30/08	\$1,080,000	2,295	\$471	2
	15th Street	1/8/08	\$1,300,000	4,372	\$297	4
	1st Street	4/15/08	\$1,725,000	2,400	\$719	3
	1st Street	4/17/08	\$2,140,000	3,200	\$669	3
	1st Street	2/6/08	\$3,600,000	4,720	\$763	1
2nd Street	6/25/08	\$2,855,000	3,820	\$747	2	

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PARK SLOPE	3rd Street	4/28/08	\$1,333,333	3,600	\$370	3
	3rd Street	4/1/08	\$3,755,000	4,168	\$901	2
	5th Street	2/29/08	\$1,875,000	2,250	\$833	2
	5th Street	3/31/08	\$1,000,000	2,772	\$361	3
	5th Street	1/11/08	\$2,000,000	2,690	\$743	2
	5th Street	2/14/08	\$1,752,000	3,012	\$582	3
	6th Avenue	6/19/08	\$1,480,000	1,824	\$811	2
	8th Avenue	4/11/08	\$1,240,000	1,920	\$646	2
	8th Street	4/2/08	\$975,000	2,700	\$361	3
	8th Street	3/6/08	\$1,175,000	1,734	\$678	2
	8th Street	5/12/08	\$1,402,000	2,511	\$558	1
	Bergen Street	6/23/08	\$1,725,000	2,400	\$719	3
	Degraw Street	4/10/08	\$1,615,000	2,565	\$630	3
	Garfield Place	2/11/08	\$1,850,000	5,600	\$330	3
	Lincoln Place	1/30/08	\$3,000,000	3,650	\$822	2
	Lincoln Place	6/19/08	\$2,788,000	3,650	\$764	2
	Montgomery Place	2/21/08	\$3,300,000	3,338	\$989	2
	Polhemus Place	6/23/08	\$2,400,000	3,240	\$741	1
	President Street	2/4/08	\$1,800,000	2,040	\$882	2
	Saint Marks Avenue	1/28/08	\$2,195,000	2,102	\$1,044	1
St Johns Place	6/25/08	\$2,500,000	4,000	\$625	1	
St Marks Avenue	2/8/08	\$2,600,000	3,680	\$707	1	
St Marks Place	5/29/08	\$1,560,000	3,500	\$446	3	
Sterling Place	3/25/08	\$2,200,000	4,800	\$458	4	
Union Street	3/18/08	\$1,890,000	2,430	\$778	3	

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PROSPECT HEIGHTS	Bergen Street	4/3/08	\$858,500	1,156	\$743	2
	Bergen Street	1/18/08	\$1,050,000	2,268	\$463	2
	Carlton Avenue	4/17/08	\$2,000,000	3,464	\$577	2
	Park Place	6/10/08	\$1,820,000	2,495	\$729	1
	Prospect Place	1/11/08	\$2,100,000	3,512	\$598	2
	Sterling Place	5/15/08	\$1,600,000	2,982	\$537	4
	Sterling Place	1/30/08	\$1,525,000	3,384	\$451	3
	Vanderbilt Avenue	3/24/08	\$1,200,000	4,000	\$300	4
	Vanderbilt Avenue	3/27/08	\$1,065,000	3,600	\$296	3
PROSPECT-LEFFERTS GARDENS	Fenimore Street	6/6/08	\$877,000	1,872	\$468	1
	Hawthorne Street	1/10/08	\$799,000	3,184	\$251	3
	Hawthorne Street	4/16/08	\$999,000	3,300	\$303	2
	Hawthorne Street	2/12/08	\$607,500	1,880	\$323	2
	Lefferts Avenue	1/18/08	\$525,000	1,654	\$317	1
	Lefferts Avenue	1/3/08	\$736,000	2,144	\$343	2
	Midwood Street	4/24/08	\$880,000	3,030	\$290	1
	Midwood Street	5/2/08	\$1,200,000	3,752	\$320	1
	Rutland Road	5/5/08	\$970,000	3,960	\$245	1
	Rutland Road	5/23/08	\$774,000	4,160	\$186	3
	Winthrop Street	1/24/08	\$769,000	2,496	\$308	1
	Winthrop Street	3/4/08	\$580,000	2,523	\$230	2
	Winthrop Street	1/3/08	\$720,000	2,048	\$352	2
	Winthrop Street	3/31/08	\$610,000	2,324	\$262	1
	Winthrop Street	2/28/08	\$500,000	3,240	\$154	2

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PARK AVENUE

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

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