

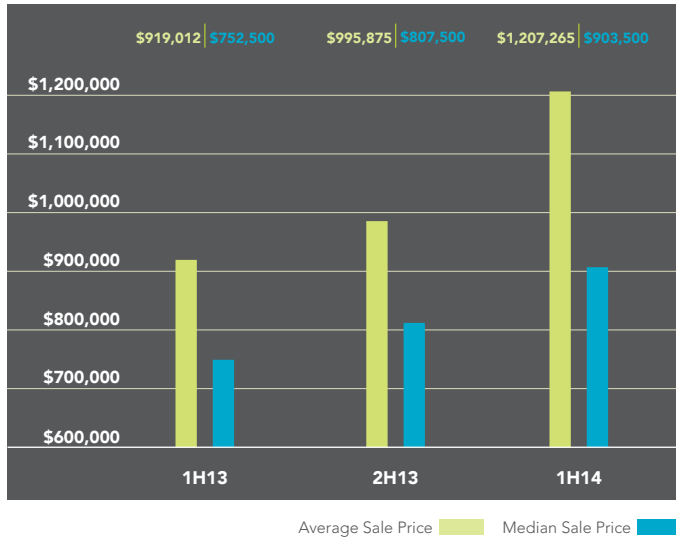
HALSTEAD PROPERTY®

FIRST HALF 2014 BROOKLYN SALES REPORT

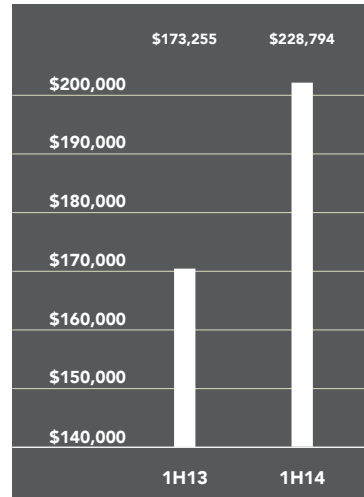


BROOKLYN HEIGHTS-CARROLL GARDENS-COBBLE HILL- COLUMBIA STREET WATERFRONT-DUMBO-RED HOOK

COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

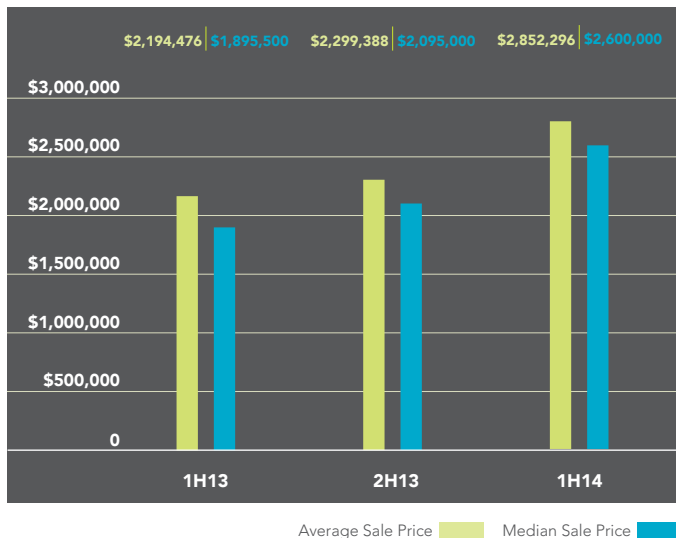


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

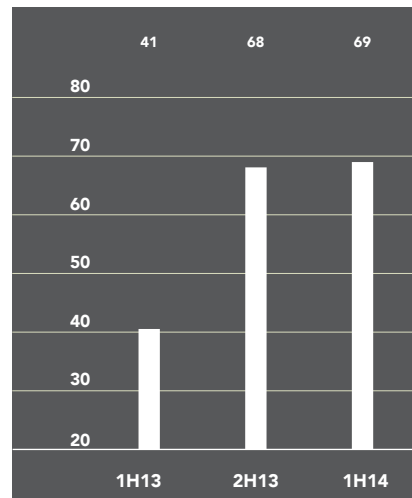


A strong luxury market, aided by new development sales, elevated both the average and median price in this area over the past year. The average price of \$1,207,265 was a 31% improvement from the first half of 2013, while the median price rose 20% to \$903,500.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



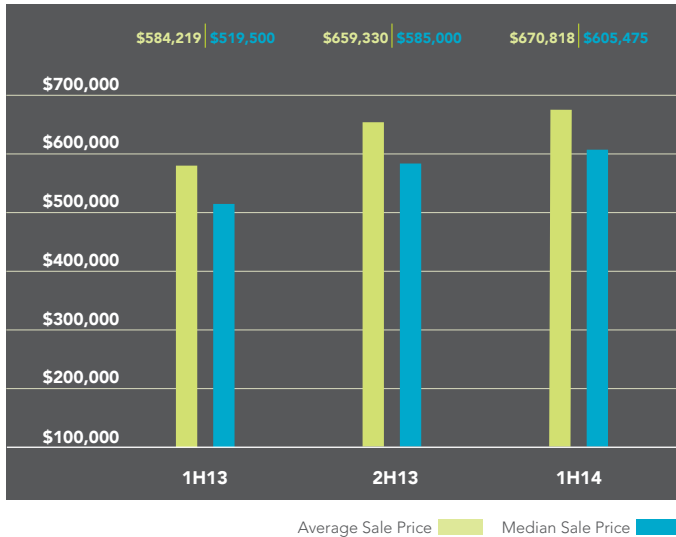
TOWNHOUSE
NUMBER OF SALES



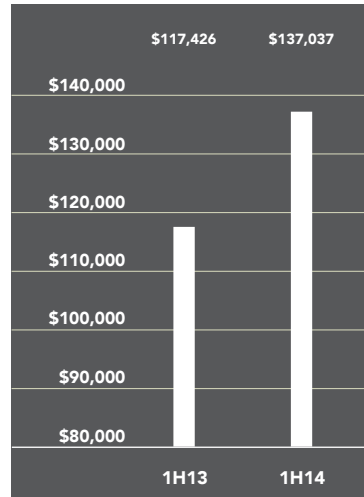
Townhouse prices were also well above the levels of a year ago. The average townhouse price of \$2,852,296 was 30% higher than 2013's first half, while the number of sales jumped 68% to 69.

BOERUM HILL-CLINTON HILL-FORT GREENE

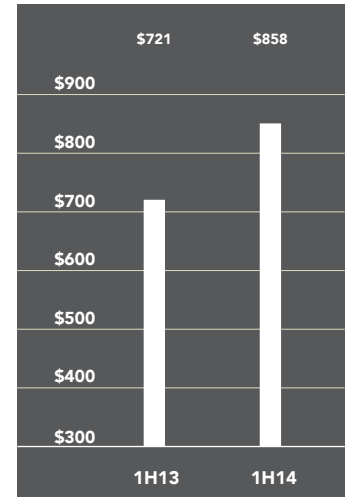
COOPERATIVE & CONDOMINIUM AVERAGE & MEDIAN PRICE



COOPERATIVE AVERAGE PRICE PER ROOM

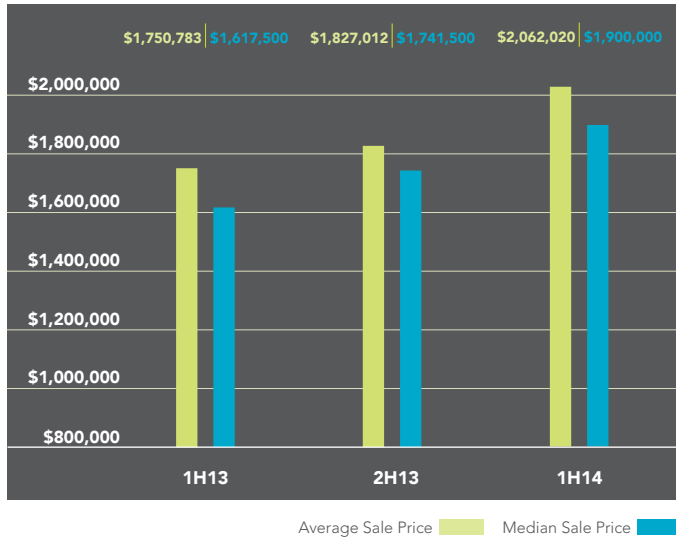


CONDOMINIUM AVERAGE PRICE PER SQUARE FOOT

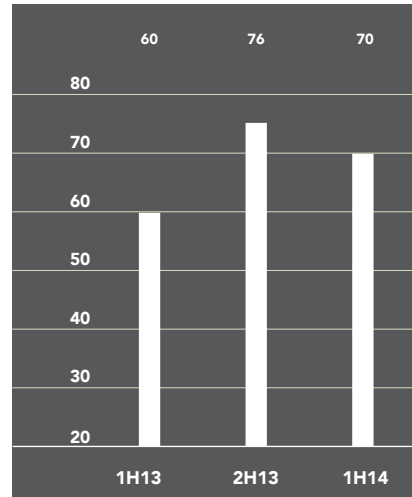


Apartments in Boerum Hill, Clinton Hill and Fort Greene sold for an average of \$670,818 in the first half of 2014, a 15% increase from a year ago. The median price rose 17% during this time, to \$605,475.

TOWNHOUSE AVERAGE & MEDIAN PRICE



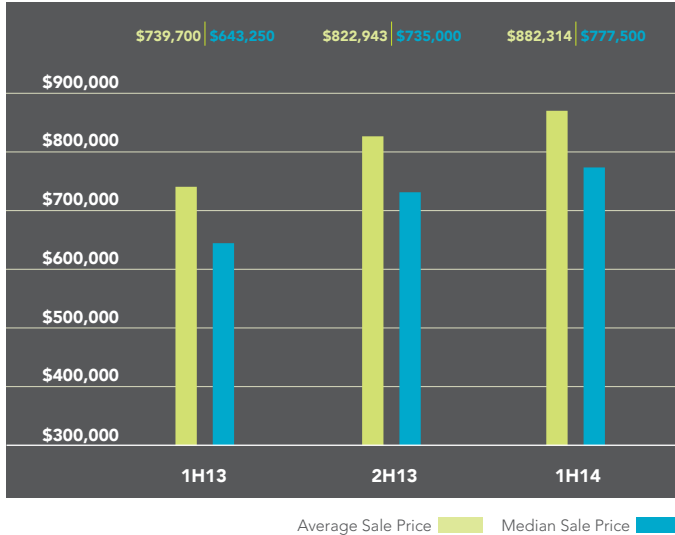
TOWNHOUSE NUMBER OF SALES



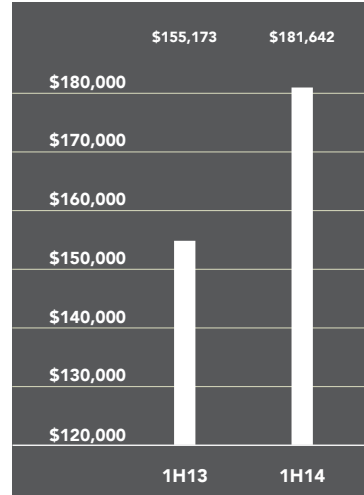
The average townhouse price was \$2,062,020 in this market in the first half, 18% higher than a year ago. The number of townhouse sales rose from 60 a year ago to 70, a 17% gain.

PARK SLOPE-PROSPECT HEIGHTS

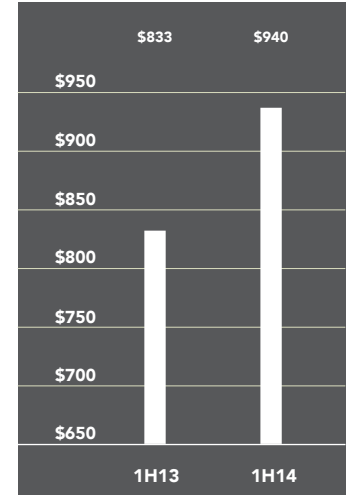
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

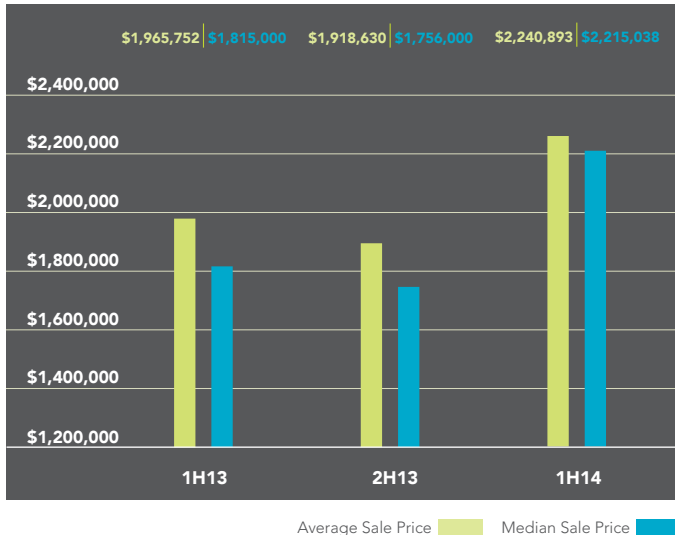


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

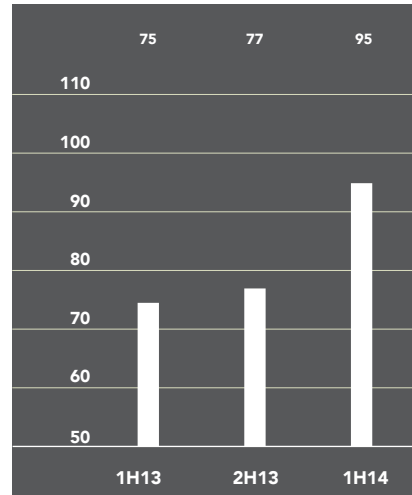


In Park Slope and Prospect Heights, the average apartment price rose 19% compared to a year ago, to \$882,314. The median price posted a larger increase, rising 21% during this time to \$777,500.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



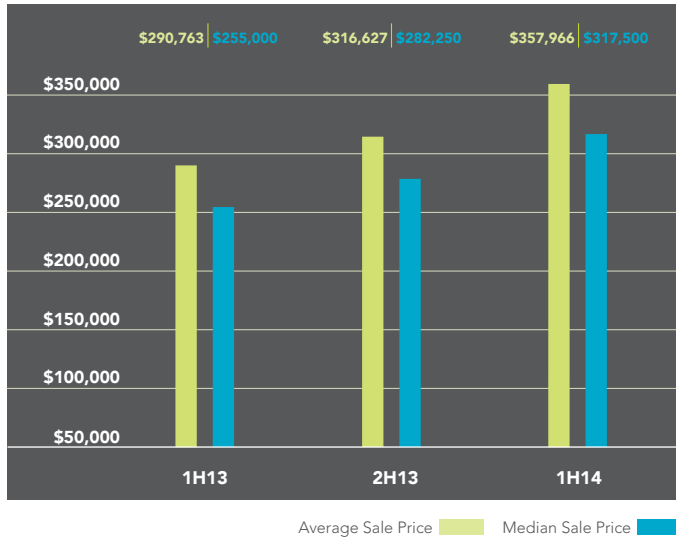
TOWNHOUSE
NUMBER OF SALES



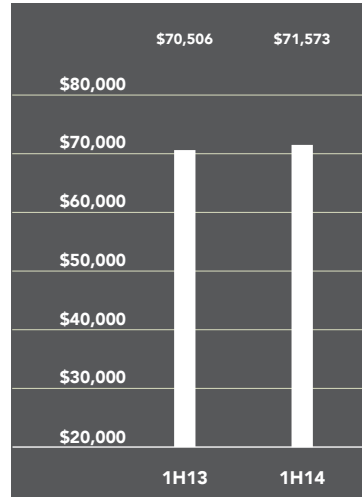
The number of townhouse sales in Park Slope and Prospect Heights rose 27% over the past year. Prices were also higher, with the average price up 14% and the median price 22% higher than during 2013's first half.

BAY RIDGE-SUNSET PARK

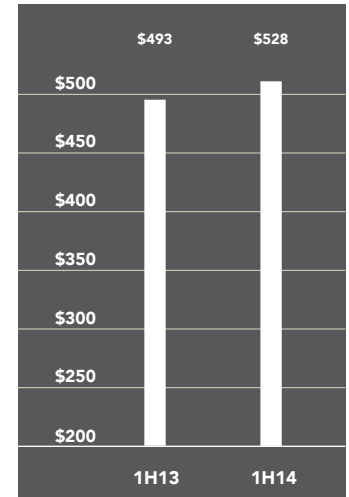
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

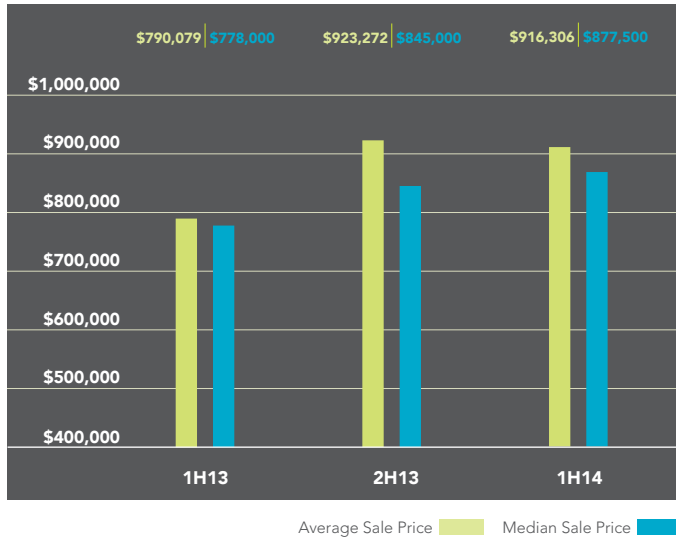


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

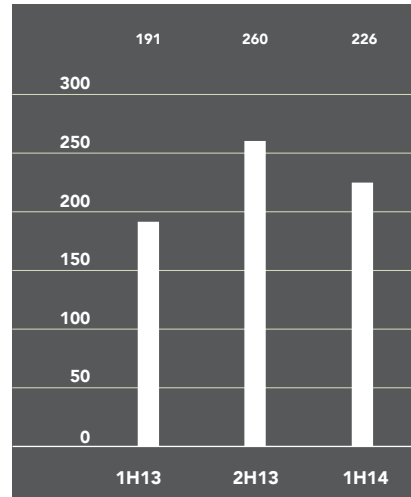


At \$357,966, the average apartment price in Bay Ridge and Sunset Park was 23% above last year's level. The median price rose 25% in this market over the past year, to \$317,500.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



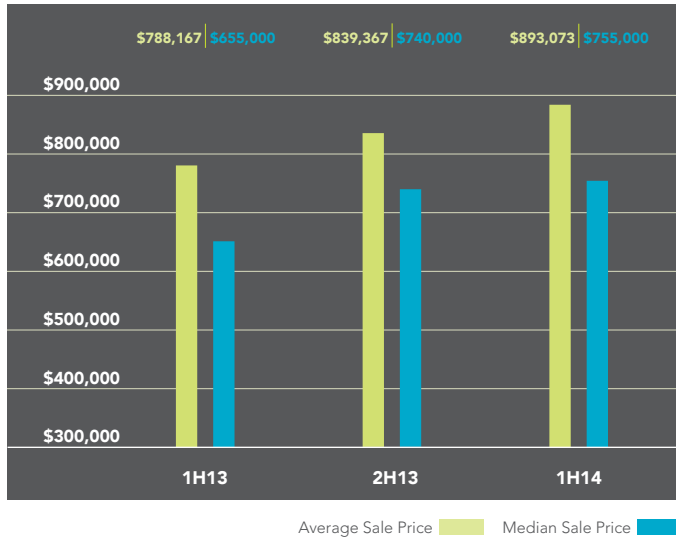
TOWNHOUSE
NUMBER OF SALES



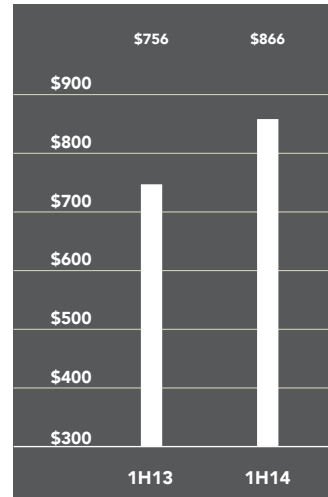
Townhouses in Bay Ridge in Sunset Park fetched an average of \$916,306 in the first half of 2014, 16% above last year's comparable period. The 226 closings reported during the first half represented an 18% improvement from the first half of 2013.

GREENPOINT-WILLIAMSBURG

COOPERATIVE & CONDOMINIUM AVERAGE & MEDIAN PRICE

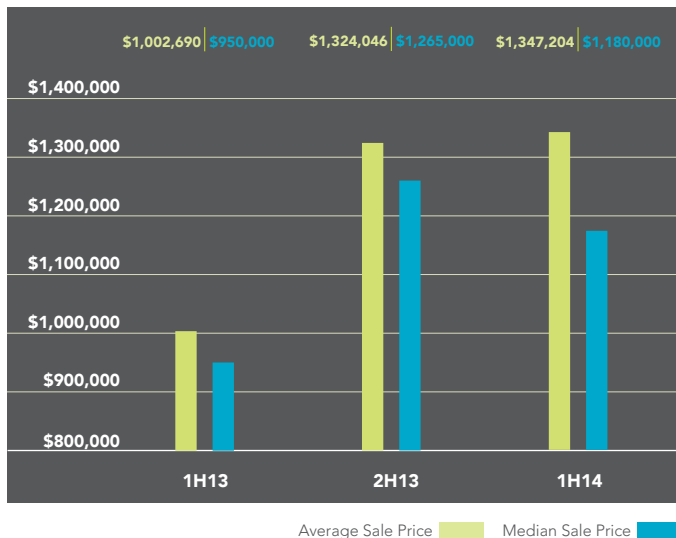


CONDOMINIUM AVERAGE PRICE PER SQUARE FOOT

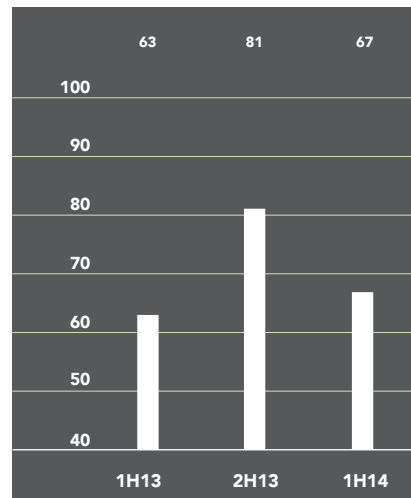


The average price for an apartment in the Greenpoint-Williamsburg market reached \$893,073 in the first half, which was 13% higher than a year ago. The median price rose at a slightly faster pace, climbing 15% to \$755,000.

TOWNHOUSE AVERAGE & MEDIAN PRICE



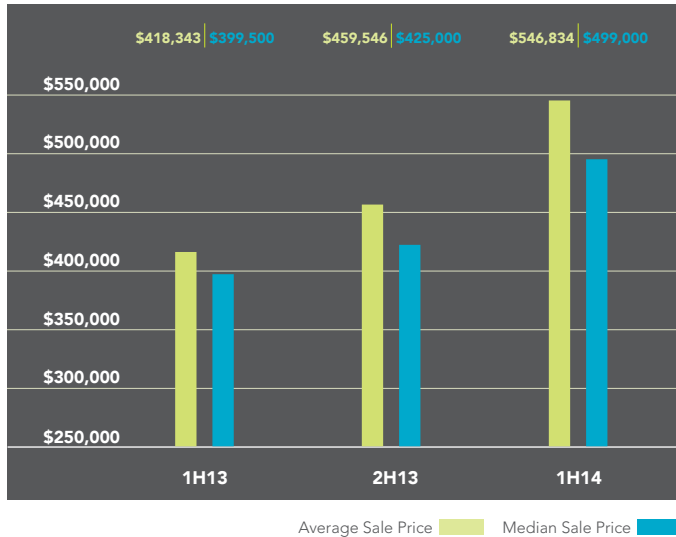
TOWNHOUSE NUMBER OF SALES



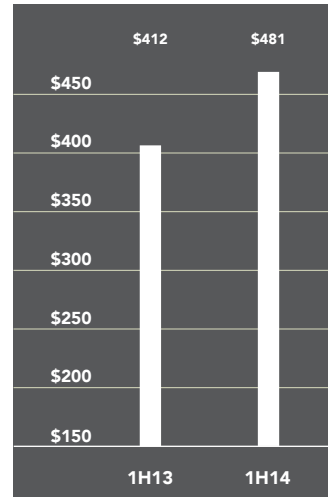
At \$1,347,204, the average townhouse price in this area during the first half was 34% above last year's level. There were 67 townhouse sales reported, a 6% increase from 2013's first half.

BEDFORD STUYVESANT-CROWN HEIGHTS

COOPERATIVE & CONDOMINIUM AVERAGE & MEDIAN PRICE

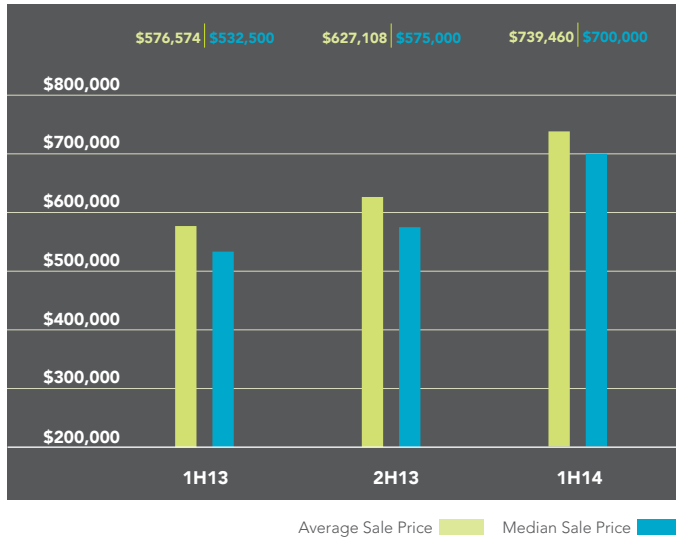


CONDOMINIUM AVERAGE PRICE PER SQUARE FOOT

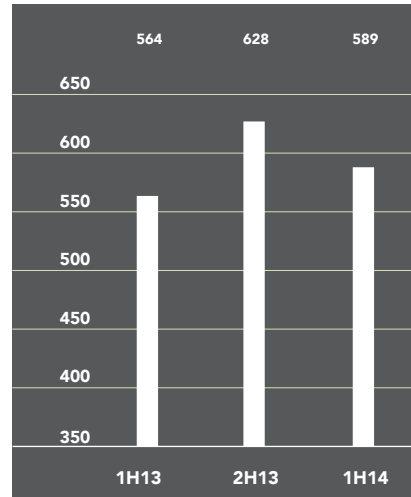


In the Bedford Stuyvesant-Crown Heights market, the average apartment price reached \$546,834 in the first half. This was a 31% increase compared to the first half of 2013.

TOWNHOUSE AVERAGE & MEDIAN PRICE



TOWNHOUSE NUMBER OF SALES



While the number of townhouse sales in this area showed a modest increase from a year ago, prices rose at a much faster pace. The average price of \$739,460 for a townhouse was 28% higher, and the median price of \$700,000 was 31% higher than the first half of 2013.

TOWNHOUSES*

| Area | AVERAGE PRICE | | | NUMBER OF SALES | | |
|----------------------------------|-----------------|-----------------|----------|-----------------|-----------------|----------|
| | First Half 2014 | First Half 2013 | % Change | First Half 2014 | First Half 2013 | % Change |
| Bath Beach | \$857,625 | \$712,317 | 20% | 48 | 41 | 17% |
| Bay Ridge | \$918,345 | \$764,940 | 20% | 110 | 82 | 34% |
| Bedford Stuyvesant | \$734,454 | \$570,872 | 29% | 442 | 443 | 0% |
| Bensonhurst | \$913,199 | \$793,289 | 15% | 124 | 119 | 4% |
| Bergen Beach | \$617,174 | \$613,933 | 1% | 23 | 32 | -28% |
| Boerum Hill | \$2,387,844 | \$2,247,522 | 6% | 23 | 12 | 92% |
| Borough Park | \$980,832 | \$761,938 | 29% | 115 | 118 | -3% |
| Brighton Beach | \$432,224 | \$350,706 | 23% | 14 | 17 | -18% |
| Brooklyn Heights | \$5,763,182 | \$3,802,500 | 52% | 11 | 6 | 83% |
| Brownsville | \$361,195 | \$324,212 | 11% | 66 | 38 | 74% |
| Bushwick | \$572,059 | \$429,262 | 33% | 226 | 203 | 11% |
| Canarsie | \$403,802 | \$380,604 | 6% | 133 | 98 | 36% |
| Carroll Gardens | \$2,684,825 | \$1,743,147 | 54% | 29 | 17 | 71% |
| Clinton Hill | \$1,751,381 | \$1,452,565 | 21% | 26 | 27 | -4% |
| Cobble Hill | \$2,881,136 | \$2,528,846 | 14% | 11 | 13 | -15% |
| Columbia St. Waterfront District | \$1,648,200 | \$1,122,500 | 47% | 10 | 2 | 400% |
| Coney Island | \$404,556 | \$349,000 | 16% | 9 | 9 | 0% |
| Crown Heights | \$754,512 | \$596,089 | 27% | 147 | 121 | 21% |
| Ditmas Park | \$963,464 | \$1,136,750 | -15% | 14 | 12 | 17% |
| Dyker Heights | \$810,123 | \$784,243 | 3% | 59 | 69 | -14% |
| East Flatbush | \$424,973 | \$386,030 | 10% | 136 | 108 | 26% |
| East New York | \$370,771 | \$340,052 | 9% | 245 | 240 | 2% |
| East Williamsburg | \$1,195,909 | \$1,097,625 | 9% | 22 | 20 | 10% |
| Flatbush | \$498,251 | \$425,318 | 17% | 67 | 36 | 86% |
| Flatlands | \$427,511 | \$385,048 | 11% | 72 | 79 | -9% |
| Fort Greene | \$2,089,767 | \$1,850,357 | 13% | 21 | 21 | 0% |
| Gerritsen Beach | \$318,805 | \$308,237 | 3% | 26 | 19 | 37% |
| Gravesend | \$854,563 | \$843,549 | 1% | 141 | 119 | 18% |

*Includes 1-4 family dwellings.

TOWNHOUSES*

| Area | AVERAGE PRICE | | | NUMBER OF SALES | | |
|---------------------------|-----------------|-----------------|----------|-----------------|-----------------|----------|
| | First Half 2014 | First Half 2013 | % Change | First Half 2014 | First Half 2013 | % Change |
| Greenpoint | \$1,278,490 | \$984,609 | 30% | 21 | 23 | -9% |
| Kensington | \$772,448 | \$722,071 | 7% | 29 | 28 | 4% |
| Manhattan Beach | \$1,170,055 | \$738,458 | 58% | 19 | 12 | 58% |
| Marine Park | \$519,666 | \$471,448 | 10% | 89 | 101 | -12% |
| Midwood | \$914,238 | \$830,863 | 10% | 146 | 136 | 7% |
| Mill Basin | \$734,101 | \$664,306 | 11% | 56 | 44 | 27% |
| Park Slope | \$2,233,278 | \$2,012,990 | 11% | 82 | 58 | 41% |
| Prospect Heights | \$2,288,923 | \$1,804,588 | 27% | 13 | 17 | -24% |
| Prospect Park South | \$852,500 | \$631,000 | 35% | 4 | 5 | -20% |
| Prospect-Lefferts Gardens | \$979,564 | \$668,964 | 46% | 41 | 35 | 17% |
| Red Hook | \$922,375 | \$801,667 | 15% | 8 | 3 | 167% |
| Sea Gate | \$595,279 | \$435,250 | 37% | 14 | 2 | 600% |
| Sheepshead Bay | \$692,386 | \$643,834 | 8% | 173 | 143 | 21% |
| Sunset Park | \$914,373 | \$808,991 | 13% | 116 | 109 | 6% |
| Williamsburg North Side | \$2,073,667 | \$1,236,556 | 68% | 15 | 9 | 67% |
| Williamsburg South Side | \$666,594 | \$654,200 | 2% | 9 | 10 | -10% |
| Windsor Terrace | \$1,324,100 | \$1,011,118 | 31% | 35 | 38 | -8% |

*Includes 1-4 family dwellings.

**Brooklyn Heights**

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Park Slope

76 Seventh Avenue
Brooklyn, NY 11201
718.399.2222

Park Slope

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Bedford Stuyvesant

316 Stuyvesant Avenue
Brooklyn, NY 11233
718.613.2800

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Greenwich

2 Greenwich Office Park
Greenwich, CT 06831
203.869.8100

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

Village

831 Broadway
New York, NY 10003
212.253.6500

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2570

Southampton

31 Main Street
Southampton, NY 11968
631.283.2883

Riverdale Mosholu

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Commercial Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

Prepared by Gregory Heym, Chief Economist, Halstead Property, LLC

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