

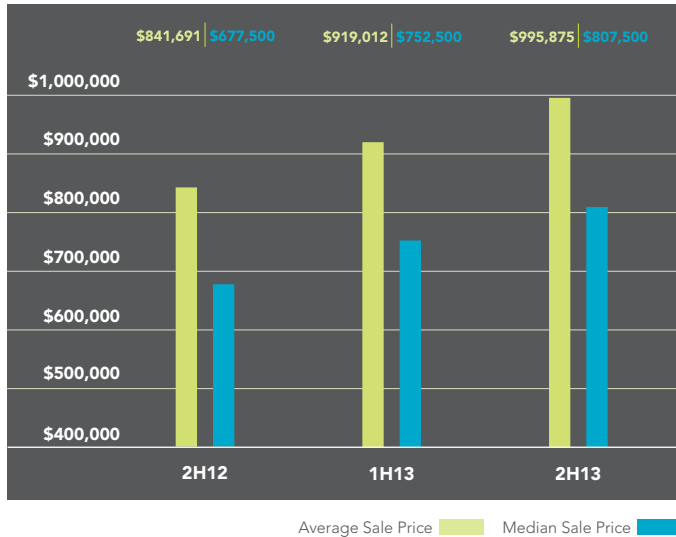
HALSTEAD PROPERTY®

SECOND HALF 2013 BROOKLYN SALES REPORT

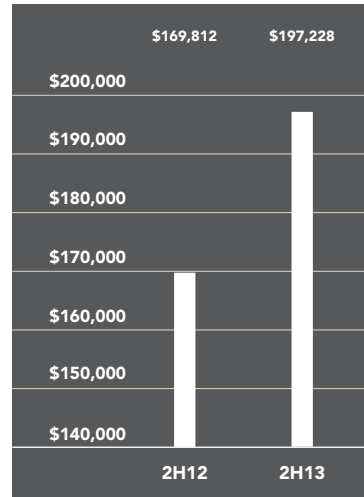


BROOKLYN HEIGHTS-CARROLL GARDENS-COBBLE HILL- COLUMBIA STREET WATERFRONT-DUMBO-RED HOOK

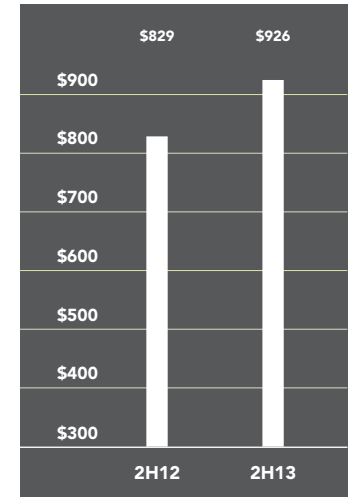
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

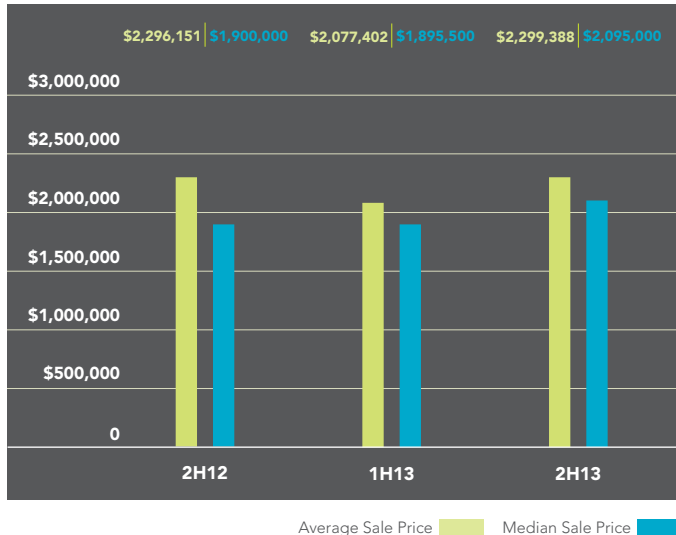


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

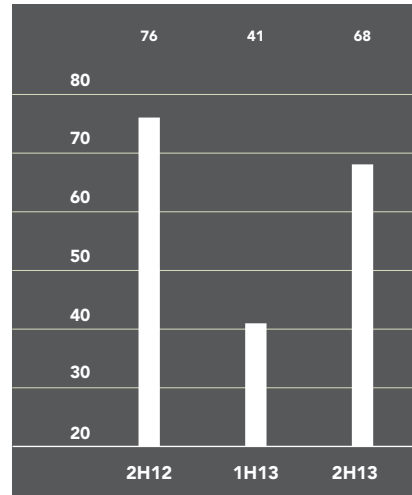


Apartments in this market sold for an average of \$995,875 in the second half of 2013, 18% more than a year ago. The median price of \$807,500 was a 19% improvement from the second half of 2012.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



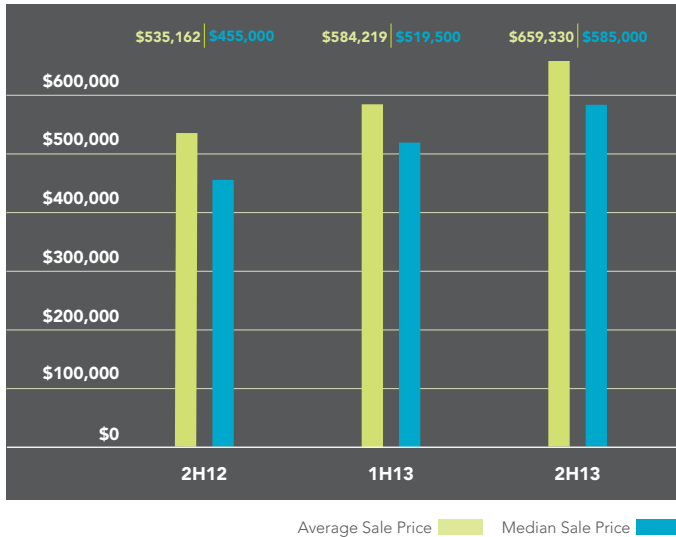
TOWNHOUSE
NUMBER OF SALES



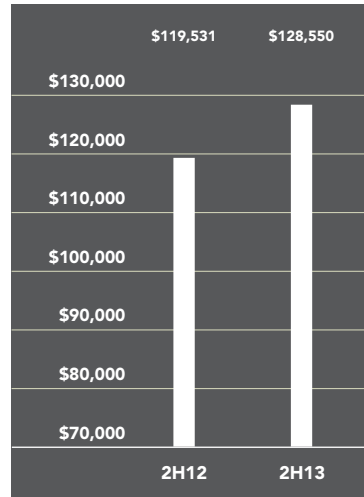
The median price for a townhouse in these neighborhoods rose 10% over the past year to \$2,095,000. While both the average price and number of sales was lower than in 2012's second half, this was due to a large number of high-end closings at the end of 2012, as many luxury sellers rushed to close before capital gains rates were slated to rise.

BOERUM HILL-CLINTON HILL-FORT GREENE

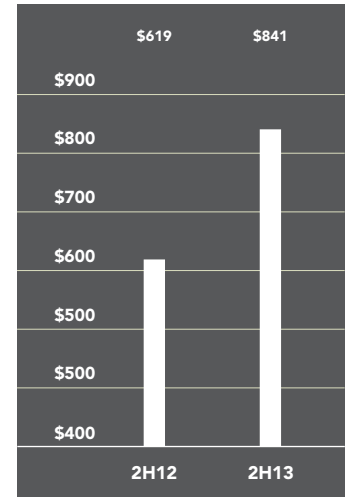
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

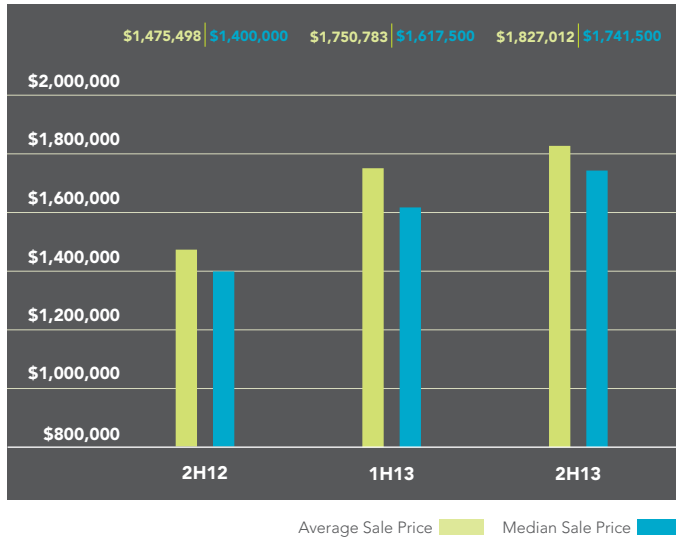


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

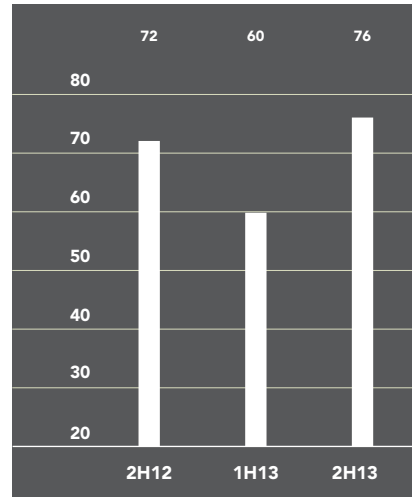


Fueled by a strong condo market, the average apartment price in the Boerum Hill-Clinton Hill-Fort Greene market rose 23% over the past year to \$659,330. New development activity helped push the average condo price per square foot 36% higher over the past year to \$841.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



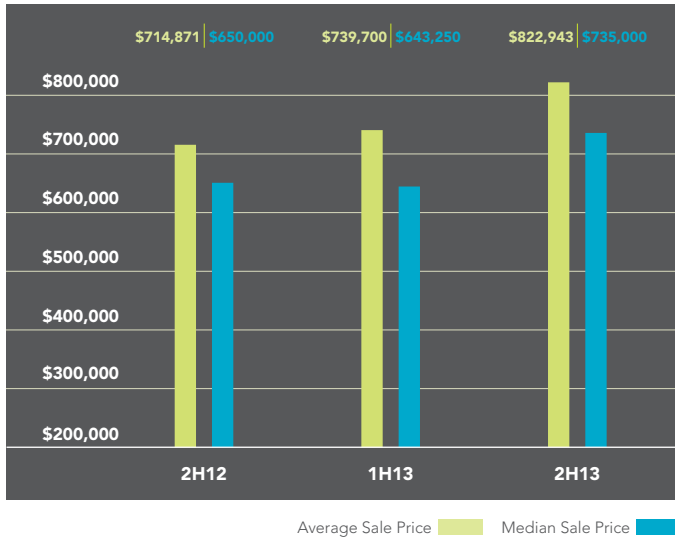
TOWNHOUSE
NUMBER OF SALES



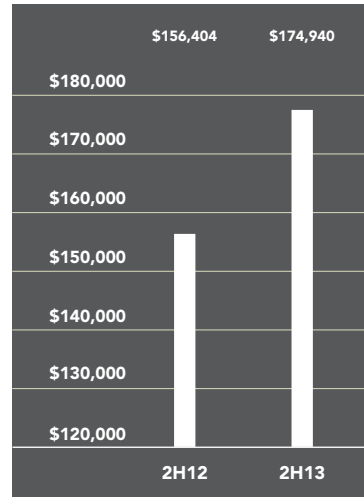
Both the average and median townhouse price jumped 24% in this market from 2012's second half. There were 6% more townhouses sold than a year ago, with 76 closings reported.

PARK SLOPE-PROSPECT HEIGHTS

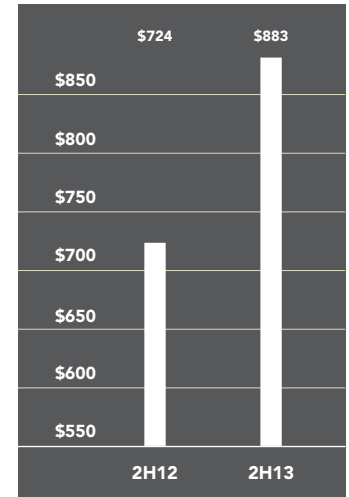
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

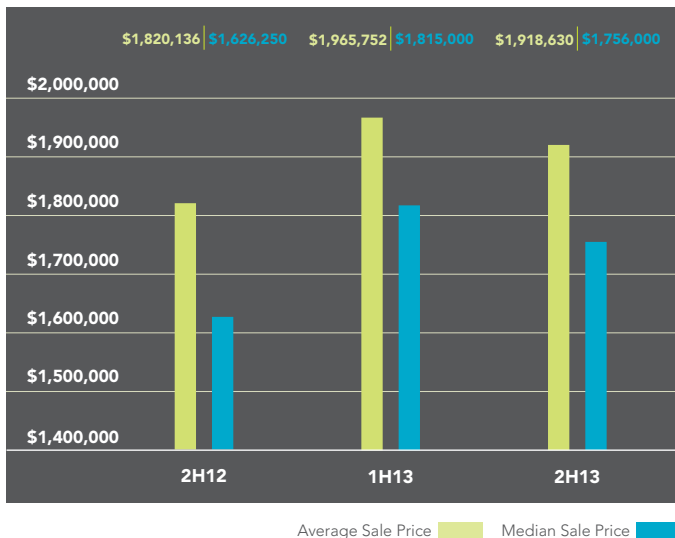


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

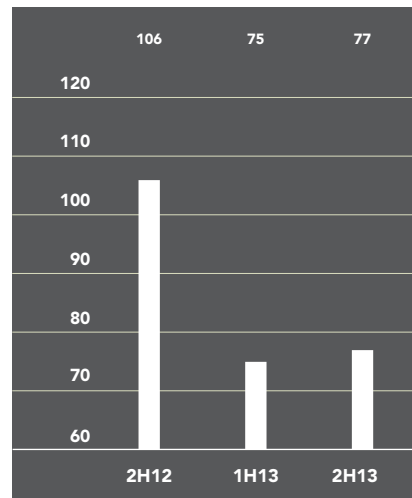


In Park Slope and Prospect Heights, apartment prices averaged \$822,943 in the second half of 2013, a 15% increase from a year ago. The average condo price per square foot rose from \$724 a year ago to \$883, a 22% rise.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



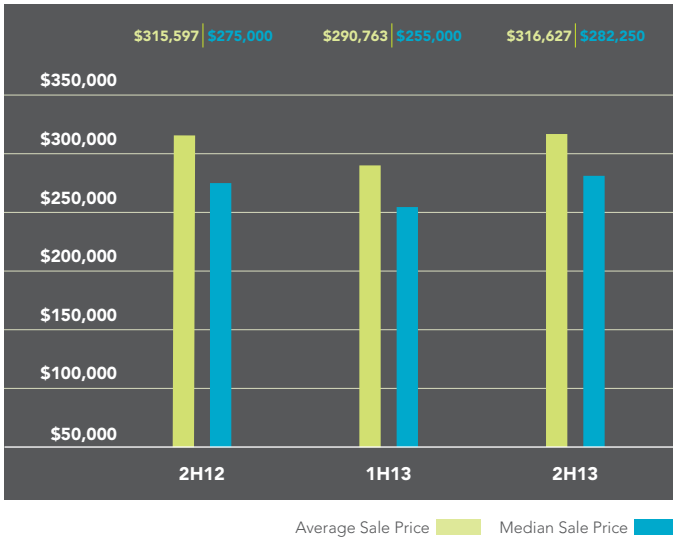
TOWNHOUSE
NUMBER OF SALES



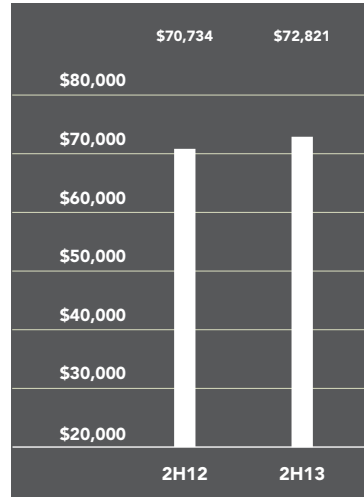
In Park Slope and Prospect Heights, the average townhouse price of \$1,918,630 during the second half of 2013 was 5% higher than last year's comparable period. The median price rose 8% over this time to \$1,756,000. The number of closings fell from 106 a year ago to 77, as tax-law changes encouraged sellers to close by the end of 2012 thus inflating sales.

BAY RIDGE-SUNSET PARK

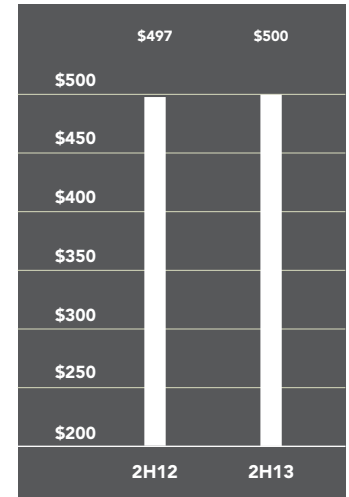
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

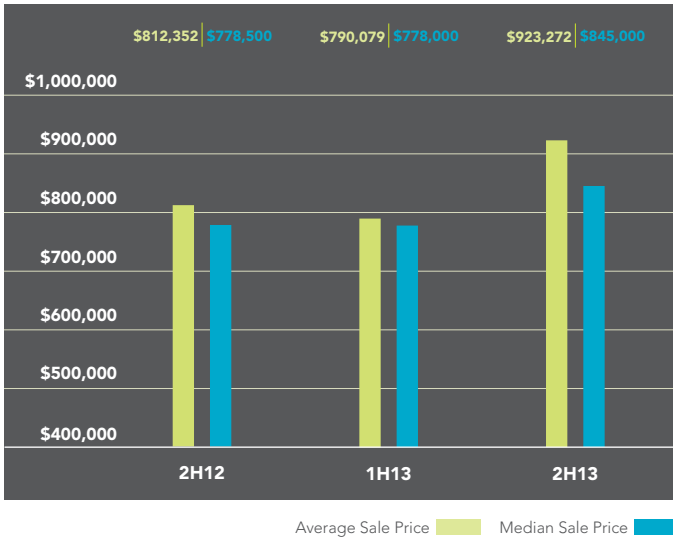


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

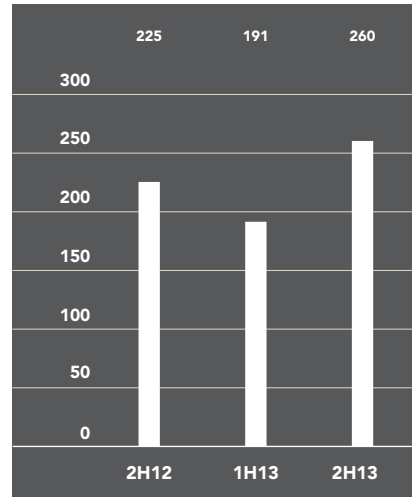


The average price for an apartment in the Bay Ridge-Sunset Park market was \$316,627 in 2013's second half, up slightly from a year ago. Co-op prices averaged \$72,821 per room, a 3% improvement from 2012's comparable period.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



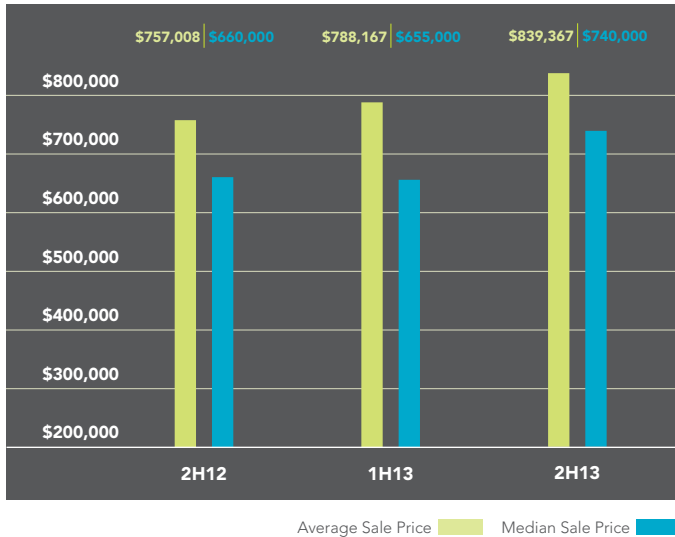
TOWNHOUSE
NUMBER OF SALES



Townhouse prices averaged \$923,272 in Bay Ridge and Sunset Park in the last 6 months of 2013, a 14% improvement from the same period in 2012. The median price rose 9% during this time to \$845,000. The 260 reported townhouse closings were 16% more than in 2012's second half.

GREENPOINT-WILLIAMSBURG

COOPERATIVE & CONDOMINIUM AVERAGE & MEDIAN PRICE

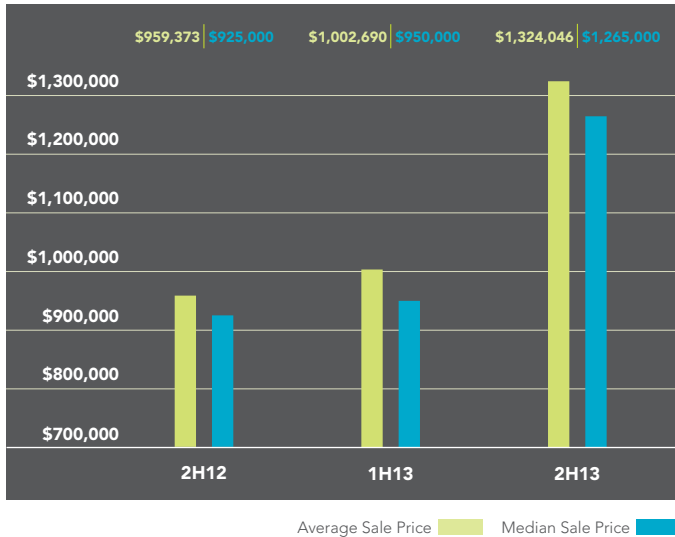


CONDOMINIUM AVERAGE PRICE PER SQUARE FOOT

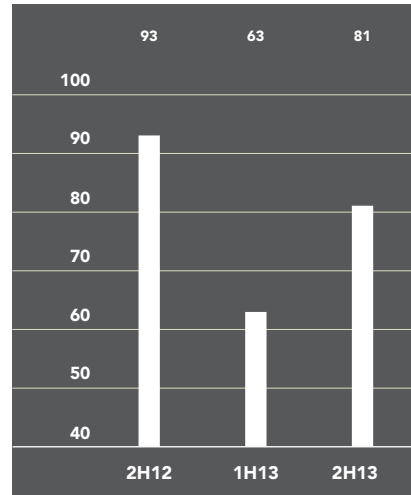


The Greenpoint-Williamsburg market saw an 11% increase in the average apartment price over the past year to \$839,367. The median price posted a higher increase, rising 12% from the second half of 2012 to \$740,000.

TOWNHOUSE AVERAGE & MEDIAN PRICE



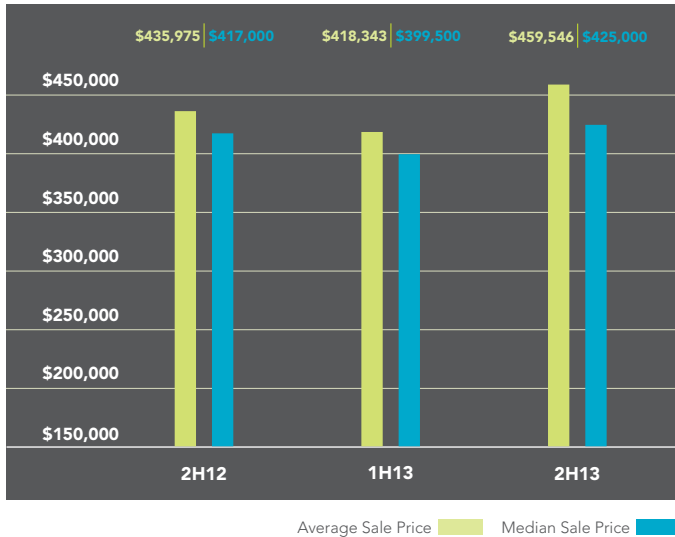
TOWNHOUSE NUMBER OF SALES



The Greenpoint-Williamsburg market saw a 38% jump in the average townhouse price over the past year. The median price rose 37% from a year ago, although the number of sales was 16% lower.

BEDFORD STUYVESANT-CROWN HEIGHTS

COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE

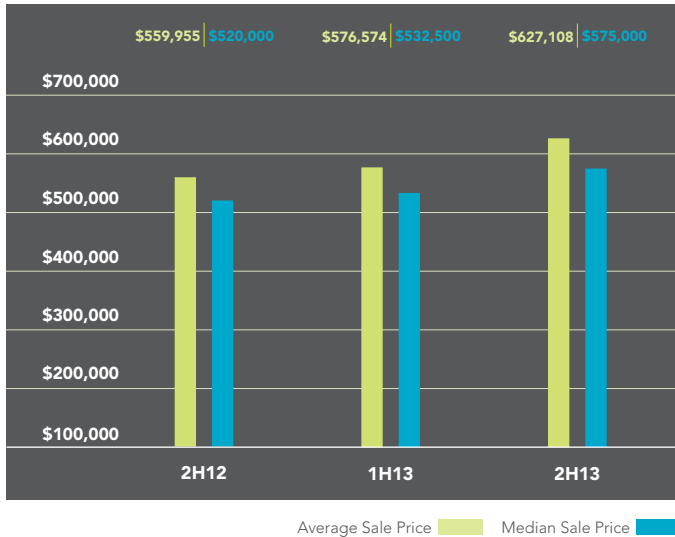


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

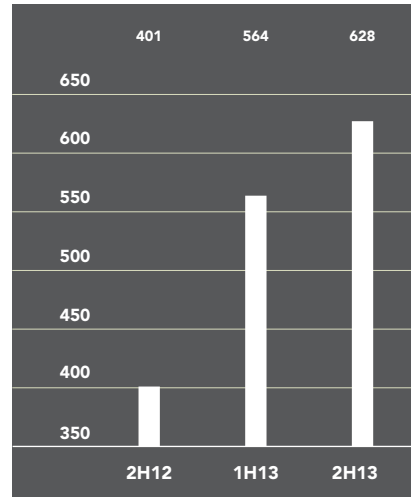


In Bedford Stuyvesant and Crown Heights, the average apartment price of \$459,546 in 2013's second half was 5% higher than a year ago. At an average of \$441 per square foot, condo prices in this market were 9% higher than a year ago.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



TOWNHOUSE
NUMBER OF SALES



Townhouse sales jumped 57% in the Bedford Stuyvesant-Crown Heights market over the past year, with 628 closings reported in the second half of 2013. Prices were also higher, as the average price rose 12% and the median price 11% over this time.

TOWNHOUSES

Area	AVERAGE PRICE			NUMBER OF SALES		
	Second Half 2013	Second Half 2012	% Change	Second Half 2013	Second Half 2012	% Change
Bath Beach	\$764,404	\$734,930	4%	52	64	-19%
Bay Ridge	\$867,258	\$823,901	5%	129	104	24%
Bedford Stuyvesant	\$621,635	\$538,025	16%	466	288	62%
Bensonhurst	\$813,628	\$746,164	9%	159	131	21%
Bergen Beach	\$574,190	\$587,143	-2%	37	23	61%
Boerum Hill	\$2,414,513	\$1,653,034	46%	21	29	-28%
Borough Park	\$816,355	\$806,497	1%	133	120	11%
Brighton Beach	\$607,558	\$736,268	-17%	31	8	288%
Brooklyn Heights	\$4,167,768	\$3,853,321	8%	9	14	-36%
Brownsville	\$367,176	\$391,572	-6%	60	26	131%
Bushwick	\$504,740	\$447,535	13%	221	131	69%
Canarsie	\$389,989	\$431,344	-10%	122	107	14%
Carroll Gardens	\$2,172,367	\$1,809,941	20%	30	34	-12%
Clinton Hill	\$1,597,384	\$1,172,195	36%	34	25	36%
Cobble Hill	\$3,072,083	\$2,815,000	9%	12	17	-29%
Columbia St. Waterfront District	\$1,393,750	\$1,252,500	11%	4	4	0%
Coney Island	\$370,929	\$428,667	-13%	14	9	56%
Crown Heights	\$642,850	\$615,849	4%	162	113	43%
Ditmas Park	\$1,103,002	\$1,121,600	-2%	11	15	-27%
Downtown Brooklyn	n/a	\$2,150,000	n/a	0	1	n/a
Dyker Heights	\$825,821	\$758,656	9%	67	84	-20%
East Flatbush	\$383,501	\$369,656	4%	148	104	42%
East New York	\$372,235	\$352,821	6%	280	210	33%
East Williamsburg	\$1,339,643	\$918,420	46%	30	25	20%
Flatbush	\$515,516	\$454,566	13%	48	41	17%
Flatlands	\$404,764	\$370,808	9%	95	67	42%
Fort Greene	\$1,611,288	\$1,610,722	0%	21	18	17%
Gerritsen Beach	\$326,045	\$374,197	-13%	22	22	0%

*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

Area	AVERAGE PRICE			NUMBER OF SALES		
	Second Half 2013	Second Half 2012	% Change	Second Half 2013	Second Half 2012	% Change
Gravesend	\$830,799	\$799,162	4%	166	125	33%
Greenpoint	\$1,283,992	\$986,375	30%	27	40	-33%
Kensington	\$701,889	\$618,220	14%	45	39	15%
Manhattan Beach	\$891,227	\$1,072,560	-17%	22	12	83%
Marine Park	\$524,365	\$516,248	2%	117	95	23%
Midwood	\$890,319	\$908,517	-2%	156	132	18%
Mill Basin	\$734,194	\$645,546	14%	40	34	18%
Park Slope	\$1,963,649	\$1,842,631	7%	67	91	-26%
Prospect Heights	\$1,617,000	\$1,683,667	-4%	10	15	-33%
Prospect Park South	\$1,584,800	\$769,250	106%	5	6	-17%
Prospect-Lefferts Gardens	\$930,691	\$699,275	33%	35	20	75%
Red Hook	\$864,423	\$879,714	-2%	13	7	86%
Sea Gate	\$491,722	\$630,864	-22%	9	7	29%
Sheepshead Bay	\$726,208	\$644,488	13%	198	166	19%
Sunset Park	\$978,431	\$802,426	22%	131	121	8%
Williamsburg North Side	\$1,532,712	\$1,169,611	31%	15	18	-17%
Williamsburg South Side	\$1,044,444	\$575,319	82%	9	10	-10%
Windsor Terrace	\$1,185,951	\$1,051,452	13%	39	42	-7%

*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.

**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

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

Village

831 Broadway
New York, NY 10003
212.253.6500

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2570

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Southampton

31 Main Street
Southampton, NY 11968
631.283.2883

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Riverdale Mosholu

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Greenwich

2 Greenwich Office Park
Greenwich, CT 06831
203.869.8100

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Commercial Sales

770 Lexington Avenue
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212.381.3208

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

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