

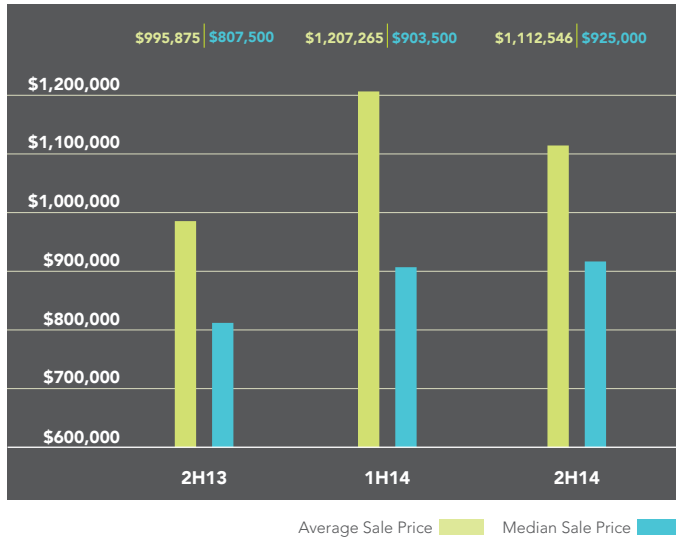
HALSTEAD PROPERTY®

SECOND HALF 2014 BROOKLYN SALES REPORT

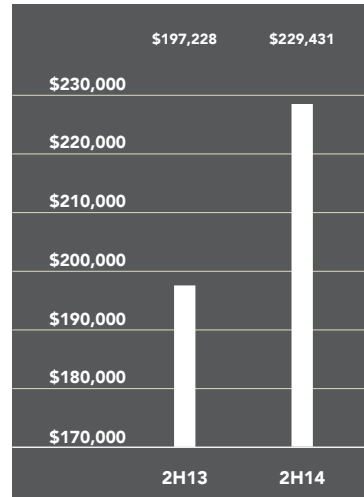


BROOKLYN HEIGHTS-CARROLL GARDENS-COBBLE HILL- COLUMBIA STREET WATERFRONT-DUMBO-RED HOOK

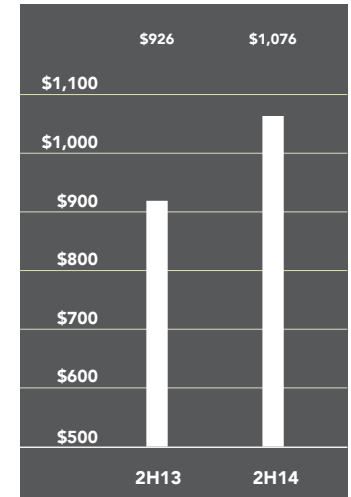
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

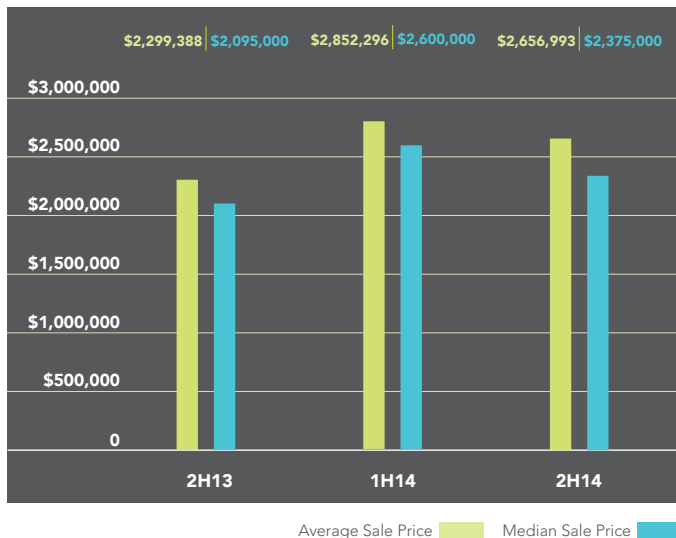


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

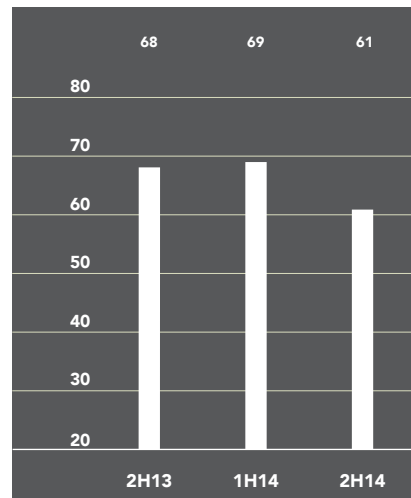


Apartments in this area sold for an average of \$1,112,546 in 2014's second half, a 12% improvement from the year before. The median price rose 15% during this time to \$925,000. Both the average price per room for co-ops and the average price per square foot for condos posted a 16% increase over the past year.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



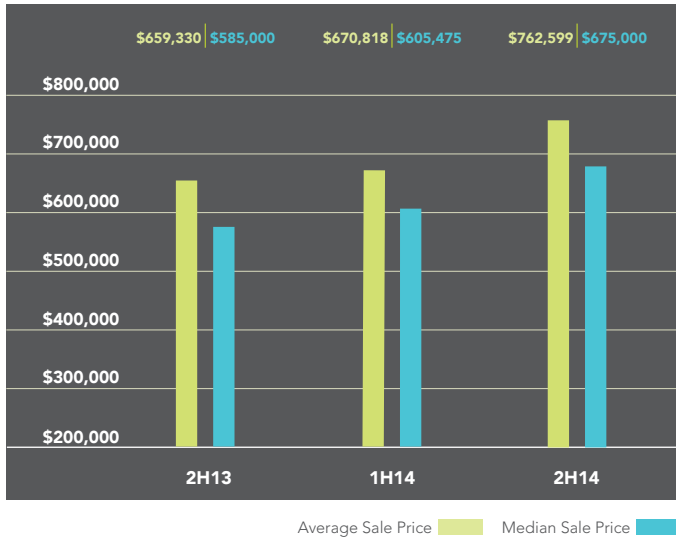
TOWNHOUSE
NUMBER OF SALES



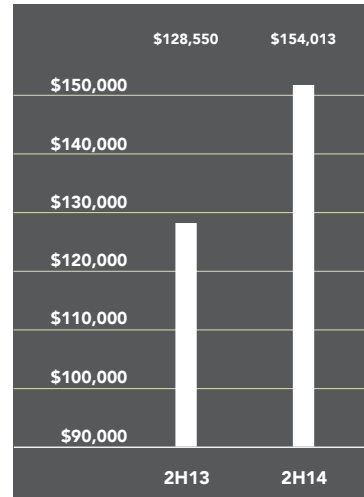
Townhouse prices averaged \$2,656,993, a 16% increase from the second half of 2013. A similar increase was seen in the median price, which reached \$2,375,000. There were 10% fewer closings than a year ago, reflective of the tight inventory in the area.

BOERUM HILL-CLINTON HILL-FORT GREENE

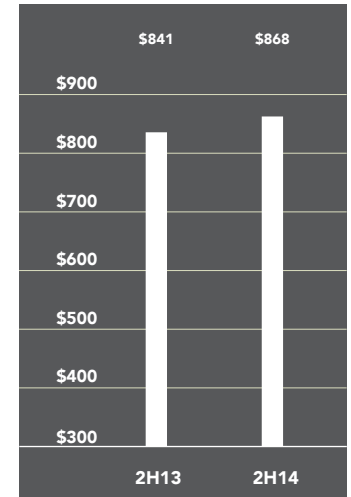
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

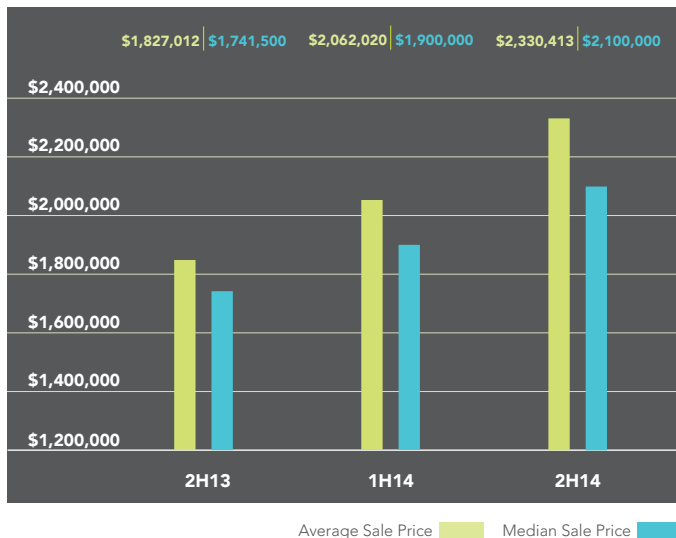


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

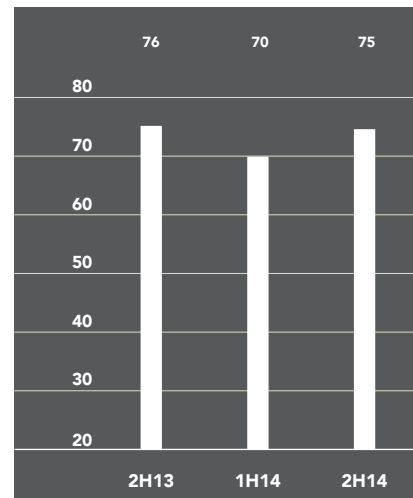


The average price of \$762,599 for apartments in Boerum Hill, Clinton Hill and Fort Greene was 16% higher than 2013's second half. Co-ops were responsible for most of this increase, as their average price per room rose 20% over the past year.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



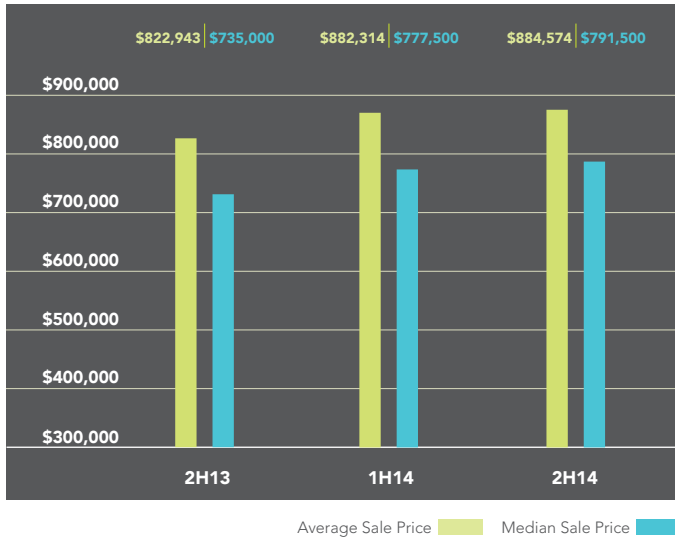
TOWNHOUSE
NUMBER OF SALES



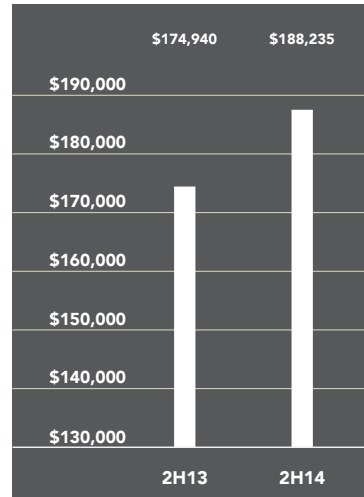
Both the average and median townhouse price posted sharp increases in this area over the past year. The average price rose 28% to \$2,330,413, while the median climbed 21% to \$2,100,000. The number of townhouse sales was down slightly from 2013's second half.

PARK SLOPE-PROSPECT HEIGHTS

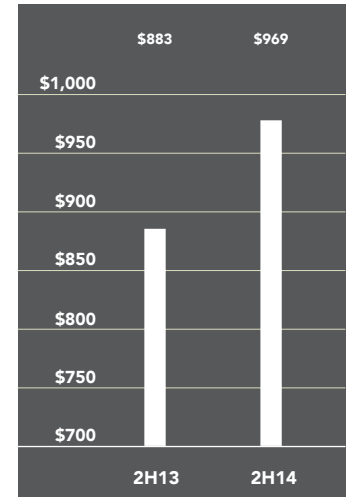
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

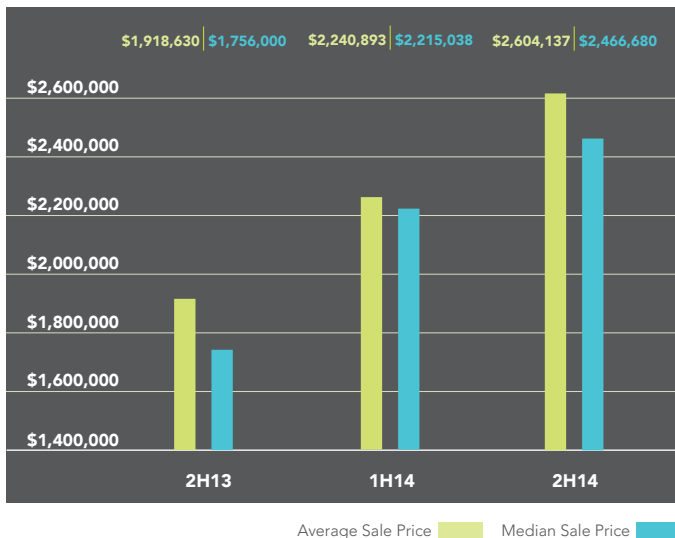


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

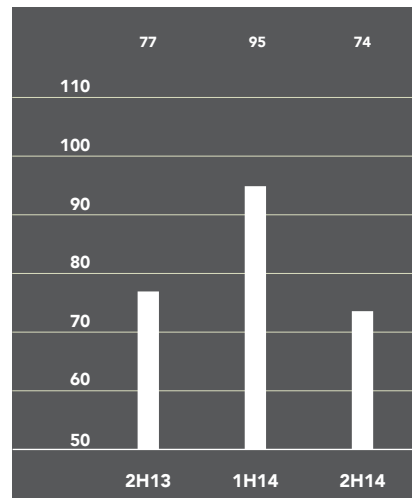


Park Slope and Prospect Heights apartments fetched an average of \$884,574 in the second half of 2014, 7% above the same period in 2013. The median price registered a slightly higher increase, rising 8% to \$791,500.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



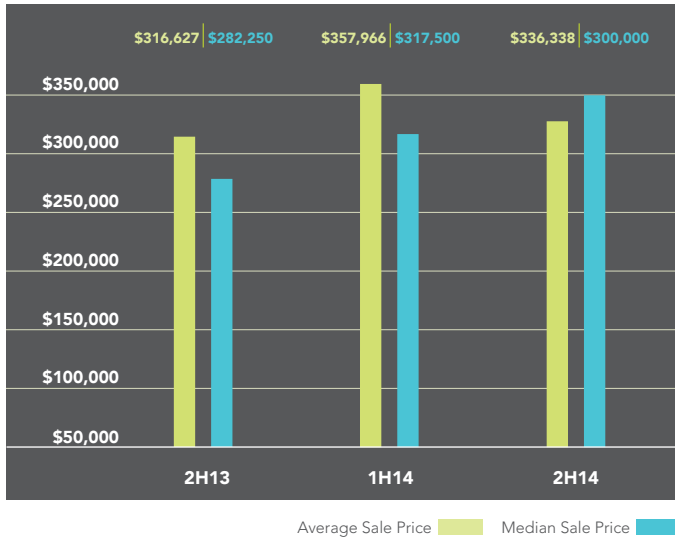
TOWNHOUSE
NUMBER OF SALES



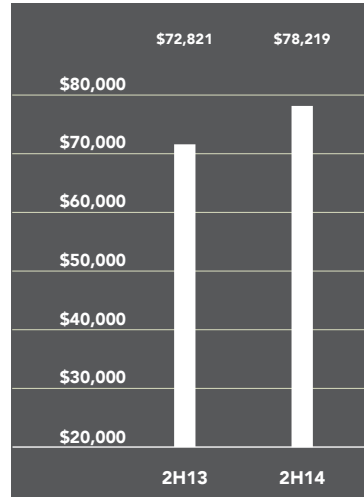
Limited inventory combined with strong demand led to a jump in townhouse prices in this area over the past year. The average townhouse price rose 36% to \$2,604,137, while the median price of \$2,466,680 was a 40% improvement from the second half of 2013.

BAY RIDGE-SUNSET PARK

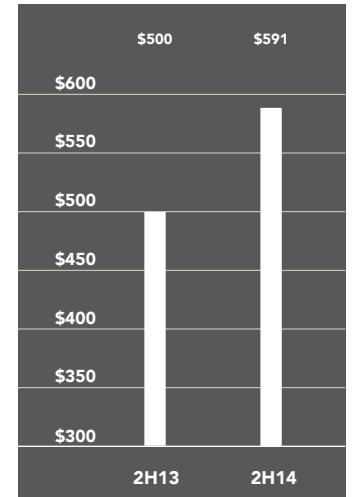
COOPERATIVE & CONDOMINIUM
AVERAGE & MEDIAN PRICE



COOPERATIVE
AVERAGE PRICE PER ROOM

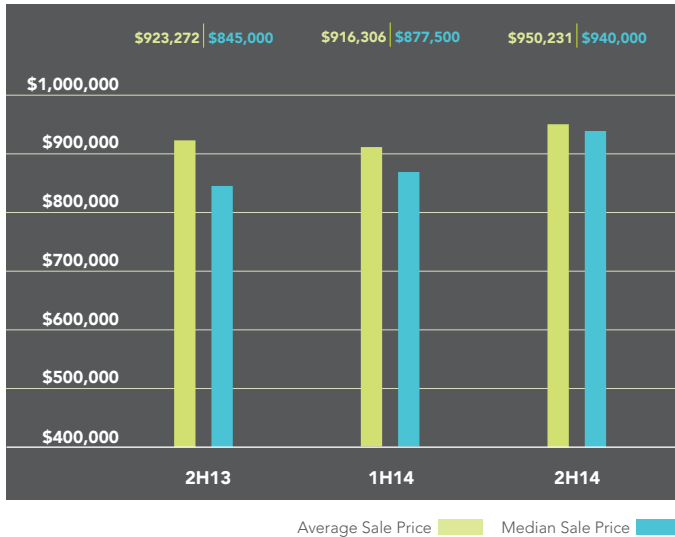


CONDOMINIUM
AVERAGE PRICE PER SQUARE FOOT

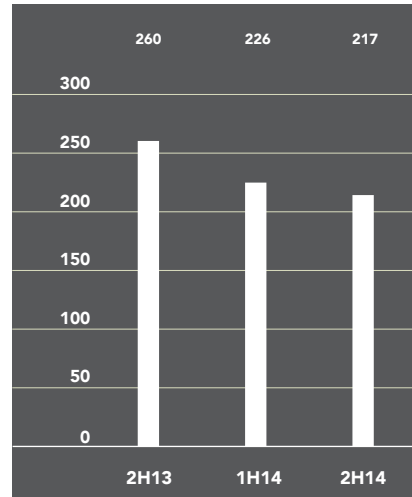


In Bay Ridge and Sunset Park, both the average and median apartment price were 6% higher than during 2013's second half. The average condo price per square foot rose 18% over the past year to \$591.

TOWNHOUSE
AVERAGE & MEDIAN PRICE



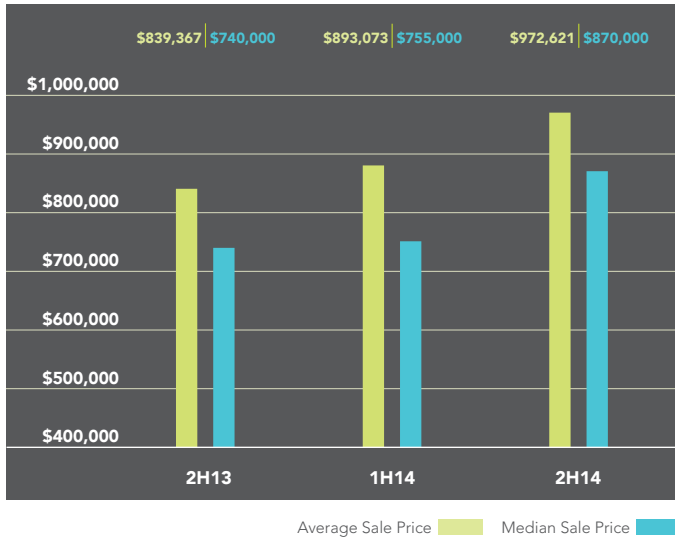
TOWNHOUSE
NUMBER OF SALES



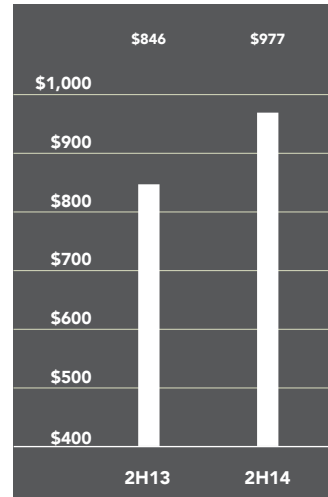
The median price rose 11% for townhouses in this area from a year ago, while the average price posted a smaller gain, up 3% to \$950,231. The number of townhouse sales fell from 260 a year ago to 217, a 17% decline.

GREENPOINT-WILLIAMSBURG

COOPERATIVE & CONDOMINIUM AVERAGE & MEDIAN PRICE

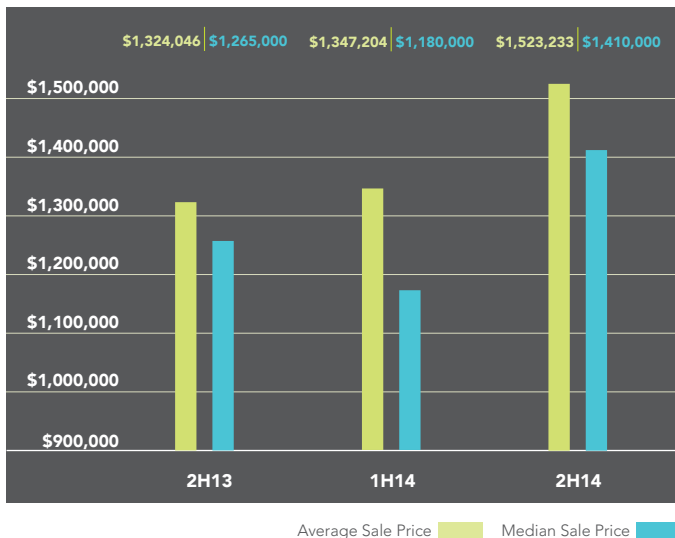


CONDOMINIUM AVERAGE PRICE PER SQUARE FOOT

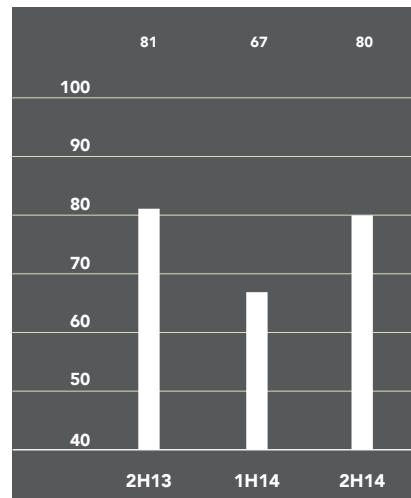


Apartment prices averaged \$972,621 in Greenpoint and Williamsburg in 2014's second half, 16% more than a year ago. Condos in this area sold for an average of \$977 per square foot, which was 15% more than in the second half of 2013.

TOWNHOUSE AVERAGE & MEDIAN PRICE



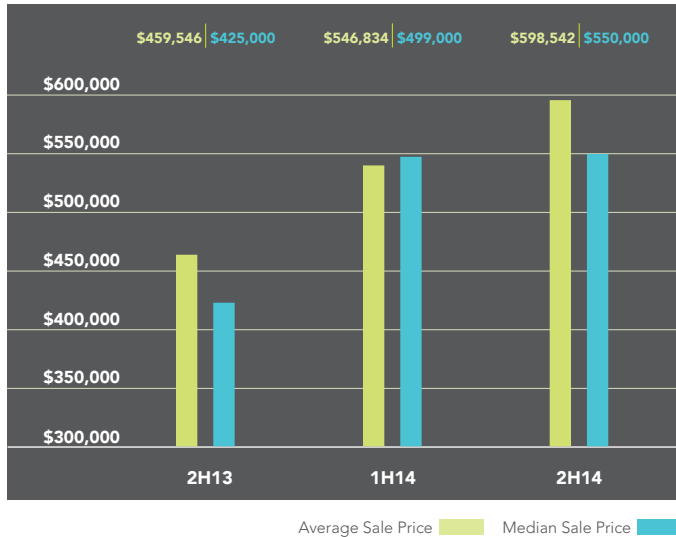
TOWNHOUSE NUMBER OF SALES



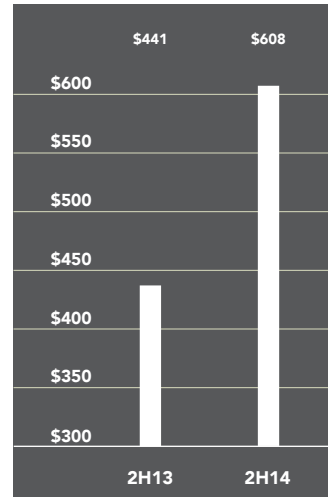
The average price for a townhouse in Greenpoint and Williamsburg of \$1,523,233 was a 15% improvement compared to a year ago. The number of sales fell 1%, with 80 closings reported.

BEDFORD STUYVESANT-CROWN HEIGHTS

COOPERATIVE & CONDOMINIUM AVERAGE & MEDIAN PRICE

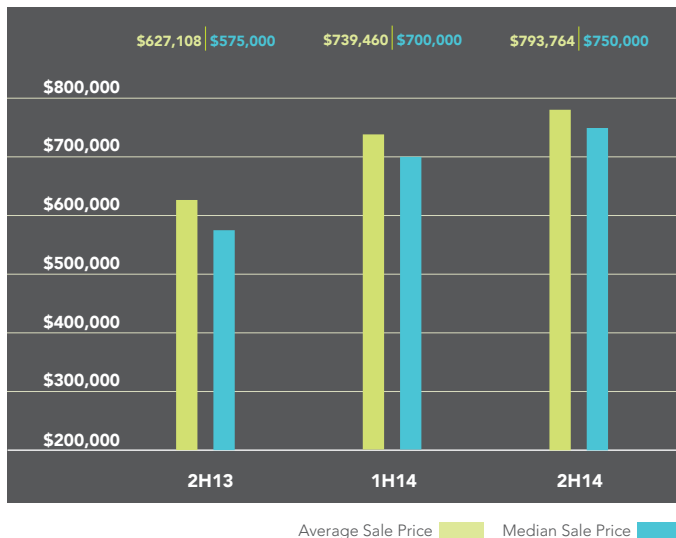


CONDOMINIUM AVERAGE PRICE PER SQUARE FOOT

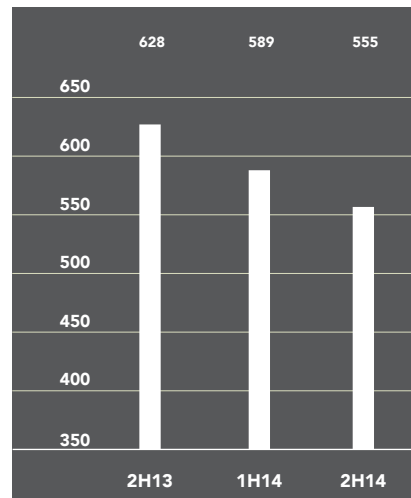


The average apartment price continued to climb in this area, reaching \$598,542. This represents a 30% increase from a year ago. The median price of \$550,000 was 29% higher than the second half of 2013.

TOWNHOUSE AVERAGE & MEDIAN PRICE



TOWNHOUSE NUMBER OF SALES



Bedford Stuyvesant and Crown Heights townhouses also posted strong pricing gains over the past year. Their average price rose 27%, while the median price of \$750,000 was 30% higher than 2013's comparable period.

TOWNHOUSES*

Area	AVERAGE PRICE			NUMBER OF SALES		
	Second Half 2014	Second Half 2013	% Change	Second Half 2014	Second Half 2013	% Change
Bath Beach	\$865,425	\$764,404	13%	60	52	15%
Bay Ridge	\$947,264	\$867,258	9%	102	129	-21%
Bedford Stuyvesant	\$802,400	\$621,635	29%	396	466	-15%
Bensonhurst	\$868,268	\$813,628	7%	133	159	-16%
Bergen Beach	\$667,418	\$574,190	16%	36	37	-3%
Boerum Hill	\$2,767,757	\$2,414,513	15%	21	21	0%
Borough Park	\$968,838	\$816,355	19%	119	133	-11%
Brighton Beach	\$588,673	\$607,558	-3%	26	31	-16%
Brooklyn Heights	\$4,386,045	\$4,167,768	5%	11	9	22%
Brownsville	\$426,419	\$367,176	16%	66	60	10%
Bushwick	\$644,566	\$504,740	28%	197	221	-11%
Canarsie	\$424,055	\$389,989	9%	145	122	19%
Carroll Gardens	\$2,537,659	\$2,172,367	17%	27	30	-10%
Clinton Hill	\$2,205,797	\$1,597,384	38%	39	34	15%
Cobble Hill	\$3,141,250	\$3,072,083	2%	8	12	-33%
Columbia St. Waterfront District	\$1,583,333	\$1,393,750	14%	3	4	-25%
Coney Island	\$377,476	\$370,929	2%	21	14	50%
Crown Heights	\$772,254	\$642,850	20%	159	162	-2%
Ditmas Park	\$1,095,300	\$1,103,002	-1%	24	11	118%
Dyker Heights	\$880,840	\$825,821	7%	67	67	0%
East Flatbush	\$411,921	\$383,501	7%	191	148	29%
East New York	\$393,602	\$372,235	6%	313	280	12%
East Williamsburg	\$1,538,538	\$1,339,643	15%	26	30	-13%
Flatbush	\$624,403	\$515,516	21%	61	48	27%
Flatlands	\$413,645	\$404,764	2%	100	95	5%
Fort Greene	\$2,042,133	\$1,611,288	27%	15	21	-29%
Gerritsen Beach	\$314,890	\$326,045	-3%	31	22	41%
Gravesend	\$874,283	\$830,799	5%	139	166	-16%

*Includes 1-4 family dwellings.

TOWNHOUSES*

Area	AVERAGE PRICE			NUMBER OF SALES		
	Second Half 2014	Second Half 2013	% Change	Second Half 2014	Second Half 2013	% Change
Greenpoint	\$1,569,188	\$1,283,992	22%	32	27	19%
Kensington	\$773,005	\$701,889	10%	35	45	-22%
Manhattan Beach	\$1,477,042	\$891,227	66%	24	22	9%
Marine Park	\$558,396	\$524,365	6%	109	117	-7%
Midwood	\$988,969	\$890,319	11%	153	156	-2%
Mill Basin	\$656,222	\$734,194	-11%	53	40	33%
Park Slope	\$2,715,576	\$1,963,649	38%	63	67	-6%
Prospect Heights	\$1,965,896	\$1,617,000	22%	11	10	10%
Prospect Park South	\$1,343,571	\$1,584,800	-15%	7	5	40%
Prospect-Lefferts Gardens	\$1,230,800	\$930,691	32%	40	35	14%
Red Hook	\$1,286,106	\$864,423	49%	12	13	-8%
Sea Gate	\$637,199	\$491,722	30%	17	9	89%
Sheepshead Bay	\$734,242	\$726,208	1%	215	198	9%
Sunset Park	\$952,862	\$978,431	-3%	115	131	-12%
Vinegar Hill	\$982,000	n/a	n/a	2	0	n/a
Williamsburg North Side	\$1,717,143	\$1,532,712	12%	14	15	-7%
Williamsburg South Side	\$950,331	\$1,044,444	-9%	8	9	-11%
Windsor Terrace	\$1,460,888	\$1,185,951	23%	50	39	28%

*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

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770 Lexington Avenue
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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
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212.381.3208

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

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