



HALSTEAD PROPERTY

BROOKLYN

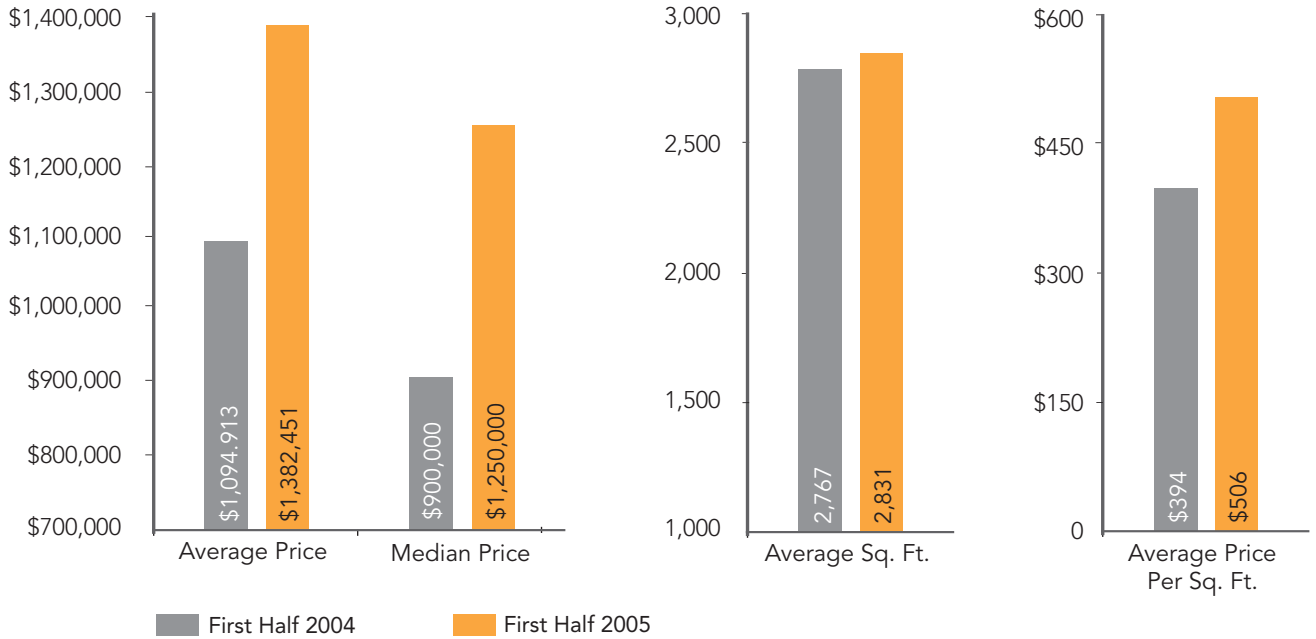
Townhouse Sales Report

FIRST HALF
2005

Brooklyn Townhouse Prices

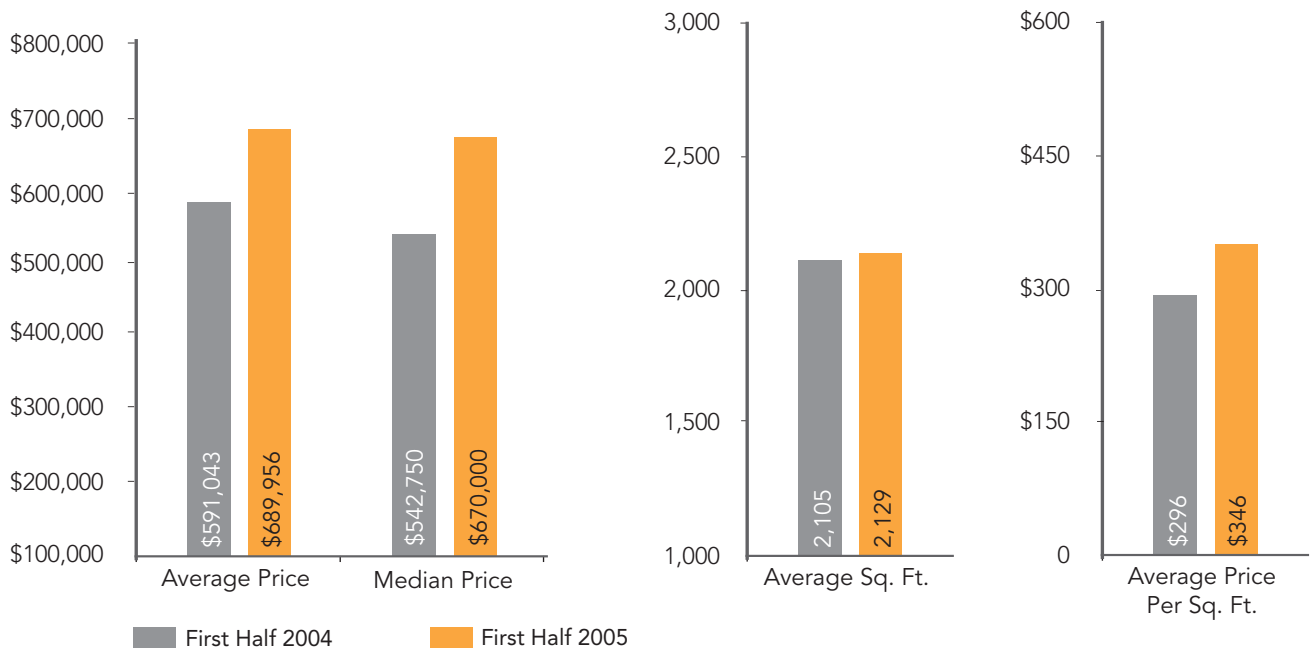
Boerum Hill / Brooklyn Heights / Carroll Gardens / Cobble Hill / Park Slope

The average price for townhouses in these neighborhoods rose 26% from 2004's first half, to \$1,382,451. The median price posted an even higher increase, up 39% during this time to \$1,250,000. This difference shows us that all townhouses in these areas are selling higher, not just those at the high end of the market. On a per square foot basis, the average price rose 28% from the first half of 2004 to \$506.



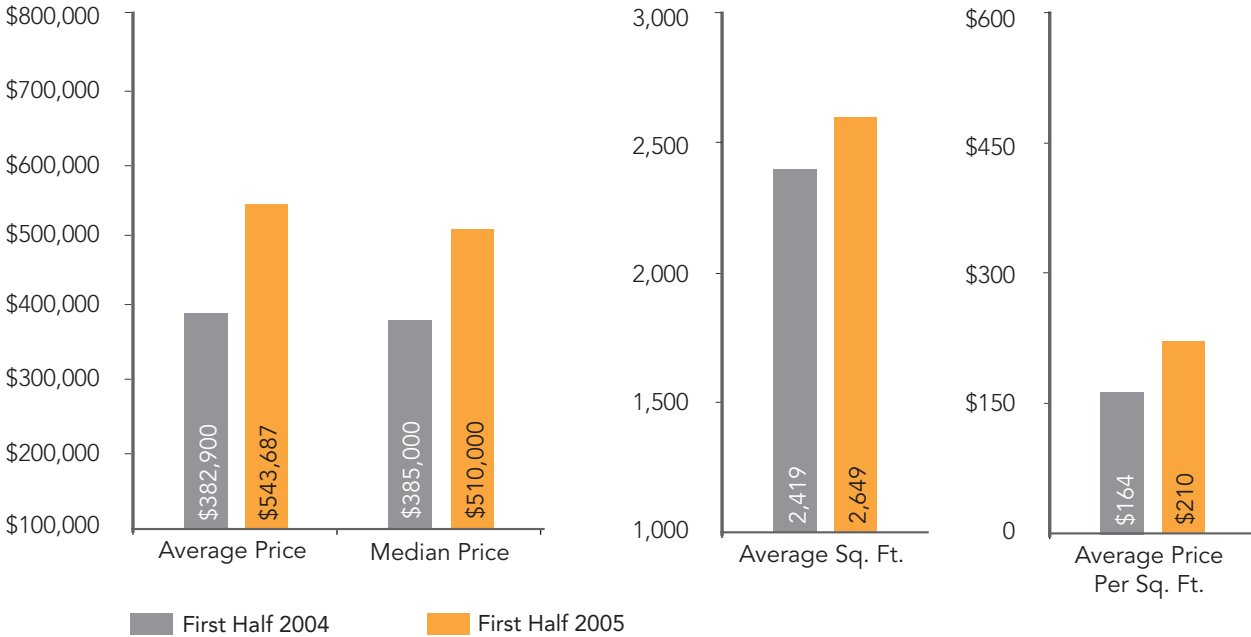
Bay Ridge / Bensonhurst / Dyker Heights

For houses located in Bay Ridge, Bensonhurst and Dyker Heights, the average price rose 17% over the past year to \$689,956. On a per square foot basis, the average price reached \$346, also a 17% increase from a year ago. At \$670,000, the median price was 23% higher than 2004's first half.



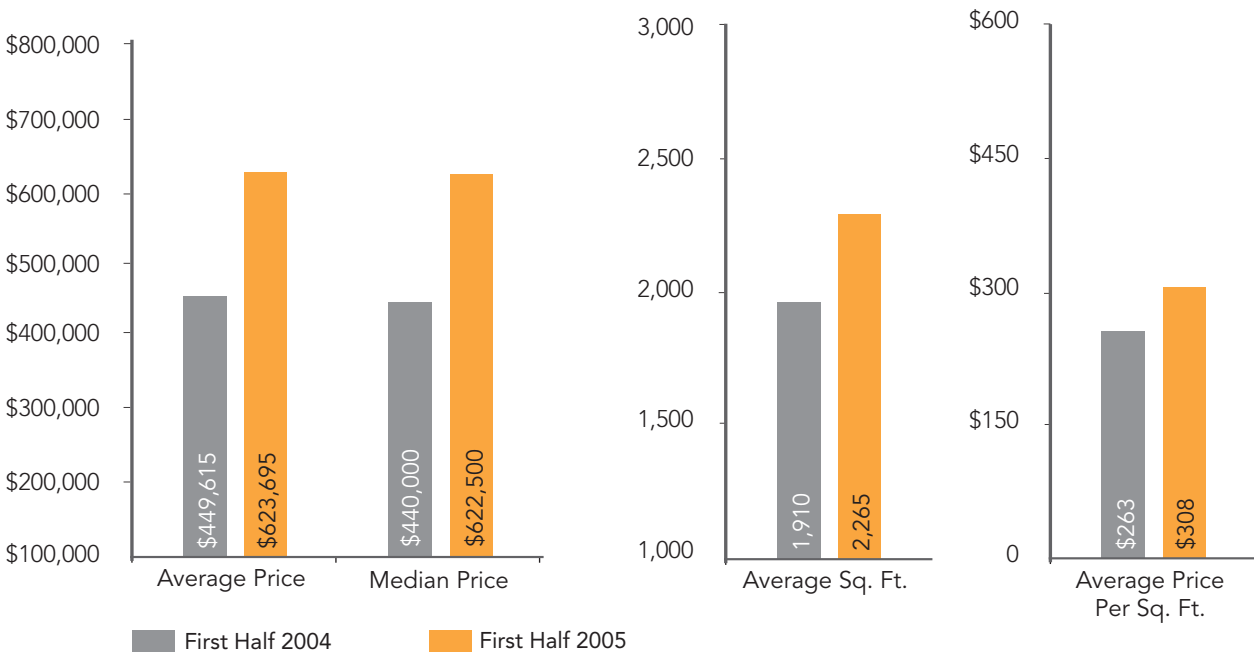
Bedford Stuyvesant/Clinton Hill/Fort Greene

The average price rose 42% over the past year to \$543,687 in the area including Bedford Stuyvesant, Clinton Hill and Fort Greene, the highest gain of any of the four areas surveyed. The fact that the average price per square foot rose only 28% during this time tells us that some of the increase in the overall average price was due to the 10% increase in the average size of the houses being sold.



Greenpoint/Williamsburg

In Greenpoint and Williamsburg, the average price reached \$623,695 in the first half, 39% higher than a year ago. Part of this rise is attributable to the fact that the average size for sold houses rose 19% from the first half of 2004. Looking at the average price on a per square foot basis, we see a 17% increase over the past year to \$308.



HALSTEAD PROPERTY Brooklyn Townhouse Sales Report • FIRST HALF 2005

AREA	Average Price			Number of Sales		
	First Half 2005	First Half 2004	% Change	First Half 2005	First Half 2004	% Change
Bath Beach	\$619,303	\$499,293	24%	64	40	60%
Bay Ridge	\$707,825	\$602,855	17%	118	111	6%
Bedford Stuyvesant	\$495,332	\$368,065	35%	446	302	48%
Bensonhurst	\$667,560	\$541,703	23%	124	106	17%
Bergen Beach	\$557,442	\$501,581	11%	78	54	44%
Boerum Hill	\$1,247,400	\$870,220	43%	11	16	-31%
Borough Park	\$696,559	\$553,458	26%	110	97	13%
Brighton Beach	\$536,910	\$498,785	8%	36	43	-16%
Brooklyn Heights	\$2,704,500	\$2,468,333	10%	10	9	11%
Brownsville	\$382,174	\$306,410	25%	96	60	60%
Bushwick	\$434,238	\$318,721	36%	272	179	52%
Canarsie	\$436,654	\$363,705	20%	289	281	3%
Carroll Gardens	\$1,184,058	\$829,182	43%	29	11	164%
Clinton Hill	\$1,053,850	\$577,614	82%	28	12	133%
Cobble Hill	\$1,673,462	\$1,505,375	11%	13	4	225%
Coney Island	\$322,409	\$274,430	17%	11	23	-52%
Crown Heights	\$459,928	\$393,453	17%	172	132	30%
Ditmas Park	\$666,000	\$586,324	14%	15	17	-12%
Dyker Heights	\$653,622	\$571,475	14%	57	67	-15%
East Flatbush	\$388,557	\$302,095	29%	281	220	28%
East New York	\$398,661	\$291,021	37%	549	544	1%
East Williamsburg	\$562,833	\$403,372	40%	15	14	7%
Flatbush	\$438,528	\$329,996	33%	72	65	11%
Flatlands	\$412,640	\$333,792	24%	198	239	-17%
Fort Greene	\$1,061,220	\$621,056	71%	15	9	67%
Gerritsen Beach	\$411,213	\$344,828	19%	32	31	3%
Gravesend	\$658,107	\$682,639	-4%	192	129	49%
Greenpoint	\$662,969	\$488,325	36%	32	20	60%
Kensington	\$591,588	\$509,587	16%	54	43	26%
Manhattan Beach	\$1,033,100	\$993,227	4%	15	22	-32%
Marine Park	\$478,219	\$423,514	13%	136	152	-11%
Midwood	\$815,857	\$707,410	15%	177	157	13%
Mill Basin	\$692,611	\$587,847	18%	64	68	-6%
Park Slope	\$1,237,552	\$968,058	28%	67	59	14%
Prospect Heights	\$1,068,145	\$848,200	26%	7	4	75%
Prospect Park South	\$546,000	\$637,971	-14%	6	7	-14%
Prospect-Lefferts Gardens	\$570,878	\$462,231	24%	41	36	14%
Red Hook	\$616,333	\$287,998	114%	9	5	80%
Sea Gate	\$675,653	\$427,559	58%	15	20	-25%
Sheepshead Bay	\$641,505	\$535,177	20%	207	197	5%
Sunset Park	\$607,980	\$468,079	30%	134	125	7%
Williamsburg North Side	\$693,813	\$397,100	75%	8	5	60%
Williamsburg South Side	\$523,167	\$517,500	1%	9	2	350%
Windsor Terrace	\$678,997	\$569,720	19%	44	45	-2%

Nowhere has the law of supply and demand demonstrated its true nature more than in Brooklyn. While more and more buyers are being lured to Brooklyn's great neighborhoods fewer and fewer Brooklyn home owners are looking to move. In those rare instances when houses become available interest is keen and sales often result in bidding wars.

Brooklyn is a borough of neighborhoods, each with its own distinct character. Moving to Brooklyn can be a daunting task for some so it is imperative to do some homework first to determine where in Brooklyn you would feel at home. Your Halstead Property broker in Brooklyn will be pleased to take you on that tour of our great neighborhoods.

PREPARED BY

Gregory Heym

CHIEF ECONOMIST, Halstead Property, LLC



Data is provided by ValuExchange™, a proprietary database that contains the transactions of all Terra Holdings companies. This report includes every recorded 1-4 family home sale in Brooklyn that closed during the first half of 2005.