



HALSTEAD  
PROPERTY

SECOND HALF 2008

BROOKLYN  
SALES  
REPORT



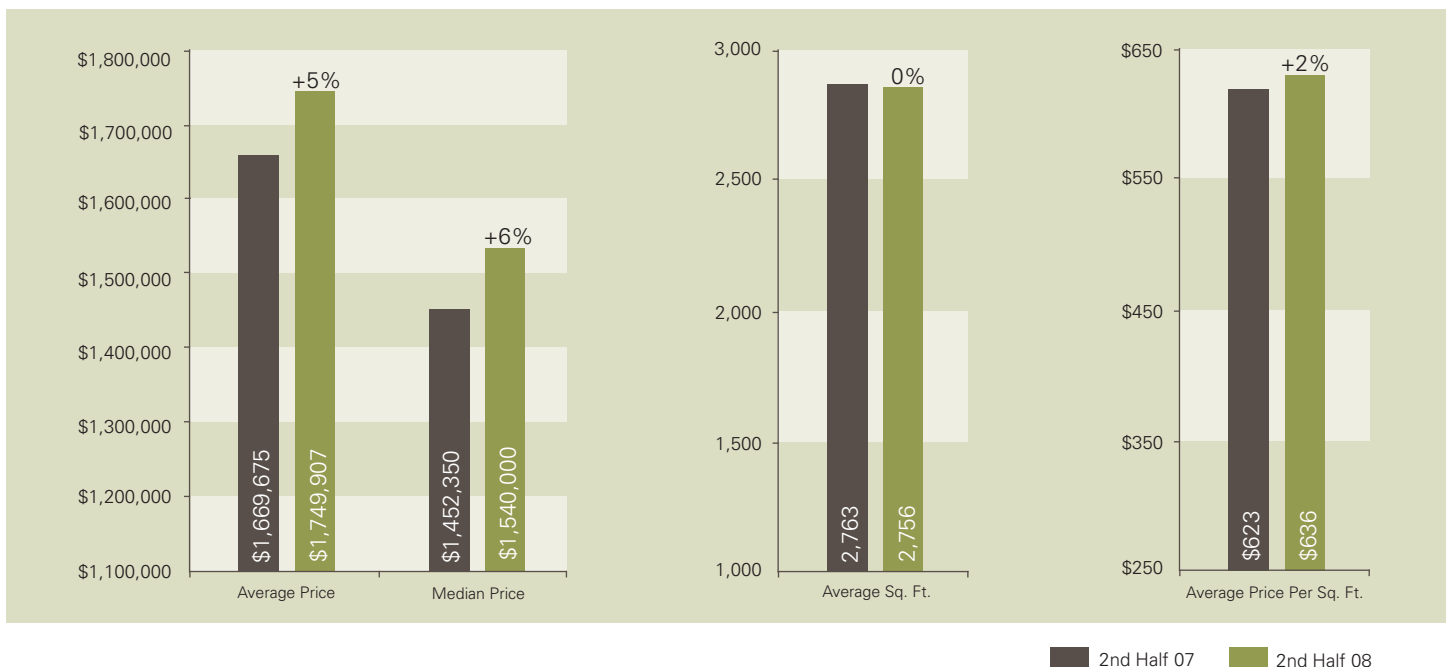
### Brooklyn Heights / Carroll Gardens / Cobble Hill

The average price for townhouses located in Brooklyn Heights, Carroll Gardens and Cobble Hill rose 6% over the past year, to \$2,275,472. This increase is attributable to increased high-end activity, as the median price fell 6% during this time to \$1,665,000.



### Boerum Hill / Park Slope

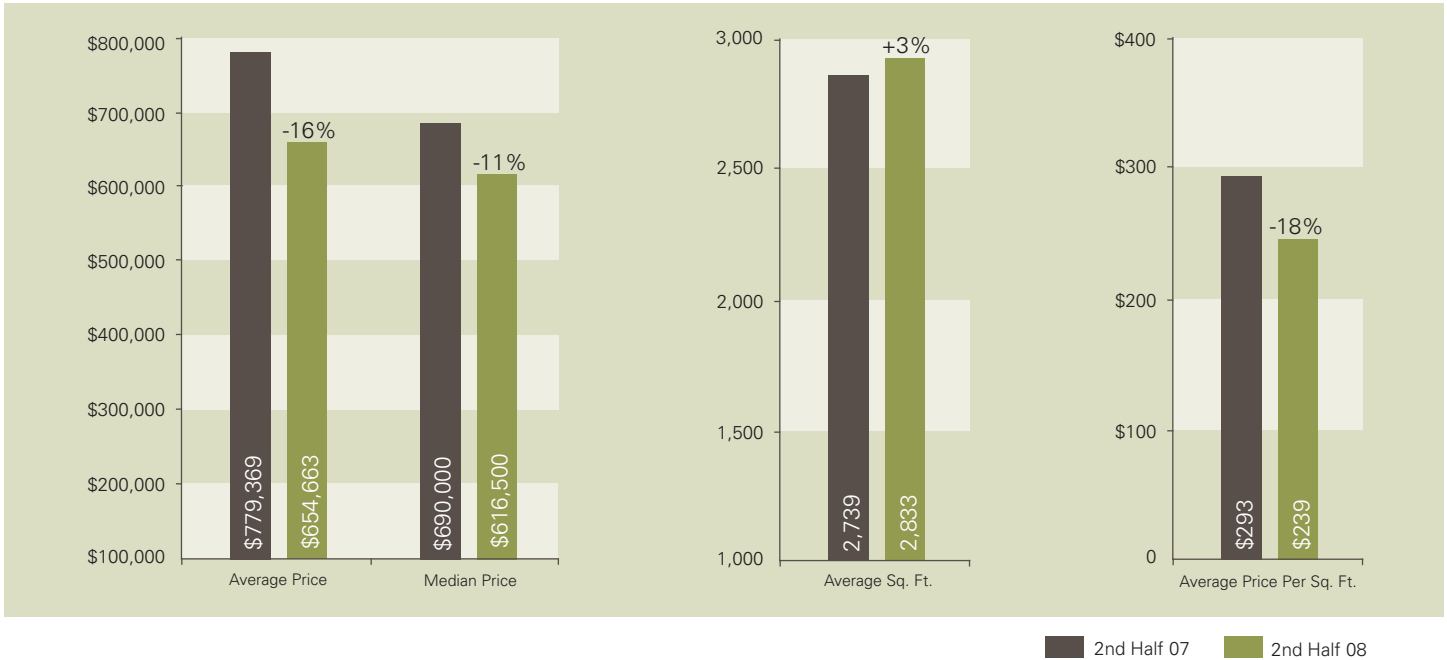
In Boerum Hill and Park Slope, townhouses fetched an average of \$1,749,907, 5% more than during the second half of 2007. The median price also rose in this area over the past year, to \$1,540,000.





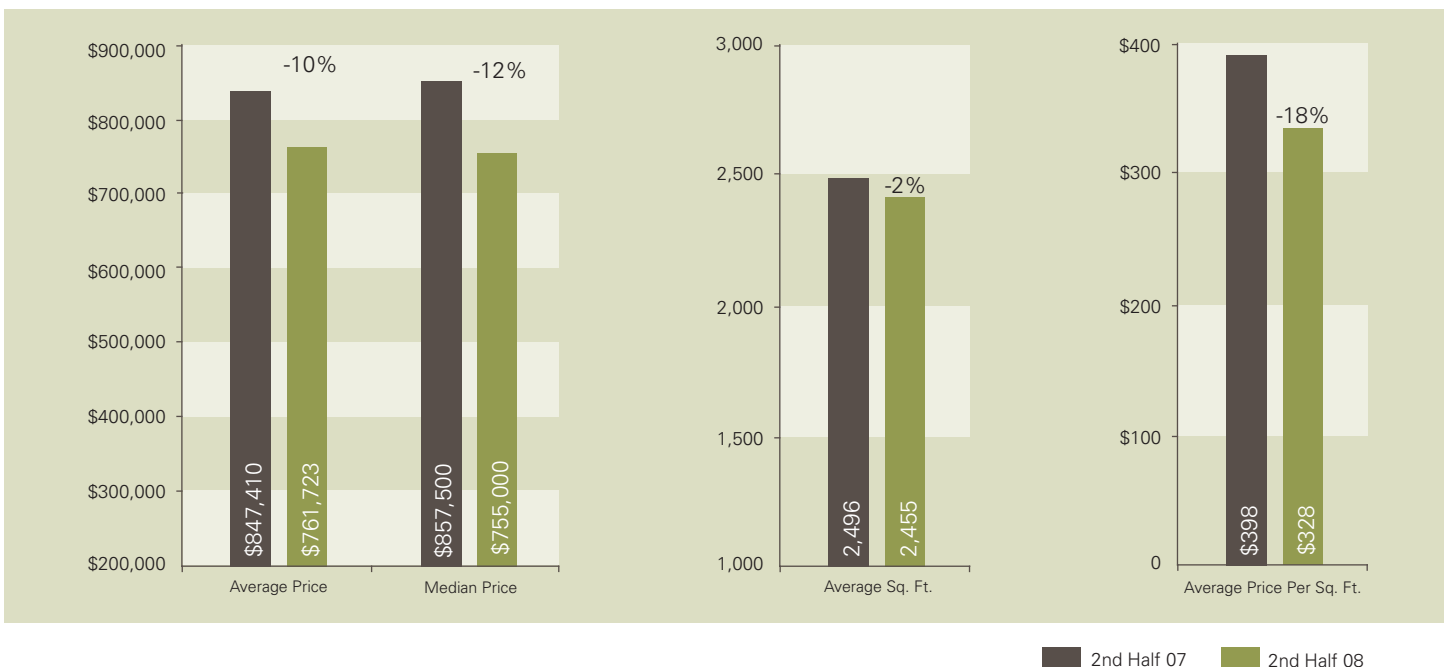
## Bedford Stuyvesant / Clinton Hill / Fort Greene

Townhouse prices fell sharply in the area including Bedford Stuyvesant, Clinton Hill and Fort Greene over the past year. At \$654,663, the average price was 16% below the second quarter of 2007, while the median fell 11% to \$616,500.



## Greenpoint / Williamsburg

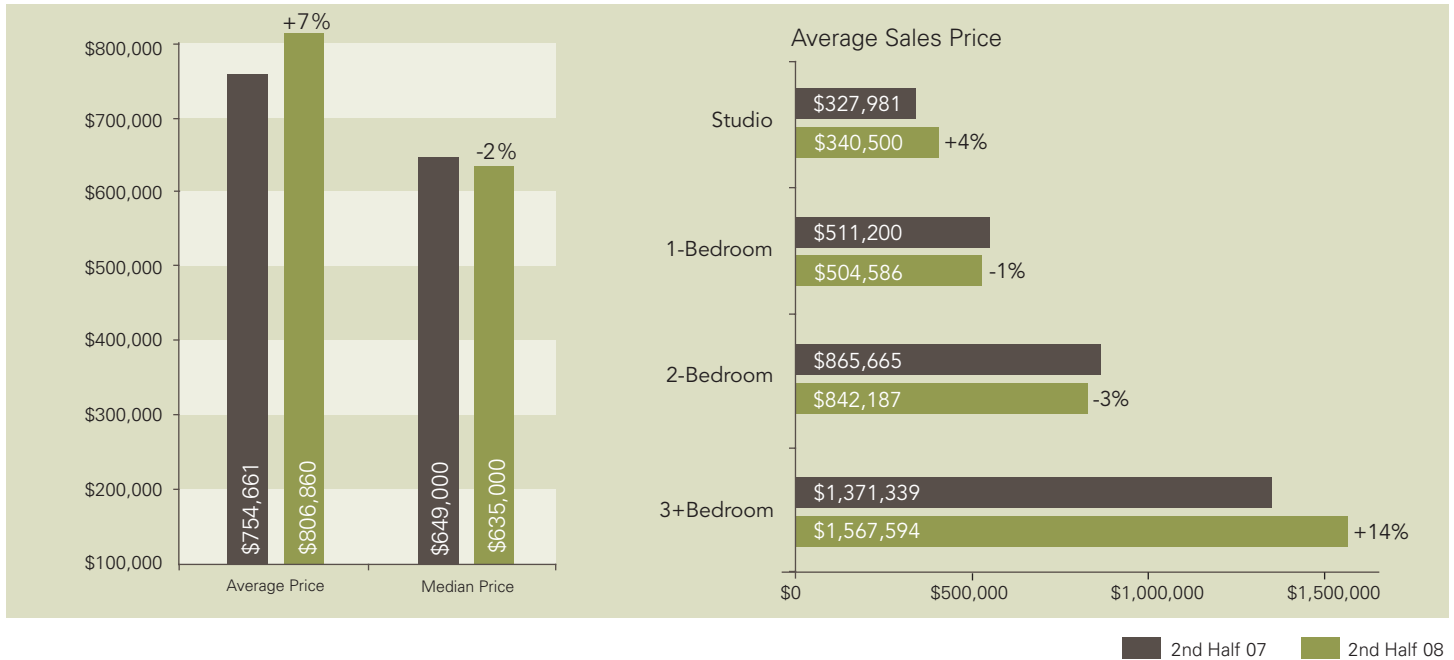
Both the median and average price fell for townhouses located in Greenpoint and Williamsburg over the past year, led by a 12% decline in the median price to \$755,000. The average price of \$761,723 was 10% lower than during the second half of 2007.



AREA	AVERAGE PRICE			NUMBER OF SALES		
	Second Half 2008	Second Half 2007	% Change	Second Half 2008	Second Half 2007	% Change
Bath Beach	\$730,080	\$701,847	4%	50	59	-15%
Bay Ridge	\$794,686	\$781,406	2%	78	99	-21%
Bedford Stuyvesant	\$583,268	\$644,055	-9%	165	243	-32%
Bensonhurst	\$764,745	\$718,603	6%	126	153	-18%
Bergen Beach	\$683,957	\$702,943	-3%	38	39	-3%
Boerum Hill	\$1,511,037	\$1,501,111	1%	12	18	-33%
Borough Park	\$796,510	\$841,229	-5%	89	131	-32%
Brighton Beach	\$740,295	\$682,824	8%	18	18	0%
Brooklyn Heights	\$4,184,125	\$3,300,000	27%	8	10	-20%
Brownsville	\$569,466	\$509,481	12%	43	63	-32%
Bushwick	\$530,299	\$597,016	-11%	56	105	-47%
Canarsie	\$500,419	\$548,029	-9%	93	128	-27%
Carroll Gardens	\$1,447,053	\$1,550,855	-7%	19	22	-14%
Clinton Hill	\$1,124,589	\$1,309,833	-14%	15	30	-50%
Cobble Hill	\$2,327,778	\$2,289,111	2%	9	9	0%
Columbia Street Waterfront	\$1,021,250	\$1,212,500	n/a	4	4	n/a
Coney Island	\$456,229	\$365,204	25%	9	24	-63%
Crown Heights	\$652,817	\$705,609	-7%	55	99	-44%
Ditmas Park	\$961,760	\$964,833	0%	10	19	-47%
Downtown Brooklyn	\$1,460,000	n/a	n/a	1	0	n/a
Dyker Heights	\$796,840	\$740,113	8%	50	75	-33%
East Flatbush	\$480,162	\$524,495	-8%	93	151	-38%
East New York	\$473,733	\$526,046	-10%	152	277	-45%
East Williamsburg	\$822,429	\$816,474	1%	14	31	-55%
Flatbush	\$578,296	\$609,838	-5%	34	41	-17%
Flatlands	\$460,598	\$495,784	-7%	79	136	-42%
Fort Greene	\$1,520,000	\$1,777,449	-14%	5	17	-71%
Gerritsen Beach	\$445,131	\$456,089	-2%	16	28	-43%
Gravesend	\$757,916	\$724,780	5%	105	148	-29%
Greenpoint	\$745,196	\$816,471	-9%	24	34	-29%
Kensington	\$658,874	\$758,911	-13%	33	28	18%
Manhattan Beach	\$1,191,250	\$1,687,500	-29%	20	9	122%
Marine Park	\$481,075	\$534,687	-10%	81	107	-24%
Midwood	\$823,348	\$948,920	-13%	103	128	-20%
Mill Basin	\$831,623	\$838,900	-1%	33	52	-37%
Park Slope	\$1,808,406	\$1,710,677	6%	49	74	-34%
Prospect Heights	\$1,375,678	\$1,382,905	-1%	7	21	-67%
Prospect Park South	\$995,000	\$1,197,000	-17%	4	5	-20%
Prospect-Lefferts Gardens	\$741,829	\$814,547	-9%	16	29	-45%
Red Hook	\$869,375	\$967,125	-10%	8	8	0%
Sea Gate	\$540,444	\$664,267	-19%	9	18	-50%
Sheepshead Bay	\$644,639	\$643,728	0%	130	151	-14%
Sunset Park	\$763,392	\$739,446	3%	97	127	-24%
Vinegar Hill	n/a	\$625,000	N/A	0	1	-100%
Williamsburg North Side	\$809,667	\$1,116,833	-28%	6	6	0%
Williamsburg South Side	\$613,550	\$883,264	-31%	5	11	-55%
Windsor Terrace	\$956,927	\$900,893	6%	34	49	-31%

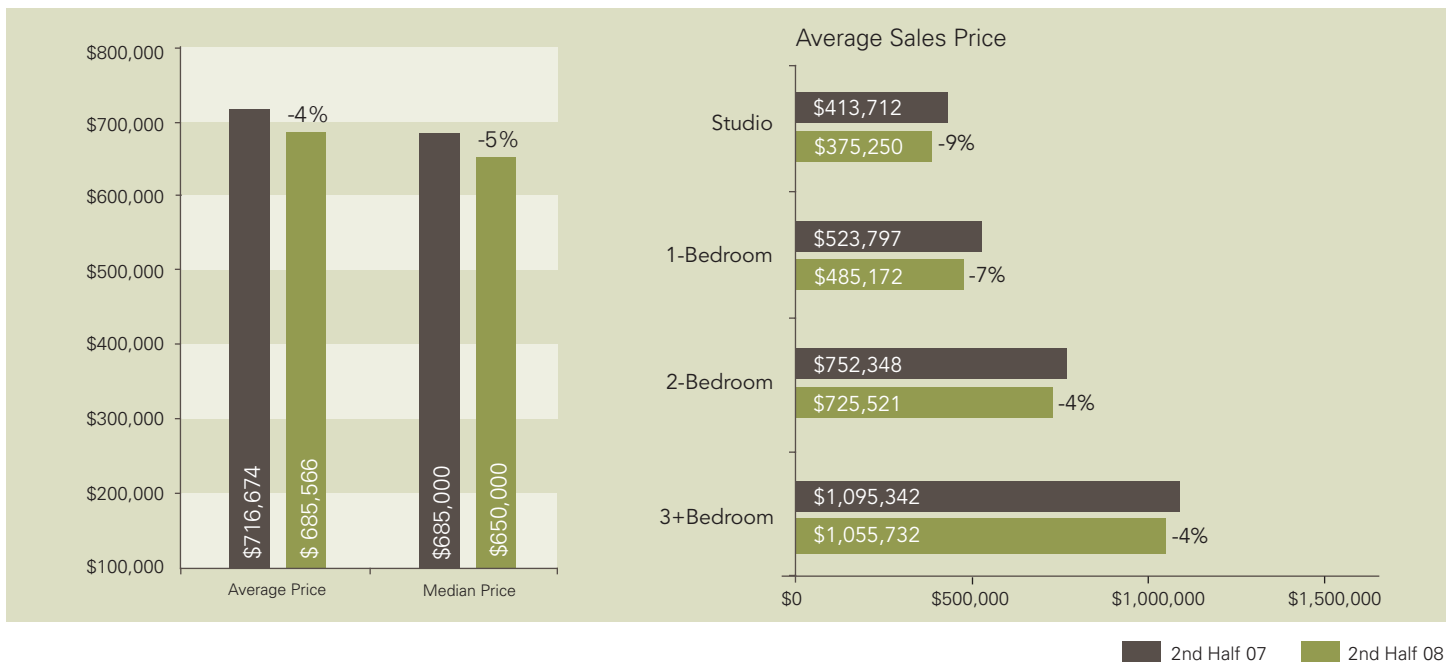
### Brooklyn Heights / Carroll Gardens / Cobble Hill

Sales at 360 Furman Street helped bring the average apartment price up 7% to \$806,860 over the past year in the area including Brooklyn Heights, Carroll Gardens and Cobble Hill. However, these sales did not have the same effect on the median, which fell 2% during this time to \$635,000.



### Boerum Hill / Park Slope

The median apartment price fell 5% over the past year in Boerum Hill and Park Slope, to \$650,000. The biggest price decline was seen in studio apartments, whose average price of \$375,250 was 9% lower than the second half of 2007.

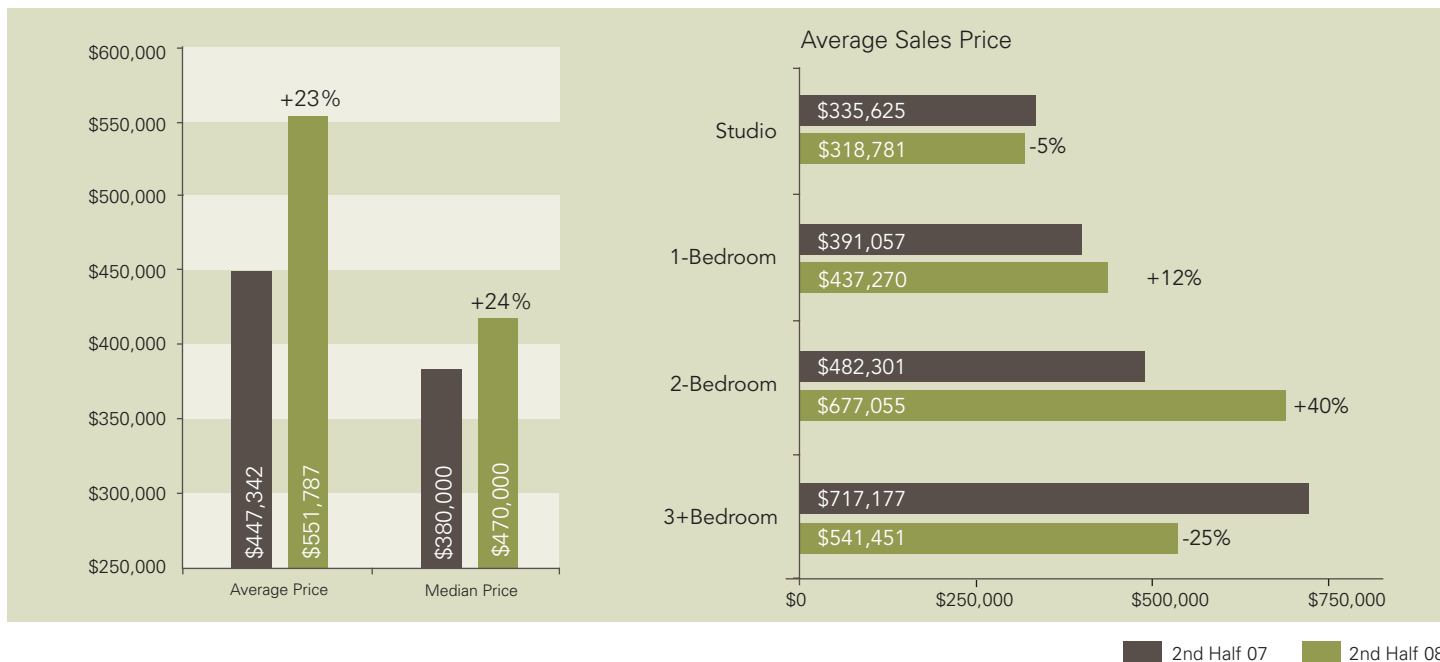


Data is provided by ValuExchange. This report includes every recorded sale in Brooklyn of a 1-4 family home, without commercial space, and apartments which closed during the second half of 2008.

# APARTMENTS

## Bedford Stuyvesant / Clinton Hill / Fort Greene

While both the average and median prices rose sharply in the area including Bedford Stuyvesant, Clinton Hill and Fort Greene over the past year, this was due mainly to a large number of closings at One Hanson Place. Prices at this new development are significantly higher than the typical sale in this market.



## Greenpoint / Williamsburg

A large number of closings at One Northside Piers led the average and median prices in the Greenpoint/Williamsburg area higher over the past year. This was most prevalent in two-bedroom apartments, whose average price of \$722,772 was 25% higher than a year ago.

