

2013

MID YEAR

ORANGE REPORT

• BROOKLYN

MODERNSPACESNYC.COM

MODERN SPACES BROOKLYN
135 KENT AVENUE
WILLIAMSBURG

MODERN SPACES HQ
47-42 VERNON BOULEVARD
LONG ISLAND CITY

MODERN SPACES CHELSEA
220 WEST 16TH STREET
MANHATTAN

MODERN SPACES ASTORIA
29-20 23RD AVENUE
ASTORIA

MODERN SPACES JACKSON
10-63 JACKSON AVENUE
LONG ISLAND CITY

SUMMARY

Modern Spaces is happy to present you with the Closed Data for Brooklyn Sales. This information was directly generated from Automated City Register Information System (ACRIS) for 1/1/13 to 6/30/13 (Mid-Year). In the following charts you will find Average Sales Prices, Average Price per Square Foot and Unit Mix of Sales which represent bedroom count for each respective neighborhood.

> The Brooklyn market continues to grow with the average price rising by 11%; from \$709 to \$792. Brooklyn Heights remains at the top with \$1,289 PSF with Williamsburg-West closely behind at \$1,093. Brooklyn Heights yet again shows one of the highest jumps in price per square foot of nearly 25%, followed by Williamsburg North with a 22% jump, and lastly Greenpoint and Park Slope at a 19% increase.

Very few neighborhoods have shown a drop in price such as Prospects Heights by 9% and Cobble Hill by 6%.

The demand for Real Estate remains at an all-time high with supply not fulfilling the consumers' needs. The new "all-cash" trend seems to be pretty popular these days that causes buyers acquiring financing to miss out and if you are obtaining financing 30% seems to be the new 20%. There appears to be no time for hesitation in this market considering listings get sold on their first day of Open House. Showing up at the Open House with all your financials in hand appears to be the "new" thing to do.

Below is a chart showing growth in a few neighborhoods of Downtown Manhattan. For further information please contact our Brooklyn Specialists in our Williamsburg Office at 718-576-3229.

	Year-End 2012	Mid-Year 2013	
NEIGHBORHOOD	Average PSF	Average PSF	% Difference
BROOKLYN HEIGHTS	\$1,000	\$1,289	↑ 25%
GREENPOINT	\$749	\$907	↑ 19%
PARK SLOPE	\$690	\$831	↑ 19%
WILLIAMSBURG-NORTH	\$778	\$975	↑ 22%

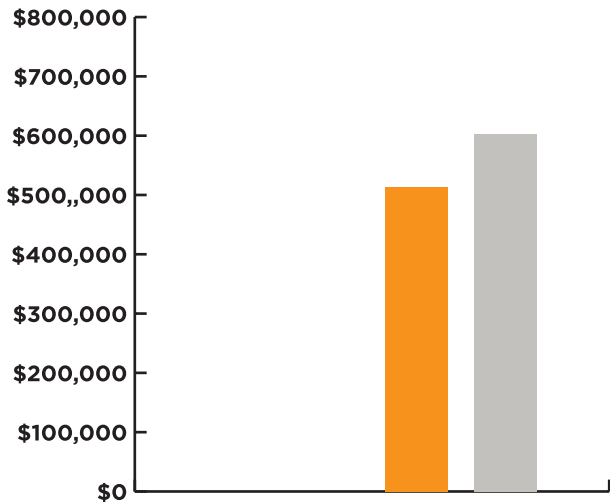
CLOSED

Sales

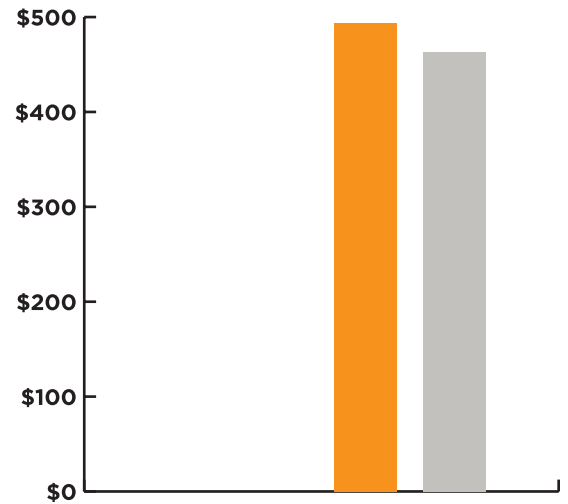
BROOKLYN

ModernSpaces
real estate

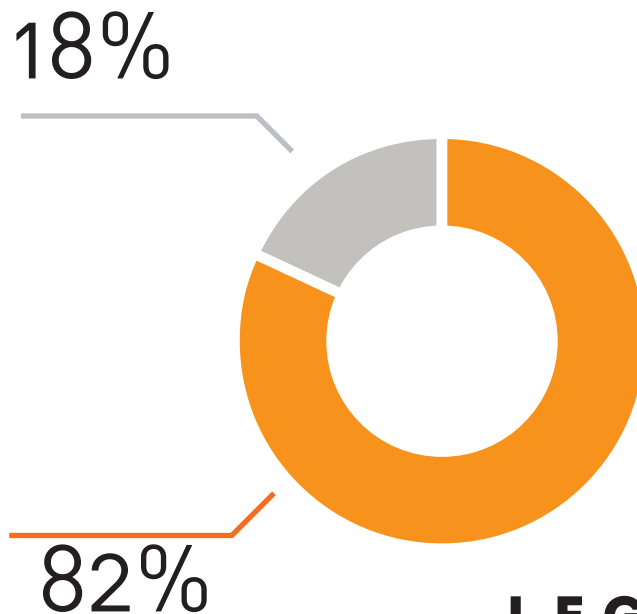
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$478



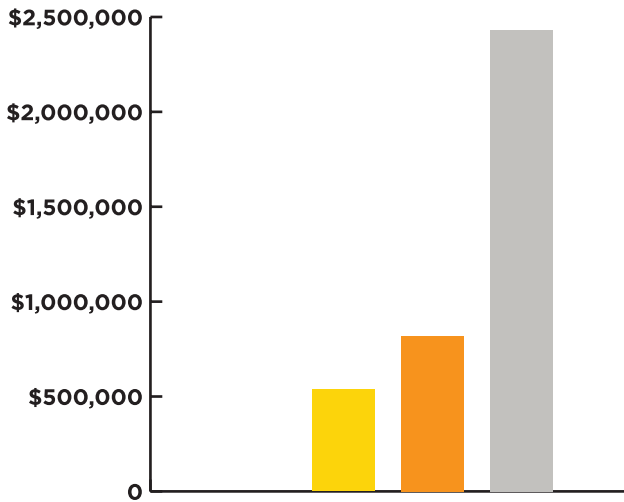
AVERAGE SIZE SOLD



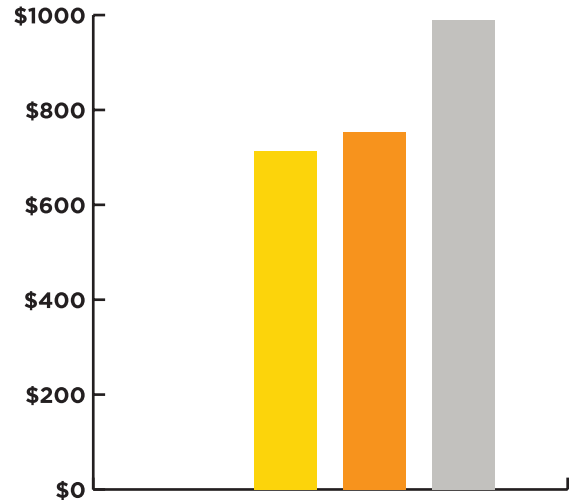
LEGEND

- STUDIOS
- ONE BEDS
- TWO BEDS
- > 1500 SQ. FT.

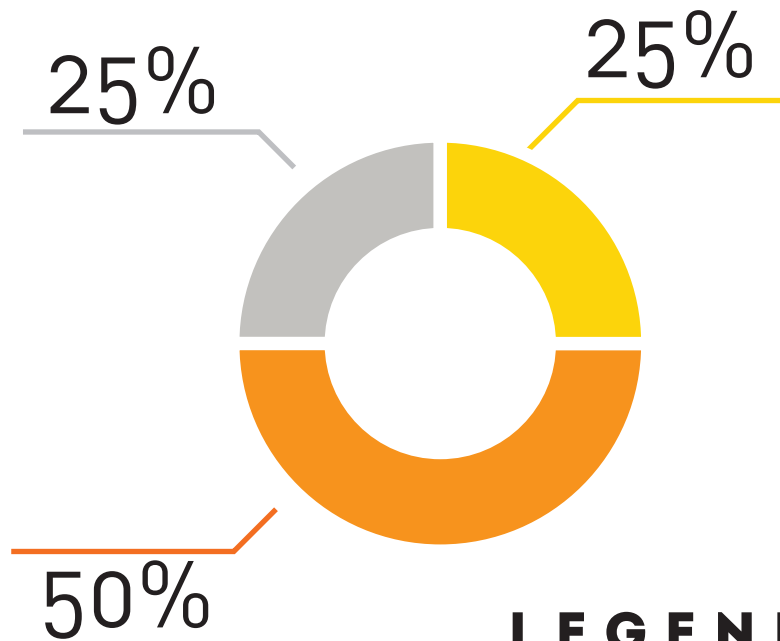
AVERAGE PRICE SOLD



AVERAGE PSF SOLD
PSF. \$819



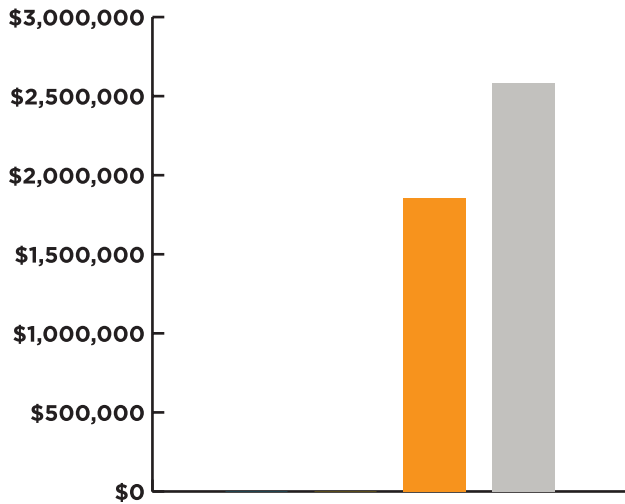
AVERAGE SIZE SOLD



LEGEND

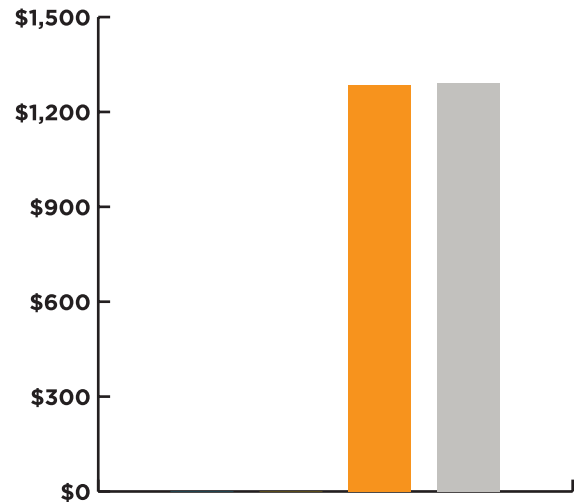
- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

AVERAGE PRICE SOLD



AVERAGE PSF SOLD

PSF. \$1,289



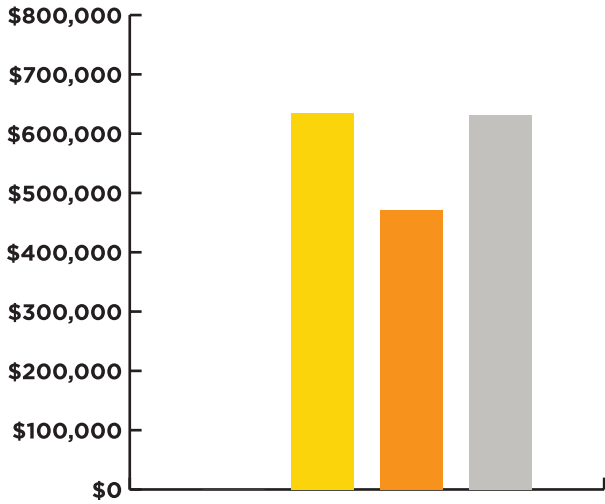
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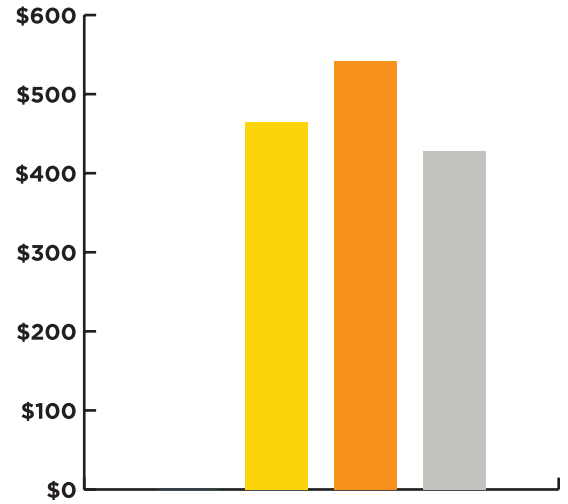
LEGEND

- STUDIOS
- ONE BEDS
- TWO BEDS
- > 1500 SQ. FT.

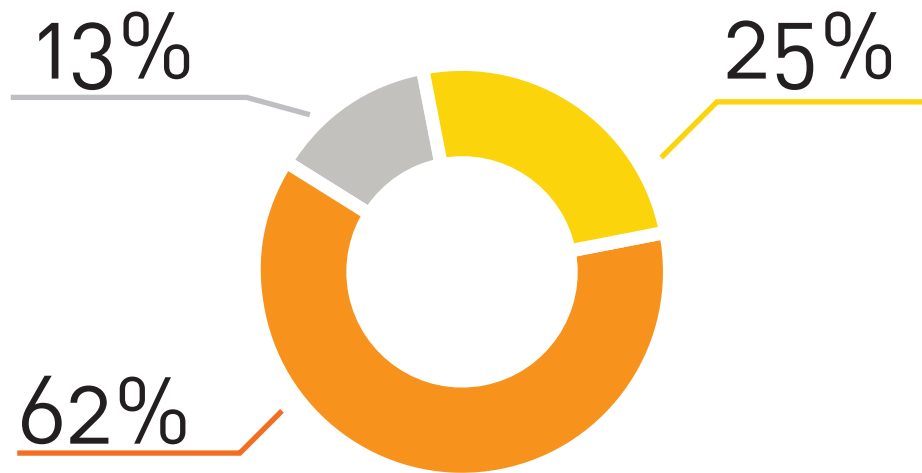
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$478



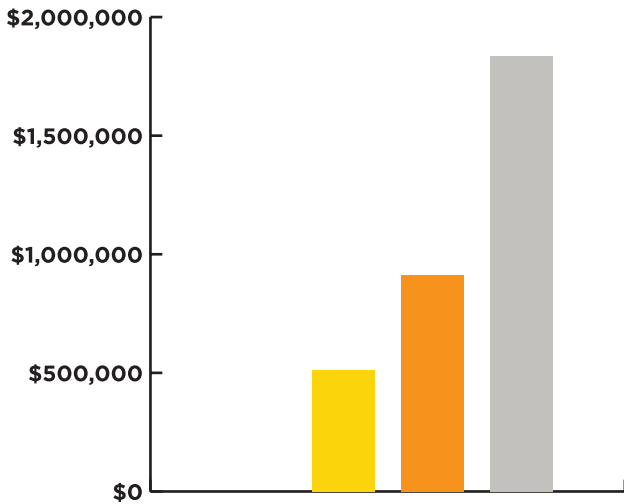
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LEGEND

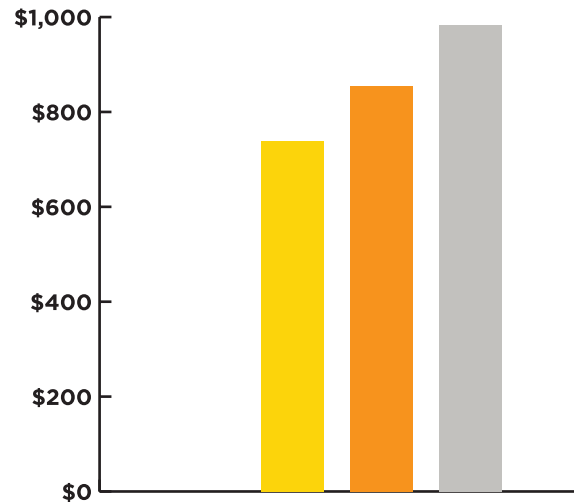
- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

AVERAGE PRICE SOLD

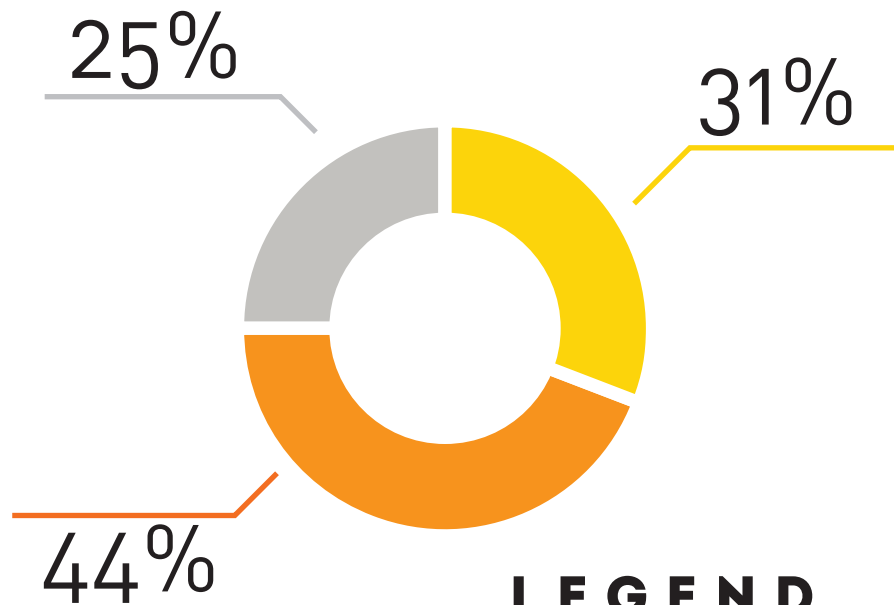


AVERAGE PSF SOLD

PSF. \$859



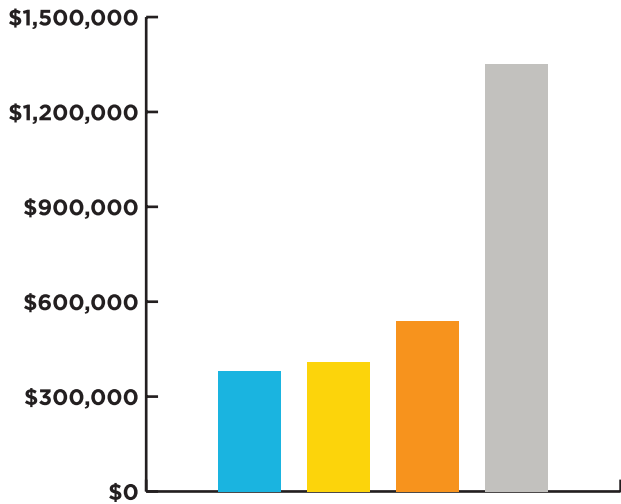
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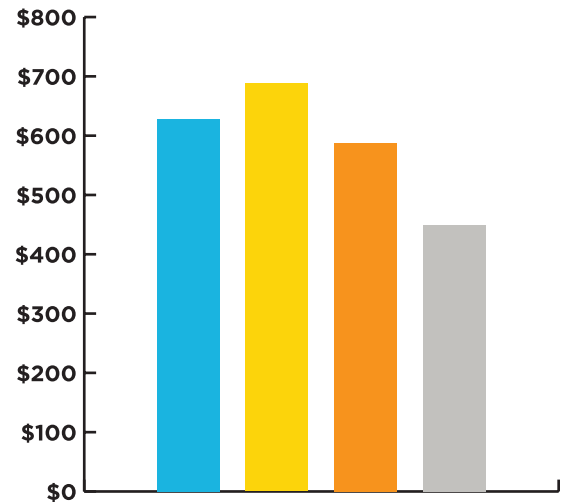
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

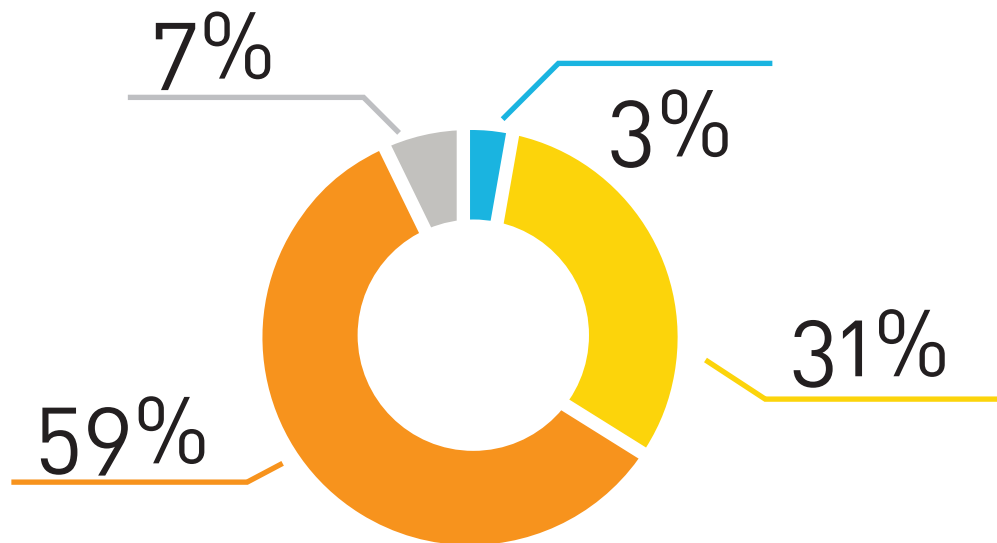
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$588



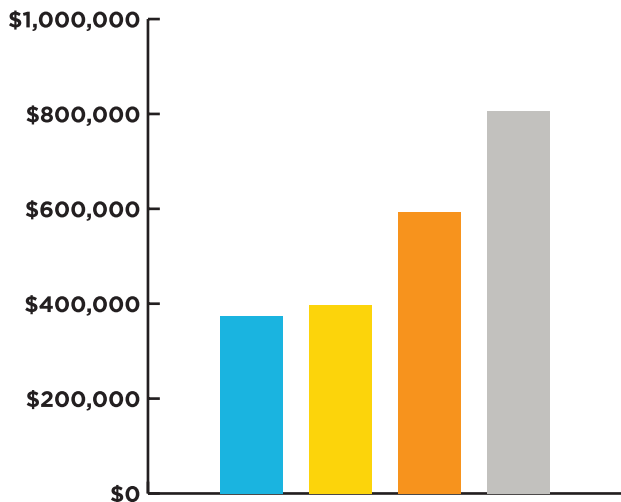
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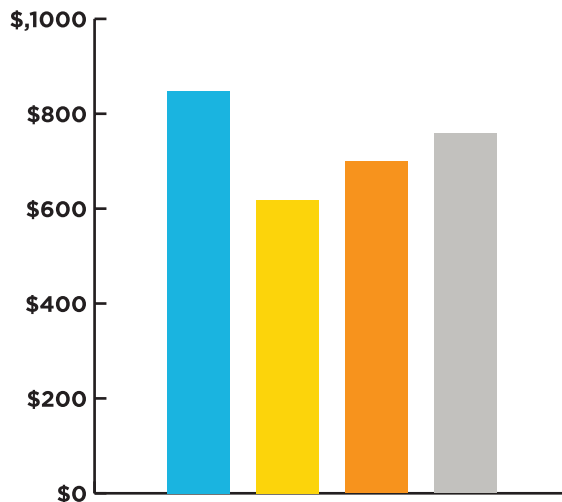
LEGEND

- STUDIOS
- ONE BEDS
- TWO BEDS
- > 1500 SQ. FT.

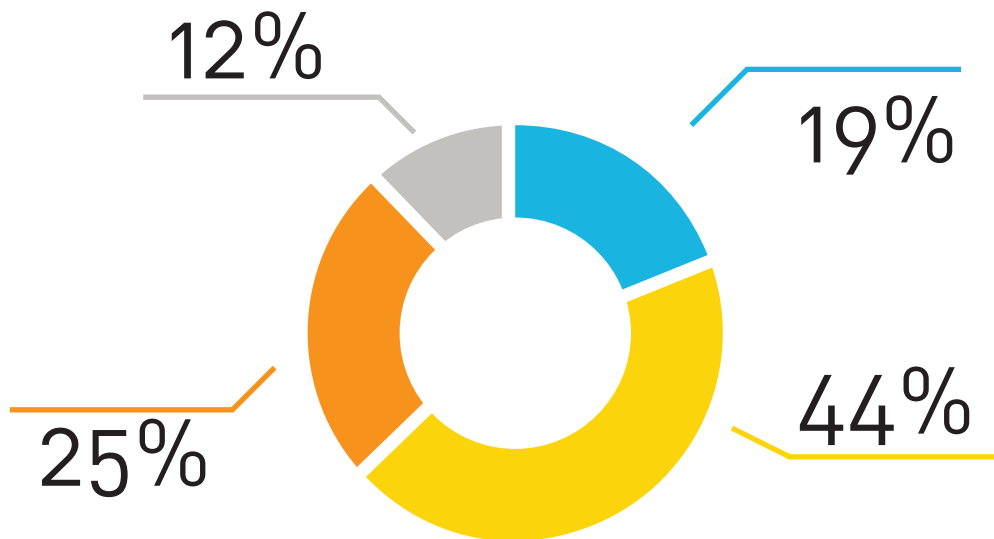
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$746



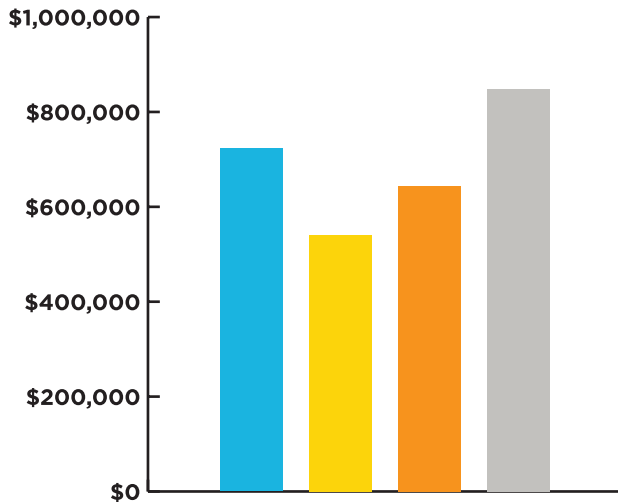
AVERAGE SIZE SOLD



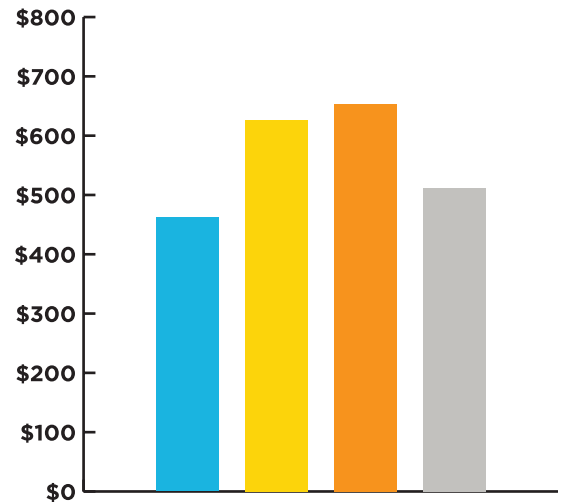
LEGEND

- | | |
|--|--|
| ■ STUDIOS | ■ TWO BEDS |
| ■ ONE BEDS | ■ > 1500 SQ. FT. |

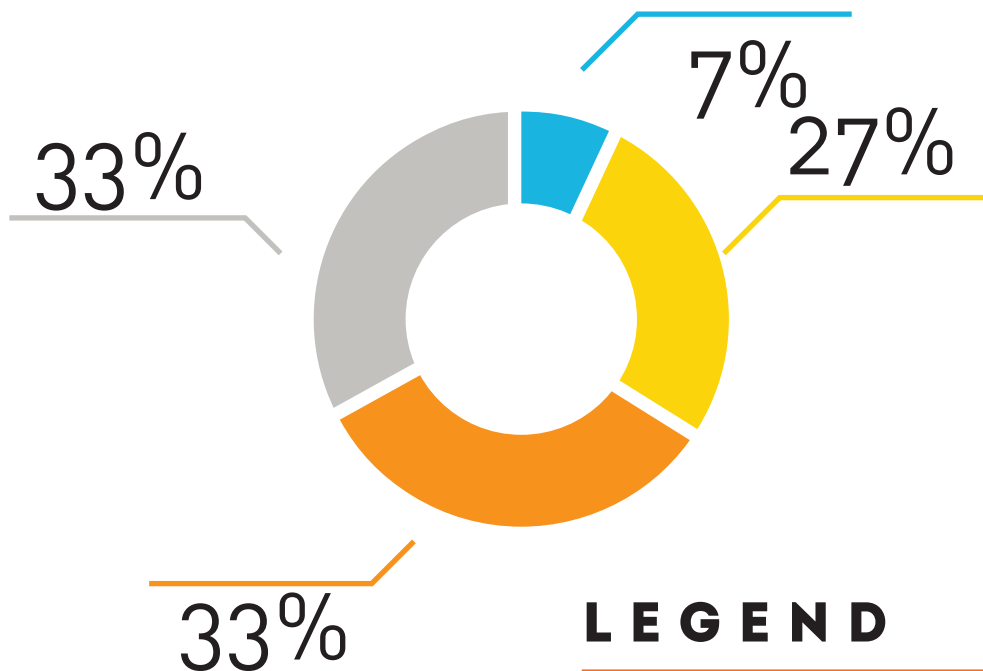
AVERAGE PRICE SOLD



AVERAGE PSF SOLD
PSF. \$563



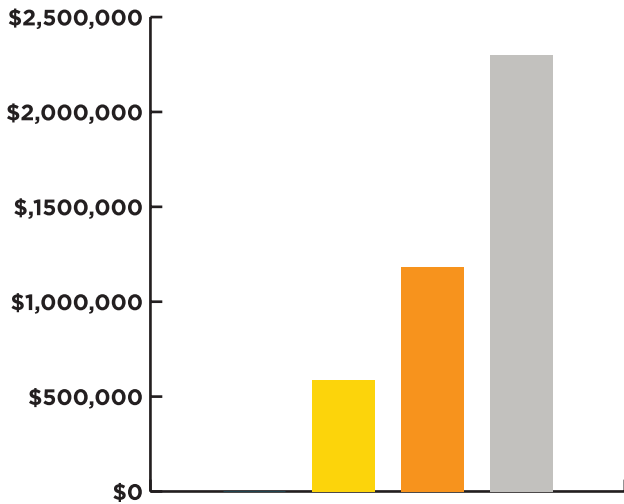
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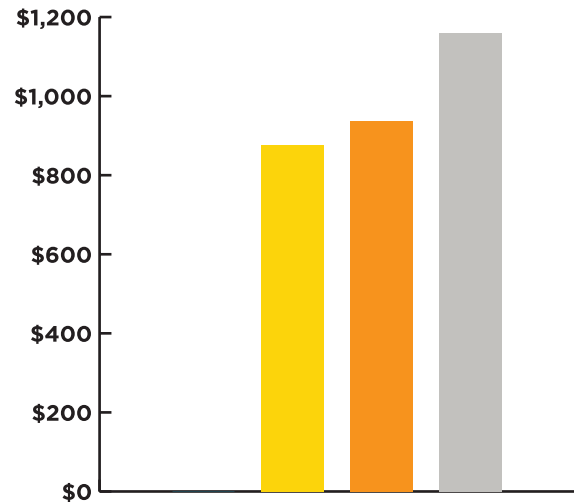
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

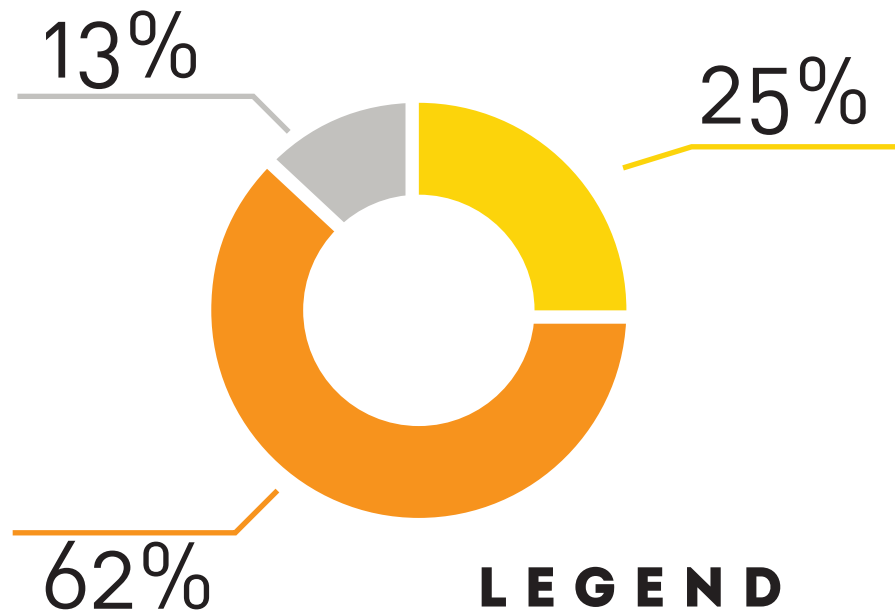
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$991



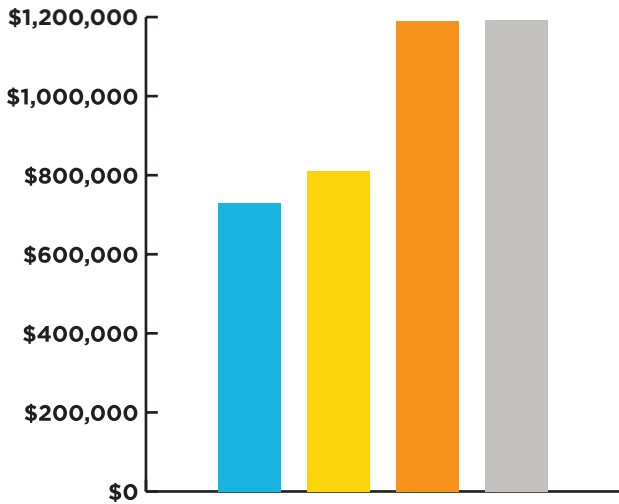
AVERAGE SIZE SOLD



LEGEND

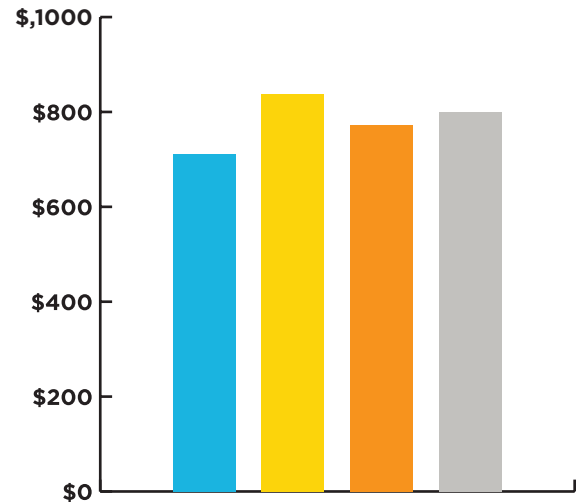
- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

AVERAGE PRICE SOLD

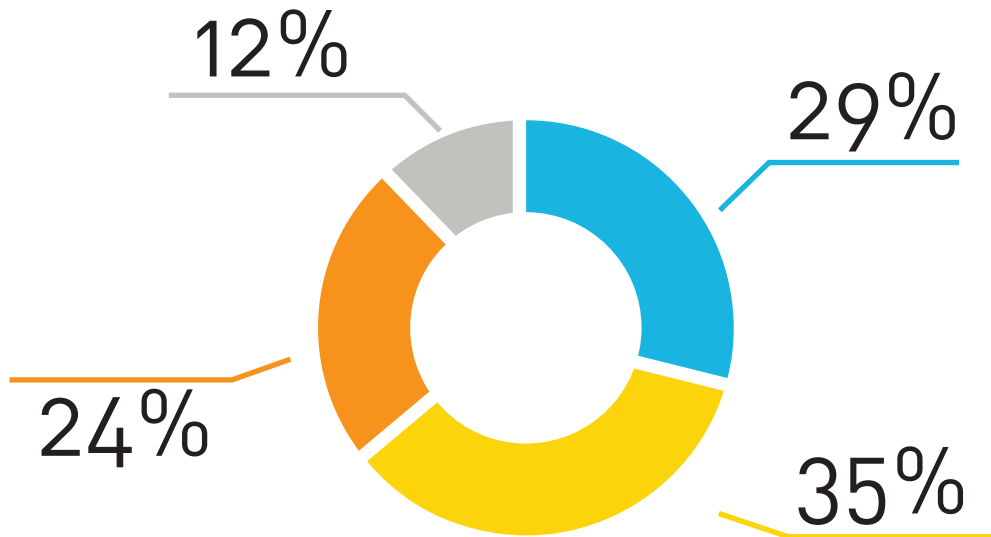


AVERAGE PSF SOLD

PSF. \$781



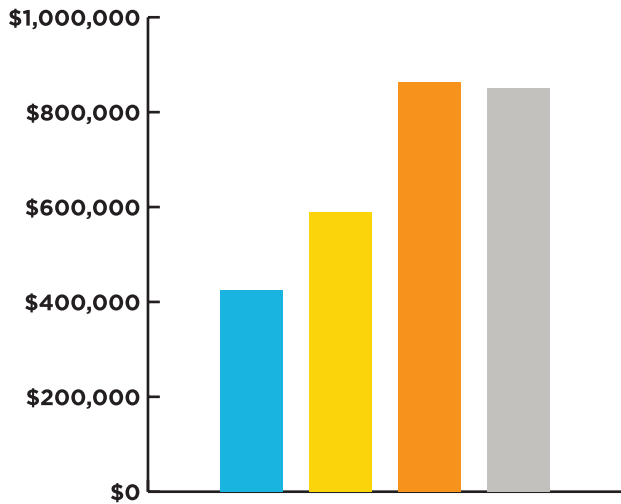
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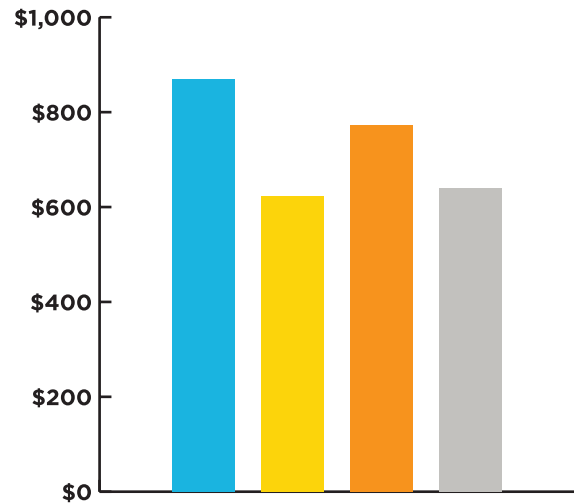
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

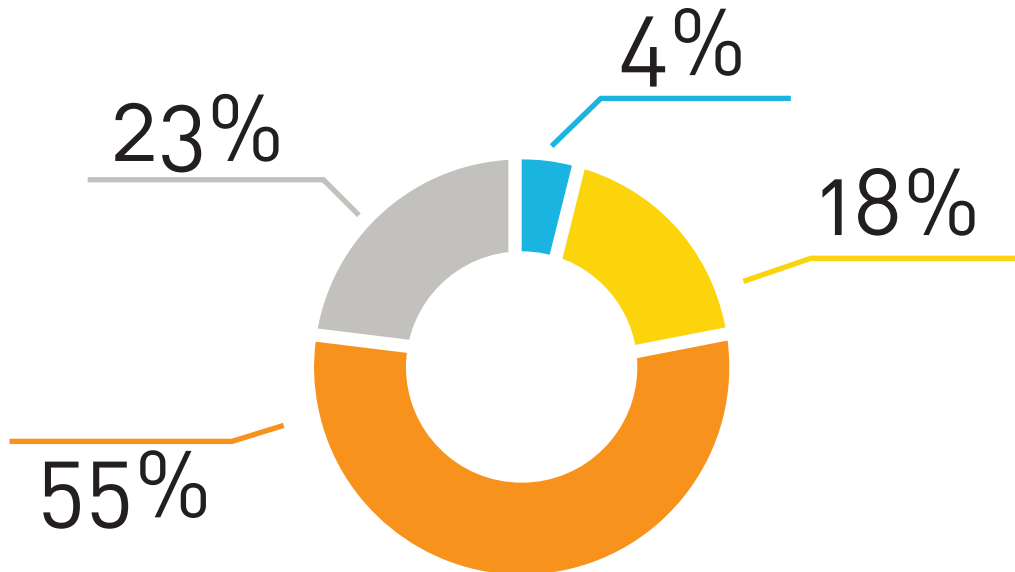
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$726



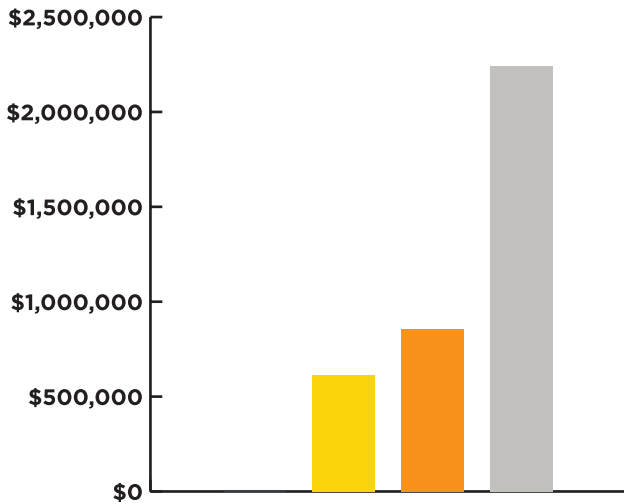
AVERAGE SIZE SOLD



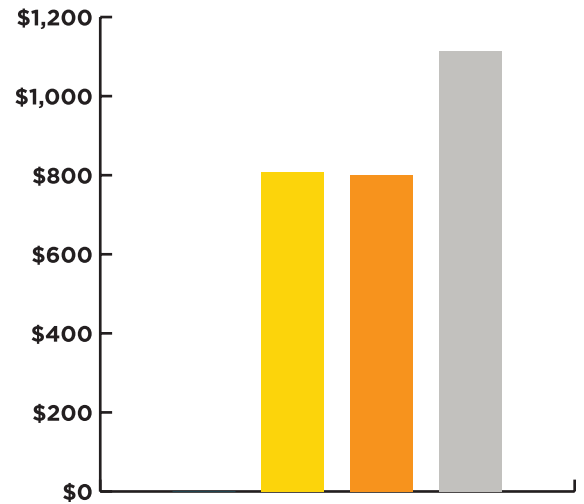
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

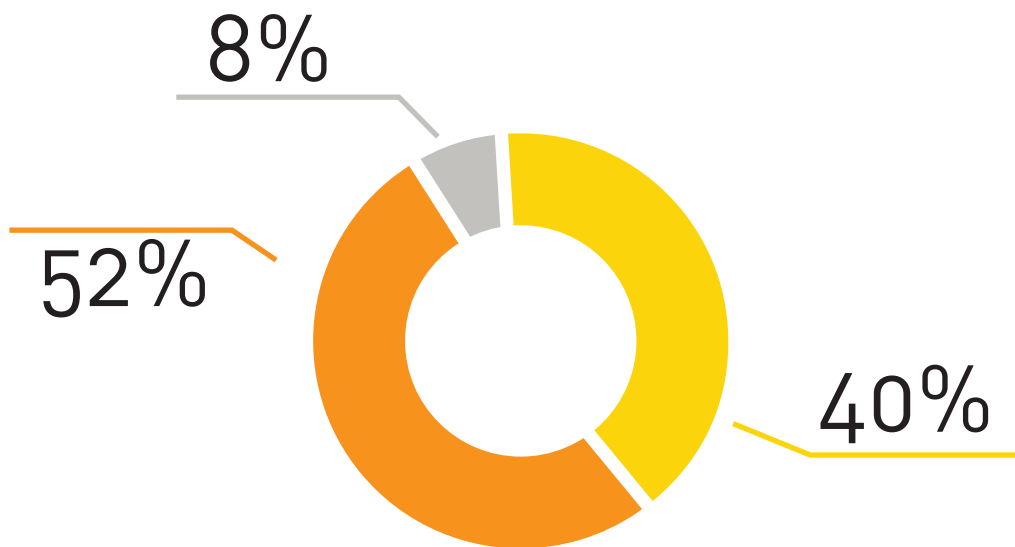
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$819



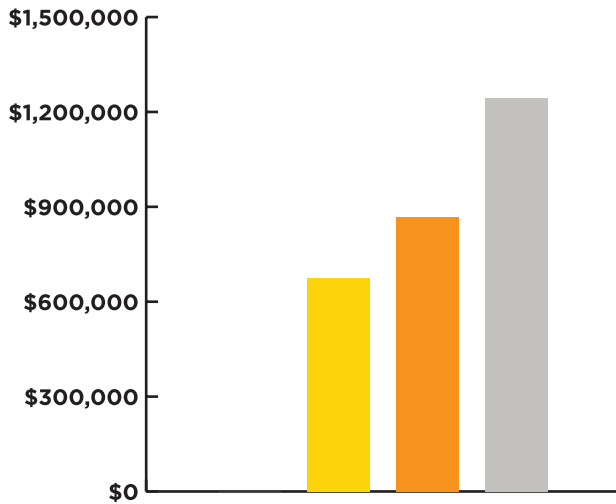
AVERAGE SIZE SOLD



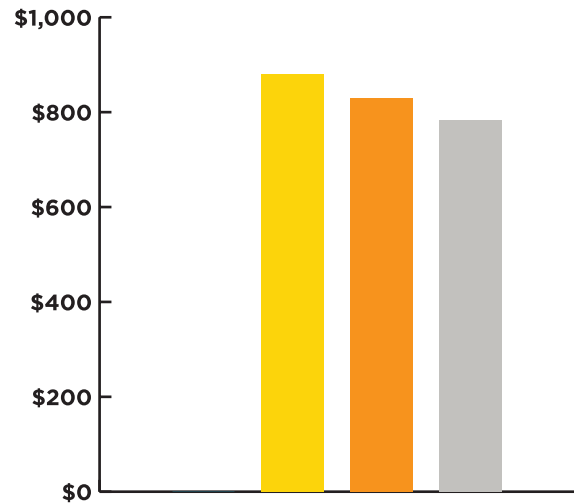
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

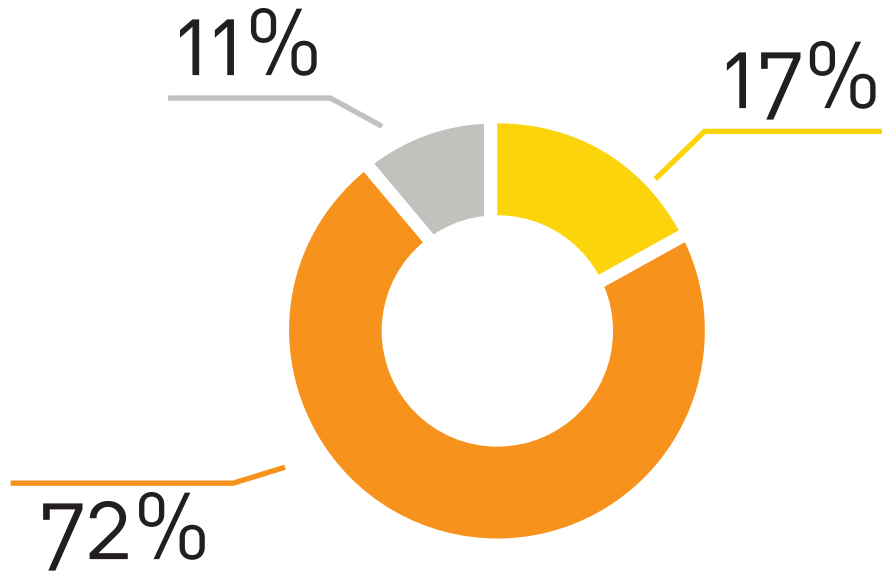
AVERAGE PRICE SOLD



AVERAGE PSF SOLD
PSF. \$831



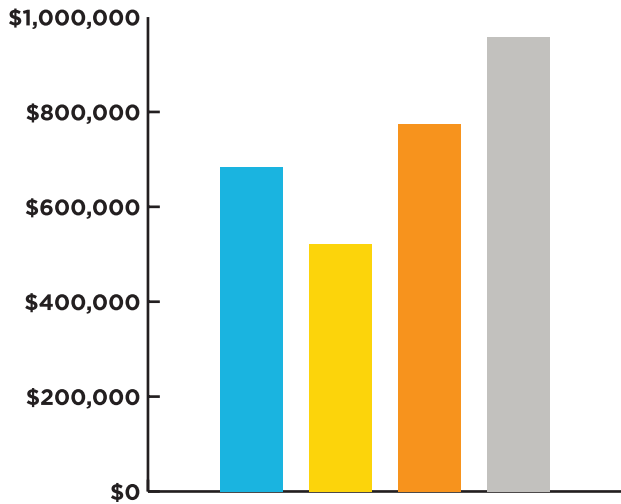
AVERAGE SIZE SOLD



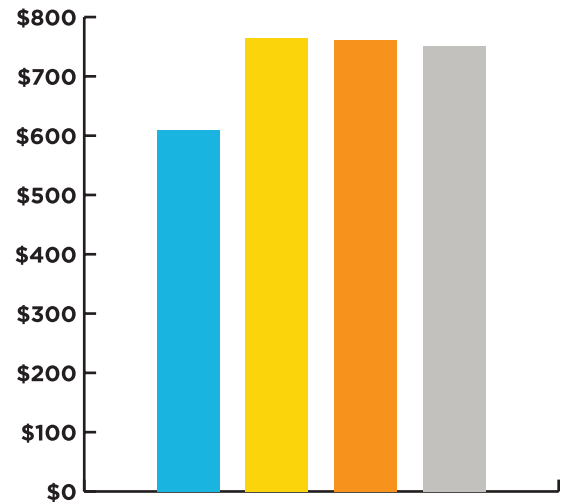
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

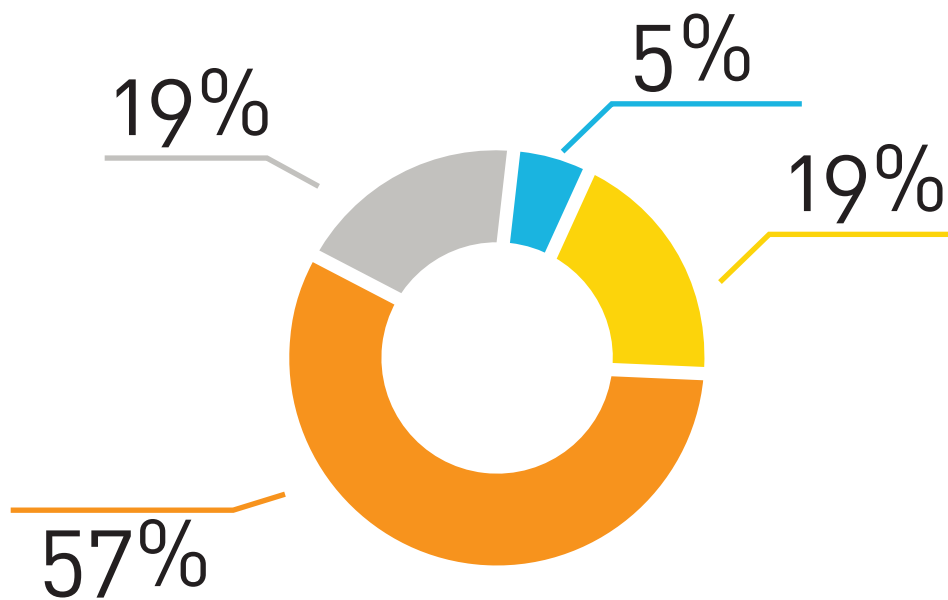
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$722



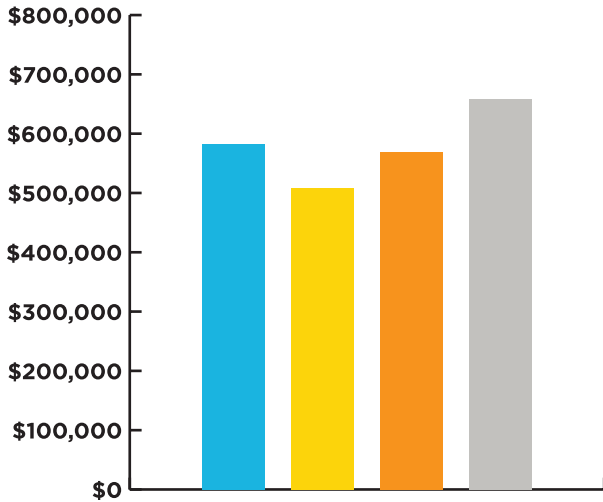
AVERAGE SIZE SOLD



LEGEND

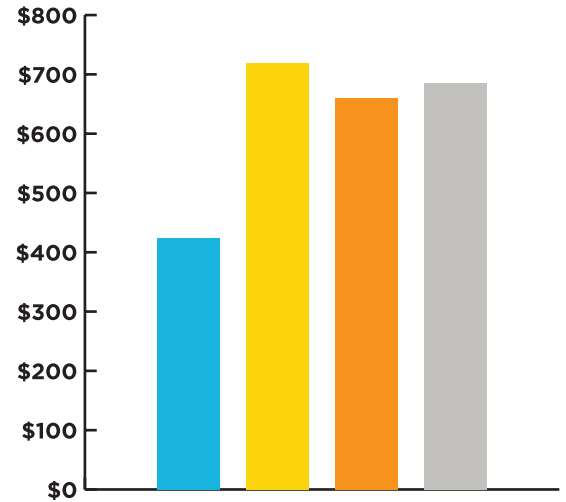
- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

AVERAGE PRICE SOLD

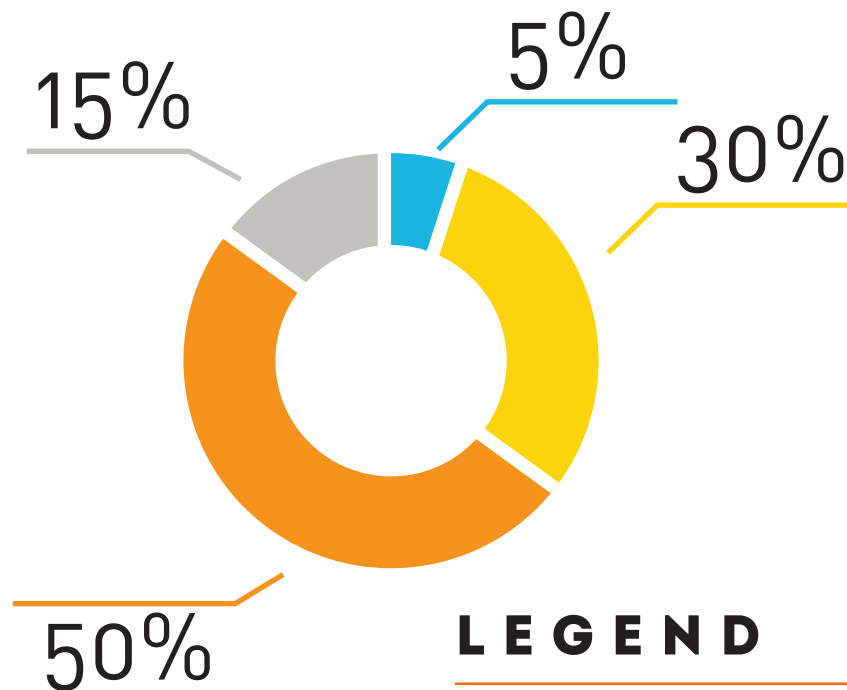


AVERAGE PSF SOLD

PSF. \$622



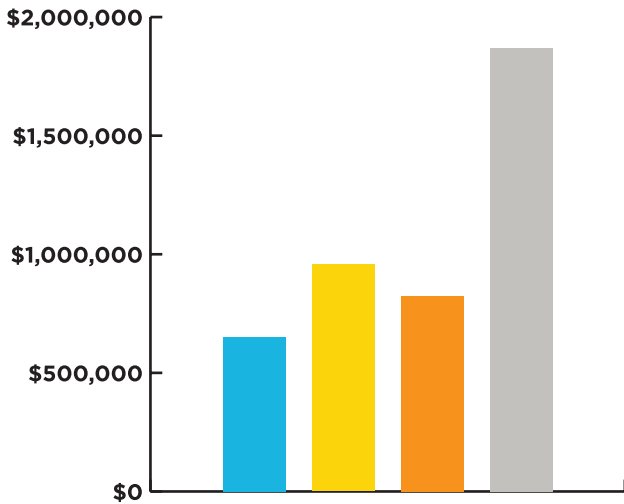
AVERAGE SIZE SOLD



LEGEND

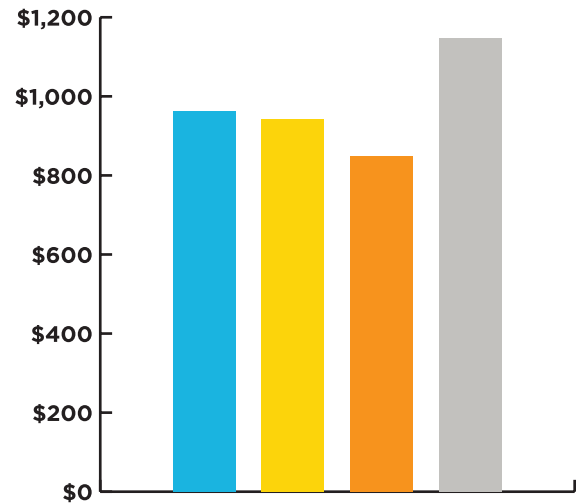
- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

AVERAGE PRICE SOLD

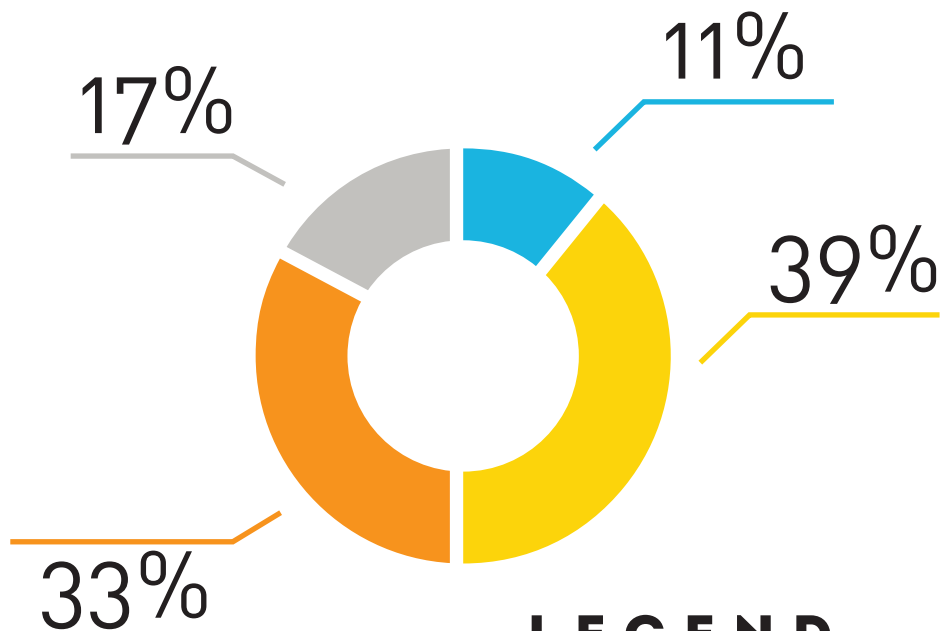


AVERAGE PSF SOLD

PSF. \$975



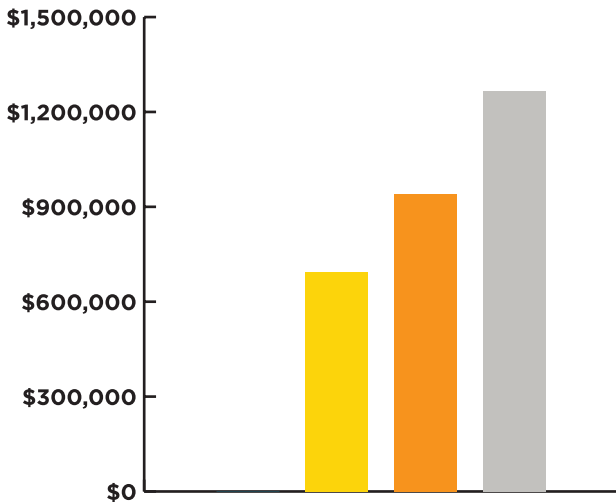
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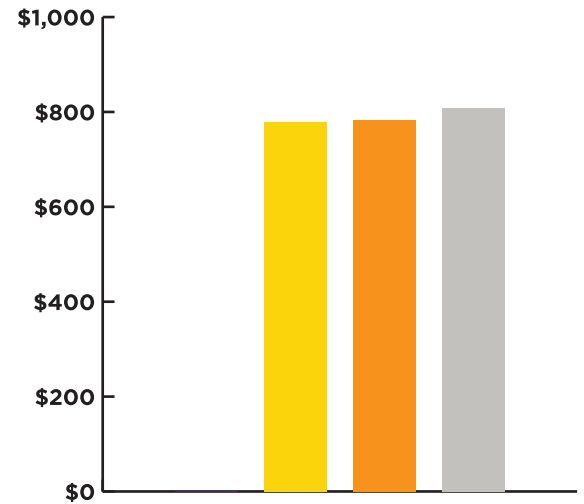
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

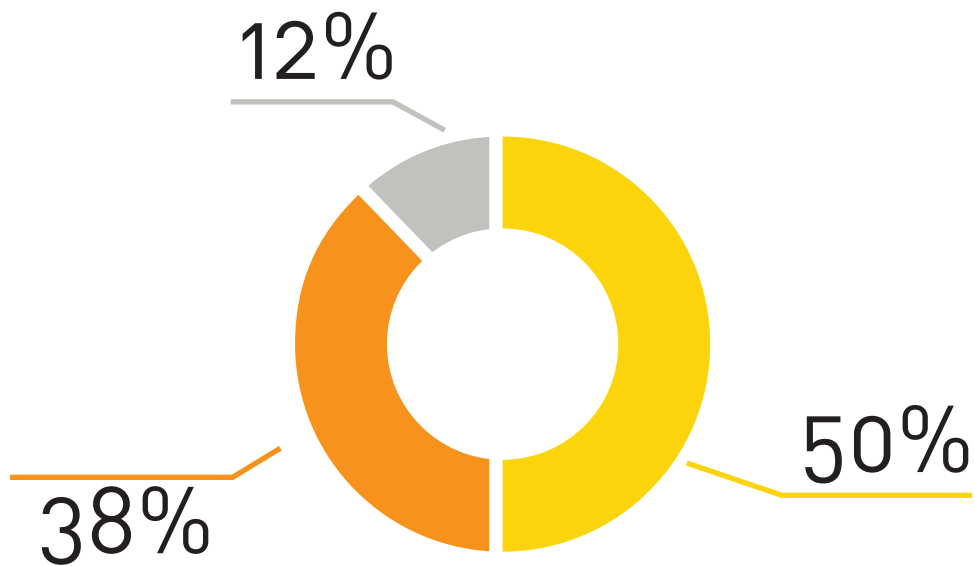
AVERAGE PRICE SOLD



AVERAGE PSF SOLD PSF. \$790



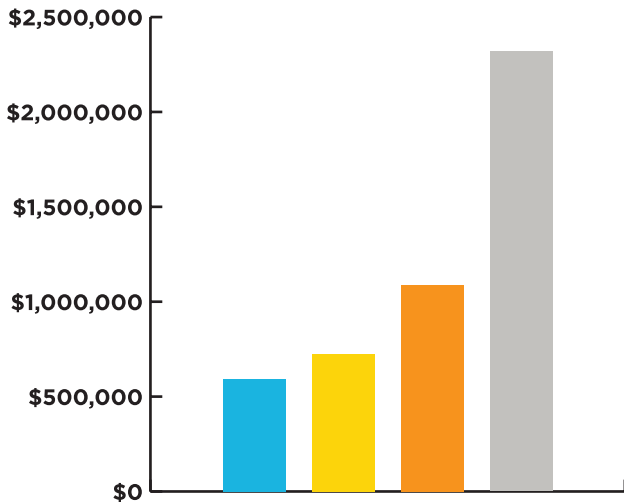
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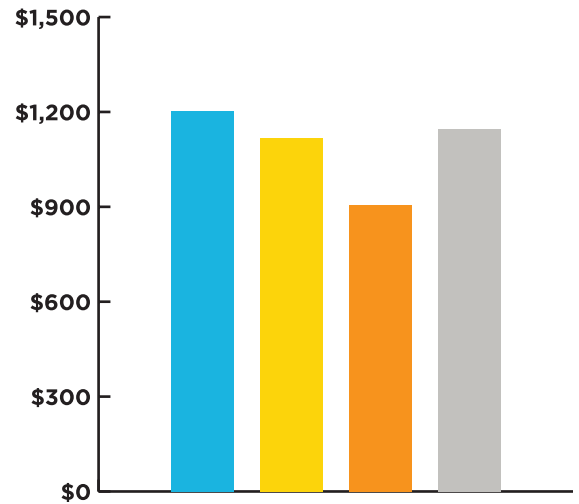
LEGEND

- STUDIOS
- TWO BEDS
- ONE BEDS
- > 1500 SQ. FT.

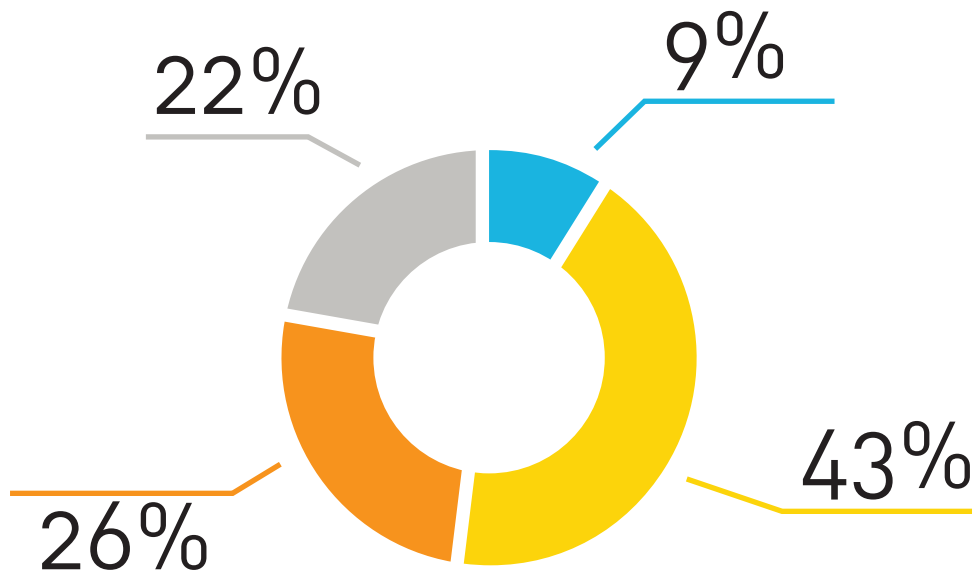
AVERAGE PRICE SOLD



AVERAGE PSF SOLD
PSF. \$1,093



AVERAGE SIZE SOLD



LEGEND

- STUDIOS
- ONE BEDS
- TWO BEDS
- > 1500 SQ. FT.