

ModernSpaces
real estate

Residential Market Report

ORANGE REPORT

2012 MID - YEAR

BROOKLYN

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 1/1/12 to 6/30/30 (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. We have seen a lot of positive activity in this marketing with projects like The Edge and Northside Piers coming to an end and selling at high numbers. In addition, sales at One Brooklyn Bridge Park having picked up traction in the last 3 months and are selling at high numbers. Brooklyn as a whole has been very hot this year and as much in demand if not more than Manhattan. We have researched further and found an interesting trend which you can read about below.

BROOKLYN HIGHLIGHT

Williamsburg, one of Brooklyn's hottest neighborhoods has seen vacancies drop as demand has risen. We have also seen a new neighborhood within Williamsburg gaining popularity, which we refer to in this report as Williamsburg West. This is defined by everything West of Wythe and on the Waterfront. With new additions such as CVS, Duane Reade, Frolic (A Rock n'Roll Themed Day Care Center), Wine Shops and 15,000 sq. ft. Supermarket coming soon, Williamsburg West grows even more as the third phase of Northside Piers starts to rise. Moreover, several other buildings providing approximately 1000 units in the area and with talks of Domino Sugar Factory now gaining momentum, we feel Williamsburg West will be the next IT area in Williamsburg and all of Brooklyn. We have taken the liberty of providing you with some On-The-Market data for this hot neighborhood.

Please continue to follow our reports as Modern Spaces will continue to track all sales data in Brooklyn.

Sincerely,
Eric Benaim & Ted Kokkoris

closed

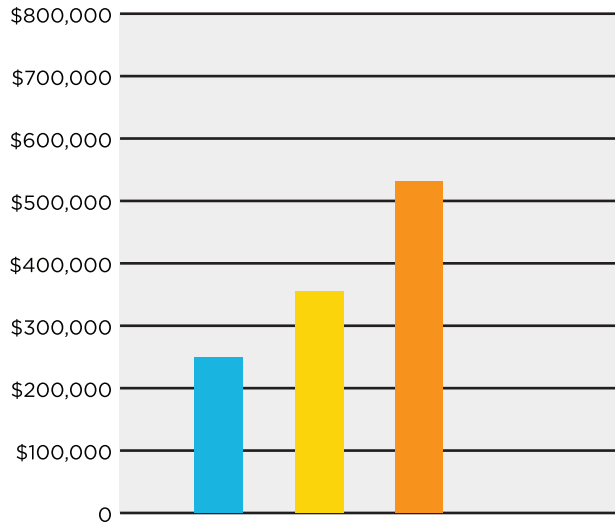
SALES

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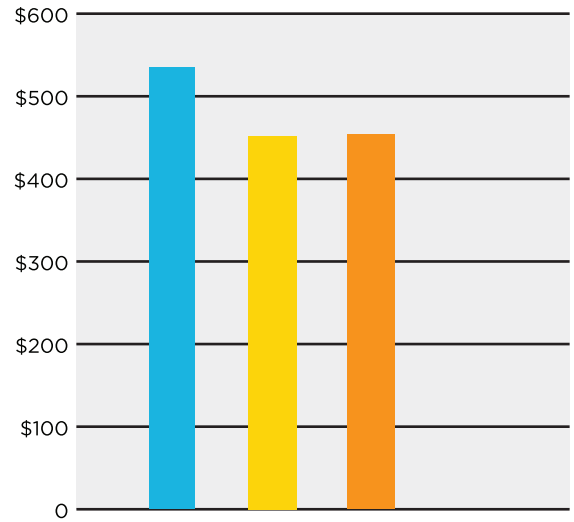
BED STUY

Mid Year Report

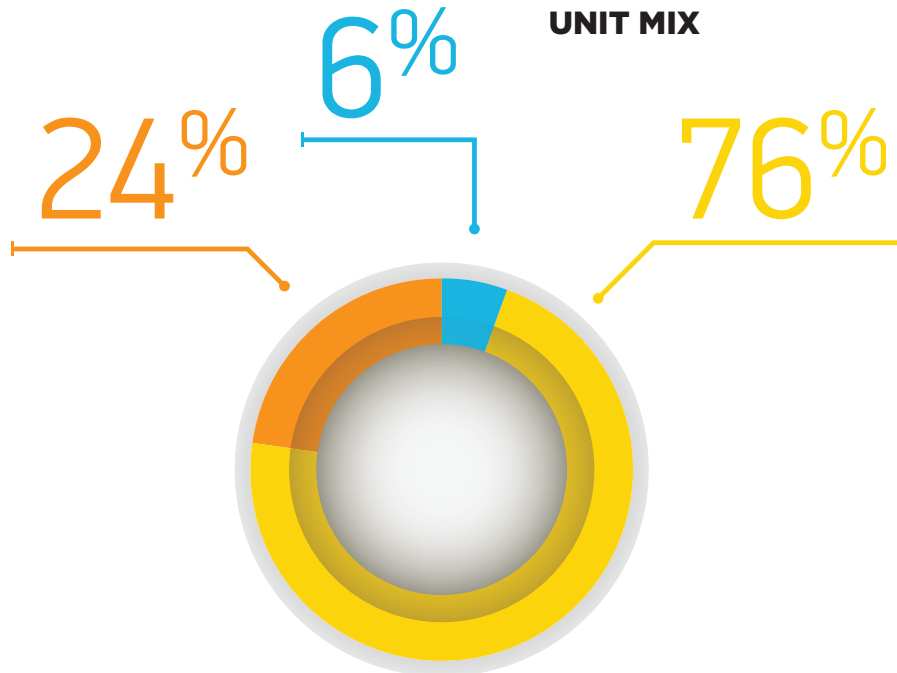
AVERAGE SALES PRICE



AVERAGE \$PSF (\$468 PSF)



UNIT MIX

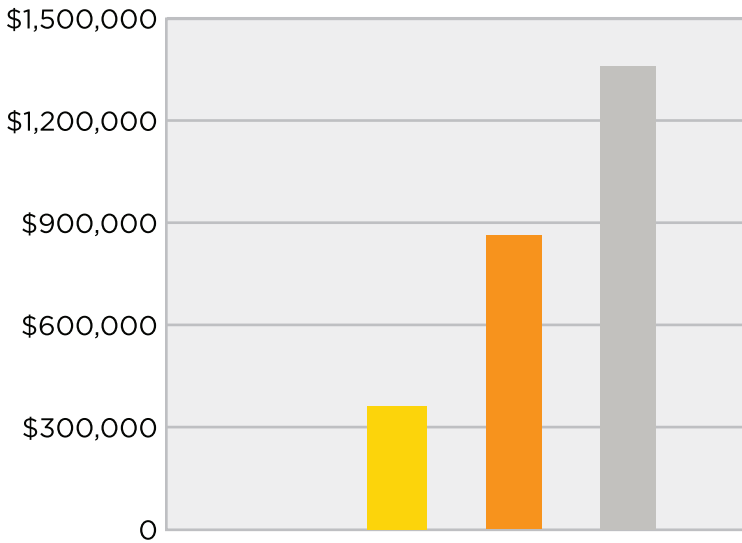


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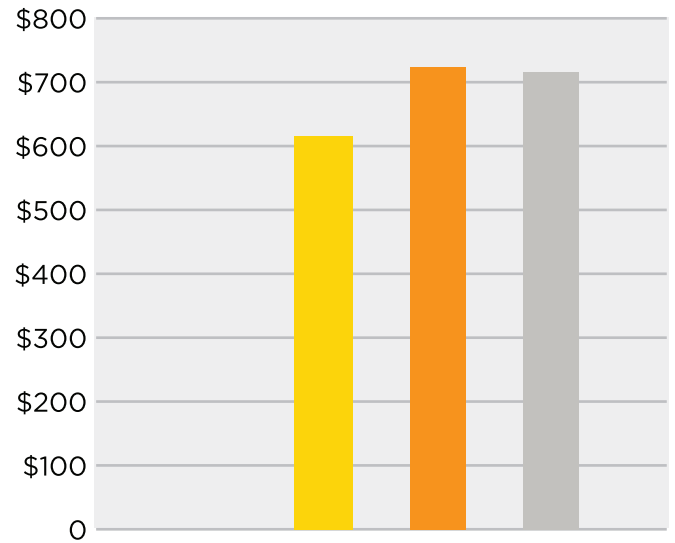
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

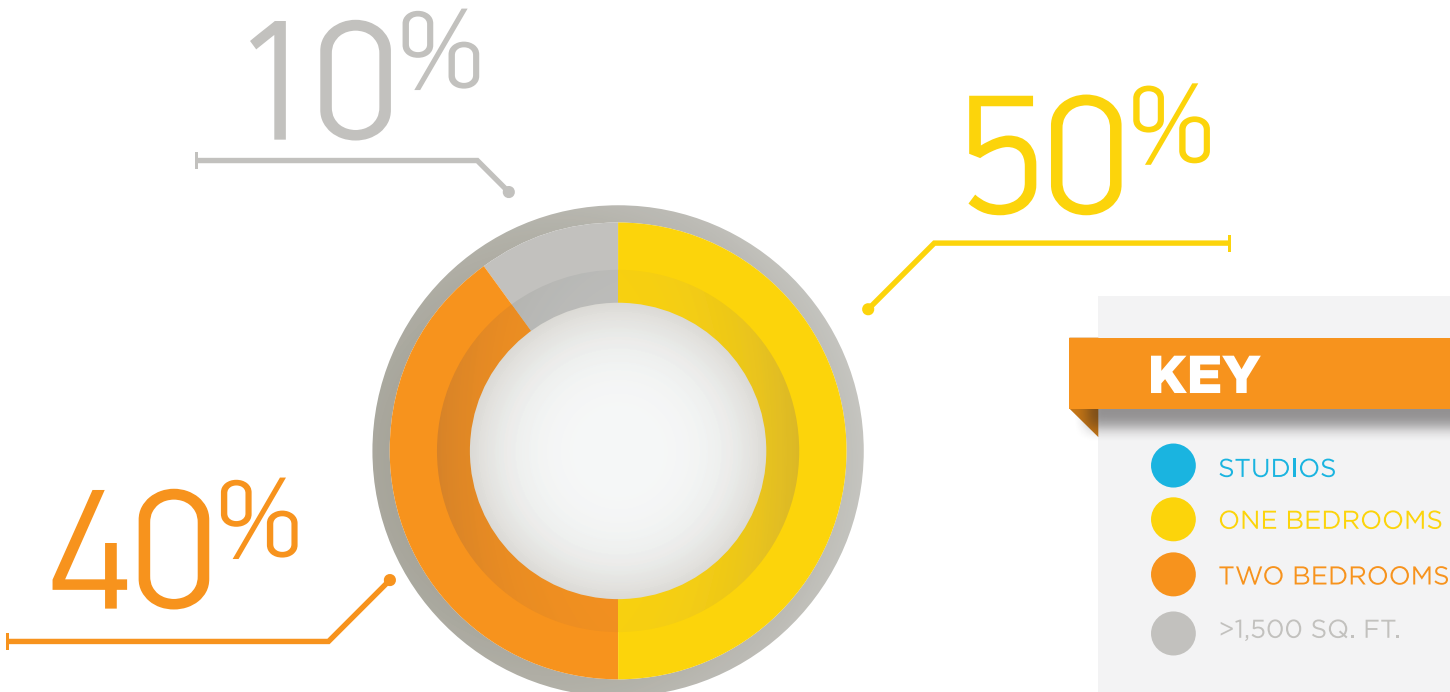
AVERAGE SALES PRICE



AVERAGE \$PSF (\$728 PSF)



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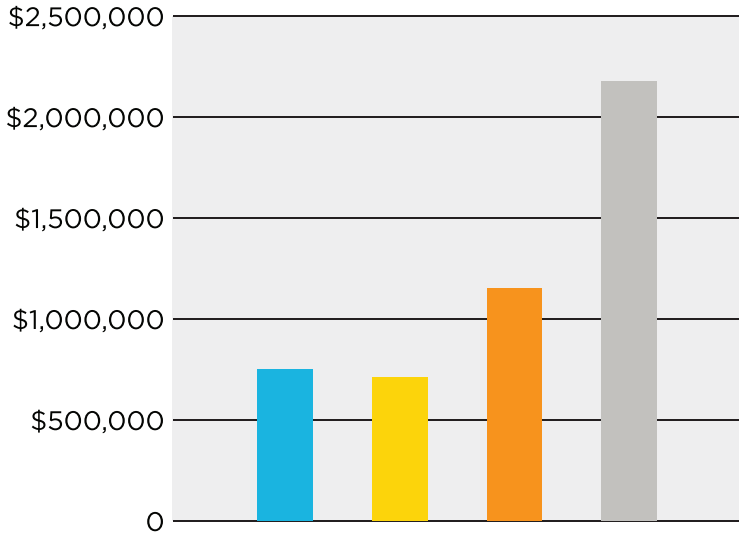


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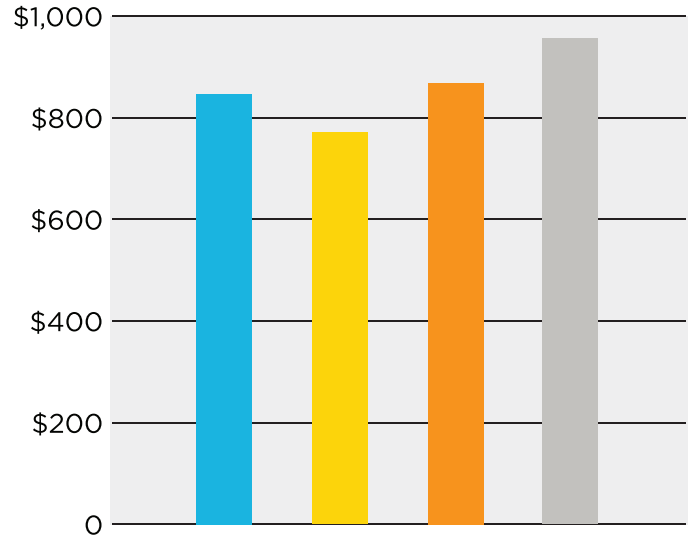
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

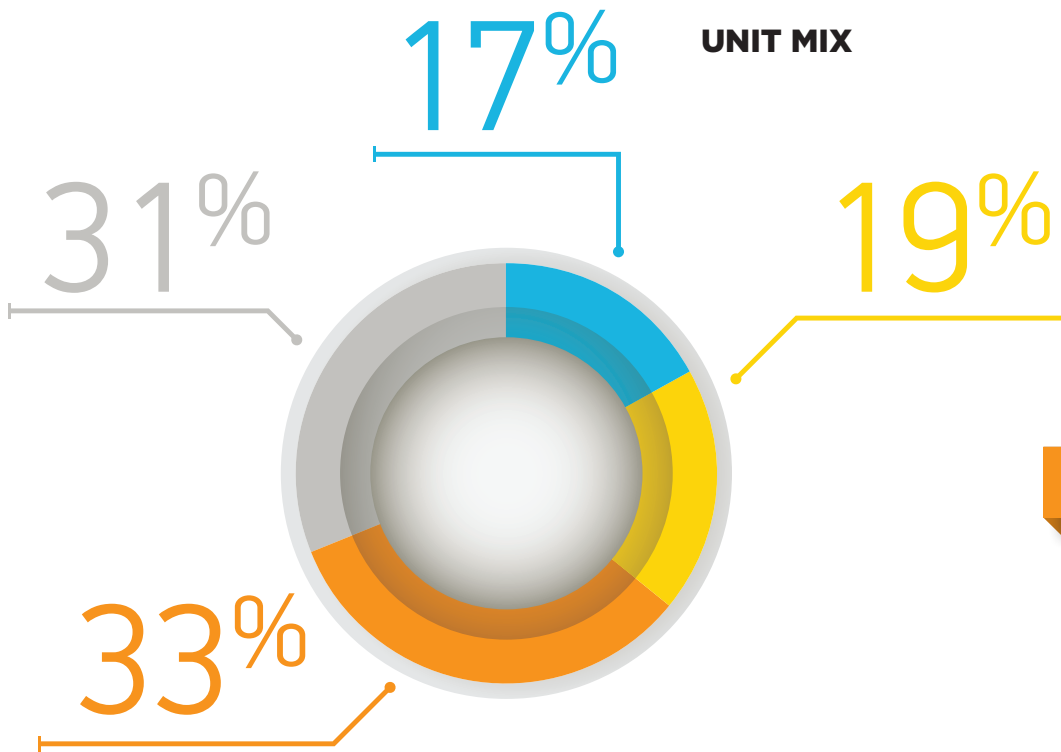
AVERAGE SALES PRICE



AVERAGE \$PSF (\$860 PSF)



UNIT MIX

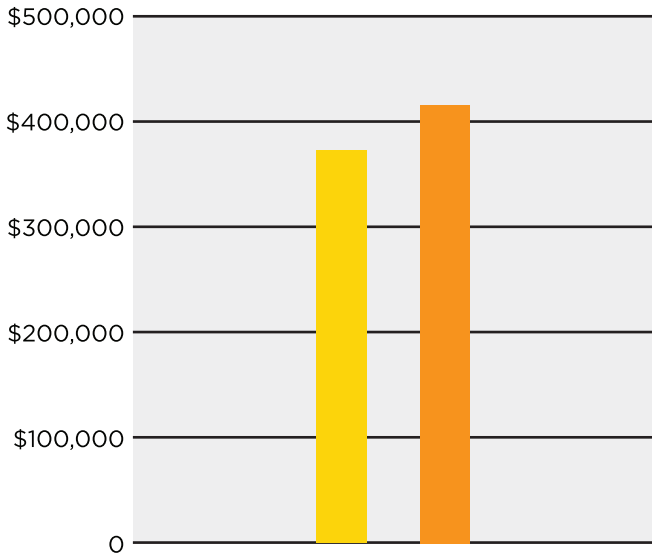


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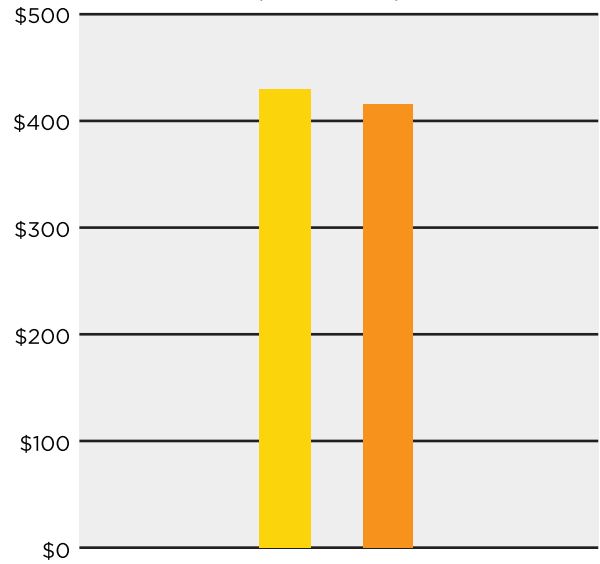
- STUDIO/LOFTS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

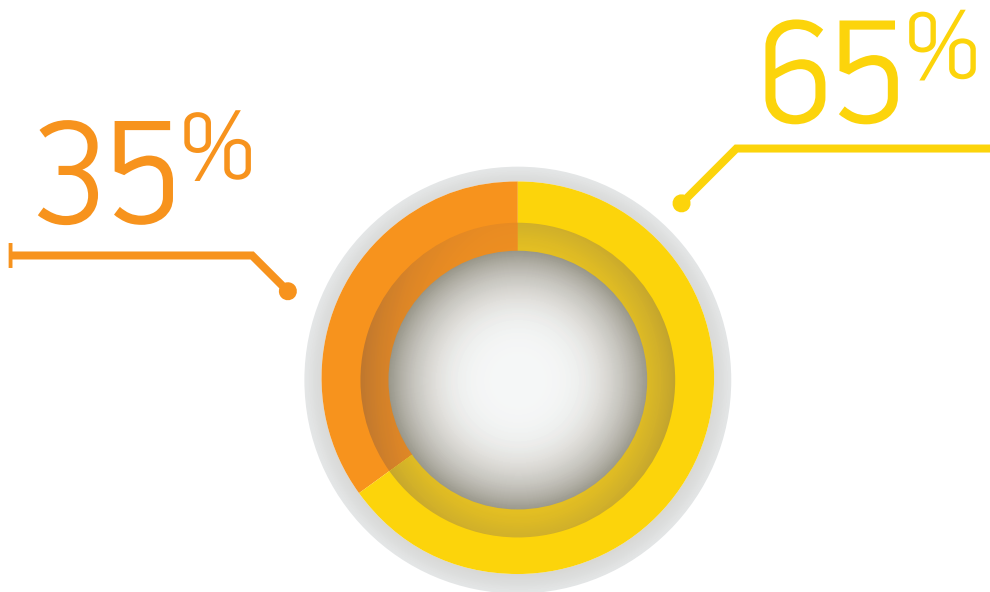
AVERAGE SALES PRICE



AVERAGE \$PSF (\$402 PSF)



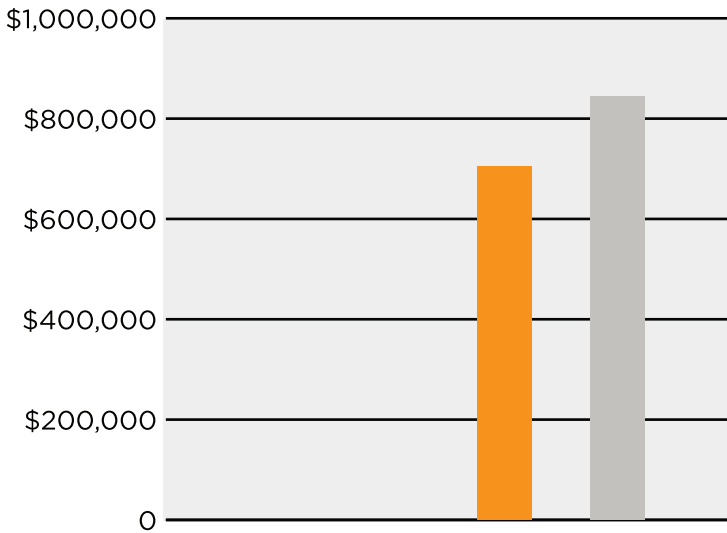
UNIT MIX



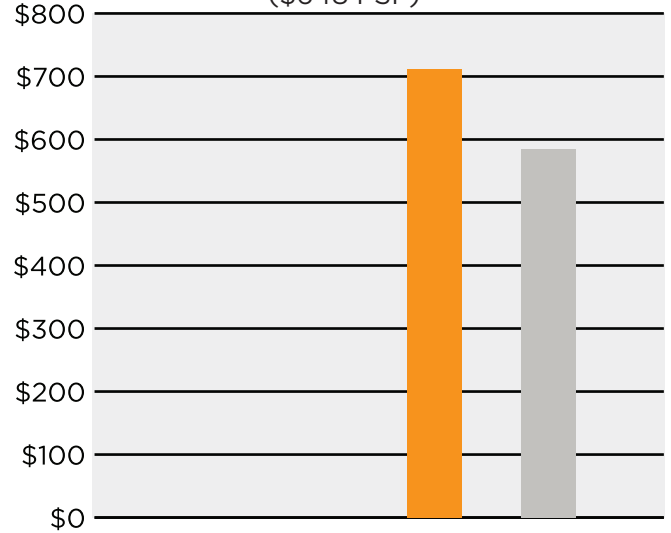
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- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

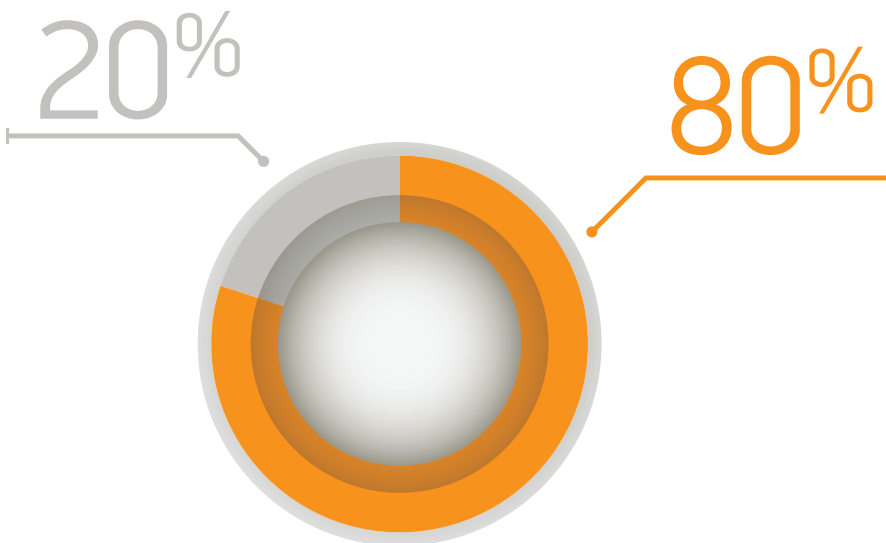
AVERAGE SALES PRICE



AVERAGE \$PSF (\$648 PSF)



UNIT MIX

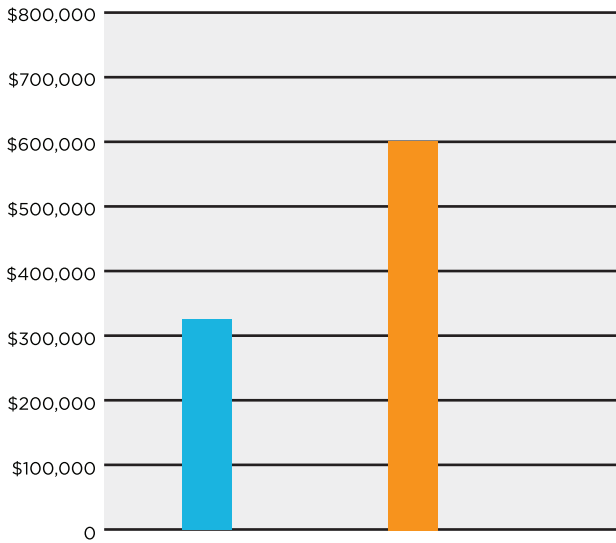


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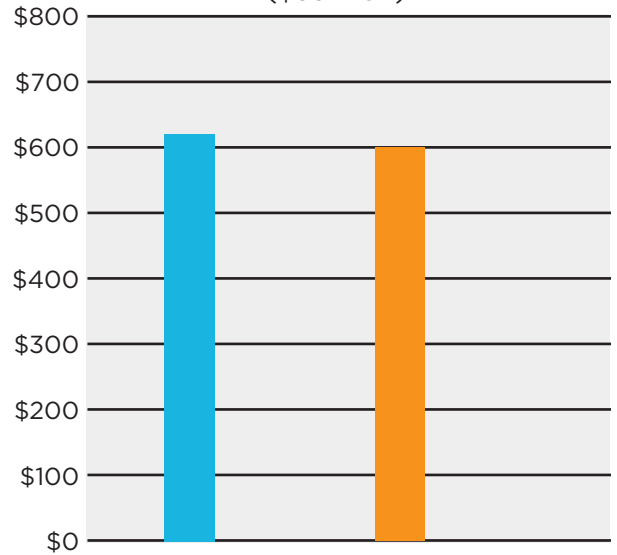
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

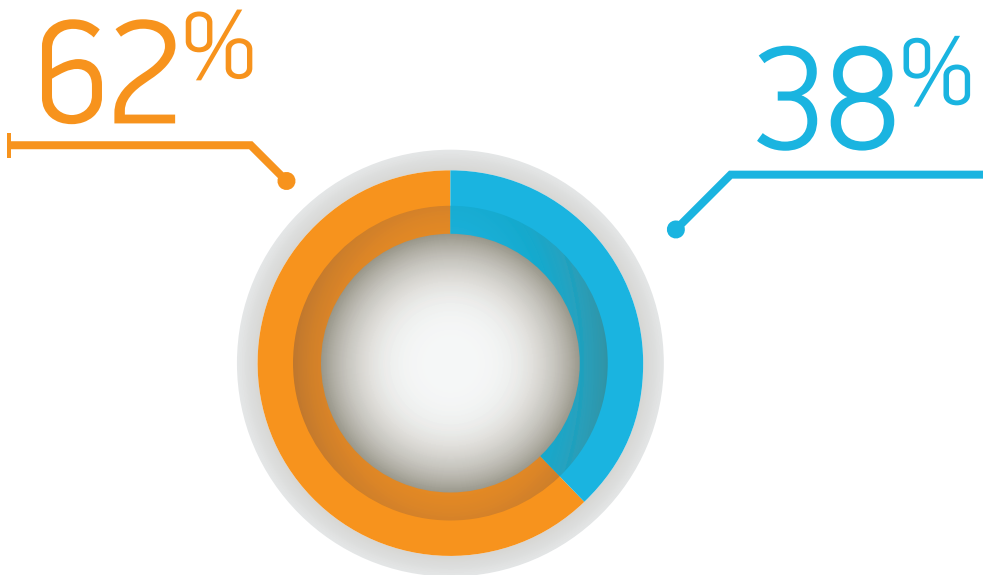
AVERAGE SALES PRICE



AVERAGE \$PSF (\$557PSF)



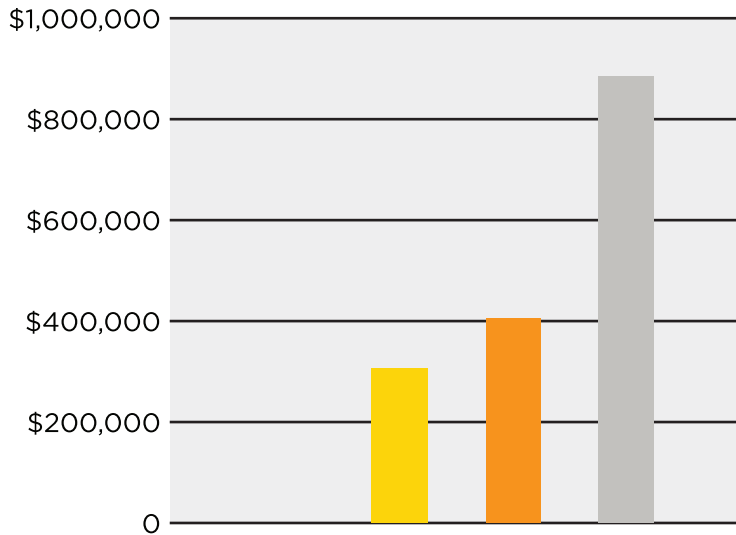
UNIT MIX



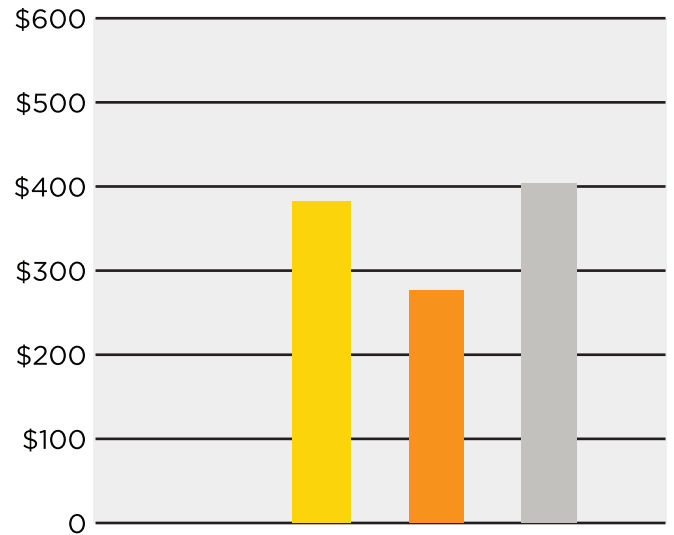
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- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

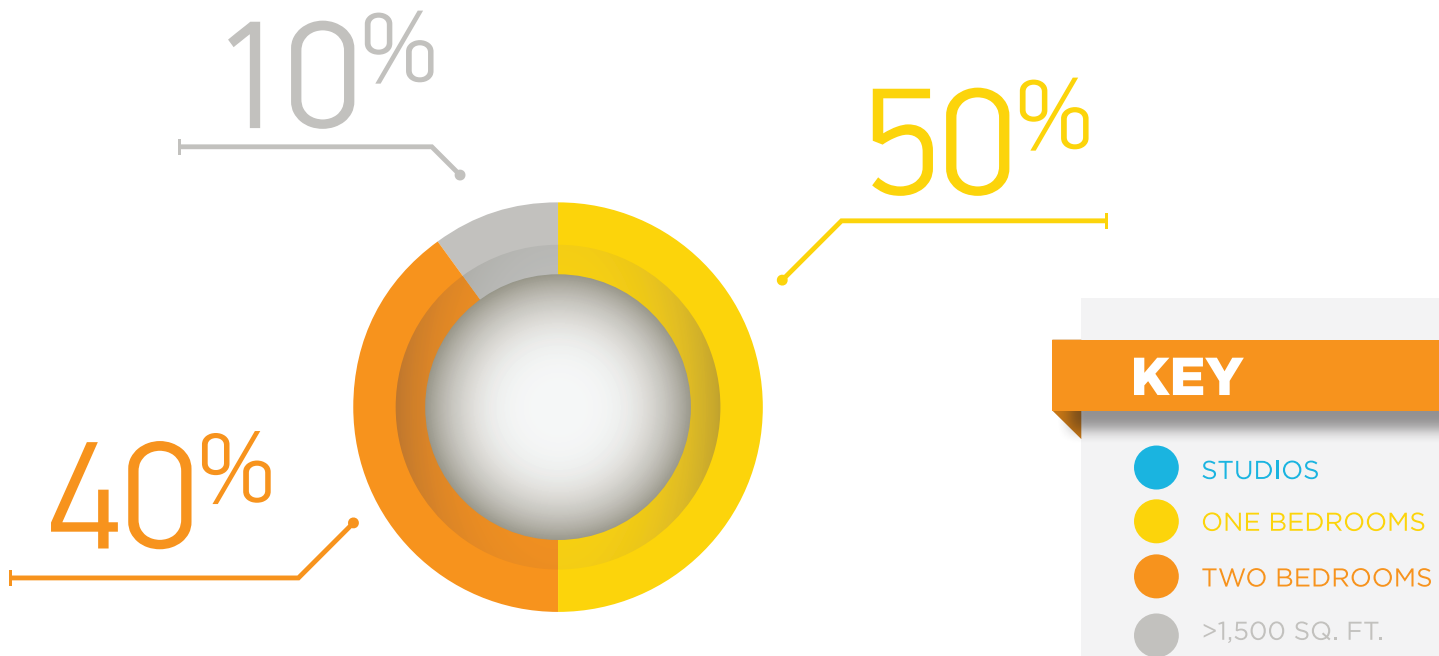
AVERAGE SALES PRICE



AVERAGE \$PSF (\$302 PSF)



UNIT MIX

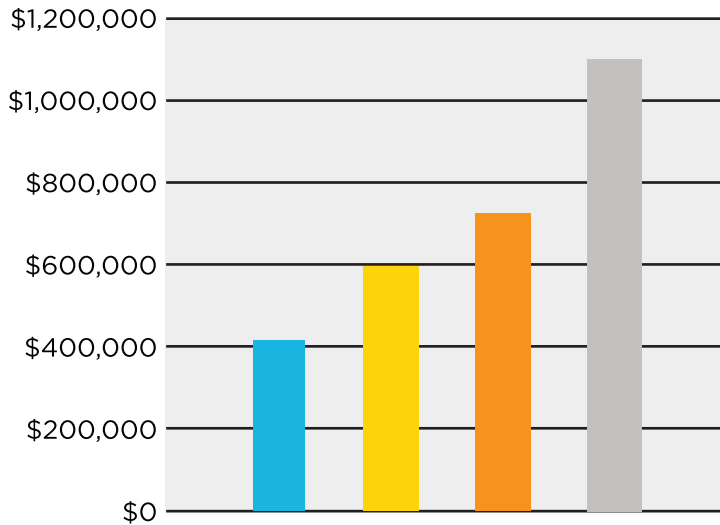


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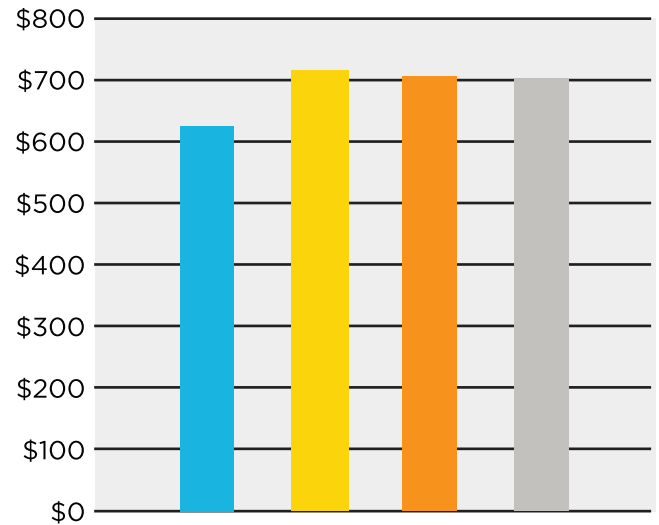
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

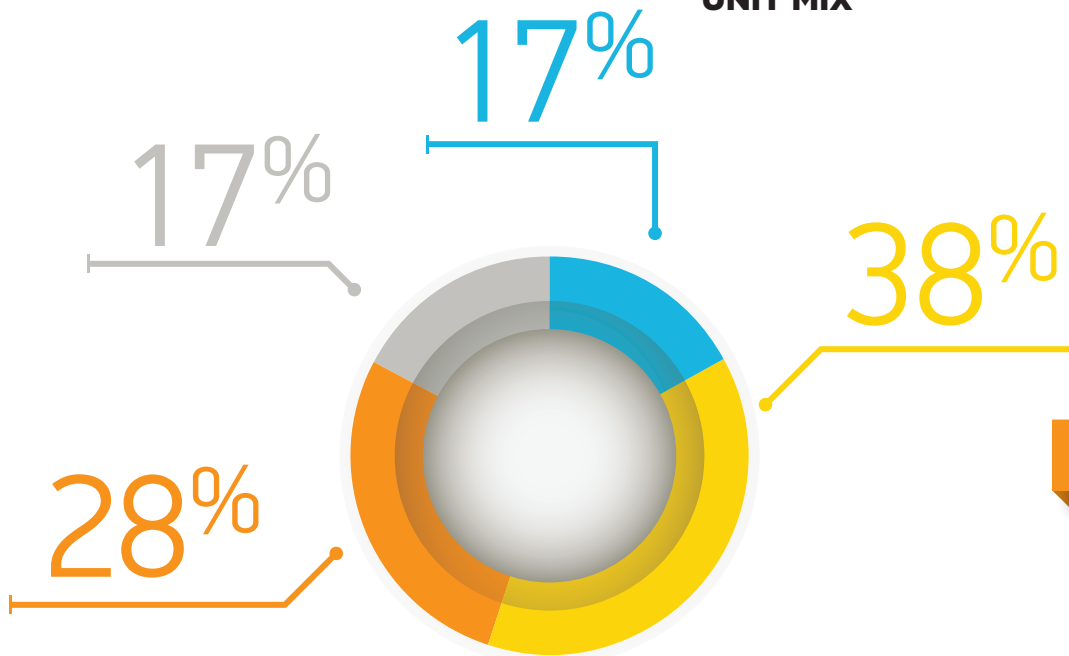
AVERAGE SALES PRICE



AVERAGE \$PSF (\$680 PSF)



UNIT MIX

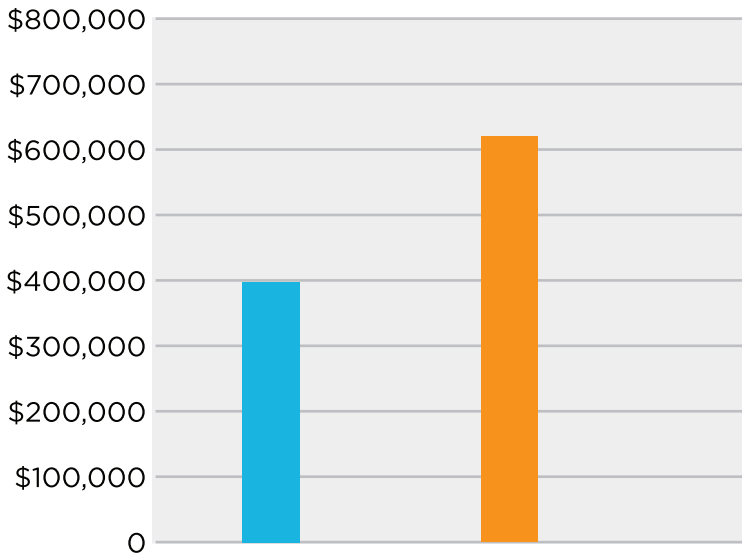


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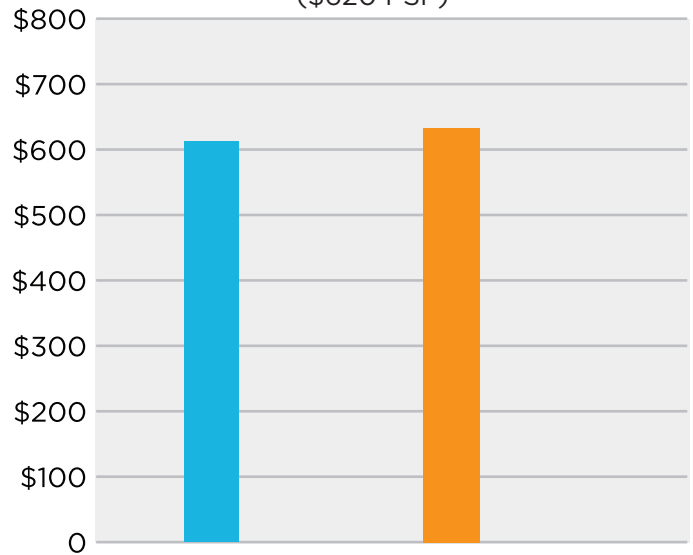
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

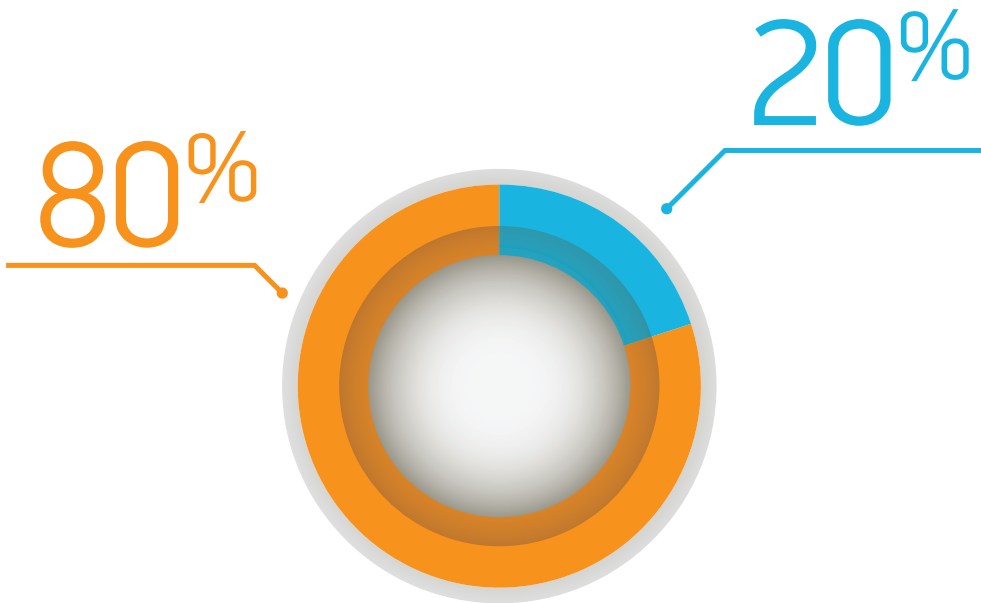
AVERAGE SALES PRICE



AVERAGE \$PSF (\$620 PSF)



UNIT MIX

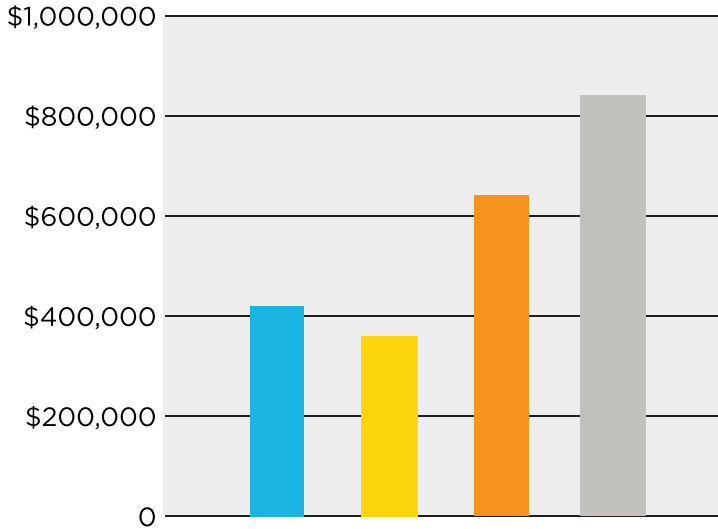


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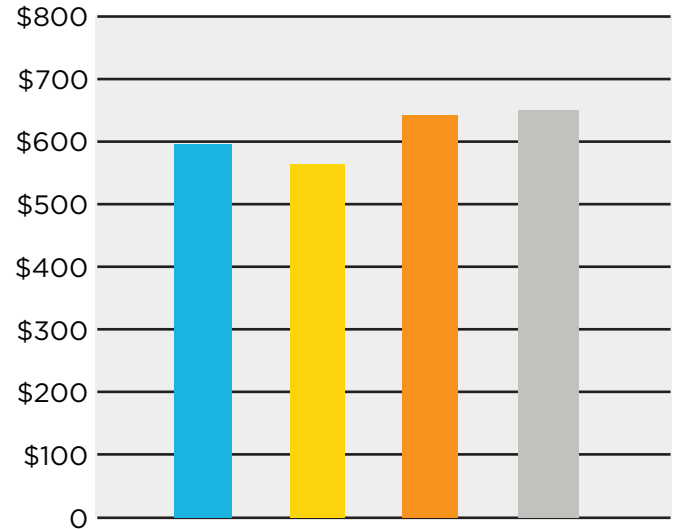
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

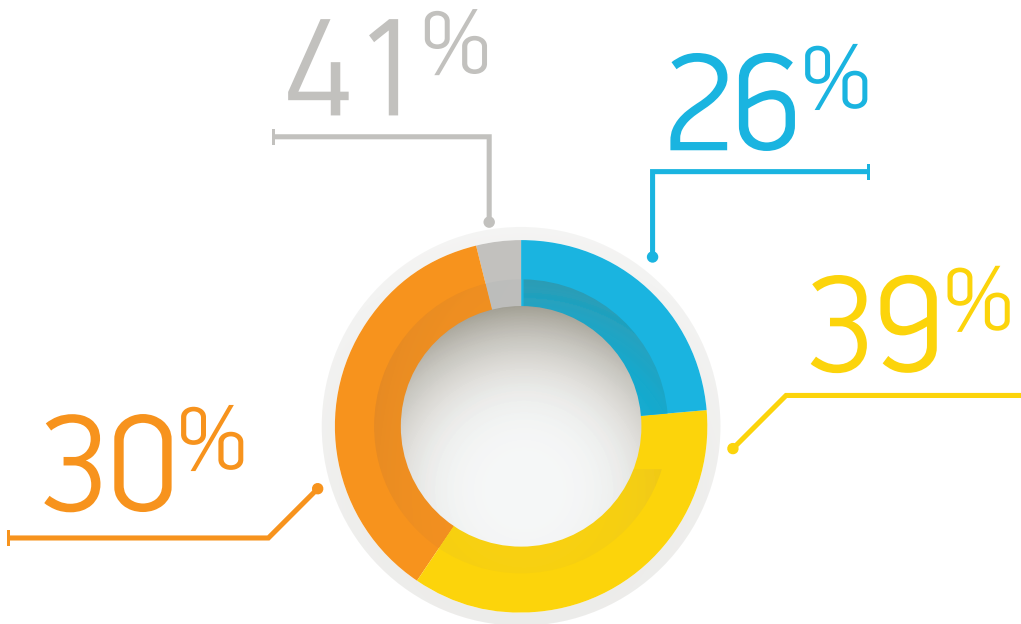
AVERAGE SALES PRICE



AVERAGE \$PSF ((\$612 PSF))



UNIT MIX

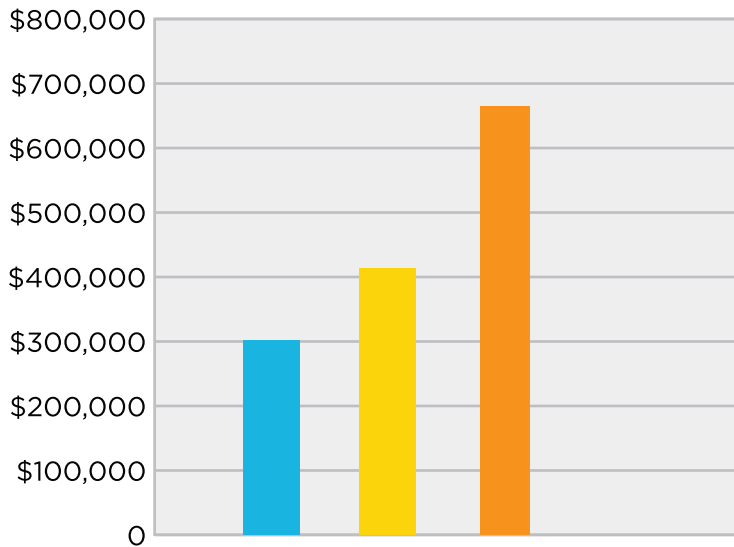


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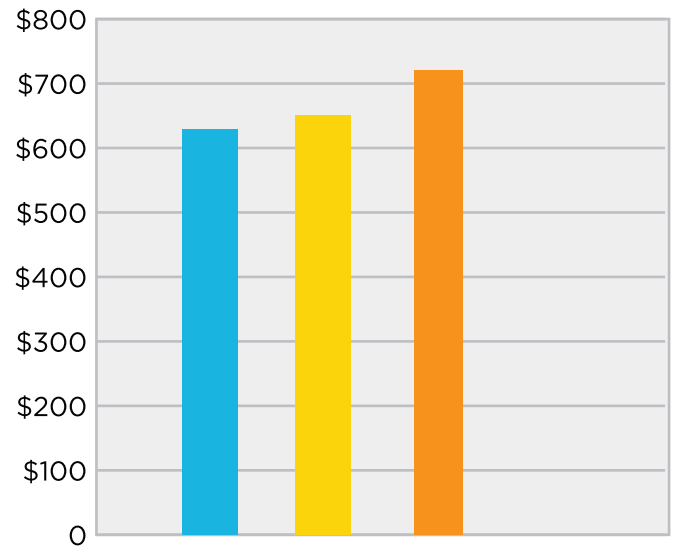
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

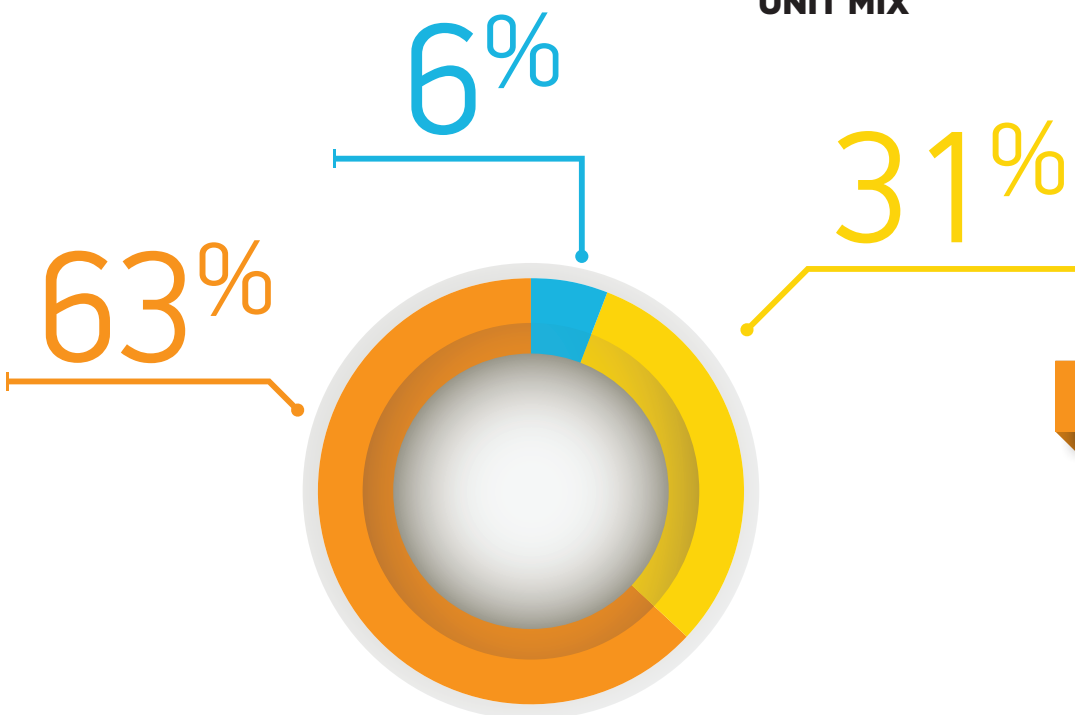
AVERAGE SALES PRICE



AVERAGE \$PSF (\$628 PSF)



UNIT MIX

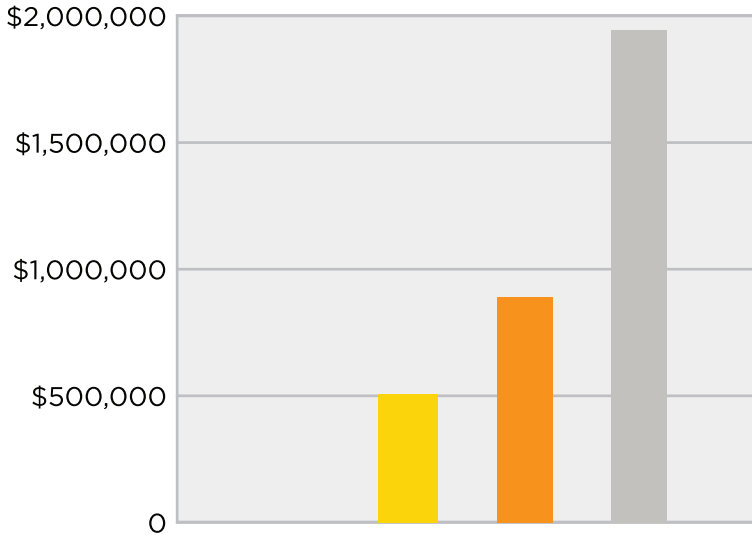


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- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

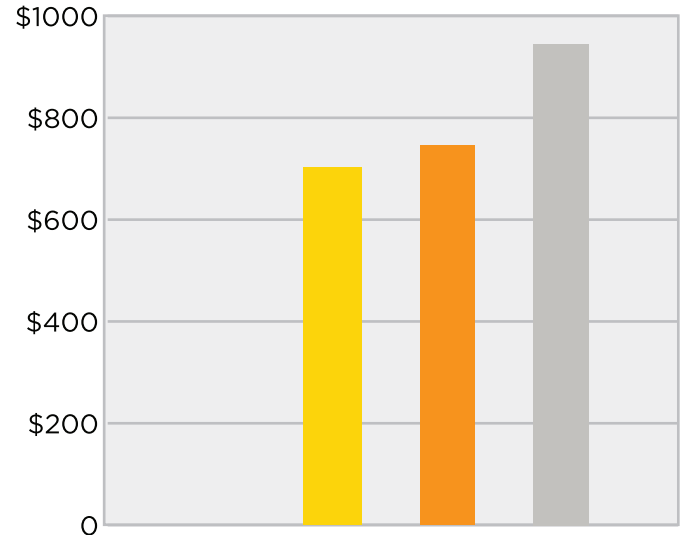
Mid Year Report

AVERAGE SALES PRICE

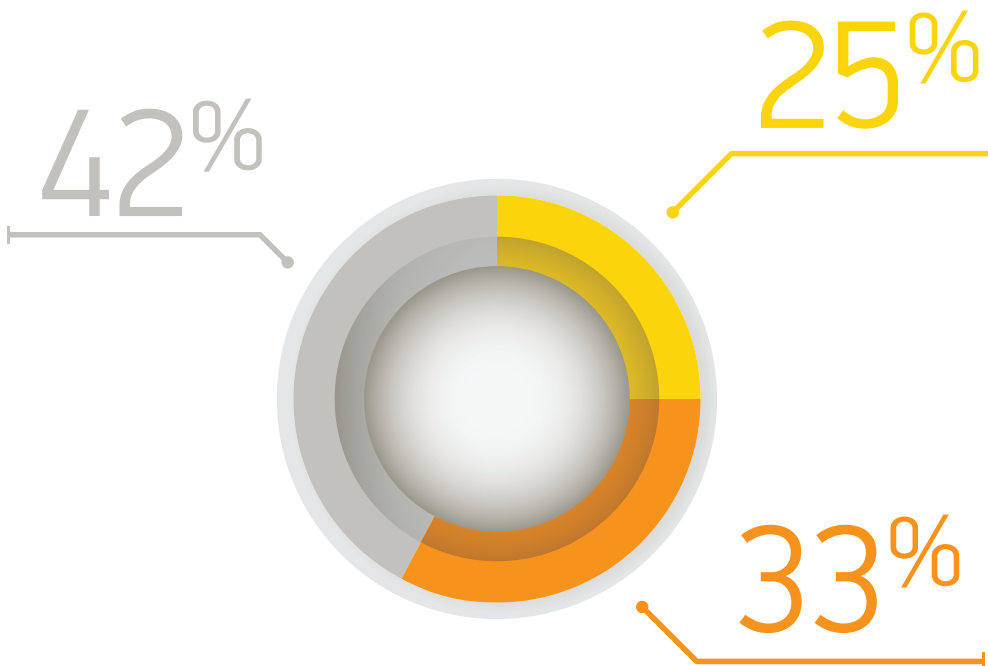


AVERAGE \$PSF

(\$797 PSF)



UNIT MIX



KEY

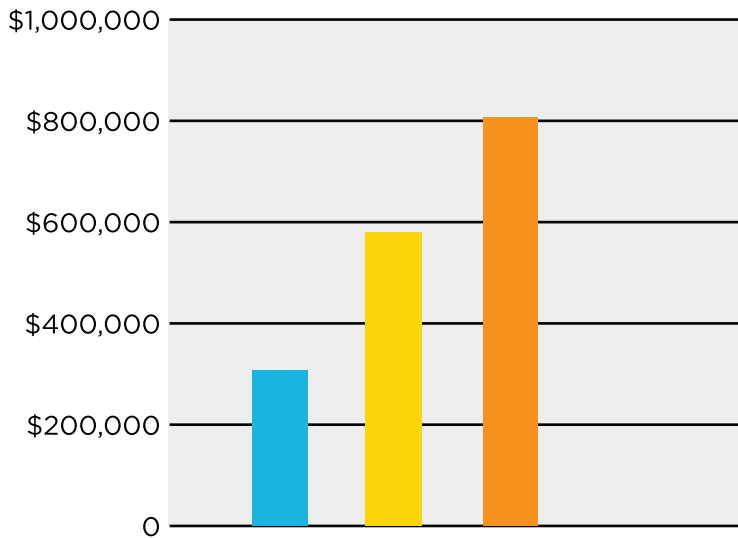
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

CLOSED SALES

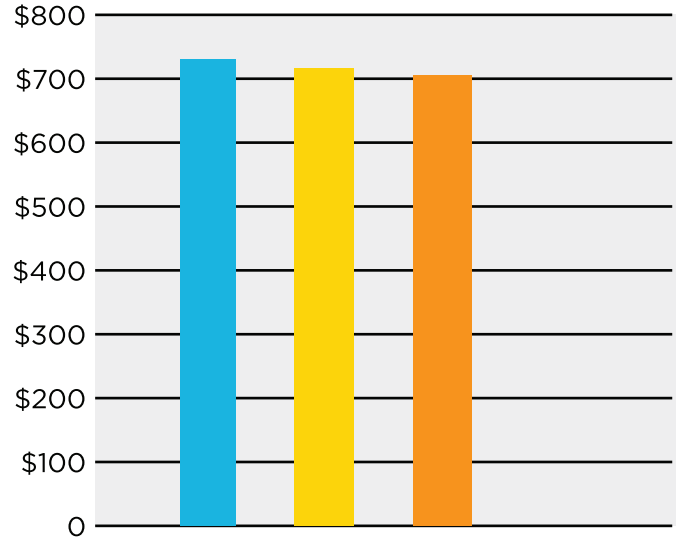
WILLIAMSBURG SOUTH

Mid Year Report

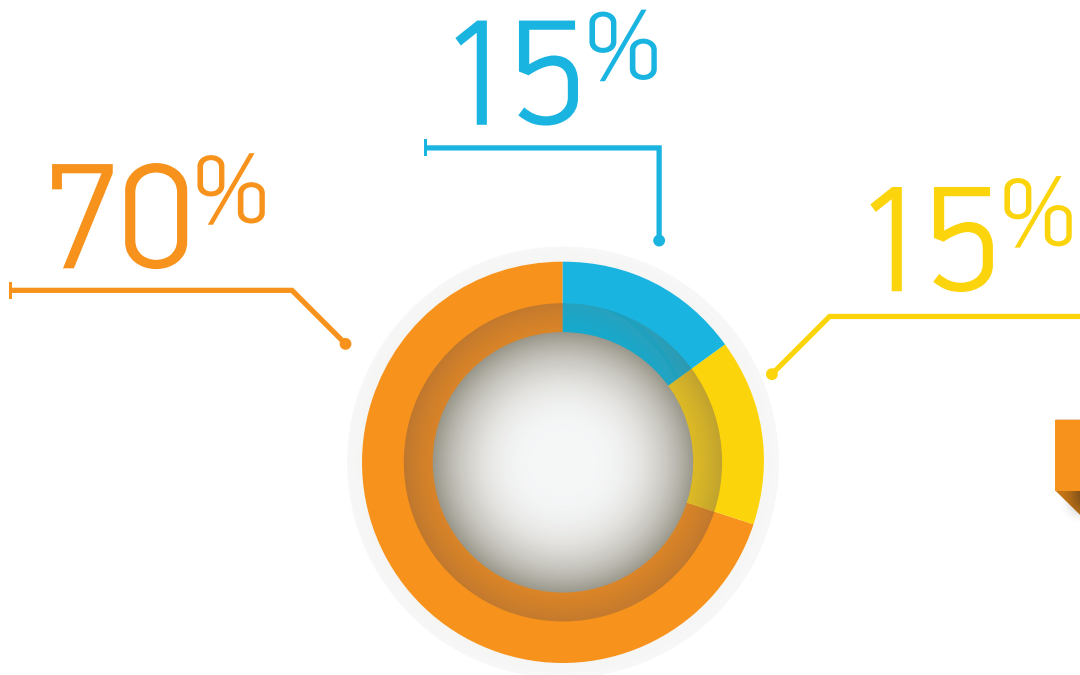
AVERAGE SALES PRICE



AVERAGE \$PSF (\$719 PSF)



UNIT MIX



KEY

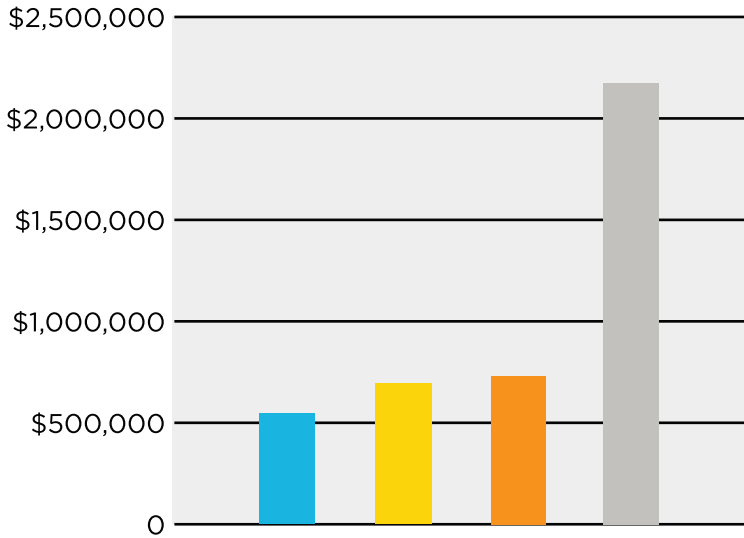
- STUDIO /LOFTS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

CLOSED SALES

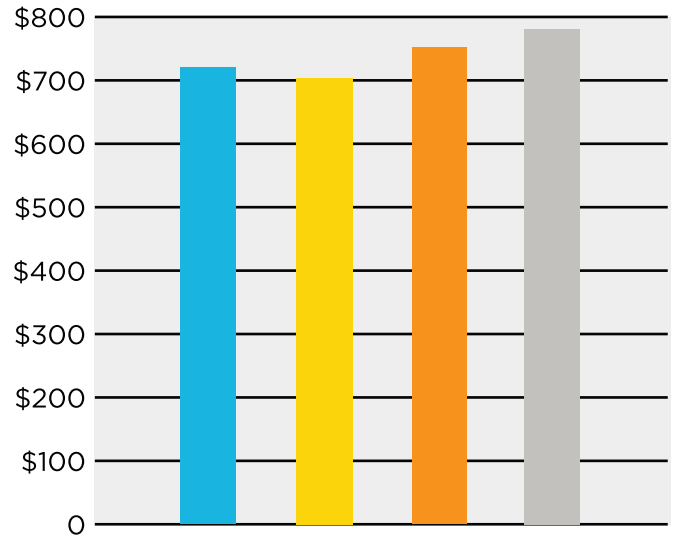
WILLIAMSBURG NORTH

Mid Year Report

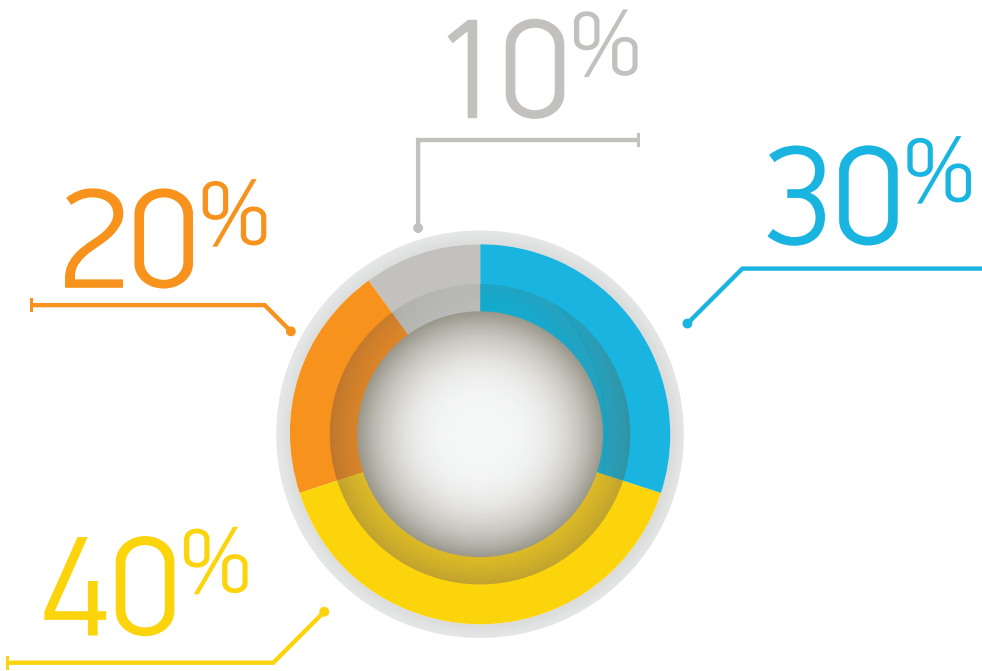
AVERAGE SALES PRICE



AVERAGE \$PSF ((\$739 PSF))



UNIT MIX

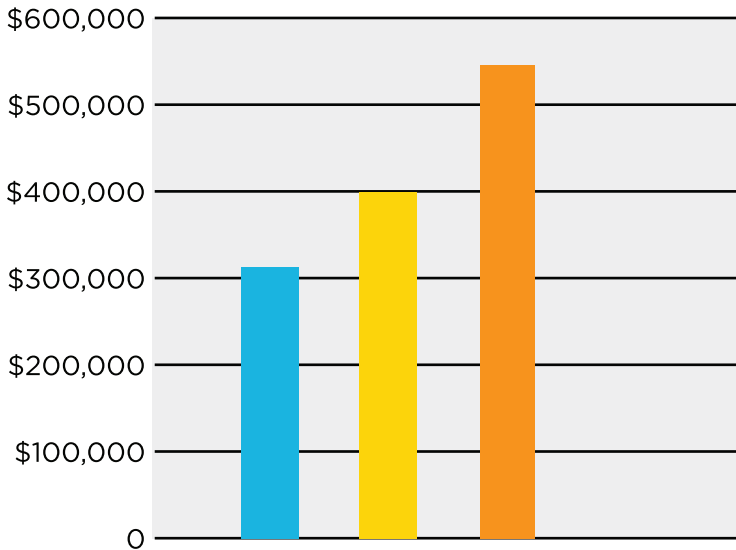


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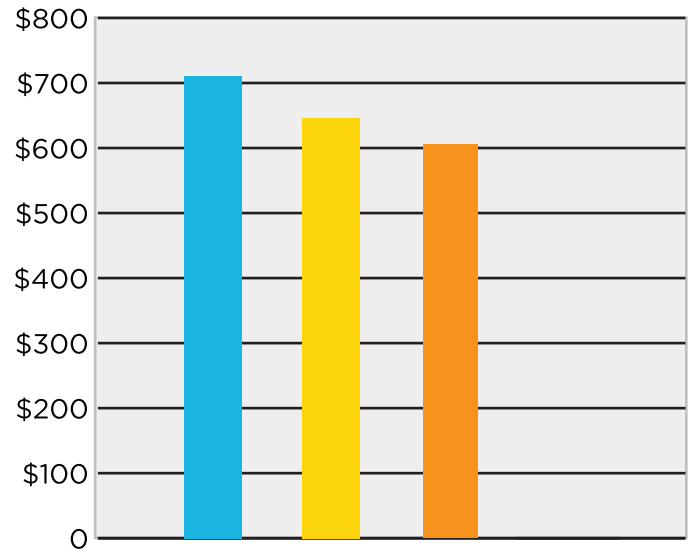
- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

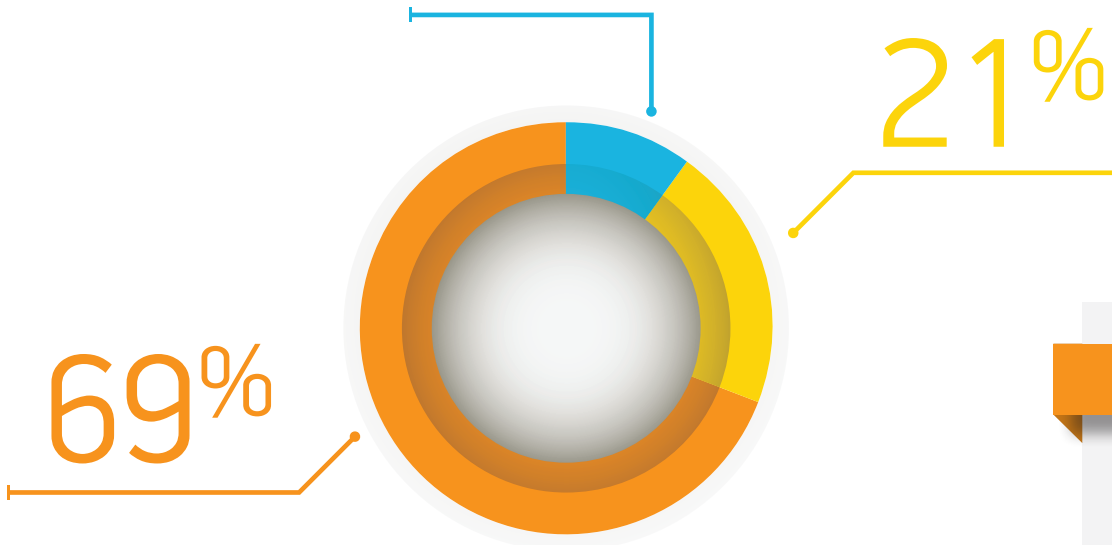
AVERAGE SALES PRICE



AVERAGE \$PSF (\$654 PSF)



10% UNIT MIX

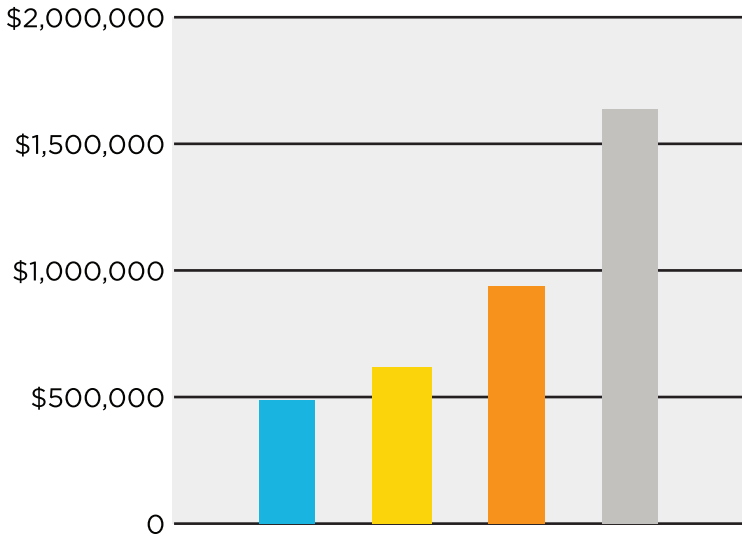


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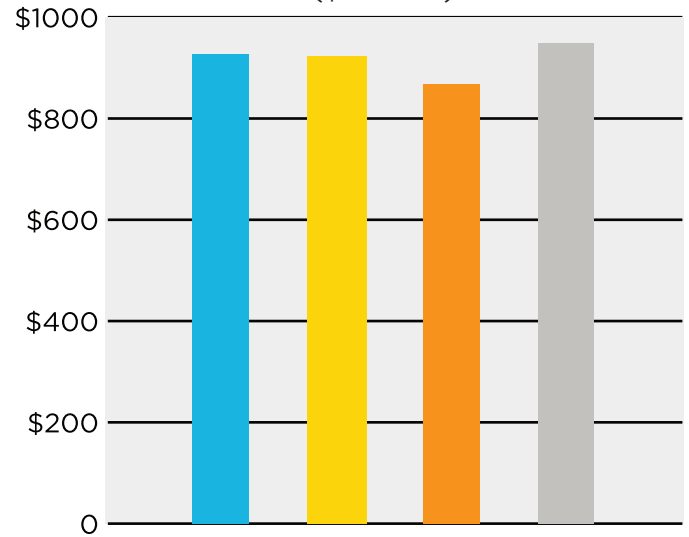
- STUDIO /LOFTS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

Mid Year Report

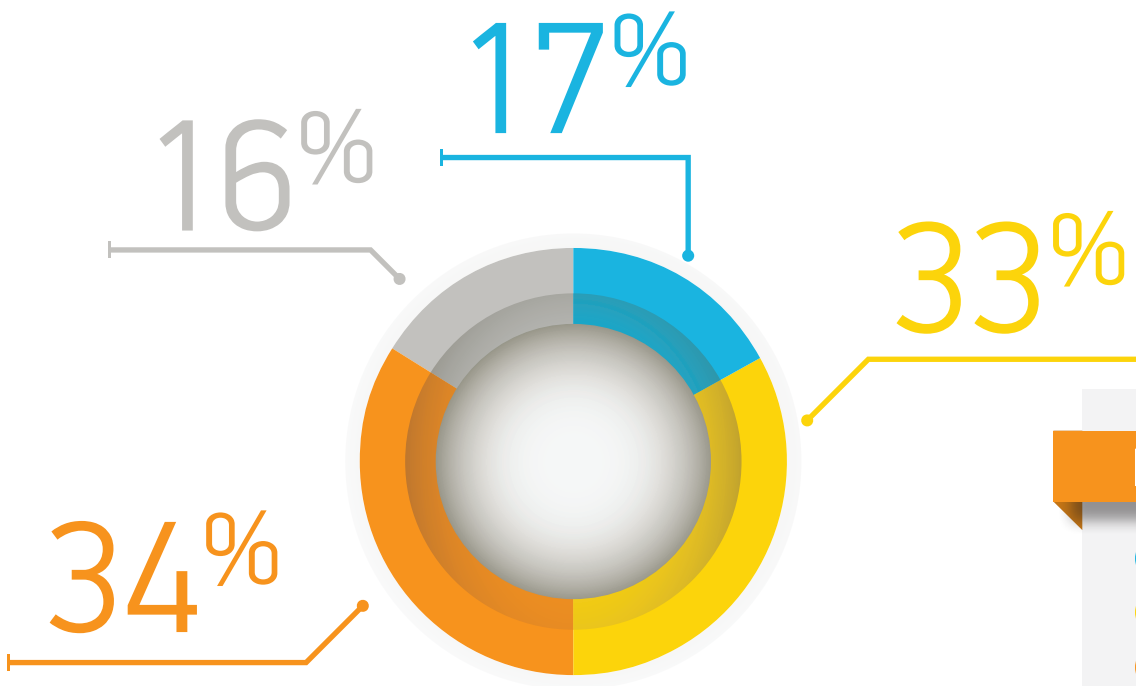
AVERAGE SALES PRICE



AVERAGE \$PSF (\$917 PSF)



UNIT MIX



KEY

- STUDIOS
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- TWO BEDROOMS
- >1,500 SQ. FT.

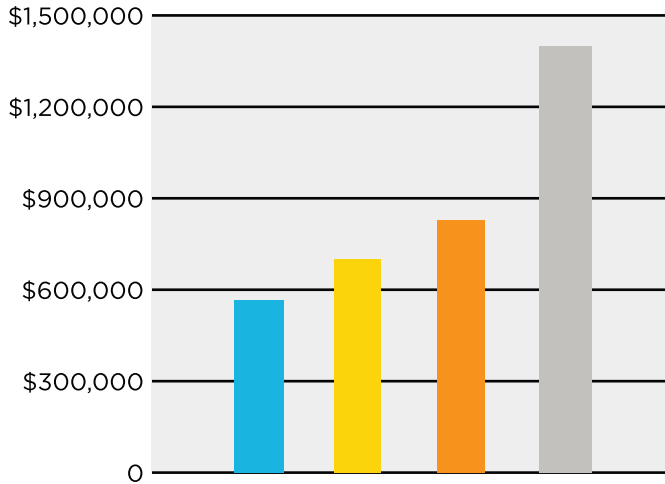
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MARKET

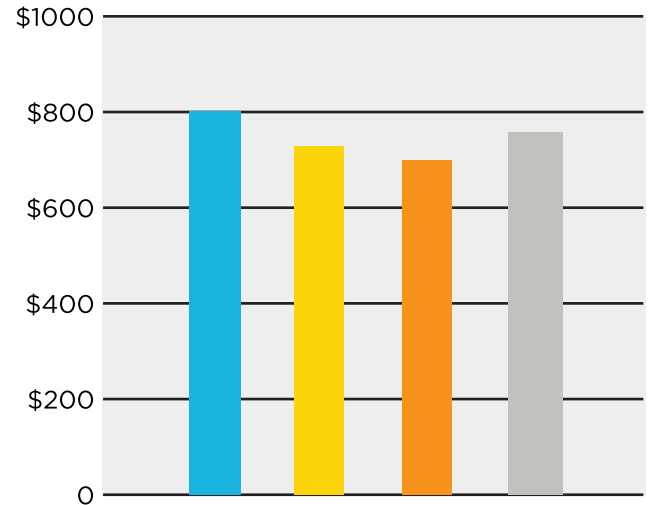
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real estate

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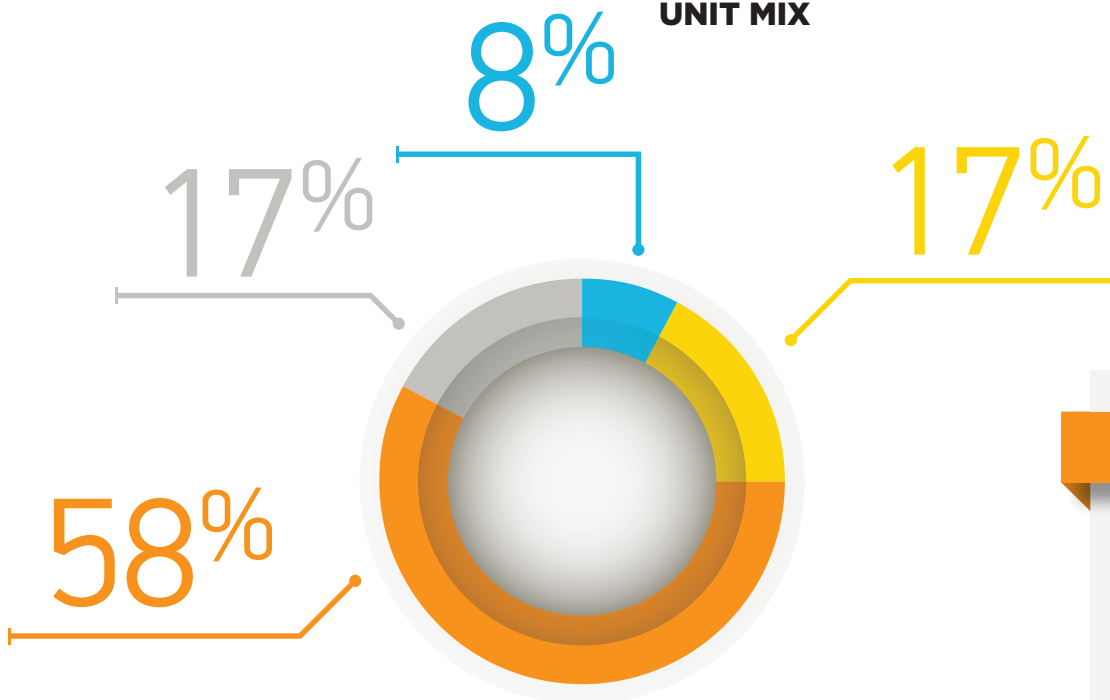
AVERAGE SALES PRICE



AVERAGE \$PSF (\$747 PSF)



UNIT MIX

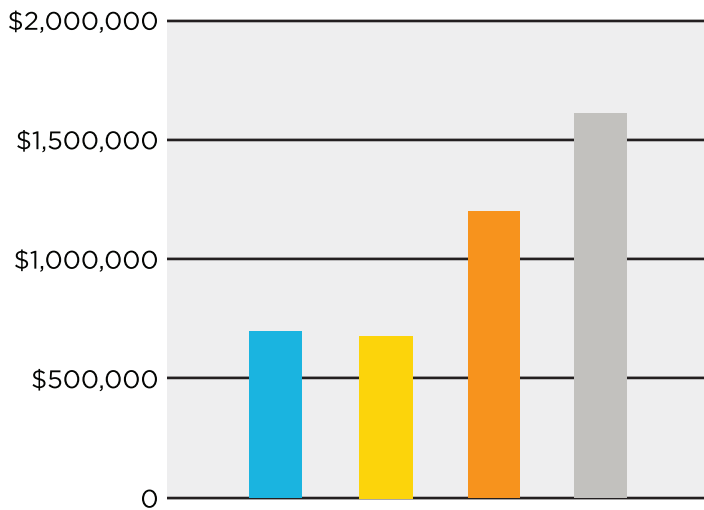


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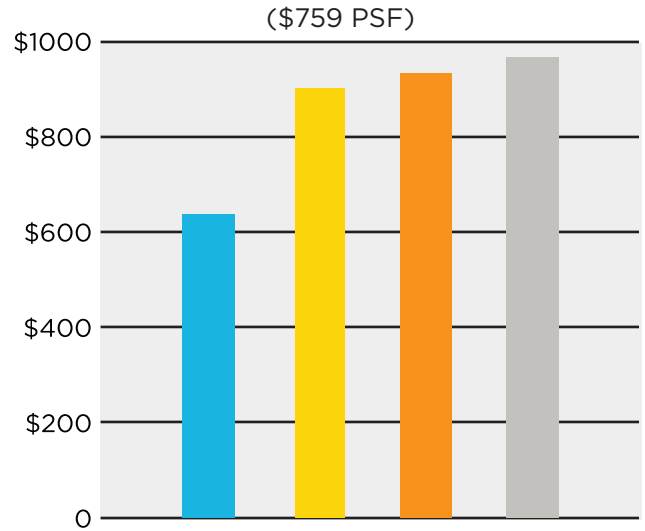
- STUDIO/LOFTS
- ONE BEDROOMS
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- >1,500 SQ. FT.

Mid Year Report

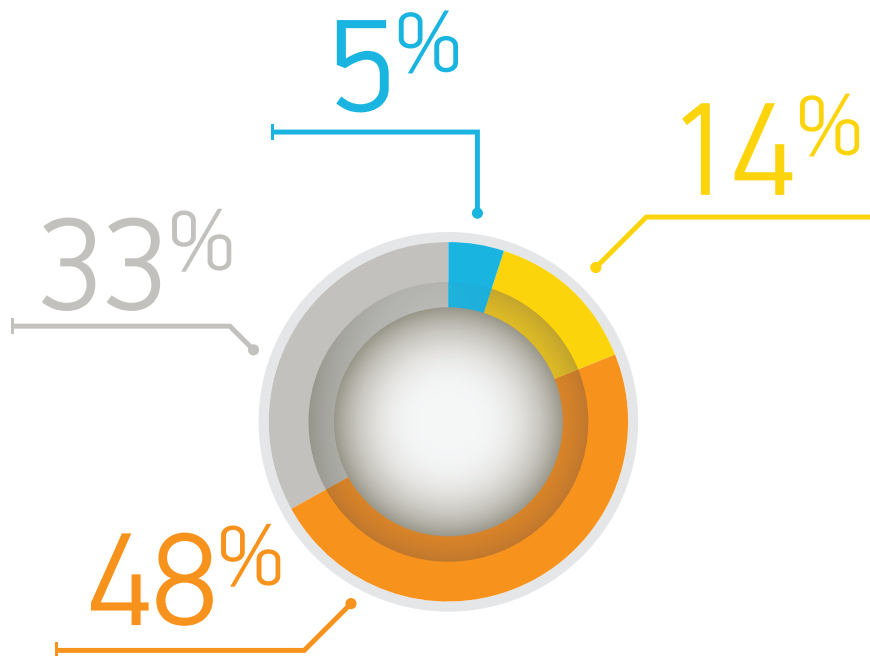
AVERAGE SALES PRICE



AVERAGE \$PSF



UNIT MIX



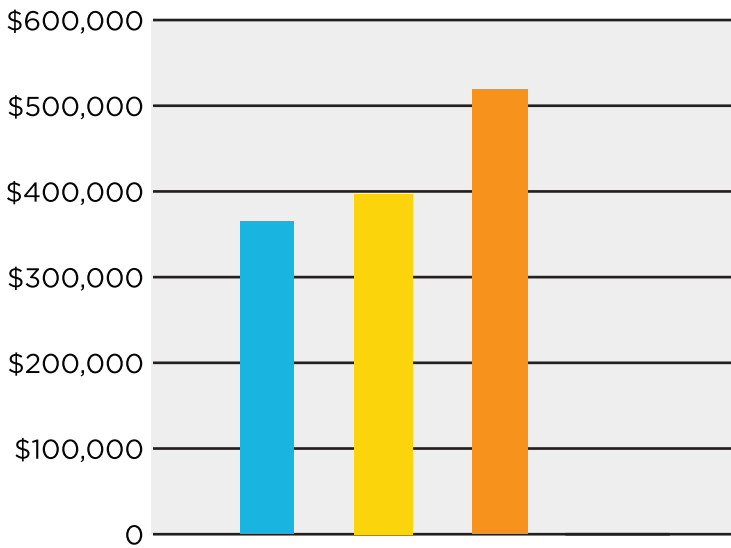
KEY

- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

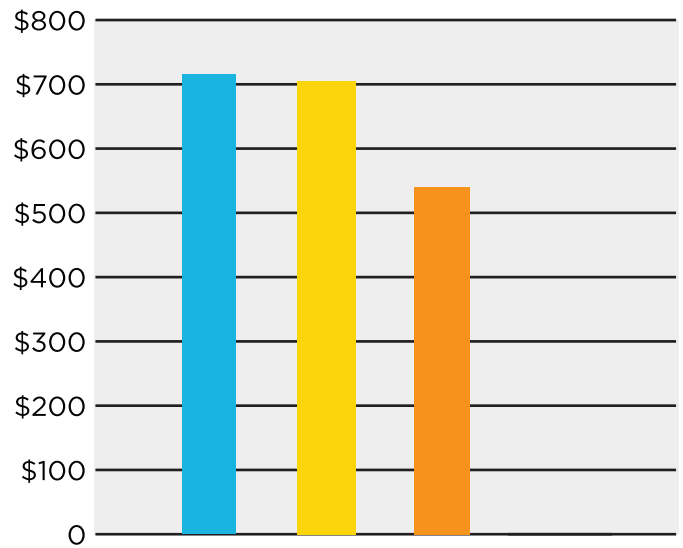
WILLIAMSBURG EAST

Mid Year Report

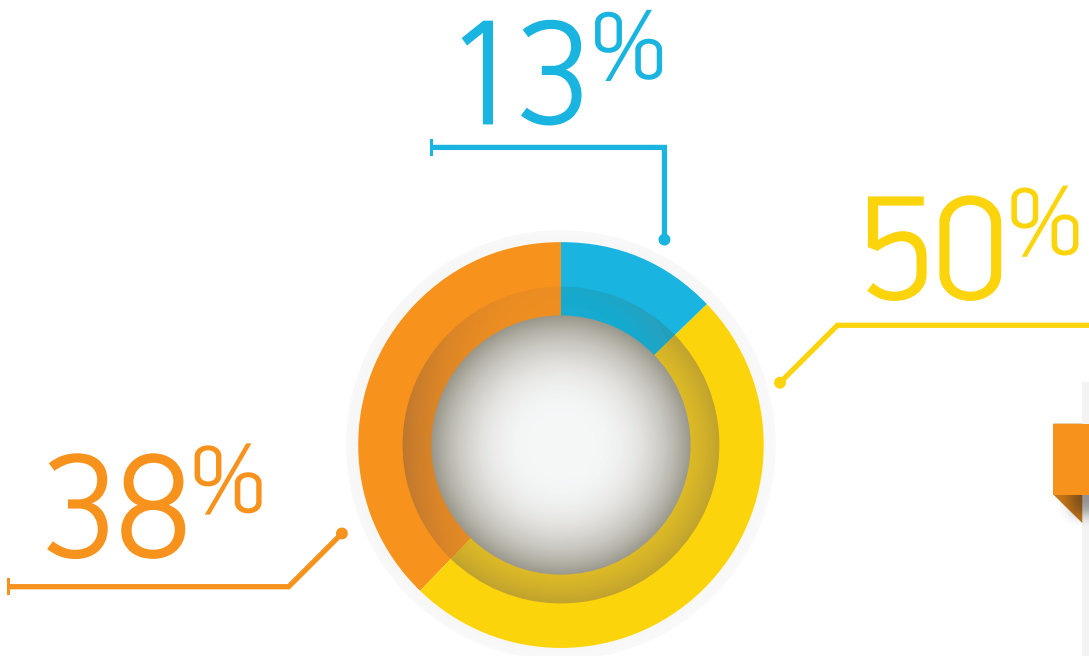
AVERAGE SALES PRICE



AVERAGE \$PSF (\$653 PSF)



UNIT MIX



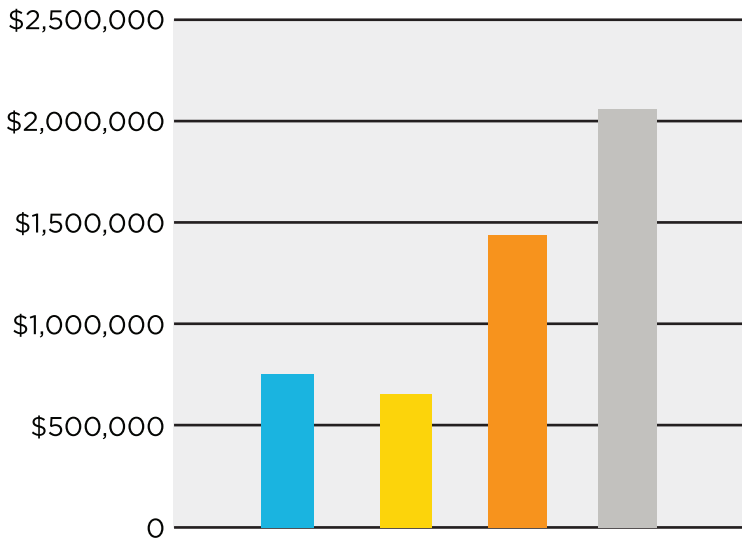
KEY

- STUDIO /LOFTS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.

WILLIAMSBURG WEST

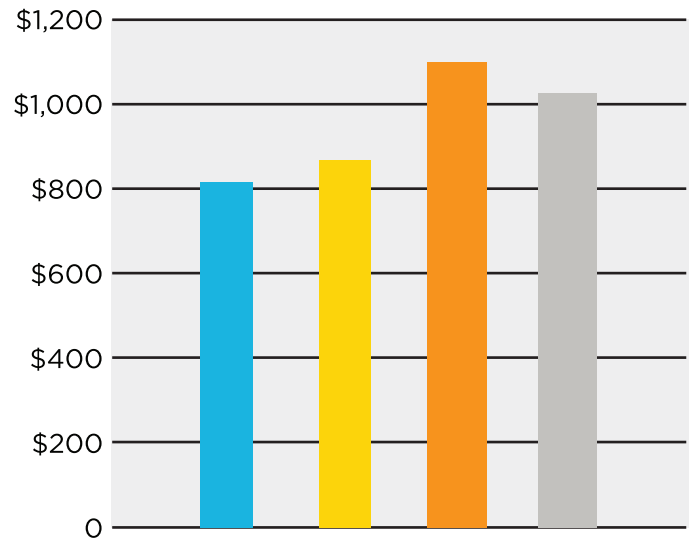
Mid Year Report

AVERAGE SALES PRICE

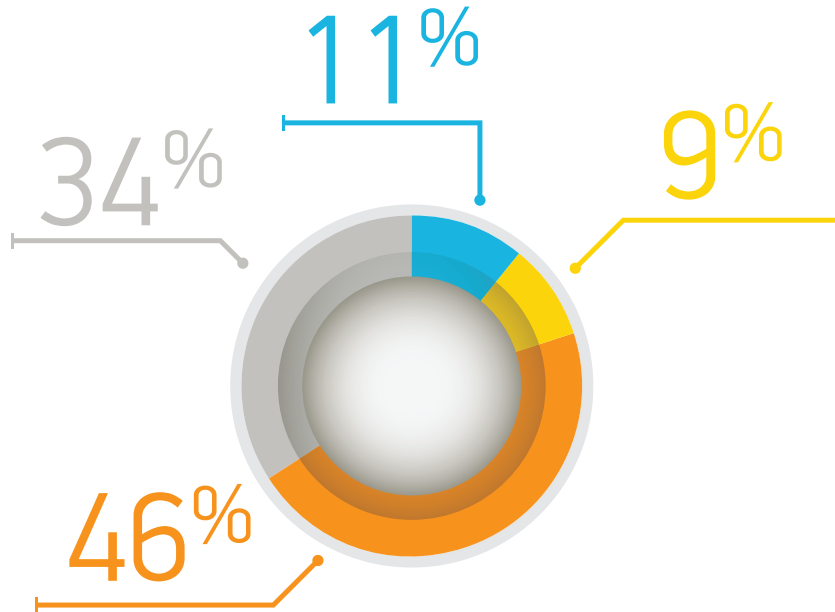


AVERAGE \$PSF

(\$952 PSF)



UNIT MIX



KEY

- STUDIOS
- ONE BEDROOMS
- TWO BEDROOMS
- >1,500 SQ. FT.