

Brooklyn Avg	2006	Δ%	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012
Studios - Doorman					\$ 2,233	\$ 0.06	\$2,361	-4.74%	\$2,249	12.76%	\$2,536	-1.14%	\$2,507
Studios - Non-Doorman	\$1,945	2.06%	\$ 1,985	19.40%	\$ 2,370	-21.52%	\$1,860	21.45%	\$2,259	6.99%	\$2,417	-8.51%	\$2,211
Studios - Overall											\$2,468	-2.74%	\$2,400
One Bedroom - Doorman	\$2,610	9.12%	\$ 2,848	1.76%	\$ 2,898	-2.04%	\$2,839	-1.02%	\$2,810	6.73%	\$2,999	3.49%	\$3,104
One Bedroom - Non-Doorman	\$1,924	7.12%	\$ 2,061	7.23%	\$ 2,210	-4.07%	\$2,120	-2.08%	\$2,076	7.56%	\$2,233	12.43%	\$2,511
One Bedroom - Overall											\$2,523	27.29%	\$3,212
Two Bedrooms - Doorman	\$3,367	25.16%	\$ 4,214	-6.45%	\$ 3,942	-8.22%	\$3,618	12.11%	\$4,056	6.26%	\$4,310	4.92%	\$4,522
Two Bedrooms - Non-Doorman	\$2,615	13.77%	\$ 2,975	2.08%	\$ 3,037	-8.36%	\$2,783	-2.08%	\$2,725	7.96%	\$2,942	9.95%	\$3,235
Two Bedrooms - Overall											\$3,336	45.13%	\$4,842
Three Bedrooms - Doorman	\$3,950	13.09%	\$ 4,467	8.28%	\$ 4,837	3.08%	\$4,986	19.76%	\$5,971	0.80%	\$6,019	8.74%	\$6,545
Three Bedrooms - Non-Doorman	\$3,708	6.28%	\$ 3,941	4.21%	\$ 4,107	-6.40%	\$3,844	-5.91%	\$3,617	14.07%	\$4,126	10.70%	\$4,567
Three Bedrooms - Overall											\$4,369	74.20%	\$7,611
Four or More Bedrooms - Doorman											\$10,500	2.38%	\$10,750
Four or More Bedrooms - Non-Doorman	\$6,314				\$ 5,778	15.70%	\$6,685	3.89%	\$6,945	-3.24%	\$6,720	6.67%	\$7,168
Four or More Bedrooms - Overall											\$6,925	94.74%	\$13,486
Averages - Studio though two bedrooms													
Doorman	\$2,989	14.44%	\$ 3,420	-1.73%	\$ 3,361	-8.46%	\$3,076	0.49%	\$3,091	8.00%	\$3,339	2.09%	\$3,409
Non-Doorman	\$2,197	9.09%	\$ 2,397	8.06%	\$ 2,590	-8.59%	\$2,367	-0.98%	\$2,344	9.04%	\$2,556	8.57%	\$2,775
Overall	\$2,303	9.85%	\$ 2,530	6.36%	\$ 2,691	-5.64%	\$2,539	0.75%	\$2,558	10.61%	\$2,830	7.15%	\$3,032
Median - Studio though two bedrooms													
Doorman	\$2,650	18.40%	\$ 3,138	3.59%	\$ 3,250	-8.00%	\$2,990	-4.68%	\$2,850	5.26%	\$3,000	6.50%	\$3,195
Non-Doorman	\$1,975	16.46%	\$ 2,300	4.35%	\$ 2,400	-8.33%	\$2,200	-0.64%	\$2,186	9.79%	\$2,400	8.33%	\$2,600
Overall	\$2,200	9.09%	\$ 2,400	10.42%	\$ 2,650	-5.66%	\$2,500	-4.00%	\$2,400	13.29%	\$2,719	8.50%	\$2,950

Brooklyn - Median	2011	Δ%	\$ 2,012
Studios - Doorman	\$2,250	4.22%	\$ 2,345
Studios - Non-Doorman	\$1,700	11.76%	\$ 1,900
Studios - Overall	\$2,050	9.51%	\$ 2,245
One Bedroom - Doorman	\$2,866	4.69%	\$ 3,000
One Bedroom - Non-Doorman	\$2,100	14.29%	\$ 2,400
One Bedroom - Overall	\$2,450	10.29%	\$ 2,702
Two Bedrooms - Doorman	\$4,000	6.25%	\$ 4,250
Two Bedrooms - Non-Doorman	\$2,800	10.71%	\$ 3,100
Two Bedrooms - Overall	\$3,200	9.38%	\$ 3,500
Three Bedrooms - Doorman	\$5,900	8.47%	\$ 6,400
Three Bedrooms - Non-Doorman	\$3,900	7.69%	\$ 4,200
Three Bedrooms - Overall	\$4,000	12.50%	\$ 4,500
Four or More Bedrooms - Doorman	\$10,500	-4.76%	\$10,000
Four or More Bedrooms - Non-Doorman	\$6,100	-19.67%	\$ 4,900
Four or More Bedrooms - Overall	\$6,500	-24.23%	\$ 4,925
Median All - Doorman	\$3,100	4.23%	\$ 3,231
Median All - Non-Doorman	\$2,500	10.00%	\$ 2,750
Median All - Overall	\$2,719	8.50%	\$ 2,950

	2011					2012				
Brooklyn	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+
DUMBO										
Doorman	\$2,620	\$3,386	\$4,225	\$6,150		\$3,372	\$3,941	\$5,727	\$10,370	\$10,500
Non-Doorman	\$3,340	\$2,972	\$5,049	\$3,450	\$4,000	\$2,683	\$3,559	\$4,840	\$4,133	
Williamsburg										
Doorman	\$2,225	\$2,805	\$4,199	\$6,623		\$2,563	\$3,018	\$4,597	\$6,573	\$10,000
Non-Doorman	\$1,944	\$2,471	\$2,936	\$3,372	\$4,530	\$3,288	\$2,730	\$3,211	\$4,143	\$4,893
Brooklyn Heights										
Doorman	\$2,079	\$2,921	\$3,930	\$6,000		\$2,550	\$3,113	\$4,914	\$9,089	
Non-Doorman	\$1,591	\$2,346	\$3,187		\$8,840	\$1,850	\$2,681	\$3,785	\$6,460	\$10,286
Downtown Brooklyn										
Doorman	\$1,967	\$2,540	\$3,401	\$3,978		\$2,358	\$2,892	\$4,089	\$4,825	
Non-Doorman	\$2,381	\$2,037	\$2,443	\$4,160		\$2,392	\$2,543	\$3,255	\$6,100	
Park Slope										
Doorman	\$2,000	\$2,680	\$3,417	\$4,750			\$2,615	\$3,829	\$5,250	
Non-Doorman	\$1,656	\$2,158	\$2,844	\$3,004	\$7,681	\$1,835	\$2,328	\$3,209	\$4,386	\$6,948
Greenpoint										
Doorman	\$1,850	\$2,521	\$3,482	\$4,043	\$4,500	\$2,288	\$3,027	\$4,166	\$3,225	
Non-Doorman	\$1,678	\$2,044	\$2,324	\$1,972	\$3,508	\$1,956	\$2,331	\$2,831	\$3,314	\$3,900
Cobble Hill										
Doorman	\$1,773	\$2,689	\$3,696						\$5,500	
Non-Doorman	\$1,733	\$2,404	\$3,103	\$3,420	\$8,967	\$2,517	\$2,392	\$3,350	\$6,006	\$14,000
Carroll Gardens										
Doorman		\$2,500		\$4,300		\$2,100	\$2,773	\$3,710	\$4,550	
Non-Doorman	\$2,167	\$2,396	\$2,910	\$2,633	\$7,990	\$2,636	\$2,354	\$3,744	\$4,960	\$5,225
Boerum Hill										
Doorman		\$2,200	\$3,600			\$1,900	\$2,423	\$3,112	\$3,750	\$8,088
Non-Doorman	\$1,753	\$2,227	\$3,119	\$2,725	\$6,871	\$1,925	\$2,336	\$2,730	\$4,160	
Fort Greene										
Doorman	\$1,568	\$2,581	\$3,240			\$2,234	\$2,861	\$3,949	\$4,987	\$12,500
Non-Doorman	\$1,624	\$2,189	\$2,900	\$2,758	\$5,768	\$2,138	\$2,295	\$2,744	\$4,875	\$9,250
All Brooklyn										
Doorman	\$1,954	\$2,596	\$3,410	\$4,337	\$9,025	\$2,420	\$2,963	\$4,233	\$5,812	\$4,578
Non-Doorman	\$1,584	\$1,935	\$2,757	\$2,473	\$4,779	\$2,322	\$2,555	\$3,370	\$4,941	\$7,786

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2012 Submarket Residential Condominium and Rental Property Values

Neighborhood	Attended Lobby Buildings														
	Rentals					Condos					Percent Difference (Rental to Condo)				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4BR+
Boerum Hill	\$1,900	\$2,519	\$3,112	\$3,750			\$1,750				-	-31%	-	-	-
Brooklyn Heights	\$2,367	\$3,093	\$4,798	\$9,188		\$3,414	\$3,410	\$5,306	\$8,500		44%	10%	11%	-7%	-
Carroll Gardens						\$2,100	\$2,773		\$4,550		-	-	-	-	-
Cobble Hill											-	-	-	-	-
Downtown Brooklyn	\$2,503	\$3,139	\$3,806			\$2,294	\$2,827	\$4,163	\$4,825		-8%	-10%	9%	-	-
DUMBO	\$3,382	\$3,840	\$4,250			\$3,300	\$4,071	\$6,158	\$10,370		-2%	6%	45%	-	-
Fort Greene	\$2,246	\$2,891	\$4,029	\$4,818		\$2,185	\$2,723	\$3,856	\$5,325	\$12,500	-3%	-6%	-4%	11%	-
Greenpoint	\$2,288	\$3,040	\$3,954	\$4,500			\$2,991	\$4,800	\$1,950		-	-2%	21%	-57%	-
Park Slope							\$2,615	\$3,829	\$5,250		-	-	-	-	-
Williamsburg	\$2,532	\$3,131	\$4,428	\$6,766		\$2,613	\$3,304	\$4,774	\$6,331	\$10,000	3%	6%	8%	-6%	-
All Brooklyn	\$2,460	\$3,093	\$4,054	\$5,804		\$2,651	\$2,940	\$4,698	\$5,888	\$11,250	8%	-5%	16%	1%	-

Neighborhood	Unattended Lobby Buildings														
	Rentals					Condos					Percent Difference (Rental to Condo)				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4BR+
Boerum Hill	\$1,633	\$2,327	\$3,353	\$3,625	\$6,350	\$2,800	\$2,354	\$3,281	\$4,963	\$8,667	71%	1%	-2%	37%	36%
Brooklyn Heights	\$1,775	\$2,664	\$3,862	\$6,232	\$10,200	\$2,034	\$2,732	\$3,704	\$7,297	\$10,500	15%	3%	-4%	17%	3%
Carroll Gardens	\$2,170	\$2,340	\$4,020	\$4,932	\$5,225	\$3,800	\$2,375	\$3,257	\$4,990		75%	1%	-19%	1%	-
Cobble Hill	\$2,675	\$2,380	\$3,144	\$6,117	\$14,000	\$2,200	\$2,440	\$3,788	\$5,940		-18%	3%	20%	-3%	-
Downtown Brooklyn	\$2,392	\$2,543	\$3,255								-	-	-	-	-
DUMBO	\$2,683	\$3,559	\$4,584					\$6,250			-	-	36%	-	-
Fort Greene	\$2,137	\$2,306	\$2,813	\$4,500	\$9,750	\$2,140	\$2,274	\$2,508	\$5,125	\$9,000	0%	-1%	-11%	14%	-8%
Greenpoint	\$1,823	\$2,229	\$2,545	\$3,383	\$3,900	\$2,206	\$2,470	\$3,559	\$3,000		21%	11%	40%	-11%	-
Park Slope	\$1,709	\$2,318	\$3,027	\$4,181	\$6,925	\$2,242	\$2,338	\$3,494	\$4,762	\$7,100	31%	1%	15%	14%	3%
Williamsburg	\$3,457	\$2,588	\$3,096	\$3,615	\$4,893	\$2,610	\$2,937	\$3,473	\$5,012		-25%	13%	12%	39%	-
All Brooklyn	\$2,246	\$2,525	\$3,370	\$4,573	\$7,655	\$2,504	\$2,490	\$3,702	\$5,136	\$8,817	12%	-1%	10%	12%	15%

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Queens Avg	2007	Δ%	2008	Δ%	2009	Δ%	2010	Δ%	2011	Δ%	2012
Studios - Doorman			\$2,068	-11.22%	\$ 1,836	14.87%	\$2,109	3.60%	\$2,185	0.27%	\$2,191
Studios - Non-Doorman					\$ 1,293	0.15%	\$1,295	1.39%	\$1,313		
Studios - Overall											
One Bedroom - Doorman	\$3,060	-12.09%	\$2,690	-4.87%	\$ 2,559	3.17%	\$2,640	9.32%	\$2,886	-2.77%	\$2,806
One Bedroom - Non-Doorman					\$ 1,685	-2.85%	\$1,637	6.72%	\$1,747	7.44%	\$1,877
One Bedroom - Overall											
Two Bedrooms - Doorman			\$3,618	-4.95%	\$ 3,439	4.27%	\$3,586	-0.56%	\$3,566	10.88%	\$3,954
Two Bedrooms - Non-Doorman					\$ 2,038	2.50%	\$2,089	19.24%	\$2,491	-0.92%	\$2,468
Two Bedrooms - Overall											
Three Bedrooms - Doorman							\$4,507				
Three Bedrooms - Non-Doorman					\$ 2,732	-10.69%	\$2,440				\$3,117
Three Bedrooms - Overall											
Four or More Bedrooms - Doorman											
Four or More Bedrooms - Non-Doorman											
Four or More Bedrooms - Overall											
Averages - Studio though two bedrooms											
Doorman	\$3,150	-10.33%	\$2,824	-3.87%	\$ 2,715	6.25%	\$2,885	1.11%	\$2,917	3.65%	\$3,023
Non-Doorman	\$1,595	9.08%	\$1,740	4.43%	\$ 1,817	1.72%	\$1,848	3.46%	\$1,912	12.60%	\$2,153
Overall	\$2,977	-7.24%	\$2,761	-10.62%	\$ 2,468	-9.54%	\$2,233	13.59%	\$2,536	9.55%	\$2,778
Median - Studio though two bedrooms											
Doorman	\$3,100	-13.39%	\$2,685	-6.52%	\$ 2,510	23.51%	\$3,100	-4.84%	\$2,950	-3.81%	\$2,838
Non-Doorman	\$1,595	-5.96%	\$1,500	23.33%	\$ 1,850	-0.22%	\$1,846	-3.98%	\$1,773	12.83%	\$2,000
Overall	\$2,900	-11.86%	\$2,556	-9.47%	\$ 2,314	-12.27%	\$2,030	27.59%	\$2,590	4.25%	\$2,700

Queens - Median	2011	Δ%	2012
Studios - Doorman	\$950	89.47%	\$1,800
Studios - Non-Doorman	\$1,998	9.99%	\$2,197
Studios - Overall	\$1,525	41.64%	\$2,160
One Bedroom - Doorman	\$1,750	7.14%	\$1,875
One Bedroom - Non-Doorman	\$2,800	-0.18%	\$2,795
One Bedroom - Overall	\$2,600	3.08%	\$2,680
Two Bedrooms - Doorman	\$2,100	19.05%	\$2,500
Two Bedrooms - Non-Doorman	\$3,498	12.14%	\$3,923
Two Bedrooms - Overall	\$3,175	10.24%	\$3,500
Three Bedrooms - Doorman	\$2,450	12.24%	\$2,750
Three Bedrooms - Non-Doorman	\$5,725	4.80%	\$6,000
Three Bedrooms - Overall	\$2,800	67.86%	\$4,700
Four or More Bedrooms - Doorman			\$3,200
Four or More Bedrooms - Non-Doorman			\$6,250
Four or More Bedrooms - Overall			\$3,700
Median All - Doorman	\$2,980	-3.79%	\$2,867
Median All - Non-Doorman	\$1,838	14.29%	\$2,100
Median All - Overall	\$2,590	6.18%	\$2,750

	2011					2012				
Queens	Studio	1BR	2BR	3BR	4BR+	Studio	1BR	2BR	3BR	4BR+
Long Island City*										
Doorman	\$1,912	\$2,564	\$3,174			\$2,097	\$2,729	\$3,976	\$5,200	\$6,250
Non-Doorman	\$1,074	\$1,499	\$1,938					\$2,600		
Hunter's Point										
Doorman	\$2,344	\$2,825	\$4,028	\$5,833		\$2,207	\$2,890	\$3,940	\$5,891	
Non-Doorman	\$1,729	\$2,465	\$3,465	\$3,815		\$1,995	\$2,057	\$2,757	\$4,450	
Sunnyside										
Doorman		\$1,275								
Non-Doorman	\$1,215	\$1,419	\$1,715	\$1,825	\$2,500		\$1,650			
Astoria										
Doorman	\$1,450	\$1,922	\$2,458				\$2,050			
Non-Doorman	\$1,360	\$1,736	\$2,020	\$2,099	\$2,250	\$1,758	\$1,824	\$2,382	\$2,450	\$3,200
All Queens										
Doorman	\$1,697	\$2,446	\$2,984	\$3,056	\$3,853	\$2,152	\$2,556	\$3,958	\$5,546	\$6,250
Non-Doorman	\$1,132	\$1,427	\$1,810	\$2,017	\$3,061	\$1,877	\$1,844	\$2,580	\$3,450	

* Excludes Hunter's Point

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Neighborhood	Attended Lobby Buildings														
	Rentals					Condos					Percent Difference (Rental to Condo)				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4BR+
Long Island City*	\$2,396	\$2,780	\$4,053				\$2,435				-	-	-	-	-
Hunters Point	\$2,243	\$2,779	\$3,814	\$6,165		\$2,176	\$2,935	\$3,969	5800		-	-	-	-	-
Astoria							\$2,050				-	-	-	-	-
All Queens	\$2,319	\$2,779	\$3,933	\$6,165		\$2,176	\$2,473	\$3,969	\$5,800		-6%	-11%	1%	-6%	-

Neighborhood	Unattended Lobby Buildings														
	Rentals					Condos					Percent Difference (Rental to Condo)				
	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4+BR	STU	1BR	2BR	3BR	4BR+
Long Island City*								\$2,600			-	-	-	-	-
Hunters Point	\$1,995	\$2,057	\$2,583	\$4,450	\$3,700			\$3,800		\$2,700	-	35%	47%	-	-27%
Sunnyside							\$1,650				-	-	-	-	-
Astoria	\$1,725	\$1,744	\$2,372	\$2,450		\$1,825	\$2,065	\$2,500			6%	18%	5%	-	-
All Queens	\$1,860	\$1,901	\$2,478	\$3,450	\$3,700	\$1,825	\$1,858	\$2,967		\$2,700	-2%	-2%	20%	-100%	-27%

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