

Priciest townhouse sales in Brooklyn, 2005

Rank	Neighborhood	Address	Price	No. of units	Date closed
1	Brooklyn Heights	212 Columbia Hts	\$8.5M	2	May
2	Bay Ridge	584 78th St	\$7.9M	2	December
3	Cobble Hill	234 Clinton St	\$4.5M	4	September
4	Brooklyn Heights	43 Willow St	\$4.25M	2	July
5	Brooklyn Heights	157 Columbia Hts	\$4.2M	1	June
6	Park Slope	26 Montgomery Pl	\$4.05M	3	July
7	Gravesend	1816 Ocean Pkwy	\$3.9M	3	August
8	Boerum Hill	126 Hoyt St	\$3.6M	2	September
9	Park Slope	552 1st St	\$3.58M	1	July
10	Ocean Parkway	1100 East 7th St	\$3.5M	1	March
11	Brooklyn Heights	281 Henry St	\$3.4M	2	February
12	Gravesend	2026 East 3rd St	\$3.4M	1	March
13	Park Slope	642 2nd St	\$3.35M	1	March
14	Brooklyn Heights	80 State St	\$3.3M	2	April
15	Cobble Hill	179 Columbia St	\$3.3M	2	September

Source: Brown Harris Stevens

Brooklyn neighborhoods with highest average townhouse prices

Rank	Area	Avg. price: 2nd half 2005	Avg. price: 2nd half 2004	% change	No. of sales 2nd half 2005	No. of sales 2nd half 2004	% change
1	Brooklyn Heights	\$2,807,143	\$1,892,600	48%	7	5	40%
2	Cobble Hill	\$2,140,016	\$1,301,125	64%	7	8	-13%
3	Park Slope	\$1,419,239	\$1,199,552	18%	73	55	33%
4	Carroll Gardens	\$1,368,921	\$1,167,705	17%	19	10	90%
5	Boerum Hill	\$1,264,575	\$757,667	67%	20	9	122%
6	Manhattan Beach	\$1,252,933	\$929,720	35%	15	25	-40%
7	Prospect Heights	\$1,225,571	\$957,083	28%	7	6	17%
8	Clinton Hill	\$1,097,168	\$731,497	50%	31	13	138%
9	Fort Greene	\$1,093,035	\$784,167	39%	15	6	150%
10	Prospect Park South	\$930,800	\$625,357	49%	5	7	-29%

Brooklyn neighborhoods with lowest average townhouse prices

Rank	Area	Avg. price: 2nd half 2005	Avg. price: 2nd half 2004	% change	No. of sales 2nd half 2005	No. of sales 2nd half 2004	% change
1	Coney Island	\$351,375	\$266,110	32%	24	33	-27%
2	Gerritsen Beach	\$413,103	\$374,718	10%	35	38	-8%
3	Brownsville	\$419,667	\$310,632	35%	135	70	93%
4	East Flatbush	\$445,625	\$340,058	31%	282	262	8%
5	East New York	\$447,286	\$341,005	31%	615	475	29%
6	Flatlands	\$450,343	\$365,493	23%	212	245	-13%
7	Flatbush	\$474,428	\$359,955	32%	84	65	29%
8	Canarsie	\$490,199	\$401,716	22%	333	330	1%
9	Red Hook	\$490,857	\$423,000	16%	7	5	40%
10	Marine Park	\$515,830	\$445,716	16%	139	168	-17%

Source: Brown Harris Stevens, based on city deed records; townhomes defined as one-to-four family homes without any commercial space