



CORCORAN

corcoran group real estate

Nicole Galluccio
Senior Vice President
Associate Broker

in this issue

- > August market Analysis
- > Planning For Your Road Trip
- > Top 8 NYC Beaches
- > A Pictures Worth
- > Restaurant of the Month
- > What's Happening...
- > Where to Shop
- > On the Market

As a lifelong New Yorker and longtime Carroll Gardens resident, Nicole Galluccio has an expert's understanding of the city's real estate market as well as Brooklyn's ever-changing neighborhoods. Whether you are a developer looking for prime land for a multi-unit condo product or a family searching for your first home in this beautiful borough, Nicole has the knowledge and experience to provide proper guidance.

Nicole's business philosophy is simple and successful: "The first priority in any transaction is to provide a client with a clear understanding of the market. Open communication throughout the process ensures that I anticipate client's hopes and expectations, and that we work together to fulfill those unique desires. From there, I draw on my experience to find the opportunity that my client is most comfortable with and enthusiastic about pursuing."

Sold in your neighborhood....

321A 22nd Street
Greenwood
Closed Price: \$550K
DOM: 145 days
Lot Size: 16.7 x 100 ft



57 St. Marks Ave
Park Slope
Closed Price: \$2.15M
DOM: 118 days
Lot Size: 120.82 x 80 ft



660 Henry Street
Carroll Garden
Closed Price: \$1.443M
DOM: 96 days
Lot Size: 18 x 60 ft



400 State Street
Boerum Hill
Closed Price: \$1.347M
DOM: 90 days
Lot Size: 17.5 x 98 ft



For specific information on sold listings in your neighborhood, as always please feel free to contact us.

30 Middagh Street
Brooklyn Heights
Closed Price: \$2.575M
DOM: 135 days
Lot size: 25 x 75ft



The Galluccio Report

Issue
TWO

Bringing you extensive information on the Brooklyn real estate market coupled with teasers from Brooklyn based writers, vendors and more!

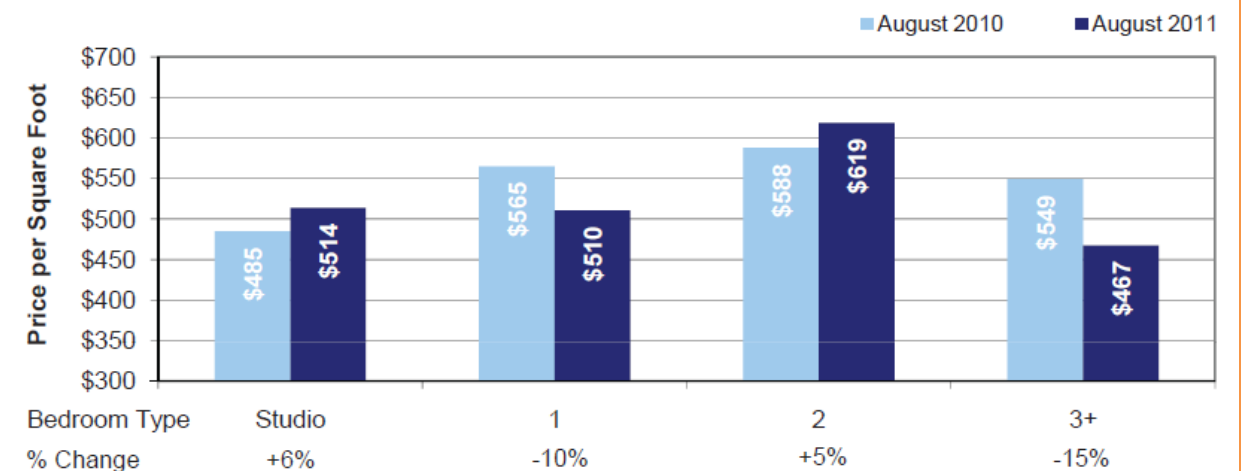
A Monthly Insight into the Current Real Estate Market

snapshot

Absorption in Brooklyn was 13% higher than August 2010 but expectedly slowed compared to July. Median price increased year-over-year by 12% and was up 2% from last month. Average sale price increased 9% from August 2010. Average price per square foot is down 7% from last year and 9% from July. There was a trend towards larger residences this month in comparison to last year. Year-over-year, there was a 70% increase in the number of three plus bedrooms sold. The average apartment size in August 2011 was 30% larger than August 2010. An average of just over six months from list to sale is 33% lower than August 2010 when the average was over nine months.

	Current Month August 2011	Prior Month July 2011	% Change	Prior Year August 2010	% Change
Condos and Co-ops					
Average Sale Price	\$681,117	\$705,141	-3%	\$623,318	+9%
Median Sale Price	\$569,000	\$559,000	+2%	\$510,000	+12%
Average Price per Square Foot	\$515	\$566	-9%	\$554	-7%
Days on Market	193	154	+25%	287	-33%
Discount from Last Ask to Sale	-3.7%	-2.7%	+38%	-3.1%	+19%
Listed Inventory	4,637	4,831	-4%	3,621	+28%
Absorbed Listings	260	276	-6%	231	+13%

Signed Contracts



Contact us at 917-561-8405

nicole.galluccio@corcoran.com

www.corcoran.com/nicolegalluccio

A photograph is a reflective and valuable visualization of a point in time. Whether a portrait, a landscape or a product, a photograph captures a moment and provides a lasting memory.

By placing warm, nostalgic, and beautiful photographs in your house you are complementing your interior design to make a home with imagery that defines you.



See Dan's images for sale www.danmarinophoto.com

Dan Marino is photographer and entrepreneur in Brooklyn. One of his services include working with real estate brokers to stage properties for sale. He loves to photograph nostalgic Brooklyn architecture & exteriors; and bring the outside beauty inside four walls.

Additionally, Dan is a family portrait and event photographer specializing in children of all ages.

Planning for your Road Trip: When to Go

By: Andrew Hickey

Funny, isn't it, how we assume that the best time to take any kind of trip is in the summer? But with such a diversity of terrain, climates, weather and road conditions, knowing the pros and cons of driving around different parts of America at different times of the year might just change your idea of when it's best for you to embark upon your American road trip.

Spring, summer, autumn or winter? If you need just a few pointers to help you decide, here's our brief guide to planning for your USA trip: the best time to go. Remember to check out the other parts of this series of posts on USA Driving Tips and what to pack.....

To view the rest of this article please visit www.thebrooklynomad.com

On the Market

Sale

272 21st Street #1 – South Slope
\$899K – 1 BR/1.5 BTH + rec room
1800 sq. ft

72 2nd Place, 5A – Carroll Gardens
\$739K – 3BR/1BTH -

35 Woodull – Carroll Gardens
#1 - \$1.299M 2BR-2BTH + rec room

#2 - \$799K – 2BR/2BTH

#3 - \$1.399M – 4BR/3BTH

84 16th Street – Park Slope
#3 - \$499K – 2BR/1BTH
871 sq ft

#4 \$525K – 2BR/1BTH
871 sq ft

Rent

87 Smith Street – Boerum Hill
\$3600 – 2BR/2BTH
1131 sq ft.

For details, floor plans and pictures:
www.corcoran.com/nicolegalluccio

Restaurant of the Month >>>

Buttermilk Channel 718.852.8490

Buttermilk Channel (524 Court Street @ Huntington)

Named after the mile-long tidal straight between Brooklyn and Governors Island; this restaurant is proud to use local ingredients to prepare its seasonal daily specials and other menu favorites. Besides its great tasting food this is menu also offers tasty vegetarian delights making it a great place for everyone. Dining out on weekend evening? Or maybe a Sunday brunch? Arrive early because this restaurant is no secret; the wait may be long but well worth it! The inviting atmosphere, friendly staff and excellent food make this a perfect place any dining out occasion... just make sure you save room for dessert!



What's happening in Brooklyn...

Raw/Cooked: Kristof Wickman
Brooklyn Museum
200 Eastern Parkway
Now – Nov 27
www.brooklynmuseum.org

11th Annual Dumbo Dance Fest
White Wave
25 Jay Street 100
Sept 22- 25
(718) 885-8822

BK Road Runners Club
Prospect Park
95 Prospect park West
Sept 25
www.brooklynroadrunners.com

Underground Citizen Studies
Project – Movement Research
Greenspan Center
39 Ainslie Center
Sept 29th
(212) 598-0551

37th Annual- Atlantic Antic
Atlantic Avenue
Hicks Street – Fourth Avenue
Oct 2
www.brooklynbowl.com

Restoration Rocks – Bedford
Stuyvesant Restoration Corp
Bedford Stuyvesant Restoration Corp.
1368 Futon Street
Oct 8
(718) 636-6906

Halloween at the A-scarium
New York Aquarium
502 Surf Avenue
Oct 15 – Oct 30
www.nyaquarium.com

Where to Shop

1. The Banquet - 360 Atlantic
Boerum Hill
2. Zoe – 68 Washington Street
Dumbo
3. Privileged – 14 Jay Street
Dumbo
4. Steve Alan – 347-9 Atlantic Avenue
Boerum Hill
5. Shen Beauty – 315 Court
Cobble Hill
6. Dear Fieldbinder – 198 Smith Street
Carroll Gardens
7. Thistle and Cover – 221 Dekalb Avenue
Fort Greene
8. Stuart and Wright – 85 Lafayette Avenue
Fort Greene
9. Dalaga – 150 Franklin Street
Williamsburg
10. Bird – 203 Grand St
Williamsburg

Contact us at **917-561-8405**

nicole.galluccio@corcoran.com

www.corcoran.com/nicolegalluccio