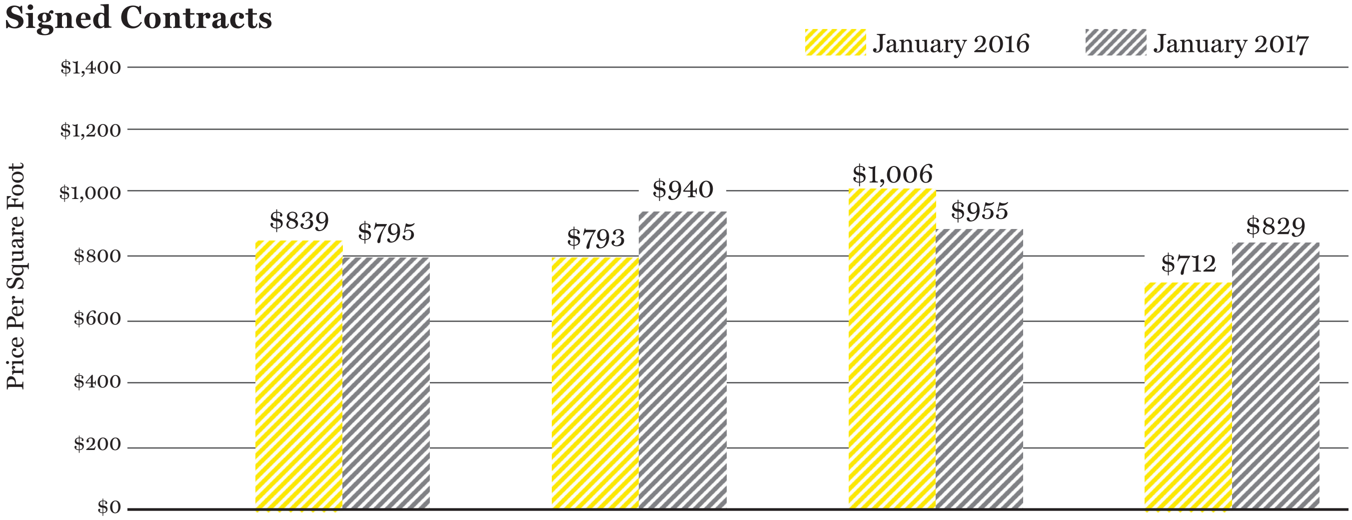
MARKETWIDE SUMMARY

Contract activity for the month of January was virtually unchanged over the last year. Listed inventory rose 8% year -over-year, driven by the 18% rise in listings versus last year. Median sale price remained nearly the same compared to last year, up just 2% from January 2016. On the other hand, average price rose 15% year-over-year, skewed by a townhouse asking $16M in Brooklyn Heights. This month the average price difference from last ask to sale was deeper than a year ago, but the discount was primarily due to greater discounts in the townhouse market. Increased negotiability corresponded with a slight rise in days on market of 6%.

Marketwide[1]	Current Month January 2017	Prior Month December 2016	% Change	Prior Year January 2016	% Change
Average Sale Price	$1,261,778	$1,200,806	5%	$1,097,902	15%
Median Sale Price	$910,030	$1,025,000	-11%	$890,000	2%
Average Price per Square Foot	$784	$770	2%	$806	-3%
Average Days on Market	60	57	5%	57	6%
Difference from Last Ask to Sale	-4.99%	-2.49%	N/A	-1.36%	N/A
Percent of Sales Sold Below Ask	53%	52%	N/A	42%	N/A
Listed Apartment Inventory[2]	2,105	2,084	1%	1,959	8%
Number of Contracts Signed	311	382	-19%	312	0%

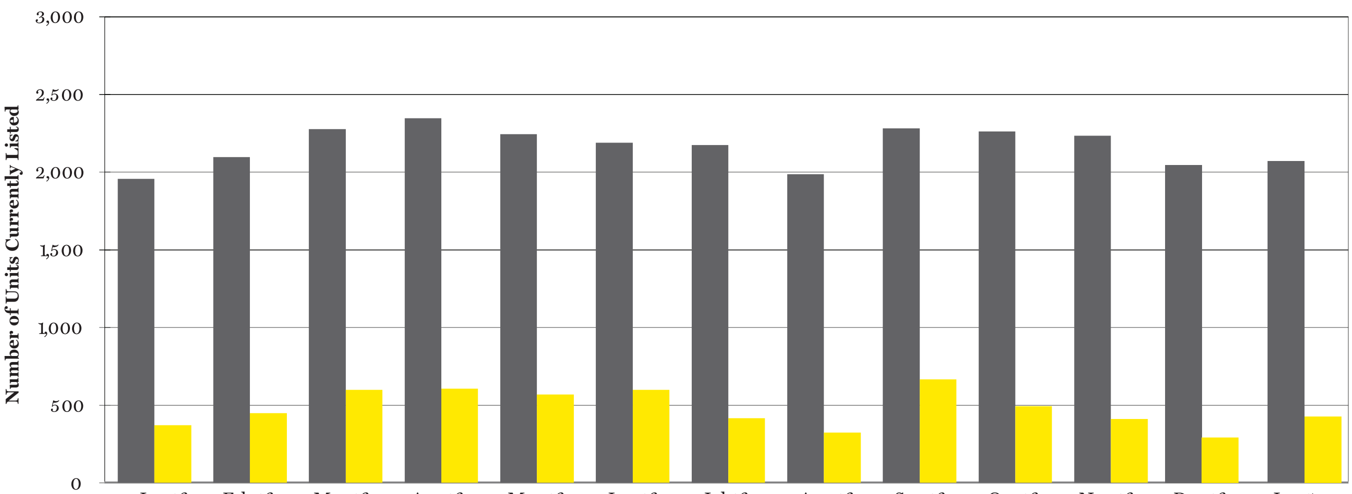
Signed Contracts



Bedroom Type	Studio	1	2	3+
Reflects % Change	-5%	19%	-5%	16%

Brooklyn Apartment Listings

Total January listed inventory rose 8% compared to last year, and was up 1% month-over-month. Newly listed inventory, at 436 units, made up 21% of overall inventory, compared to 19% one year ago. While co-op inventory saw no increase over the last year, condo inventory experienced a 21% rise and accounted for 56% of available inventory in January.



	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Jan 17
Apt Listings	1,956	2,097	2,276	2,346	2,245	2,189	2,175	1,988	2,282	2,263	2,235	2,084	2,105
New Listings	370	449	600	606	567	598	417	325	666	494	411	313	436

1. Statistics are based on Corcoran Group's monthly-signed contract data, with the exception of "Listed Inventory" and "Number of Contracts Signed".
Statistics include condominium, co-operative and townhouse sales unless otherwise noted.
2. Statistics include condominium and co-operatives only.