

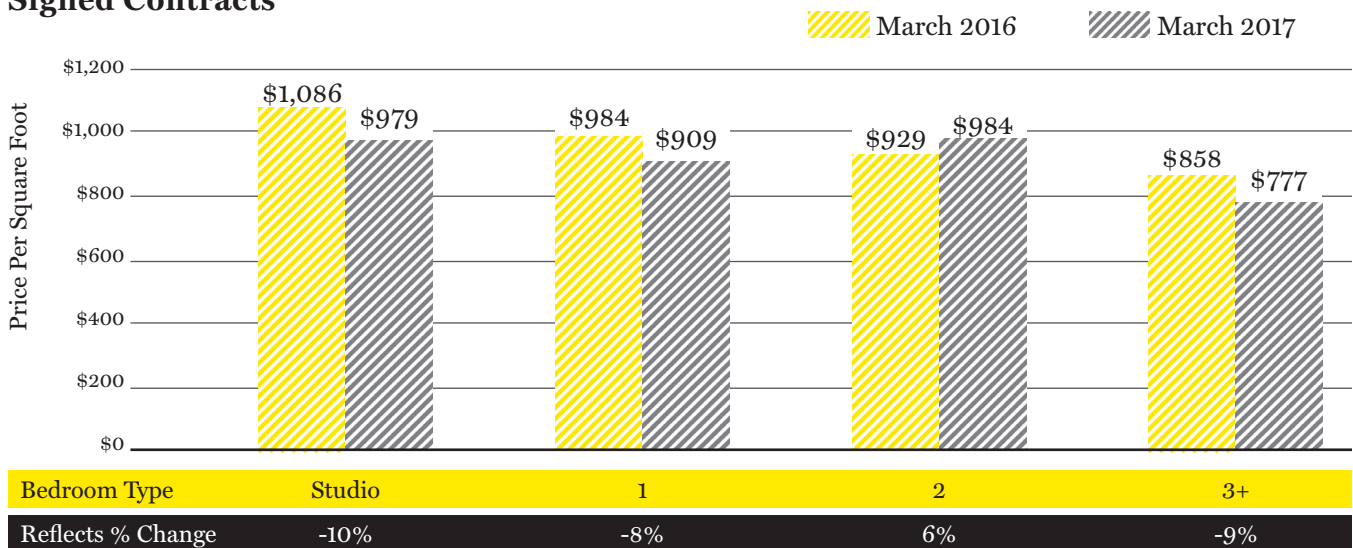
March 2017

MARKETWIDE SUMMARY

During March the Brooklyn market experienced an 8% increase in contract activity driven by an increase in condo sales versus last March 2016. Listed inventory was down 20% versus last March. Due to a drop in sales over \$3 million, median and average sale price both experienced a drop year-over-year, by 11% and 4%, respectively. All bedroom types except for two bedrooms experienced a decrease in price figures versus last year. However, the overall price per square foot is up 3% year-over-year to \$818 per square foot. A strong market in March led to less negotiability as the difference from last ask to sale reached its lowest point since last Spring as well as a 3% decrease in sales sold below ask compared to last March. Days on market fell 13% as compared to last year.

Marketwide ¹	Current Month March 2017	Prior Month February 2017	% Change	Prior Year March 2016	% Change
Average Sale Price	\$1,120,168	\$1,360,705	-18%	\$1,256,100	-11%
Median Sale Price	\$940,000	\$1,100,000	-15%	\$980,000	-4%
Average Price per Square Foot	\$818	\$880	-7%	\$794	3%
Average Days on Market	50	71	-30%	57	-13%
Difference from Last Ask to Sale	-0.3%	-2.4%	N/A	-2.2%	N/A
Percent of Sales Sold Below Ask	38%	48%	N/A	41%	N/A
Listed Apartment Inventory ²	1,819	2,156	-16%	2,276	-20%
Number of Contracts Signed	477	385	24%	442	8%

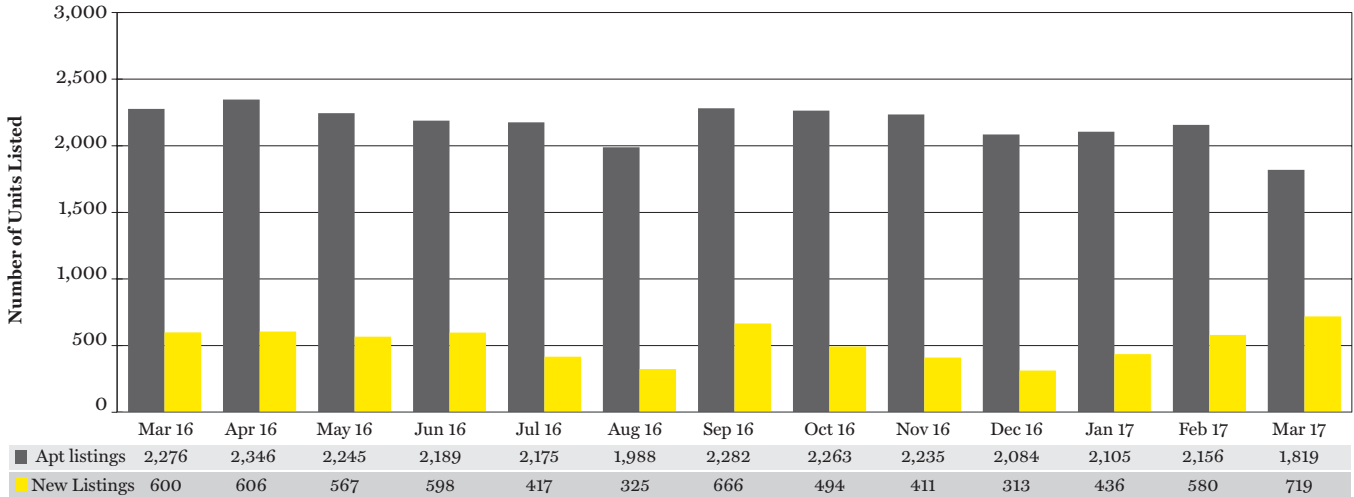
Signed Contracts



March 2017

Brooklyn Apartment Listings

Total March listed inventory decreased 20% compared to last year, and was also down 16% month-over-month. Newly listed inventory, at 719 units, made up 40% of overall inventory, compared to 26% one year ago. There was a decline of co-op inventory at 31% as well as a 10% decline of condo inventory.



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.

All material herein is intended for information purposes only and has been compiled from sources deemed reliable.

Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.

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