

Brooklyn Monthly Market Snapshot



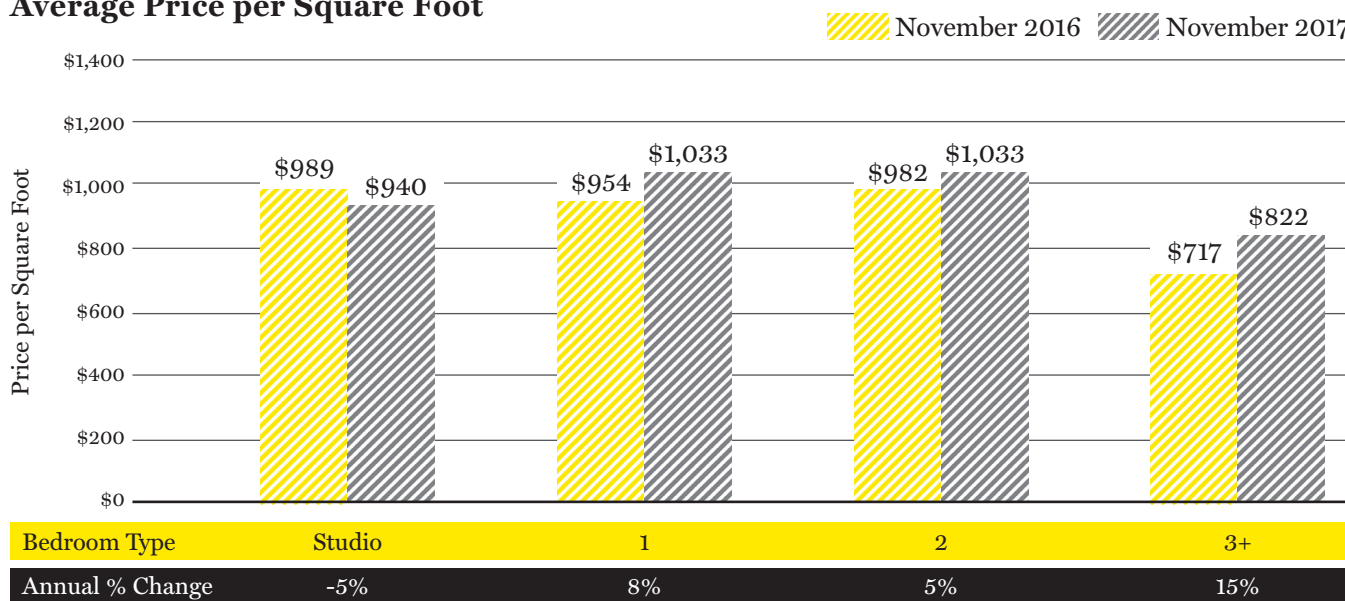
November 2017

MARKETWIDE SUMMARY

During November, the Brooklyn market experienced its first annual decrease in sales in nine months, down 6% versus last year. The average and median sale price rose 19% and 20%, respectively as the number of sales over \$2MM more than doubled versus last year. Average price per square foot was \$854, up 5% year-over-year. This was due to the increase in price per square foot for one, two and three plus bedrooms. Negotiations were only slightly deeper than last year as the difference from last ask price to sale price was 1% below the average asking price. The average days on market figure of 76, while the highest since 2014, was skewed by a handful of homes that finally sold after sitting on the market.

Marketwide ¹	Current Month November 2017	Prior Month October 2017	% Change	Prior Year November 2016	% Change
Average Sale Price	\$1,313,463	\$1,365,404	-4%	\$1,108,134	19%
Median Sale Price	\$1,087,500	\$995,000	9%	\$907,500	20%
Average Price per Square Foot	\$854	\$891	-4%	\$817	5%
Average Days on Market	76	48	58%	54	40%
Difference from Last Ask to Sale	-1.0%	-1.8%	N/A	-0.7%	N/A
Percent of Sales Sold Below Ask	51%	43%	N/A	38%	N/A
Newly Listed Apartment Inventory ²	474	675	-30%	432	10%
Number of Contracts Signed	330	347	-5%	351	-6%

Average Price per Square Foot



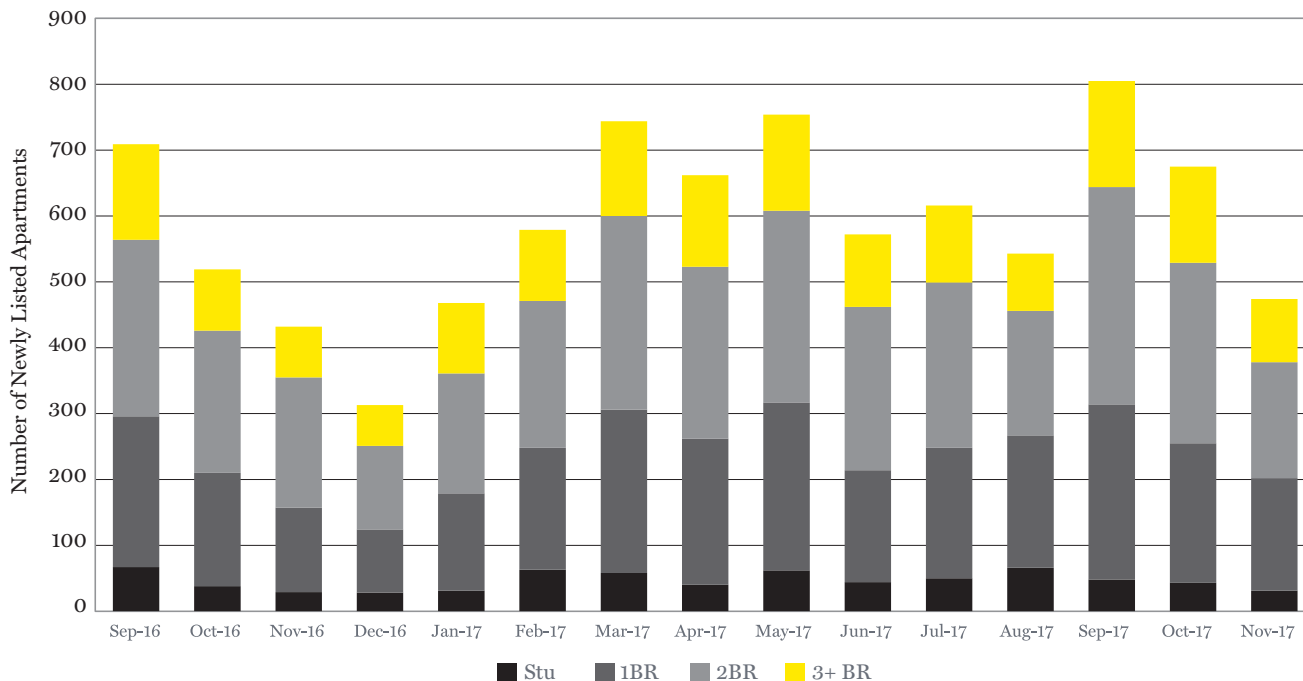
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Brooklyn Newly Listed Apartment Inventory Summary²

Newly listed apartment inventory for all bedroom types is following a seasonal downward trend just like the prior year as the selling season slows during the holidays. Newly listed apartment inventory saw a 10% increase from this time last year.



NOTES:

- Statistics are based on Corcoran Group's monthly signed contract data, with the exception of "New Listed Apartment Inventory" and "Number of Contracts Signed". Statistics include condominium, co-operative and townhouse sales unless otherwise noted.
- Figure includes newly listed resale and new development listings in November 2017. Statistics include condominiums and co-operatives only and excludes townhouses.
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