

Prospect Park South Red
Hook Sheepshead Bay Sunset
Park Williamsburg Windsor
Terrace The Corcoran Report
Bath Beach Bensonhurst Bay
Ridge Bedford - Stuyvesant
Boerum Hill Brooklyn Heights
Bushwick Carroll Gardens
Clinton Hill Cobble Hill Crown
Heights Ditmas Park DUMBO
Vinegar Hill Dyker Heights
Flatbush Fort Greene Brooklyn
Gowanus Gravesend Greenpoint
Greenwood Kensington Lefferts
Gardens Midwood Mill Basin
Park Slope Prospect Heights
Prospect Park South Red
Hook Sheepshead Bay Sunset
Park Williamsburg Windsor
Terrace The Corcoran Report
Bath Beach Bensonhurst Bay
Ridge Bedford - Stuyvesant
Boerum Hill Brooklyn Heights
Bushwick Carroll Gardens
Clinton Hill Cobble Hill Crown
Heights Ditmas Park DUMBO
Vinegar Hill Dyker Heights
Flatbush Fort Greene Brooklyn

4th Quarter 2014

A comprehensive analysis of the residential
real estate market in Brooklyn.

Introduction

Welcome to the Corcoran Report, our comprehensive quarterly examination of the residential real estate market in Brooklyn. The report examines closed transactions during Fourth Quarter of 2014 (October 1 through December 31) and compares them to Fourth Quarter 2013 and Third Quarter 2014. Statistics in this report trail actual market conditions by approximately eight to twelve weeks due to the typical lag time between a contract signing and its closing.

Brooklyn's popularity as a worldwide brand and a local housing destination is undeniable. In nearly every submarket in the borough, 2014 brought higher prices as demand out-stripped supply. Market-wide average price per square foot rose 15% year-over-year, more than double the percentage change experienced across the East River in Manhattan. Sales activity overall fell 4% from a year ago, a persistent trend attributable to a dearth of new development coming to market. Those few new developments that have launched have generally been met with strong sales, pushing the boundaries of price, however most have yet to close and are not reflected in Fourth Quarter figures.

This quarter saw the largest annual gain in average price and median price since the Brooklyn market began its post-recession rebound in Second Quarter 2011. Relative to Fourth Quarter 2013, median price escalated to \$579,000, an increase of 31% and the highest figure since Third Quarter 2008. Average price grew 23% year-over-year to \$708,000. Fourth Quarter 2013 had an influx of homes sold under \$500,000, driving down price metrics that quarter; percentage changes are actually less versus two years ago, with median price up 16% and average price up 15% versus Fourth Quarter 2012. In contrast, Fourth Quarter 2014 had an influx of sales over \$1,000,000, as the high-end of the market claimed 21% market share, up from 16% just a quarter prior.

Notably, the current price gains occurred despite a limited amount of new development closings. New development comprised only 10% of all sales during Fourth Quarter. This is driving large price increase in the resale condo market, particularly in recently constructed buildings in Dumbo, Downtown Brooklyn and Williamsburg (Average condo price per square foot is up 23% in Brooklyn Heights/Cobble Hill/Dumbo/Downtown and up 15% in Williamsburg/Greenpoint). But the largest increases are occurring further afield as lack of supply has buyers expanding their searches. The neighborhoods just south of Prospect Park had a 36% increase in average condo price per square foot, while Bed-Stuy/Crown Heights rose 64%.

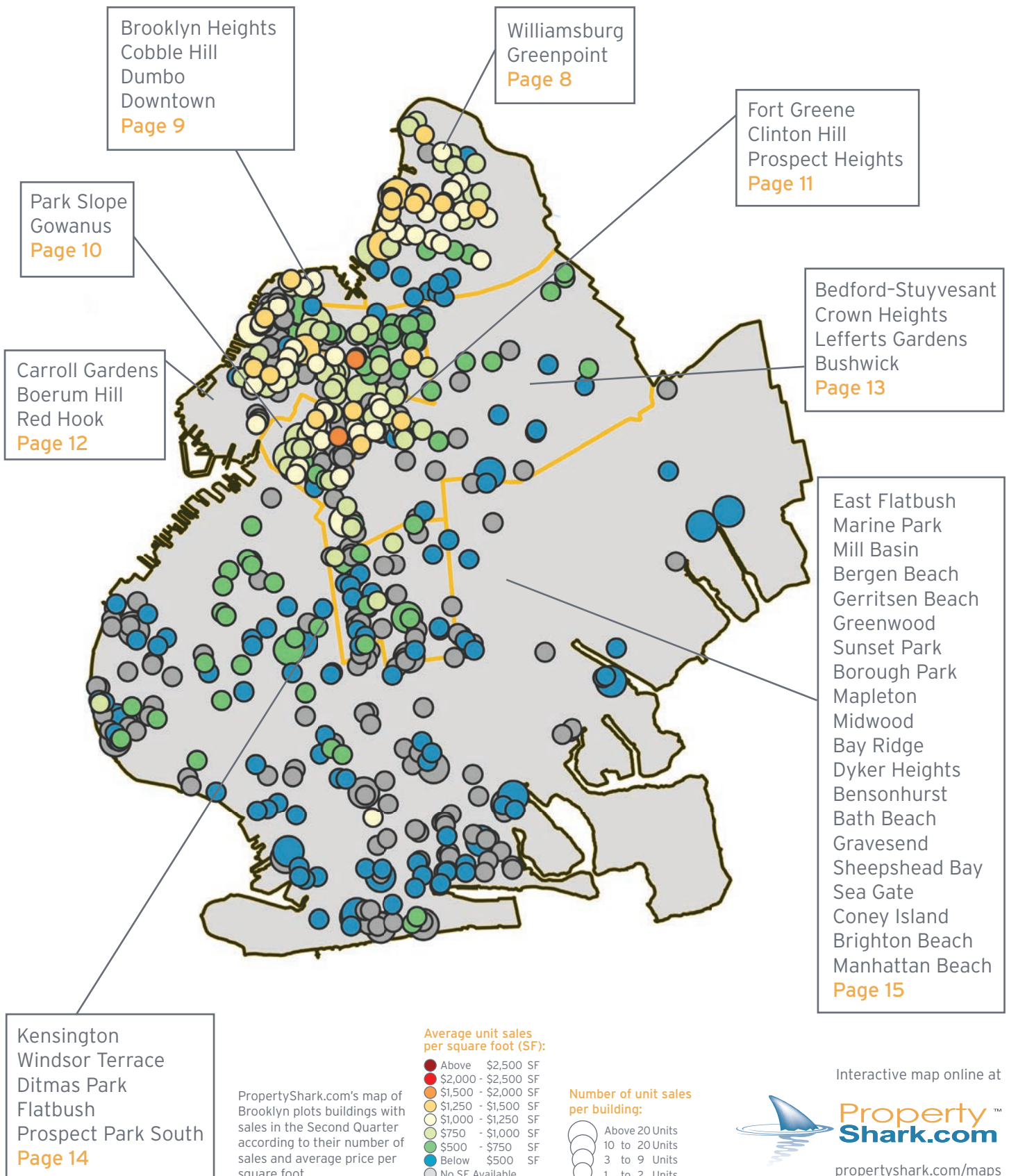
We hope you find this edition of the Corcoran Report useful and informative, and we welcome any questions you may have. For a digital copy of this report and more information on the New York real estate market please visit our website at www.corcoran.com/nyc/Advice.

Sincerely,
Frank Percesepe
Senior Regional Vice President, Brooklyn

The following members of the The Corcoran Group made significant contributions to this report:
Douglas LaMere | Kathleen Mejia | Ryan Schleis | Joshua Sachs | Brie Train

The following members of the PropertyShark team made significant contributions to this report:
Diana Aldea | Anca Brisan | Cristina Calugar

The Corcoran Report is compiled using market-wide data aggregated by PropertyShark, an independent research firm.



4th Quarter 2014

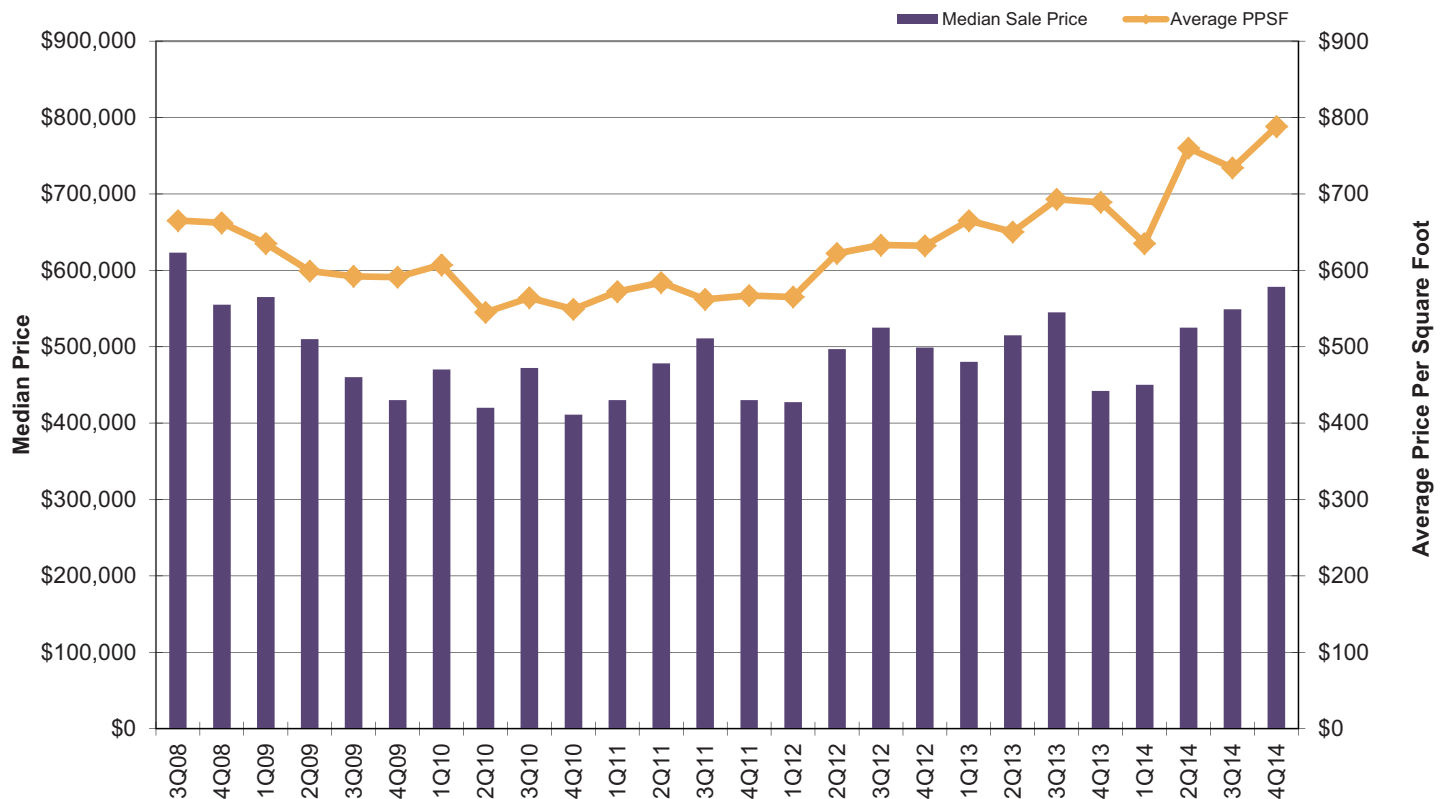
Brooklyn Market-Wide

Market-wide average price per square foot of \$789 reached a six-year high this quarter, up 15% from a year ago and 7% from Third Quarter 2014. Average price rose 23% versus Fourth Quarter 2013, bolstered by a large number of sales over \$1,000,000. The average price was \$708,000, the second highest since Third Quarter 2008. Brooklyn median price of \$579,000 was 31% higher than this time last year.

Prices - Resale Co-ops, Resale Condos and New Developments

ALL SALES	Average Sale Price		Median Price	Avg Price per sf
	Q4 2014	708K	579K	789
	Change	4%	5%	7%
	Q3 2014	679K	549K	734
	Q4 2014	708K	579K	789
	Change	23%	31%	15%
	Q4 2013	575K	442K	689

Market-Wide Historical Median Price



4th Quarter 2014

Resale Market-Wide

Resale condo and coop prices showed impressive double-digit annual gains, fueled by both strong demand and still-low supply. The average resale condo price reached \$866,000, 19% higher than this time last year. Average condo price per square foot of \$839 was a six-year high figure. Versus Third Quarter 2014, resale condo price metrics were also higher, but average and median coop price both displayed 5% declines.

ALL REALES	Average Sale Price		Median Price	Avg Price per sf
	Q4 2014	680K	555K	785
	Change	12%	12%	20%
	Q3 2014	609K	495K	653
	Q4 2014	680K	555K	785
	Change	25%	36%	14%
	Q4 2013	542K	410K	686

REALE CO-OPS	Average Sale Price		Median Price	Avg Price per sf
	Q4 2014	468K	370K	604
	Change	-5%	-5%	1%
	Q3 2014	492K	388K	596
	Q4 2014	468K	370K	604
	Change	19%	24%	14%
	Q4 2013	392K	299K	528

REALE CONDOS	Average Sale Price		Median Price	Avg Price per sf
	Q4 2014	866K	799K	839
	Change	11%	18%	22%
	Q3 2014	777K	675K	685
	Q4 2014	866K	799K	839
	Change	19%	25%	14%
	Q4 2013	730K	640K	738

New Developments

New development average and median price annual gains were 18% and 27%, respectively. Price per square foot was 9% higher than Fourth Quarter 2013, but was 15% below Third Quarter 2014. Only small new development properties that lack amenities and other premium qualities had closings this quarter, contributing to the lower price per foot figure.

Market-wide	Average Sale Price		Median Price	Avg Price per sf
	Q4 2014	980K	883K	812K
	Change	-3%	6%	-15%
	Q3 2014	1.012M	832K	960K
	Q4 2014	980K	883K	812
	Change	18%	27%	9%
	Q4 2013	833K	696K	744

4th Quarter 2014

Townhouses

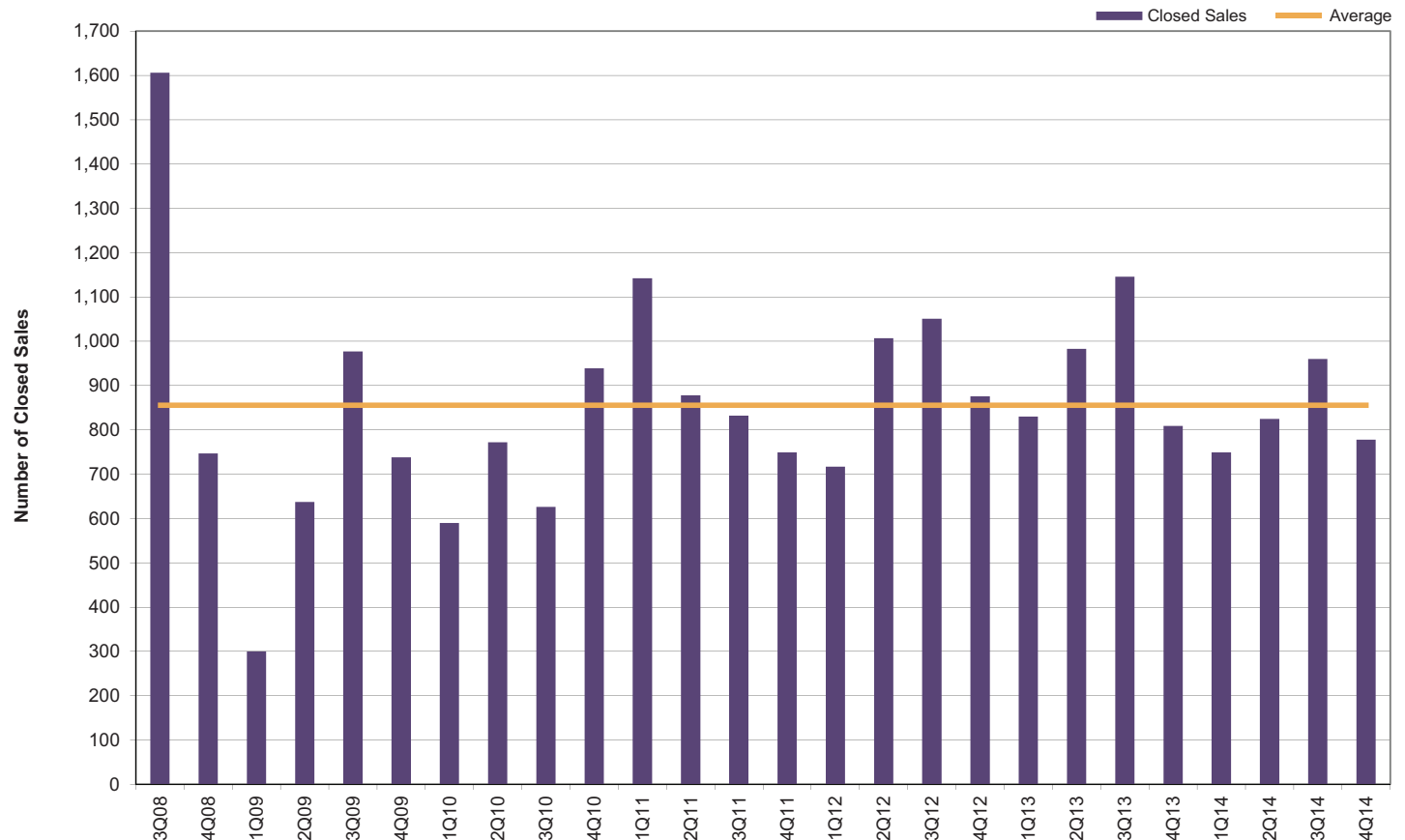
Townhouse averages can be skewed each quarter due to the limited number of sales. The average price of a single-family townhouse increased from both last quarter and last year. This is mainly due to sales at high prices in prime neighborhoods. Fourth Quarter 2014 had the second highest single-family townhouse sale in Brooklyn in ten years. The single-family median sale price of \$2,000,000 was 13% gain from a year ago and a 29% rise from Third Quarter. Median price of two-to-four family townhomes was 3% lower than a year ago, due to an increase in sales in neighborhoods south of Prospect Park.

Market-wide	Single-family		Multi-residence	
	Average Price		Median Price	
	Q4 2014	2.887M	2.000M	1.565M
	Change	58%	29%	16%
	Q3 2014	1.832M	1.550M	1.344M
	Q4 2014	2.887M	2.000M	1.565M
	Change	25%	13%	13%
	Q4 2013	2.308M	1.775M	1.383M

Brooklyn Market-Wide

The number of transactions was lower than both last quarter and last year due to persistently low inventory. This is the fifth consecutive quarter of year-over-year sales decline. A 4% year-over-year decline in sales was predominately driven by the severe lack of new development closings, which comprised just 10% of the market this quarter. Sales were 9% lower than the average number of sales per quarter since Third Quarter 2008.

Sales - Closings - Resale Co-ops, Resale Condos and New Developments

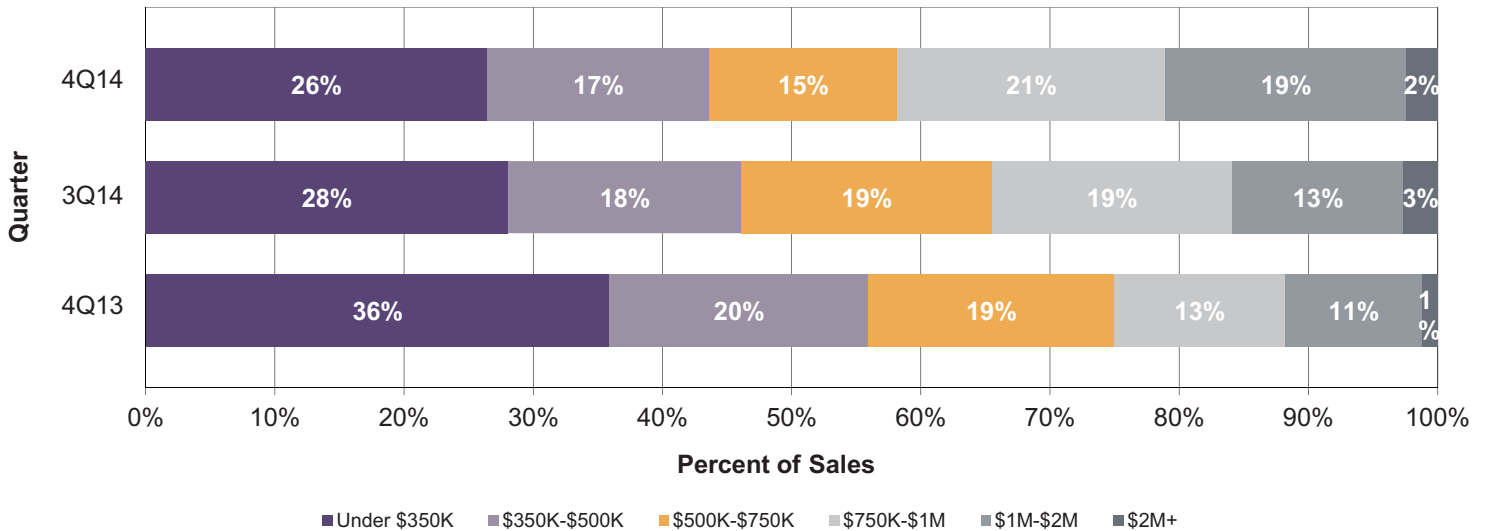


4th Quarter 2014

Brooklyn Market-wide

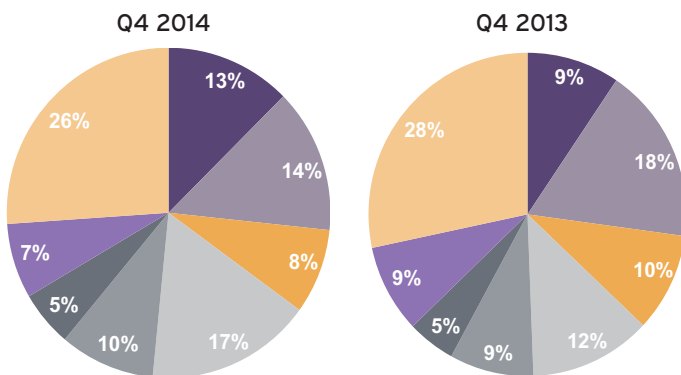
Sales by Price Category

Market share of sales over \$1,000,000 comprised 21% of sales. Simultaneously, market share of sales under \$500,000 continued to shrink and remained under 50% market share for three consecutive quarters. Sales between \$500,000 and \$750,000 shrank to 15% from 19% a year ago. Sales between \$750,000 and \$1,000,000 grew to 21% from 13% in Fourth Quarter 2013.



Neighborhood Sales Comparison

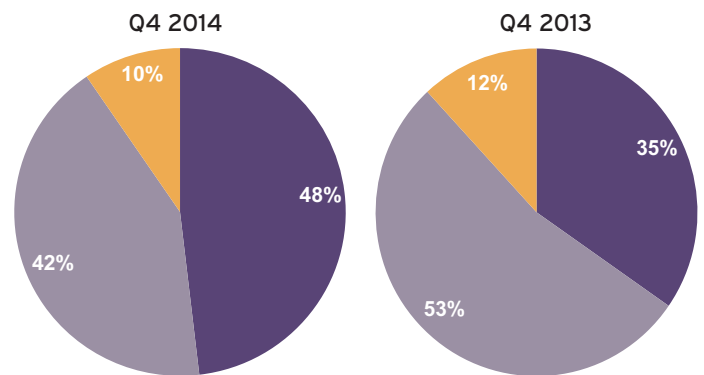
Fort Greene, Clinton Hill and Prospect Heights displayed the biggest gain in market share from a year ago. Growing to 17% of the market, this submarket had the most sales outside of South Brooklyn. Market share in Dumbo, Brooklyn Heights and Cobble Hill shrank to 14% of sales during Fourth Quarter from 18% a year ago.



- Williamsburg/Greenpoint
- Brooklyn Heights/Cobble Hill/Dumbo/Downtown
- Park Slope/Gowanus
- Fort Greene/Clinton Hill/Prospect Heights
- Carroll Gardens/Boerum Hill/Red Hook
- Bedford-Stuyvesant/Crown Heights/Lefferts Gardens/Bushwick
- Kensington/Windsor Terrace/Ditmas Park/Flatbush/Prospect Park South
- South Brooklyn

Property Type Sales Comparison

New developments represented just 10% of total sales this quarter, a decline in market share from 12% a year ago. This is the second lowest market share for new developments since we have been tracking this metric. Condo sales in the resale market made up nearly half the sales in Brooklyn this quarter, growing from one-third of sales during Fourth Quarter 2013. As a result, market share of resale coops decreased.

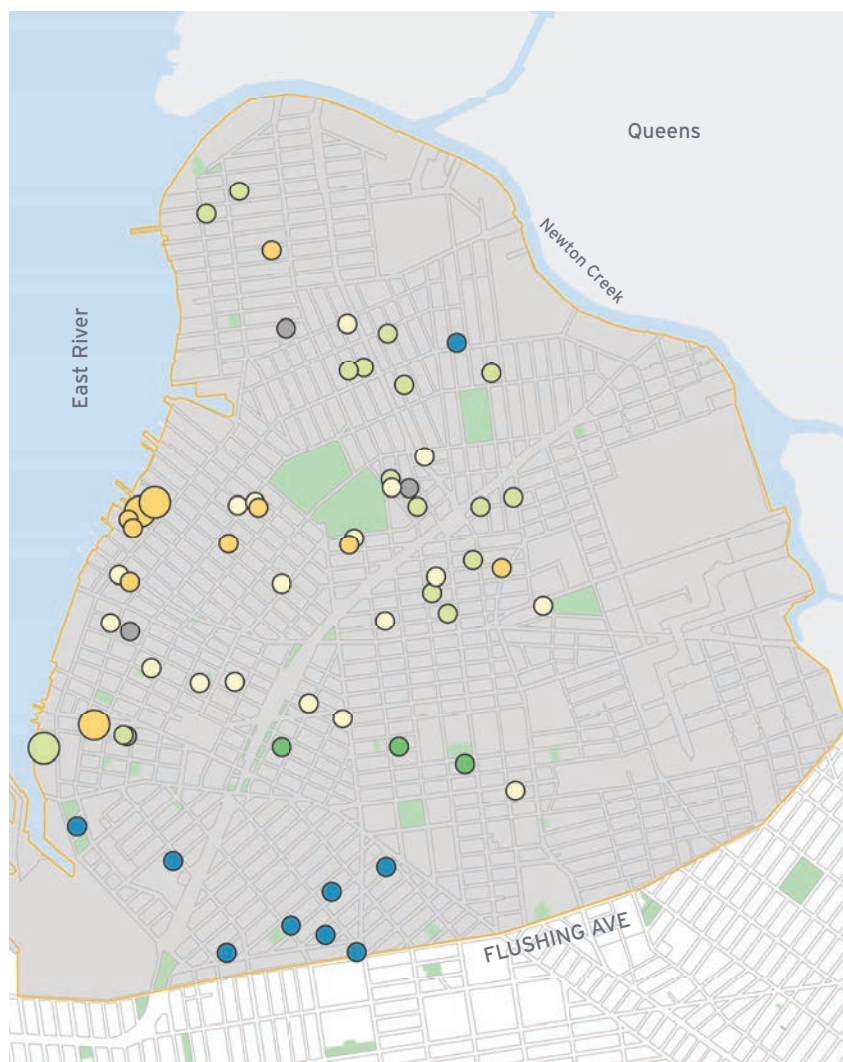


- Resale Condo
- Resale Co-op
- New Development

4th Quarter 2014

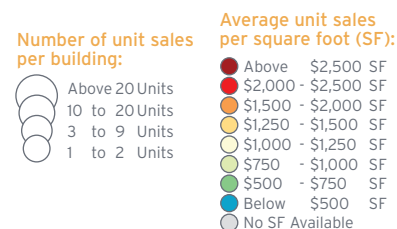
Williamsburg - Greenpoint

Average condo price per square foot saw double-digit annual gains for the eighth consecutive quarter. Average sale price of \$1,033,000 grew by 5% from Fourth Quarter 2013. This increase marked the 15th consecutive quarter of an annual price gain. At \$937,000, median price increased 10% from last year and 13% from last quarter. Note that there are a statistically insignificant number of coop sales in the submarket.



CO-OPS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	476K	350K	835
	Change	41%	N/A	N/A
	Q3 2014	337K	N/A	N/A
	Q4 2014	476K	350K	835
CO-OPS	Change	26%	-7%	N/A
	Q4 2013	378K	378K	N/A

CONDOS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	1.033M	937K	1,073
	Change	9%	13%	6%
	Q3 2014	950K	832K	1,016
	Q4 2014	1.033M	937K	1,073
CONDOS	Change	5%	10%	15%
	Q4 2013	986K	849K	935



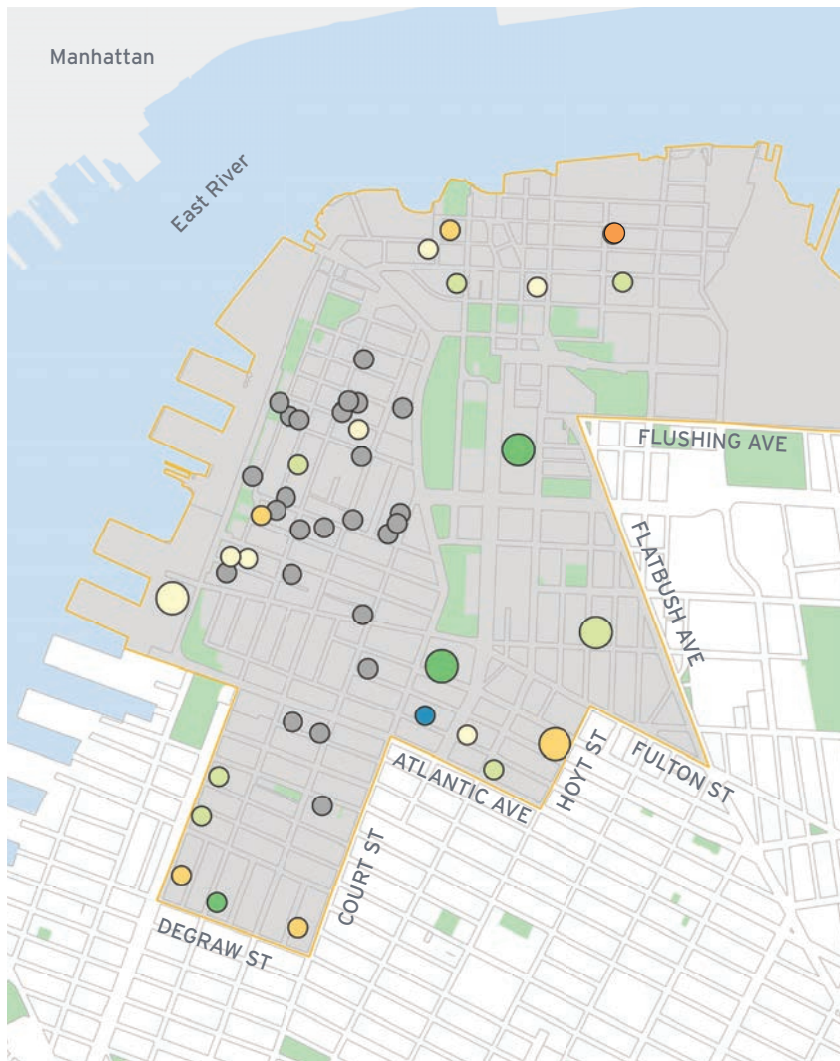
Interactive map online at PropertyShark.com/maps

Townhouses	Single-family			Multi-residence	
		Average Price	Median	Average Price	Median
	Q4 2014	N/A	N/A	2.162M	2.095M
	Change	N/A	N/A	37%	45%
	Q3 2014	1.295M	1.295M	1.577M	1.443M
	Q4 2014	N/A	N/A	2.162M	2.095M
	Change	N/A	N/A	52%	50%
	Q4 2013	N/A	N/A	1.421M	1.400M

4th Quarter 2014

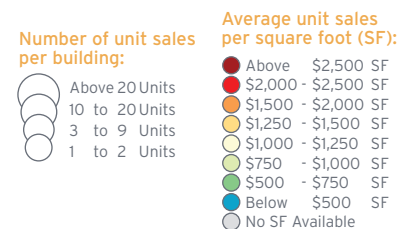
Brooklyn Heights - Cobble Hill - Dumbo - Downtown

Median coop price increased 20% from a year ago to \$570,000. This increase was the largest annual growth in coop median sale price seen in the Borough this quarter. Condo average sale price per square foot exceeded \$1,000 for the third consecutive quarter, growing 23% from a year ago and 5% from Third Quarter 2014. The average condo sale price was 37% more than the figure from a year ago and slightly higher than last quarter.



CO-OPS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	684K	570K	846
	Change	-4%	4%	12%
	Q3 2014	711K	550K	755
	Q4 2013	672K	475K	738

CONDOS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	1.245M	1.063M	1,118
	Change	1%	16%	5%
	Q3 2014	1.230M	915K	1,064
	Q4 2013	906K	835K	909



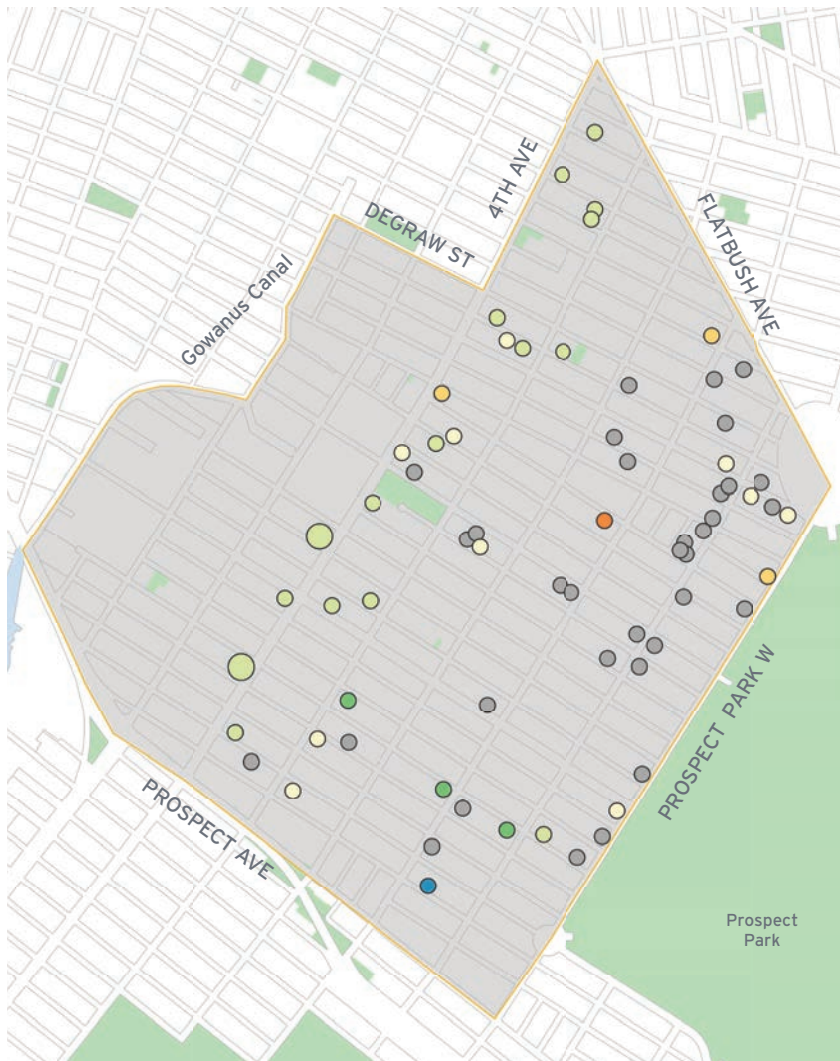
Interactive map online at PropertyShark.com/maps

Townhouses	Single-family			Multi-residence	
		Average Price	Median	Average Price	Median
	Q4 2014	6.038M	6.038M	3.000M	N/A
	Change	75%	146%	-7%	N/A
	Q3 2014	3.443M	2.450M	3.233M	3.241M
	Q4 2014	6.038M	6.038M	3.000M	N/A
	Change	17%	40%	97%	N/A
	Q4 2013	5.173M	4.308M	1.521M	1.400M

4th Quarter 2014

Park Slope - Gowanus

Coop average and median sale price in Park Slope - Gowanus declined year-over-year and was also below Third Quarter 2014. The lower figures can be justified by fewer sales of residences located on Prospect Park West. The median price gains in the condo market was minimal versus a year ago and all condo price metrics were lower than last quarter due to a decline in the number of sales over \$1,000,000.



CO-OPS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	789K	631K	953
	Change	-5%	-20%	8%
	Q3 2014	833K	785K	885
	Q4 2013	826K	719K	848

CONDOS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	875K	808K	903
	Change	-11%	-14%	-1%
	Q3 2014	986K	945K	908
	Q4 2013	909K	793K	896



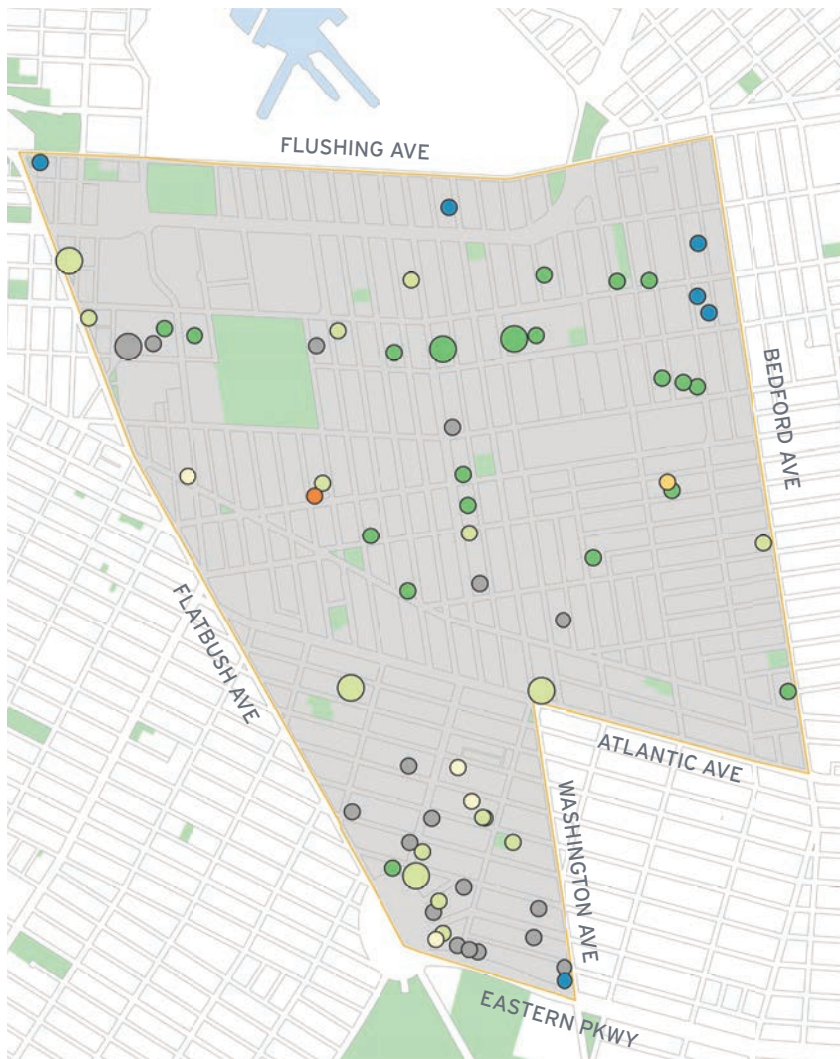
Interactive map online at
PropertyShark.com/maps

Townhouses	Single-family			Multi-residence	
		Average Price	Median	Average Price	Median
	Q4 2014	5.440M	3.115M	2.290M	2.108M
	Change	150%	95%	1%	1%
	Q3 2014	2.179M	1.595M	2.268M	2.080M
	Q4 2013	2.079M	1.775M	1.929M	1.990M

4th Quarter 2014

Fort Greene - Clinton Hill - Prospect Heights

The average condo sale price jumped 15% from Fourth Quarter 2013 to \$875,000, fueled by an increase in sales of larger residences. For the first time post-recession, average condo sale price in Fort Greene - Clinton Hill - Prospect Heights was equal to Park Slope - Gowanus. The median condo sale price reached a six-year record high figure for the submarket. Strong demand for housing in the neighborhood also drove the 17% average price gain in the coop market relative to Fourth Quarter 2013.



CO-OPS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	598K	495K	720
	Change	10%	6%	28%
	Q3 2014	543K	465K	564
	Q4 2013	513K	470K	574

CONDOS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	875K	800K	789
	Change	4%	9%	9%
	Q3 2014	838K	732K	723
	Q4 2013	764K	689K	723



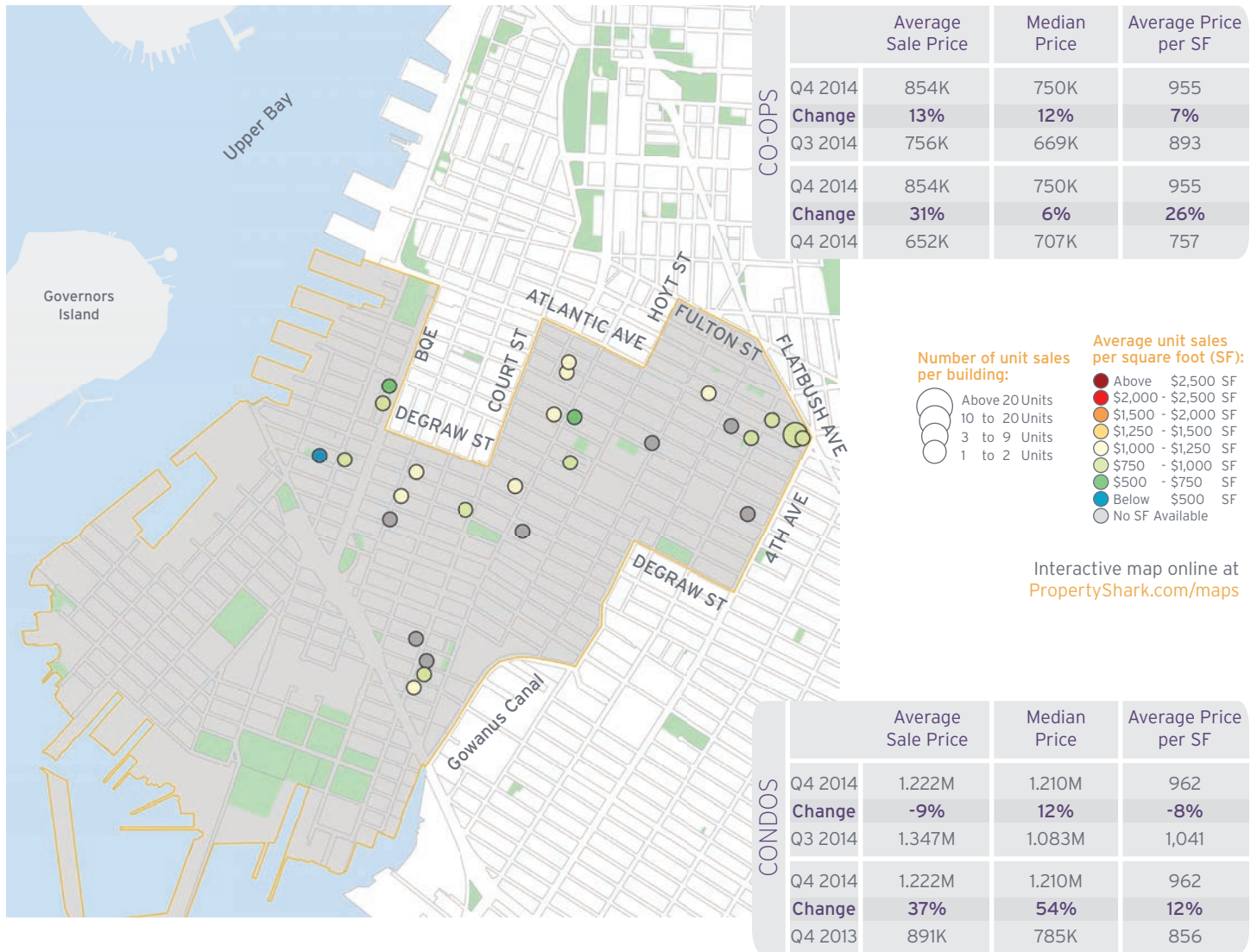
Interactive map online at PropertyShark.com/maps

Townhouses	Single-family		Multi-residence	
	Average Price	Median	Average Price	Median
	Q4 2014	2.838M	2.166M	2.100M
	Change	11%	14%	23%
	Q3 2014	2.550M	1.898M	1.703M
	Q4 2013	2.650M	1.489M	1.380M

4th Quarter 2014

Carroll Gardens - Boerum Hill - Red Hook

The 12% year-over-year increase in average condo sale price per square foot brought the figure to \$962, however this was down 8% from last quarter's six-year high. Average condo sale price saw a significant increase of 37% compared to last year. Median condo price leaped 54% year-over-year and also grew by 12% from Third Quarter 2014. Coop average price experienced double-digit annual and quarterly gains, skewed higher from sales of large residences.

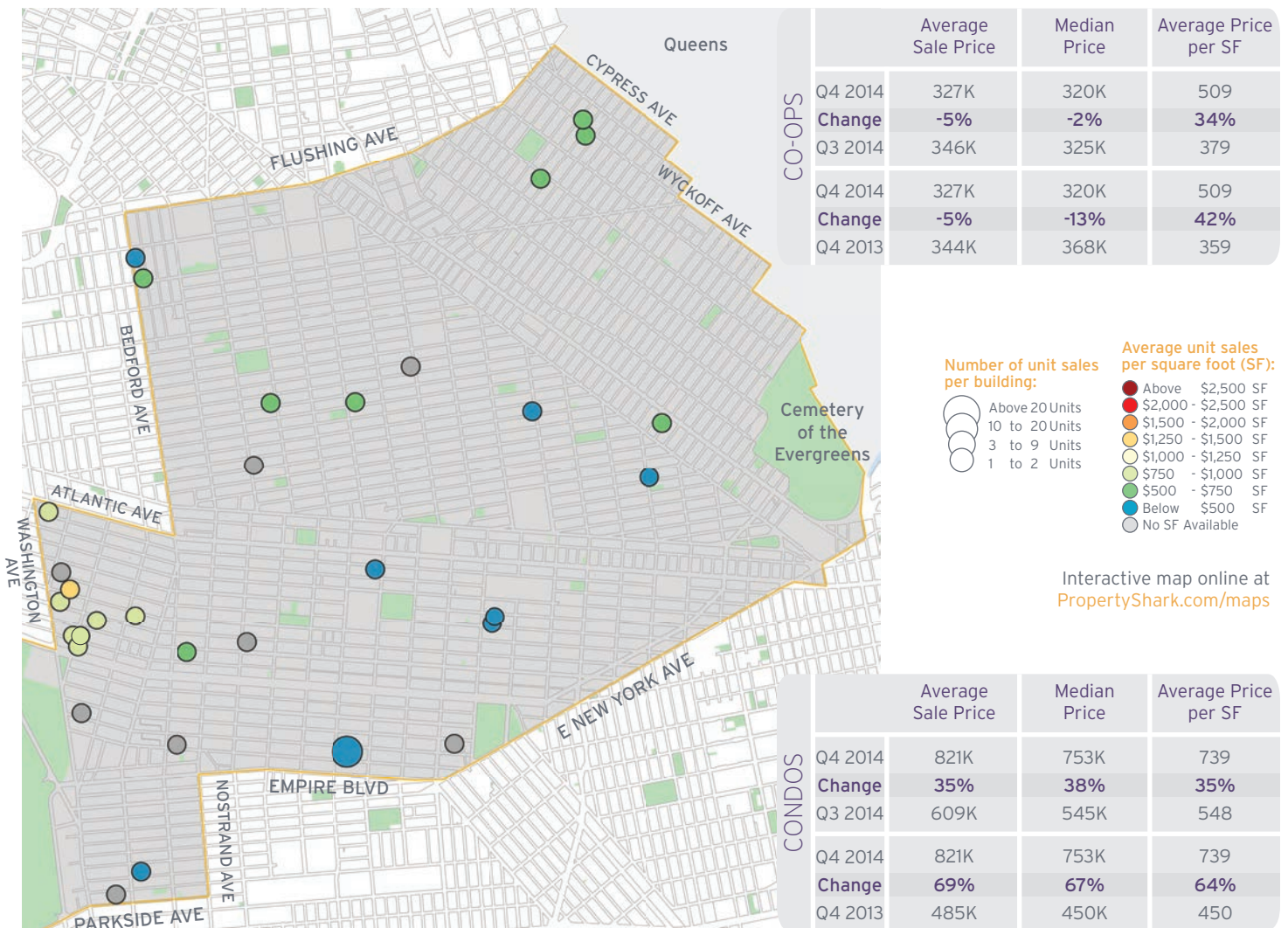


Townhouses	Single-family			Multi-residence	
		Average Price	Median	Average Price	Median
	Q4 2014	3.643M	2.735M	3.277M	2.875M
	Change	100%	62%	40%	15%
	Q3 2014	1.825M	1.685M	2.336M	2.505M
	Q4 2014	3.643M	2.735M	3.277M	2.875M
	Change	85%	15%	27%	13%
	Q4 2013	1.968M	2.375M	2.586M	2.550M

4th Quarter 2014

Bedford-Stuyvesant - Crown Heights - Lefferts Gardens - Bushwick

Versus both last quarter and last year, the condo market saw the largest gain in average and median price in the Borough. "Condominiums in this submarket had an average price of \$821,000 and \$739 per square foot, both figures soaring over 60% year-over-year mainly driven by sales located in close proximity to Prospect Park. The coop market however, saw price declines.



Townhouses	Single-family			Multi-residence	
		Average Price	Median	Average Price	Median
	Q4 2014	1.580M	1.466M	1.083M	1.080M
	Change	6%	-21%	14%	14%
	Q3 2014	1.493M	1.850M	954K	949K
	Q3 2014	1.580M	1.466M	1.083M	1.080M
	Change	36%	47%	7%	9%
	Q3 2013	1.161M	997K	1.016M	995K

4th Quarter 2014

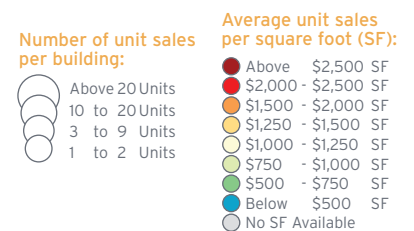
Kensington - Windsor Terrace - Ditmas Park - Flatbush - Prospect Park South

Versus Fourth Quarter 2013, both the coop and condo market experienced strong price growth. The average condo price per square foot reached \$724, which was 36% higher than this time last year. This price has not been seen in this submarket since we began tracking this data. Coop average and median price posted double-digit annual gains as well, though coop figures dipped slightly from Third Quarter 2014.



CO-OPS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	384K	360K	447
	Change	-4%	-6%	-1%
	Q3 2014	398K	385K	452
	Q4 2014	384K	360K	447
CO-OPS	Change	17%	14%	16%
	Q4 2013	327K	315K	384

CONDOS		Average Sale Price	Median Price	Average Price per SF
	Q4 2014	716K	753K	724
	Change	21%	20%	23%
	Q3 2014	593K	626K	590
	Q4 2014	716K	753K	724
CONDOS	Change	26%	32%	36%
	Q4 2013	568K	570K	533



Interactive map online at
PropertyShark.com/maps

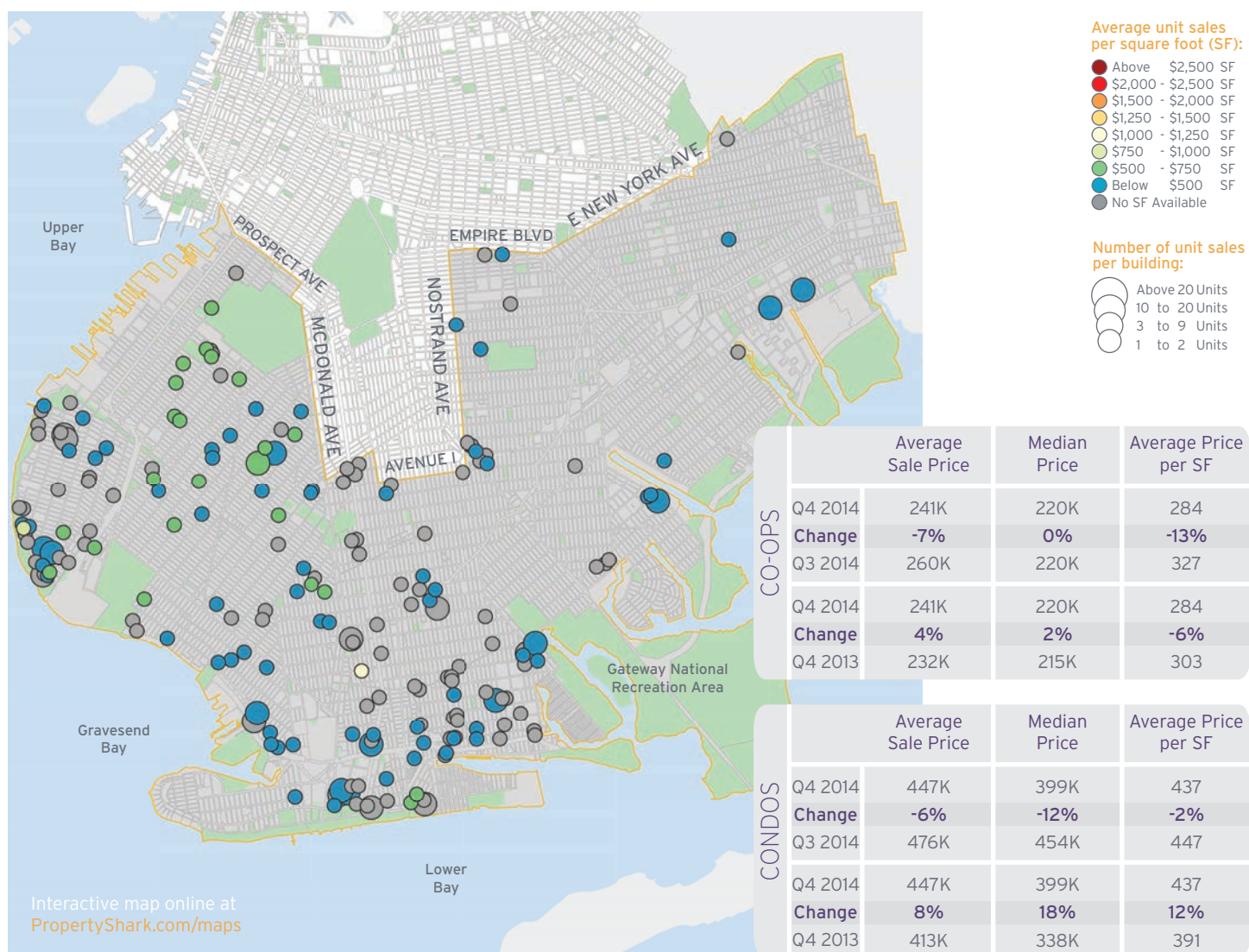
Townhouses	Single-family			Multi-residence		
	Average Price		Median	Average Price		Median
	Q4 2014	1.040M	1.200M	908K	720K	
	Change	-8%	0%	-21%	-37%	
	Q3 2014	1.135M	1.200M	1.150M	1.135M	
	Q4 2014	1.040M	1.200M	908K	720K	
	Change	39%	N/A	-30%	-42%	
	Q4 2013	750K	N/A	1.299M	1.246M	

4th Quarter 2014

South Brooklyn

East Flatbush Marine Park Mill Basin Bergen Beach Gerritsen Beach Greenwood Sunset Park Borough Park Mapleton Midwood Bay Ridge Dyker Heights Bensonhurst Bath Beach Gravesend Sheepshead Bay Sea Gate Coney Island Brighton Beach Manhattan Beach

Average and median condo sale price in southern Brooklyn experienced solid year-over-year gains during Fourth Quarter 2014. The figures were lower than last quarter due to an increase in market share of smaller residences. Average condo price per square foot was \$437, a 12% annual increase. Coop median and average price also increased slightly from last year, but by less than 5%.



Townhouses	Single-family			Multi-residence	
		Average Price	Median	Average Price	Median
	Q4 2014	546K	442K	792K	725K
	Change	-9%	-21%	12%	5%
	Q3 2014	601K	560K	709K	688K
	Q4 2014	546K	442K	792K	725K
	Change	-40%	-51%	-4%	-7%
	Q4 2013	905K	905K	828K	781K