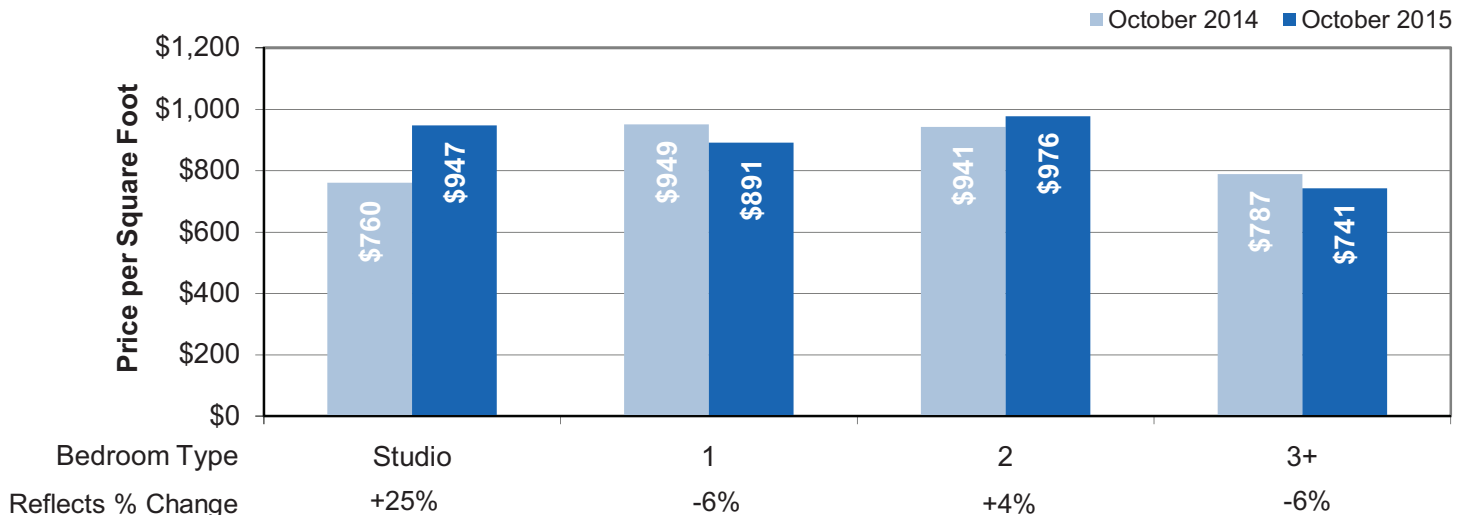


## Market Wide Summary

Contract activity in Brooklyn increased, up 42% from last month and 15% from last October. Typically October is a more active month than September. Brooklyn to date has had a 16-month streak of year-over-year sales increases. Average price came down 12% from last year and 14% from last month, ending the two and a half year streak of average annual price increase. This month's price drop is mainly due to a gain in sales of one bedrooms and fewer sales of three+ residences. Last October 39% of sales were three plus+ bedrooms but this month just 23% of sales were in this bedroom category. Price declines compared to last year and last month were further exaggerated by last October's record price. Average price per square foot displayed the most increase for studios, up 25% from last year. October sales spent an average of 60 days on the market, up from 54 days last year and partly due to an increase in inventory.

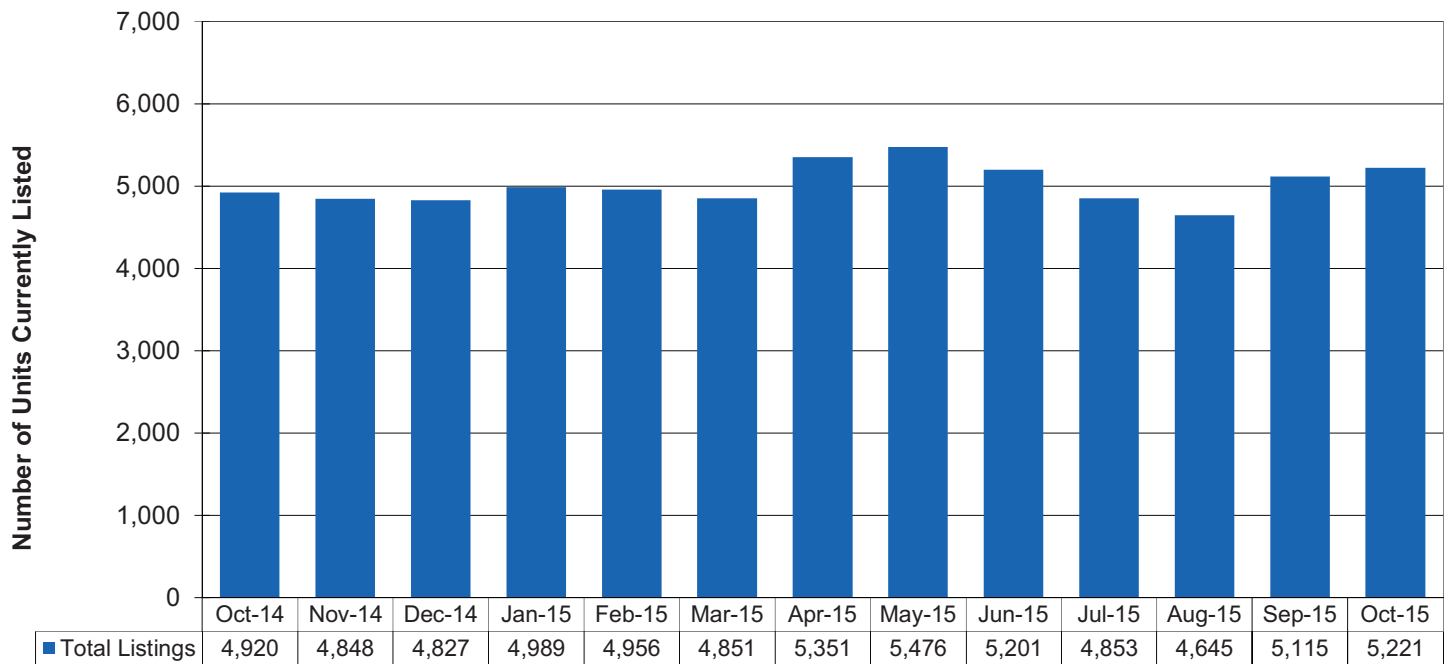
	Current Month <i>October 2015</i>	Prior Month <i>September 2015</i>	% Change	Prior Year <i>October 2014</i>	% Change
Average Sale Price	\$1,096,062	\$1,276,103	-14%	\$1,248,798	-12%
Median Sale Price	\$895,000	\$977,501	-8%	\$927,500	-4%
Average Price per Square Foot	\$810	\$816	-1%	\$836	-3%
Average Days on Market	60	67	-10%	54	11%
Difference from Last Ask to Sale	-0.3%	-1.2%	N/A	0.2%	N/A
Listed Inventory	5,221	5,115	2%	4,920	6%
Number of Contracts Signed <sup>1</sup>	430	302	42%	374	15%

## Signed Contracts



## Brooklyn Apartment and Townhouse Total Listings

Listed inventory was 6% higher than this time last year and 2% higher than September. The increase from September is on trend with past Octobers. Inventory has been growing, but the single-digit gains of the last four months represent a lessened inventory expansion after a year of double-digit growth.



1. Contracts signed include condominium, co-operative and townhouse sales.

Statistics are based on Corcoran Group's monthly signed contract data, with the exception of "Listed Inventory" and "Number of Contracts Signed".

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

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