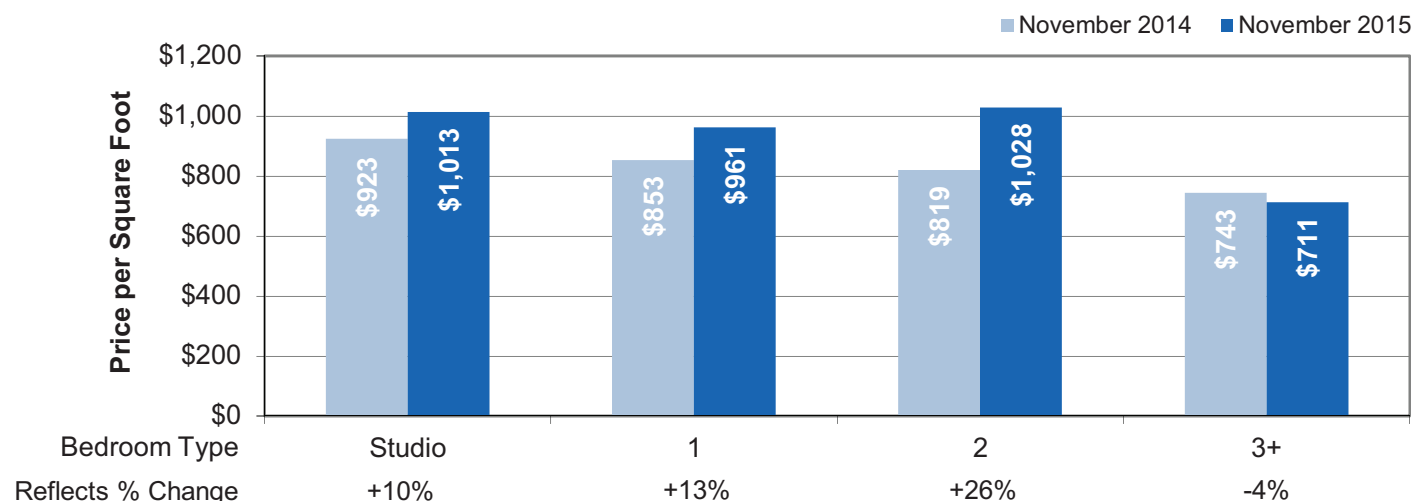


Market Wide Summary

November sales were strong in Brooklyn, continuing a seventeen-month streak of year-over-year growth in sales. Buyers signed 18% more contracts this November compared to last and sales activity remained steady relative to October. Market wide median price showed solid gains with a 10% increase versus last November and 6% more than last month. Buyers paid an average price of \$1.137M, nearly unchanged from a year ago. The average sale price was 0.06% above the average asking price, which when paired with the days on market figure of 49, indicates a very tight market in Brooklyn. Average price per square foot rose 15% year-over-year to \$815. Price increases of one and two bedrooms, (a majority of sales) fueled the market gains, each with double-digit increases in price per square foot compared to November 2014. Studio price per square foot was 10% higher than the same time last year, but studios typically make up a small number of deals each month. The three+ bedroom price per square foot includes townhouse sales with large square footage figures, which often contributes to volatility in this category.

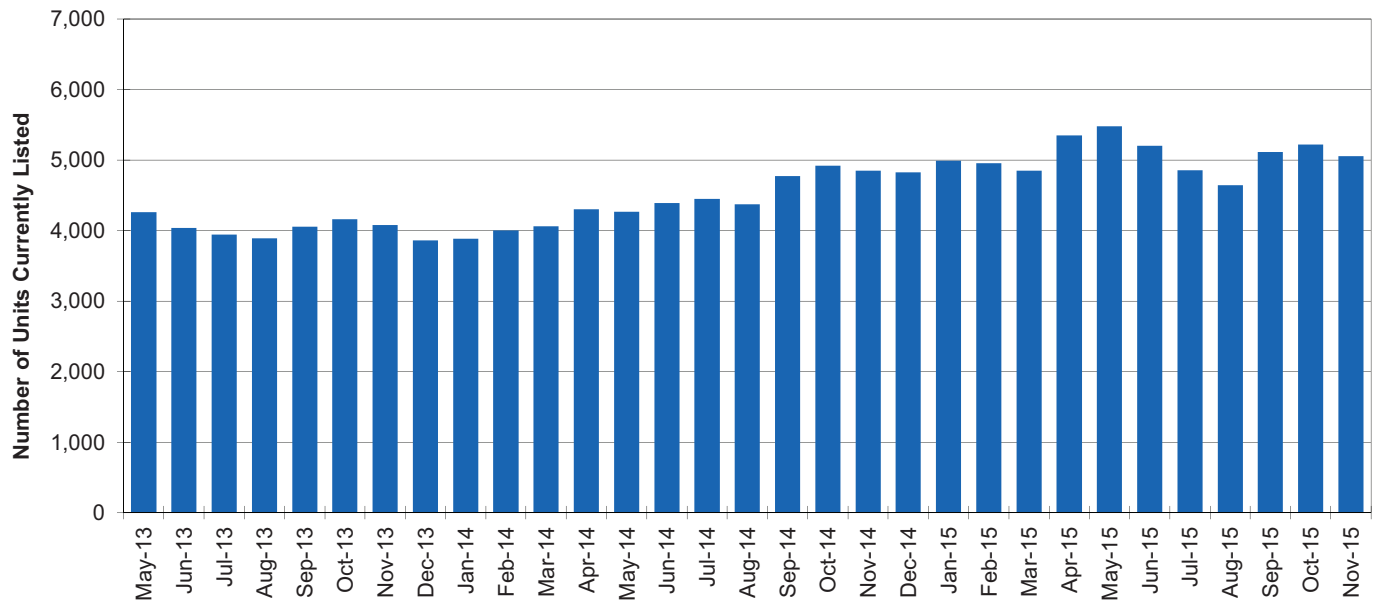
	Current Month November 2015	Prior Month October 2015	% Change	Prior Year November 2014	% Change
Average Sale Price	\$1,137,144	\$1,096,062	4%	\$1,126,103	1%
Median Sale Price	\$950,000	\$895,000	6%	\$860,000	10%
Average Price per Square Foot	\$815	\$810	1%	\$707	15%
Average Days on Market	49	60	-18%	69	-29%
Difference from Last Ask to Sale	0.06%	-0.30%	N/A	-0.08%	N/A
Listed Inventory	5,054	5,221	-3%	4,848	4%
Number of Contracts Signed ¹	426	430	-1%	360	18%

Signed Contracts



Brooklyn Apartment and Townhouse Total Listings

November 2015 had 4% more listings compared to the same time last year. This is the fifth consecutive month of single-digit annual inventory gains. The last time the year-over-year increase in inventory was this low was in May 2014. Sales continue to be strong, a contributing factor to low inventory figures. Compared to October, listings were down 3% which is typical market seasonality as inventory is often taken off the market during the holiday season.



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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