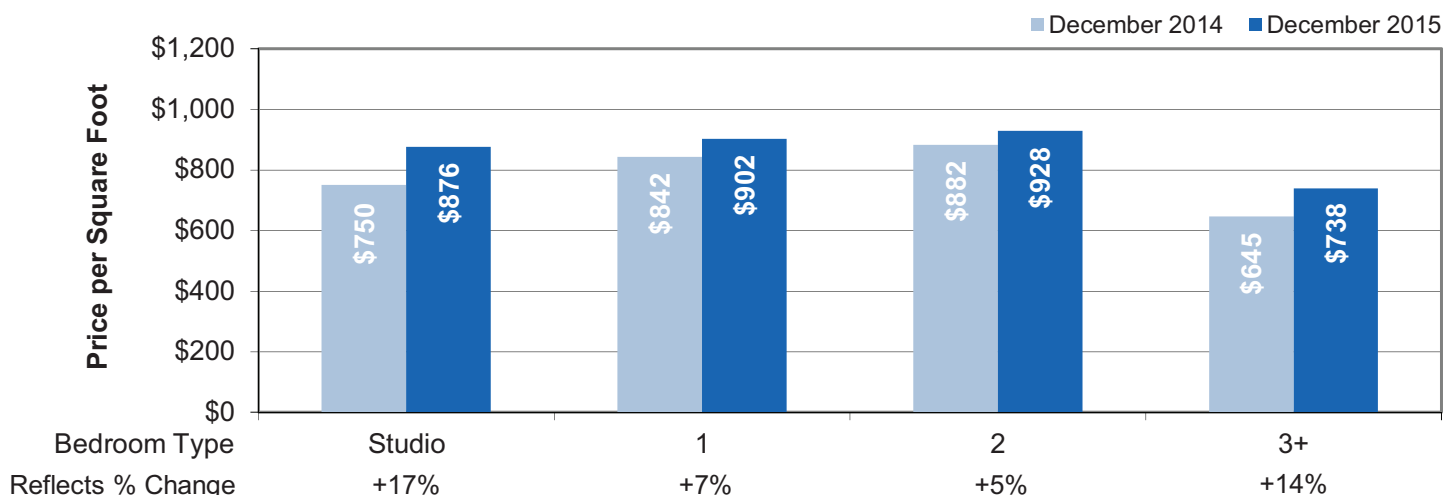


Market Wide Summary

There were 5% more sales in Brooklyn this December relative to last year, but in a typical seasonal trend activity was 24% lower than November. Tight market indicators include low inventory, a low average days on market figure, and very little room for negotiating asking price. Market wide median price increased 5% compared to both last month and last year. The average sale price was nearly \$1.3M, 18% higher than last year. Both median and average price figures from December were the third highest of the year. An increase in market share of condo sales, specifically in Brooklyn Heights and Park Slope, skewed the figure higher. Average price per square foot, while 7% higher than last year, dipped versus November. This was partially due to the market share increase of townhouse sales relative to last month, which often have a lower price per square foot than apartments. All sales by bedroom type displayed year-over-year gains in average price per square foot.

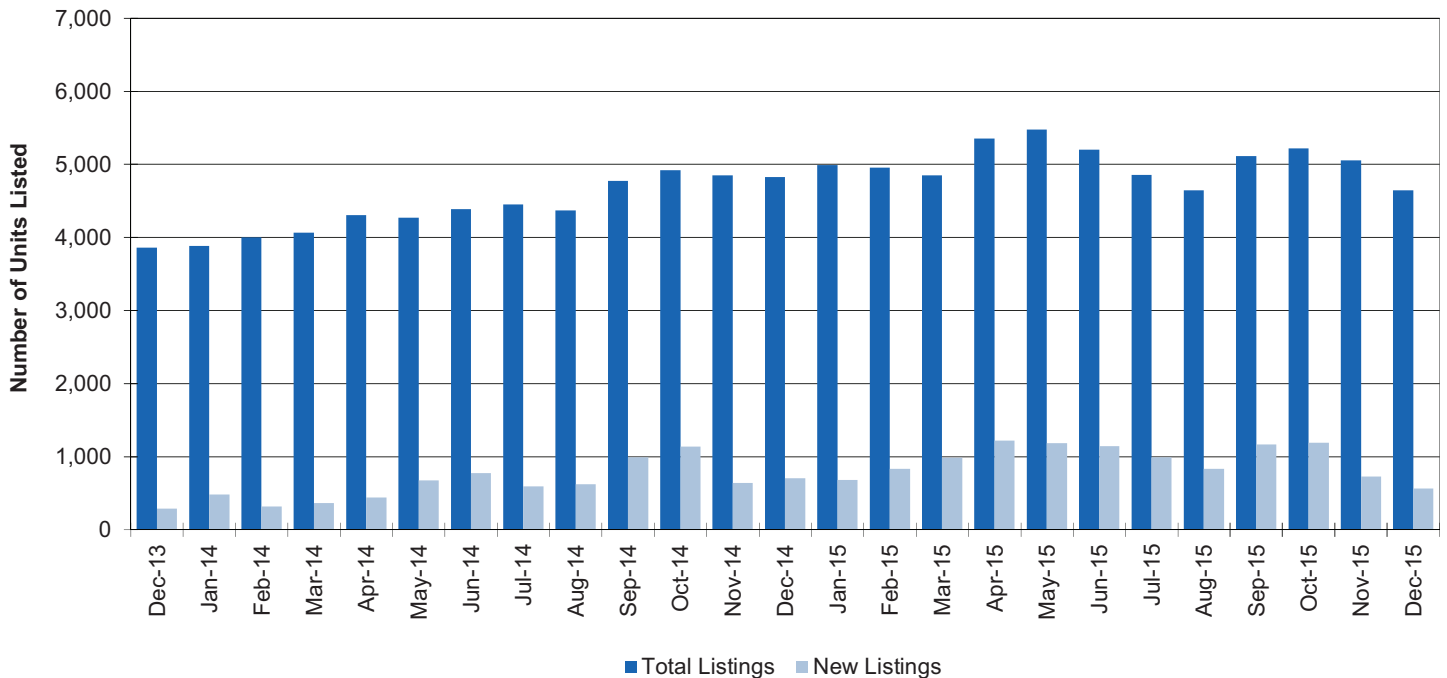
	Current Month <i>December 2015</i>	Prior Month <i>November 2015</i>	% Change	Prior Year <i>December 2014</i>	% Change
Average Sale Price	\$1,299,503	\$1,137,144	14%	\$1,103,503	18%
Median Sale Price	\$1,000,000	\$950,000	5%	\$955,000	5%
Average Price per Square Foot	\$773	\$815	-5%	\$723	7%
Average Days on Market	49	49	0%	62	-21%
Difference from Last Ask to Sale	-0.76%	0.06%	N/A	1.30%	N/A
Listed Inventory	4,643	5,054	-8%	4,827	-4%
Number of Contracts Signed ¹	324	426	-24%	309	5%

Signed Contracts



Brooklyn Apartment and Townhouse Total Listings

Year-over-year total available inventory in Brooklyn decreased by 4% and new listings decreased by 20%. At 4,643 listings, this was the lowest inventory figure of the year. This is typical of December as sellers hold off on bringing new listings to market and some even temporarily remove listings until after the new year. This December's new listings figure is the lowest since April 2014.



1. Contracts signed include condominium, co-operative and townhouse sales that are publically reported.

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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