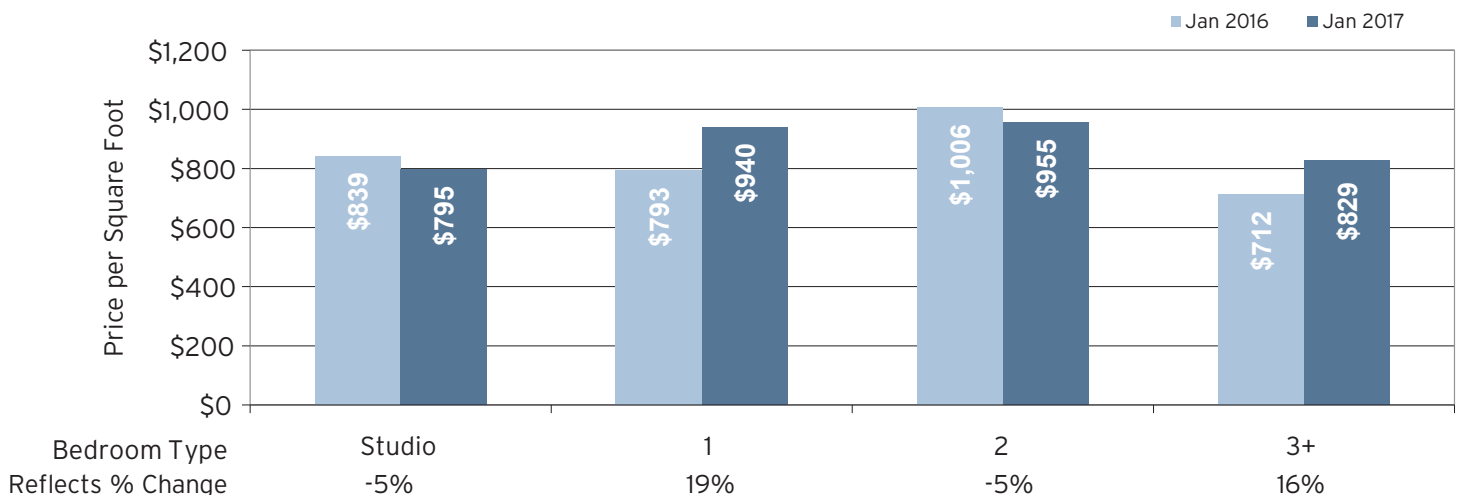


Market Wide Summary

January saw contract activity for the month of January virtually unchanged over the last year. Listed inventory rose 8% year-over-year, driven by the 18% rise in listings versus last year. Median sale price remained nearly the same compared to last year, up just 2% from January 2016. On the other hand, average price rose 15% year-over-year, skewed by a townhouse asking \$16M in Brooklyn Heights. This month the average price difference from last ask to sale was deeper than a year ago, but the discount was primarily due to greater discounts in the townhouse market. Increased negotiability corresponded with a slight rise in days on market of 6%.

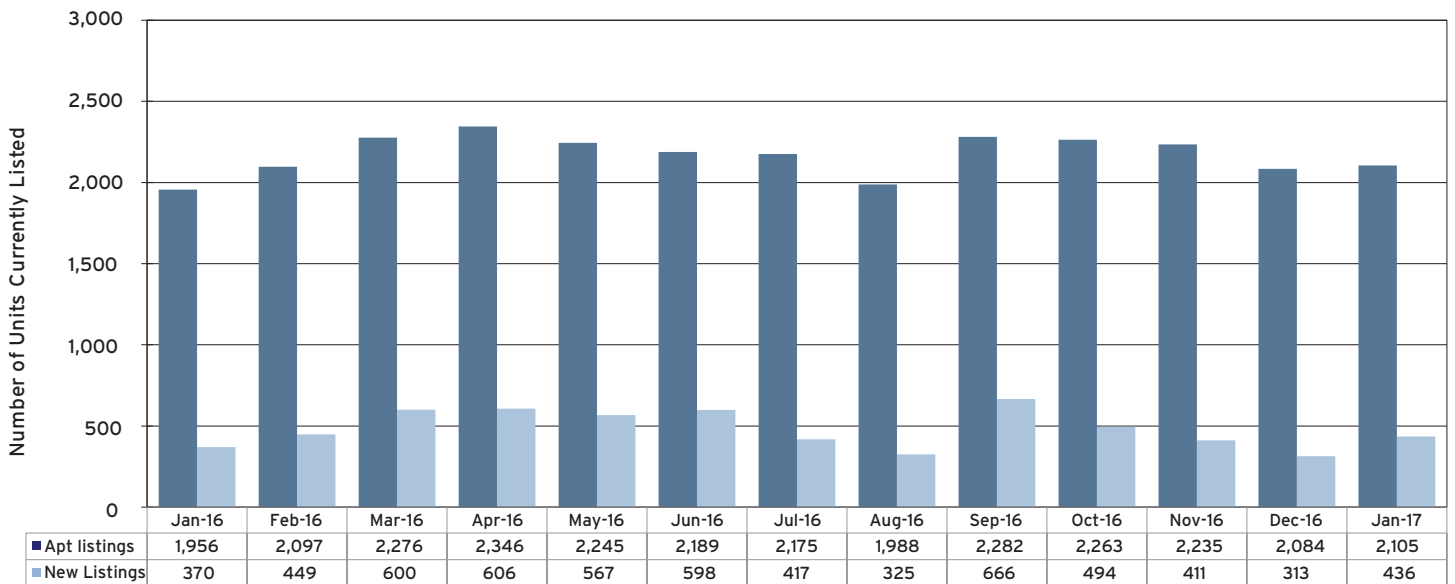
Market Wide ¹	Current Month January 2017	Prior Month December 2016	% Change	Prior Year January 2016	% Change
Average Sale Price	\$1,261,778	\$1,200,806	5%	\$1,097,902	15%
Median Sale Price	\$910,030	\$1,025,000	-11%	\$890,000	2%
Average Price per Square Foot	\$784	\$770	2%	\$806	-3%
Average Days on Market	60	57	5%	57	6%
Difference from Last Ask to Sale	-4.99%	-2.49%	N/A	-1.36%	N/A
Percent of Sales Sold Below Ask	53%	52%	N/A	42%	N/A
Listed Apartment Inventory ²	2,105	2,084	1%	1,959	8%
Number of Contracts Signed	311	382	-19%	312	0%

Signed Contracts



Brooklyn Apartment Listings

Total January listed inventory rose 8% compared to last year, and was up 1% month-over-month. Newly listed inventory, at 436 units, made up 21% of overall inventory, compared to 19% one year ago. While co-op inventory saw no increase over the last year, condo inventory experienced a 21% rise and accounted for 56% of available inventory in January.



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

Statistics include condominium, co-operative and townhouse sales unless otherwise noted.

2. Statistics include condominium and co-operatives only.

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

Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.

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