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

3rd Quarter 2013

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

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 the Third Quarter of 2013 (July 1 through September 30) and compares them to the Third Quarter 2012 and the Second Quarter 2013. 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 condo and co-op sales activity reached a five year peak this quarter, with the highest number of closed sales recorded since Third Quarter 2008. Market-wide closed sales totaled 1,146, a 9% increase year over year and a 16% increase compared to Second Quarter 2013. Intense buyer demand for housing drove these pricing trends as it was met with limited available properties; the result was rapid absorption and price increases across the board.

The market-wide average price per square foot rose to $693 this quarter, a 9% increase over Third Quarter 2012, while the average sale price of $662,000 increased 8% over Third Quarter 2012. Market-wide median price increased by 4% to $545,000 compared to last year and was the second highest median price reached since 2008.

With strong buyer demand and decreasing inventory driving prices upward, Brooklyn's Third Quarter 2013 market share for sales over $1 million grew to 17%, the highest market share for this price category since tracking of this metric began in Fourth Quarter 2009. Prices for townhomes displayed year-over-year improvement, particularly the two-to-four family townhouses market, where double-digit median sales price increases were recorded throughout the borough.

Strong demand for new development properties and larger residences coupled with a decline in available new inventory drove new development prices upward this quarter. Average price per square foot rose 17% over Third Quarter 2012 and median sale price increased by 20% compared to the same period last year. Brooklyn buyers paid an average price of $877,000 for new development properties which was 18% more than Third Quarter 2012.

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

Market-wide

All Apartments

ALL SALES		Average Sale Price	Median Price	Avg Price per sf
	Q3 2013	662K	545K	693
	Change	**6%**	**6%**	**7%**
	Q2 2013	627K	515K	650
	Q3 2013	662K	545K	693
	Change	**8%**	**4%**	**9%**
	Q3 2012	614K	525K	633

The following members of the The Corcoran Group made significant contributions to this report:
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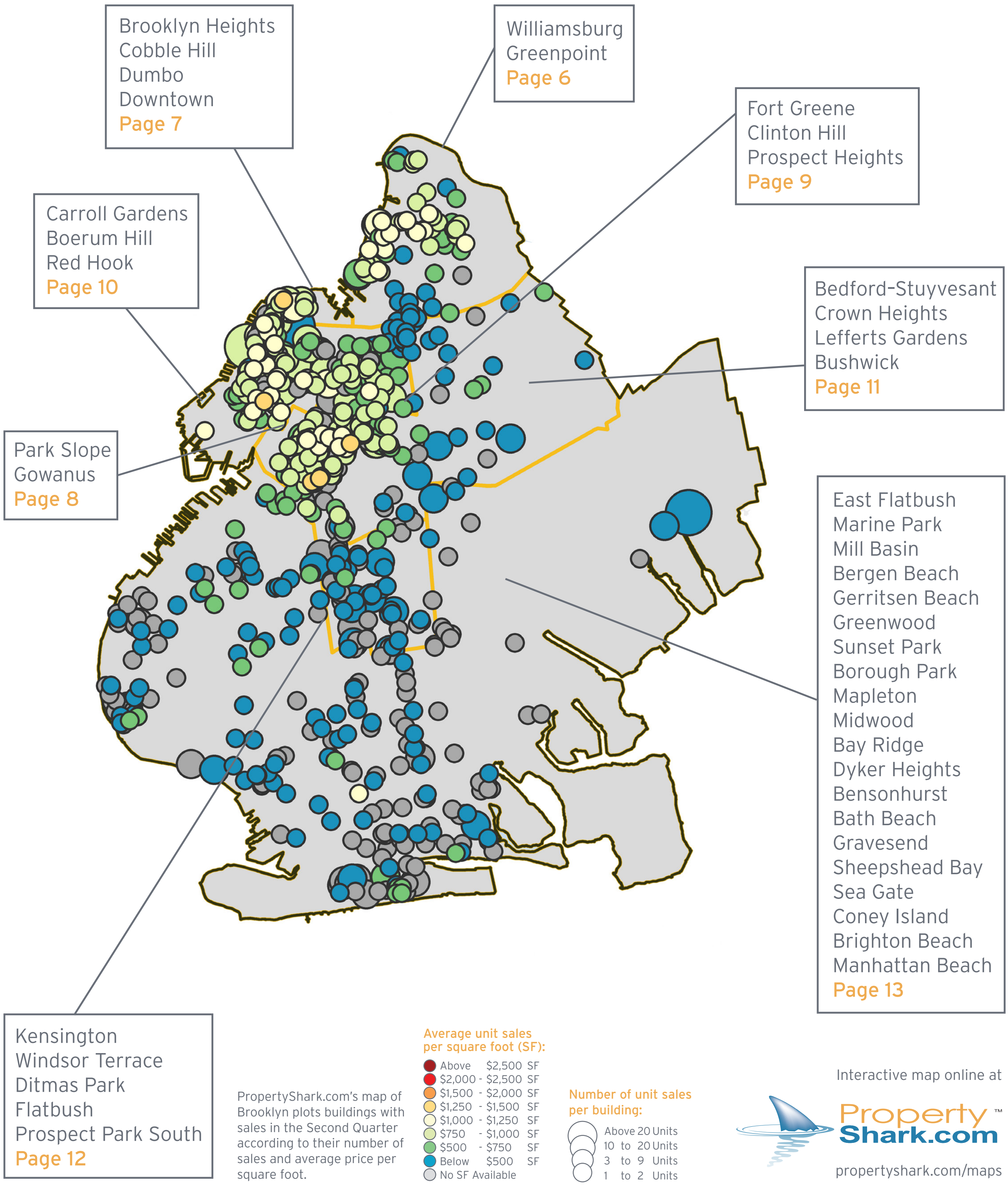
Matthew Haines | Lavinia Husar | Bodor Kalman | Robert Raiz | Mihai Palermo

View all our current market reports at www.corcoran.com/nyc/Advice



PropertyShark.com's map of Brooklyn plots buildings with sales in the Second Quarter according to their number of sales and average price per square foot.

Average unit sales per square foot (SF):

- Above $2,500 SF
- $2,000 - $2,500 SF
- $1,500 - $2,000 SF
- $1,250 - $1,500 SF
- $1,000 - $1,250 SF
- $750 - $1,000 SF
- $500 - $750 SF
- Below $500 SF
- No SF Available

Number of unit sales per building:

- Above 20 Units
- 10 to 20 Units
- 3 to 9 Units
- 1 to 2 Units

Interactive map online at

PropertyShark.com™

propertyshark.com/maps

Resale Market-wide

The extremely active Brooklyn resale market showed impressive increases this quarter. Market-wide, average sale prices and average price per square foot had double-digit gains relative to both last quarter and last year. The upward movement in average price was steered by larger sized coop residences, a market segment that reached its highest average sale price in five years. Average price per square foot in the resale condo market reached its highest level since Third Quarter 2008.

ALL RESALES

	Average Sale Price	Median Price	Avg Price per sf
Q3 2013	602K	475K	643
Change	**10%**	**6%**	**10%**
Q2 2013	546K	450K	585
Q3 2013	602K	475K	643
Change	**14%**	**8%**	**11%**
Q3 2012	527K	438K	578

RESALE CO-OPS

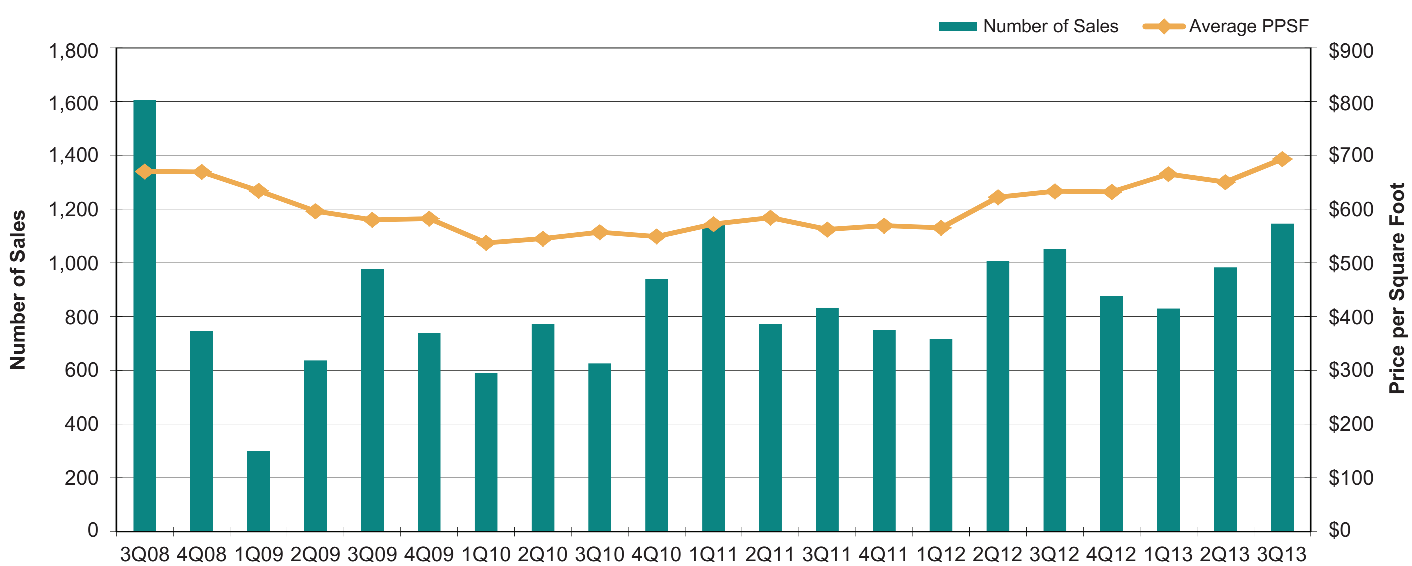
	Average Sale Price	Median Price	Avg Price per sf
Q3 2013	513K	357K	608
Change	**4%**	**-8%**	**12%**
Q2 2013	491K	390K	544
Q3 2013	513K	357K	608
Change	**13%**	**2%**	**10%**
Q3 2012	454K	350K	554

RESALE CONDOS

	Average Sale Price	Median Price	Avg Price per sf
Q3 2013	685K	570K	658
Change	**16%**	**14%**	**8%**
Q2 2013	590K	499K	608
Q3 2013	685K	570K	658
Change	**6%**	**1%**	**11%**
Q3 2012	646K	565K	591

Historical Sales and Price per Square Foot (All Apartments)

The number of sales grew by 9% compared to Third Quarter 2012 to surpass the previous post-downturn high set in First Quarter 2011. Sales activity was 39% higher than the trailing five-year average. A 16% jump in the market wide average price per square foot brought the figure to $693, exceeding the previous record price set in Third Quarter 2008 by 3%.



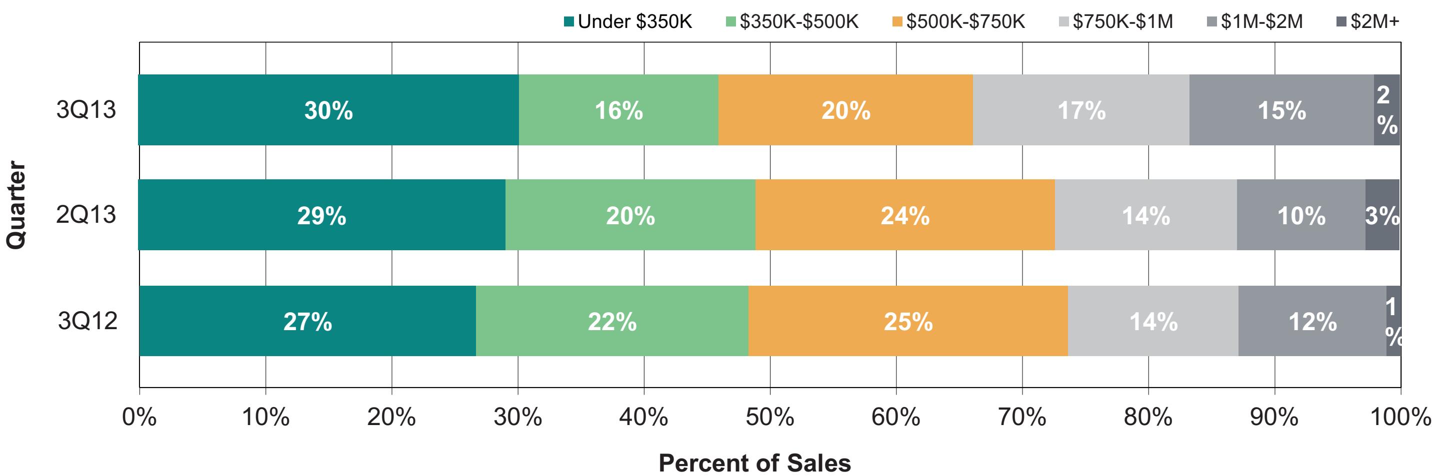
Townhouses

Townhouse averages can be skewed each quarter due to the limited number of sales. The average price of a single-family townhouse sale decreased slightly from both last quarter and last year due to fewer sales in prime Brooklyn neighborhoods. The median sale price of $1.285M was an 8% gain from a year ago, but a 5% decline from Second Quarter. Robust demand for two-to-four family townhomes yielded impressive double-digit year-over-year average and median price gains in all areas of Brooklyn.

Market-wide	Single-family		Multi-residence	
	Average Price	Median Price	Average Price	Median Price
Q3 2013	1.553M	1.285M	1.587M	1.395M
Change	**-13%**	**-5%**	**15%**	**40%**
Q2 2013	1.775M	1.350M	1.376M	999K
Q3 2013	1.553M	1.285M	1.587M	1.395M
Change	**-19%**	**8%**	**22%**	**17%**
Q3 2012	1.910M	1.195M	1.299M	1.196M

Sales by Price Category (All Apartments)

The market share for sales over $1MM grew to 17%, up from 14% last quarter and last year. In Third Quarter 2013, the market share for sales under $350K grew to 30%, while the market share for sales priced between $350 and $500K shrank to 16%, the lowest market share for this price category since Fourth Quarter 2009.



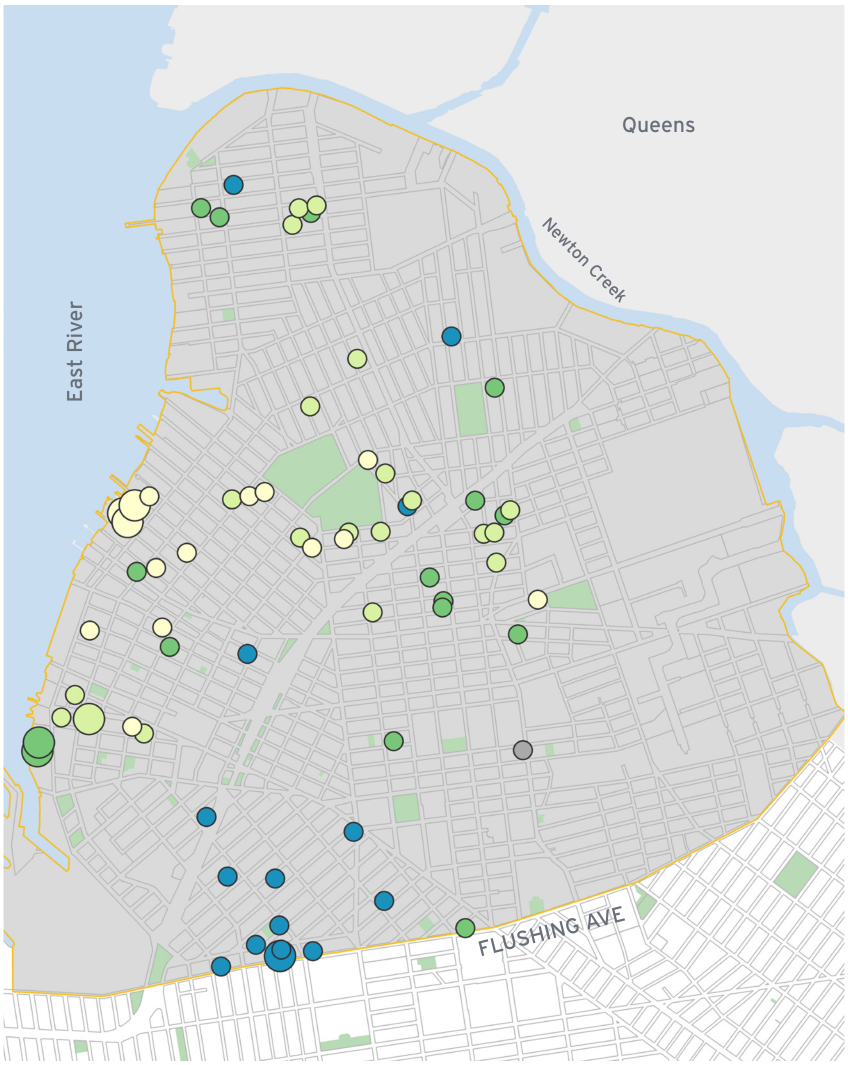
New Developments

Following last quarter's five-year high average sale price per square foot, the figure for Third Quarter 2013 increased an additional 5% to $802 per square foot, a 17% gain from a year ago. Both median and average sale prices achieved double-digit year-over-year gains and were the second highest prices since Third Quarter 2008. A decline in the number of available new development properties intensified the difference in sale price per square foot for new development versus resale. Average sale price per square foot for new product during Third Quarter 2013 was 25% higher than resale properties, up from 18% a year ago.

Market-wide	Average Sale Price	Median Price	Avg Price per sf
Q3 2013	877K	765K	802
Change	**5%**	**13%**	**5%**
Q2 2013	834K	675K	762
Q3 2013	877K	765K	802
Change	**18%**	**20%**	**17%**
Q3 2012	742K	635K	684

Williamsburg - Greenpoint

Median and average condo price growth echoed last quarter's impressive sale gains of over 20% year-over-year. Median sale price surged to $855,000, the highest median price seen in over five years in the submarket. The average sale price of $876 per square foot was an increase of 17% compared to Third Quarter 2012 and was level with last quarter. Note that there are a statistically insignificant number of co-op sales in the submarket.



CO-OPS	Average Sale Price	Median Price	Average Price per SF
Q3 2013	1.061M	999K	785
Change	**136%**	**N/A**	**18%**
Q2 2013	450K	N/A	663
Q3 2013	1.061M	999K	785
Change	**N/A**	**N/A**	**N/A**
Q3 2012	N/A	N/A	N/A

CONDOS	Average Sale Price	Median Price	Average Price per SF
Q3 2013	914K	855K	876
Change	**-2%**	**10%**	**0%**
Q2 2013	930K	780K	876
Q3 2013	914K	855K	876
Change	**21%**	**22%**	**17%**
Q3 2012	758K	702K	748

Number of unit sales per building:
- Above 20 Units
- 10 to 20 Units
- 3 to 9 Units
- 1 to 2 Units

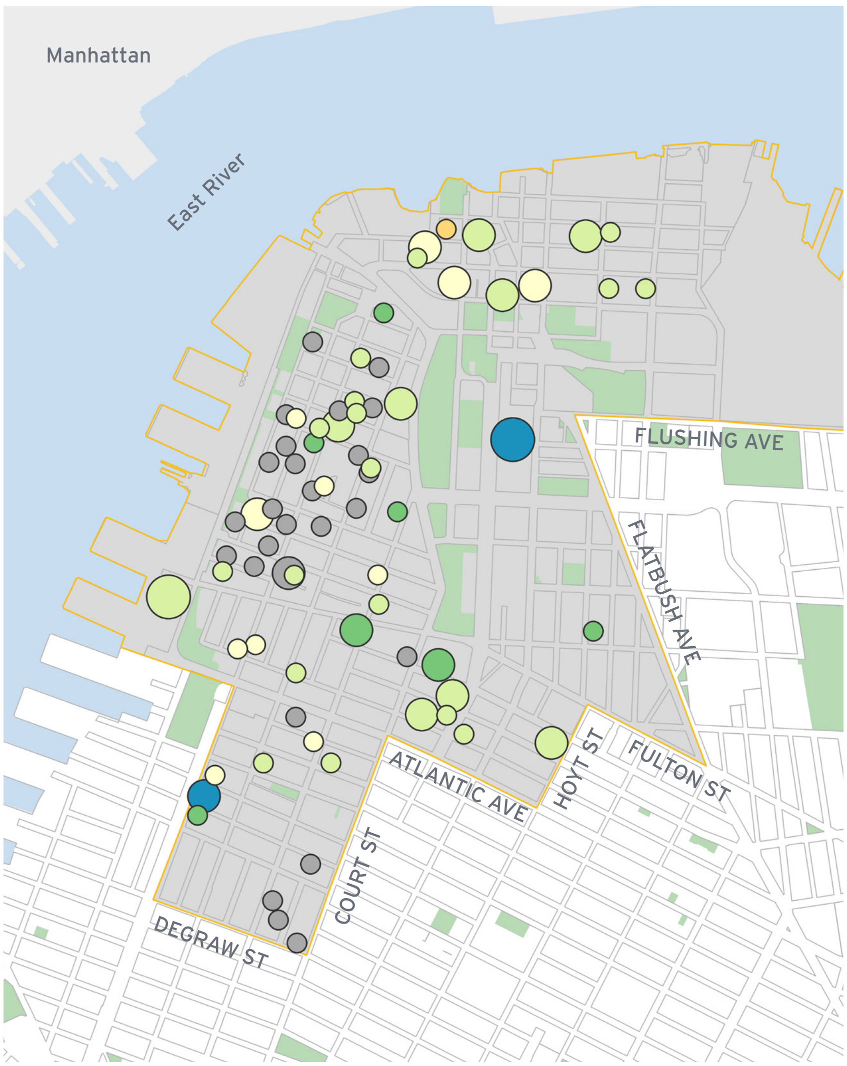
Average unit sales per square foot (SF):
- Above $2,500 SF
- $2,000 - $2,500 SF
- $1,500 - $2,000 SF
- $1,250 - $1,500 SF
- $1,000 - $1,250 SF
- $750 - $1,000 SF
- $500 - $750 SF
- Below $500 SF
- No SF Available

Interactive map online at
PropertyShark.com/maps

Townhouses	Single-family Average Price	Single-family Median	Multi-residence Average Price	Multi-residence Median
Q3 2013	N/A	N/A	1.502M	1.473M
Change	**N/A**	**N/A**	**-10%**	**-3%**
Q2 2013	N/A	N/A	1.663M	1.525M
Q3 2013	N/A	N/A	1.502M	1.472M
Change	**N/A**	**N/A**	**17%**	**25%**
Q3 2012	1.060M	1.060M	1.279M	1.175M

Brooklyn Heights - Cobble Hill - Dumbo - Downtown

Condo average sale price reached $910 per square foot, which is not only a five-year high for the submarket, but a record for the entire borough during Third Quarter 2013. The 11% year-over-year gain was primarily driven by sales of large residences. Additionally, the average coop sales price rose 16% compared to both last quarter and last year, while median coop prices remained relatively level.

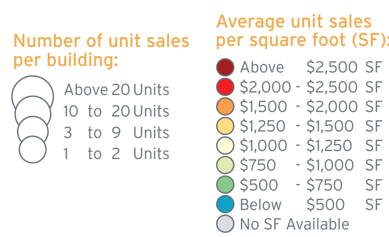


CO-OPS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	673K	475K	723
Change	**16%**	**0%**	**8%**
Q2 2013	578K	477K	667
Q3 2013	673K	475K	723
Change	**16%**	**3%**	**13%**
Q3 2012	581K	460K	641

CONDOS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	967K	899K	910
Change	**-2%**	**9%**	**5%**
Q2 2013	991K	829K	867
Q3 2013	967K	899K	910
Change	**1%**	**6%**	**11%**
Q3 2012	958K	850K	819



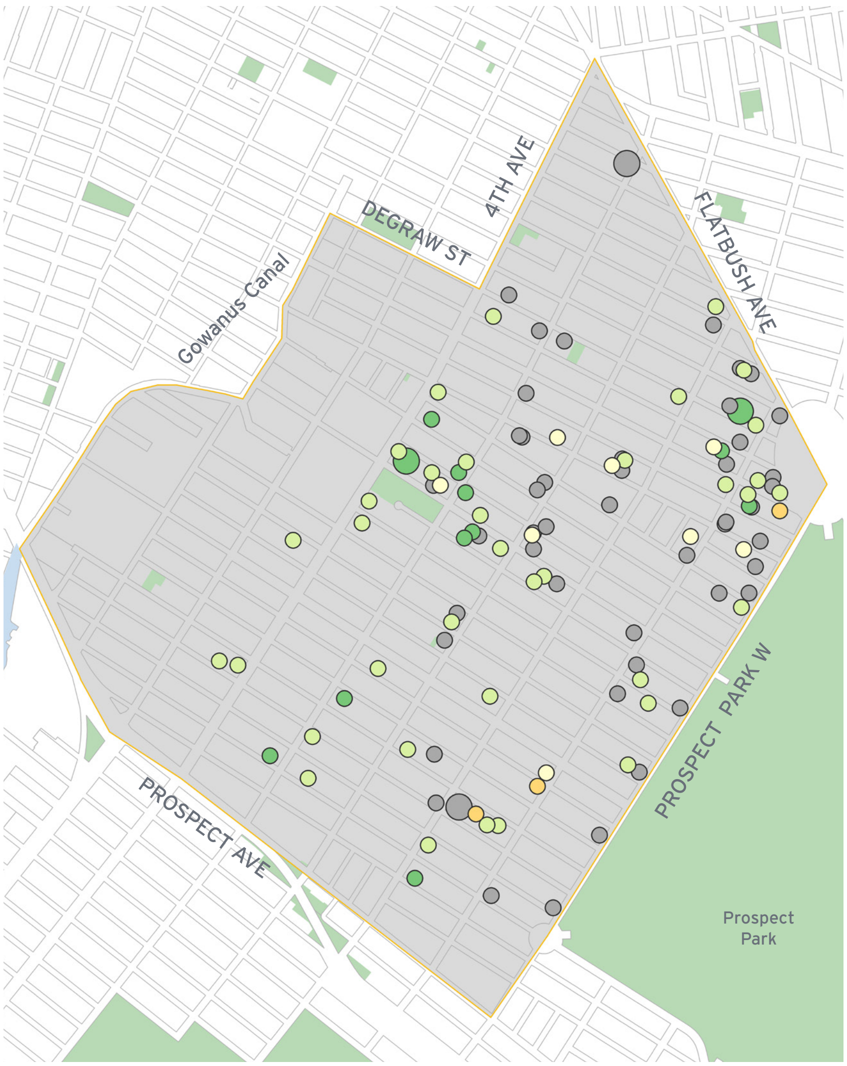
Interactive map online at
PropertyShark.com/maps

Townhouses

	Single-family Average Price	Single-family Median	Multi-residence Average Price	Multi-residence Median
Q3 2013	3.735M	N/A	2.529M	2.176M
Change	**-8%**	**N/A**	**-26%**	**-43%**
Q2 2013	4.050M	3.200M	3.438M	3.850M
Q3 2013	3.735M	N/A	2.529M	2.176M
Change	**-9%**	**N/A**	**17%**	**15%**
Q3 2012	4.124M	4.038M	2.157M	1.900M

Park Slope - Gowanus

The 24% rise in average condo sale price per square foot brought the figure to $879, the highest in five years. The median condo price of $905K was also a five-year high for the neighborhood. Both average and median sale price saw double-digit gains relative to both last quarter and last year. Median coop price advanced 13% from Third Quarter 2012, which was also a 30% increase from last quarter.



CO-OPS	Average Sale Price	Median Price	Average Price per SF
Q3 2013	822K	825K	873
Change	**12%**	**30%**	**9%**
Q2 2013	736K	637K	802
Q3 2013	822K	825K	873
Change	**4%**	**13%**	**25%**
Q3 2012	793K	729K	699

CONDOS	Average Sale Price	Median Price	Average Price per SF
Q3 2013	994K	905K	879
Change	**13%**	**24%**	**1%**
Q2 2013	878K	730K	871
Q3 2013	994K	905K	879
Change	**25%**	**23%**	**24%**
Q3 2012	795K	735K	710

Number of unit sales per building:
Above 20 Units
10 to 20 Units
3 to 9 Units
1 to 2 Units

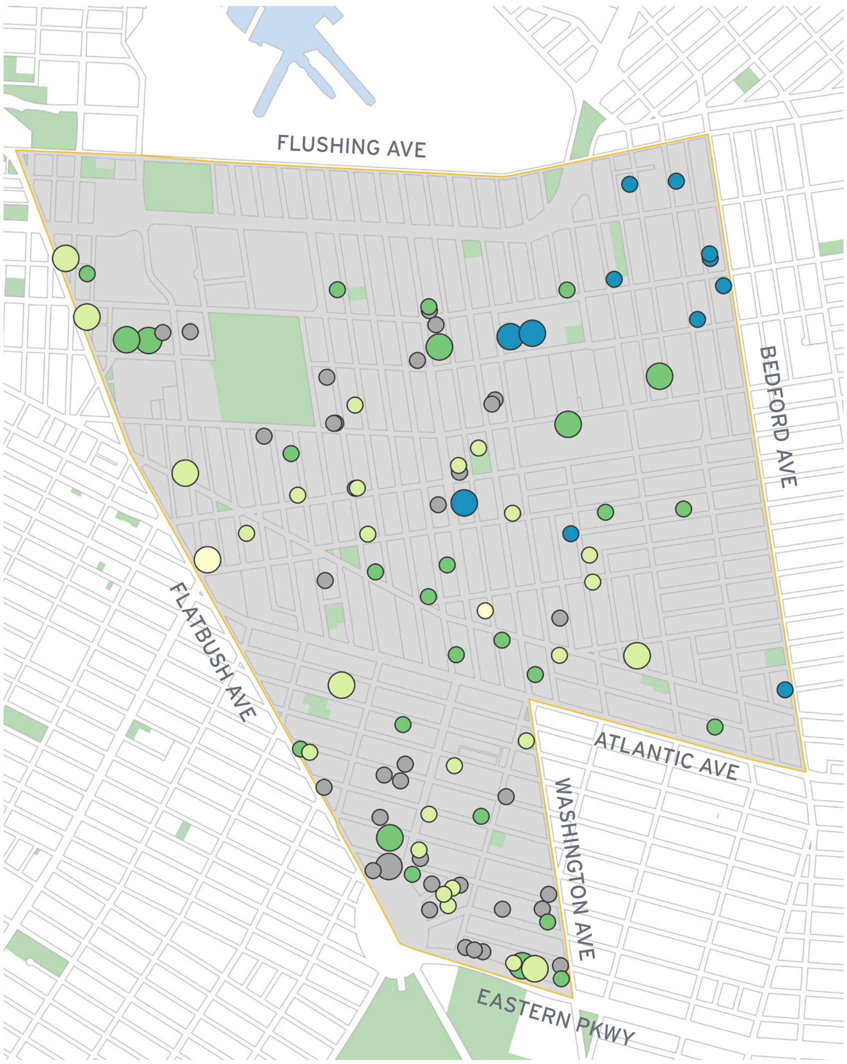
Average unit sales per square foot (SF):
Above $2,500 SF
$2,000 - $2,500 SF
$1,500 - $2,000 SF
$1,250 - $1,500 SF
$1,000 - $1,250 SF
$750 - $1,000 SF
$500 - $750 SF
Below $500 SF
No SF Available

Interactive map online at PropertyShark.com/maps

Townhouses	Single-family Average Price	Single-family Median	Multi-residence Average Price	Multi-residence Median
Q3 2013	2.159M	1.973M	2.103M	1.963M
Change	**-11%**	**-31%**	**0%**	**-1%**
Q2 2013	2.413M	2.850M	2.112M	1.987M
Q3 2013	2.159M	1.973M	2.103M	1.963M
Change	**53%**	**73%**	**18%**	**28%**
Q3 2012	1.412M	1.143M	1.786M	1.532M

Fort Greene - Clinton Hill - Prospect Heights

The condo market saw the largest gain in average price per square foot in the borough this quarter. An increase of 30% from last year brought the figure to $679 per square foot, a five-year high for the neighborhood. Median price, which also increased 30% year-over-year, was the highest seen in the submarket in five years. Strong demand for housing in this submarket also caused 31% median price gains in the coop market relative to Third Quarter 2012.



CO-OPS		Average Sale Price	Median Price	Average Price per SF
	Q3 2013	638K	555K	654
	Change	**23%**	**17%**	**11%**
	Q2 2013	519K	475K	587
	Q3 2013	638K	555K	654
	Change	**37%**	**31%**	**24%**
	Q3 2012	467K	425K	528

CONDOS		Average Sale Price	Median Price	Average Price per SF
	Q3 2013	743K	645K	679
	Change	**20%**	**9%**	**7%**
	Q2 2013	621K	590K	636
	Q3 2013	743K	645K	679
	Change	**27%**	**30%**	**30%**
	Q3 2012	583K	496K	522

Number of unit sales per building:
- Above 20 Units
- 10 to 20 Units
- 3 to 9 Units
- 1 to 2 Units

Average unit sales per square foot (SF):
- Above $2,500 SF
- $2,000 - $2,500 SF
- $1,500 - $2,000 SF
- $1,250 - $1,500 SF
- $1,000 - $1,250 SF
- $750 - $1,000 SF
- $500 - $750 SF
- Below $500 SF
- No SF Available

Interactive map online at PropertyShark.com/maps

Townhouses		Single-family Average Price	Single-family Median	Multi-residence Average Price	Multi-residence Median
	Q3 2013	1.285M	N/A	2.112M	2.075M
	Change	**-36%**	**N/A**	**11%**	**15%**
	Q2 2013	2.023M	2.023M	1.909M	1.800M
	Q3 2013	1.285M	N/A	2.112M	2.075M
	Change	**-16%**	**N/A**	**35%**	**43%**
	Q3 2012	1.537M	1.575M	1.562M	1.450M

Carroll Gardens - Boerum Hill - Red Hook

The average condo sale price per square foot jumped 7% to $858 per square foot from Second Quarter 2013, fueled by. This quarter's average sale condo price exceeded $1M, the highest average sale price in the borough. Impressive price escalations were echoed in the coop market, where median price and average price both saw double-digit year-over-year increases.

Interactive map online at PropertyShark.com/maps

CO-OPS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	937K	780K	929
Change	**20%**	**5%**	**20%**
Q2 2013	781K	745K	776
Q3 2013	937K	780K	929
Change	**41%**	**21%**	**34%**
Q3 2012	664K	645K	691

CONDOS

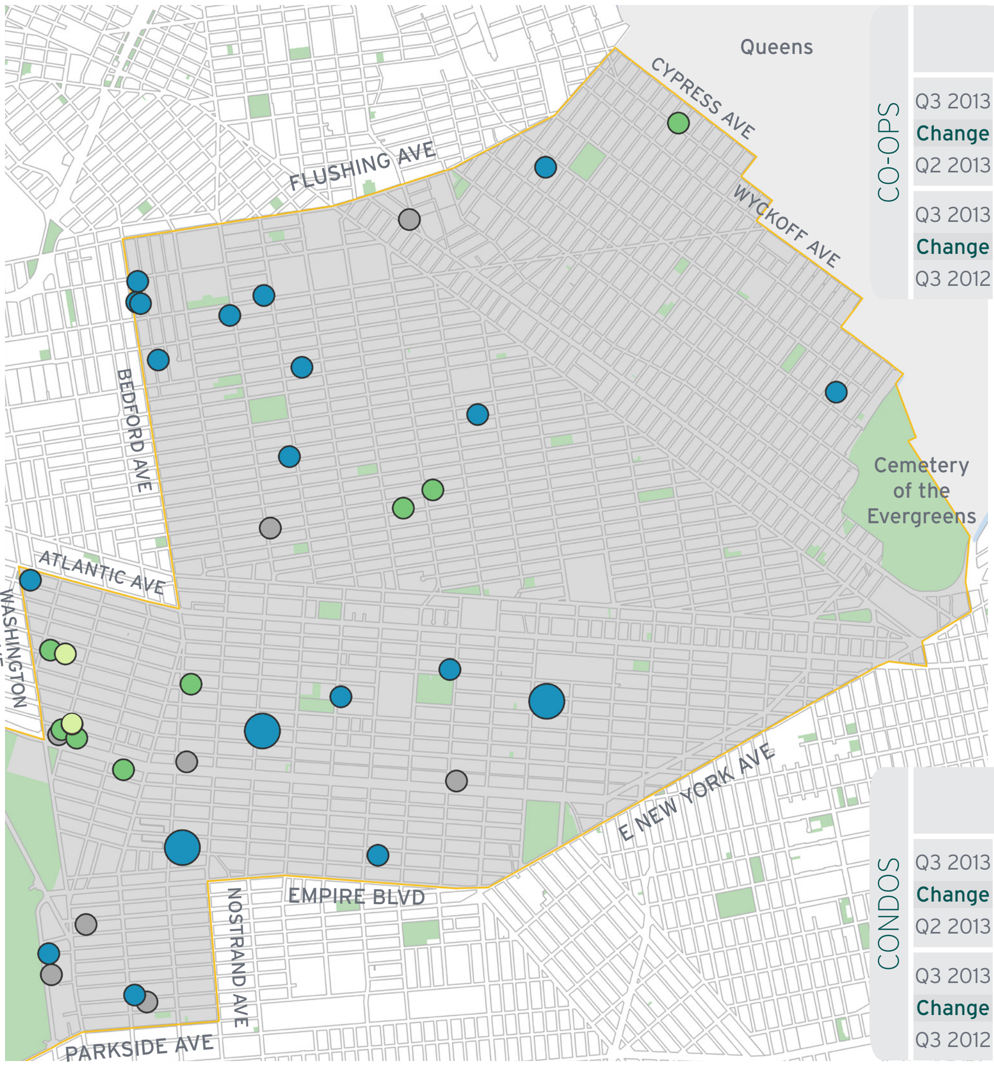
	Average Sale Price	Median Price	Average Price per SF
Q3 2013	1.006M	902K	858
Change	**20%**	**20%**	**7%**
Q2 2013	841K	752K	799
Q3 2013	1.006M	902K	858
Change	**9%**	**5%**	**18%**
Q3 2012	927K	860K	725

Townhouses

	Single-family		Multi-residence	
	Average Price	Median	Average Price	Median
Q3 2013	2.270M	2.270M	2.565M	2.695M
Change	**7%**	**11%**	**6%**	**4%**
Q2 2013	2.119M	2.053M	2.414M	2.588M
Q3 2013	2.270M	2.270M	2.565M	2.695M
Change	**43%**	**43%**	**45%**	**66%**
Q3 2012	1.585M	1.584M	1.770M	1.628M

Bedford-Stuyvesant - Crown Heights - Lefferts Gardens - Bushwick

The 8% year-over-year increase in average condo sale price per square foot brought the figure to $444, the highest price since Third Quarter 2011. Median condo sale price saw an increase of 7% compared to last year, but was down compared to last quarter. Strong demand in the coop market drove median and average prices up 18% and 21%, respectively, compared to a year ago.



Number of unit sales per building:
- Above 20 Units
- 10 to 20 Units
- 3 to 9 Units
- 1 to 2 Units

Average unit sales per square foot (SF):
- Above $2,500 SF
- $2,000 - $2,500 SF
- $1,500 - $2,000 SF
- $1,250 - $1,500 SF
- $1,000 - $1,250 SF
- $750 - $1,000 SF
- $500 - $750 SF
- Below $500 SF
- No SF Available

Interactive map online at PropertyShark.com/maps

CO-OPS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	302K	300K	316
Change	**7%**	**54%**	**13%**
Q2 2013	281K	195K	280
Q3 2013	302K	300K	316
Change	**21%**	**18%**	**30%**
Q3 2012	250K	255K	244

CONDOS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	435K	406K	444
Change	**1%**	**-9%**	**6%**
Q2 2013	431K	444K	420
Q3 2013	435K	406K	444
Change	**7%**	**7%**	**8%**
Q3 2012	405K	379K	413

Townhouses

	Single-family		Multi-residence	
	Average Price	Median	Average Price	Median
Q3 2013	1.274M	995K	940K	873K
Change	**27%**	**9%**	**9%**	**9%**
Q2 2013	1.003M	912K	862K	799K
Q3 2013	1.274M	995K	940K	873K
Change	**67%**	**30%**	**42%**	**43%**
Q3 2012	765K	765K	663K	610K

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

Unlike other submarkets, year-over-year prices in the condo market had little movement. Changes were seen in median coop sale prices, down 6% from Third Quarter 2012, a decline driven by the uptick in one bedroom sales. The median sale price for a single-family townhouse surpassed $1M for the second time in the past year.

Interactive map online at PropertyShark.com/maps

CO-OPS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	336K	305K	394
Change	**4%**	**9%**	**10%**
Q2 2013	323K	280K	358
Q3 2013	336K	305K	394
Change	**1%**	**-6%**	**7%**
Q3 2012	332K	325K	367

CONDOS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	457K	435K	461
Change	**11%**	**6%**	**2%**
Q2 2013	413K	410K	451
Q3 2013	457K	435K	461
Change	**-2%**	**0%**	**0%**
Q3 2012	468K	436K	460

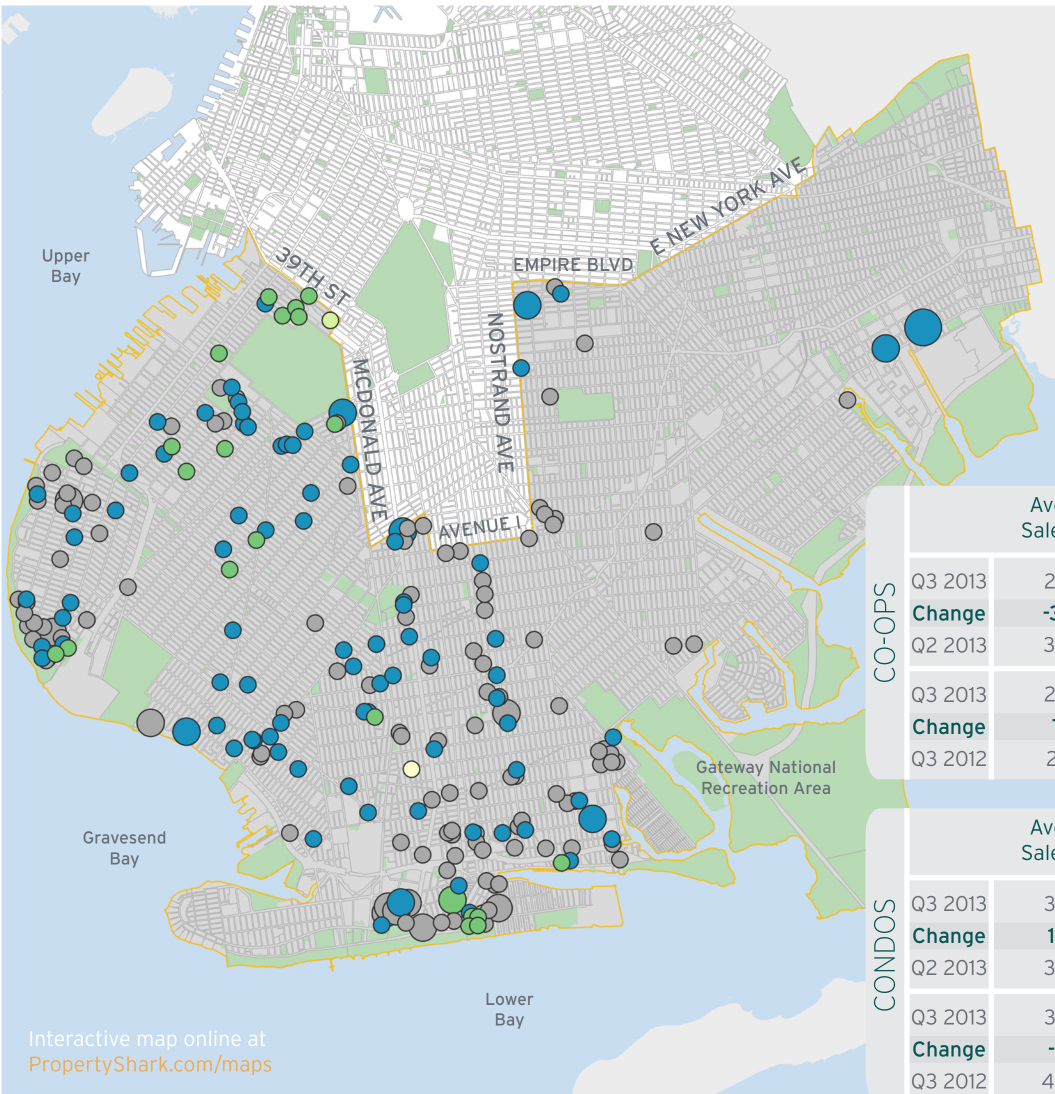
Townhouses

	Single-family		Multi-residence	
	Average Price	Median	Average Price	Median
Q3 2013	1.376M	1.113M	1.055M	970K
Change	**34%**	**24%**	**-21%**	**-31%**
Q2 2013	1.029M	894K	1.329M	1.400M
Q3 2013	1.376M	1.113M	1.055M	970K
Change	**N/A**	**N/A**	**19%**	**11%**
Q3 2012	N/A	N/A	888K	872K

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

The average price per square foot in the condo market grew by 7% versus Third Quarter 2012, but average and median condo sale prices in southern Brooklyn declined relative to last year due to an expansion of the one and two bedroom markets. The coop market showed signs of strength with average and median price annual increases of 7% and 3%, respectively.



Average unit sales per square foot (SF):
- Above $2,500 SF
- $2,000 - $2,500 SF
- $1,500 - $2,000 SF
- $1,250 - $1,500 SF
- $1,000 - $1,250 SF
- $750 - $1,000 SF
- $500 - $750 SF
- Below $500 SF
- No SF Available

Number of unit sales per building:
- Above 20 Units
- 10 to 20 Units
- 3 to 9 Units
- 1 to 2 Units

CO-OPS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	227K	195K	317
Change	**-37%**	**-29%**	**-17%**
Q2 2013	362K	275K	381
Q3 2013	227K	195K	371
Change	**7%**	**3%**	**5%**
Q3 2012	213K	190K	301

CONDOS

	Average Sale Price	Median Price	Average Price per SF
Q3 2013	378K	308K	393
Change	**16%**	**4%**	**4%**
Q2 2013	326K	296K	378
Q3 2013	378K	308K	393
Change	**-6%**	**-18%**	**7%**
Q3 2012	400K	377K	366

Townhouses

	Single-family		Multi-residence	
	Average Price	Median	Average Price	Median
Q3 2013	865K	795K	789K	681K
Change	**15%**	**-8%**	**22%**	**14%**
Q2 2013	753K	869K	648K	599K
Q3 2013	865K	795K	789K	681K
Change	**0%**	**N/A**	**9%**	**18%**
Q3 2012	861K	N/A	723K	579K