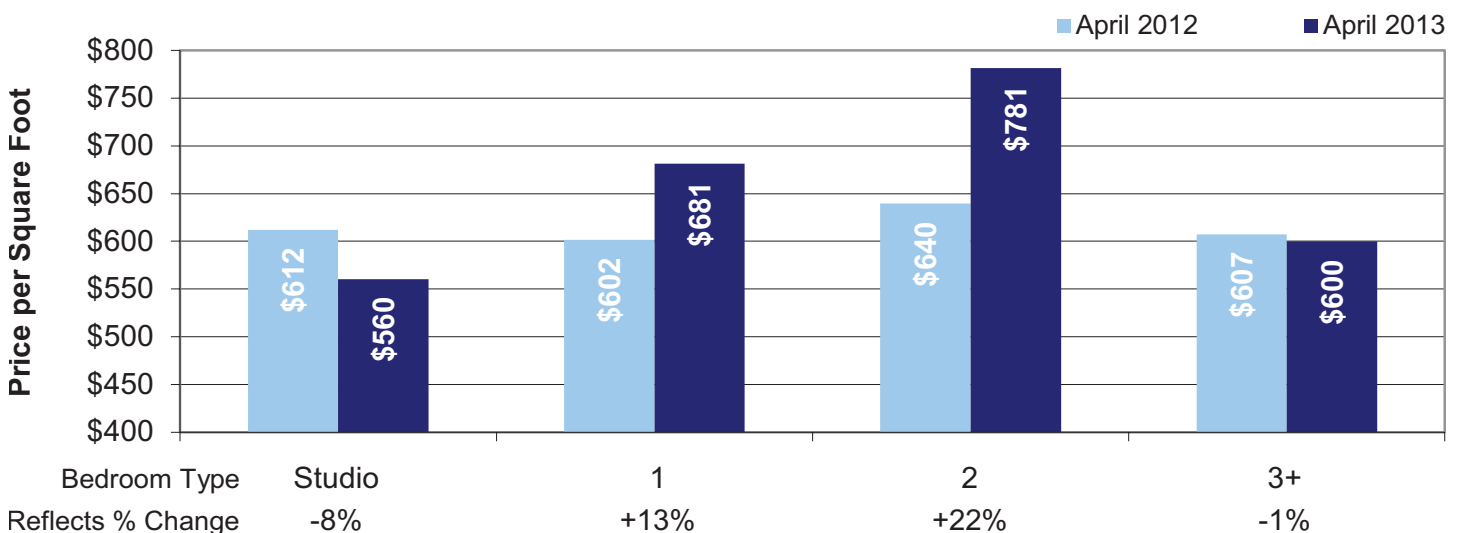


## Marketwide Summary

The Brooklyn market remains strong with year-over-year increases in average sale price, median sale price, and average price per square foot. In April 2013, average sale price increased 9% and average price per square foot increased 7% over April 2012. Compared to April 2012, average price per square foot increased 13% for one bedroom residences and 22% for two bedroom residences. The Brooklyn market experienced slight month-over-month decreases in average sale price and average price per square foot due to an increase in the number of studio and one bedroom sales this April versus March 2013. The average number of days on market decreased over 40% versus last year. Buyers paid an average of 2.1% above last asking price, with 52% of contracts signing at or above asking price.

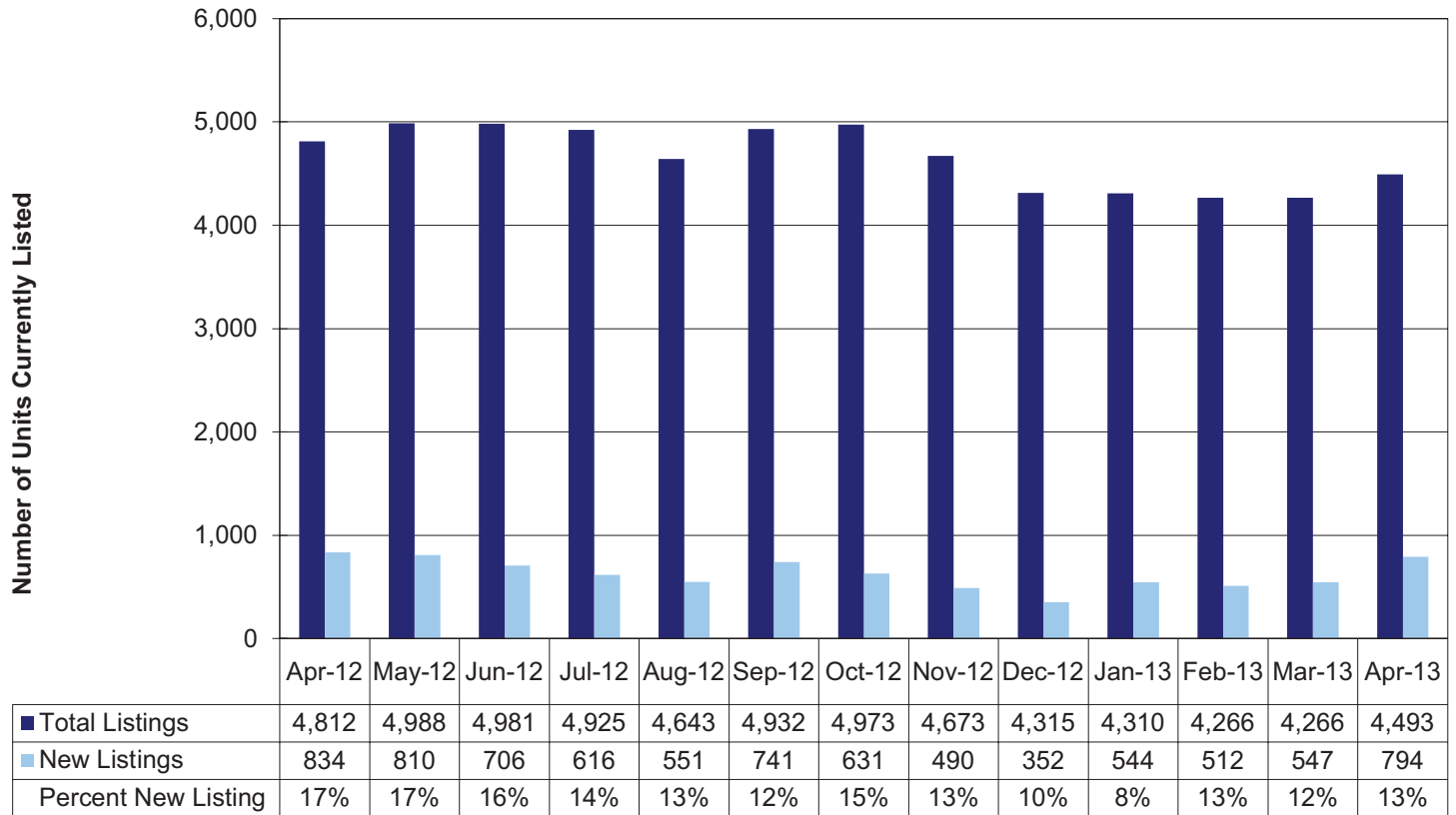
	Current Month April 2013	Prior Month March 2013	% Change	Prior Year April 2012	% Change
Average Sale Price	\$886,728	\$935,475	-5%	\$815,739	9%
Median Sale Price	\$747,000	\$711,475	5%	\$648,000	15%
Average Price per Square Foot	\$663	\$685	-3%	\$617	7%
Average Days on Market	100	93	7%	169	-41%
Difference from Last Ask to Sale	2.1%	2.0%	NA	-1.5%	NA
Listed Inventory	4,493	4,266	5%	4,812	-7%
Absorbed Listings	265	245	8%	280	-5%

## Signed Contracts



## Brooklyn New and Total Listings

Market-wide inventory is 7% lower than April 2012 but increased 5% from March 2013. The number of new listings in April 2013 increased 31% from March 2013, but remains 5% lower than what was introduced to the market in April 2012.



Statistics are based on Corcoran Group's monthly signed contract data, with the exception of "Listed Inventory" and "Absorbed Listings"

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