



COMPASS

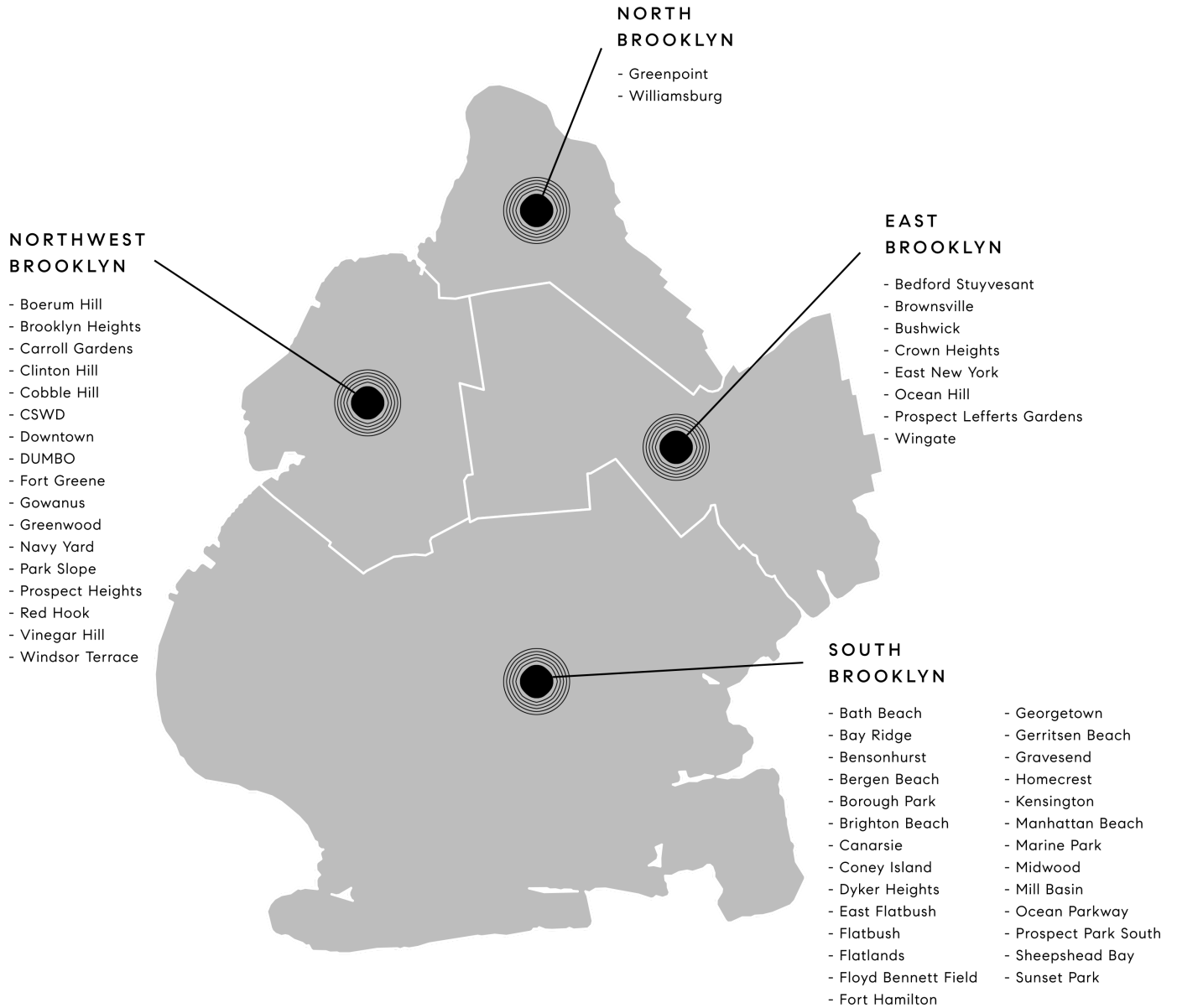
Brooklyn Market Insights

APRIL 2023

Brooklyn Market Insights

April 2023

NEIGHBORHOOD MAP

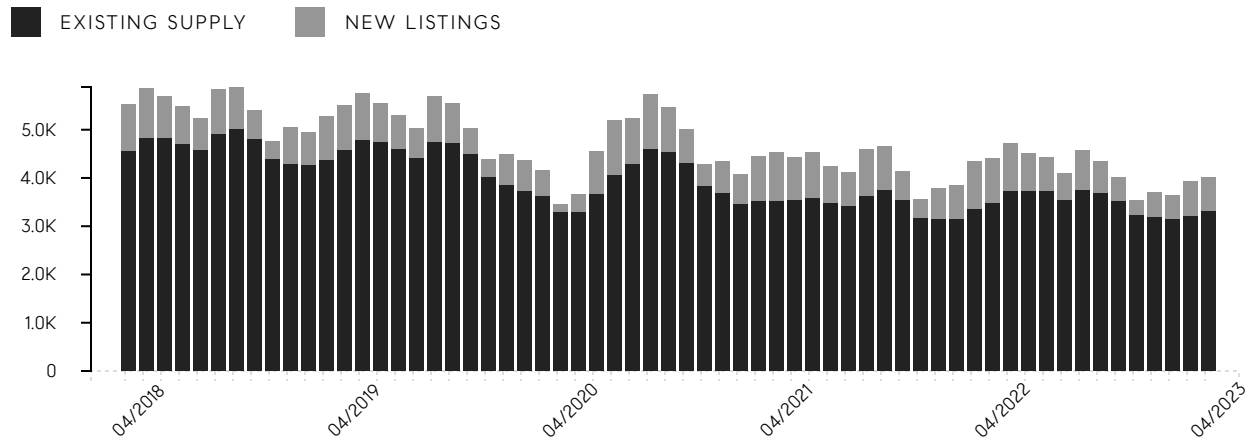


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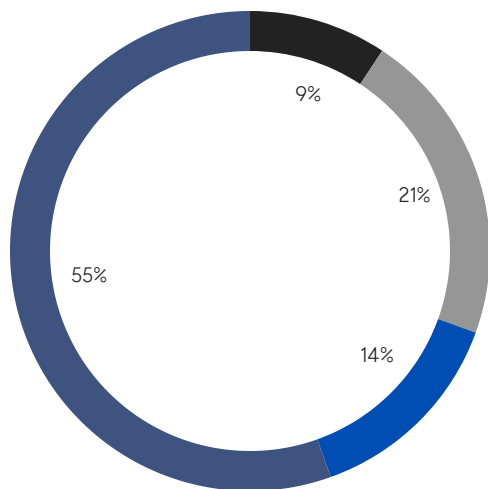
April 2023

INVENTORY

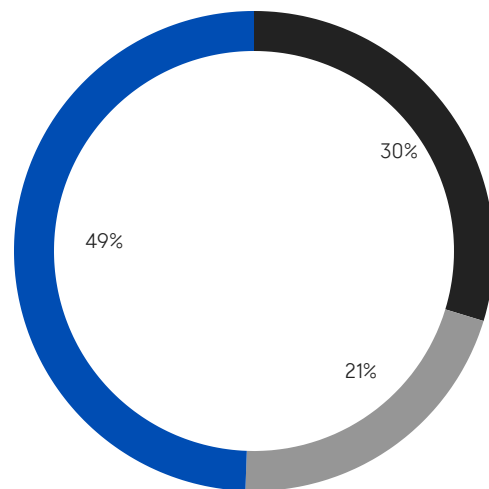
Total Inventory



By Neighborhood



By Type



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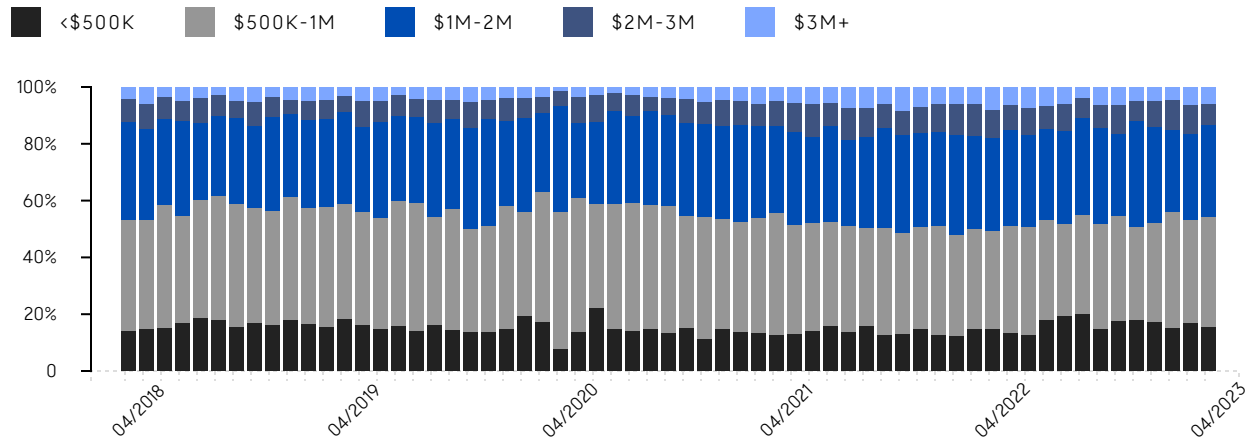


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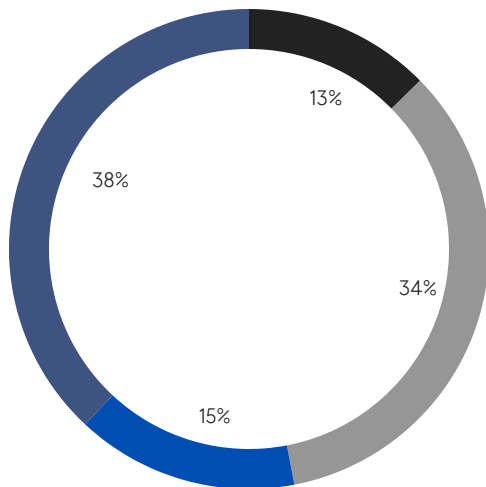
April 2023

CONTRACTS SIGNED

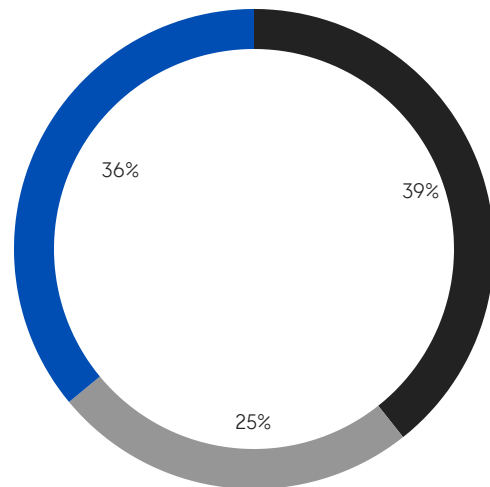
Market Share By Price (Last Ask)



By Neighborhood



By Type



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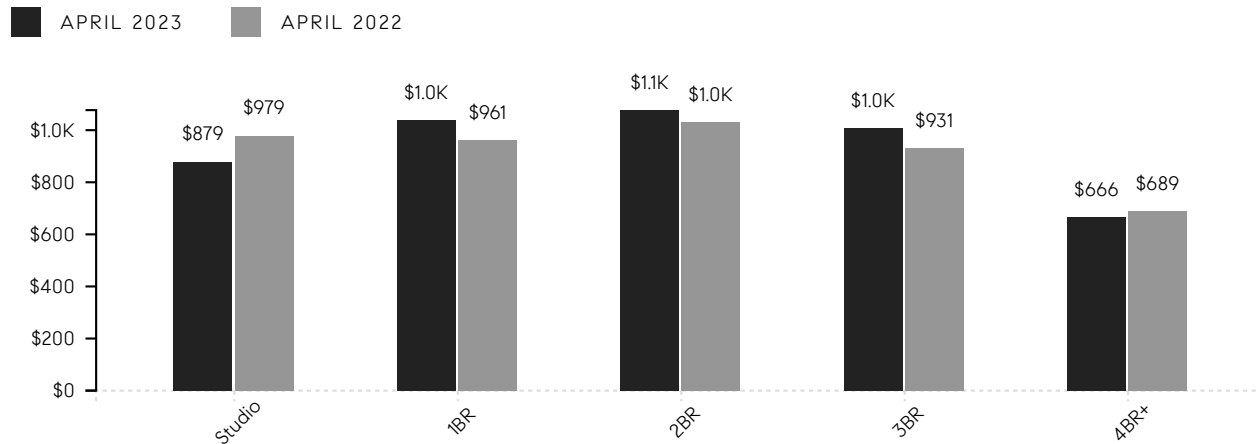
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April 2023

OVERALL

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$1,329,053	\$1,139,984	16.6%	\$1,240,949	7.1%
MEDIAN SALE PRICE	\$995,000	\$925,000	7.6%	\$970,000	2.6%
AVERAGE PRICE PER SQUARE FOOT	\$931	\$805	15.7%	\$898	3.7%
AVERAGE DAYS ON MARKET	143	139	2.9%	136	5.1%
AVERAGE DISCOUNT	5%	7%	-	4%	-
INVENTORY	3,322	3,217	3.3%	3,492	-4.9%
CONTRACTS SIGNED	600	715	-16.1%	915	-34.4%

Average Price Per Square Foot



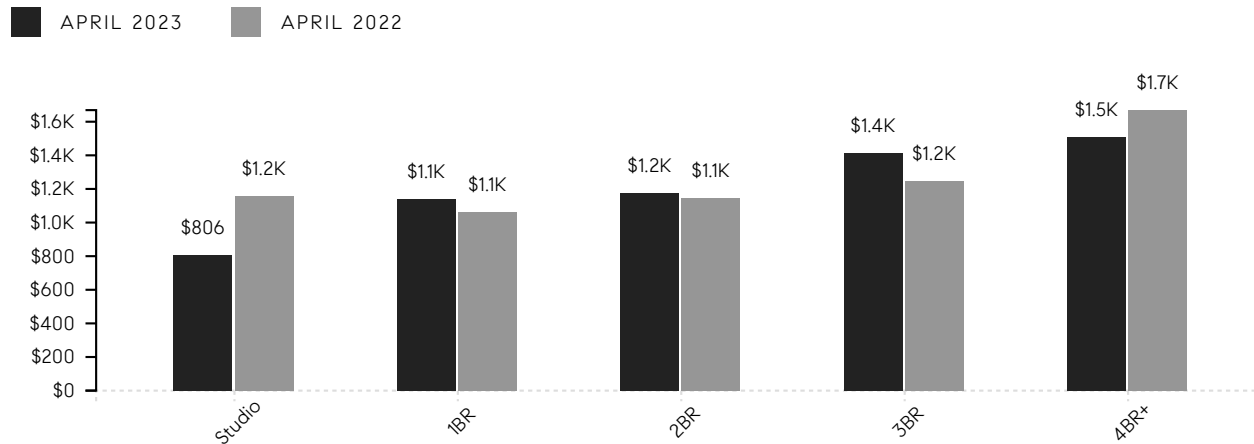
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CONDOS

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$1,426,347	\$1,082,261	31.8%	\$1,303,474	9.4%
MEDIAN SALE PRICE	\$1,037,000	\$877,500	18.2%	\$962,246	7.8%
AVERAGE PRICE PER SQUARE FOOT	\$1,229	\$1,109	10.8%	\$1,160	5.9%
AVERAGE DAYS ON MARKET	169	127	33.1%	149	13.4%
AVERAGE DISCOUNT	3%	3%	-	2%	-
INVENTORY	987	972	1.5%	1,163	-15.1%
CONTRACTS SIGNED	236	276	-14.5%	368	-35.9%

Average Price Per Square Foot



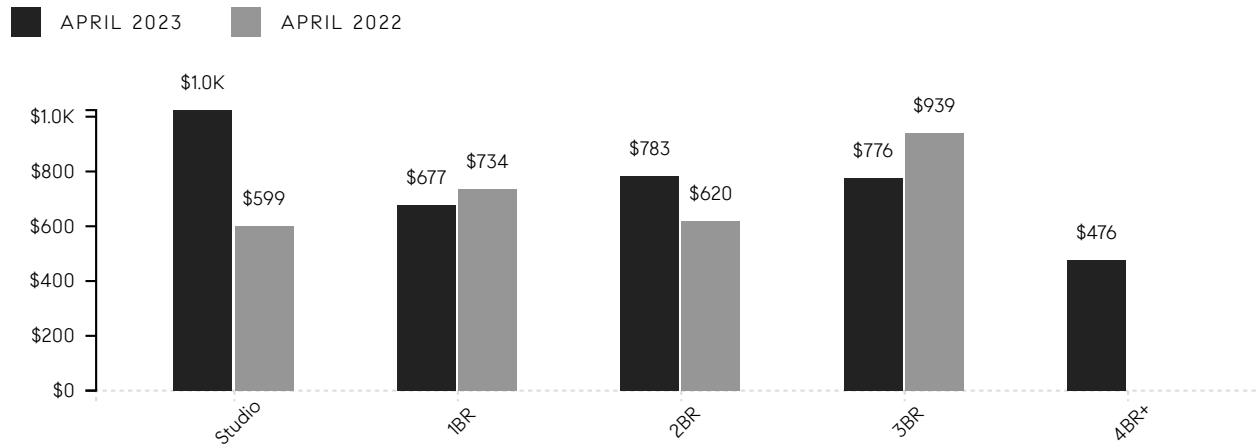
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CO-OPS

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$705,491	\$642,975	9.7%	\$659,337	7.0%
MEDIAN SALE PRICE	\$487,500	\$386,500	26.1%	\$460,000	6.0%
AVERAGE PRICE PER SQUARE FOOT	\$739	\$641	15.3%	\$697	6.0%
AVERAGE DAYS ON MARKET	123	151	-18.5%	124	-0.8%
AVERAGE DISCOUNT	4%	5%	-	3%	-
INVENTORY	693	663	4.5%	789	-12.2%
CONTRACTS SIGNED	148	182	-18.7%	237	-37.6%

Average Price Per Square Foot



Brooklyn Market Insights

April 2023

HOUSES

	APR 2023	MAR 2023	% CHANGE	APR 2022	% CHANGE
AVERAGE SALE PRICE	\$1,490,872	\$1,363,778	9.3%	\$1,392,891	7.0%
MEDIAN SALE PRICE	\$1,186,250	\$1,100,000	7.8%	\$1,130,000	5.0%
AVERAGE PRICE PER SQUARE FOOT	\$710	\$581	22.2%	\$619	14.7%
AVERAGE DAYS ON MARKET	131	143	-8.4%	127	3.1%
AVERAGE DISCOUNT	8%	10%	-	6%	-
INVENTORY	1,642	1,582	3.8%	1,540	6.6%
CONTRACTS SIGNED	216	257	-16.0%	310	-30.3%



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