



COMPASS

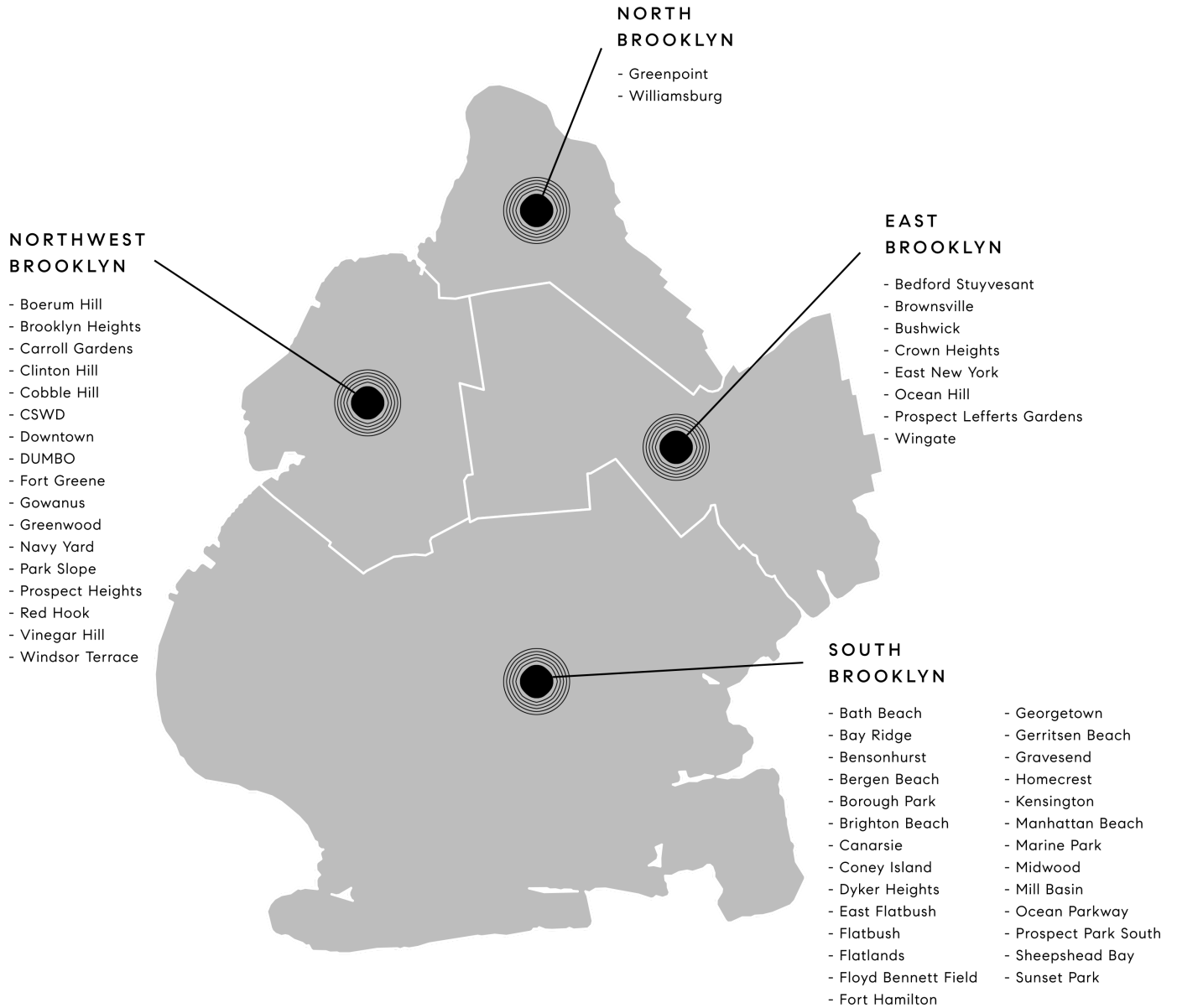
Brooklyn Market Insights

JANUARY 2023

Brooklyn Market Insights

January 2023

NEIGHBORHOOD MAP

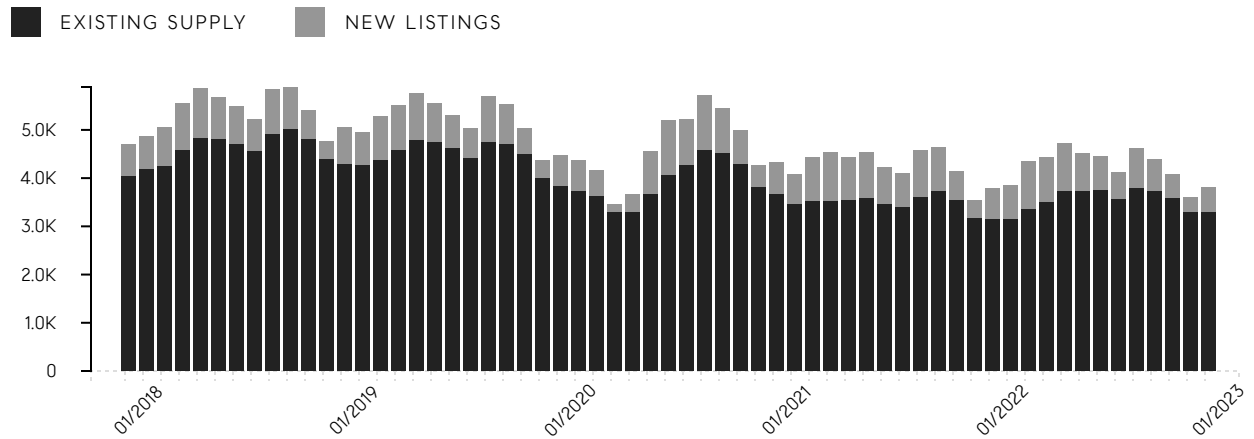


Brooklyn Market Insights

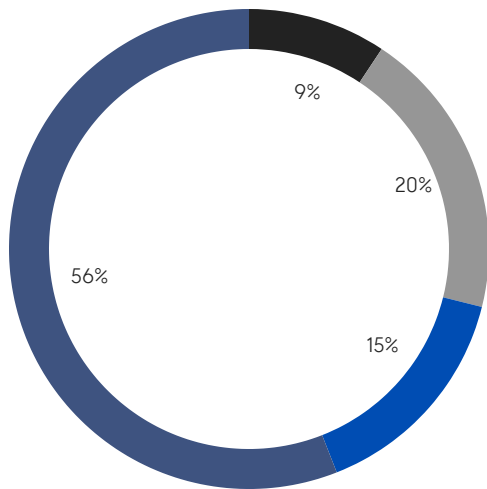
January 2023

INVENTORY

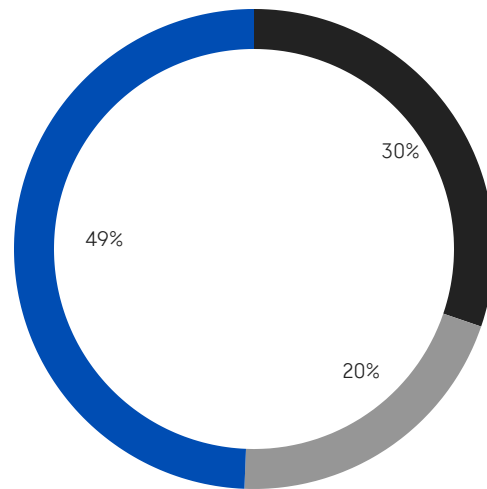
Total Inventory



By Neighborhood



By Type



Brooklyn Monthly Market Insights

Compass

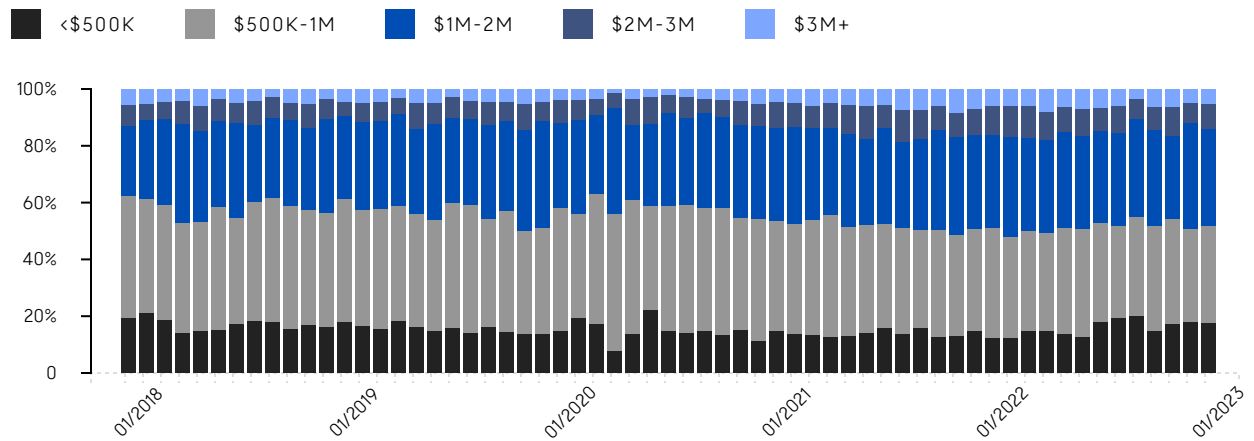


Brooklyn Market Insights

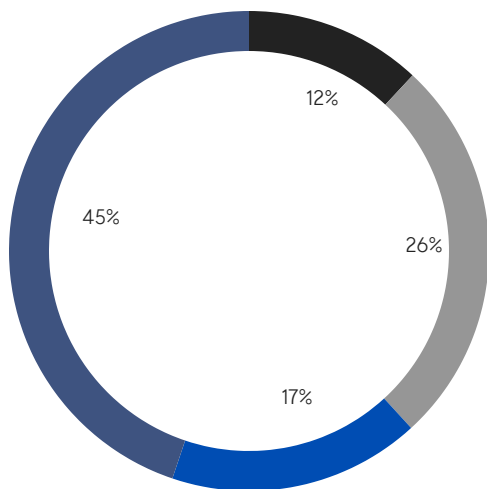
January 2023

CONTRACTS SIGNED

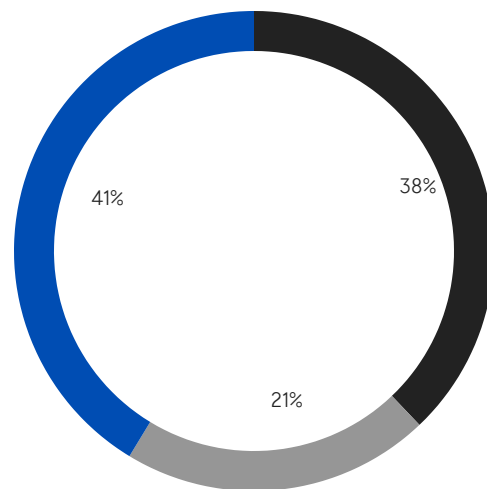
Market Share By Price (Last Ask)



By Neighborhood



By Type



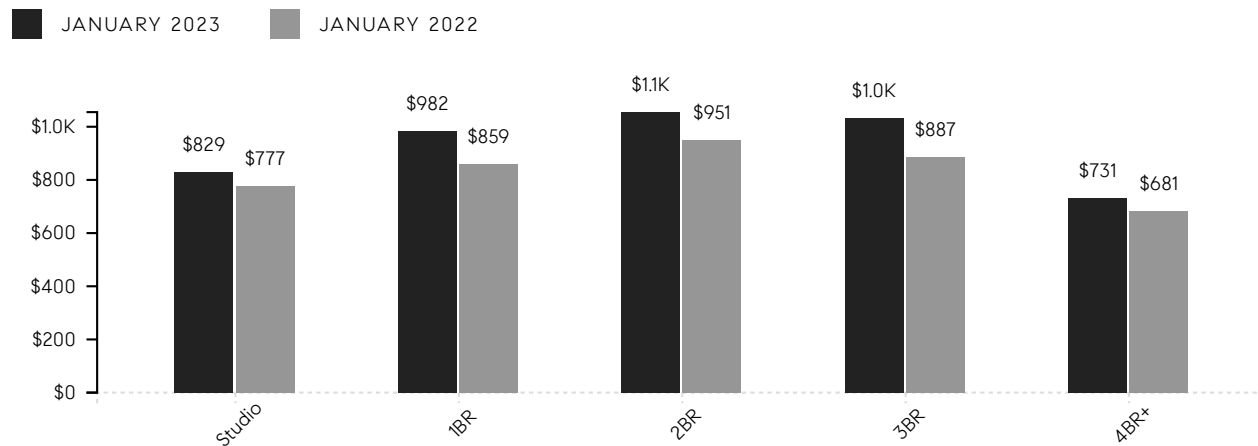
Brooklyn Market Insights

January 2023

OVERALL

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$1,371,483	\$1,153,028	18.9%	\$1,170,032	17.2%
MEDIAN SALE PRICE	\$1,000,000	\$889,500	12.4%	\$935,000	7.0%
AVERAGE PRICE PER SQUARE FOOT	\$930	\$843	10.3%	\$836	11.2%
AVERAGE DAYS ON MARKET	105	111	-5.4%	124	-15.3%
AVERAGE DISCOUNT	4%	5%	-	4%	-
INVENTORY	3,294	3,310	-0.5%	3,144	4.8%
CONTRACTS SIGNED	380	418	-9.1%	705	-46.1%

Average Price Per Square Foot



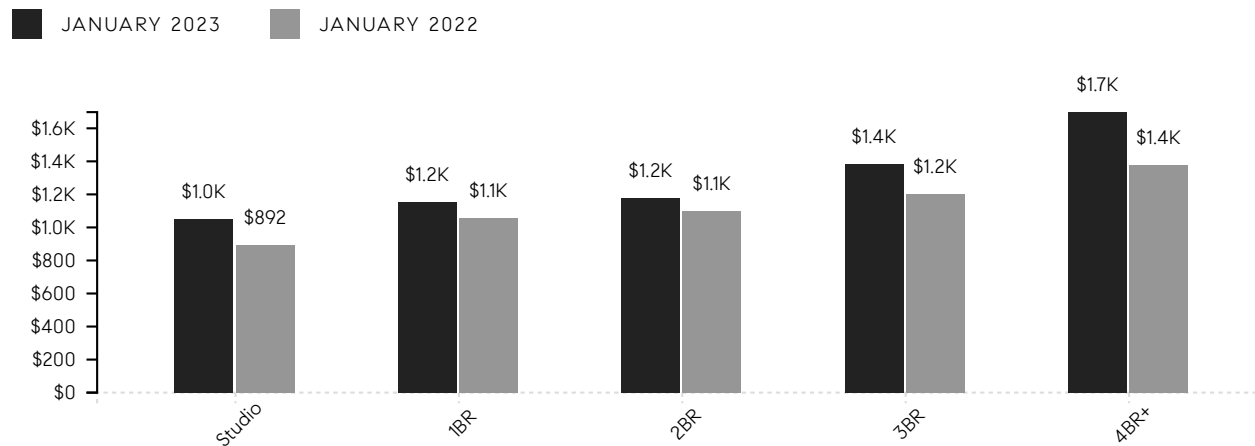
Brooklyn Market Insights

January 2023

CONDOS

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$1,350,925	\$1,110,559	21.6%	\$1,195,238	13.0%
MEDIAN SALE PRICE	\$990,000	\$897,012	10.4%	\$939,500	5.4%
AVERAGE PRICE PER SQUARE FOOT	\$1,225	\$1,131	8.3%	\$1,109	10.5%
AVERAGE DAYS ON MARKET	110	111	-0.9%	143	-23.1%
AVERAGE DISCOUNT	2%	2%	-	2%	-
INVENTORY	996	1,011	-1.5%	1,075	-7.3%
CONTRACTS SIGNED	144	135	6.7%	332	-56.6%

Average Price Per Square Foot



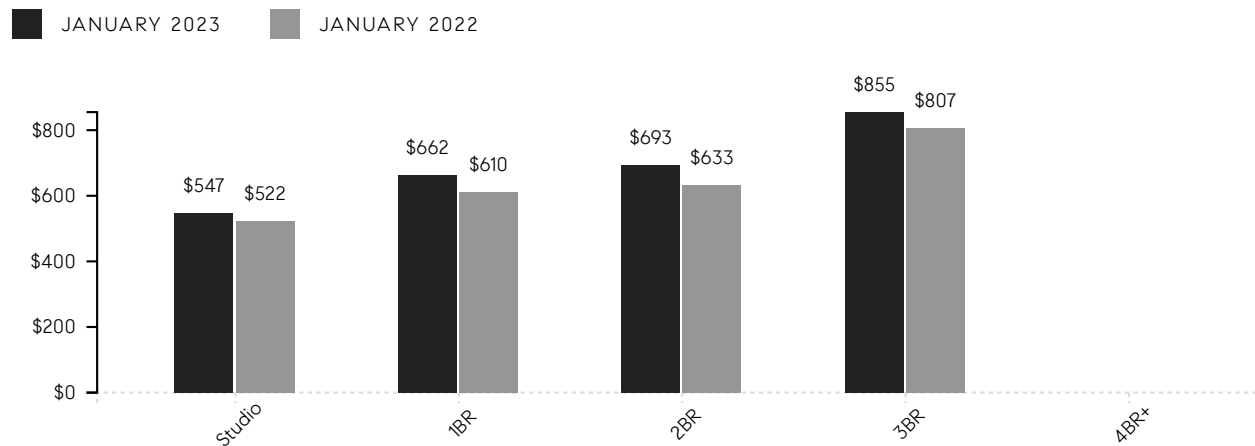
Brooklyn Market Insights

January 2023

CO-OPS

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$701,348	\$597,265	17.4%	\$652,782	7.4%
MEDIAN SALE PRICE	\$539,000	\$425,000	26.8%	\$510,000	5.7%
AVERAGE PRICE PER SQUARE FOOT	\$686	\$651	5.4%	\$632	8.5%
AVERAGE DAYS ON MARKET	106	114	-7.0%	105	1.0%
AVERAGE DISCOUNT	3%	5%	-	3%	-
INVENTORY	672	642	4.7%	720	-6.7%
CONTRACTS SIGNED	79	117	-32.5%	132	-40.2%

Average Price Per Square Foot



Brooklyn Market Insights

January 2023

HOUSES

	JAN 2023	DEC 2022	% CHANGE	JAN 2022	% CHANGE
AVERAGE SALE PRICE	\$1,681,090	\$1,382,248	21.6%	\$1,374,073	22.3%
MEDIAN SALE PRICE	\$1,325,000	\$1,029,000	28.8%	\$1,100,000	20.5%
AVERAGE PRICE PER SQUARE FOOT	\$740	\$625	18.4%	\$637	16.2%
AVERAGE DAYS ON MARKET	100	109	-8.3%	115	-13.0%
AVERAGE DISCOUNT	6%	8%	-	6%	-
INVENTORY	1,626	1,657	-1.9%	1,349	20.5%
CONTRACTS SIGNED	157	166	-5.4%	241	-34.9%



COMPASS

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.