



COMPASS

Brooklyn Market Insights

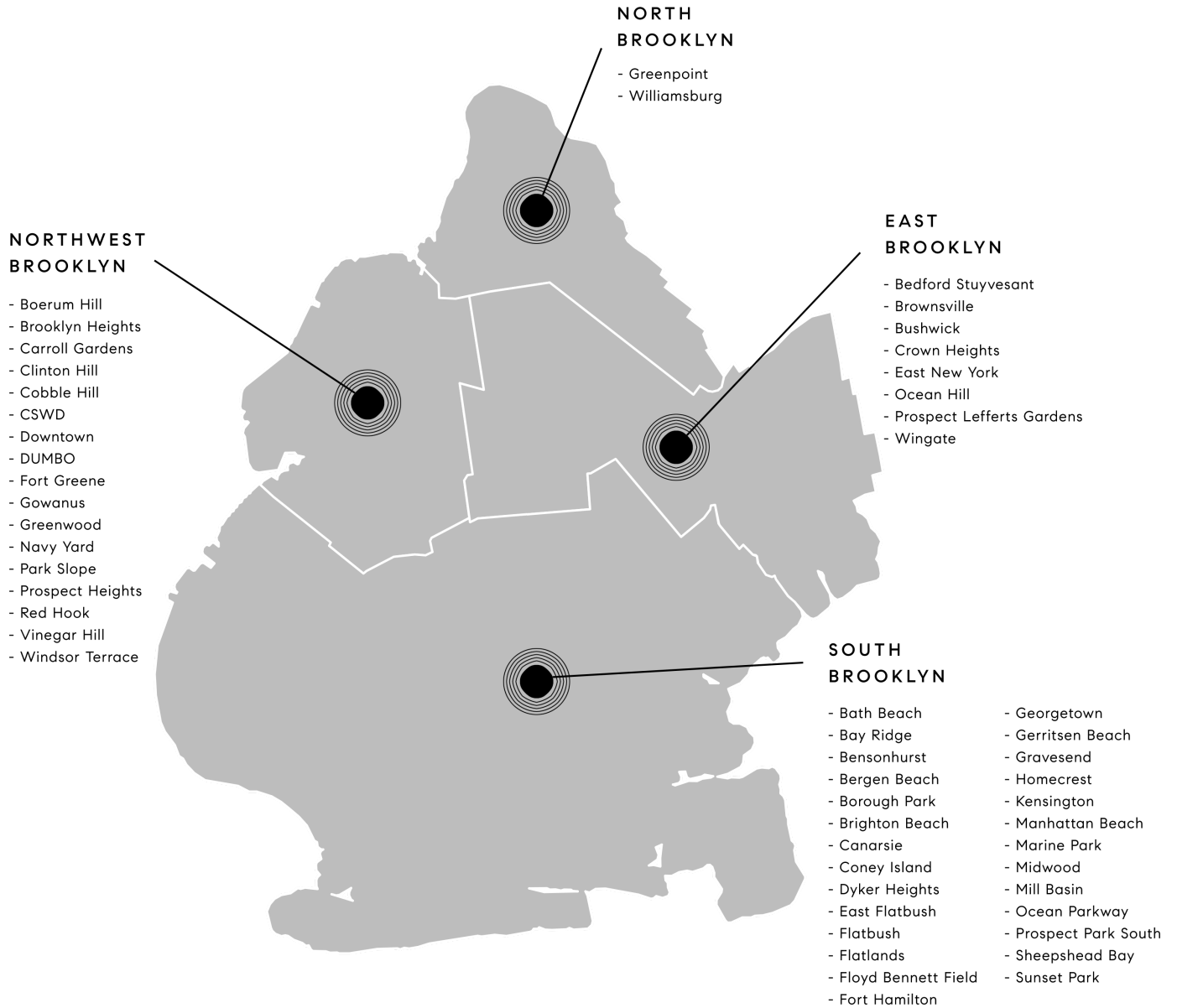
NOVEMBER 2022

185 Plymouth Street #4S (Photo: Brad Stein)

Brooklyn Market Insights

November 2022

NEIGHBORHOOD MAP

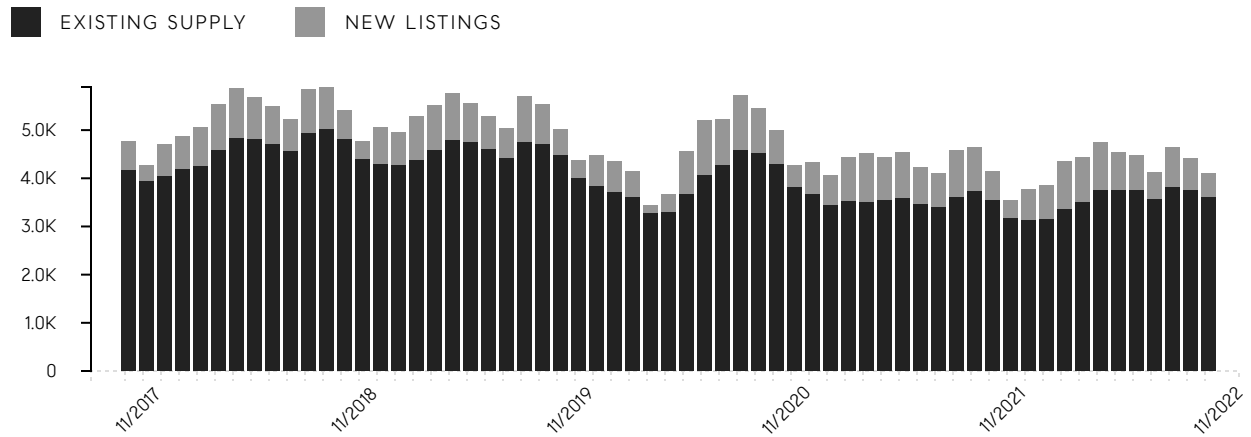


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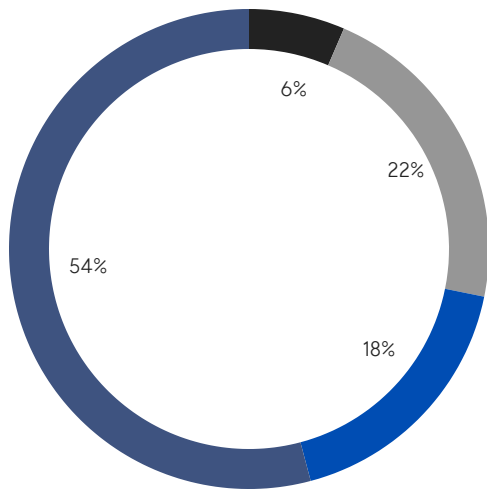
November 2022

INVENTORY

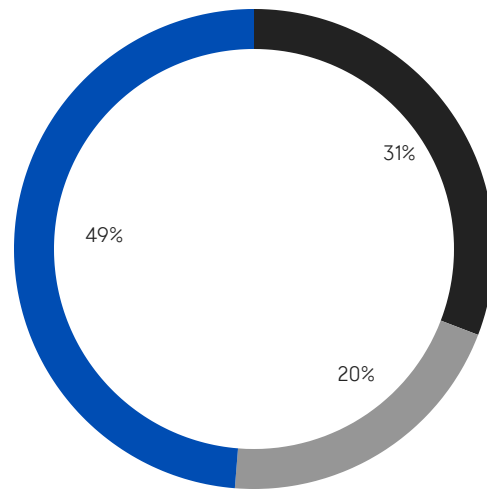
Total Inventory



By Neighborhood



By Type



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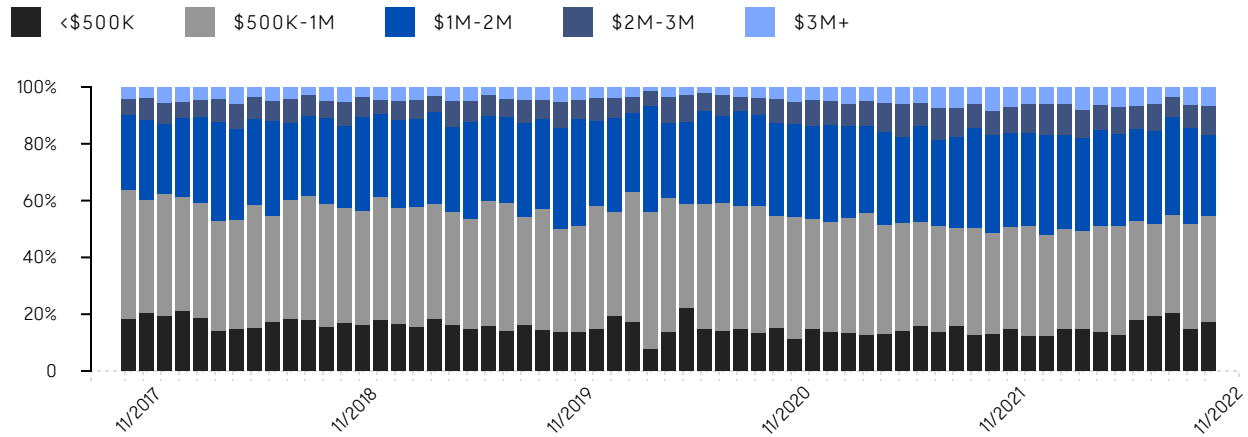


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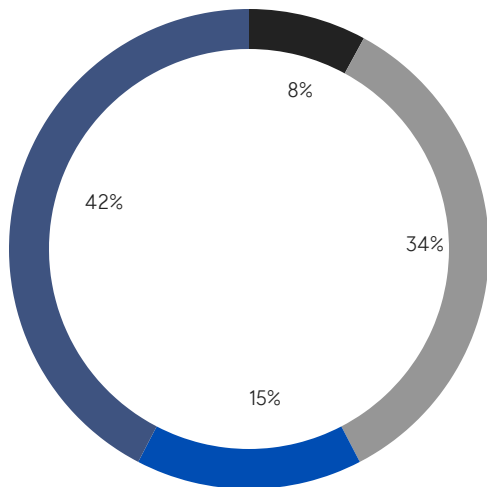
November 2022

CONTRACTS SIGNED

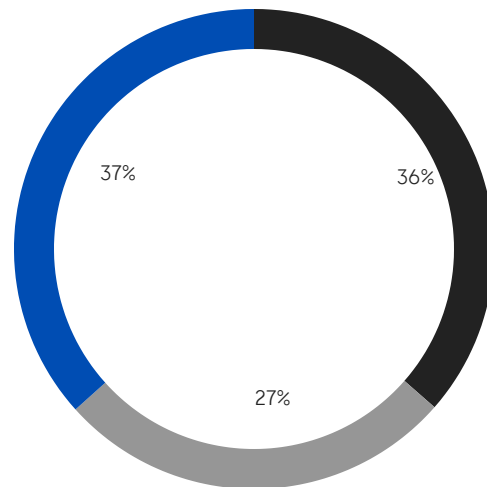
Market Share By Price (Last Ask)



By Neighborhood



By Type



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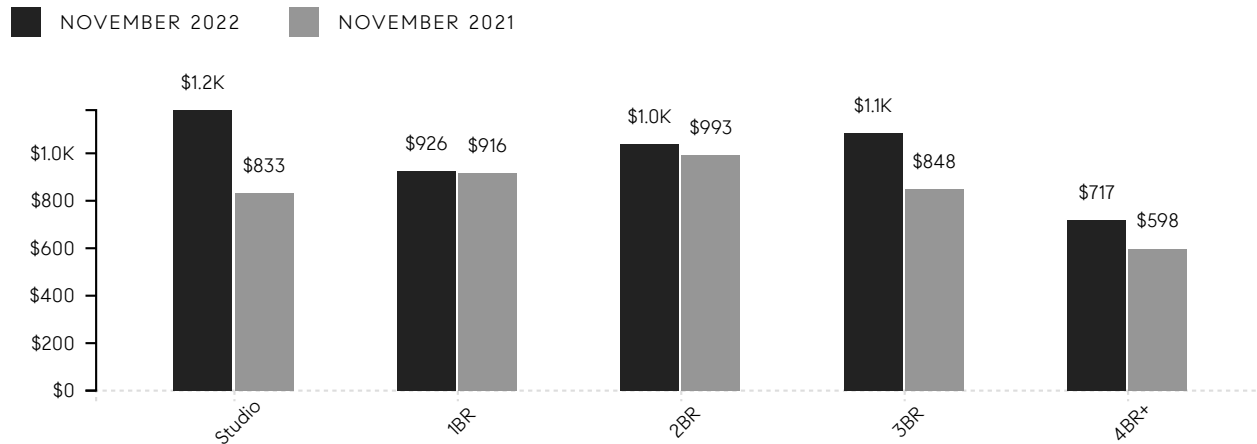
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November 2022

OVERALL

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$1,314,380	\$1,158,777	13.4%	\$1,120,847	17.3%
MEDIAN SALE PRICE	\$999,000	\$950,000	5.2%	\$943,000	5.9%
AVERAGE PRICE PER SQUARE FOOT	\$930	\$881	5.6%	\$831	11.9%
AVERAGE DAYS ON MARKET	121	118	2.5%	126	-4.0%
AVERAGE DISCOUNT	3%	5%	-	4%	-
INVENTORY	3,614	3,758	-3.8%	3,556	1.6%
CONTRACTS SIGNED	502	554	-9.4%	850	-40.9%

Average Price Per Square Foot



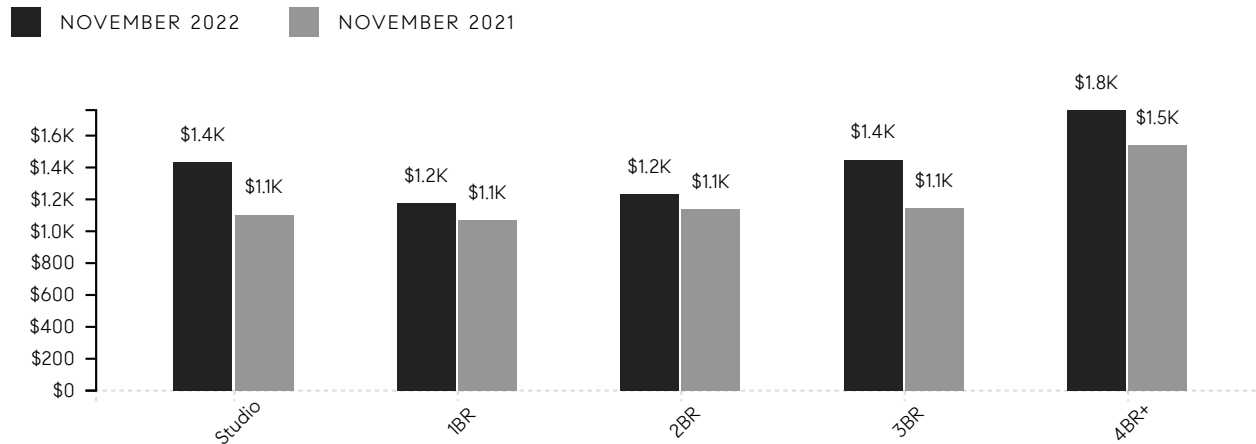
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CONDOS

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$1,455,856	\$1,246,654	16.8%	\$1,169,317	24.5%
MEDIAN SALE PRICE	\$1,126,810	\$999,000	12.8%	\$940,000	19.9%
AVERAGE PRICE PER SQUARE FOOT	\$1,286	\$1,226	4.9%	\$1,126	14.2%
AVERAGE DAYS ON MARKET	119	121	-1.7%	141	-15.6%
AVERAGE DISCOUNT	2%	3%	-	3%	-
INVENTORY	1,114	1,152	-3.3%	1,233	-9.7%
CONTRACTS SIGNED	183	213	-14.1%	357	-48.7%

Average Price Per Square Foot



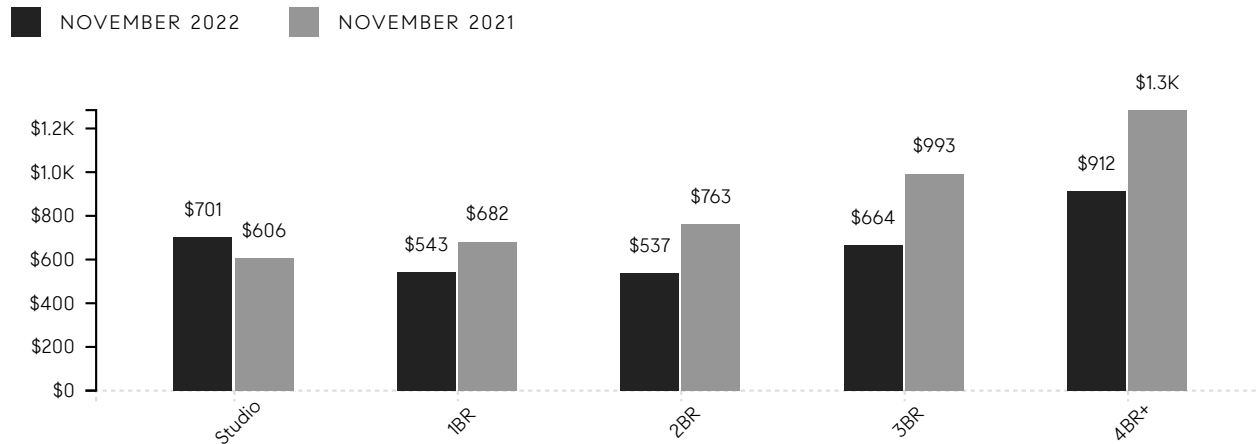
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CO-OPS

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$558,231	\$641,485	-13.0%	\$662,924	-15.8%
MEDIAN SALE PRICE	\$397,000	\$485,000	-18.1%	\$465,000	-14.6%
AVERAGE PRICE PER SQUARE FOOT	\$569	\$739	-23.0%	\$743	-23.4%
AVERAGE DAYS ON MARKET	143	132	8.3%	119	20.2%
AVERAGE DISCOUNT	3%	3%	-	2%	-
INVENTORY	739	808	-8.5%	789	-6.3%
CONTRACTS SIGNED	135	132	2.3%	167	-19.2%

Average Price Per Square Foot



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November 2022

HOUSES

	NOV 2022	OCT 2022	% CHANGE	NOV 2021	% CHANGE
AVERAGE SALE PRICE	\$1,591,815	\$1,320,917	20.5%	\$1,274,169	24.9%
MEDIAN SALE PRICE	\$1,300,000	\$1,050,000	23.8%	\$1,064,000	22.2%
AVERAGE PRICE PER SQUARE FOOT	\$685	\$598	14.5%	\$574	19.3%
AVERAGE DAYS ON MARKET	107	105	1.9%	115	-7.0%
AVERAGE DISCOUNT	5%	8%	-	7%	-
INVENTORY	1,761	1,798	-2.1%	1,534	14.8%
CONTRACTS SIGNED	184	209	-12.0%	326	-43.6%



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