



Brooklyn Market Insights

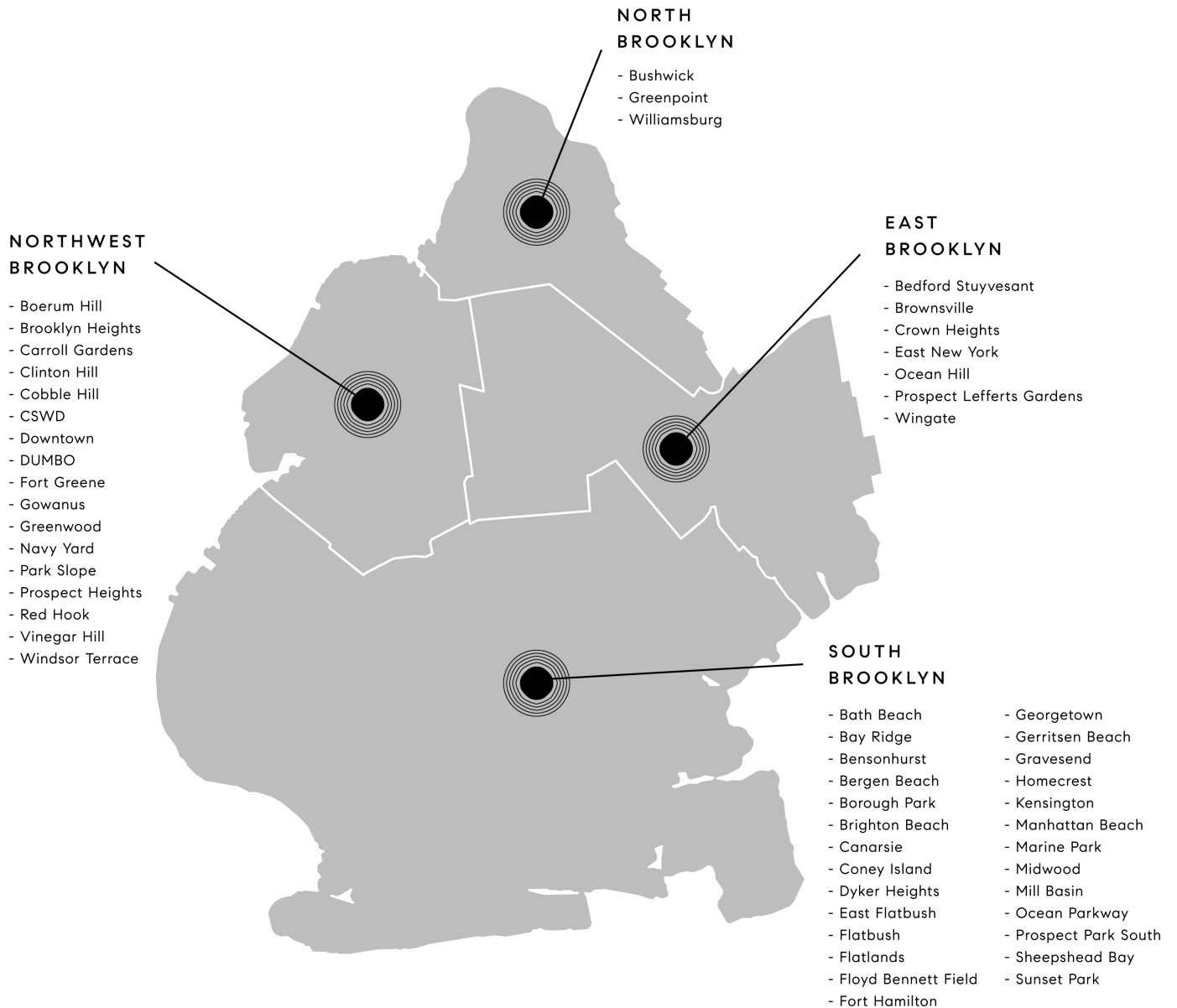
JULY 2022

COMPASS

Brooklyn Market Insights

July 2022

NEIGHBORHOOD MAP

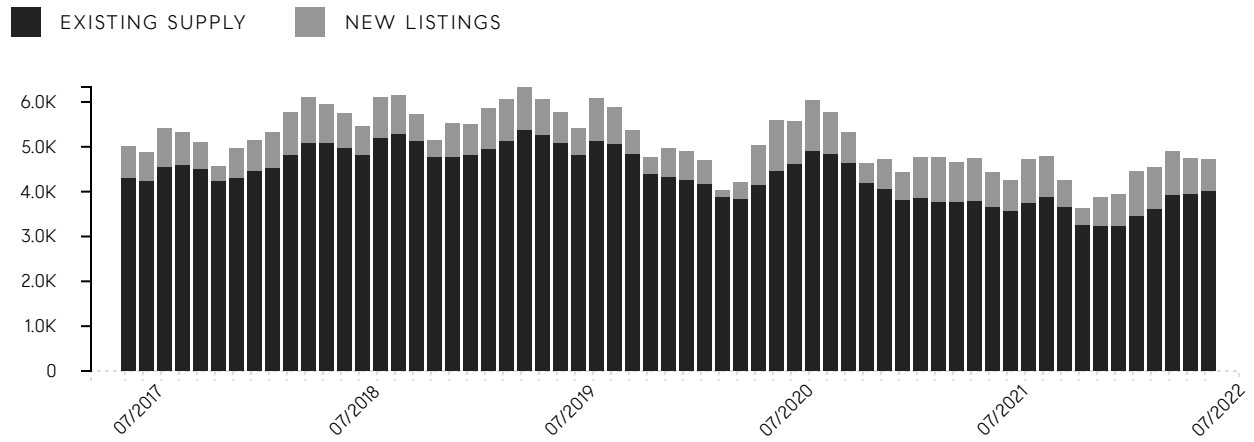


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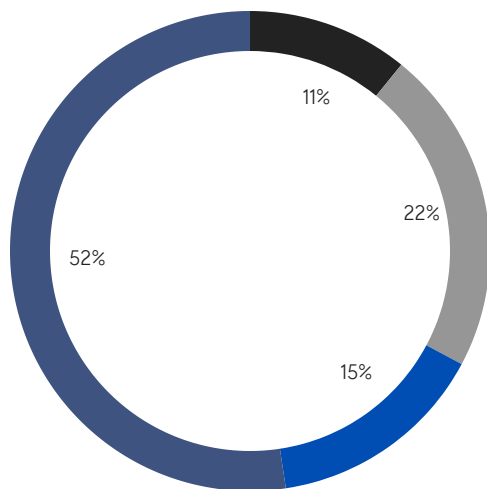
July 2022

INVENTORY

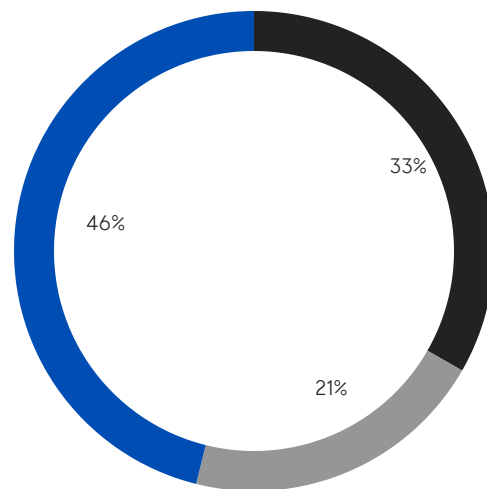
Total Inventory



By Neighborhood



By Type



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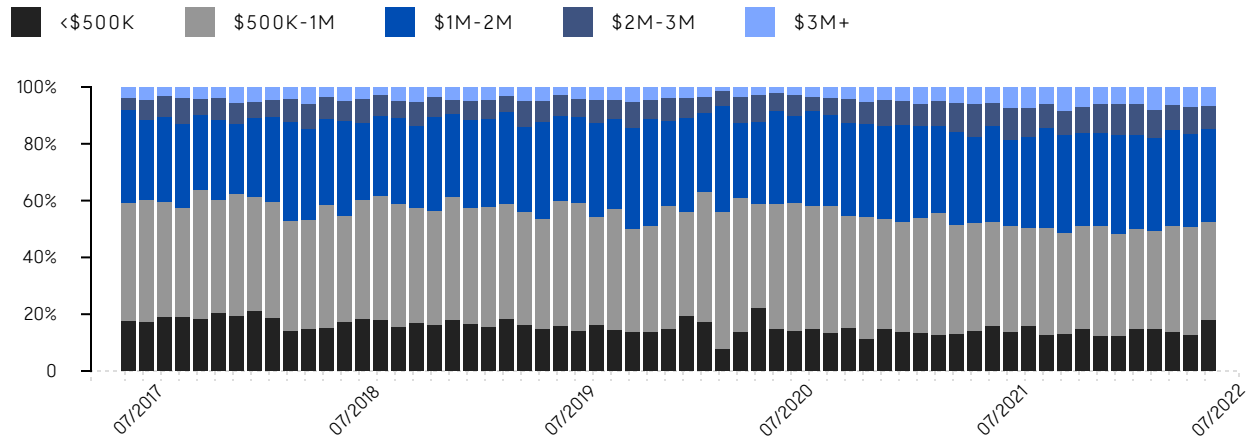


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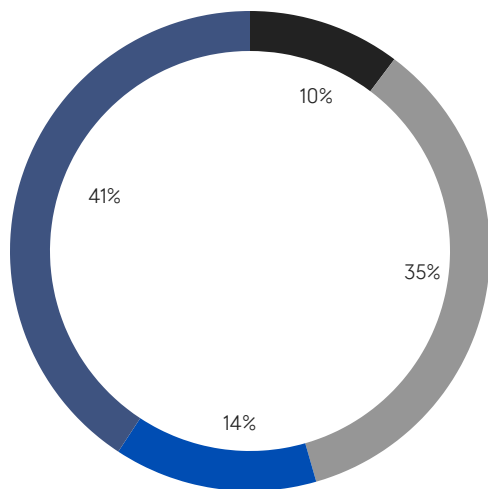
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CONTRACTS SIGNED

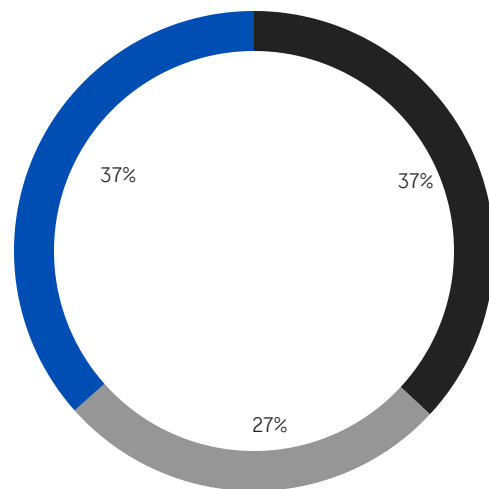
Market Share By Price (Last Ask)



By Neighborhood



By Type



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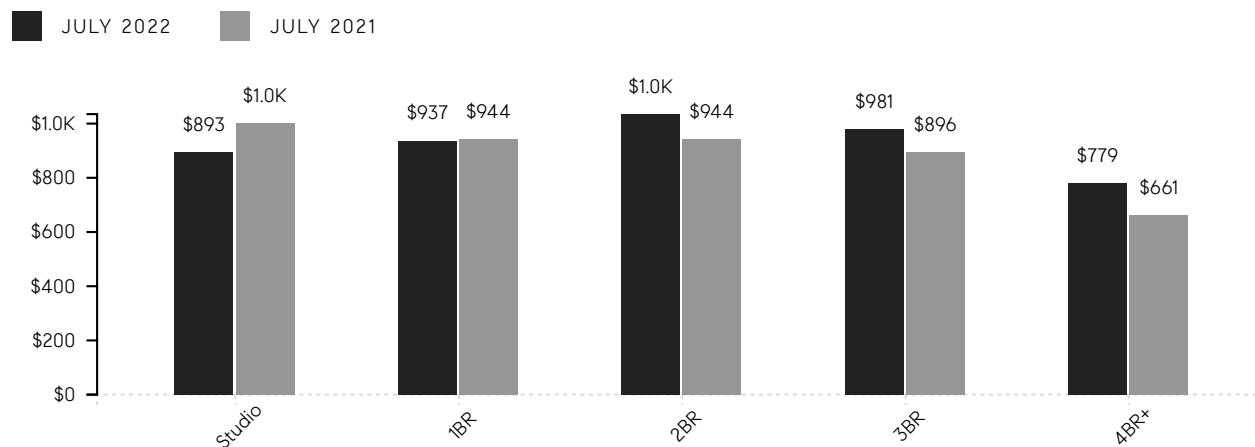
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OVERALL

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,361,180 | \$1,260,813 | 8.0% | \$1,182,739 | 15.1% |
| MEDIAN SALE PRICE | \$1,091,500 | \$967,337 | 12.8% | \$930,000 | 17.4% |
| AVERAGE PRICE PER SQUARE FOOT | \$927 | \$898 | 3.2% | \$857 | 8.2% |
| AVERAGE DAYS ON MARKET | 109 | 125 | -12.8% | 137 | -20.4% |
| AVERAGE DISCOUNT | 1% | 2% | - | 4% | - |
| INVENTORY | 4,009 | 3,956 | 1.3% | 3,669 | 9.3% |
| CONTRACTS SIGNED | 588 | 756 | -22.2% | 911 | -35.5% |

Average Price Per Square Foot



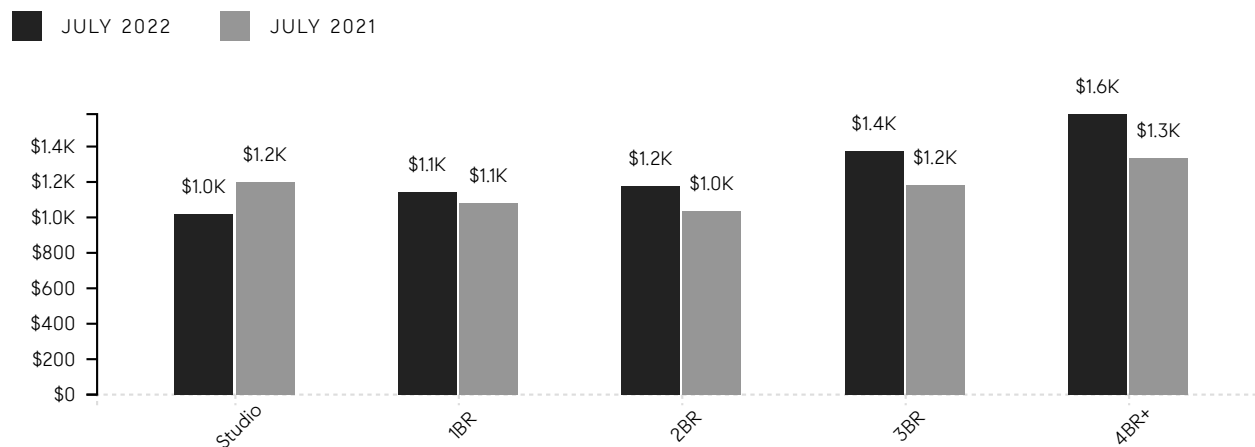
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CONDOS

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,357,400 | \$1,298,874 | 4.5% | \$1,147,186 | 18.3% |
| MEDIAN SALE PRICE | \$1,149,000 | \$957,500 | 20.0% | \$952,500 | 20.6% |
| AVERAGE PRICE PER SQUARE FOOT | \$1,203 | \$1,168 | 3.0% | \$1,091 | 10.3% |
| AVERAGE DAYS ON MARKET | 108 | 139 | -22.3% | 150 | -28.0% |
| AVERAGE DISCOUNT | 1% | 0% | - | 3% | - |
| INVENTORY | 1,335 | 1,350 | -1.1% | 1,339 | -0.3% |
| CONTRACTS SIGNED | 217 | 308 | -29.5% | 389 | -44.2% |

Average Price Per Square Foot



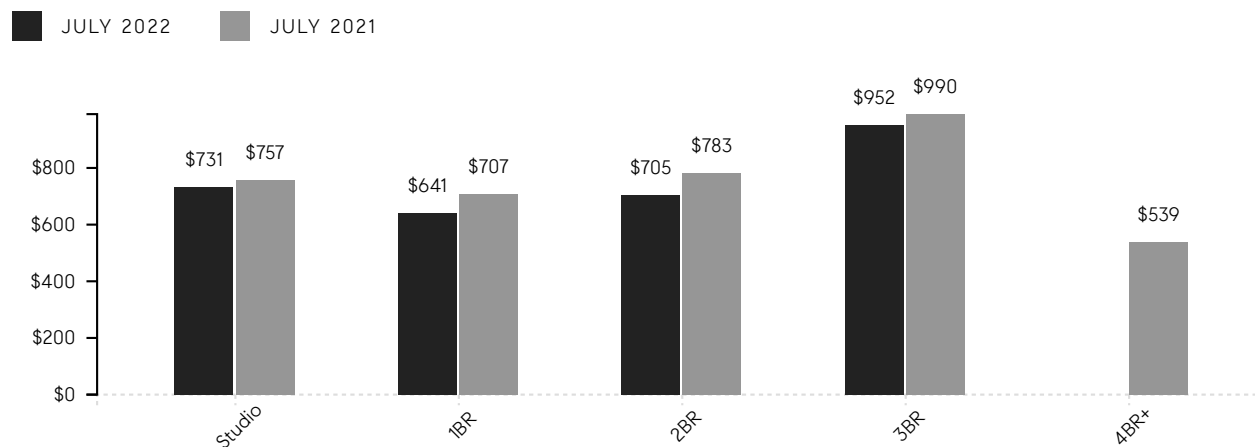
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CO-OPS

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-----------|-----------|----------|-----------|----------|
| AVERAGE SALE PRICE | \$730,709 | \$680,061 | 7.4% | \$741,503 | -1.5% |
| MEDIAN SALE PRICE | \$565,109 | \$534,000 | 5.8% | \$545,000 | 3.7% |
| AVERAGE PRICE PER SQUARE FOOT | \$699 | \$731 | -4.4% | \$769 | -9.1% |
| AVERAGE DAYS ON MARKET | 117 | 137 | -14.6% | 100 | 17.0% |
| AVERAGE DISCOUNT | 1% | 1% | - | 2% | - |
| INVENTORY | 825 | 816 | 1.1% | 809 | 2.0% |
| CONTRACTS SIGNED | 156 | 183 | -14.8% | 225 | -30.7% |

Average Price Per Square Foot



Brooklyn Market Insights

July 2022

HOUSES

| | JUL 2022 | JUN 2022 | % CHANGE | JUL 2021 | % CHANGE |
|-------------------------------|-------------|-------------|----------|-------------|----------|
| AVERAGE SALE PRICE | \$1,763,038 | \$1,501,279 | 17.4% | \$1,410,472 | 25.0% |
| MEDIAN SALE PRICE | \$1,400,000 | \$1,200,000 | 16.7% | \$1,100,000 | 27.3% |
| AVERAGE PRICE PER SQUARE FOOT | \$732 | \$687 | 6.6% | \$633 | 15.6% |
| AVERAGE DAYS ON MARKET | 103 | 100 | 3.0% | 150 | -31.3% |
| AVERAGE DISCOUNT | 2% | 3% | - | 6% | - |
| INVENTORY | 1,849 | 1,790 | 3.3% | 1,521 | 21.6% |
| CONTRACTS SIGNED | 215 | 265 | -18.9% | 297 | -27.6% |



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