

COMPASS

Brooklyn Market Insights

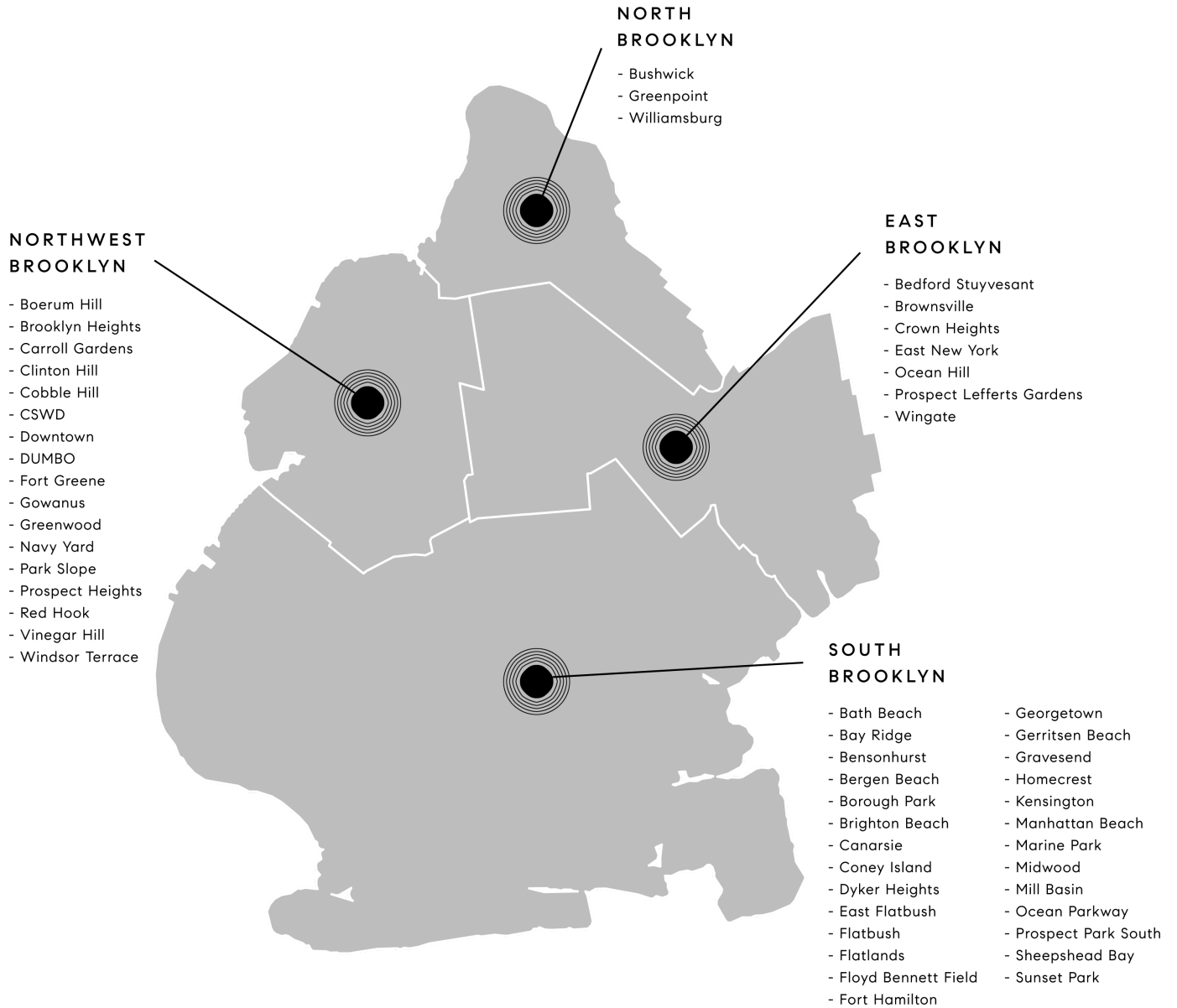
OCTOBER 2022

243 51st Street (Photo: Allyson Lubow Photography)

Brooklyn Market Insights

October 2022

NEIGHBORHOOD MAP

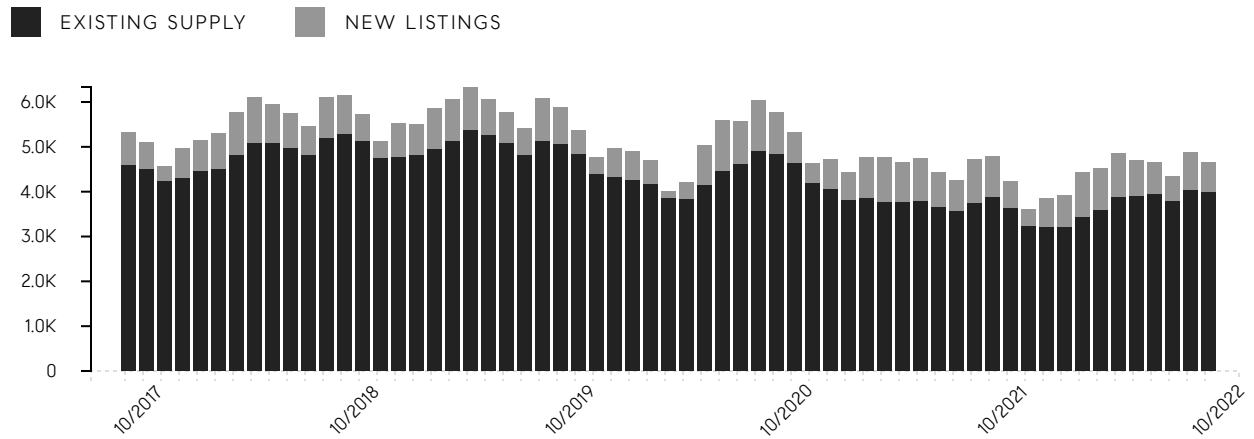


Brooklyn Market Insights

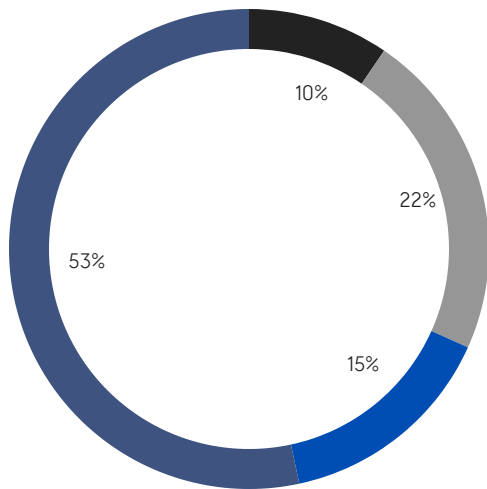
October 2022

INVENTORY

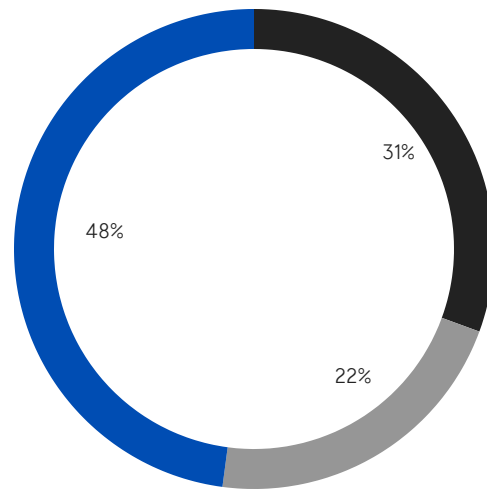
Total Inventory



By Neighborhood



By Type



Brooklyn Monthly Market Insights

Compass

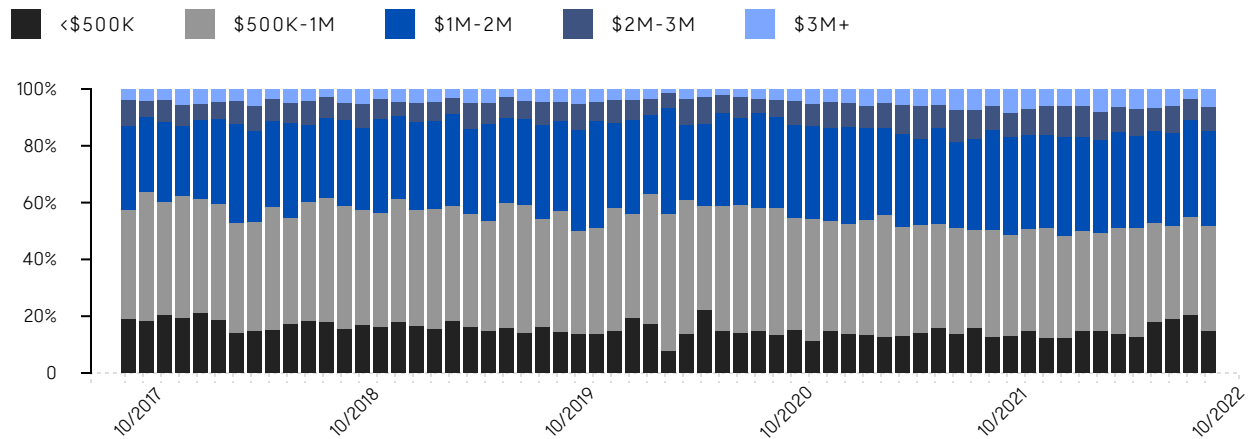


Brooklyn Market Insights

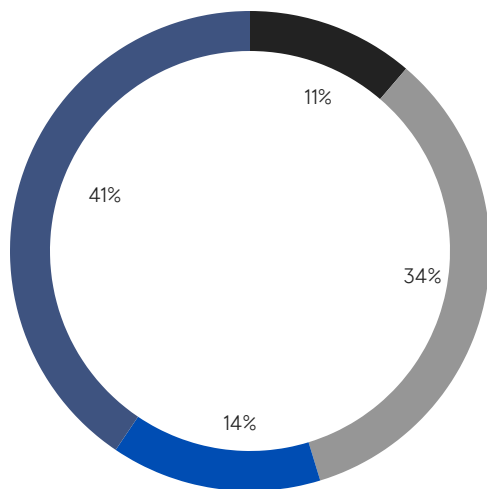
October 2022

CONTRACTS SIGNED

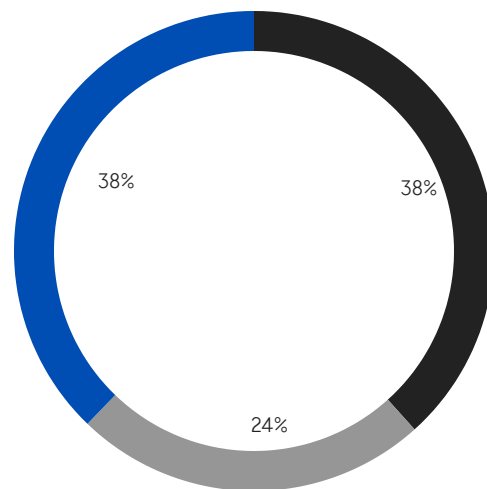
Market Share By Price (Last Ask)



By Neighborhood



By Type



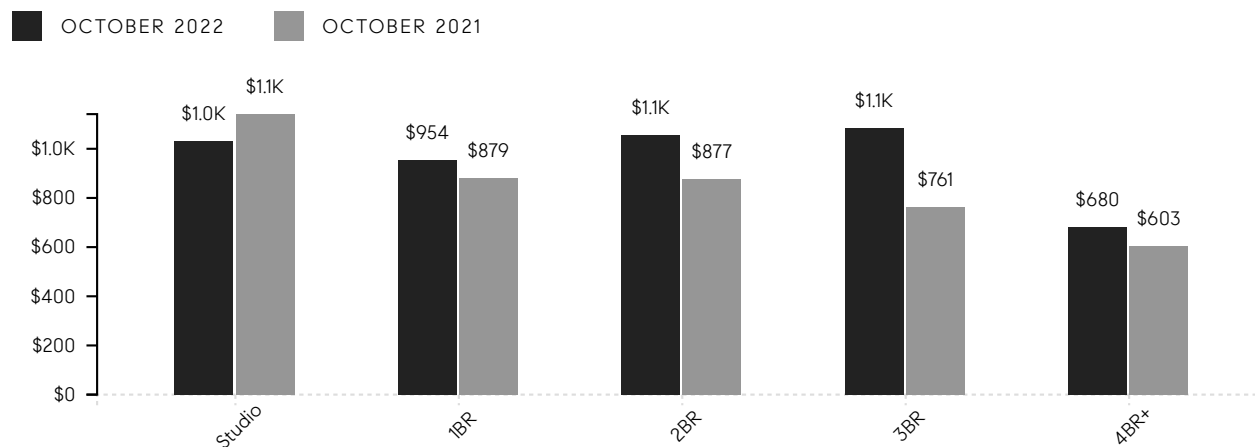
Brooklyn Market Insights

October 2022

OVERALL

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,333,964	\$1,148,613	16.1%	\$1,051,260	26.9%
MEDIAN SALE PRICE	\$999,000	\$931,000	7.3%	\$855,000	16.8%
AVERAGE PRICE PER SQUARE FOOT	\$944	\$801	17.9%	\$798	18.3%
AVERAGE DAYS ON MARKET	117	103	13.6%	137	-14.6%
AVERAGE DISCOUNT	2%	4%	-	4%	-
INVENTORY	3,998	4,053	-1.4%	3,878	3.1%
CONTRACTS SIGNED	553	532	3.9%	881	-37.2%

Average Price Per Square Foot



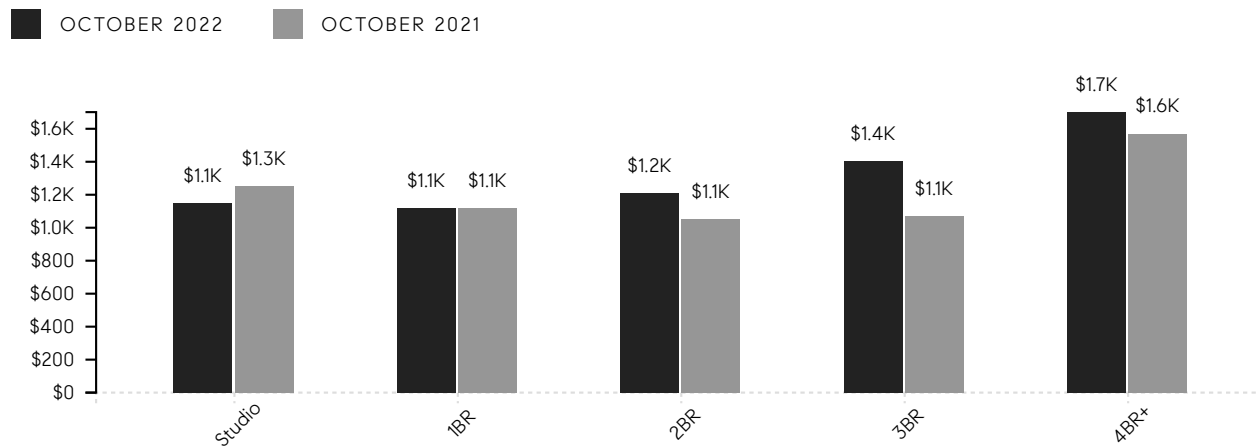
Brooklyn Market Insights

October 2022

CONDOS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,407,162	\$1,121,516	25.5%	\$1,092,455	28.8%
MEDIAN SALE PRICE	\$1,150,000	\$974,733	18.0%	\$918,000	25.3%
AVERAGE PRICE PER SQUARE FOOT	\$1,234	\$1,132	9.0%	\$1,098	12.4%
AVERAGE DAYS ON MARKET	125	112	11.6%	159	-21.4%
AVERAGE DISCOUNT	2%	3%	-	2%	-
INVENTORY	1,223	1,322	-7.5%	1,348	-9.3%
CONTRACTS SIGNED	212	209	1.4%	391	-45.8%

Average Price Per Square Foot



Brooklyn Market Insights

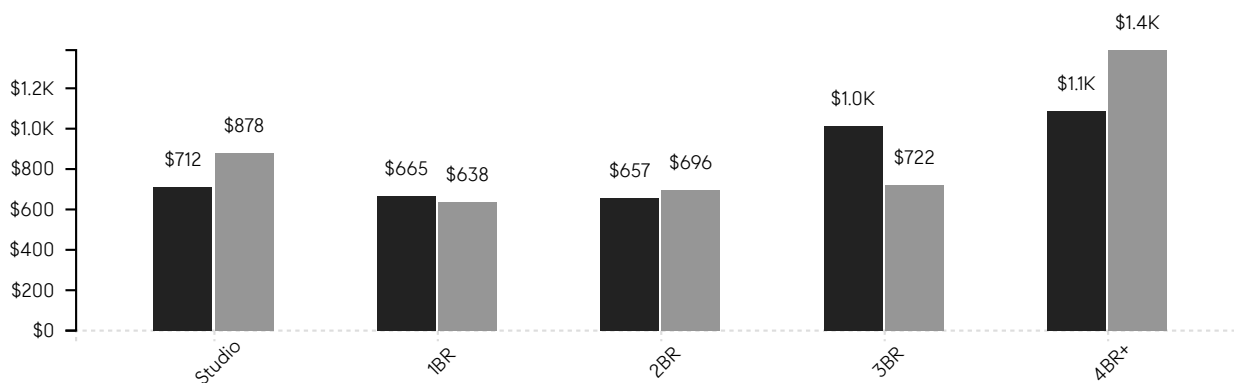
October 2022

CO-OPS

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$698,359	\$660,108	5.8%	\$659,989	5.8%
MEDIAN SALE PRICE	\$515,000	\$494,500	4.1%	\$495,000	4.0%
AVERAGE PRICE PER SQUARE FOOT	\$696	\$648	7.4%	\$684	1.8%
AVERAGE DAYS ON MARKET	124	99	25.3%	121	2.5%
AVERAGE DISCOUNT	3%	2%	-	3%	-
INVENTORY	860	848	1.4%	853	0.8%
CONTRACTS SIGNED	132	127	3.9%	197	-33.0%

Average Price Per Square Foot

OCTOBER 2022
 OCTOBER 2021

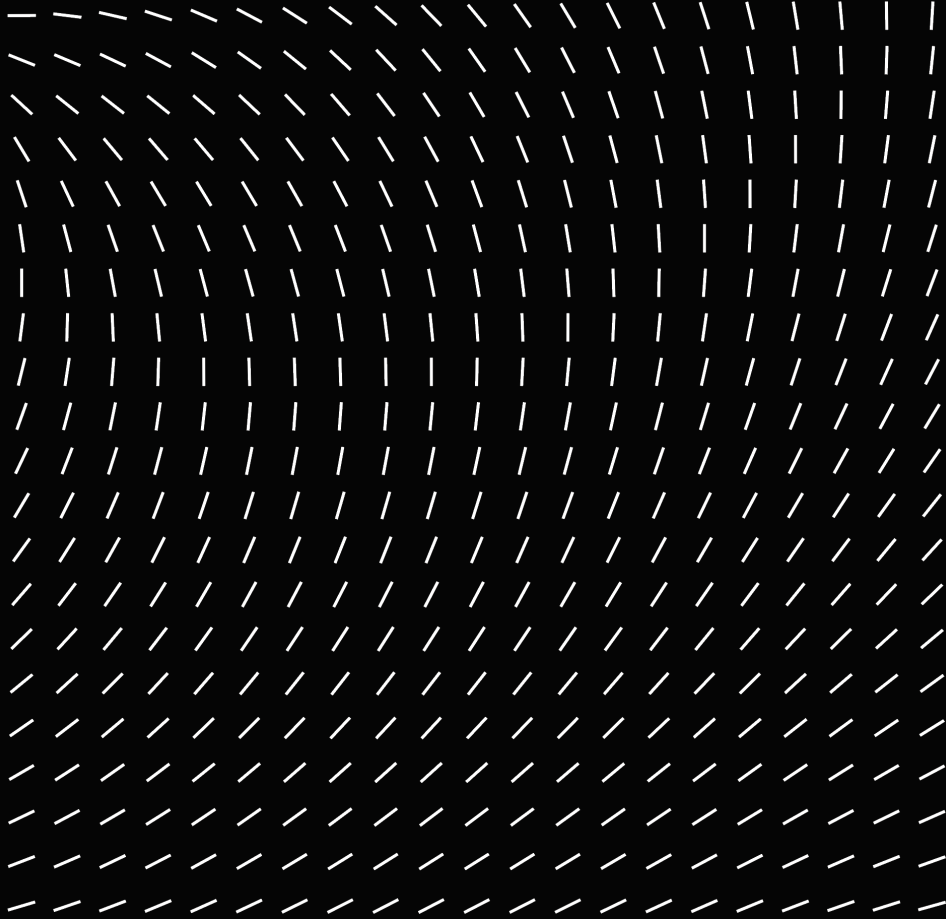


Brooklyn Market Insights

October 2022

HOUSES

	OCT 2022	SEP 2022	% CHANGE	OCT 2021	% CHANGE
AVERAGE SALE PRICE	\$1,682,448	\$1,398,419	20.3%	\$1,283,479	31.1%
MEDIAN SALE PRICE	\$1,298,500	\$1,122,538	15.7%	\$980,000	32.5%
AVERAGE PRICE PER SQUARE FOOT	\$656	\$619	6.0%	\$579	13.3%
AVERAGE DAYS ON MARKET	102	99	3.0%	135	-24.4%
AVERAGE DISCOUNT	3%	5%	-	7%	-
INVENTORY	1,915	1,883	1.7%	1,677	14.2%
CONTRACTS SIGNED	209	196	6.6%	293	-28.7%



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.