



COMPASS

Brooklyn Market Insights

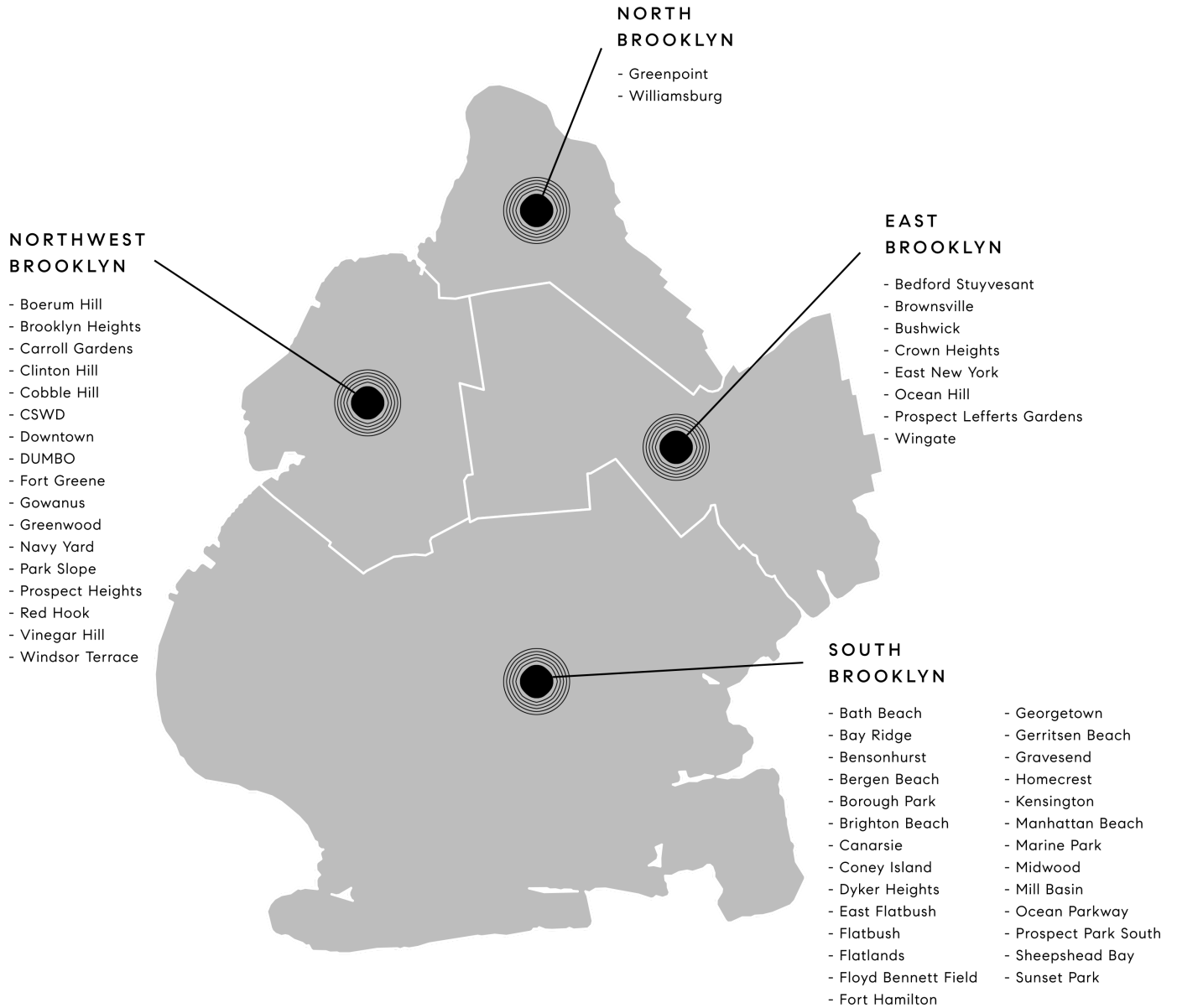
FEBRUARY 2023

84 Meserole Ave, Unit 2 (Photo: Kate Glucksberg)

Brooklyn Market Insights

February 2023

NEIGHBORHOOD MAP

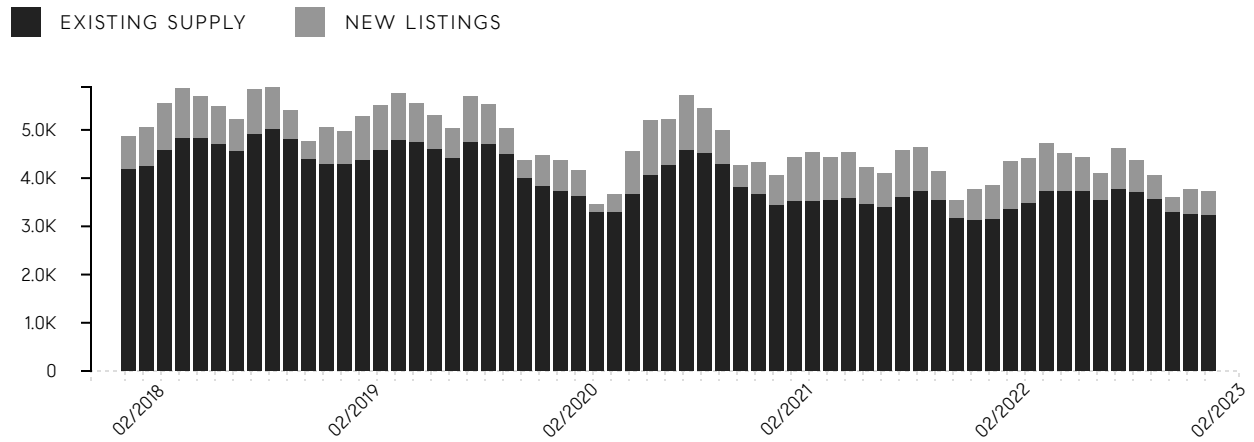


Brooklyn Market Insights

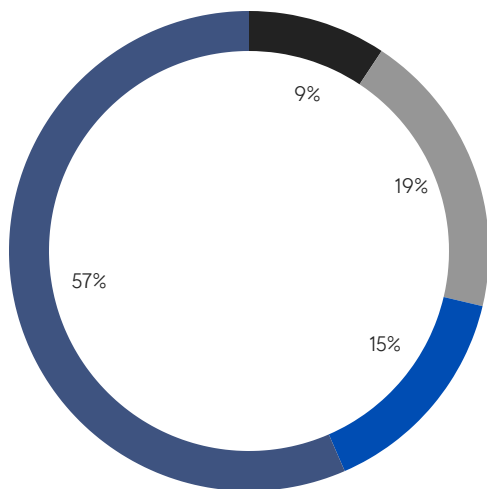
February 2023

INVENTORY

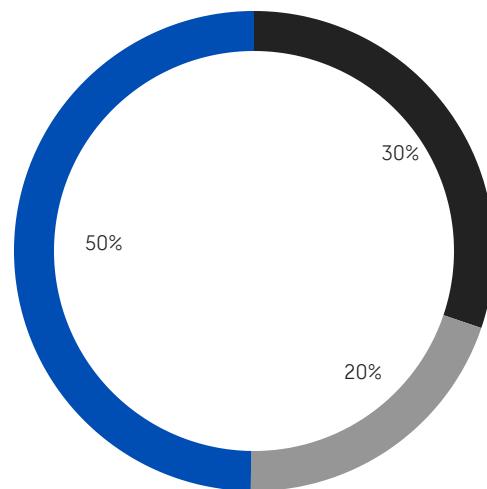
Total Inventory



By Neighborhood



By Type



Brooklyn Monthly Market Insights

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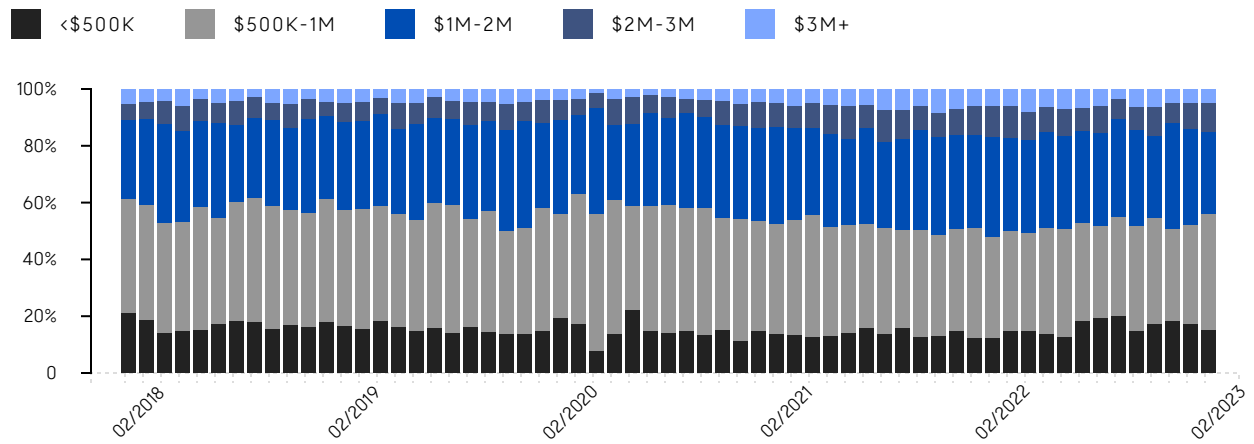


Brooklyn Market Insights

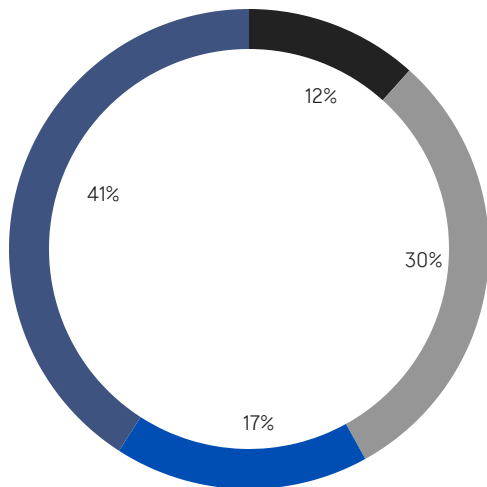
February 2023

CONTRACTS SIGNED

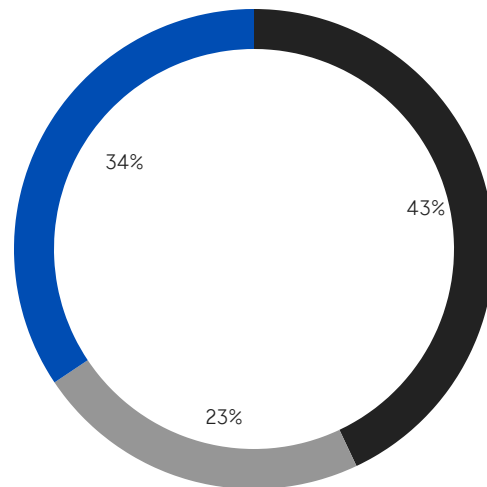
Market Share By Price (Last Ask)



By Neighborhood



By Type



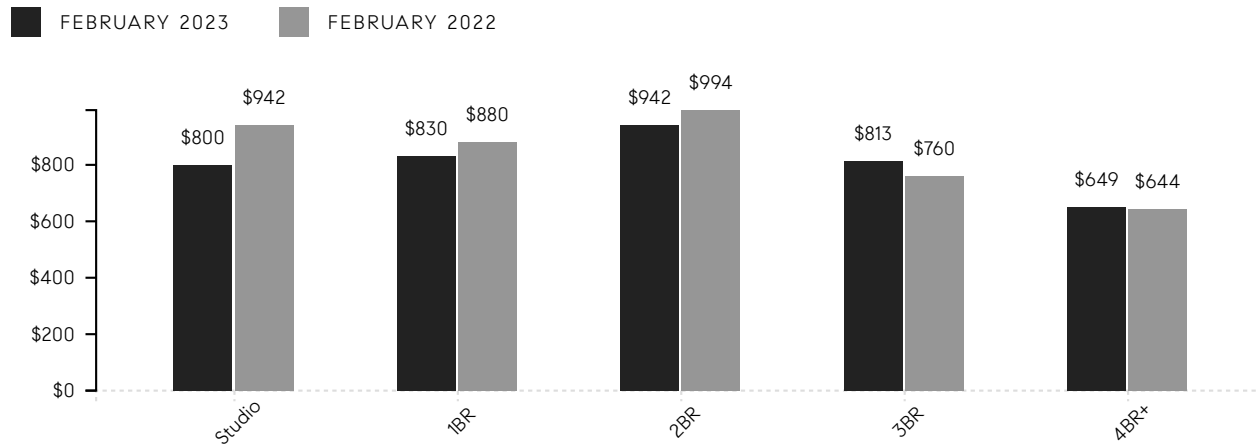
Brooklyn Market Insights

February 2023

OVERALL

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$1,225,401	\$1,241,781	-1.3%	\$1,170,812	4.7%
MEDIAN SALE PRICE	\$920,000	\$962,500	-4.4%	\$935,000	-1.6%
AVERAGE PRICE PER SQUARE FOOT	\$786	\$862	-8.8%	\$823	-4.5%
AVERAGE DAYS ON MARKET	107	114	-6.1%	128	-16.4%
AVERAGE DISCOUNT	5%	6%	-	5%	-
INVENTORY	3,232	3,261	-0.9%	3,153	2.5%
CONTRACTS SIGNED	477	387	23.3%	793	-39.8%

Average Price Per Square Foot



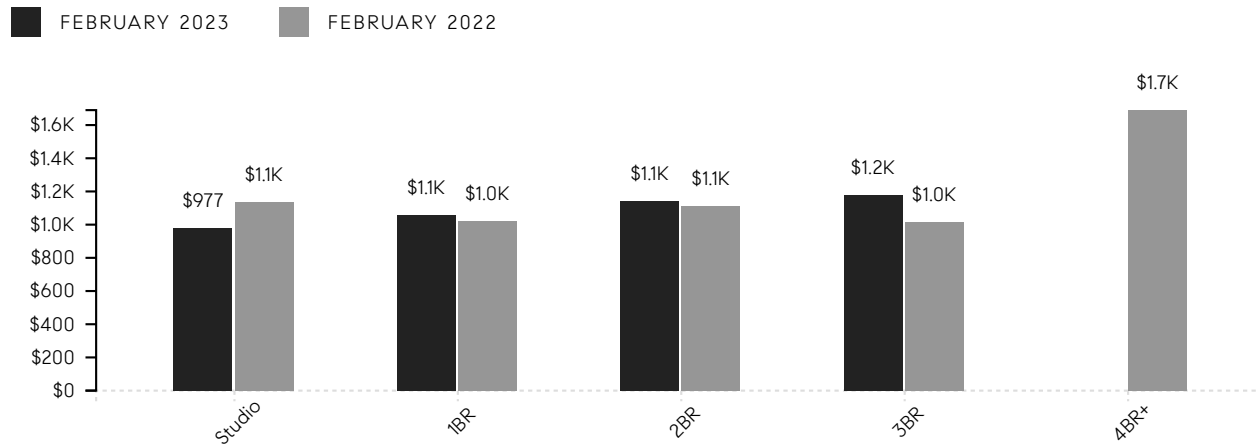
Brooklyn Market Insights

February 2023

CONDOS

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$1,198,841	\$1,238,508	-3.2%	\$1,169,838	2.5%
MEDIAN SALE PRICE	\$925,000	\$950,000	-2.6%	\$920,000	0.5%
AVERAGE PRICE PER SQUARE FOOT	\$1,114	\$1,186	-6.1%	\$1,086	2.6%
AVERAGE DAYS ON MARKET	122	117	4.3%	153	-20.3%
AVERAGE DISCOUNT	2%	4%	-	3%	-
INVENTORY	976	983	-0.7%	1,034	-5.6%
CONTRACTS SIGNED	205	147	39.5%	392	-47.7%

Average Price Per Square Foot



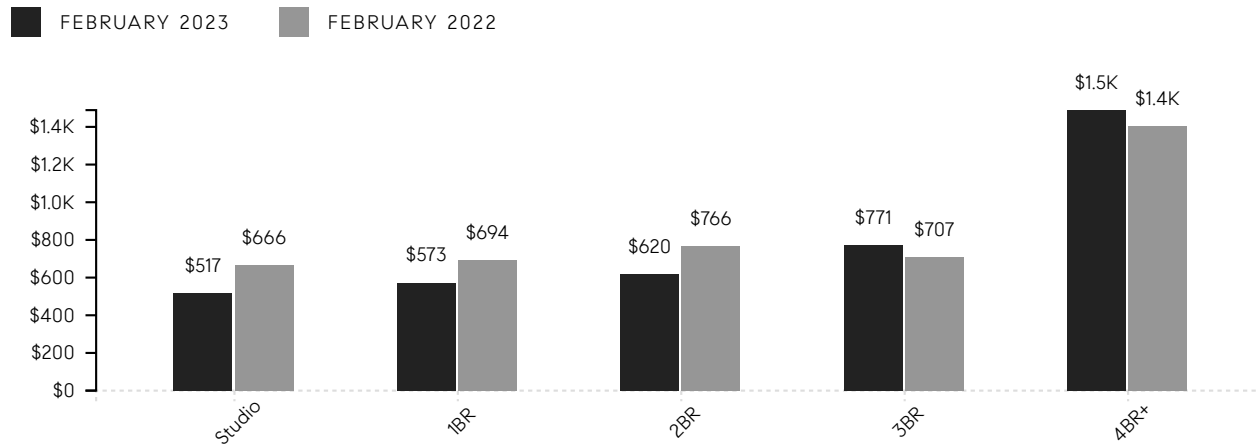
Brooklyn Market Insights

February 2023

CO-OPS

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$622,223	\$667,978	-6.8%	\$663,352	-6.2%
MEDIAN SALE PRICE	\$509,000	\$535,000	-4.9%	\$445,000	14.4%
AVERAGE PRICE PER SQUARE FOOT	\$615	\$700	-12.1%	\$727	-15.4%
AVERAGE DAYS ON MARKET	100	131	-23.7%	107	-6.5%
AVERAGE DISCOUNT	4%	5%	-	3%	-
INVENTORY	647	666	-2.9%	721	-10.3%
CONTRACTS SIGNED	108	81	33.3%	158	-31.6%

Average Price Per Square Foot



Brooklyn Market Insights

February 2023

HOUSES

	FEB 2023	JAN 2023	% CHANGE	FEB 2022	% CHANGE
AVERAGE SALE PRICE	\$1,530,299	\$1,463,485	4.6%	\$1,380,841	10.8%
MEDIAN SALE PRICE	\$1,227,500	\$1,199,800	2.3%	\$1,071,500	14.6%
AVERAGE PRICE PER SQUARE FOOT	\$631	\$632	-0.2%	\$608	3.8%
AVERAGE DAYS ON MARKET	101	101	0.0%	119	-15.1%
AVERAGE DISCOUNT	7%	8%	-	8%	-
INVENTORY	1,609	1,612	-0.2%	1,398	15.1%
CONTRACTS SIGNED	164	159	3.1%	243	-32.5%



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