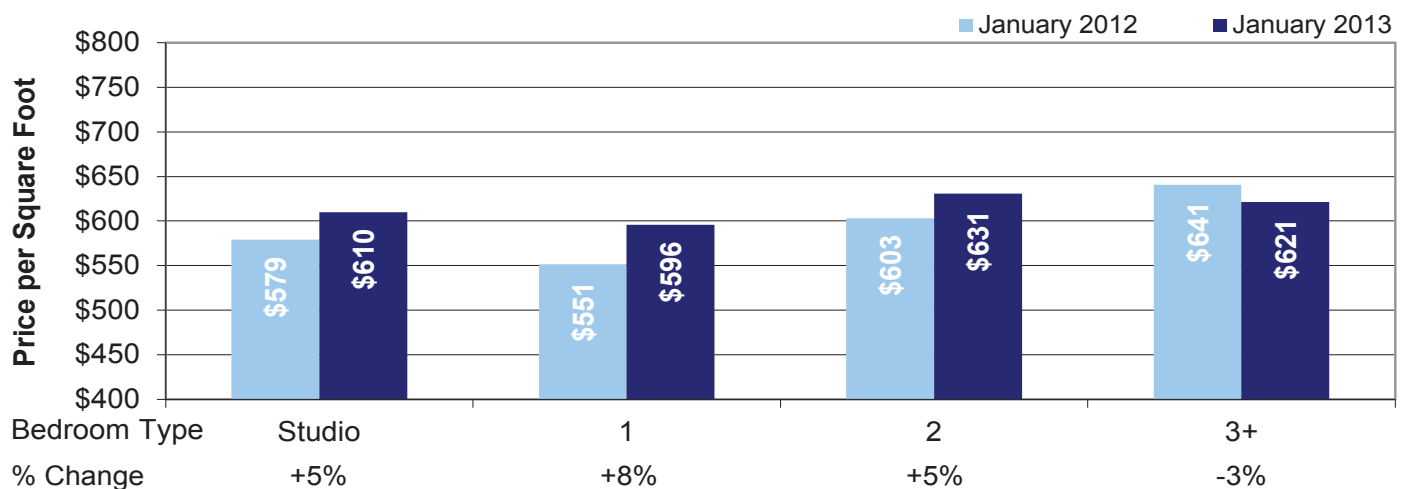


**Brooklyn Marketwide Summary**

Average price per square foot in Brooklyn was even from last year but 7% higher than December 2012. The increase from December was partially caused by a number of townhouse sales over \$3MM which traded in prime Brooklyn neighborhoods this month. Average sale price and median price decreased from both last month and last year due to increased contract activity under \$1MM. In January, 83% of Corcoran’s deals in Brooklyn were under \$1MM compared to 75% of sales in December and January 2012. A shift in apartment size and unit type this month also contributed to these price decreases. Studio and one bedroom sales represented 40% of contracts signed this quarter which is up from 28% last month and 31% in January 2012. Inventory is even from last month and 5% lower than this time last year. Prime new listings are absorbed quickly evidenced by the significant decrease in average days on market compared to both last month and last year.

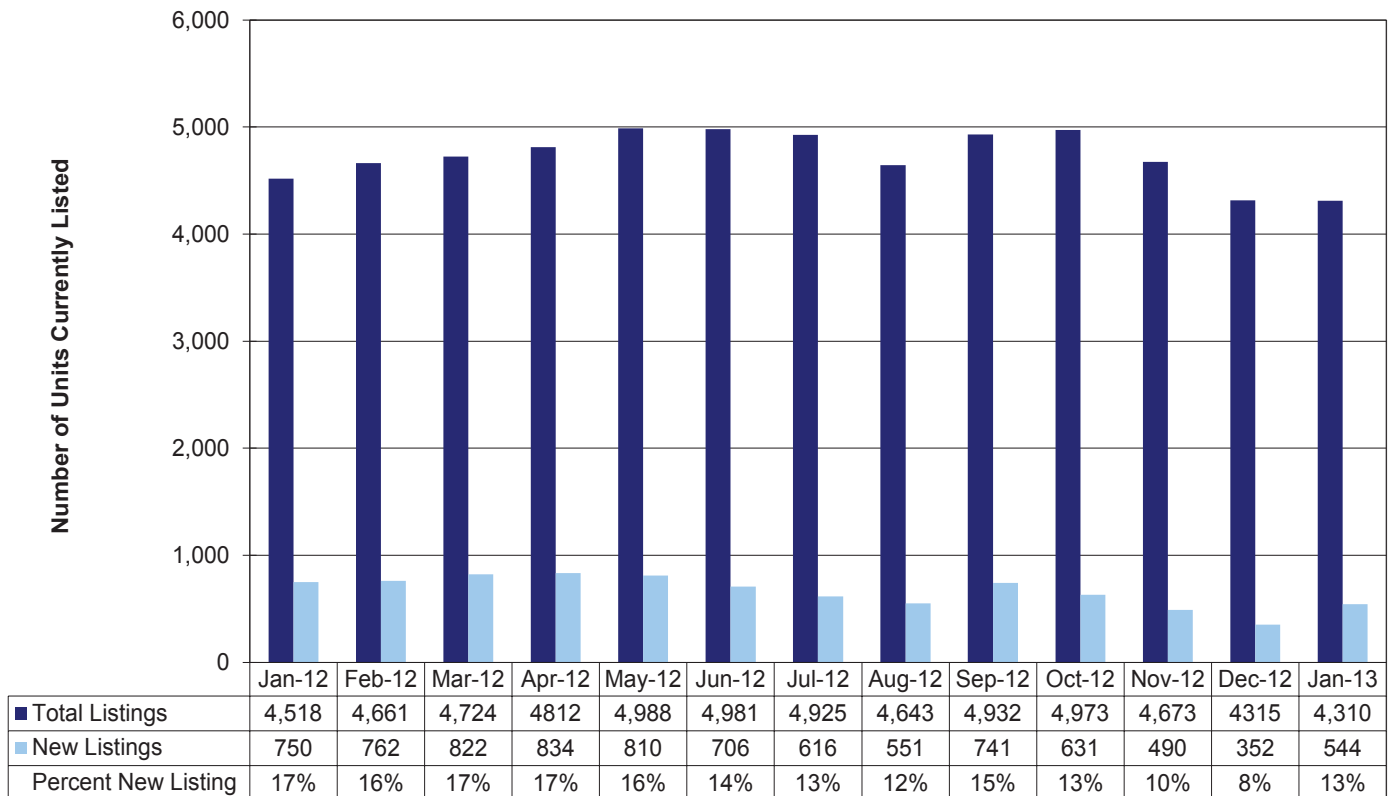
	Current Month January 2013	Prior Month December 2012	% Change	Prior Year January 2012	% Change
Average Sale Price	\$840,186	\$865,892	-3%	\$904,529	-7%
Median Sale Price	\$615,000	\$717,500	-14%	\$630,000	-2%
Average Price per Square Foot	\$619	\$578	+7%	\$615	+1%
Average Days on Market	90	107	-16%	196	-54%
Difference from Last Ask to Sale	-0.5%	-1.5%	N/A	-4.3%	N/A
Listed Inventory	4,310	4,315	0%	4,518	-5%
Absorbed Listings	196	151	+30%	173	+13%

**Signed Contracts**



### Brooklyn Inventory

The number of new listings increased 55% from December 2012 in an expected increase for the beginning of the new year. Manhattan experienced the same percentage increase for new listings. Brooklyn inventory remains 5% lower than January 2012.



Notes:

Statistics are based on Corcoran Group's monthly signed contract data, with the exception of "Listed Inventory" and "Absorbed Listings"

All material herein is intended for information purposes only and has been compiled from sources deemed reliable.

Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.

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