

“ Brooklyn price indicators moved above their year ago levels to the second highest in history. ”

Brooklyn Market Matrix	4Q-2015	%Δ (QTR)	3Q-2015	%Δ (YR)	4Q-2014
Average Sales Price	\$808,121	-5.7%	\$856,839	6.8%	\$756,569
Median Sales Price	\$650,000	-3.9%	\$676,250	11.1%	\$585,000
Number of Sales	2,112	-10.8%	2,368	24.5%	1,697
Days on Market (From Last List Date)	64	16.4%	55	-17.9%	78
Listing Discount (From Last List Price)	0.0%		0.5%		2.3%
Listing Inventory	3,233	-21.8%	4,134	-6.5%	3,456
Absorption Rate (mos)	4.6	-11.5%	5.2	-24.6%	6.1
Year-to-Date	4Q-2015	%Δ (QTR)	3Q-2015	%Δ (YR)	4Q-2014
Average Sales Price (YTD)	\$807,173	N/A	N/A	9.1%	\$739,610
Median Sales Price (YTD)	\$650,000	N/A	N/A	14.0%	\$570,220
Number of Sales (YTD)	7,722	N/A	N/A	3.9%	7,432

Median sales price rose 11.1% to \$650,000, the second highest level in history after the \$676,250 record set in the prior quarter. This was the thirteenth consecutive year-over-year quarterly increase.

The luxury market, representing the top 10% of sales, did not keep up with the overall market. Luxury median sales price slipped 1.2% to \$1,817,500 from the same period a year ago.

There were more sales and less supply this quarter as well. After four quarters of year-over-year declines, the number of sales increased for the second consecutive quarter. There were 2,112 sales, up 24.5% from the year ago quarter, led by the surge in 1-3 family sales.

Days on market, the number of days between the last list price change to the contract date, was 64 days, 14 days faster than the same period last year.

Listing discount, the percentage difference between the list price at time of sale and the sales price, was on average essentially non-existent.