



COMPASS

Brooklyn  
Market Insights

DECEMBER 2023

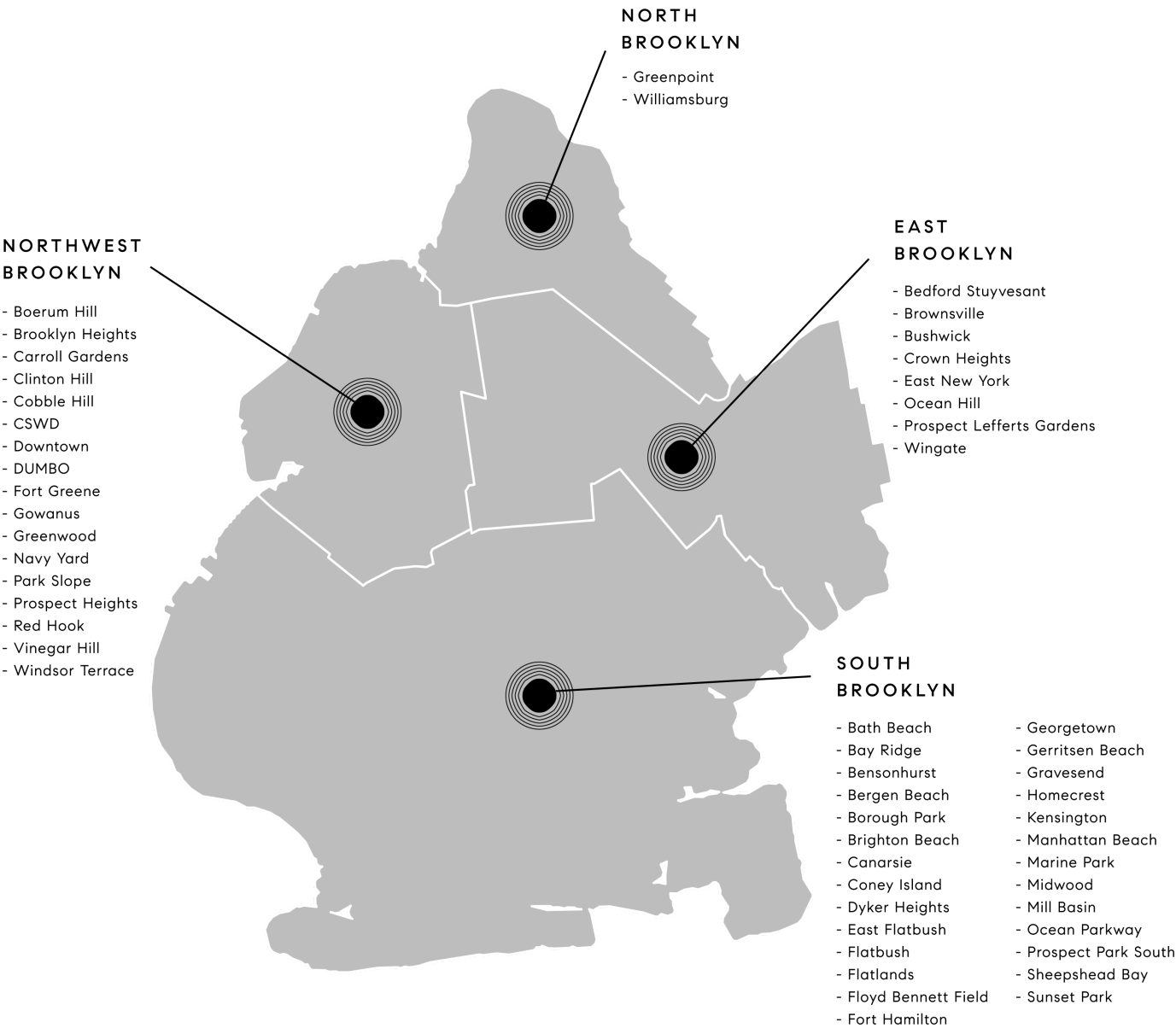
215 East 9th Street



# Brooklyn Market Insights

## December 2023

### NEIGHBORHOOD MAP





# Brooklyn Market Insights

## December 2023

### METHODOLOGY

**Geography** covered in this report is Brooklyn.

**Inventory** is calculated based on all properties actively listed during the month at the time the report is prepared.

**Contract Signed** figures for the current month are based on publicly reported transactions at the time the report is prepared. The signed price reflects the latest available asking price.

**Recorded Sales** figures for the current month are based on reported sales and recorded closings at the time the report is prepared. Historic data is based solely on ACRIS transactions.

**Median Price** is the middle price of a given dataset.

**Average Price** is the sum of all prices divided by the total number of properties.

**Months of Supply** is an estimated time it would take to sell all current active listings based on the trailing 12-month sales rate.

**Time on Market** is calculated by how many properties entered contract during the month in the given period.

**Discount** is the percentage difference between the initial list and recorded sale price.

**Bedroom Count** is the number of bedrooms a property has, as reported in the listing, or acquired from tax records, when available.

**Current Month** is reflective of the first day of the month to the final day of the month.

**Previous Month** figures are revised to ensure the most accurate values are provided and to account for source data delays.

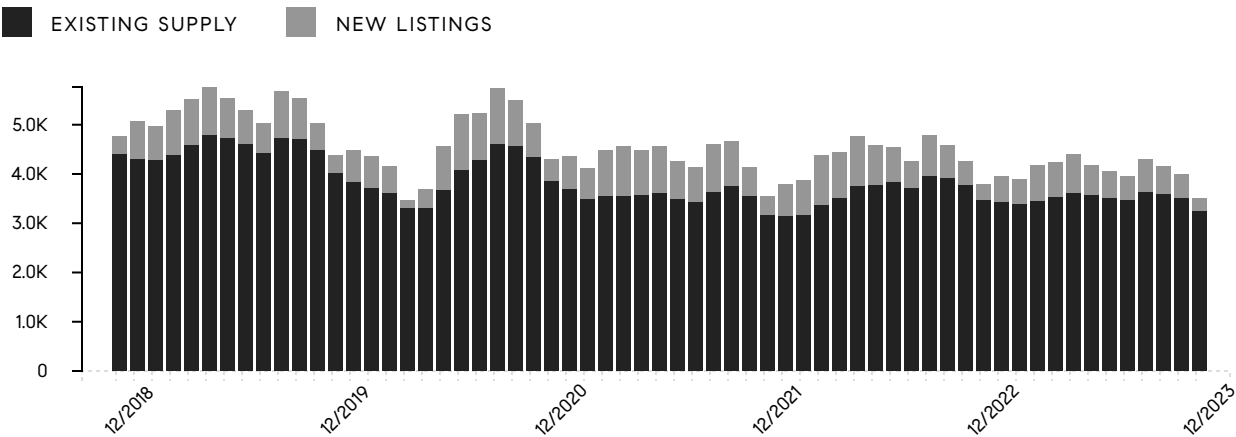


# Brooklyn Market Insights

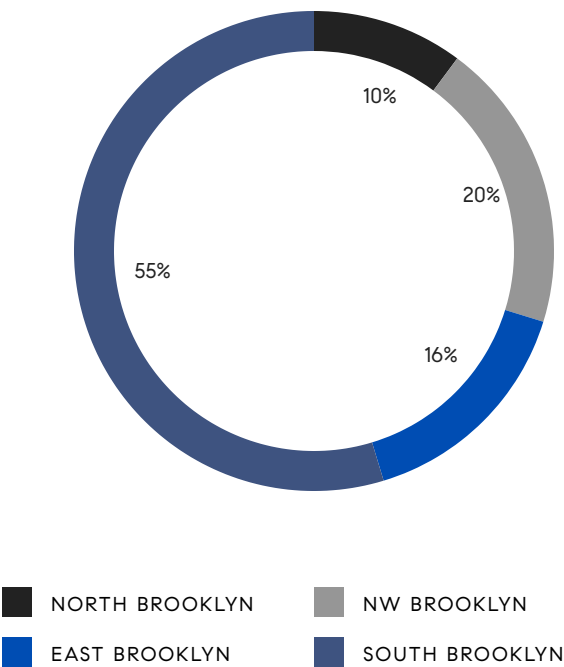
## December 2023

### INVENTORY

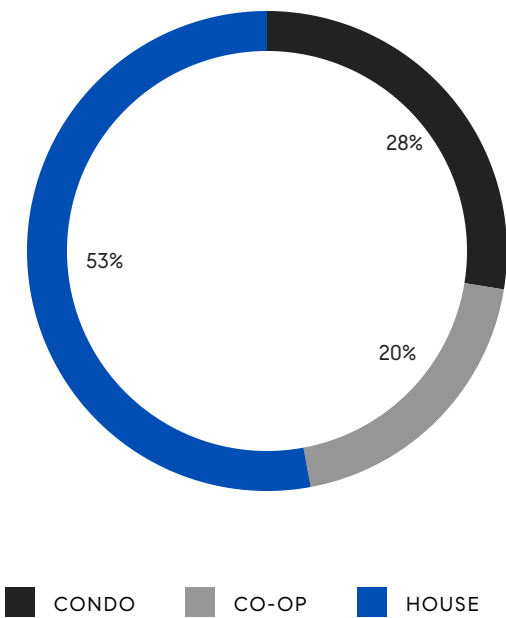
#### Total Inventory



#### By Neighborhood



#### By Type



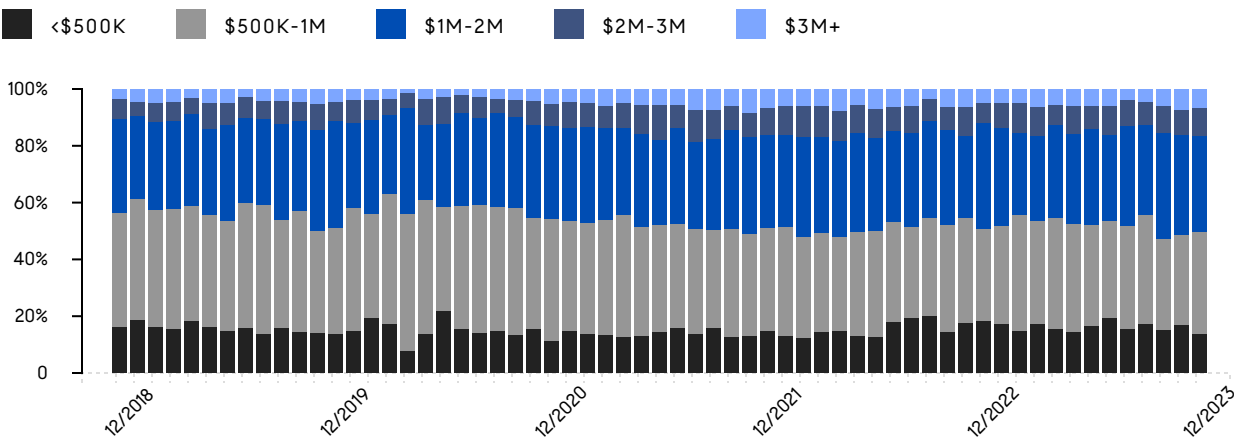


# Brooklyn Market Insights

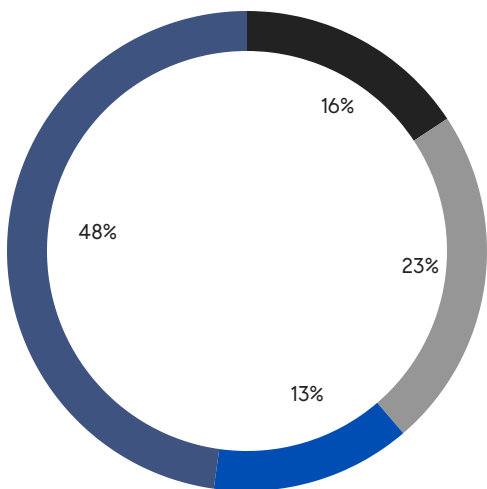
## December 2023

### CONTRACTS SIGNED

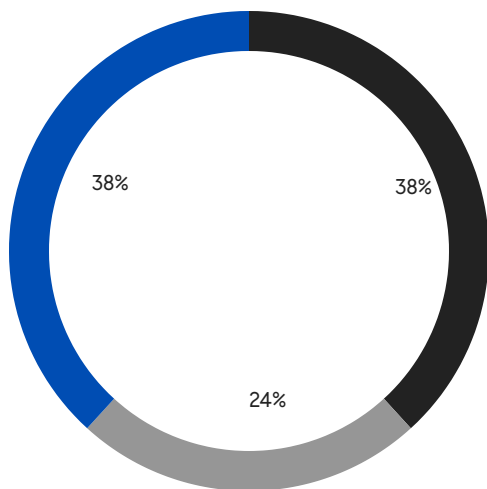
#### Market Share By Price (Last Ask)



#### By Neighborhood



#### By Type





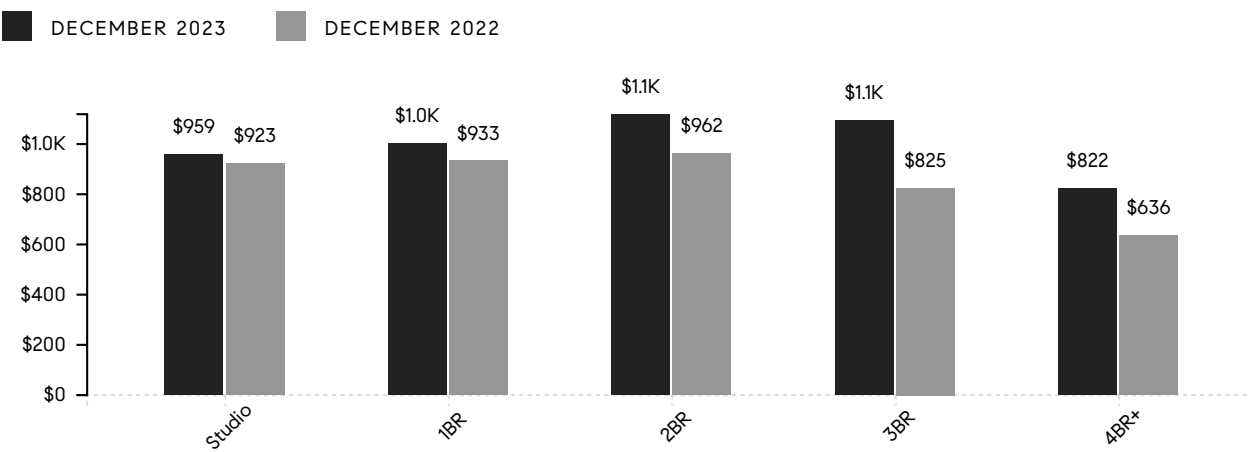
# Brooklyn Market Insights

## December 2023

### OVERALL

	DEC 2023	NOV 2023	% CHANGE	DEC 2022	% CHANGE
AVERAGE SALE PRICE	\$1,503,502	\$1,106,762	35.8%	\$1,149,766	30.8%
MEDIAN SALE PRICE	\$1,039,999	\$910,000	14.3%	\$890,000	16.9%
AVERAGE PRICE PER SQUARE FOOT	\$995	\$764	30.2%	\$830	19.9%
AVERAGE DAYS ON MARKET	128	134	-4.5%	111	15.3%
AVERAGE DISCOUNT	4%	6%	-	5%	-
INVENTORY	3,258	3,513	-7.3%	3,489	-6.6%
CONTRACTS SIGNED	453	513	-11.7%	423	7.1%

### Average Price Per Square Foot



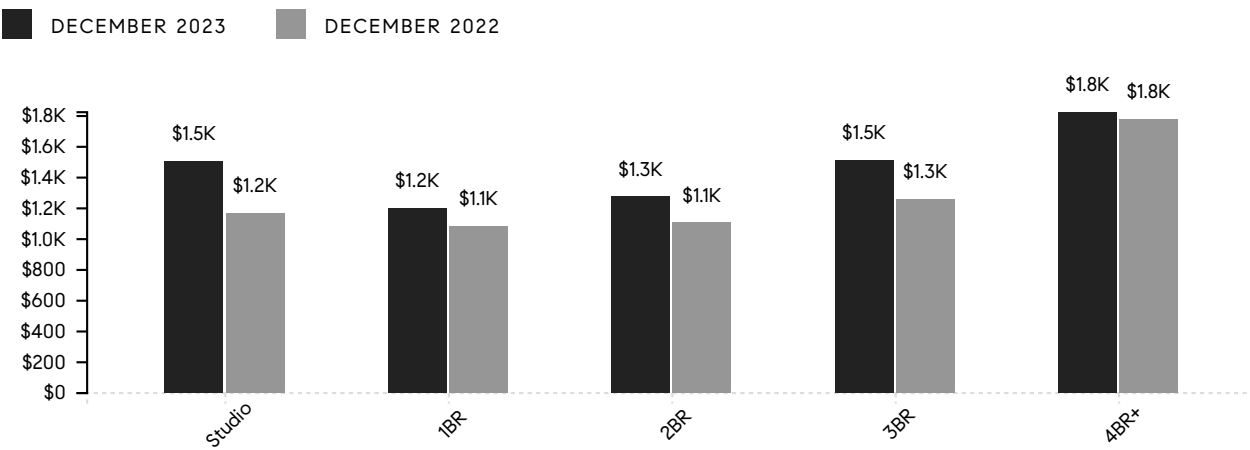
# Brooklyn Market Insights

## December 2023

### CONDOS

	DEC 2023	NOV 2023	% CHANGE	DEC 2022	% CHANGE
AVERAGE SALE PRICE	\$1,857,329	\$1,138,515	63.1%	\$1,121,116	65.7%
MEDIAN SALE PRICE	\$1,280,000	\$930,000	37.6%	\$900,000	42.2%
AVERAGE PRICE PER SQUARE FOOT	\$1,366	\$1,105	23.6%	\$1,133	20.6%
AVERAGE DAYS ON MARKET	147	150	-2.0%	112	31.3%
AVERAGE DISCOUNT	3%	4%	-	2%	-
INVENTORY	898	995	-9.7%	1,064	-15.6%
CONTRACTS SIGNED	172	186	-7.5%	132	30.3%

### Average Price Per Square Foot





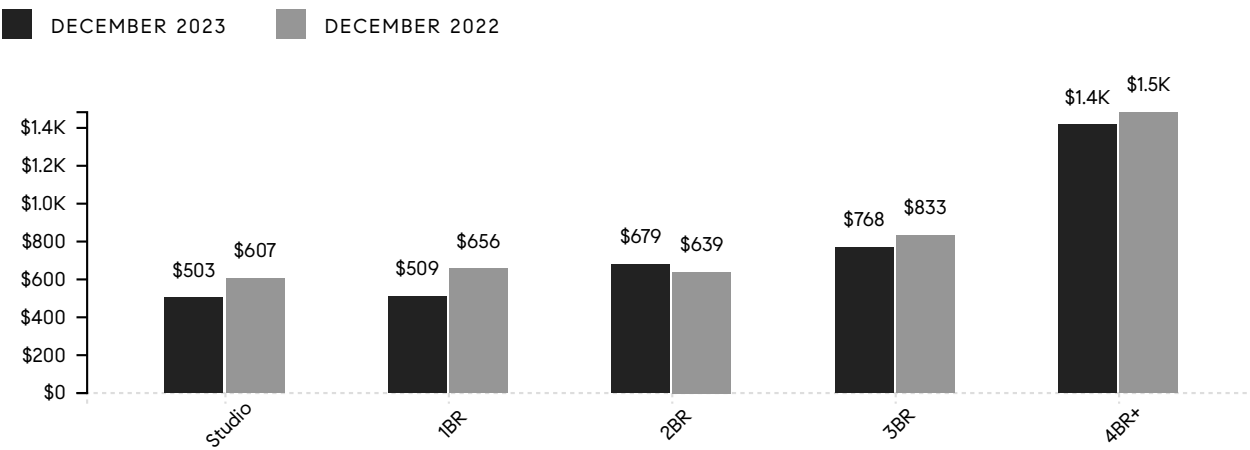
# Brooklyn Market Insights

## December 2023

### CO-OPS

	DEC 2023	NOV 2023	% CHANGE	DEC 2022	% CHANGE
AVERAGE SALE PRICE	\$649,074	\$552,999	17.4%	\$597,630	8.6%
MEDIAN SALE PRICE	\$420,000	\$405,000	3.7%	\$425,000	-1.2%
AVERAGE PRICE PER SQUARE FOOT	\$622	\$602	3.3%	\$662	-6.0%
AVERAGE DAYS ON MARKET	124	135	-8.1%	111	11.7%
AVERAGE DISCOUNT	3%	4%	-	4%	-
INVENTORY	636	702	-9.4%	704	-9.7%
CONTRACTS SIGNED	106	133	-20.3%	122	-13.1%

### Average Price Per Square Foot



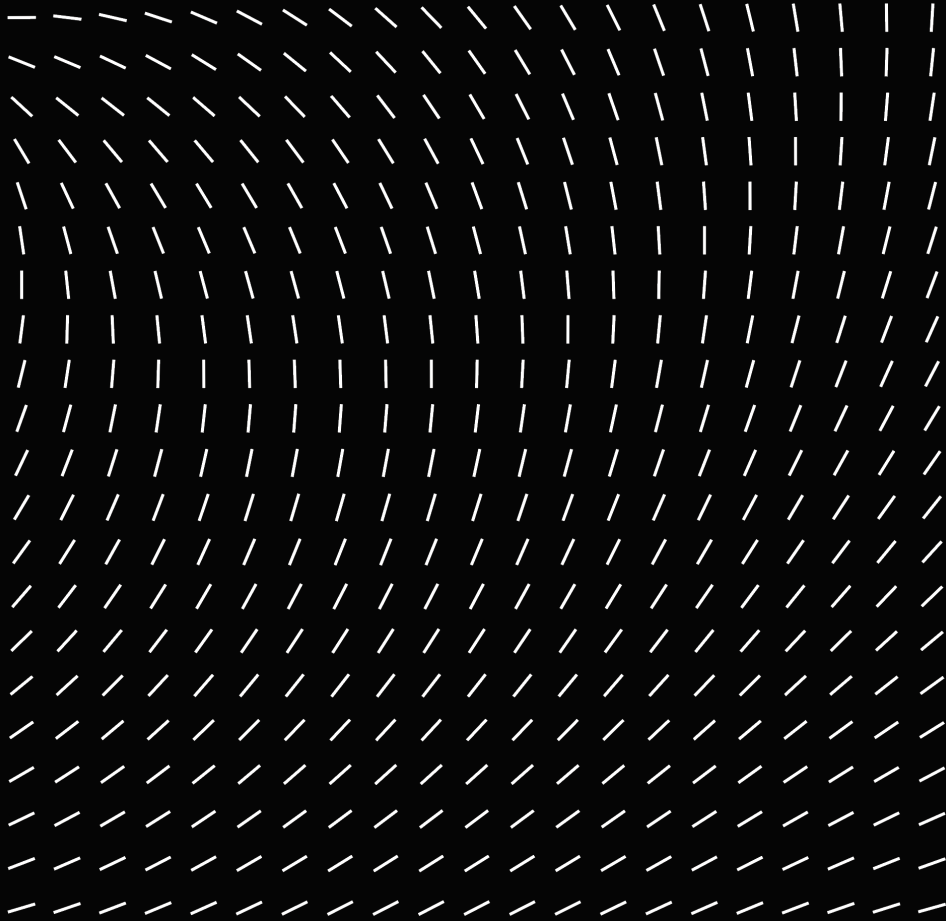
# Brooklyn Market Insights

## December 2023

### HOUSES

	DEC 2023	NOV 2023	% CHANGE	DEC 2022	% CHANGE
AVERAGE SALE PRICE	\$1,568,800	\$1,286,618	21.9%	\$1,371,143	14.4%
MEDIAN SALE PRICE	\$1,200,000	\$1,017,470	17.9%	\$1,010,000	18.8%
AVERAGE PRICE PER SQUARE FOOT	\$697	\$572	21.9%	\$600	16.2%
AVERAGE DAYS ON MARKET	109	121	-9.9%	110	-0.9%
AVERAGE DISCOUNT	7%	9%	-	9%	-
INVENTORY	1,724	1,816	-5.1%	1,721	0.2%
CONTRACTS SIGNED	172	191	-9.9%	169	1.8%





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.