

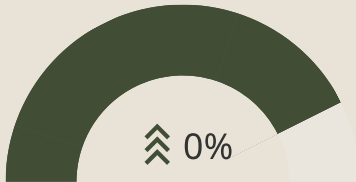


BROOKLYN MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

Date Range
Nov 2023 vs. Nov 2024

CONTRACTS



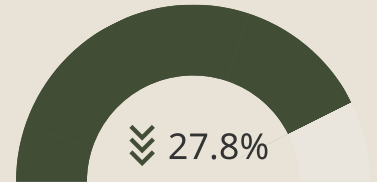
VOLUME

296	Nov 2024
296	Nov 2023

AVG DOM

61 Days
85 Days

DAYS ON MARKET

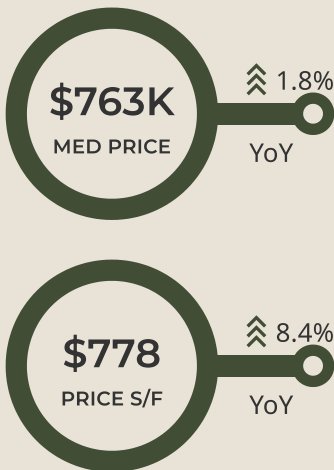


PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
UNDER \$1M	111	117	-5.1%
\$1M - \$2M	109	120	-9.2%
\$2M - \$4M	64	47	36.2%
\$4M - \$10M	12	12	0%
OVER \$10M	0	0	--%

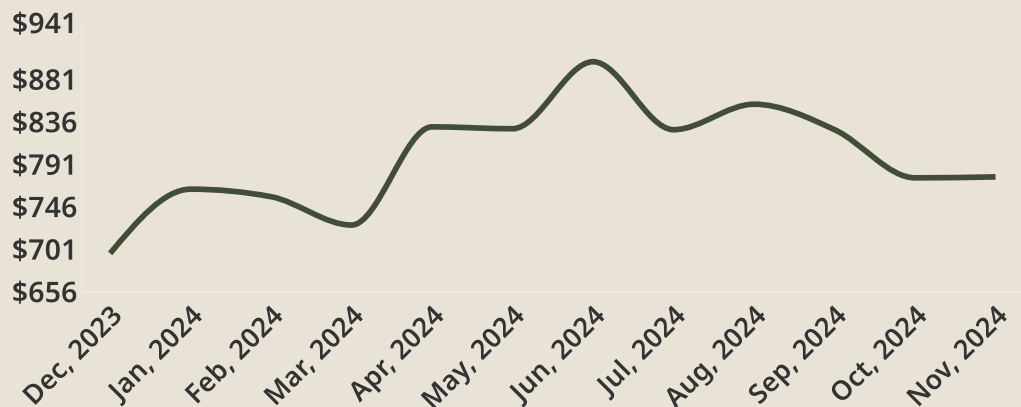
In Brooklyn, Nov 2024 saw a stable number of contracts matched to last year at 296, but there's an improvement with homes spending less time on the market, dropping from 85 days to about 61 days.

CLOSINGS

Median sales prices rose slightly from \$749K to \$763K, while price per square foot increased, reflecting a growing demand or value in the market.



MEDIAN PRICE / SF



Source: [Marketproof](#) | For informational purposes only, data from entities deemed reliable, but may contain errors, omissions, or changes without notice.



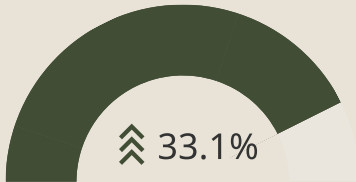
BROOKLYN CONDO

NEW AND RESALE CONDOS

Date Range

Nov 2023 vs. Nov 2024

CONTRACTS



VOLUME

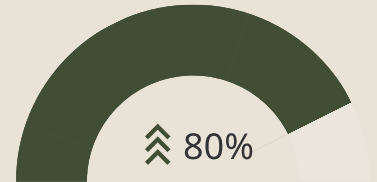
173	Nov 2024
130	Nov 2023

AVG DOM

63 Days

35 Days

DAYS ON MARKET



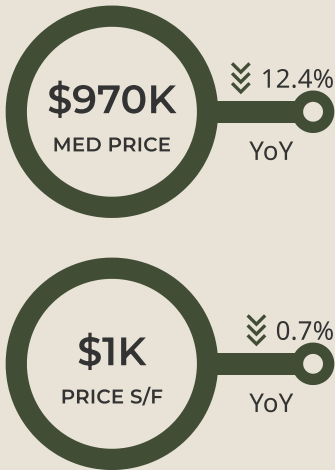
PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
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UNDER \$1M	54	47	14.9%
\$1M - \$2M	80	58	37.9%
\$2M - \$4M	34	19	78.9%
\$4M - \$10M	5	6	-16.7%
OVER \$10M	0	0	--%

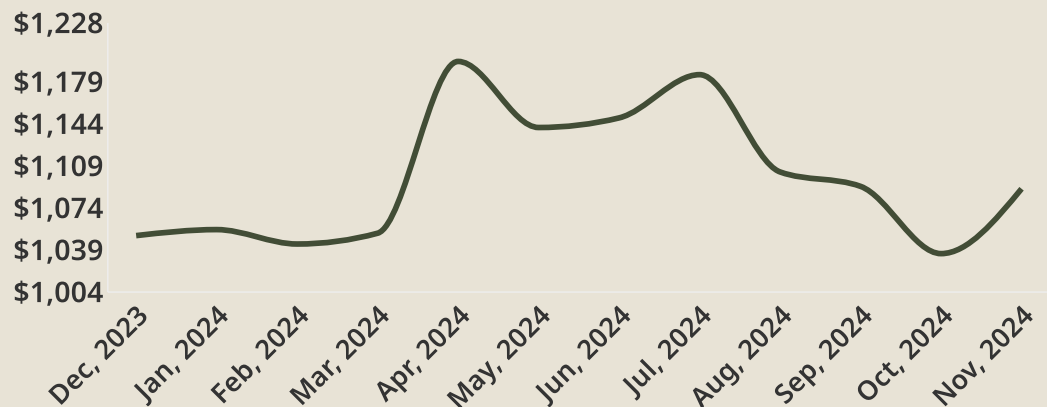
Condo contracts increased from 130 to 173, with a significant drop in market time from 35 days to 63 days, suggesting a healthier demand.

CLOSINGS

Despite the dip in median price from \$1.1M to \$969.5K, price per square foot remained relatively stable, suggesting buyers are opting for smaller, possibly more strategically located units.



MEDIAN PRICE / SF





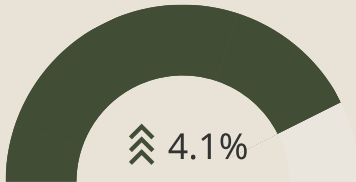
BROOKLYN CO-OP

NEW AND RESALE CO-OPS

Date Range

Nov 2023 vs. Nov 2024

CONTRACTS



VOLUME

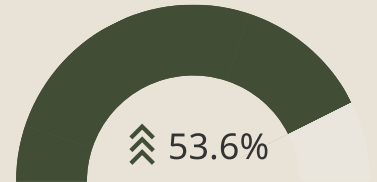
76	Nov 2024
73	Nov 2023

AVG DOM

53 Days

35 Days

DAYS ON MARKET



PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
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UNDER \$1M	49	47	4.3%
\$1M - \$2M	18	24	-25%
\$2M - \$4M	9	2	350%
\$4M - \$10M	0	0	--%
OVER \$10M	0	0	--%

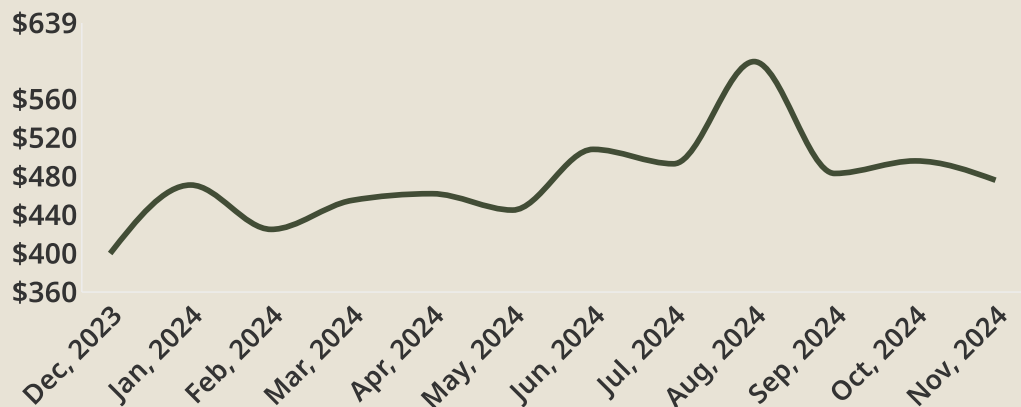
Co-op contracts slightly up from 73 to 76, with a shorter DOM, cut nearly in half from 34.5 days to 53 days, indicating faster decision-making from buyers.

CLOSINGS

The median price surged from \$380K to \$428K, and the price per square foot rose, suggesting a stronger market position for co-ops this year.



MEDIAN PRICE / SF



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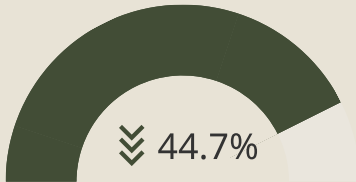
BROOKLYN SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range

Nov 2023 vs. Nov 2024

CONTRACTS



VOLUME

47

Nov 2024

85

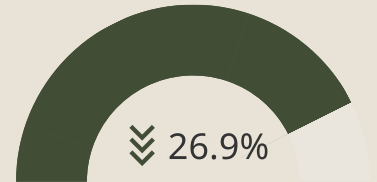
Nov 2023

AVG DOM

68 Days

93 Days

DAYS ON MARKET

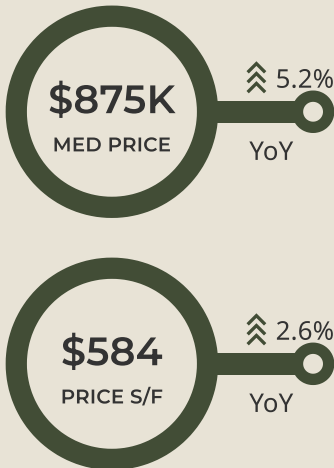


PRICE RANGE	Nov 2024	Nov 2023	% CHANGE
UNDER \$1M	8	23	-65.2%
\$1M - \$2M	11	33	-66.7%
\$2M - \$4M	21	24	-12.5%
\$4M - \$10M	7	5	40%
OVER \$10M	0	0	--%

Single-family contracts fell notably from 85 to 47, but these homes are moving faster, reducing time on the market from 93 to 68 days.

CLOSINGS

Prices increased from \$832K to \$875K with a slightly steeper rise in price per square foot, pointing toward increased buyer confidence and higher market valuations in single-family homes.



MEDIAN PRICE / SF

