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StreetEasy is pleased to present our inaugural monthly New Development market report, covering the major markets of Manhattan, as well as the most active Brooklyn and Queens neighborhoods. The report is based solely on sponsor sales listings marketed on our site. Additionally, the most popular buildings listed here are based not only on pageviews, but also saved listings and searches.

We love feedback. So let us know what you think at support@streeteasy.com.

**ONE TO FIVE BEDROOM
LUXURY CONDOMINIUM
RESIDENCES, PRICED
FROM \$1.35M.
MULTIPLE EXPOSURES AND
GRACIOUS FLOORPLANS.**

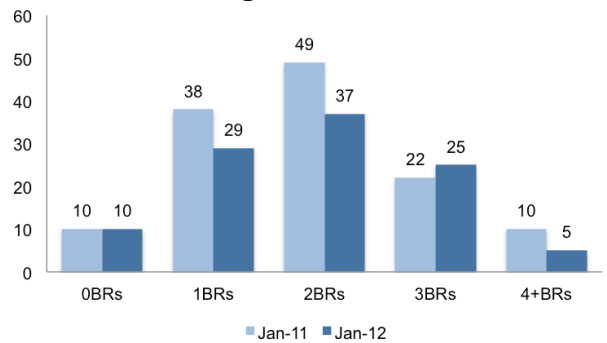
MANHATTAN HOUSE
200 EAST 66TH STREET

MANHATTAN

Notable Findings in January 2012

- Median listing price for new developments in Manhattan increased by 12.6%, since a year ago.
- With limited inventory, new developments in Manhattan saw 10.1% more price increases and 11.2% fewer price cuts compared to a year ago.
- The Upper West increased 17.3% in median asking PPSF since last year while Upper Manhattan's median PPSF has remained stable.

Contracts Signed



Market Activity

	Jan-12	Jan-11	%Change
# of Total Listings	1,359	1,429	-4.9%
# of New Listings	158	116	36.2%
# of Contracts	65	58	12.1%
# of Price Increases	152	138	10.1%
# of Price Cuts	182	205	-11.2%
# of Months' Supply*	9.5	7.4	29.0%
Median Listing Price	\$1,415,000	\$1,257,000	12.6%

Upper East

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$2,220,000	7	117	1,447
Jan-11	\$1,973,000	3	141	1,402
YoY %	12.5%	133.3%	-17.0%	3.2%

Most Popular Buildings

- The Touraine
- One Carnegie Hill
- 515 East 72nd Street
- Azure

Downtown

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$1,427,500	29	722	1,409
Jan-11	\$1,422,500	24	647	1,370
YoY %	0.4%	20.8%	11.6%	2.8%

Most Popular Buildings

- 123 Third Avenue
- The Story House
- 1 Rector Park
- Riverhouse
- The Cammeyer
- 99 John
- 254 PAS
- Tempo
- Reade57

Upper West

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$3,355,000	7	122	1,779
Jan-11	\$2,932,500	13	118	1,517
YoY %	14.4%	-46.2%	3.4%	17.3%

Most Popular Buildings

- The Aldyn
- The Rushmore
- 845 WEA
- The Laureate

Midtown

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$1,235,000	9	202	1,402
Jan-11	\$1,196,375	11	218	1,267
YoY %	3.2%	-18.2%	-7.3%	10.7%

Most Popular Buildings

- One48
- 303 East 33rd Street
- The Sheffield
- The Alexander

Upper Manhattan

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$547,500	13	196	606
Jan-11	\$550,000	7	305	597
YoY %	-0.5%	85.7%	-35.7%	1.5%

Most Popular Buildings

- Apex Condominiums
- 5th on the Park
- The Ellison
- 88 Morningside

* # of Months' Supply is how many months it will take to absorb current inventory given this month's level of contracts and delisted units.

Notable Findings in January 2012

- In Brooklyn, as inventory shrinks, there were 43.5% fewer price cuts and triple the number of price increases. However, contract activity in Brooklyn has remained stable compared to a year ago.
- In Queens, new developments became active again with a 325% jump in new contracts compared to a year ago.

BROOKLYN

Market Activity

	Jan-12	Jan-11	%Change
# of Total Listings	546	610	-10.5%
# of New Listings	68	77	-11.7%
# of New Contracts	36	37	-2.7%
# of Price Increases	68	17	300.0%
# of Price Cuts	78	138	-43.5%
# of Months' Supply	5.1	7.3	-30.6%
Median Listing Price	\$675,000	\$610,000	10.7%

Williamsburg

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$895,000	6	105	920
Jan-11	\$725,995	10	164	801
YoY %	23.3%	-40.0%	-36.0%	14.9%

Most Popular Buildings

- 80 Metropolitan
- 144 North 8th Street
- The Edge
- Northside Piers

Downtown Brooklyn

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$752,500	4	94	700
Jan-11	\$675,000	6	139	679
YoY %	11.5%	-33.3%	-32.4%	3.1%

Most Popular Buildings

- BellTel Lofts
- Toren
- Oro

Market Activity

	Jan-12	Jan-11	%Change
# of Total Listings	243	172	41.3%
# of New Listings	38	2	1800.0%
# of New Contracts	17	4	325.0%
# of Price Increases	41	32	28.1%
# of Price Cuts	28	23	21.7%
# of Months' Supply	5.7	17.2	-67.1%
Median Listing Price	\$649,000	\$535,875	21.1%

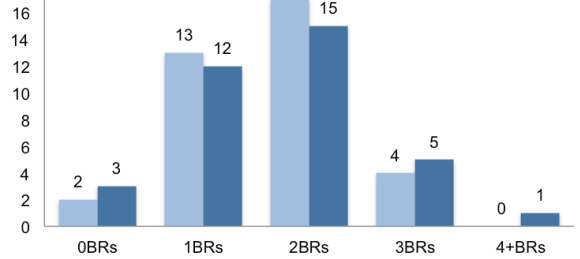
Long Island City

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$745,000	14	140	731
Jan-11	\$675,000	3	104	701
YoY %	10.4%	366.7%	34.6%	4.3%

Most Popular Buildings

- The L Haus
- The View at East Coast
- Murano
- 1 Vernon Jackson

Contracts Signed



Park Slope

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$828,500	1	26	684
Jan-11	\$703,000	4	65	712
YoY %	17.9%	-75.0%	-60.0%	-3.9%

Most Popular Buildings

- 226 15th Street
- 226 16th Street
- 500 Fourth Avenue
- 322 12th Street

Bedford Stuyvesant

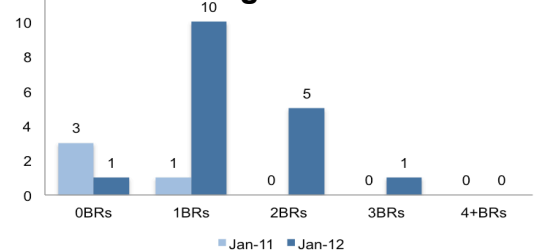
	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	\$332,000	5	12	387
Jan-11	\$365,000	6	38	467
YoY %	-9.0%	-16.7%	-68.4%	-17.1%

Most Popular Buildings

- 315 Gates
- 509 Chauncey Street
- The Lofts on Dekalb
- The Shelton

QUEENS

Contracts Signed



Flushing

	Median Listing Price	Contracts	Inventory	PPSF
Jan-12	625,000	2	41	670
Jan-11	499,000	0	25	595
YoY %	25.3%	n/a	64.0%	12.6%

Most Popular Buildings

- 148-09 Northern Boulevard
- The Parsons Condos
- Sky View Parc