

Sponsored by

StreetEasy is pleased to present our February 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.

Based on feedback, we now provide a six-month comparison in addition to an annual comparison. So keep those suggestions coming at support@streeteasy.com.

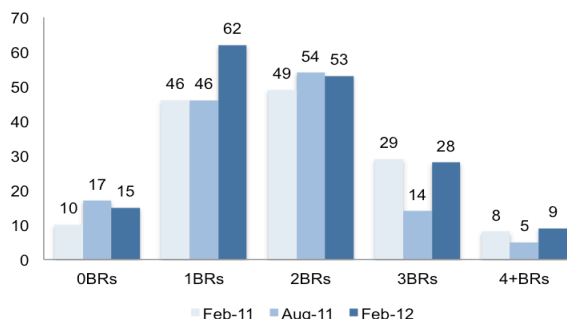


MANHATTAN

Notable Findings in February 2012

- Median listing price in Manhattan increased by 9.5% since six months ago and by 6.8% since a year ago.
- Overall inventory has remained very stable with only a 0.3% change since the prior year.
- With 42% more contracts signed compared to a year ago, the number of months' supply is now at 6.8, compared to the prior year, with 13.4 months.

Contracts Signed



Market Activity

	Feb-12	Aug-11	%Change	Feb-11	%Change
# of Total Listings	1,356	1,374	-1.3%	1,352	0.3%
# of New Listings	142	180	-21.1%	139	2.2%
# of Contracts	88	77	14.3%	62	41.9%
# of Price Increases	161	174	-7.5%	139	15.8%
# of Price Cuts	170	171	-0.6%	201	-15.4%
# of Months' Supply*	6.8	7.5	-9.7%	13.4	-49.4%
Median Listing Price	\$1,438,750	\$1,313,750	9.5%	\$1,347,539	6.8%

Upper East

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$2,290,000	11	115	1,494
Aug-11	\$1,700,000	3	131	1,363
%Change	34.7%	266.7%	-12.2%	9.6%
Feb-11	\$2,012,750	7	139	1,419
%Change	13.8%	57.1%	-17.3%	5.3%

Most Popular Buildings

- Twelve Twelve Fifth Avenue
- Azure
- Manhattan House
- One Carnegie Hill

Downtown

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$1,460,000	46	697	1,410
Aug-11	\$1,400,000	27	669	1,383
%Change	4.3%	70.4%	4.2%	2.0%
Feb-11	\$1,442,500	23	614	1,402
%Change	1.2%	100.0%	13.5%	0.6%

Most Popular Buildings

- 254 PAS
- 99 John Deco Lofts
- The Story House
- 130 West 12th Street

Midtown

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$1,380,000	6	231	1,495
Aug-11	\$1,262,500	19	190	1,280
%Change	9.3%	-68.4%	21.6%	16.8%
Feb-11	\$1,278,250	11	210	1,279
%Change	8.0%	-45.5%	10.0%	16.9%

Most Popular Buildings

- 303 East 33th Street
- The Sheffield
- ONE48
- 211 East 51th Street

Upper West

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$3,250,000	6	127	1,769
Aug-11	\$3,315,000	5	120	1,744
%Change	-2.0%	20.0%	5.8%	1.4%
Feb-11	\$3,025,000	9	143	1,544
%Change	7.4%	-33.3%	-11.2%	14.6%

Most Popular Buildings

- The Aldyn
- The Laureate
- The Rushmore
- 845 West End Avenue

Upper Manhattan

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$547,500	19	186	612
Aug-11	\$526,000	23	264	606
%Change	4.1%	-17.4%	-29.5%	1.0%
Feb-11	\$535,000	12	246	590
%Change	2.3%	58.3%	-24.4%	3.7%

Most Popular Buildings

- 5th on the Park
- 88 Morningside
- Apex Condominiums
- The Gateway Tower

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

Copyright © 2012 StreetEasy.com

This work is licensed under a Creative Commons Attribution-ShareAlike 3.0 United States License

Notable Findings in February 2012

- In Brooklyn, inventory has been shrinking but contract activity has increased 40% in the last six months and by 37% since a year ago.
- In Queens, inventory increased by 14% since August and by 29% since a year ago. Price increases also increased by 30% since a year ago.

BROOKLYN

Market Activity

	Feb-12	Aug-11	%Change	Feb-11	%Change
# of Total Listings	538	560	-3.9%	585	-8.0%
# of New Listings	92	34	170.6%	68	35.3%
# of Contracts	63	45	40.0%	46	37.0%
# of Price Increases	69	44	56.8%	30	130.0%
# of Price Cuts	70	98	-28.6%	136	-48.5%
# of Months' Supply*	5.2	6.7	-22.6%	9.8	-46.4%
Median Listing Price	\$697,000	639,000	9.1%	\$599,000	16.4%

Williamsburg

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$897,000	22	106	930
Aug-11	\$692,000	13	122	801
%Change	29.6%	69.2%	-13.1%	16.1%
Feb-11	\$685,000	15	163	764
%Change	30.9%	46.7%	-35.0%	21.7%

Most Popular Buildings

- 58 Met
- The Edge - South Tower
- Two Northside Piers
- 144 North 8th Street

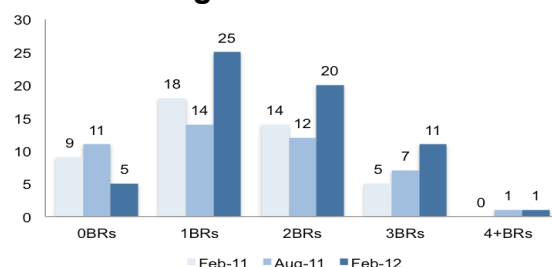
Downtown Brooklyn

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$785,000	8	110	706
Aug-11	\$746,000	4	119	691
%Change	5.2%	100.0%	-7.6%	2.2%
Feb-11	\$680,000	12	134	673
%Change	15.4%	-33.3%	-17.9%	4.9%

Most Popular Buildings

- BellTel Lofts
- Oro
- Toren

Contracts Signed



Park Slope

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$828,500	1	26	684
Aug-11	\$739,000	12	53	684
%Change	12.1%	-91.7%	-50.9%	0.0%
Feb-11	\$684,000	8	62	711
%Change	21.1%	-87.5%	-58.1%	-3.8%

Most Popular Buildings

- 500 Fourth Avenue
- 226 15th Street
- 226 16th Street
- 1015 8 Avenue

Bedford Stuyvesant

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$265,000	3	19	378
Aug-11	\$345,000	3	24	470
%Change	-23.2%	0.0%	-20.8%	-19.6%
Feb-11	\$355,000	2	29	482
%Change	-25.4%	50.0%	-34.5%	-21.6%

Most Popular Buildings

- 315 Gates
- The Lofts on Dekalb
- The Shelton
- 863 Greene Avenue

QUEENS

Market Activity

	Feb-12	Aug-11	%Change	Feb-11	%Change
# of Total Listings	228	200	14.0%	177	28.8%
# of New Listings	27	30	-10.0%	19	42.1%
# of Contracts	13	7	85.7%	3	333.3%
# of Price Increases	43	38	13.2%	33	30.3%
# of Price Cuts	21	26	-19.2%	20	5.0%
# of Months' Supply*	5.4	9.1	-40.3%	9.3	-41.7%
Median Listing Price	\$639,500	522,500	22.4%	\$549,000	16.5%

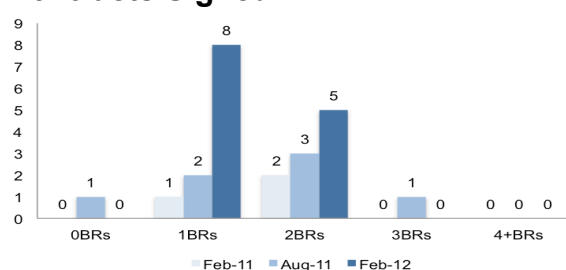
Long Island City

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$745,000	12	119	745
Aug-11	\$664,000	7	113	724
%Change	12.2%	71.4%	5.3%	2.9%
Feb-11	\$695,000	3	115	704
%Change	7.2%	300.0%	3.5%	5.8%

Most Popular Buildings

- Santorini
- The L Haus
- The Yard
- The View at East Coast

Contracts Signed



Flushing

	Median Listing Price	Contracts	Inventory	PPSF
Feb-12	\$637,000.00	1	52	675
Aug-11	\$499,000.00	0	21	589
%Change	27.7%	n/a	147.6%	14.6%
Feb-11	\$499,000.00	0	25	595
%Change	27.7%	n/a	108.0%	13.4%

Most Popular Buildings

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