

StreetEasy is pleased to present our June 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 send your suggestions to us at [support@streeteasy.com](mailto:support@streeteasy.com).

## MANHATTAN

### Notable Findings in June 2012

- Median listing price in Manhattan increased by 5.3% since six months ago and by 15.4% since a year ago.
- Overall inventory has declined by 19.1% change since the prior year.
- There were 26.7% fewer new contracts compared to a year ago but 52.8% more contracts than six months ago.

### Market Activity

	Jun-12	Dec-11	%Change	Jun-11	%Change
# of Total Listings	1,184	1,314	-9.9%	1,464	-19.1%
# of New Listings	125	76	64.5%	195	-35.9%
# of Contracts	110	72	52.8%	150	-26.7%
# of Price Increases	168	154	9.1%	193	-13.0%
# of Price Cuts	139	182	-23.6%	207	-32.9%
# of Months' Supply*	5.9	9.2	-35.3%	6.4	-6.9%
Median Listing Price	\$1,500,000	1,425,000	5.3%	\$1,299,500	15.4%

### Downtown

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$1,446,250</b>	<b>56</b>	<b>654</b>	<b>\$1423</b>
Dec-11	\$1,415,000	36	719	\$1407
%Change	2.2%	55.6%	-9.0%	1.1%
Jun-11	\$1,380,000	55	687	\$1370
%Change	4.8%	1.8%	-4.8%	3.9%

#### Most Popular Buildings

- 225 Rector Place
- The Printing House
- 305W16
- 15 Union Square West
- 130 West 12<sup>th</sup> Street
- 254PAS
- The Cammeyer
- 250 West Street
- Riverhouse

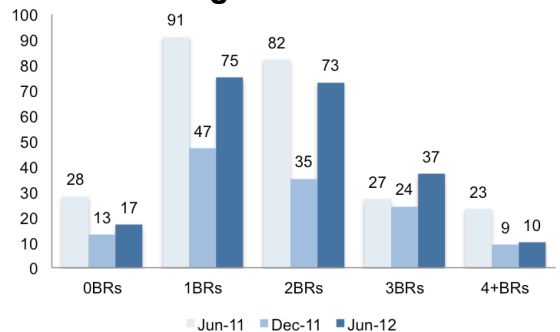
### Midtown

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$1,945,000</b>	<b>10</b>	<b>157</b>	<b>\$1,575</b>
Dec-11	\$1,440,000	14	167	\$1,318
%Change	35.1%	-28.6%	-6.0%	19.5%
Jun-11	\$1,185,000	32	226	\$1,245
%Change	64.1%	-68.8%	-30.5%	26.5%

#### Most Popular Buildings

- The Sheffield
- 211 East 51st Street
- The Alexander
- ONE48

### Contracts Signed



### Upper East

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$2,240,000</b>	<b>16</b>	<b>123</b>	<b>\$1,414</b>
Dec-11	\$1,970,000	4	123	\$1,406
%Change	13.7%	300.0%	0.0%	0.6%
Jun-11	\$1,925,000	8	123	\$1,386
%Change	16.4%	100.0%	0.0%	2.0%

#### Most Popular Buildings

- One Museum Mile
- Twelve Twelve Fifth Avenue
- Manhattan House
- 515 EAST 72

### Upper West

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$3,375,000</b>	<b>11</b>	<b>101</b>	<b>\$1,794</b>
Dec-11	\$3,397,500	7	128	\$1,769
%Change	-0.7%	57.1%	-21.1%	1.41%
Jun-11	\$3,375,000	25	148	\$1,733
%Change	0.0%	-56.0%	-31.8%	3.5%

#### Most Popular Buildings

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

### Upper Manhattan

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$542,288</b>	<b>17</b>	<b>149</b>	<b>\$602</b>
Dec-11	\$559,000	11	177	\$616
%Change	-3.0%	54.5%	-15.8%	-2.3%
Jun-11	\$548,250	30	280	\$614
%Change	-1.1%	-43.3%	-46.8%	-2.0%

#### Most Popular Buildings

- 5th On The Park
- 88 Morningside
- The Gateway Tower
- Apex Condominiums

\* # 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 June 2012

- In Brooklyn, contracts have decreased 48.3% since a year ago but have increased 11.1% since six months ago. Inventory has declined 44.1% since a year ago and 27.3% since six months ago.
- In Queens, the median listing price is now \$625,000 which is 20.2% higher than a year ago and 4.3% higher than since six months ago. Inventory declined by 17.7% since six months ago and by 5.0% since a year ago.

## BROOKLYN

### Market Activity

	Jun-12	Dec-11	%Change	Jun-11	%Change
# of Total Listings	378	520	-27.3%	676	-44.1%
# of New Listings	35	28	25.0%	61	-42.6%
# of Contracts	30	27	11.1%	58	-48.3%
# of Price Increases	60	65	-7.7%	64	-6.3%
# of Price Cuts	64	82	-22.0%	121	-47.1%
# of Months' Supply*	5.7	7.1	-19.6%	5.2	9.3%
Median Listing Price	\$762,000	672,000	13.4%	\$618,500	23.2%

### Williamsburg

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$1,415,000</b>	<b>0</b>	<b>48</b>	<b>\$1,037</b>
Dec-11	\$830,000	9	111	\$912
%Change	70.5%	-100.0%	-56.8%	13.7%
Jun-11	\$687,000	7	144	\$838
%Change	106.0%	-100.0%	-66.7%	23.7%

#### Most Popular Buildings

- The Northside Piers
- The Edge
- 144 North 8th Street
- ID390

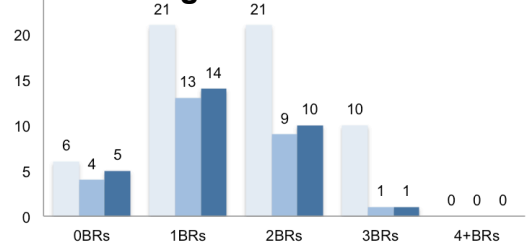
### Downtown Brooklyn

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$747,500</b>	<b>5</b>	<b>90</b>	<b>\$722</b>
Dec-11	\$749,000	4	109	\$691
%Change	-0.2%	25.0%	-17.4%	4.5%
Jun-11	\$705,000	11	141	\$693
%Change	6.0%	-54.5%	-36.2%	4.2%

#### Most Popular Buildings

- BellTel Lofts
- Oro
- Toren

### Contracts Signed



### Park Slope

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$796,000</b>	<b>1</b>	<b>4</b>	<b>\$724</b>
Dec-11	\$805,000	2	35	\$684
%Change	-1.1%	-50.0%	-88.6%	5.8%
Jun-11	\$691,000	6	59	\$690
%Change	15.2%	-83.3%	-93.2%	4.9%

#### Most Popular Buildings

- 500 Fourth Avenue
- 322 12th Street
- 226 15th Street
- 1015 Eighth Avenue

### BoCoCa

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$477,000</b>	<b>5</b>	<b>32</b>	<b>\$629</b>
Dec-11	\$659,000	1	37	\$651
%Change	-27.6%	400.0%	-13.5%	-3.4%
Jun-11	\$502,500	5	26	\$669
%Change	-5.1%	0.0%	23.1%	-6.0%

#### Most Popular Buildings

- 225 Pacific Street
- 100 Luquer Street
- Cobble Hill Towers
- Third + Bond

## QUEENS

### Market Activity

	Jun-12	Dec-11	%Change	Jun-11	%Change
# of Total Listings	190	231	-17.7%	200	-5.0%
# of New Listings	14	18	-22.2%	18	-22.2%
# of Contracts	17	7	142.9%	9	88.9%
# of Price Increases	50	48	4.2%	42	19.0%
# of Price Cuts	20	32	-37.5%	40	-50.0%
# of Months' Supply*	6.6	13.6	-51.8%	10.0	-34.5%
Median Listing Price	\$625,000	599,000	4.3%	\$520,000	20.2%

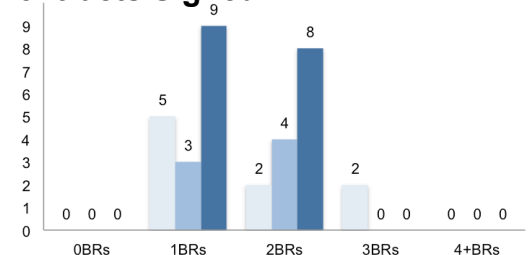
### Long Island City

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$785,000</b>	<b>13</b>	<b>102</b>	<b>\$761</b>
Dec-11	\$704,500	2	124	\$729
%Change	11.4%	550.0%	-17.7%	4.4%
Jun-11	\$643,500	9	132	\$718
%Change	22.0%	44.4%	-22.7%	6.0%

#### Most Popular Buildings

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

### Contracts Signed



### Flushing

	Median Listing Price	Contracts	Inventory	PPSF
Jun-12	<b>\$645,125</b>	<b>4</b>	<b>54</b>	<b>\$681</b>
Dec-11	\$620,000	2	47	\$673
%Change	4.1%	100.0%	14.9%	1.2%
Jun-11	\$499,000	0	23	\$589
%Change	29.3%	n/a	134.8%	15.6%

#### Most Popular Buildings

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