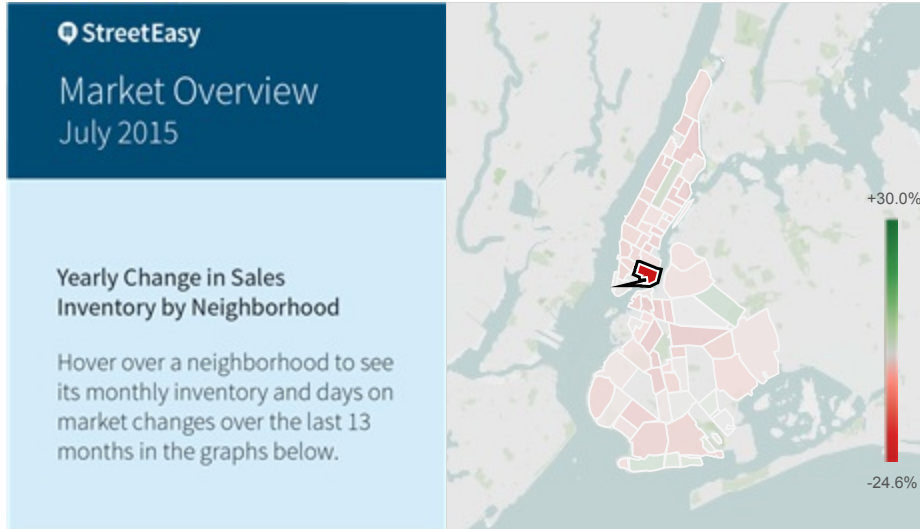


Sales inventory declines across Manhattan

Sellers typically received 100 percent of initial asking price

Homes sell at brisk - but slowing - pace

Rents prices creep up in July

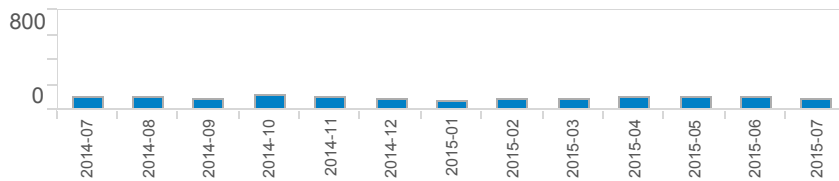


### Manhattan sales inventory continues to slide, while Brooklyn sees boost in July.

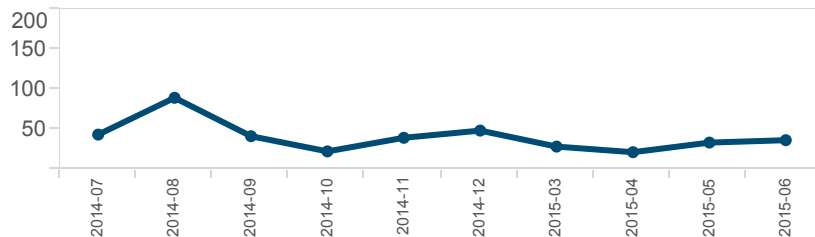
Manhattan inventory declined 5.1 percent from last year, driven principally by a 12.8 percent drop in co-op listings. Brooklyn posted a 6.3 percent increase in inventory since last year despite a similar decline in co-op listings.

#### Lower East Side, Manhattan

Total monthly sales inventory



Median days on market



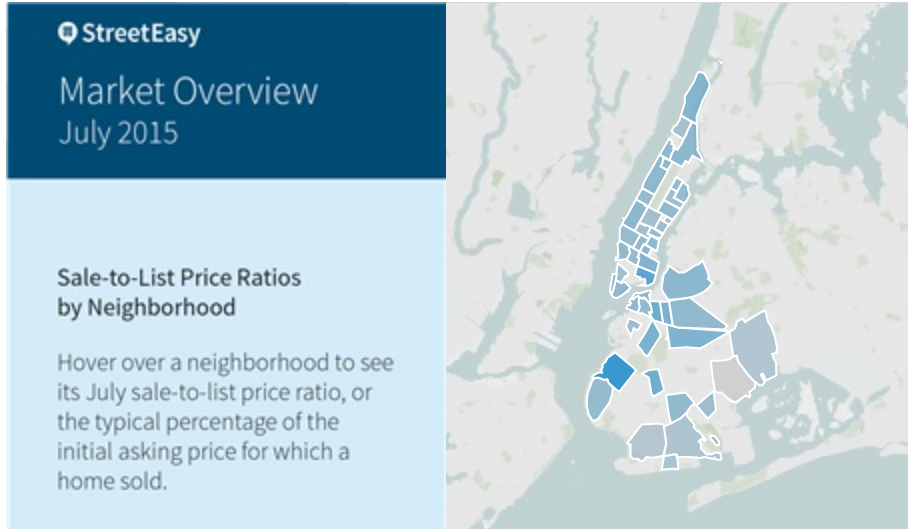
**Note:** Sales inventory data based on StreetEasy listings. Recorded sales data provided by the New York City Department of Finance and may not include all sales transactions for June or July 2015. See StreetEasy for methodologies on sale-to-list price ratio, days on market, and inventory metrics.

Sales inventory declines across Manhattan

Sellers typically received 100 percent of initial asking price

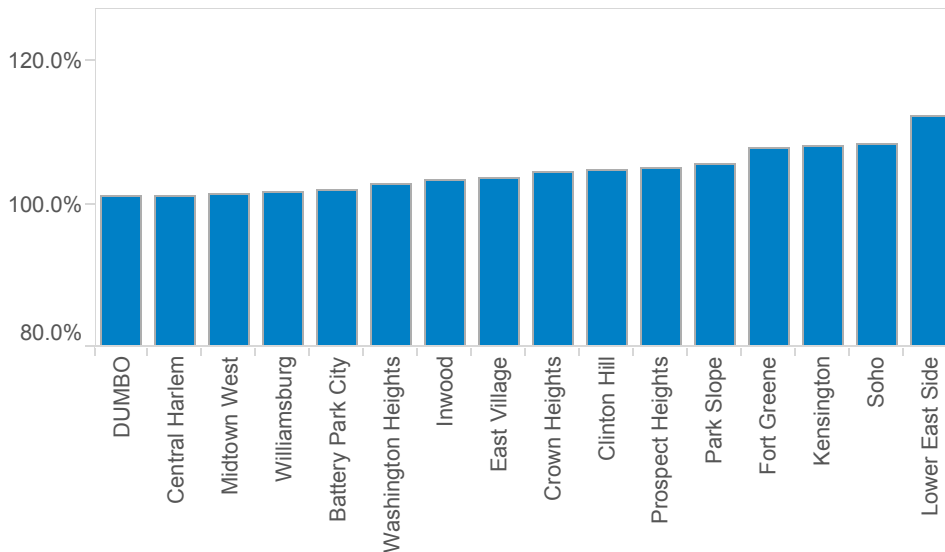
Homes sell at brisk - but slowing - pace

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**In Manhattan and Brooklyn, the initial asking price is just the starting point.**

Due to low supply in Manhattan and building interest in many Brooklyn neighborhoods, homes in both boroughs typically sold for 100 percent of initial asking price in July. These neighborhoods had the highest sale-to-list price ratios and were the areas with the most intense bidding wars among buyers in July.



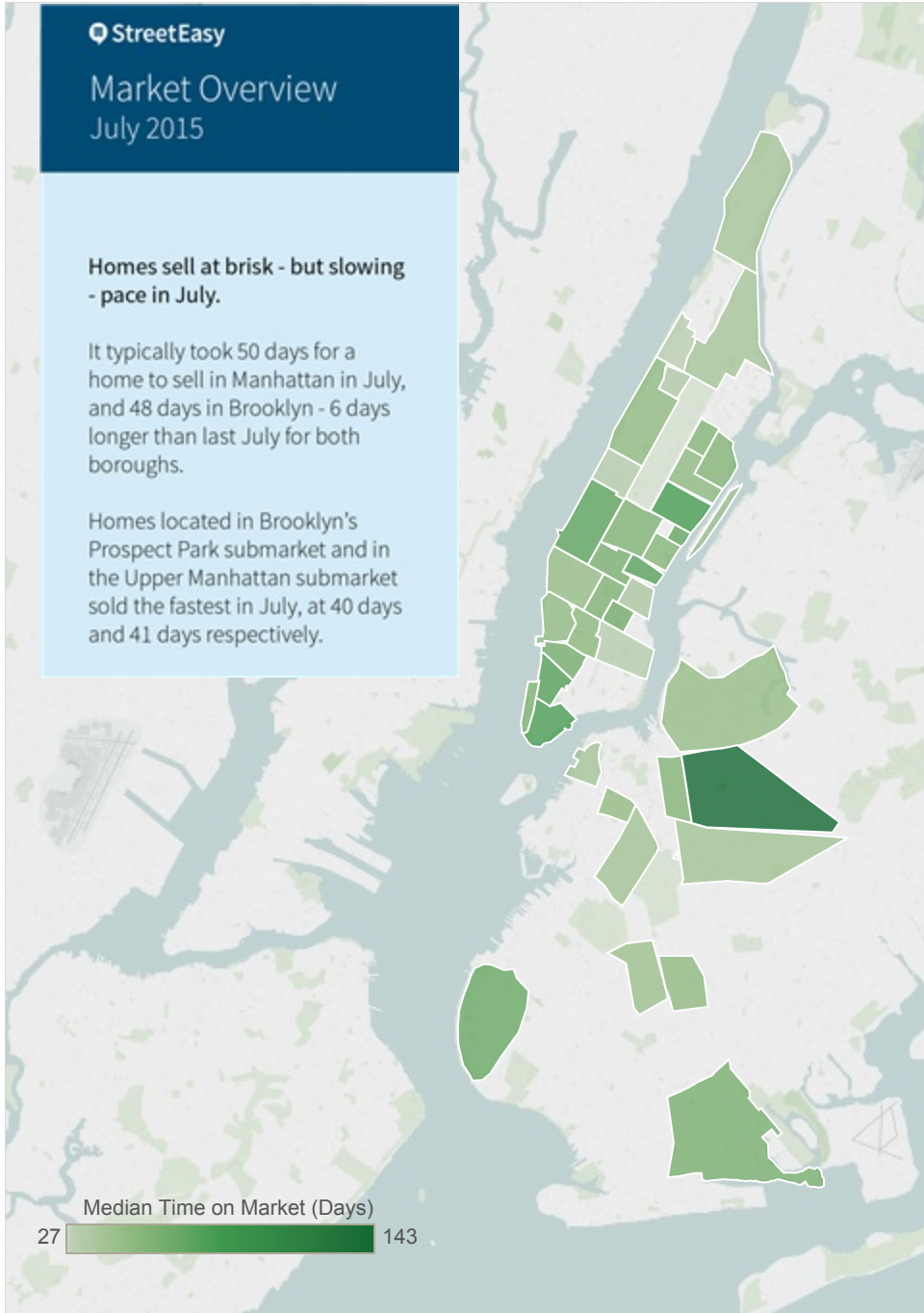
Sales inventory  
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Homes sell at brisk -  
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Rents prices creep up  
in July

Neighborhood Data  
Table



Sellers typically received 100 percent of initial as..

Homes sell at brisk - but slowing - pace

Rents prices creep up in July

Neighborhood Data Table

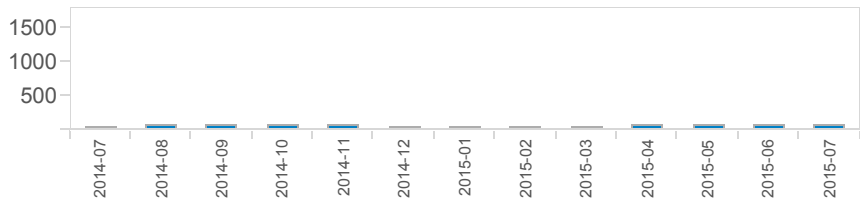


### Modest rent growth seen in Manhattan and Brooklyn.

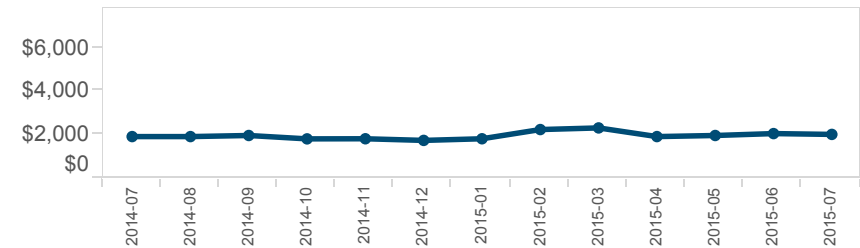
Median asking rent in Manhattan rose 3 percent from last year to \$3,400, while in Brooklyn it rose 4 percent to \$2,600. Central Park South continues to lead the two boroughs with the highest median asking rent in July, at a staggering \$7,850.

### Brighton Beach, Brooklyn

Total monthly rental inventory



Monthly median asking rent



Note: Rent data based on StreetEasy listings. Data for neighborhoods with less than 10 listings in a month is suppressed.

Sellers typically received 100 percent of initial as..

Homes sell at brisk - but slowing - pace

Rents prices creep up in July

Neighborhood Data Table

StreetEasy

Market Overview  
July 2015

Complete July 2015 data presented at the neighborhood level.

Neighborhood	Sales Inventory	Sales Inventory (YoY % Change)	Median Asking Price	Median Asking Price (YoY Change)
Bath Beach	23	-4.2%	\$528,000	6
Battery Park City	140	0.0%	\$1,580,000	
Bay Ridge	154	-11.0%	\$342,000	
Bedford-Stuyvesant	187	0.0%	\$995,000	
Bensonhurst	34	-15.0%	\$792,000	
Bergen Beach	58	9.4%	\$683,750	
Boerum Hill	49	-5.8%	\$2,150,000	1
Borough Park	9	-25.0%	\$925,000	-1
Brighton Beach	154	8.5%	\$611,500	
Brooklyn Heights	130	-15.0%	\$1,217,500	
Brownsville	15	-11.8%	\$449,000	
Bushwick	69	21.1%	\$899,000	
Canarsie	132	-7.0%	\$379,000	
Carnegie Hill	194	-15.7%	\$2,722,500	
Carroll Gardens	67	-1.5%	\$1,540,000	
Central Harlem	233	-17.7%	\$850,000	
Central Park South	79	-3.7%	\$3,450,000	
Chelsea	364	-9.2%	\$2,125,000	
Chinatown	9	0.0%	\$3,250,000	-1
Civic Center	1	-66.7%	\$999,000	-1
Clinton Hill	87	-14.7%	\$635,000	
Cobble Hill	49	-5.8%	\$900,000	-2
Columbia Street Water..	16	-23.8%	\$1,150,000	
Coney Island	67	15.5%	\$170,000	

**Note:** Sales and rental inventory data based on StreetEasy listings. Recorded sales data provided by the New York City Department of Finance and may not include all sales transactions for June or July 2015. See StreetEasy for neighborhood boundary definitions and methodologies on sale-to-list price ratio, days on market, share of homes with a price cut, and inventory metrics.