

New York City Residential Sales Report



Real Estate Board of New York

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Executive Summary

Introduction

The second quarter of 2012 was another stable and steady period for the New York City residential sales market. Sales volume and average prices posted small gains or losses depending on borough and property class. There was nothing in the data to suggest a significant trend in either direction. The continual stress on banks in Europe, the slow job growth domestically, and the lack of new residential developments in New York City have all contributed to this steady state in the residential sales market. Thankfully, mortgage rates have continued to dip lower, due to the economic unease around the world and Federal Reserve policy. These low rates have preserved home values and help sustain modest demand.

Sales of all homes in New York City were down 2% from the second quarter of last year. The average sales price of a New York City home in the second quarter of 2012 was \$789,000, up 6% percent from the second quarter of 2011. Much of this increase can be attributed fewer sales in the boroughs and an increase in sales in Manhattan. Furthermore, similar to the previous quarter, there were several high priced transactions in Manhattan, between \$20 and \$70 million.

Total residential consideration for New York City this quarter was \$7,670,240,456, 3.37 percent greater than the second quarter of 2012. Total consideration in Manhattan this quarter was \$4,786,199,204, about 8.6 percent more than the second quarter of last year.

Brooklyn's consideration was \$1,328,240,540, 3.6 percent lower than the second quarter of last year. Total consideration in Queens was \$1,172,546,333, which is .75 percent lower than a year ago. The \$1,172,546,333 in consideration was 15.29 percent of the city's total compared to 17.38 percent in the second quarter of last year.

Manhattan neighborhoods with the most home sales activity this quarter were; the Upper

East Side (745 sales), the Upper West Side (607), Gramercy/Kips Bay (257), Midtown West (224), Midtown East (220), and Chelsea/Flatiron (214).

Brooklyn residential home sales activity was focused in Williamsburg (183 sales), Bedford Stuyvesant (142), Park Slope (140) and Bay Ridge/Fort Hamilton (108).

Queens neighborhoods with the most home sales were; Flushing (339 sales), Rego Park/Forest Hills/Kew Gardens (260), Springfield Gardens/Jamaica (252), and Jackson Heights/Elmhurst (235).

Bronx neighborhoods with most residential home sales this quarter were Parkchester/Westchester Square/Castle Hill/Soundview (90 sales), Riverdale/Fieldston (81), Woodlawn/Williamsbridge (68), and City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville (50).

All Homes

The average sales price of a home in New York City during the second quarter of 2012 was \$789,000, a 6 percent increase from the second quarter 2012 average. Compared to the second quarter of 2011, the average price of a home in Manhattan was 2 percent higher to \$1,402,000; Brooklyn prices increased 2 percent to \$571,000; Queens prices increased 3 percent to \$396,000; and the average price in the Bronx decreased 6 percent to \$322,000.

All Apartments

The average sales price of an apartment in New York City during the second quarter of 2012 was \$945,000, an increase of 6 percent year on year. The average price of an apartment in Manhattan in the second quarter of 2012 was \$1,361,000; a 2 percent increase from the second quarter 2011. Brooklyn's average sales price of an apartment in the second quarter of 2012 was \$545,000; an increase of 5 percent from the previous year's second quar-



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ter. The average price of an apartment in Queens increased 3 percent year on year to \$284,000.

Condominiums

The average sale price of a condominium in New York City in the second quarter of 2012 increased 12 percent compared to last year's second quarter to \$1,185,000. The average price in Manhattan increased 8 percent to \$1,669,000. The average sales price in Brooklyn was \$657,000, an increase of 10 percent year on year. The average sales price of a condominium in Queens increased 7 percent over the previous year's first quarter to \$442,000.

Cooperatives

The average sales price of a cooperative unit in New York City rose less than 1 percent to \$736,000 in the first quarter of 2012 when compared to the second quarter of last year. The average sales price of a cooperative unit in Manhattan decreased 4 percent year on year to \$1,094,000. The average sales price in Brooklyn was up 5 percent to \$377,000. The average sales price of a cooperative unit in Queens was down 3 percent to \$211,000 when compared to the second quarter of 2011.

1-3 Family Dwellings

The average sales price of a 1-3 family dwelling in New York City during the second quarter of 2012 increased 2 percent year to year to \$543,000. The average sales price of a 1-3 family dwelling in Brooklyn decreased 2 percent from last year to \$600,000. The average sales price of a 1-3 family dwelling in Queens was \$468,000; a 2 percent increase from the second quarter last year. In the Bronx, the average sales price of a 1-3 family dwelling was

\$360,000; 9 percent less than the second quarter of 2011.

Manhattan Neighborhoods

The average sales price of a condominium in Gramercy/Kips Bay during the first quarter of 2012 increased 20 percent compared to the second quarter of last year to \$1,979,000. The number of sales in Gramercy/Kips Bay also increased 41 percent over the same period. The Upper West Side's 231 condo sales total during the quarter was 18 percent more than the second quarter of 2011. The average price of a condo on the Upper West Side also increased to \$2,143,000, 16 percent higher than the second quarter of last year.

The number of cooperative unit sales on the Upper East Side increased in the second quarter of 2012 to 499, which was a 2 percent increase compared to the second quarter of 2011. The average coop sales price of \$1,739,000 in the neighborhood was 15 percent higher than the second quarter of 2011.

Brooklyn Neighborhoods

There were 162 condominium sales in Williamsburg during the second quarter of 2012; this is a 32 percent decrease from the second quarter of last year. The second quarter average price of \$677,000 for a condominium in Williamsburg was 9 percent higher than the average price in the second quarter of 2011.

Queens Neighborhoods

The Flushing condominium market continued to have the most activity in the borough during the second quarter of 2012. There were 121 condominium sales in Flushing in the second quarter of 2012; 30 percent more than the second quarter of last year. The average price of a



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condominium in Flushing was \$419,000; a 5 percent increase from the second quarter of 2011.

Bronx Neighborhoods

Woodlawn/Williamsbridge had most sales of 1-3 family dwellings in the Bronx with 66; a 2 percent increase from the second quarter of 2011. The average price of a 1-3 family dwelling in the Woodlawn/Williamsbridge neighborhood was \$340,000, a decrease of less than one percent compared to the second quarter of 2011.



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Total Consideration

Borough	Total Consideration for Residential Transactions 2q12	Total Consideration for Residential Transactions 1q12	Total Consideration for Residential Transactions 2q11
Manhattan	\$4,786,199,204	\$3,651,910,791	\$4,406,995,863
Bronx	\$163,956,210	\$181,805,879	\$192,148,240
Brooklyn	\$1,328,240,540	\$1,323,259,530	\$1,377,806,942
Queens	\$1,172,546,333	\$1,140,122,150	\$1,181,381,702
Staten Island	\$219,298,169	\$237,774,670	\$262,054,374
Total	\$7,670,240,456	\$6,534,873,020	\$7,420,387,121
Borough	Total Consideration Percentage change from 1q12	Total Consideration Percentage change from 2q11	
Manhattan	31.06%	8.60%	
Bronx	-9.82%	-14.67%	
Brooklyn	0.38%	-3.60%	
Queens	2.84%	-0.75%	
Staten Island	-7.77%	-16.32%	
NYC	17.37%	3.37%	
Borough	Percentage of Total City Residential Consideration 2q12	Percentage of Total City Residential Consideration 1q12	Percentage of Total City Residential Consideration 2q11
Manhattan	62.40%	55.88%	59.06%
Bronx	2.14%	2.78%	2.86%
Brooklyn	17.32%	20.25%	16.81%
Queens	15.29%	17.45%	17.38%
Staten Island	2.86%	3.64%	3.88%



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Home Sale Price (includes all condominium, cooperative units & 1-3 family dwellings)

AVG PRICE					
			Change From		
	2q12	1q12	2q11	1q12	2q11
New York City	\$789	\$723	\$747	9%	6%
Manhattan	\$1,402	\$1,387	\$1,369	1%	2%
Bronx	\$322	\$331	\$344	-3%	-6%
Brooklyn	\$571	\$557	\$563	3%	2%
Queens	\$396	\$391	\$386	1%	3%
Stat en Isl and	\$426	\$427	\$404	0%	5%
MEDI AN PRICE					
			Change From		
	2q12	1q12	2q11	1q12	2q11
New York City	\$476	\$450	\$465	6%	2%
Manhattan	\$820	\$775	\$809	6%	1%
Bronx	\$320	\$318	\$320	1%	0%
Brooklyn	\$473	\$451	\$477	5%	-1%
Queens	\$350	\$349	\$335	0%	4%
Stat en Isl and	\$385	\$370	\$370	4%	4%
AVG PPSF					
			Change From		
	2q12	1q12	2q11	1q12	2q11
New York City	\$578	\$533	\$553	8%	5%
Manhattan	\$1,100	\$1,121	\$1,096	-2%	0%
Bronx	\$208	\$219	\$229	-5%	-10%
Brooklyn	\$427	\$400	\$414	7%	3%
Queens	\$300	\$297	\$295	1%	2%
Stat en Isl and	\$256	\$270	\$660	-5%	-61%
MEDI AN PPSF					
			Change From		
	2q12	1q12	2q11	1q12	2q11
New York City	\$381	\$349	\$350	9%	9%
Manhattan	\$972	\$975	\$983	0%	-1%
Bronx	\$193	\$207	\$209	-7%	-7%
Brooklyn	\$355	\$349	\$364	2%	-3%
Queens	\$274	\$271	\$272	1%	1%
Stat en Isl and	\$230	\$237	\$240	-3%	-4%
SALES					
			Change From		
	2q12	1q12	2q11	1q12	2q11
New York City	9,720	9,033	9,931	8%	-2%
Manhattan	3,413	2,633	3,218	30%	6%
Bronx	509	549	558	-7%	-9%
Brooklyn	2,325	2,375	2,449	-2%	-5%
Queens	2,958	2,919	3,057	1%	-3%
Stat en Isl and	515	557	649	-8%	-21%



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Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	2q12	1q12	2q11	Change From 1q12	Change From 2q11
New York City	\$945	\$870	\$893	9%	6%
Manhattan	\$1,361	\$1,337	\$1,334	2%	2%
Bronx	\$230	\$240	\$237	-4%	-3%
Brooklyn	\$545	\$475	\$518	15%	5%
Queens	\$284	\$265	\$275	7%	3%
Stat en Isl and	\$236	\$304	\$223	-22%	6%
MEDI AN PRICE					
	2q12	1q12	2q11	Change From 1q12	Change From 2q11
New York City	\$535	\$475	\$520	13%	3%
Manhattan	\$810	\$769	\$800	5%	1%
Bronx	\$190	\$190	\$196	0%	-3%
Brooklyn	\$425	\$390	\$452	9%	-6%
Queens	\$227	\$216	\$225	5%	1%
Stat en Isl and	\$242	\$225	\$213	7%	13%
AVG PPSF					
	2q12	1q12	2q11	Change From 1q12	Change From 2q11
New York City	\$826	\$792	\$789	4%	5%
Manhattan	\$1,092	\$1,118	\$1,090	-2%	0%
Bronx	\$250	\$263	\$285	-5%	-12%
Brooklyn	\$573	\$523	\$534	10%	7%
Queens	\$334	\$330	\$350	1%	-4%
Stat en Isl and	\$239	\$300	\$242	-20%	-1%
MEDI AN PPSF					
	2q12	1q12	2q11	Change From 1q12	Change From 2q11
New York City	\$750	\$682	\$704	10%	7%
Manhattan	\$972	\$975	\$982	0%	-1%
Bronx	\$232	\$253	\$277	-8%	-16%
Brooklyn	\$568	\$488	\$539	16%	5%
Queens	\$291	\$298	\$310	-2%	-6%
Stat en Isl and	\$215	\$217	\$243	-1%	-12%
SALES					
	2q12	1q12	2q11	Change From 1q12	Change From 2q11
New York City	5,954	4,965	5,948	20%	0%
Manhattan	3,370	2,592	3,180	30%	6%
Bronx	148	141	185	5%	-20%
Brooklyn	1,216	1,070	1,313	14%	-7%
Queens	1,152	1,092	1,204	5%	-4%
Stat en Isl and	68	70	66	-3%	3%



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Condominium Sale Price

AVG PRICE					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$1,185	\$1,131	\$1,062	5%	12%
Manhattan	\$1,669	\$1,678	\$1,546	-1%	8%
Bronx	\$268	\$266	\$276	1%	-3%
Brooklyn	\$657	\$569	\$597	15%	10%
Queens	\$442	\$412	\$414	7%	7%
Staten Island	\$256	\$354	\$241	-28%	6%
MEDIAN PRICE					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$711	\$630	\$645	13%	10%
Manhattan	\$1,027	\$977	\$979	5%	5%
Bronx	\$244	\$208	\$268	18%	-9%
Brooklyn	\$540	\$475	\$515	14%	5%
Queens	\$387	\$354	\$367	9%	5%
Staten Island	\$255	\$258	\$233	-1%	10%
AVG PPSF					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$958	\$926	\$864	3%	11%
Manhattan	\$1,213	\$1,260	\$1,163	-4%	4%
Bronx	\$231	\$245	\$299	-6%	-23%
Brooklyn	\$634	\$567	\$574	12%	11%
Queens	\$475	\$451	\$467	5%	2%
Staten Island	\$248	\$335	\$245	-26%	1%
MEDIAN PPSF					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$880	\$815	\$768	8%	14%
Manhattan	\$1,106	\$1,100	\$1,065	1%	4%
Bronx	\$203	\$205	\$298	-1%	-32%
Brooklyn	\$631	\$532	\$582	19%	8%
Queens	\$475	\$416	\$444	14%	7%
Staten Island	\$219	\$240	\$242	-9%	-10%
SALES					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	2,766	2,240	2,876	23%	-4%
Manhattan	1,564	1,206	1,521	30%	3%
Bronx	50	51	77	-2%	-35%
Brooklyn	729	601	877	21%	-17%
Queens	366	330	353	11%	4%
Staten Island	57	52	48	10%	19%



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Cooperative Sale Price

AVG PRICE					
	2q12	1q12	2q11	Change 1q12	Fr om 2q11
New York Ci t y	\$736	\$655	\$734	12%	0%
Manhat t an	\$1,094	\$1,041	\$1,138	5%	-4%
Br onx	\$211	\$225	\$210	-6%	1%
Br ookl yn	\$377	\$355	\$358	6%	5%
Queens	\$211	\$201	\$217	5%	-3%
St at en I sl and	\$128	\$157	\$172	-18%	-26%
MEDI AN PRICE					
	2q12	1q12	2q11	Change 1q12	Fr om 2q11
New York Ci t y	\$390	\$342	\$385	14%	1%
Manhat t an	\$630	\$620	\$650	2%	-3%
Br onx	\$178	\$183	\$170	-3%	5%
Br ookl yn	\$285	\$274	\$270	4%	6%
Queens	\$190	\$185	\$194	3%	-2%
St at en I sl and	\$123	\$151	\$155	-19%	-21%
AVG PPSF					
	2q12	1q12	2q11	Change 1q12	Fr om 2q11
New York Ci t y	\$703	\$668	\$697	5%	1%
Manhat t an	\$971	\$976	\$1,002	0%	-3%
Br onx	\$259	\$274	\$275	-5%	-6%
Br ookl yn	\$481	\$461	\$436	4%	10%
Queens	\$278	\$273	\$281	2%	-1%
St at en I sl and	\$162	\$198	\$236	-18%	-31%
MEDI AN PPSF					
	2q12	1q12	2q11	Change 1q12	Fr om 2q11
New York Ci t y	\$653	\$579	\$611	13%	7%
Manhat t an	\$861	\$844	\$893	2%	-4%
Br onx	\$236	\$268	\$265	-12%	-11%
Br ookl yn	\$424	\$419	\$359	1%	18%
Queens	\$265	\$262	\$272	1%	-3%
St at en I sl and	\$147	\$190	\$244	-23%	-40%
SALES					
	2q12	1q12	2q11	Change 1q12	Fr om 2q11
New York Ci t y	3,188	2,725	3,072	17%	4%
Manhat t an	1,806	1,386	1,659	30%	9%
Br onx	98	90	108	9%	-9%
Br ookl yn	487	469	436	4%	12%
Queens	786	762	851	3%	-8%
St at en I sl and	11	18	18	-39%	-39%



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One - Three Family Dwelling Sale Price

AVG PRICE					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$543	\$545	\$530	0%	2%
Manhattan	\$4,649	\$4,541	\$4,376	2%	6%
Bronx	\$360	\$363	\$397	-1%	-9%
Brooklyn	\$600	\$624	\$614	-4%	-2%
Queens	\$468	\$466	\$459	1%	2%
Stat en Isl and	\$455	\$445	\$424	2%	7%
MEDI AN PRICE					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$435	\$430	\$420	1%	4%
Manhattan	\$2,275	\$3,000	\$3,990	-24%	-43%
Bronx	\$350	\$351	\$370	0%	-5%
Brooklyn	\$495	\$505	\$510	-2%	-3%
Queens	\$430	\$420	\$410	2%	5%
Stat en Isl and	\$400	\$390	\$383	3%	5%
AVG PPSF					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$298	\$298	\$357	0%	-16%
Manhattan	\$1,578	\$1,245	\$1,354	27%	17%
Bronx	\$195	\$208	\$214	-6%	-9%
Brooklyn	\$319	\$328	\$331	-3%	-4%
Queens	\$285	\$283	\$277	1%	3%
Stat en Isl and	\$257	\$267	\$685	-4%	-62%
MEDI AN PPSF					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	\$256	\$258	\$255	-1%	0%
Manhattan	\$1,007	\$1,018	\$1,348	-1%	-25%
Bronx	\$185	\$196	\$194	-5%	-4%
Brooklyn	\$287	\$292	\$289	-1%	-1%
Queens	\$263	\$259	\$257	1%	2%
Stat en Isl and	\$234	\$241	\$240	-3%	-3%
SALES					
	2q12	1q12	2q11	Change From 1q12	From 2q11
New York City	3,766	4,068	3,983	-7%	-5%
Manhattan	53	41	38	29%	39%
Bronx	361	408	373	-12%	-3%
Brooklyn	1,109	1,305	1,136	-15%	-2%
Queens	1,806	1,827	1,853	-1%	-3%
Stat en Isl and	447	487	583	-8%	-23%



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Apartment Sale Price (includes all condominium & cooperative units)

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,361	\$1,337	\$1,334	2%	2%
Battery Park City	\$1,060	\$1,204	\$1,091	-12%	-3%
Chelsea/Flatiron	\$1,564	\$1,269	\$1,354	23%	16%
East Harlem	\$643	\$556	\$532	16%	21%
East Village	\$1,112	\$779	\$1,070	43%	4%
Financial/Seaport	\$871	\$914	\$831	-5%	5%
Gramercy/Kips Bay	\$1,343	\$1,076	\$1,081	25%	24%
Greenwich Village	\$1,219	\$1,595	\$1,299	-24%	-6%
Inwood	\$321	\$254	\$295	26%	9%
Lower East Side	\$699	\$594	\$609	18%	15%
Midtown East	\$986	\$1,149	\$1,312	-14%	-25%
Midtown West	\$1,606	\$1,527	\$1,381	5%	16%
Morningside Heights	\$622	\$554	\$819	12%	-24%
Murray Hill	\$636	\$631	\$631	1%	1%
Roosevelt Island	\$718	\$647	\$856	11%	-16%
SoHo	\$2,317	\$2,668	\$2,985	-13%	-22%
TriBeCa	\$2,760	\$2,696	\$2,689	2%	3%
Upper East Side	\$1,740	\$1,546	\$1,605	13%	8%
Upper West Side	\$1,458	\$1,755	\$1,477	-17%	-1%
Washington Heights	\$359	\$426	\$351	-16%	2%
West Harlem	\$574	\$553	\$592	4%	-3%
West Village	\$1,053	\$1,037	\$1,571	2%	-33%
Median					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$810	\$769	\$800	5%	1%
Battery Park City	\$841	\$902	\$710	-7%	19%
Chelsea/Flatiron	\$1,110	\$866	\$935	28%	19%
East Harlem	\$504	\$450	\$482	12%	5%
East Village	\$758	\$700	\$807	8%	-6%
Financial/Seaport	\$803	\$883	\$714	-9%	12%
Gramercy/Kips Bay	\$825	\$800	\$715	3%	15%
Greenwich Village	\$903	\$995	\$875	-9%	3%
Inwood	\$245	\$254	\$272	-4%	-10%
Lower East Side	\$567	\$524	\$515	8%	10%
Midtown East	\$671	\$713	\$802	-6%	-16%
Midtown West	\$960	\$900	\$877	7%	9%
Morningside Heights	\$521	\$509	\$575	2%	-9%
Murray Hill	\$572	\$573	\$530	0%	8%
Roosevelt Island	\$641	\$623	\$847	3%	-24%
SoHo	\$1,955	\$1,950	\$2,195	0%	-11%
TriBeCa	\$2,233	\$2,323	\$2,400	-4%	-7%
Upper East Side	\$919	\$851	\$907	8%	1%
Upper West Side	\$900	\$835	\$849	8%	6%
Washington Heights	\$310	\$365	\$318	-15%	-2%
West Harlem	\$523	\$457	\$550	15%	-5%
West Village	\$726	\$800	\$888	-9%	-18%

Note: sale price in thousands



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Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,092	\$1,118	\$1,090	-2%	0%
Battery Park City	\$859	\$929	\$844	-8%	2%
Chelsea/Flatiron	\$1,218	\$1,115	\$1,167	9%	4%
East Harlem	\$608	\$605	\$561	0%	8%
East Village	\$1,133	\$958	\$1,153	18%	-2%
Financial/Seaport	\$1,031	\$1,041	\$913	-1%	13%
Gramercy/Kips Bay	\$1,147	\$1,129	\$1,091	2%	5%
Greenwich Village	\$1,213	\$1,320	\$1,157	-8%	5%
Inwood	\$363	\$346	\$449	5%	-19%
Lower East Side	\$773	\$822	\$811	-6%	-5%
Midtown East	\$1,011	\$995	\$1,100	2%	-8%
Midtown West	\$1,294	\$1,354	\$1,199	-4%	8%
Morningside Heights	\$795	\$784	\$899	1%	-12%
Murray Hill	\$906	\$865	\$840	5%	8%
Roosevelt Island	\$719	\$751	\$749	-4%	-4%
SoHo	\$1,368	\$1,404	\$1,532	-3%	-11%
TriBeCa	\$1,230	\$1,216	\$1,370	1%	-10%
Upper East Side	\$1,097	\$1,105	\$1,095	-1%	0%
Upper West Side	\$1,188	\$1,285	\$1,178	-8%	1%
Washington Heights	\$358	\$500	\$428	-28%	-16%
West Harlem	\$619	\$681	\$572	-9%	8%
West Village	\$1,299	\$1,236	\$1,568	5%	-17%
Median					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$972	\$975	\$982	0%	-1%
Battery Park City	\$857	\$895	\$801	-4%	7%
Chelsea/Flatiron	\$1,129	\$1,054	\$1,104	7%	2%
East Harlem	\$627	\$627	\$569	0%	10%
East Village	\$1,060	\$960	\$1,150	11%	-8%
Financial/Seaport	\$917	\$927	\$874	-1%	5%
Gramercy/Kips Bay	\$1,080	\$1,140	\$1,035	-5%	4%
Greenwich Village	\$1,127	\$1,234	\$1,107	-9%	2%
Inwood	\$372	\$384	\$410	-3%	-9%
Lower East Side	\$650	\$778	\$785	-16%	-17%
Midtown East	\$902	\$870	\$944	4%	-4%
Midtown West	\$1,095	\$1,107	\$1,109	-1%	-1%
Morningside Heights	\$866	\$814	\$850	6%	2%
Murray Hill	\$887	\$875	\$840	1%	6%
Roosevelt Island	\$717	\$718	\$757	0%	-5%
SoHo	\$1,268	\$1,306	\$1,455	-3%	-13%
TriBeCa	\$1,212	\$1,168	\$1,283	4%	-6%
Upper East Side	\$930	\$924	\$959	1%	-3%
Upper West Side	\$1,036	\$1,020	\$1,005	2%	3%
Washington Heights	\$399	\$525	\$438	-24%	-9%
West Harlem	\$626	\$642	\$588	-2%	7%
West Village	\$1,161	\$1,248	\$1,345	-7%	-14%



Real Estate Board of New York

Condominium Sale Price

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,669	\$1,678	\$1,546	-1%	8%
Battery Park City	\$1,060	\$1,204	\$1,091	-12%	-3%
Chelsea/Flatiron	\$1,973	\$1,715	\$1,796	15%	10%
East Harlem	\$584	\$660	\$634	-12%	-8%
East Village	\$1,820	\$898	\$1,262	103%	44%
Financial/Seaport	\$908	\$929	\$837	-2%	8%
Gramercy/Kips Bay	\$1,979	\$1,307	\$1,655	51%	20%
Greenwich Village	\$2,475	\$3,252	\$1,568	-24%	58%
Inwood	\$180	\$225	\$188	-20%	-4%
Lower East Side	\$1,048	\$790	\$950	33%	10%
Midtown East	\$1,410	\$1,695	\$1,658	-17%	-15%
Midtown West	\$1,800	\$1,805	\$1,483	0%	21%
Morningside Heights	\$958		\$474		102%
Murray Hill	\$909	\$860	\$831	6%	9%
Roosevelt Island	\$718	\$647	\$856	11%	-16%
SoHo	\$3,080	\$2,825	\$2,820	9%	9%
TriBeCa	\$3,036	\$2,671	\$2,743	14%	11%
Upper East Side	\$1,744	\$1,685	\$1,835	4%	-5%
Upper West Side	\$2,143	\$2,849	\$1,845	-25%	16%
Washington Heights	\$290	\$540	\$383	-46%	-24%
West Harlem	\$624	\$585	\$655	7%	-5%
West Village	\$1,904	\$1,577	\$2,984	21%	-36%
Median					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,027	\$977	\$979	5%	5%
Battery Park City	\$841	\$902	\$710	-7%	19%
Chelsea/Flatiron	\$1,430	\$1,486	\$1,529	-4%	-6%
East Harlem	\$541	\$555	\$528	-3%	2%
East Village	\$1,573	\$801	\$1,138	96%	38%
Financial/Seaport	\$850	\$891	\$716	-5%	19%
Gramercy/Kips Bay	\$1,013	\$885	\$1,175	15%	-14%
Greenwich Village	\$1,650	\$2,800	\$1,400	-41%	18%
Inwood	\$180	\$235	\$188	-23%	-4%
Lower East Side	\$955	\$750	\$704	27%	36%
Midtown East	\$950	\$1,085	\$1,050	-12%	-10%
Midtown West	\$1,057	\$1,105	\$975	-4%	8%
Morningside Heights	\$958		\$427		124%
Murray Hill	\$819	\$700	\$780	17%	5%
Roosevelt Island	\$641	\$623	\$847	3%	-24%
SoHo	\$2,925	\$2,080	\$2,195	41%	33%
TriBeCa	\$2,600	\$2,237	\$2,488	16%	5%
Upper East Side	\$1,160	\$1,100	\$1,255	5%	-8%
Upper West Side	\$1,490	\$1,275	\$993	17%	50%
Washington Heights	\$234	\$540	\$318	-57%	-27%
West Harlem	\$545	\$479	\$600	14%	-9%
West Village	\$1,400	\$1,530	\$1,983	-8%	-29%



Real Estate Board of New York

Condominium Sale Price Per Square Foot

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,213	\$1,260	\$1,163	-4%	4%
Battery Park City	\$859	\$929	\$844	-8%	2%
Chelsea/Flatiron	\$1,343	\$1,261	\$1,231	7%	9%
East Harlem	\$608	\$605	\$561	0%	8%
East Village	\$1,367	\$998	\$1,150	37%	19%
Financial/Seaport	\$1,048	\$1,052	\$915	0%	14%
Gramercy/Kips Bay	\$1,381	\$1,285	\$1,308	8%	6%
Greenwich Village	\$1,351	\$1,704	\$1,383	-21%	-2%
Inwood	\$259	\$327		-21%	
Lower East Side	\$1,016	\$963	\$1,043	6%	-3%
Midtown East	\$1,265	\$1,276	\$1,366	-1%	-7%
Midtown West	\$1,368	\$1,483	\$1,256	-8%	9%
Morningside Heights	\$946		\$860		10%
Murray Hill	\$1,004	\$982	\$949	2%	6%
Roosevelt Island	\$719	\$751	\$749	-4%	-4%
SoHo	\$1,736	\$1,597	\$1,643	9%	6%
TriBeCa	\$1,250	\$1,216	\$1,389	3%	-10%
Upper East Side	\$1,225	\$1,218	\$1,262	1%	-3%
Upper West Side	\$1,432	\$1,593	\$1,200	-10%	19%
Washington Heights	\$244	\$502	\$391	-51%	-38%
West Harlem	\$623	\$702	\$572	-11%	9%
West Village	\$1,612	\$1,410	\$1,988	14%	-19%
Median					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,106	\$1,100	\$1,065	1%	4%
Battery Park City	\$859	\$929	\$844	-8%	2%
Chelsea/Flatiron	\$1,212	\$1,186	\$1,175	2%	3%
East Harlem	\$627	\$627	\$569	0%	10%
East Village	\$1,204	\$998	\$1,151	21%	5%
Financial/Seaport	\$1,048	\$1,052	\$915	0%	14%
Gramercy/Kips Bay	\$1,302	\$1,218	\$1,205	7%	8%
Greenwich Village	\$1,218	\$1,563	\$1,362	-22%	-11%
Inwood	\$259	\$335		-23%	
Lower East Side	\$1,028	\$1,034	\$1,018	-1%	1%
Midtown East	\$1,033	\$1,055	\$1,027	-2%	1%
Midtown West	\$1,130	\$1,158	\$1,138	-2%	-1%
Morningside Heights	\$946		\$823		15%
Murray Hill	\$968	\$965	\$962	0%	1%
Roosevelt Island	\$717	\$718	\$757	0%	-5%
SoHo	\$1,636	\$1,396	\$1,539	17%	6%
TriBeCa	\$1,218	\$1,168	\$1,303	4%	-7%
Upper East Side	\$1,097	\$1,068	\$1,126	3%	-3%
Upper West Side	\$1,258	\$1,231	\$1,132	2%	11%
Washington Heights	\$143	\$544	\$351	-74%	-59%
West Harlem	\$629	\$660	\$588	-5%	7%
West Village	\$1,470	\$1,437	\$1,781	2%	-17%



Real Estate Board of New York

Cooperative Sale Price

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$1,094	\$1,041	\$1,138	5%	-4%
Battery Park City					
Chelsea/Flatiron	\$943	\$915	\$831	3%	14%
East Harlem	\$716	\$311	\$228	130%	214%
East Village	\$759	\$672	\$776	13%	-2%
Financial/Seaport	\$502	\$487	\$652	3%	-23%
Gramercy/Kips Bay	\$722	\$724	\$647	0%	12%
Greenwich Village	\$1,082	\$1,126	\$1,248	-4%	-13%
Inwood	\$352	\$263	\$310	34%	13%
Lower East Side	\$529	\$485	\$450	9%	18%
Midtown East	\$725	\$845	\$1,054	-14%	-31%
Midtown West	\$1,052	\$797	\$991	32%	6%
Morningside Heights	\$598	\$554	\$862	8%	-31%
Murray Hill	\$468	\$482	\$530	-3%	-12%
Roosevelt Island					
SoHo	\$1,617	\$2,344	\$3,488	-31%	-54%
TriBeCa	\$1,467	\$3,700	\$1,844	-60%	-20%
Upper East Side	\$1,739	\$1,489	\$1,516	17%	15%
Upper West Side	\$1,033	\$1,100	\$1,266	-6%	-18%
Washington Heights	\$395	\$374	\$323	6%	22%
West Harlem	\$257	\$376	\$236	-32%	9%
West Village	\$713	\$806	\$833	-12%	-14%
Median					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$630	\$620	\$650	2%	-3%
Battery Park City					
Chelsea/Flatiron	\$720	\$675	\$643	7%	12%
East Harlem	\$502	\$323	\$258	55%	95%
East Village	\$605	\$602	\$610	0%	-1%
Financial/Seaport	\$500	\$310	\$677	61%	-26%
Gramercy/Kips Bay	\$525	\$625	\$540	-16%	-3%
Greenwich Village	\$870	\$805	\$835	8%	4%
Inwood	\$325	\$272	\$277	19%	17%
Lower East Side	\$463	\$443	\$440	5%	5%
Midtown East	\$565	\$600	\$589	-6%	-4%
Midtown West	\$573	\$505	\$468	13%	22%
Morningside Heights	\$515	\$509	\$585	1%	-12%
Murray Hill	\$383	\$389	\$420	-2%	-9%
Roosevelt Island					
SoHo	\$1,505	\$1,453	\$2,090	4%	-28%
TriBeCa	\$1,400	\$3,700	\$1,875	-62%	-25%
Upper East Side	\$795	\$742	\$815	7%	-2%
Upper West Side	\$750	\$667	\$775	12%	-3%
Washington Heights	\$360	\$315	\$318	14%	13%
West Harlem	\$200	\$235	\$260	-15%	-23%
West Village	\$546	\$655	\$681	-17%	-20%

Note: sale price in thousands



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$971	\$976	\$1,002	0%	-3%
Battery Park City					
Chelsea/Flatiron	\$1,033	\$986	\$1,031	5%	0%
East Harlem					
East Village	\$992	\$899	\$1,156	10%	-14%
Financial/Seaport	\$780	\$639	\$793	22%	-2%
Gramercy/Kips Bay	\$933	\$875	\$881	7%	6%
Greenwich Village	\$1,199	\$1,199	\$1,078	0%	11%
Inwood	\$405	\$356	\$449	14%	-10%
Lower East Side	\$604	\$690	\$560	-12%	8%
Midtown East	\$840	\$825	\$865	2%	-3%
Midtown West	\$1,026	\$942	\$880	9%	17%
Morningside Heights	\$781	\$784	\$907	0%	-14%
Murray Hill	\$828	\$762	\$779	9%	6%
Roosevelt Island					
SoHo	\$1,081	\$990	\$1,112	9%	-3%
TriBeCa	\$1,116		\$1,132		-1%
Upper East Side	\$1,028	\$1,056	\$1,013	-3%	2%
Upper West Side	\$996	\$1,052	\$1,163	-5%	-14%
Washington Heights	\$452	\$498	\$482	-9%	-6%
West Harlem	\$549	\$431		27%	
West Village	\$1,139	\$1,143	\$1,263	0%	-10%
	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Manhattan	\$861	\$844	\$893	2%	-4%
Battery Park City					
Chelsea/Flatiron	\$980	\$971	\$960	1%	2%
East Harlem					
East Village	\$922	\$892	\$1,150	3%	-20%
Financial/Seaport	\$780	\$639	\$793	22%	-2%
Gramercy/Kips Bay	\$847	\$828	\$857	2%	-1%
Greenwich Village	\$1,083	\$1,194	\$1,061	-9%	2%
Inwood	\$375	\$385	\$410	-3%	-9%
Lower East Side	\$560	\$622	\$583	-10%	-4%
Midtown East	\$787	\$750	\$800	5%	-2%
Midtown West	\$856	\$760	\$849	13%	1%
Morningside Heights	\$736	\$814	\$871	-10%	-16%
Murray Hill	\$804	\$751	\$810	7%	-1%
Roosevelt Island					
SoHo	\$1,060	\$981	\$1,024	8%	4%
TriBeCa	\$1,092		\$1,176		-7%
Upper East Side	\$830	\$841	\$871	-1%	-5%
Upper West Side	\$875	\$902	\$940	-3%	-7%
Washington Heights	\$447	\$515	\$472	-13%	-5%
West Harlem	\$557	\$376		48%	
West Village	\$1,031	\$1,133	\$1,180	-9%	-13%



Real Estate Board of New York

Home Sale Price (includes all condominium, cooperative units and 1-3 family dwellings)

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$571	\$557	\$563	3%	2%
Bath Beach	\$552	\$464	\$556	19%	-1%
Bay Ridge / Fort Hamilton	\$481	\$453	\$473	6%	2%
Bedford Stuyvesant	\$458	\$492	\$425	-7%	8%
Bensonhurst	\$629	\$651	\$671	-3%	-6%
Bergen Beach	\$589	\$482	\$571	22%	3%
Brighton Beach	\$1,064	\$680	\$938	56%	13%
Boerum Hill	\$352	\$323	\$458	9%	-23%
Borough Park	\$664	\$630	\$548	5%	21%
Brooklyn Heights	\$1,053	\$1,231	\$693	-14%	52%
Brownsville / Ocean Hill	\$424	\$363	\$323	17%	31%
Bushwick / Wyckoff Heights	\$401	\$379	\$344	6%	17%
Canarsie	\$388	\$368	\$385	6%	1%
Carroll Gardens	\$798	\$1,016	\$1,107	-21%	-28%
Clinton Hill	\$622	\$520	\$536	20%	16%
Cobble Hill	\$957	\$751	\$1,487	27%	-36%
Columbia Street					
Waterfront District	\$814	\$521	\$659	56%	23%
Coney Island	\$276	\$286	\$278	-3%	-1%
Crown Heights	\$417	\$444	\$420	-6%	-1%
Cypress Hills	\$307	\$318	\$347	-4%	-12%
Downtown	\$592	\$618	\$507	-4%	17%
Dyker Heights	\$638	\$665	\$606	-4%	5%
East Flatbush	\$317	\$333	\$367	-5%	-14%
East New York / Spring Creek	\$292	\$304	\$304	-4%	-4%
Flatbush / Prospect Park South	\$417	\$518	\$493	-20%	-15%
Flatlands	\$362	\$393	\$394	-8%	-8%
Fort Greene	\$828	\$697	\$925	19%	-11%
Gerritsen Beach	\$558	\$318	\$405	76%	38%
Gowanus	\$729	\$703	\$724	4%	1%
Gravesend / Mapleton	\$514	\$764	\$659	-33%	-22%
Greenpoint	\$617	\$533	\$548	16%	12%
Kensington / Parkville	\$379	\$576	\$515	-34%	-26%
Manhattan Beach	\$773	\$1,130	\$952	-32%	-19%
Marine Park / Madison	\$456	\$446	\$466	2%	-2%
Midwood	\$585	\$510	\$514	15%	14%
Mill Basin	\$436	\$494	\$523	-12%	-17%
Park Slope	\$783	\$924	\$980	-15%	-20%
Prospect Heights	\$970	\$583	\$791	67%	23%
Prospect Park Lefferts Gardens	\$441	\$421	\$328	5%	34%
Red Hook	\$817	\$549		49%	
SeaGate	\$387	\$613	\$389	-37%	-1%
Sheepshead Bay	\$387	\$394	\$347	-2%	12%
Sunset Park	\$461	\$526	\$567	-12%	-19%
Vinegar Hill / Dumbo	\$1,000	\$1,080	\$1,277	-7%	-22%
Williamsburg	\$680	\$594	\$617	14%	10%
Windsor Terrace	\$663	\$588	\$714	13%	-7%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

Home Sale Price (includes all condominium, cooperative units and 1-3 family dwellings)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$473	\$451	\$477	5%	-1%
Bath Beach	\$550	\$474	\$555	16%	-1%
Bay Ridge / Fort Hamilton	\$398	\$315	\$393	26%	1%
Bedford Stuyvesant	\$452	\$461	\$404	-2%	12%
Bensonhurst	\$660	\$688	\$710	-4%	-7%
Bergen Beach	\$625	\$525	\$565	19%	11%
Brighton Beach	\$1,053	\$475	\$849	122%	24%
Boerum Hill	\$262	\$274	\$450	-5%	-42%
Borough Park	\$599	\$620	\$526	-3%	14%
Brooklyn Heights	\$760	\$650	\$595	17%	28%
Brownsville / Ocean Hill	\$397	\$360	\$275	10%	45%
Bushwick / Wyckoff Heights	\$400	\$360	\$312	11%	28%
Canarsie	\$394	\$365	\$380	8%	4%
Carroll Gardens	\$675	\$845	\$950	-20%	-29%
Clinton Hill	\$450	\$355	\$528	27%	-15%
Cobble Hill	\$625	\$478	\$1,000	31%	-37%
Columbia Street					
Waterfront District	\$821	\$494	\$620	66%	32%
Coney Island	\$265	\$285	\$255	-7%	4%
Crown Heights	\$350	\$430	\$400	-19%	-13%
Cypress Hills	\$300	\$310	\$340	-3%	-12%
Downtown	\$549	\$535	\$472	3%	16%
Dyker Heights	\$648	\$638	\$646	2%	0%
East Flatbush	\$303	\$340	\$365	-11%	-17%
East New York / Spring Creek	\$261	\$283	\$290	-8%	-10%
Flatbush / Prospect Park South	\$352	\$385	\$404	-8%	-13%
Flatlands	\$390	\$417	\$435	-7%	-10%
Fort Greene	\$681	\$513	\$860	33%	-21%
Gerritsen Beach	\$425	\$358	\$370	19%	15%
Gowanus	\$666	\$510	\$698	31%	-4%
Gravesend / Mapleton	\$505	\$568	\$499	-11%	1%
Greenpoint	\$568	\$520	\$495	9%	15%
Kensington / Parkville	\$285	\$385	\$355	-26%	-20%
Manhattan Beach	\$540	\$883	\$975	-39%	-45%
Marine Park / Madison	\$475	\$440	\$433	8%	10%
Midwood	\$260	\$460	\$485	-43%	-46%
Mill Basin	\$425	\$460	\$460	-8%	-8%
Park Slope	\$608	\$624	\$780	-3%	-22%
Prospect Heights	\$613	\$500	\$650	23%	-6%
Prospect Park Lefferts Gardens	\$403	\$395	\$325	2%	24%
Red Hook	\$730	\$530		38%	
SeaGate	\$425	\$630	\$350	-33%	22%
Sheepshead Bay	\$356	\$385	\$300	-7%	19%
Sunset Park	\$372	\$505	\$560	-26%	-33%
Vinegar Hill / Dumbo	\$864	\$855	\$1,075	1%	-20%
Williamsburg	\$569	\$531	\$524	7%	9%
Windsor Terrace	\$519	\$448	\$655	16%	-21%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	2q12	1q12	2q11	Percent Change 1q12	2q11
Brooklyn	\$545	\$475	\$518	15%	5%
Bath Beach	\$221	\$264	\$232	-16%	-5%
Bay Ridge / Fort Hamilton	\$296	\$272	\$275	9%	8%
Bedford Stuyvesant	\$448	\$540	\$427	-17%	5%
Bensonhurst	\$385	\$376	\$301	2%	28%
Bergen Beach	\$474	\$279	\$375	70%	27%
Brighton Beach	\$941	\$445	\$778	112%	21%
Boerum Hill	\$428	\$484	\$406	-11%	6%
Borough Park	\$332	\$319	\$460	4%	-28%
Brooklyn Heights	\$859	\$855	\$668	0%	29%
Brownsville / Ocean Hill	\$286		\$344		-17%
Bushwick / Wyckoff Heights	\$401	\$379	\$360	6%	11%
Canarsie	\$236	\$264	\$274	-10%	-14%
Carroll Gardens	\$744	\$772	\$738	-4%	1%
Clinton Hill	\$453	\$374	\$491	21%	-8%
Cobble Hill	\$627	\$601	\$988	4%	-37%
Columbia Street					
Waterfront District	\$814	\$521	\$648	56%	26%
Coney Island	\$256	\$284	\$250	-10%	2%
Crown Heights	\$356	\$386	\$403	-8%	-12%
Cypress Hills					
Downtown	\$592	\$618	\$507	-4%	17%
Dyker Heights	\$310	\$345	\$405	-10%	-23%
East Flatbush	\$232	\$201	\$230	16%	1%
East New York / Spring Creek	\$215	\$223	\$243	-3%	-11%
Flatbush / Prospect Park South	\$293	\$311	\$341	-6%	-14%
Flatlands	\$170	\$136	\$203	25%	-16%
Fort Greene	\$598	\$523	\$868	14%	-31%
Gerritsen Beach					
Gowanus	\$591	\$441	\$606	34%	-3%
Gravesend / Mapleton	\$369	\$564	\$248	-35%	49%
Greenpoint	\$544	\$469	\$512	16%	6%
Kensington / Parkville	\$226	\$235	\$275	-4%	-18%
Manhattan Beach	\$378	\$702		-46%	
Marine Park / Madison	\$159	\$202	\$209	-21%	-24%
Midwood	\$191	\$257	\$215	-26%	-11%
Mill Basin	\$288	\$151	\$156	91%	85%
Park Slope	\$658	\$566	\$726	16%	-9%
Prospect Heights	\$970	\$538	\$743	80%	31%
Prospect Park Lefferts Gardens	\$368	\$234	\$226	57%	63%
Red Hook	\$731				
SeaGate	\$510		\$401		27%
Sheepshead Bay	\$220	\$227	\$217	-3%	1%
Sunset Park	\$284	\$303	\$374	-6%	-24%
Vinegar Hill / Dumbo	\$1,000	\$1,080	\$1,277	-7%	-22%
Williamsburg	\$668	\$583	\$618	15%	8%
Windsor Terrace	\$385	\$378	\$420	2%	-8%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$425	\$390	\$452	9%	-6%
Bath Beach	\$225	\$270	\$185	-17%	22%
Bay Ridge / Fort Hamilton	\$273	\$233	\$246	17%	11%
Bedford Stuyvesant	\$452	\$416	\$406	9%	11%
Bensonhurst	\$328	\$448	\$208	-27%	58%
Bergen Beach	\$474	\$375	\$395	26%	20%
Brighton Beach	\$954	\$450	\$758	112%	26%
Boerum Hill	\$425	\$497	\$419	-14%	1%
Borough Park	\$225	\$274	\$450	-18%	-50%
Brooklyn Heights	\$738	\$598	\$595	23%	24%
Brownsville / Ocean Hill	\$286		\$341		-16%
Bushwick / Wyckoff Heights	\$337	\$340	\$315	-1%	7%
Canarsie	\$270	\$298	\$310	-9%	-13%
Carroll Gardens	\$663	\$728	\$737	-9%	-10%
Clinton Hill	\$360	\$324	\$489	11%	-26%
Cobble Hill	\$496	\$463	\$956	7%	-48%
Columbia Street					
Waterfront District	\$821	\$494	\$618	66%	33%
Coney Island	\$253	\$285	\$230	-11%	10%
Crown Heights	\$335	\$351	\$366	-5%	-9%
Cypress Hills					
Downtown	\$549	\$535	\$472	3%	16%
Dyker Heights	\$310	\$335	\$360	-7%	-14%
East Flatbush	\$305	\$195	\$215	57%	42%
East New York / Spring Creek	\$212	\$211	\$250	1%	-15%
Flatbush / Prospect Park South	\$244	\$315	\$328	-23%	-26%
Flatlands	\$168	\$136	\$203	24%	-17%
Fort Greene	\$632	\$470	\$673	34%	-6%
Gerritsen Beach					
Gowanus	\$525	397.5	\$655	32%	-20%
Gravesend / Mapleton	\$260	\$329	\$225	-21%	16%
Greenpoint	\$508	\$425	\$459	20%	11%
Kensington / Parkville	\$189	\$208	\$260	-9%	-27%
Manhattan Beach	\$378	\$835		-55%	
Marine Park / Madison	\$130	\$150	\$178	-13%	-27%
Midwood	\$166	\$229	\$189	-27%	-12%
Mill Basin	\$288	\$155	\$150	86%	92%
Park Slope	\$549	\$526	\$634	4%	-13%
Prospect Heights	\$613	\$490	\$544	25%	13%
Prospect Park Lefferts Gardens	\$362	\$215	\$210	69%	73%
Red Hook	\$731				
SeaGate	\$510		\$330		55%
Sheepshead Bay	\$198	\$179	\$206	11%	-4%
Sunset Park	\$280	\$280	\$313	0%	-10%
Vinegar Hill / Dumbo	\$864	\$855	\$1,075	1%	-20%
Williamsburg	\$555	\$520	\$524	7%	6%
Windsor Terrace	\$345	\$385	\$460	-10%	-25%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$573	\$523	\$534	10%	7%
Bath Beach	\$306	\$347	\$292	-12%	5%
Bay Ridge / Fort Hamilton	\$382	\$361	\$336	6%	14%
Bedford Stuyvesant	\$378	\$430	\$399	-12%	-5%
Bensonhurst	\$438	\$442	\$401	-1%	9%
Bergen Beach		\$298	\$316		
Brighton Beach	\$749	\$570	\$697	32%	8%
Boerum Hill	\$389	\$426	\$376	-9%	3%
Borough Park	\$408	\$406	\$429	0%	-5%
Brooklyn Heights	\$822	\$853	\$708	-4%	16%
Brownsville / Ocean Hill	\$321				
Bushwick / Wyckoff Heights	\$439	\$438	\$395	0%	11%
Canarsie	\$296	\$300	\$365	-1%	-19%
Carroll Gardens	\$653	\$664	\$777	-2%	-16%
Clinton Hill	\$551	\$560	\$492	-2%	12%
Cobble Hill	\$742	\$685	\$1,191	8%	-38%
Columbia Street					
Waterfront District	\$838	\$622	\$725	35%	16%
Coney Island	\$338	\$381	\$344	-11%	-2%
Crown Heights	\$368	\$469	\$438	-21%	-16%
Cypress Hills					
Downtown	\$624	\$628	\$597	-1%	5%
Dyker Heights		\$390	\$324		
East Flatbush	\$261	\$249	\$237	5%	10%
East New York / Spring Creek	\$291	\$319	\$309	-9%	-6%
Flatbush / Prospect Park South	\$366	\$315	\$386	16%	-5%
Flatlands	\$202	\$170	\$257	19%	-22%
Fort Greene	\$626	\$590	\$586	6%	7%
Gerritsen Beach					
Gowanus	\$721	\$654	\$692	10%	4%
Gravesend / Mapleton	\$331	\$413	\$291	-20%	14%
Greenpoint	\$676	\$591	\$599	14%	13%
Kensington / Parkville	\$272	\$309	\$323	-12%	-16%
Manhattan Beach	\$451				
Marine Park / Madison	\$222	\$311	\$231	-29%	-4%
Midwood	\$245	\$349	\$318	-30%	-23%
Mill Basin	\$182	\$182	\$211	0%	-14%
Park Slope	\$727	\$675	\$671	8%	8%
Prospect Heights	\$809	\$657	\$711	23%	14%
Prospect Park Lefferts Gardens	\$420	\$245	\$252	71%	67%
Red Hook	\$653				
SeaGate	\$339		\$332		2%
Sheepshead Bay	\$304	\$298	\$278	2%	9%
Sunset Park	\$375	\$426	\$466	-12%	-20%
Vinegar Hill / Dumbo	\$762	\$852	\$899	-11%	-15%
Williamsburg	\$692	\$634	\$636	9%	9%
Windsor Terrace	\$471	\$538	\$607	-12%	-22%



Real Estate Board of New York

Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$568	\$488	\$539	16%	5%
Bath Beach	\$306	\$369	\$292	-17%	5%
Bay Ridge / Fort Hamilton	\$347	\$353	\$332	-2%	5%
Bedford Stuyvesant	\$376	\$446	\$421	-16%	-11%
Bensonhurst	\$438	\$435	\$401	1%	9%
Bergen Beach		\$303	\$340		
Brighton Beach	\$748	\$643	\$723	16%	3%
Boerum Hill	\$354	\$387	\$376	-8%	-6%
Borough Park	\$413	\$424	\$421	-3%	-2%
Brooklyn Heights	\$802	\$819	\$694	-2%	15%
Brownsville / Ocean Hill	\$321				
Bushwick / Wyckoff Heights	\$419	\$424	\$407	-1%	3%
Canarsie	\$323	\$293	\$365	10%	-11%
Carroll Gardens	\$605	\$655	\$761	-8%	-20%
Clinton Hill	\$574	\$571	\$479	1%	20%
Cobble Hill	\$764	\$648	\$1,191	18%	-36%
Columbia Street					
Waterfront District	\$783	\$617	\$704	27%	11%
Coney Island	\$338	\$349	\$339	-3%	0%
Crown Heights	\$420	\$450	\$394	-7%	7%
Cypress Hills					
Downtown	\$618	\$666	\$624	-7%	-1%
Dyker Heights		\$382	\$324		
East Flatbush	\$229	\$221	\$201	4%	14%
East New York / Spring Creek	\$294	\$302	\$298	-2%	-1%
Flatbush / Prospect Park South	\$388	\$316	\$429	23%	-9%
Flatlands	\$209	\$170	\$257	23%	-19%
Fort Greene	\$637	\$573	\$569	11%	12%
Gerritsen Beach					
Gowanus	\$697	\$654	\$711	7%	-2%
Gravesend / Mapleton	\$294	\$356	\$267	-18%	10%
Greenpoint	\$651	\$563	\$557	16%	17%
Kensington / Parkville	\$268	\$302	\$305	-11%	-12%
Manhattan Beach	\$451				
Marine Park / Madison	\$185	\$339	\$238	-46%	-22%
Midwood	\$240	\$298	\$291	-20%	-18%
Mill Basin	\$182	\$184	\$211	-1%	-14%
Park Slope	\$700	\$666	\$657	5%	7%
Prospect Heights	\$694	\$650	\$633	7%	10%
Prospect Park Lefferts Gardens	\$459	\$231	\$280	99%	64%
Red Hook	\$653				
SeaGate	\$339		\$332		2%
Sheepshead Bay	\$265	\$282	\$277	-6%	-4%
Sunset Park	\$388	\$445	\$474	-13%	-18%
Vinegar Hill / Dumbo	\$746	\$826	\$840	-10%	-11%
Williamsburg	\$744	\$692	\$669	8%	11%
Windsor Terrace	\$485	\$541	\$623	-10%	-22%



Real Estate Board of New York

Condominium Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$657	\$569	\$597	15%	10%
Bath Beach	\$260	\$374	\$535	-30%	-51%
Bay Ridge / Fort Hamilton	\$545	\$530	\$378	3%	44%
Bedford Stuyvesant	\$451	\$423	\$427	7%	6%
Bensonhurst	\$485	\$499	\$529	-3%	-8%
Bergen Beach	\$474	\$279	\$375	70%	27%
Brighton Beach	\$919	\$452	\$829	103%	11%
Boerum Hill	\$614	\$470	\$656	31%	-6%
Borough Park	\$458	\$495	\$448	-7%	2%
Brooklyn Heights	\$1,101	\$1,388	\$855	-21%	29%
Brownsville / Ocean Hill	\$286		\$344		-17%
Bushwick / Wyckoff Heights	\$401	\$379	\$360	6%	11%
Canarsie	\$236	\$307	\$274	-23%	-14%
Carroll Gardens	\$855	\$781	\$761	9%	12%
Clinton Hill	\$500	\$543	\$516	-8%	-3%
Cobble Hill	\$723	\$687	\$1,116	5%	-35%
Columbia Street					
Waterfront District	\$814	\$521	\$648	56%	26%
Coney Island		\$393			
Crown Heights	\$366	\$438	\$411	-16%	-11%
Cypress Hills					
Downtown	\$664	\$734	\$557	-10%	19%
Dyker Heights	\$375	\$345	\$405	9%	-7%
East Flatbush	\$315	\$314	\$304	0%	3%
East New York / Spring Creek	\$215	\$223	\$243	-3%	-11%
Flatbush / Prospect Park South	\$416	\$317	\$610	31%	-32%
Flatlands					
Fort Greene	\$702	\$581	\$956	21%	-27%
Gerritsen Beach					
Gowanus	\$591	\$441	\$606	34%	-3%
Gravesend / Mapleton	\$596	\$859	\$374	-31%	59%
Greenpoint	\$544	\$473	\$519	15%	5%
Kensington / Parkville	\$466	\$295	\$410	58%	14%
Manhattan Beach	\$378	\$702		-46%	
Marine Park / Madison	\$348	\$375	\$320	-7%	9%
Midwood	\$330	\$314	\$425	5%	-22%
Mill Basin	\$434				
Park Slope	\$740	\$612	\$767	21%	-4%
Prospect Heights	\$1,460	\$694	\$1,165	110%	25%
Prospect Park Lefferts Gardens	\$422	\$322	\$316	31%	34%
Red Hook	\$731				
SeaGate	\$510		\$401		27%
Sheepshead Bay	\$378	\$309	\$379	22%	0%
Sunset Park	\$292	\$335	\$397	-13%	-27%
Vinegar Hill / Dumbo	\$1,000	\$1,115	\$1,277	-10%	-22%
Williamsburg	\$677	\$599	\$624	13%	9%
Windsor Terrace	\$524	\$460	\$590	14%	-11%

Note: sale price in thousands



Real Estate Board of New York

Condominium Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$540	\$475	\$515	14%	5%
Bath Beach	\$260	\$374	\$535	-30%	-51%
Bay Ridge / Fort Hamilton	\$545	\$425	\$322	28%	70%
Bedford Stuyvesant	\$454	\$413	\$406	10%	12%
Bensonhurst	\$370	\$493	\$498	-25%	-26%
Bergen Beach	\$474	\$375	\$395	26%	20%
Brighton Beach	\$870	\$425	\$715	105%	22%
Boerum Hill	\$620	\$480	\$570	29%	9%
Borough Park	\$465	\$499	\$485	-7%	-4%
Brooklyn Heights	\$965	\$1,157	\$725	-17%	33%
Brownsville / Ocean Hill	\$286		\$341		-16%
Bushwick / Wyckoff Heights	\$337	\$340	\$315	-1%	7%
Canarsie	\$270	\$300	\$310	-10%	-13%
Carroll Gardens	\$675	\$741	\$647	-9%	4%
Clinton Hill	\$505	\$593	\$532	-15%	-5%
Cobble Hill	\$625	\$675	\$975	-7%	-36%
Columbia Street					
Waterfront District	\$821	\$494	\$618	66%	33%
Coney Island		\$380			
Crown Heights	\$374	\$423	\$370	-11%	1%
Cypress Hills					
Downtown	\$620	\$683	\$494	-9%	25%
Dyker Heights	\$375	\$335	\$360	12%	4%
East Flatbush	\$319	\$314	\$309	2%	3%
East New York / Spring Creek	\$212	\$211	\$250	1%	-15%
Flatbush / Prospect Park South	\$443	\$339	\$610	31%	-27%
Flatlands					
Fort Greene	\$720	\$497	\$722	45%	0%
Gerritsen Beach					
Gowanus	\$525	\$398	\$655	32%	-20%
Gravesend / Mapleton	\$375	\$433	\$360	-13%	4%
Greenpoint	\$508	\$448	\$477	14%	7%
Kensington / Parkville	\$408	\$345	\$406	18%	1%
Manhattan Beach	\$378	\$835		-55%	
Marine Park / Madison	\$348	\$400	\$320	-13%	9%
Midwood	\$330	\$235	\$425	40%	-22%
Mill Basin	\$434				
Park Slope	\$603	\$550	\$633	10%	-5%
Prospect Heights	\$915	\$500	\$789	83%	16%
Prospect Park Lefferts Gardens	\$415	\$324	\$328	28%	27%
Red Hook	\$731				
SeaGate	\$510		\$330		55%
Sheepshead Bay	\$370	\$277	\$351	34%	5%
Sunset Park	\$285	\$303	\$345	-6%	-17%
Vinegar Hill / Dumbo	\$864	\$888	\$1,075	-3%	-20%
Williamsburg	\$561	\$530	\$524	6%	7%
Windsor Terrace	\$524	\$460	\$590	14%	-11%

Note: sale price in thousands



Real Estate Board of New York

Condominium Price Per Sq. Ft.

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$634	\$567	\$574	12%	11%
Bath Beach		\$405			
Bay Ridge / Fort Hamilton	\$552	\$404	\$341	37%	62%
Bedford Stuyvesant	\$378	\$430	\$399	-12%	-5%
Bensonhurst	\$438	\$442	\$401	-1%	9%
Bergen Beach		\$298	\$316		
Brighton Beach	\$739	\$473	\$765	56%	-3%
Boerum Hill	\$523	\$499	\$505	5%	4%
Borough Park	\$415	\$432	\$386	-4%	8%
Brooklyn Heights	\$856	\$1,010	\$707	-15%	21%
Brownsville / Ocean Hill	\$321				
Bushwick / Wyckoff Heights	\$439	\$438	\$395	0%	11%
Canarsie	\$296	\$300	\$365	-1%	-19%
Carroll Gardens	\$599	\$616	\$716	-3%	-16%
Clinton Hill	\$600	\$547	\$468	10%	28%
Cobble Hill	\$688	\$701		-2%	
Columbia Street					
Waterfront District	\$838	\$622	\$725	35%	16%
Coney Island		\$432			
Crown Heights	\$368	\$463	\$438	-21%	-16%
Cypress Hills					
Downtown	\$685	\$709	\$646	-3%	6%
Dyker Heights		\$390	\$324		
East Flatbush	\$339	\$343	\$375	-1%	-9%
East New York / Spring Creek	\$291	\$319	\$309	-9%	-6%
Flatbush / Prospect Park South	\$444	\$265		67%	
Flatlands					
Fort Greene	\$663	\$640	\$571	4%	16%
Gerritsen Beach					
Gowanus	\$721	\$654	\$692	10%	4%
Gravesend / Mapleton	\$359	\$537	\$363	-33%	-1%
Greenpoint	\$676	\$599	\$603	13%	12%
Kensington / Parkville	\$364	\$357	\$396	2%	-8%
Manhattan Beach	\$451				
Marine Park / Madison	\$280	\$383	\$327	-27%	-14%
Midwood	\$375	\$345		9%	
Mill Basin					
Park Slope	\$729	\$667	\$649	9%	12%
Prospect Heights	\$945	\$664	\$869	42%	9%
Prospect Park Lefferts Gardens	\$508	\$332	\$295	53%	72%
Red Hook	\$653				
SeaGate	\$339		\$332		2%
Sheepshead Bay	\$434	\$393	\$383	11%	13%
Sunset Park	\$391	\$458	\$482	-15%	-19%
Vinegar Hill / Dumbo	\$762	\$893	\$899	-15%	-15%
Williamsburg	\$699	\$634	\$636	10%	10%
Windsor Terrace	\$548	\$599	\$623	-9%	-12%



Real Estate Board of New York

Condominium Price Per Sq. Ft.

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$631	\$532	\$582	19%	8%
Bath Beach		\$405			
Bay Ridge / Fort Hamilton	\$601	\$383	\$369	57%	63%
Bedford Stuyvesant	\$376	\$446	\$421	-16%	-11%
Bensonhurst	\$438	\$435	\$401	1%	9%
Bergen Beach		\$303	\$340		
Brighton Beach	\$739	\$632	\$767	17%	-4%
Boerum Hill	\$548	\$547	\$470	0%	17%
Borough Park	\$390	\$390	\$378	0%	3%
Brooklyn Heights	\$830	\$978	\$695	-15%	19%
Brownsville / Ocean Hill	\$321				
Bushwick / Wyckoff Heights	\$419	\$424	\$407	-1%	3%
Canarsie	\$323	\$293	\$365	10%	-11%
Carroll Gardens	\$568	\$655	\$700	-13%	-19%
Clinton Hill	\$606	\$542	\$474	12%	28%
Cobble Hill	\$711	\$633		12%	
Columbia Street					
Waterfront District	\$783	\$617	\$704	27%	11%
Coney Island		\$423			
Crown Heights	\$420	\$442	\$394	-5%	7%
Cypress Hills					
Downtown	\$660	\$741	\$645	-11%	2%
Dyker Heights		\$382	\$324		
East Flatbush	\$339	\$343	\$375	-1%	-10%
East New York / Spring Creek	\$294	\$302	\$298	-2%	-1%
Flatbush / Prospect Park South	\$444	\$250		78%	
Flatlands					
Fort Greene	\$661	\$635	\$569	4%	16%
Gerritsen Beach					
Gowanus	\$697	\$654	\$711	7%	-2%
Gravesend / Mapleton	\$354	\$404	\$371	-13%	-5%
Greenpoint	\$651	\$575	\$561	13%	16%
Kensington / Parkville	\$364	\$351	\$423	4%	-14%
Manhattan Beach	\$451				
Marine Park / Madison	\$280	\$383	\$327	-27%	-14%
Midwood	\$375	\$342		10%	
Mill Basin					
Park Slope	\$684	\$639	\$647	7%	6%
Prospect Heights	\$874	\$638	\$804	37%	9%
Prospect Park Lefferts Gardens	\$505	\$340	\$328	48%	54%
Red Hook	\$653				
SeaGate	\$339		\$332		2%
Sheepshead Bay	\$436	\$430	\$354	1%	23%
Sunset Park	\$419	\$468	\$474	-10%	-12%
Vinegar Hill / Dumbo	\$746	\$844	\$840	-12%	-11%
Williamsburg	\$749	\$692	\$669	8%	12%
Windsor Terrace	\$548	\$599	\$623	-9%	-12%



Real Estate Board of New York

Cooperative Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$377	\$355	\$358	6%	5%
Bath Beach	\$211	\$233	\$182	-9%	16%
Bay Ridge / Fort Hamilton	\$271	\$235	\$254	15%	7%
Bedford Stuyvesant	\$360	\$5,900		-94%	
Bensonhurst	\$133	\$130	\$164	2%	-18%
Bergen Beach					
Brighton Beach	\$991	\$435	\$697	128%	42%
Boerum Hill	\$258	\$229	\$229	13%	13%
Borough Park	\$181	\$230	\$196	-21%	-8%
Brooklyn Heights	\$696	\$646	\$543	8%	28%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie		\$135			
Carroll Gardens	\$545	\$749	\$719	-27%	-24%
Clinton Hill	\$413	\$325	\$431	27%	-4%
Cobble Hill	\$482	\$515	\$861	-6%	-44%
Columbia Street					
Waterfront District					
Coney Island	\$256	\$254	\$250	1%	2%
Crown Heights	\$228	\$230	\$100	-1%	128%
Cypress Hills					
Downtown	\$380	\$299	\$336	27%	13%
Dyker Heights	\$245				
East Flatbush	\$129	\$163	\$187	-21%	-31%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$277	\$310	\$300	-10%	-7%
Flatlands	\$170	\$136	\$203	25%	-16%
Fort Greene	\$519	\$485	\$533	7%	-2%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$214	\$204	\$198	4%	8%
Greenpoint		\$345	\$317		
Kensington / Parkville	\$201	\$226	\$236	-11%	-15%
Manhattan Beach					
Marine Park / Madison	\$136	\$148	\$179	-8%	-24%
Midwood	\$174	\$217	\$201	-20%	-13%
Mill Basin	\$143	\$151	\$156	-6%	-9%
Park Slope	\$587	\$531	\$674	11%	-13%
Prospect Heights	\$523	\$491	\$532	7%	-2%
Prospect Park Lefferts Gardens	\$283	\$160	\$172	77%	64%
Red Hook					
SeaGate					
Sheepshead Bay	\$195	\$182	\$192	7%	2%
Sunset Park	\$255	\$195	\$236	31%	8%
Vinegar Hill / Dumbo		\$725			
Williamsburg	\$376	\$348	\$210	8%	79%
Windsor Terrace	\$360	\$360	\$389	0%	-7%

Note: sale price in thousands



Real Estate Board of New York

Cooperative Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$285	\$274	\$270	4%	6%
Bath Beach	\$215	\$220	\$183	-2%	18%
Bay Ridge / Fort Hamilton	\$265	\$220	\$246	20%	8%
Bedford Stuyvesant	\$360	\$5,900		-94%	
Bensonhurst	\$133	\$130	\$145	2%	-8%
Bergen Beach					
Brighton Beach	\$999	\$450	\$801	122%	25%
Boerum Hill	\$175	\$255	\$190	-31%	-8%
Borough Park	\$179	\$230	\$176	-22%	2%
Brooklyn Heights	\$510	\$463	\$488	10%	5%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie		\$135			
Carroll Gardens	\$630	\$728	\$761	-13%	-17%
Clinton Hill	\$322	\$295	\$365	9%	-12%
Cobble Hill	\$455	\$463	\$930	-2%	-51%
Columbia Street					
Waterfront District					
Coney Island	\$253	\$223	\$230	13%	10%
Crown Heights	\$228	\$234	\$100	-3%	128%
Cypress Hills					
Downtown	\$330	\$270	\$287	22%	15%
Dyker Heights	\$245				
East Flatbush	\$129	\$168	\$150	-23%	-14%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$235	\$315	\$305	-25%	-23%
Flatlands	\$168	\$136	\$203	24%	-17%
Fort Greene	\$472	\$457	\$430	3%	10%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$215	\$193	\$210	12%	2%
Greenpoint		\$345	\$317		
Kensington / Parkville	\$183	\$188	\$255	-2%	-28%
Manhattan Beach					
Marine Park / Madison	\$128	\$141	\$150	-10%	-15%
Midwood	\$161	\$210	\$165	-23%	-2%
Mill Basin	\$143	\$155	\$150	-8%	-5%
Park Slope	\$494	\$489	\$635	1%	-22%
Prospect Heights	\$475	\$484	\$470	-2%	1%
Prospect Park Lefferts Gardens	\$275	\$166	\$146	66%	89%
Red Hook					
SeaGate					
Sheepshead Bay	\$186	\$168	\$178	11%	5%
Sunset Park	\$255	\$161	\$250	59%	2%
Vinegar Hill / Dumbo		\$725			
Williamsburg	\$235	\$190	\$160	24%	47%
Windsor Terrace	\$345	\$375	\$399	-8%	-14%

Note: sale price in thousands



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Average			
	2q12	1q12	2q11	Percent Change 1q12 2q11
Brooklyn	\$481	\$461	\$436	4% 10%
Bath Beach	\$306	\$288	\$292	6% 5%
Bay Ridge / Fort Hamilton	\$370	\$357	\$335	4% 11%
Bedford Stuyvesant				
Bensonhurst				
Bergen Beach				
Brighton Beach	\$770	\$715	\$651	8% 18%
Boerum Hill	\$367	\$345	\$333	6% 10%
Borough Park	\$204	\$309	\$251	-34% -19%
Brooklyn Heights	\$785	\$742	\$709	6% 11%
Brownsville / Ocean Hill				
Bushwick / Wyckoff Heights				
Canarsie				
Carroll Gardens	\$762	\$743	\$824	3% -8%
Clinton Hill	\$499	\$563	\$542	-11% -8%
Cobble Hill	\$811	\$661	\$1,191	23% -32%
Columbia Street				
Waterfront District				
Coney Island	\$338	\$345	\$344	-2% -2%
Crown Heights		\$533		
Cypress Hills				
Downtown	\$487	\$466	\$427	4% 14%
Dyker Heights				
East Flatbush	\$202	\$211	\$183	-4% 11%
East New York / Spring Creek				
Flatbush / Prospect Park South	\$360	\$336	\$386	7% -7%
Flatlands	\$202	\$170	\$257	19% -22%
Fort Greene	\$596	\$546	\$648	9% -8%
Gerritsen Beach				
Gowanus				
Gravesend / Mapleton	\$317	\$280	\$254	13% 25%
Greenpoint		\$460	\$431	
Kensington / Parkville	\$262	\$299	\$301	-12% -13%
Manhattan Beach				
Marine Park / Madison	\$214	\$295	\$184	-27% 17%
Midwood	\$234	\$352	\$318	-34% -26%
Mill Basin	\$182	\$182	\$211	0% -14%
Park Slope	\$726	\$680	\$698	7% 4%
Prospect Heights	\$674	\$655	\$616	3% 9%
Prospect Park Lefferts Gardens	\$354	\$173	\$215	105% 65%
Red Hook				
SeaGate				
Sheepshead Bay	\$280	\$239	\$265	17% 6%
Sunset Park	\$329	\$306	\$214	7% 53%
Vinegar Hill / Dumbo		\$549		
Williamsburg	\$326		\$617	
Windsor Terrace	\$452	\$507	\$591	-11% -23%



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$424	\$418	\$359	1%	18%
Bath Beach	\$306	\$288	\$292	6%	5%
Bay Ridge / Fort Hamilton	\$345	\$344	\$332	0%	4%
Bedford Stuyvesant					
Bensonhurst					
Bergen Beach					
Brighton Beach	\$763	\$715	\$723	7%	5%
Boerum Hill	\$346	\$332	\$290	4%	19%
Borough Park	\$204	\$309	\$251	-34%	-19%
Brooklyn Heights	\$771	\$713	\$636	8%	21%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$775	\$662	\$805	17%	-4%
Clinton Hill	\$509	\$574	\$544	-11%	-7%
Cobble Hill	\$833	\$651	\$1,191	28%	-30%
Columbia Street					
Waterfront District					
Coney Island	\$338	\$337	\$339	0%	0%
Crown Heights		\$533			
Cypress Hills					
Downtown	\$467	\$458	\$427	2%	10%
Dyker Heights					
East Flatbush	\$205	\$196	\$199	5%	3%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$382	\$324	\$429	18%	-11%
Flatlands	\$209	\$170	\$257	23%	-19%
Fort Greene	\$617	\$488	\$569	26%	8%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$291	\$264	\$254	10%	14%
Greenpoint		\$460	\$431		
Kensington / Parkville	\$245	\$288	\$303	-15%	-19%
Manhattan Beach					
Marine Park / Madison	\$184	\$300	\$193	-39%	-4%
Midwood	\$230	\$278	\$291	-17%	-21%
Mill Basin	\$182	\$184	\$211	-1%	-14%
Park Slope	\$737	\$671	\$669	10%	10%
Prospect Heights	\$631	\$650	\$595	-3%	6%
Prospect Park Lefferts Gardens	\$291	\$153	\$197	90%	48%
Red Hook					
SeaGate					
Sheepshead Bay	\$245	\$194	\$267	26%	-8%
Sunset Park	\$345	\$305	\$214	13%	61%
Vinegar Hill / Dumbo		\$549			
Williamsburg	\$326		\$617		-47%
Windsor Terrace	\$473	\$468	\$591	1%	-20%



Real Estate Board of New York

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$600	\$624	\$614	-4%	-2%
Bath Beach	\$671	\$603	\$651	11%	3%
Bay Ridge / Fort Hamilton	\$759	\$736	\$738	3%	3%
Bedford Stuyvesant	\$461	\$474	\$424	-3%	9%
Bensonhurst	\$666	\$684	\$770	-3%	-13%
Bergen Beach	\$605	\$567	\$632	7%	-4%
Brighton Beach	\$1,201	\$2,329	\$1,898	-48%	-37%
Boerum Hill	\$448	\$336	\$438	33%	2%
Borough Park	\$861	\$683	\$653	26%	32%
Brooklyn Heights	\$3,875	\$7,249	\$2,700	-47%	44%
Brownsville / Ocean Hill	\$429	\$363	\$322	18%	33%
Bushwick / Wyckoff Heights	\$401	\$379	\$339	6%	18%
Canarsie	\$403	\$373	\$391	8%	3%
Carroll Gardens	\$1,560	\$1,284	\$1,445	21%	8%
Clinton Hill	\$1,329	\$943	\$746	41%	78%
Cobble Hill	\$2,332	\$1,950	\$2,484	20%	-6%
Columbia Street					
Waterfront District			\$1,075		
Coney Island	\$590	\$305	\$375	93%	57%
Crown Heights	\$433	\$488	\$442	-11%	-2%
Cypress Hills	\$307	\$318	\$347	-4%	-12%
Downtown					
Dyker Heights	\$674	\$723	\$647	-7%	4%
East Flatbush	\$331	\$358	\$396	-7%	-16%
East New York / Spring Creek	\$316	\$325	\$314	-3%	1%
Flatbush / Prospect Park South	\$506	\$468	\$525	8%	-4%
Flatlands	\$422	\$419	\$423	1%	0%
Fort Greene	\$2,437	\$1,568	\$1,010	55%	141%
Gerritsen Beach	\$558	\$318	\$405	76%	38%
Gowanus	\$1,084	\$1,077	\$1,159	1%	-6%
Gravesend / Mapleton	\$595	\$881	\$907	-32%	-34%
Greenpoint	\$821	\$700	\$675	17%	22%
Kensington / Parkville	\$676	\$864	\$885	-22%	-24%
Manhattan Beach	\$1,037	\$1,215	\$952	-15%	9%
Marine Park / Madison	\$545	\$465	\$470	17%	16%
Midwood	\$1,002	\$695	\$714	44%	40%
Mill Basin	\$448	\$533	\$550	-16%	-19%
Park Slope	\$1,388	\$1,730	\$1,616	-20%	-14%
Prospect Heights		\$1,461	\$1,230		
Prospect Park Lefferts Gardens	\$503	\$500	\$406	1%	24%
Red Hook	\$839	\$549		53%	
SeaGate	\$325	\$613	\$377	-47%	-14%
Sheepshead Bay	\$539	\$571	\$545	-6%	-1%
Sunset Park	\$614	\$676	\$701	-9%	-12%
Vinegar Hill / Dumbo					
Williamsburg	\$797	\$686	\$598	16%	33%
Windsor Terrace	\$1,065	\$919	\$986	16%	8%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Brooklyn	\$495	\$505	\$510	-2%	-3%
Bath Beach	\$675	\$610	\$600	11%	13%
Bay Ridge / Fort Hamilton	\$723	\$745	\$680	-3%	6%
Bedford Stuyvesant	\$455	\$499	\$400	-9%	14%
Bensonhurst	\$670	\$706	\$790	-5%	-15%
Bergen Beach	\$635	\$564	\$600	13%	6%
Brighton Beach	\$1,100	\$2,329	\$1,775	-53%	-38%
Boerum Hill	\$360	\$257	\$485	40%	-26%
Borough Park	\$794	\$699	\$650	14%	22%
Brooklyn Heights	\$3,488	\$7,550	\$2,700	-54%	29%
Brownsville / Ocean Hill	\$412	\$360	\$269	14%	53%
Bushwick / Wyckoff Heights	\$450	\$385	\$312	17%	44%
Canarsie	\$408	\$380	\$390	7%	5%
Carroll Gardens	\$1,560	\$1,255	\$1,470	24%	6%
Clinton Hill	\$1,170	\$835	\$810	40%	44%
Cobble Hill	\$2,020	\$1,950	\$2,695	4%	-25%
Columbia Street					
Waterfront District			\$1,075		
Coney Island	\$590	\$300	\$365	97%	62%
Crown Heights	\$358	\$478	\$410	-25%	-13%
Cypress Hills	\$300	\$310	\$340	-3%	-12%
Downtown					
Dyker Heights	\$662	\$673	\$661	-2%	0%
East Flatbush	\$300	\$353	\$383	-15%	-22%
East New York / Spring Creek	\$311	\$303	\$290	3%	7%
Flatbush / Prospect Park South	\$506	\$468	\$525	8%	-4%
Flatlands	\$400	\$428	\$436	-6%	-8%
Fort Greene	\$3,285	\$1,775	\$948	85%	247%
Gerritsen Beach	\$425	\$358	\$370	19%	15%
Gowanus	\$1,111	\$835	\$1,183	33%	-6%
Gravesend / Mapleton	\$550	\$678	\$586	-19%	-6%
Greenpoint	\$880	\$713	\$680	23%	29%
Kensington / Parkville	\$590	\$675	\$710	-13%	-17%
Manhattan Beach	\$995	\$1,200	\$975	-17%	2%
Marine Park / Madison	\$545	\$465	\$470	17%	16%
Midwood	\$675	\$650	\$647	4%	4%
Mill Basin	\$425	\$485	\$480	-12%	-11%
Park Slope	\$980	\$1,525	\$1,575	-36%	-38%
Prospect Heights		\$1,461	\$1,362		
Prospect Park Lefferts Gardens	\$419	\$408	\$388	3%	8%
Red Hook	\$730	\$530		38%	
SeaGate	\$325	\$630	\$370	-48%	-12%
Sheepshead Bay	\$560	\$547	\$519	2%	8%
Sunset Park	\$699	\$685	\$728	2%	-4%
Vinegar Hill / Dumbo					
Williamsburg	\$860	\$800	\$565	8%	52%
Windsor Terrace	\$1,185	\$980	\$984	21%	20%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

Home Sale Price (includes all condominium, cooperative units and 1-3 family dwellings)

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$396	\$391	\$386	1%	3%
Astoria	\$469	\$505	\$430	-7%	9%
Bayside	\$455	\$460	\$526	-1%	-14%
Beechhurst/Whitestone	\$532	\$487	\$540	9%	-2%
Breezy Point/Belle Harbor/ Rockaway Park	\$688	\$586	\$683	17%	1%
Briarwood/Jamaica Hills/ Hillcrest	\$378	\$361	\$364	5%	4%
College Point	\$530	\$496	\$501	7%	6%
Corona/East Elmhurst	\$416	\$390	\$419	7%	-1%
Douglaston/Little Neck	\$431	\$447	\$483	-3%	-11%
Floral Park/Bellerose	\$358	\$371	\$356	-4%	0%
Flushing	\$421	\$466	\$410	-10%	3%
Fresh Meadows /Oakland Gardens	\$410	\$384	\$449	7%	-8%
Howard Beach/Broadchannel	\$359	\$334	\$277	8%	30%
Jackson Heights/Elmhurst	\$369	\$353	\$353	5%	5%
Jamaica Estates/Holliswood	\$526	\$576	\$524	-9%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$315	\$331	\$326	-5%	-3%
Long Island City	\$658	\$615	\$653	7%	1%
Middle Village/Maspeth	\$479	\$459	\$486	4%	-1%
Queens Village/Hollis	\$335	\$318	\$303	5%	10%
Rego Park/Forest Hills/ Kew Gardens	\$345	\$350	\$360	-1%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$356	\$350	\$352	2%	1%
Ridgewood/Glendale	\$448	\$406	\$404	10%	11%
Rockaways/Averne	\$459	\$418	\$329	10%	40%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$306	\$288	\$292	6%	5%
Sunnyside/Woodside	\$285	\$270	\$319	5%	-11%

Note: sale price in thousands



Real Estate Board of New York

Home Sale Price (includes all condominium, cooperative units and 1-3 family dwellings)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$350	\$349	\$335	0%	4%
Astoria	\$403	\$490	\$349	-18%	15%
Bayside	\$405	\$420	\$520	-4%	-22%
Beechhurst/Whitestone	\$475	\$420	\$493	13%	-4%
Breezy Point/Belle Harbor/ Rockaway Park	\$524	\$540	\$621	-3%	-16%
Briarwood/Jamaica Hills/ Hillcrest	\$389	\$350	\$314	11%	24%
College Point	\$491	\$454	\$460	8%	7%
Corona/East Elmhurst	\$348	\$370	\$407	-6%	-15%
Douglaston/Little Neck	\$267	\$325	\$276	-18%	-3%
Floral Park/Bellerose	\$335	\$370	\$350	-9%	-4%
Flushing	\$380	\$430	\$338	-12%	13%
Fresh Meadows/ Oakland Gardens	\$298	\$244	\$458	22%	-35%
Howard Beach/Broadchannel	\$235	\$240	\$190	-2%	24%
Jackson Heights/Elmhurst	\$325	\$293	\$315	11%	3%
Jamaica Estates/Holliswood	\$560	\$555	\$600	1%	-7%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$315	\$331	\$335	-5%	-6%
Long Island City	\$585	\$575	\$595	2%	-2%
Middle Village/Maspeth	\$480	\$480	\$484	0%	-1%
Queens Village/Hollis	\$353	\$315	\$305	12%	16%
Rego Park/Forest Hills/ Kew Gardens	\$255	\$250	\$262	2%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$350	\$350	\$345	0%	2%
Ridgewood/Glendale	\$465	\$420	\$403	11%	15%
Rockaways/Averne	\$420	\$364	\$301	15%	40%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$299	\$276	\$286	8%	4%
	\$200	\$228	\$220	-12%	-9%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$284	\$265	\$275	7%	3%
Astoria	\$310	\$308	\$262	0%	18%
Bayside	\$280	\$276	\$317	1%	-12%
Beechhurst/Whitestone	\$238	\$237	\$250	0%	-5%
Breezy Point/Belle Harbor/ Rockaway Park	\$313	\$287	\$246	9%	27%
Briarwood/Jamaica Hills/ Hillcrest	\$212	\$194	\$212	9%	0%
College Point	\$471	\$419	\$449	12%	5%
Corona/East Elmhurst	\$190	\$208	\$226	-9%	-16%
Douglaston/Little Neck	\$196	\$243	\$254	-19%	-23%
Floral Park/Bellerose	\$280	\$246	\$287	14%	-2%
Flushing	\$318	\$295	\$289	8%	10%
Fresh Meadows/ Oakland Gardens	\$224	\$201	\$232	11%	-3%
Howard Beach/Broadchannel	\$172	\$158	\$170	9%	1%
Jackson Heights/Elmhurst	\$243	\$226	\$239	7%	2%
Jamaica Estates/Holliswood	\$164	\$184	\$169	-10%	-3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$150				
Long Island City	\$671	\$623	\$651	8%	3%
Middle Village/Maspeth	\$247	\$217	\$190	14%	30%
Queens Village/Hollis	\$155	\$164	\$166	-5%	-7%
Rego Park/Forest Hills/ Kew Gardens	\$247	\$255	\$261	-3%	-6%
Richmond Hill/ South Ozone Park/Woodhaven		\$161	\$173		
Ridgewood/Glendale	\$183	\$221	\$204	-17%	-10%
Rockaways/Averne	\$353	\$352	\$341	1%	4%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$171	\$180	\$140	-5%	22%
Sunnyside/Woodside	\$194	\$216	\$216	-10%	-10%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$227	\$230	\$225	-1%	1%
Astoria	\$300	\$300	\$232	0%	30%
Bayside	\$234	\$270	\$243	-13%	-4%
Beechhurst/Whitestone	\$225		\$220		2%
Breezy Point/Belle Harbor/ Rockaway Park	\$324	\$213	\$249	53%	30%
Briarwood/Jamaica Hills/ Hillcrest	\$198	\$172	\$180	15%	10%
College Point	\$491	\$420	\$449	17%	9%
Corona/East Elmhurst	\$180	\$145	\$254	24%	-29%
Douglaston/Little Neck	\$187	\$205	\$205	-9%	-9%
Floral Park/Bellerose	\$225	\$217	\$210	4%	7%
Flushing	\$295	\$253	\$250	16%	18%
Fresh Meadows/ Oakland Gardens	\$211	\$190	\$225	11%	-6%
Howard Beach/Broadchannel	\$160	\$155	\$167	3%	-4%
Jackson Heights/Elmhurst	\$224	\$220	\$223	2%	0%
Jamaica Estates/Holliswood	\$162	\$150	\$147	8%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$150	\$208		-28%	
Long Island City	\$605	\$655	\$591	-8%	2%
Middle Village/Maspeth	\$262	\$220	\$195	19%	34%
Queens Village/Hollis	\$148	\$179	\$159	-17%	-7%
Rego Park/Forest Hills/ Kew Gardens	\$206	\$217	\$230	-5%	-10%
Richmond Hill/ South Ozone Park/Woodhaven		\$185	\$174		
Ridgewood/Glendale	\$160	\$190	\$174	-16%	-8%
Rockaways/Averne	\$399	\$340	\$332	17%	20%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$148	\$171	\$114	-14%	30%
Sunnyside/Woodside	\$175	\$259	\$200	-32%	-13%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$334	\$330	\$350	1%	-4%
Astoria	\$406	\$420	\$409	-4%	-1%
Bayside	\$328	\$344	\$354	-5%	-7%
Beechhurst/Whitestone	\$290	\$310	\$307	-6%	-5%
Breezy Point/Belle Harbor/ Rockaway Park	\$153	\$314	\$331	-51%	-54%
Briarwood/Jamaica Hills/ Hillcrest	\$296	\$272	\$284	9%	4%
College Point	\$261	\$369	\$340	-29%	-23%
Corona/East Elmhurst	\$214	\$277	\$307	-23%	-30%
Douglaston/Little Neck	\$243	\$257	\$319	-5%	-24%
Floral Park/Bellerose	\$288	\$278	\$298	4%	-3%
Flushing	\$354	\$350	\$367	1%	-3%
Fresh Meadows/ Oakland Gardens	\$322	\$301	\$343	7%	-6%
Howard Beach/Broadchannel	\$197	\$192	\$217	3%	-9%
Jackson Heights/Elmhurst	\$314	\$315	\$301	0%	4%
Jamaica Estates/Holliswood	\$189	\$185	\$184	2%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$702	\$698	\$706	1%	-1%
Middle Village/Maspeth	\$296	\$249	\$189	19%	57%
Queens Village/Hollis	\$330		\$285		16%
Rego Park/Forest Hills/ Kew Gardens	\$326	\$319	\$332	2%	-2%
Richmond Hill/ South Ozone Park/Woodhaven		\$208	\$203		
Ridgewood/Glendale	\$257	\$285	\$277	-10%	-7%
Rockaways/Averne	\$360	\$320	\$361	12%	0%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$203	\$186	\$221	9%	-8%
Sunnyside/Woodside	\$297	\$342	\$338	-13%	-12%



Real Estate Board of New York

Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$291	\$344	\$310	-15%	-6%
Astoria	\$356	\$566	\$439	-37%	-19%
Bayside	\$269	\$443	\$298	-39%	-10%
Beechhurst/Whitestone	\$276		\$304		-9%
Breezy Point/Belle Harbor/ Rockaway Park	\$153	\$358	\$326	-57%	-53%
Briarwood/Jamaica Hills/ Hillcrest	\$261	\$296	\$269	-12%	-3%
College Point	\$255	\$357	\$340	-29%	-25%
Corona/East Elmhurst	\$175	\$212	\$344	-17%	-49%
Douglaston/Little Neck	\$230	\$267	\$274	-14%	-16%
Floral Park/Bellerose	\$275	\$290	\$296	-5%	-7%
Flushing	\$309	\$366	\$311	-15%	0%
Fresh Meadows/ Oakland Gardens	\$333	\$371	\$367	-10%	-9%
Howard Beach/Broadchannel	\$206	\$211	\$207	-2%	0%
Jackson Heights/Elmhurst	\$295	\$299	\$285	-1%	4%
Jamaica Estates/Holliswood	\$190	\$179	\$189	6%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$709	\$680	\$711	4%	0%
Middle Village/Maspeth	\$313	\$294	\$189	7%	66%
Queens Village/Hollis	\$330		\$285		16%
Rego Park/Forest Hills/ Kew Gardens	\$300	\$325	\$313	-8%	-4%
Richmond Hill/ South Ozone Park/Woodhaven		\$210	\$203		
Ridgewood/Glendale	\$219	\$364	\$255	-40%	-14%
Rockaways/Averne	\$414	\$397	\$377	4%	10%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$191	\$252	\$179	-24%	7%
Sunnyside/Woodside	\$289	\$354	\$327	-18%	-11%



Real Estate Board of New York

Condominium Sale Price

Average					
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$442	\$412	\$414	7%	7%
Astoria	\$397	\$376	\$367	6%	8%
Bayside	\$465	\$456	\$545	2%	-15%
Beechhurst/Whitestone	\$565	\$340	\$635	66%	-11%
Breezy Point/Belle Harbor/ Rockaway Park	\$360	\$352	\$269	2%	34%
Briarwood/Jamaica Hills/ Hillcrest	\$315	\$279	\$332	13%	-5%
College Point	\$471	\$419	\$449	12%	5%
Corona/East Elmhurst	\$220	\$258	\$264	-15%	-17%
Douglaston/Little Neck	\$455	\$543	\$550	-16%	-17%
Floral Park/Bellerose					
Flushing	\$419	\$425	\$398	-1%	5%
Fresh Meadows/ Oakland Gardens	\$440	\$344	\$372	28%	18%
Howard Beach/Broadchannel	\$200	\$190	\$196	5%	2%
Jackson Heights/Elmhurst	\$326	\$321	\$315	2%	4%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$716	\$652	\$665	10%	8%
Middle Village/Maspeth	\$295	\$372	\$198	-21%	49%
Queens Village/Hollis			\$310		
Rego Park/Forest Hills/ Kew Gardens	\$428	\$429	\$366	0%	17%
Richmond Hill/ South Ozone Park/Woodhaven		\$243	\$179		
Ridgewood/Glendale	\$310	\$334	\$369	-7%	-16%
Rockaways/Averne	\$369	\$395	\$355	-7%	4%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$249	\$365		
Sunnyside/Woodside	\$215	\$242	\$315	-11%	-32%

Note: sale price in thousands



Real Estate Board of New York

Condominium Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$387	\$354	\$367	9%	5%
Astoria	\$385	\$354	\$345	9%	12%
Bayside	\$384	\$405	\$544	-5%	-29%
Beechhurst/Whitestone	\$565	\$340	\$635	66%	-11%
Breezy Point/Belle Harbor/ Rockaway Park	\$342	\$340	\$269	1%	27%
Briarwood/Jamaica Hills/ Hillcrest	\$339	\$256	\$331	33%	2%
College Point	\$491	\$444	\$449	11%	9%
Corona/East Elmhurst	\$203	\$254	\$274	-20%	-26%
Douglaston/Little Neck	\$455	\$498	\$543	-9%	-16%
Floral Park/Bellerose					
Flushing	\$383	\$370	\$370	4%	4%
Fresh Meadows/ Oakland Gardens	\$435	\$303	\$380	44%	14%
Howard Beach/Broadchannel	\$180	\$196	\$187	-8%	-4%
Jackson Heights/Elmhurst	\$335	\$308	\$334	9%	0%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$657	\$640	\$600	3%	10%
Middle Village/Maspeth	\$302	\$312	\$198	-3%	53%
Queens Village/Hollis			\$310		
Rego Park/Forest Hills/ Kew Gardens	\$385	\$414	\$335	-7%	15%
Richmond Hill/ South Ozone Park/Woodhaven		\$243	\$195		
Ridgewood/Glendale	\$310	\$345	\$369	-10%	-16%
Rockaways/Averne	\$411	\$395	\$355	4%	16%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$230	\$365		
Sunnyside/Woodside	\$193	\$243	\$277	-20%	-30%

Note: sale price in thousands



Real Estate Board of New York

Condominium Sale Price Per Square Foot

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$475	\$416	\$467	14%	2%
Astoria	\$595	\$545	\$547	9%	9%
Bayside	\$511	\$512	\$469	0%	9%
Beechhurst/Whitestone	\$339	\$329		3%	
Breezy Point/Belle Harbor/ Rockaway Park		\$266	\$265		
Briarwood/Jamaica Hills/ Hillcrest	\$389	\$369	\$376	6%	4%
College Point	\$261	\$383	\$340	-32%	-23%
Corona/East Elmhurst	\$285	\$352	\$363	-19%	-22%
Douglaston/Little Neck	\$327	\$364	\$482	-10%	-32%
Floral Park/Bellerose					
Flushing	\$468	\$486	\$470	-4%	-1%
Fresh Meadows/ Oakland Gardens	\$372	\$387	\$385	-4%	-3%
Howard Beach/Broadchannel	\$215	\$201	\$210	7%	2%
Jackson Heights/Elmhurst	\$418	\$368	\$399	14%	5%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$702	\$701	\$706	0%	-1%
Middle Village/Maspeth	\$347	\$343	\$189	1%	84%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$456	\$380	\$422	20%	8%
Richmond Hill/ South Ozone Park/Woodhaven		\$247	\$203		
Ridgewood/Glendale	\$456	\$431	\$403	6%	13%
Rockaways/Averne	\$375	\$333	\$370	13%	2%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$129	\$457		
Sunnyside/Woodside	\$393	\$427	\$441	-8%	-11%



Real Estate Board of New York

Condominium Sale Price Per Square Foot

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$475	\$451	\$444	5%	7%
Astoria	\$605	\$538	\$541	12%	12%
Bayside	\$495	\$518	\$485	-4%	2%
Beechhurst/Whitestone	\$339	\$329		3%	
Breezy Point/Belle Harbor/ Rockaway Park		\$266	\$265		
Briarwood/Jamaica Hills/ Hillcrest	\$370	\$364	\$387	2%	-4%
College Point	\$255	\$369	\$340	-31%	-25%
Corona/East Elmhurst	\$267	\$345	\$351	-23%	-24%
Douglaston/Little Neck	\$327	\$357	\$483	-8%	-32%
Floral Park/Bellerose					
Flushing	\$484	\$474	\$474	2%	2%
Fresh Meadows/ Oakland Gardens	\$366	\$385	\$410	-5%	-11%
Howard Beach/Broadchannel	\$208	\$194	\$207	7%	1%
Jackson Heights/Elmhurst	\$375	\$402	\$367	-7%	2%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$709	\$707	\$711	0%	0%
Middle Village/Maspeth	\$352	\$343	\$189	3%	86%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$494	\$414	\$387	19%	28%
Richmond Hill/ South Ozone Park/Woodhaven		\$247	\$203		
Ridgewood/Glendale	\$456	\$427	\$403	7%	13%
Rockaways/Averne	\$414	\$358	\$378	16%	10%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$189	\$457		
Sunnyside/Woodside	\$393	\$396	\$444	-1%	-11%



Real Estate Board of New York

Cooperative Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$211	\$201	\$217	5%	-3%
Astoria	\$231	\$227	\$198	2%	17%
Bayside	\$227	\$201	\$223	13%	2%
Beechhurst/Whitestone	\$216	\$234	\$234	-8%	-8%
Breezy Point/Belle Harbor/ Rockaway Park	\$122	\$223	\$238	-45%	-49%
Briarwood/Jamaica Hills/ Hillcrest	\$179	\$174	\$169	3%	6%
College Point					
Corona/East Elmhurst	\$157	\$134	\$141	18%	12%
Douglaston/Little Neck	\$181	\$187	\$193	-3%	-6%
Floral Park/Bellerose	\$280	\$246	\$287	14%	-2%
Flushing	\$193	\$193	\$197	0%	-2%
Fresh Meadows/ Oakland Gardens	\$195	\$189	\$207	3%	-6%
Howard Beach/Broadchannel	\$152	\$147	\$156	4%	-2%
Jackson Heights/Elmhurst	\$209	\$186	\$220	13%	-5%
Jamaica Estates/Holliswood	\$164	\$184	\$169	-10%	-3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$150				
Long Island City	\$381	\$403	\$437	-5%	-13%
Middle Village/Maspeth	\$166	\$186	\$184	-11%	-10%
Queens Village/Hollis	\$155	\$164	\$156	-5%	0%
Rego Park/Forest Hills/ Kew Gardens	\$226	\$221	\$250	2%	-9%
Richmond Hill/ South Ozone Park/Woodhaven		\$107	\$153		
Ridgewood/Glendale	\$167	\$183	\$170	-9%	-2%
Rockaways/Averne	\$150	\$110	\$163	36%	-8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$171	\$111	\$115	54%	48%
Sunnyside/Woodside	\$192	\$206	\$195	-6%	-1%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

Cooperative Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$190	\$185	\$194	3%	-2%
Astoria	\$216	\$216	\$191	0%	13%
Bayside	\$216	\$195	\$215	11%	0%
Beechhurst/Whitestone	\$204	\$240	\$205	-15%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$122	\$238	\$230	-49%	-47%
Briarwood/Jamaica Hills/ Hillcrest	\$182	\$167	\$156	9%	17%
College Point					
Corona/East Elmhurst	\$156	\$134	\$130	17%	20%
Douglaston/Little Neck	\$181	\$180	\$188	0%	-4%
Floral Park/Bellerose	\$225	\$201	\$210	12%	7%
Flushing	\$180	\$192	\$196	-6%	-8%
Fresh Meadows/ Oakland Gardens	\$204	\$173	\$215	18%	-5%
Howard Beach/Broadchannel	\$146	\$137	\$153	7%	-4%
Jackson Heights/Elmhurst	\$188	\$175	\$192	7%	-2%
Jamaica Estates/Holliswood	\$162	\$185	\$147	-12%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$150				
Long Island City	\$370	\$400	\$335	-8%	10%
Middle Village/Maspeth	\$139	\$179	\$195	-22%	-29%
Queens Village/Hollis	\$148	\$152	\$157	-3%	-6%
Rego Park/Forest Hills/ Kew Gardens	\$200	\$190	\$221	5%	-9%
Richmond Hill/ South Ozone Park/Woodhaven		\$108	\$153		
Ridgewood/Glendale	\$157	\$165	\$169	-5%	-7%
Rockaways/Averne	\$150	\$110	\$163	36%	-8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$148	\$110	\$110	34%	34%
Sunnyside/Woodside	\$175	\$202	\$192	-13%	-9%

Note: sale price in thousands



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$278	\$263	\$281	5%	-1%
Astoria	\$322	\$278	\$295	16%	9%
Bayside	\$261	\$252	\$278	4%	-6%
Beechhurst/Whitestone	\$283	\$314	\$307	-10%	-8%
Breezy Point/Belle Harbor/ Rockaway Park	\$153	\$338	\$353	-55%	-57%
Briarwood/Jamaica Hills/ Hillcrest	\$250	\$230	\$239	9%	4%
College Point					
Corona/East Elmhurst	\$190	\$181	\$204	5%	-7%
Douglaston/Little Neck	\$235	\$219	\$238	8%	-1%
Floral Park/Bellerose	\$288	\$267	\$298	8%	-3%
Flushing	\$262	\$254	\$262	3%	0%
Fresh Meadows/ Oakland Gardens	\$303	\$266	\$325	14%	-7%
Howard Beach/Broadchannel	\$181	\$193	\$223	-6%	-19%
Jackson Heights/Elmhurst	\$273	\$266	\$272	3%	0%
Jamaica Estates/Holliswood	\$189	\$188	\$184	1%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City		\$445			
Middle Village/Maspeth	\$221	\$233		-5%	
Queens Village/Hollis	\$330		\$285		16%
Rego Park/Forest Hills/ Kew Gardens	\$311	\$287	\$316	8%	-1%
Richmond Hill/ South Ozone Park/Woodhaven		\$129			
Ridgewood/Glendale	\$229	\$247	\$245	-8%	-7%
Rockaways/Averne	\$240	\$153	\$229	57%	5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$203	\$172	\$188	18%	8%
Sunnyside/Woodside	\$294	\$302	\$299	-3%	-2%



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$265	\$274	\$272	-3%	-3%
Astoria	\$317	\$303	\$255	5%	24%
Bayside	\$257	\$262	\$261	-2%	-1%
Beechhurst/Whitestone	\$276	\$309	\$304	-11%	-9%
Breezy Point/Belle Harbor/ Rockaway Park	\$153	\$338	\$329	-55%	-54%
Briarwood/Jamaica Hills/ Hillcrest	\$236	\$242	\$225	-3%	5%
College Point					
Corona/East Elmhurst	\$164	\$202	\$190	-19%	-14%
Douglaston/Little Neck	\$224	\$230	\$214	-3%	5%
Floral Park/Bellerose	\$275	\$278	\$296	-1%	-7%
Flushing	\$248	\$254	\$273	-2%	-9%
Fresh Meadows/ Oakland Gardens	\$314	\$286	\$335	10%	-6%
Howard Beach/Broadchannel	\$194	\$191	\$219	2%	-11%
Jackson Heights/Elmhurst	\$251	\$281	\$264	-11%	-5%
Jamaica Estates/Holliswood	\$190	\$185	\$189	3%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City		\$445			
Middle Village/Maspeth	\$221	\$241		-8%	
Queens Village/Hollis	\$330		\$285		16%
Rego Park/Forest Hills/ Kew Gardens	\$294	\$302	\$295	-3%	0%
Richmond Hill/ South Ozone Park/Woodhaven		\$129			
Ridgewood/Glendale	\$218	\$247	\$247	-12%	-12%
Rockaways/Averne	\$240	\$153	\$229	57%	5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$191	\$183	\$178	4%	7%
Sunnyside/Woodside	\$288	\$315	\$301	-8%	-4%



Real Estate Board of New York

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$468	\$466	\$459	1%	2%
Astoria	\$641	\$684	\$634	-6%	1%
Bayside	\$632	\$665	\$678	-5%	-7%
Beexhurst/Whitestone	\$710	\$665	\$691	7%	3%
Breezy Point/Belle Harbor/ Rockaway Park	\$798	\$675	\$792	18%	1%
Briarwood/Jamaica Hills/ Hillcrest	\$502	\$511	\$552	-2%	-9%
College Point	\$545	\$545	\$510	0%	7%
Corona/East Elmhurst	\$487	\$452	\$490	8%	-1%
Douglaston/Little Neck	\$703	\$714	\$863	-1%	-19%
Floral Park/Bellerose	\$435	\$479	\$442	-9%	-2%
Flushing	\$610	\$666	\$608	-8%	0%
Fresh Meadows/ Oakland Gardens	\$680	\$640	\$655	6%	4%
Howard Beach/Broadchannel	\$477	\$489	\$420	-2%	14%
Jackson Heights/Elmhurst	\$552	\$549	\$530	0%	4%
Jamaica Estates/Holliswood	\$717	\$646	\$690	11%	4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$316	\$331	\$326	-4%	-3%
Long Island City	\$578	\$532	\$683	9%	-15%
Middle Village/Maspeth	\$502	\$506	\$504	-1%	0%
Queens Village/Hollis	\$350	\$335	\$324	4%	8%
Rego Park/Forest Hills/ Kew Gardens	\$652	\$661	\$761	-1%	-14%
Richmond Hill/ South Ozone Park/Woodhaven	\$356	\$355	\$355	0%	0%
Ridgewood/Glendale	\$483	\$466	\$439	4%	10%
Rockaways/Averne	\$487	\$430	\$324	13%	51%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$310	\$291	\$297	7%	4%
Sunnyside/Woodside	\$612	\$438	\$611	40%	0%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Queens	\$430	\$420	\$410	2%	5%
Astoria	\$629	\$679	\$631	-7%	0%
Bayside	\$525	\$650	\$623	-19%	-16%
Beexhurst/Whitestone	\$660	\$530	\$624	25%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$620	\$609	\$716	2%	-13%
Briarwood/Jamaica Hills/ Hillcrest	\$485	\$490	\$528	-1%	-8%
College Point	\$495	\$520	\$485	-5%	2%
Corona/East Elmhurst	\$419	\$400	\$448	5%	-6%
Douglaston/Little Neck	\$610	\$659	\$635	-7%	-4%
Floral Park/Bellerose	\$450	\$450	\$440	0%	2%
Flushing	\$594	\$645	\$600	-8%	-1%
Fresh Meadows/ Oakland Gardens	\$590	\$620	\$642	-5%	-8%
Howard Beach/Broadchannel	\$550	\$470	\$410	17%	34%
Jackson Heights/Elmhurst	\$490	\$512	\$525	-4%	-7%
Jamaica Estates/Holliswood	\$663	\$605	\$719	10%	-8%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$317	\$331	\$335	-4%	-5%
Long Island City	\$410	\$575	\$735	-29%	-44%
Middle Village/Maspeth	\$486	\$510	\$495	-5%	-2%
Queens Village/Hollis	\$360	\$328	\$330	10%	9%
Rego Park/Forest Hills/ Kew Gardens	\$618	\$610	\$650	1%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$350	\$350	\$348	0%	1%
Ridgewood/Glendale	\$500	\$459	\$429	9%	17%
Rockaways/Averne	\$522	\$356	\$300	47%	74%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$307	\$278	\$290	10%	6%
Sunnyside/Woodside	\$560	\$440	\$593	27%	-5%

Note: sale price in thousands



Real Estate Board of New York

Home Sale Price (includes all condominium, cooperative units and 1-3 family)

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$322	\$331	\$344	-3%	-6%
Bathgate / Crotona Park /					
East Tremont	\$333	\$285	\$360	17%	-7%
Baychester / Coop City	\$280	\$316	\$340	-12%	-18%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$371	\$351	\$380	6%	-2%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$367	\$368	\$356	0%	3%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$159	\$305	\$257	-48%	-38%
Highbidge / Morris Heights /					
Mount Hope	\$419	\$277	\$267	51%	57%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$299	\$351	\$327	-15%	-9%
Melrose / Morrisania	\$257	\$280	\$360	-8%	-29%
Mott Haven / Port Morris /					
Hunts Point	\$225	\$331	\$393	-32%	-43%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$320	\$276	\$297	16%	8%
Pelham Parkway South /					
Morris Park / Van Nest	\$334	\$332	\$354	0%	-6%
Riverdale / Fieldston	\$326	\$387	\$401	-16%	-19%
Woodlawn / Williamsbridge	\$336	\$325	\$330	3%	2%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

Home Sale Price (includes all condominium, cooperative units and 1-3 family)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$320	\$318	\$320	1%	0%
Bathgate / Crotona Park /					
East Tremont	\$370	\$270	\$385	37%	-4%
Baychester / Coop City	\$259	\$323	\$320	-20%	-19%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$369	\$350	\$360	5%	3%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$345	\$375	\$370	-8%	-7%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$144	\$295	\$222	-51%	-35%
Highbidge / Morris Heights /					
Mount Hope	\$440	\$243	\$196	81%	125%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$275	\$356	\$319	-23%	-14%
Melrose / Morrisania	\$211	\$299	\$341	-29%	-38%
Mott Haven / Port Morris /					
Hunts Point	\$199	\$275	\$404	-28%	-51%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$368	\$295	\$315	25%	17%
Pelham Parkway South /					
Morris Park / Van Nest	\$335	\$380	\$385	-12%	-13%
Riverdale / Fieldston	\$230	\$273	\$225	-16%	2%
Woodlawn / Williamsbridge	\$320	\$340	\$325	-6%	-2%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$230	\$240	\$237	-4%	-3%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$247	\$277	\$286	-11%	-13%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$171	\$130	\$151	31%	13%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$309	\$373	\$225	-17%	37%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$122	\$141	\$136	-13%	-10%
Highbidge / Morris Heights / Mount Hope	\$150	\$210	\$195	-28%	-23%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$236	\$275	\$258	-14%	-8%
Melrose / Morrisania	\$186	\$275	\$197	-32%	-6%
Mott Haven / Port Morris / Hunts Point			\$393		
Parkchester / Westchester Square / Castle Hill / Soundview	\$221	\$200	\$229	10%	-3%
Pelham Parkway South / Morris Park / Van Nest	\$158	\$130	\$122	22%	29%
Riverdale / Fieldston	\$248	\$273	\$251	-9%	-1%
Woodlawn / Williamsbridge	\$193	\$140	\$135	38%	43%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$190	\$190	\$196	0%	-3%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$259	\$277	\$298	-7%	-13%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$178	\$133	\$148	34%	21%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$288	\$315	\$250	-9%	15%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$115	\$135	\$130	-15%	-12%
Highbidge / Morris Heights / Mount Hope	\$150	\$209	\$196	-28%	-23%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$216	\$240	\$175	-10%	23%
Melrose / Morrisania	\$200	\$265	\$177	-25%	13%
Mott Haven / Port Morris / Hunts Point			\$393		
Parkchester / Westchester Square / Castle Hill / Soundview	\$130	\$140	\$161	-7%	-19%
Pelham Parkway South / Morris Park / Van Nest	\$161	\$134	\$114	20%	42%
Riverdale / Fieldston	\$198	\$235	\$218	-16%	-9%
Woodlawn / Williamsbridge	\$193	\$140	\$138	38%	40%

Note: sale price in thousands



Real Estate Board of New York

Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

	Average			
	2q12	1q12	2q11	Percent Change 1q12 2q11
Bronx	\$250	\$263	\$285	-12% -19%
Bathgate / Crotona Park / East Tremont				
Baychester / Coop City	\$258	\$254	\$287	-3% -14%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$181	\$170	\$194	0% -12%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$311	\$354	\$285	-13% 8%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$171	\$159	\$159	-23% -23%
Hightside / Morris Heights / Mount Hope				
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$201	\$271	\$291	-13% -19%
Melrose / Morrisania	\$208	\$205	\$190	-9% -2%
Mott Haven / Port Morris / Hunts Point				
Parkchester / Westchester Square / Castle Hill / Soundview	\$201	\$200	\$268	11% -17%
Pelham Parkway South / Morris Park / Van Nest	\$322	\$221		-29%
Riverdale / Fieldston	\$280	\$300	\$305	-17% -19%
Woodlawn / Williamsbridge	\$244	\$186	\$149	3% 29%



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New York City Residential Sales Report

Apartment Sale Price Per Square Foot (includes all condominium & cooperative units)

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$232	\$253	\$277	-8%	-16%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$258	\$254	\$280	1%	-8%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$181	\$170	\$196	6%	-8%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$304	\$308	\$294	-1%	3%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$159	\$159	-2%	-2%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$183	\$238	\$268	-23%	-32%
Melrose / Morrisania	\$203	\$205	\$190	-1%	7%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$150	\$164	\$264	-9%	-43%
Pelham Parkway South / Morris Park / Van Nest	\$246	\$151		63%	
Riverdale / Fieldston	\$263	\$298	\$304	-12%	-14%
Woodlawn / Williamsbridge	\$244	\$186	\$149	31%	63%



Real Estate Board of New York

New York City Residential Sales Report

Condominium Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$268	\$266	\$276	1%	-3%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$278	\$277	\$296	0%	-6%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$205	\$141	\$138	46%	49%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$309	\$373	\$287	-17%	8%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope	\$150	\$210	\$195	-28%	-23%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$378	\$381	\$423	-1%	-11%
Melrose / Morrisania	\$205	\$220	\$262	-7%	-22%
Mott Haven / Port Morris / Hunts Point			\$393		
Parkchester / Westchester Square / Castle Hill / Soundview	\$228	\$217	\$242	5%	-6%
Pelham Parkway South / Morris Park / Van Nest	\$190				
Riverdale / Fieldston	\$527	\$489	\$575	8%	-8%
Woodlawn / Williamsbridge			\$107		

Note: sale price in thousands



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New York City Residential Sales Report

Condominium Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$244	\$208	\$268	18%	-9%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$278	\$277	\$302	0%	-8%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$205	\$141	\$138	46%	49%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$288	\$315	\$290	-9%	-1%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Hightside / Morris Heights / Mount Hope	\$150	\$209	\$196	-28%	-23%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$340	\$378	\$489	-10%	-31%
Melrose / Morrisania	\$202	\$220	\$262	-8%	-23%
Mott Haven / Port Morris / Hunts Point			\$393		
Parkchester / Westchester Square / Castle Hill / Soundview	\$130	\$144	\$150	-10%	-14%
Pelham Parkway South / Morris Park / Van Nest	\$190				
Riverdale / Fieldston	\$616	\$418	\$660	47%	-7%
Woodlawn / Williamsbridge			\$107		

Note: sale price in thousands



Real Estate Board of New York

Condominium Sale Price Per Square Foot

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$231	\$245	\$299	-6%	-23%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$258	\$254	\$287	1%	-10%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$181	\$170	\$173	6%	5%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$311	\$354	\$341	-12%	-9%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Hightbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$273	\$441	\$388	-38%	-30%
Melrose / Morrisania	\$203	\$205	\$190	-1%	7%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$201	\$206	\$276	-3%	-27%
Pelham Parkway South / Morris Park / Van Nest	\$220				
Riverdale / Fieldston	\$441	\$386	\$455	14%	-3%
Woodlawn / Williamsbridge			\$149		



Real Estate Board of New York

New York City Residential Sales Report

Condominium Sale Price Per Square Foot

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$203	\$205	\$298	-1%	-32%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$258	\$254	\$280	1%	-8%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$181	\$170	\$173	6%	5%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$304	\$308	\$318	-1%	-4%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$273	\$441	\$431	-38%	-37%
Melrose / Morrisania	\$203	\$205	\$190	-1%	7%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$150	\$169	\$292	-11%	-49%
Pelham Parkway South / Morris Park / Van Nest	\$220				
Riverdale / Fieldston	\$441	\$391	\$494	13%	-11%
Woodlawn / Williamsbridge			\$149		



Real Estate Board of New York

New York City Residential Sales Report

Cooperative Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$211	\$225	\$210	-6%	1%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$125		\$125		0%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$159	\$120	\$155	33%	3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville			\$148		
Fordham / Belmont / Kingsbridge Heights / University Heights	\$122	\$141	\$136	-13%	-10%
Hightbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$180	\$191	\$154	-6%	16%
Melrose / Morrisania	\$175	\$288	\$154	-39%	13%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$175	\$130	\$163	34%	7%
Pelham Parkway South / Morris Park / Van Nest	\$148	\$130	\$122	14%	21%
Riverdale / Fieldston	\$235	\$258	\$237	-9%	-1%
Woodlawn / Williamsbridge	\$193	\$140	\$144	38%	33%

Note: sale price in thousands



Real Estate Board of New York

New York City Residential Sales Report

Cooperative Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$178	\$183	\$170	-3%	5%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$125		\$125		0%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$151	\$120	\$155	25%	-3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville			\$138		
Fordham / Belmont / Kingsbridge Heights / University Heights	\$115	\$135	\$130	-15%	-12%
Hightside / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$156	\$185	\$155	-16%	1%
Melrose / Morrisania	\$150	\$307	\$165	-51%	-9%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$178	\$112	\$168	59%	6%
Pelham Parkway South / Morris Park / Van Nest	\$150	\$134	\$114	12%	32%
Riverdale / Fieldston	\$195	\$235	\$210	-17%	-7%
Woodlawn / Williamsbridge	\$193	\$140	\$155	38%	24%

Note: sale price in thousands



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Average				Percent Change	
	2q12	1q12	2q11	1q12	2q11	
Bronx	\$259	\$278	\$275	-7%	-6%	
Bathgate / Crotona Park / East Tremont						
Baychester / Coop City						
Bronxdale / Pelham Gardens / Pelham Parkway North			\$201			
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville			\$202			
Fordham / Belmont / Kingsbridge Heights / University Heights	\$171	\$159	\$159	8%	8%	
Highbidge / Morris Heights / Mount Hope						
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$190	\$215	\$214	-11%	-11%	
Melrose / Morrisania	\$215					
Mott Haven / Port Morris / Hunts Point						
Parkchester / Westchester Square / Castle Hill / Soundview		\$113	\$119			
Pelham Parkway South / Morris Park / Van Nest	\$373	\$221		69%		
Riverdale / Fieldston	\$274	\$300	\$295	-9%	-7%	
Woodlawn / Williamsbridge	\$244	\$186		31%		



Real Estate Board of New York

Cooperative Sale Price Per Square Foot

	Median				Percent Change	
	2q12	1q12	2q11	1q12	2q11	
Bronx	\$236	\$269	\$265	-12%	-11%	
Bathgate / Crotona Park / East Tremont						
Baychester / Coop City						
Bronxdale / Pelham Gardens / Pelham Parkway North			\$204			
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville			\$202			
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$159	\$159	-2%	-2%	
Hightside / Morris Heights / Mount Hope						
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$174	\$225	\$197	-23%	-12%	
Melrose / Morrisania	\$215					
Mott Haven / Port Morris / Hunts Point						
Parkchester / Westchester Square / Castle Hill / Soundview		\$113	\$119			
Pelham Parkway South / Morris Park / Van Nest	\$373	\$151		147%		
Riverdale / Fieldston	\$258	\$298	\$300	-13%	-14%	
Woodlawn / Williamsbridge	\$244	\$186		31%		



Real Estate Board of New York

One - Three Family Dwelling Sale Price

	Average				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$360	\$363	\$397	-1%	-9%
Bathgate / Crotona Park /					
East Tremont	\$333	\$285	\$360	17%	-7%
Baychester / Coop City	\$285	\$319	\$367	-11%	-22%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$402	\$367	\$404	9%	0%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$374	\$368	\$379	2%	-1%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$219	\$354	\$317	-38%	-31%
Highbidge / Morris Heights /					
Mount Hope	\$435	\$300	\$332	45%	31%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$367	\$389	\$380	-6%	-4%
Melrose / Morrisania	\$272	\$281	\$399	-3%	-32%
Mott Haven / Port Morris /					
Hunts Point	\$225	\$331	\$393	-32%	-43%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$372	\$333	\$341	12%	9%
Pelham Parkway South /					
Morris Park / Van Nest	\$360	\$383	\$378	-6%	-5%
Riverdale / Fieldston	\$734	\$864	\$1,368	-15%	-46%
Woodlawn / Williamsbridge	\$340	\$337	\$342	1%	0%

Note: sale price in thousands



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New York City Residential Sales Report

One - Three Family Dwelling Sale Price

	Median				
	2q12	1q12	2q11	Percent Change	
				1q12	2q11
Bronx	\$350	\$351	\$370	0%	-5%
Bathgate / Crotona Park /					
East Tremont	\$370	\$270	\$385	37%	-4%
Baychester / Coop City	\$297	\$327	\$358	-9%	-17%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$380	\$375	\$387	1%	-2%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$348	\$380	\$385	-9%	-10%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$220	\$322	\$243	-32%	-9%
Highbidge / Morris Heights /					
Mount Hope	\$440	\$268	\$370	64%	19%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$335	\$380	\$410	-12%	-18%
Melrose / Morrisania	\$231	\$300	\$399	-23%	-42%
Mott Haven / Port Morris /					
Hunts Point	\$199	\$275	\$413	-28%	-52%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$397	\$350	\$340	13%	17%
Pelham Parkway South /					
Morris Park / Van Nest	\$335	\$400	\$385	-16%	-13%
Riverdale / Fieldston	\$583	\$801	\$1,153	-27%	-49%
Woodlawn / Williamsbridge	\$325	\$350	\$330	-7%	-1%

Note: sale price in thousands



Real Estate Board of New York

Manhattan Townhouse Sales Data

Block	Lot	Number	Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Building Depth (Feet)	Building Front (Feet)
1494	14	19	EAST 82 STREET	June 4, 2012	\$27,750,000	UPPER EAST SIDE	A4	5	102	25
1492	8	7	EAST 80 STREET	June 14, 2012	\$19,000,000	UPPER EAST SIDE	A4	5	96	22
620	51	92	CHARLES STREET	April 30, 2012	\$18,965,415	WEST VILLAGE	A4	4	55	23
575	44	16	WEST 12 STREET	June 29, 2012	\$17,850,000	GREENWICH VILLAGE	A5	5	49	25
527	13	26	DOWNING STREET	May 22, 2012	\$14,380,031	WEST VILLAGE	A4	5	35	23
1146	14	137	WEST 74 STREET	April 26, 2012	\$14,150,000	UPPER WEST SIDE	A5	4	70	22
1186	14	317	WEST 77 STREET	April 11, 2012	\$11,175,000	UPPER WEST SIDE	A9	5	71	19
1494	43	62	EAST 83 STREET	June 21, 2012	\$10,600,000	UPPER EAST SIDE	A4	5	66	20
614	30	223	WEST 11 STREET	June 11, 2012	\$10,500,000	WEST VILLAGE	A4	4	44	20.5
1399	47	138	EAST 65 STREET	April 6, 2012	\$10,000,000	UPPER EAST SIDE	A4	3	50	20
583	52	81	LEROY STREET	June 6, 2012	\$10,000,000	WEST VILLAGE	B1	2	52	21.67
621	53	64	PERRY STREET	April 23, 2012	\$9,850,000	WEST VILLAGE	C0	3	48	20
1397	109	125	EAST 62 STREET	May 1, 2012	\$9,300,000	UPPER EAST SIDE	A4	4	54	16
574	23	42	WEST 11 STREET	June 19, 2012	\$8,500,000	GREENWICH VILLAGE	B3	3	42	21.75
572	13	58	WEST 9 STREET	June 27, 2012	\$8,300,000	GREENWICH VILLAGE	A9	4	58	17
1520	14	1380	LEXINGTON AVENUE	June 8, 2012	\$8,200,000	UPPER EAST SIDE	A4	3	60	21
1890	11	309	WEST 102 STREET	June 21, 2012	\$8,150,000	UPPER WEST SIDE	A4	3	57	20
576	48	11	WEST 12 STREET	April 9, 2012	\$7,250,000	GREENWICH VILLAGE	A4	6	48	25
719	61	432	WEST 22 STREET	June 20, 2012	\$6,950,000	CHELSEA/FLA TIRON	C0	3	82	20
1416	30	244	EAST 62 STREET	May 18, 2012	\$6,450,000	UPPER EAST SIDE	A4	4	45	16
1493	43	52	EAST 82 STREET	April 10, 2012	\$6,250,000	UPPER EAST SIDE	A4	5	60	16
1406	28	169	EAST 71 STREET	April 24, 2012	\$5,975,000	UPPER EAST SIDE	B3	3	45	16.67
584	38	31	MORTON STREET	May 14, 2012	\$5,630,000	WEST VILLAGE	B3	2	20	20



Real Estate Board of New York

Manhattan Townhouse Sales Data

Block	Lot	Number	Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Building Depth (Feet)	Building Front (Feet)
1416	42	212	EAST 62 STREET	April 4, 2012	\$5,100,000	UPPER EAST SIDE	A4	4	48	18.75
1162	159	264	WEST 71 STREET	June 28, 2012	\$4,250,000	UPPER WEST SIDE	B1	3	55	16.67
1528	127	248	EAST 83 STREET	June 8, 2012	\$4,073,000	UPPER EAST SIDE	A4	3	50	16.67
885	77	122	EAST 30 STREET	June 22, 2012	\$4,065,000	GRAMERCY/KIPS BAY	B3	2	44	17.83
1885	18	529	WEST 113 STREET	June 28, 2012	\$4,050,000	MORNINGSIDE HEIGHTS	C0	4	55	20
1218	14	157	WEST 87 STREET	June 5, 2012	\$3,900,000	UPPER WEST SIDE	C0	3	50	16.67
622	31	393	BLEECKER STREET	April 6, 2012	\$3,750,000	WEST VILLAGE	B3	4	40	20
1528	128	246	EAST 83 STREET	June 8, 2012	\$3,627,000	UPPER EAST SIDE	B9	3	40	16.67
443	19	65	EAST 2 STREET	May 31, 2012	\$3,300,000	EAST VILLAGE	C0	3	57.75	25
1521	11	121	EAST 92 STREET	June 11, 2012	\$3,100,000	UPPER EAST SIDE	B1	3	31	12.5
912	13	221	EAST 31 STREET	June 29, 2012	\$2,850,000	GRAMERCY/KIPS BAY	B9	4	50	16
1443	33	358	EAST 69 STREET	May 17, 2012	\$2,800,000	UPPER EAST SIDE	B3	3	40	16.67
1345	47	312	EAST 53 STREET	May 18, 2012	\$2,275,000	MIDTOWN EAST	B9	3	30	18
1907	16	133	WEST 122 STREET	May 21, 2012	\$2,200,000	WEST HARLEM	A9	4	59	17
1907	10	151	WEST 122 STREET	May 3, 2012	\$2,150,000	WEST HARLEM	A5	3	50	20
2058	25	470	WEST 142 STREET	June 22, 2012	\$1,875,000	WEST HARLEM	A4	4	90	16
1941	47	230	WEST 136 STREET	April 3, 2012	\$1,640,000	WEST HARLEM	B9	3	50	16.67
2042	6	319	WEST 139 STREET	June 14, 2012	\$1,100,000	WEST HARLEM	B1	3	50	17
1937	39	212	WEST 132 STREET	May 14, 2012	\$1,098,692	WEST HARLEM	B9	3	50	18
1927	28	203	WEST 121 STREET	June 26, 2012	\$960,735	WEST HARLEM	C0	3	62	16
1921	13	149	WEST 136 STREET	June 14, 2012	\$953,816	WEST HARLEM	C0	4	78	16
2074	13	529	WEST 142 STREET	May 29, 2012	\$925,000	WEST HARLEM	A5	4	58	20
2067	56	458	WEST 153 STREET	May 29, 2012	\$915,000	WASHINGTON HEIGHTS	B1	3	42	16.67



Real Estate Board of New York

Manhattan Townhouse Sales Data

Block	Lot	Number	Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Building Depth (Feet)	Building Front (Feet)
2109	77	7	SYLVAN TERRACE	April 24, 2012	\$913,400	WASHINGTON HEIGHTS	A5	2	25	20.67
2135	3	819	RIVERSIDE DRIVE	May 3, 2012	\$900,000	WASHINGTON HEIGHTS	C0	3	50	20
1914	10	155	WEST 129 STREET	June 13, 2012	\$848,872	WEST HARLEM	C0	3	60	17
2125	29	63	AUDUBON AVENUE	May 24, 2012	\$800,000	WASHINGTON HEIGHTS	B9	2	35	25
2041	130	66	EDGEcombe AVENUE	April 11, 2012	\$680,000	WEST HARLEM	A9	3	52	18
1938	6	277	WEST 132 STREET	May 25, 2012	\$550,000	WEST HARLEM	C0	3	50	16.67