

REBNY

REAL ESTATE BOARD OF NEW YORK



New York City Residential

Fourth Quarter 2011

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Executive Summary

Introduction

The economic and financial unease over the past several months have appeared to make their impact on the NYC residential sales market in the 4th quarter of 2011, as average sales price and transactions have declined. Sales of all homes in New York City were down 12 percent from the fourth quarter of 2010 and the average price of a home decreased 6 percent from the fourth quarter of last year. The share of Manhattan apartment sales of \$5 million and over to total Manhattan apartment sales were down 18 percent year over year.

Total residential consideration for New York City this quarter was \$ 5,410,424,000 which is about 17 percent less than the fourth quarter of 2010. Total consideration in Manhattan this quarter was \$2,959,355,000, about 20 percent less than the fourth quarter of last year.

The share of total consideration attributable to Manhattan was down to 54.7 percent from 60.3 percent last quarter and 56.7 percent in the fourth quarter of last year. Brooklyn and Queens both took a larger share of total residential consideration in New York City. Their respective shares of consideration of 20.2 percent and 19 percent were about 1 percentage points higher than their shares in the fourth quarter of 2010. However, the total consideration of \$1,096,326,000 in Brooklyn and \$1,028,627,000 in Queens was down from a year ago.

Manhattan neighborhoods with the most home sales activity this quarter were; The Upper East Side (468 sales), The Upper West Side (409), Chelsea/Flatiron (163), Gramercy/Kips Bay (158), Midtown East (156), and Midtown West (151).

Brooklyn residential home sales activity was focused in Williamsburg (142 sales), Bedford Stuyvesant (133), Park Slope (106) and Bay Ridge/Fort Hamilton (98).

Queens neighborhoods with the most home sales were; Rego Park/Forest Hills/Kew Gardens (271 sales), Flushing (266), Richmond Hill/South

Ozone Park/ Woodhaven (232), and Springfield Gardens/Jamaica (216).

Bronx neighborhoods with most residential home sales this quarter were Parkchester/Westchester Square/Castle Hill/Soundview (79 sales), City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville (72), Riverdale/Fieldston (67), and Woodlawn/Williamsbridge (65)

All Homes

Year to Year

The average sales price of a home in New York City during the fourth quarter of 2011 was \$694,000, a 6 percent decrease from the fourth quarter 2010 average. Year on year, the average price of a home in Manhattan was 11 percent lower to \$1,285,000. Brooklyn prices declined less than 1 percent to \$539,000. Queens prices declined less than 1 percent to \$397,000. The average price in the Bronx decreased 1 percent to \$350,000

Quarter to Quarter

The average price of a home in New York City (\$694,000) decreased 11 percent in the fourth quarter of 2011 when compared to the third quarter of 2011. The average sales price of a home in Manhattan (\$1,285,000) declined quarterly by 8 percent. In Brooklyn (\$539,000), the average price fell by 9 percent. The average price in Queens (\$397,000) decreased by less than one percent. The average price in the Bronx (\$350,000) increased by less than one percent.

All Apartments

Year to Year

The average sales price of an apartment in New York City during the fourth quarter of 2011 was \$821,000, a 8 percent decline year on year. The average price of an apartment in Manhattan in the fourth quarter of 2011 was \$1,240,000; a 10 percent decrease from

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the fourth quarter 2010. Brooklyn's average sales price of an apartment in the fourth quarter of 2011 was \$489,000; an increase of 2 percent from the previous year's fourth quarter. The average price of an apartment in Queens declined 4 percent year on year to \$272,000.

Quarter to Quarter

The average city-wide apartment sales price (\$821,000) decreased 9 percent in the fourth quarter of 2011 compared to the third quarter of 2011. The Manhattan average sales price (\$1,240,000) decreased 6 percent, the Brooklyn average sales price (\$489,000) decreased by 8 percent, and the Queens average sales price (\$272,000) decreased by 6 percent.

Condominiums

Year to Year

The average sale price of a condominium in New York City in the fourth quarter of 2011 declined 4 percent compared to last year's fourth quarter to \$1,043,000. The average price in Manhattan decreased 11 percent to \$1,498,000. The average sales price in Brooklyn was \$596,000, an increase of 11 percent year on year. The average sales price of a condominium in Queens increased 6 percent over the previous year's fourth quarter to \$450,000 due to closings at a new development in Flushing.

Quarter to Quarter

The average sales price of a New York City condominium (\$1,043,000) declined 3 percent in the fourth quarter of 2011 when compared to the third quarter of 2011, the average Manhattan sales price (\$1,498,000) decreased 1 percent, the average Brooklyn sales price (\$596,000) decreased 3 percent, and the average Queens sales price (\$450,000) increased by 1 percent.

Cooperatives

Year to Year

The average sales price of a cooperative unit in New York City fell 7 percent to \$663,000 in the fourth quarter of 2011 when compared to the fourth quarter last year. The average sales price of a cooperative unit in Manhattan decreased 5 percent year on year to \$1,049,000. The average sales price in Brooklyn was up 1 percent to \$358,000. The average sales price of a cooperative unit in Queens was down 5 percent to \$212,000 when compared to the fourth quarter of 2010.

Quarter to Quarter

The average sales price of a New York City cooperative unit (\$663,000) declined 13 percent in the fourth quarter of 2011 when compared to the third quarter of 2011. Manhattan sales price (\$1,049,000) decreased 9 percent quarter to quarter. Brooklyn sales price (\$358,000) decreased 9 percent. Queens sales price (\$212,000) declined 6 percent.

1-3 Family Dwellings

Year to Year

The average sales price of a 1-3 family dwelling in New York City during the fourth quarter of 2011 decreased 3 percent year to year to \$533,000. The average sales price of a 1-3 family dwelling in Brooklyn declined 2 percent from last year to \$582,000. The average sales price of a 1-3 family dwelling in Queens was \$472,000; a 3 percent increase from the fourth quarter last year. In the Bronx, the average sales price of a 1-3 family dwelling was \$380,000; 4 percent less than the fourth quarter of 2010.

Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide (\$533,000) decreased 10

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percent in the fourth quarter compared to last quarter. The average sales price of a 1-3 family dwelling in Brooklyn (\$582,000) decreased 11 percent quarter to quarter. In Queens, the average price (\$472,000) increased by less than one percent quarter to quarter. The Bronx the average sales price (\$380,000) decreased 2 percent quarter to quarter.

Manhattan Neighborhoods

The average sales price of a condominium in Midtown West during the fourth quarter of 2011 decreased 12 percent compared to last quarter and 27 percent compared to the fourth quarter of last year to \$1,295,000. Midtown West's 120 sales during the quarter was 44 percent fewer than the third quarter of 2011 and 10 percent fewer than the fourth quarter of last year. The number of cooperative unit sales on the Upper East Side declined in the fourth quarter of 2011 to 322, which was a 32 percent decrease compared to the number of coop sales in the neighborhood last quarter and a 11 percent decrease compared to the fourth quarter of 2010. The average coop sales price of \$1,714,000 in the neighborhood was 1 percent lower than the third quarter of 2011 and 8 percent greater than the fourth quarter of last year.

Brooklyn Neighborhoods

Williamsburg condominium sales declined in the fourth quarter of 2011. There were 124 condominium sales in Williamsburg during the fourth quarter of 2011; this is a 43 percent decrease from last quarter and 34 percent fewer than the fourth quarter of last year. The fourth quarter average price of \$697,000 for a condominium in Williamsburg was 5 percent higher than last quarter and 25 percent greater than the average price in the fourth quarter of 2010.

Queens Neighborhoods

The Flushing condominium market also continued to have the most activity in the borough during the fourth quarter of 2011. There were 68 condominium sales in Flushing in the fourth quarter of

2011; 27 percent less than last quarter but a 5 percent improvement compared to the fourth quarter of last year. The average price of a condominium in Flushing was \$478,000; an increase of 3 percent over the previous quarter and 30 percent greater than the fourth quarter of 2010.

Bronx Neighborhoods

City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville had most sales of 1-3 family dwellings in the Bronx with 63; a 19 percent decrease from the third quarter of 2011 and a 10 percent decrease from the fourth quarter of 2010. The average price of a 1-3 family dwelling in the City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville area was \$406,000, an increase of 4 percent compared to last quarter and 1 percent less than the fourth quarter of 2010.

New York City Residential Sales Report

Total Consideration

Borough	Total Consideration for Residential Transactions 4q11	Total Consideration for Residential Transactions 3q11	Total Consideration for Residential Transactions 4q10
Manhattan	\$2,959,355,000	\$4,850,104,000	\$4,813,940,960
Bronx	\$162,050,000	\$198,789,001	\$237,798,676
Brooklyn	\$1,096,326,000	\$1,547,716,001	\$1,528,966,680
Queens	\$1,028,627,000	\$1,233,120,001	\$1,420,561,382
Staten Island	\$163,620,000	\$214,385,000	\$368,694,073
Total	\$5,410,424,000	\$8,044,114,003	\$8,369,961,770
Borough	Total Consideration Percentage change from 3q11	Total Consideration Percentage change from 4q10	
Manhattan	-38.98%	-38.53%	
Bronx	-18.48%	-31.85%	
Brooklyn	-29.16%	-28.30%	
Queens	-16.58%	-27.59%	
Staten Island	-23.68%	-55.62%	
NYC	-32.74%	-35.36%	
Borough	Percentage of Total City Residential Consideration 4q11	Percentage of Total City Residential Consideration 3q11	Percentage of Total City Residential Consideration 4q10
Manhattan	60.29%	59.39%	57.51%
Bronx	2.47%	2.59%	2.84%
Brooklyn	19.24%	18.57%	18.27%
Queens	15.33%	15.92%	16.97%
Staten Island	2.67%	3.53%	4.40%

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

AVG PRICE					
	4q11	3q11	Change From		
			4q10	3q11	4q10
New York City	\$694	\$780	\$736	-11%	-6%
Manhattan	\$1,285	\$1,393	\$1,450	-8%	-11%
Bronx	\$350	\$350	\$355	0%	-1%
Brooklyn	\$539	\$589	\$540	-9%	0%
Queens	\$397	\$399	\$398	-1%	0%
Staten Island	\$404	\$393	\$423	3%	-4%
MEDIAN PRICE					
	4q11	3q11	Change From		
			4q10	3q11	4q10
New York City	\$450	\$490	\$461	-8%	-2%
Manhattan	\$750	\$824	\$820	-9%	-9%
Bronx	\$350	\$343	\$340	2%	3%
Brooklyn	\$473	\$490	\$466	-3%	1%
Queens	\$343	\$357	\$360	-4%	-5%
Staten Island	\$365	\$371	\$385	-2%	-5%
AVG PPSF					
	4q11	3q11	Change From		
			4q10	3q11	4q10
New York City	\$517	\$568	\$516	-9%	0%
Manhattan	\$1,104	\$1,108	\$1,097	0%	1%
Bronx	\$228	\$223	\$233	2%	-2%
Brooklyn	\$393	\$443	\$409	-11%	-4%
Queens	\$309	\$308	\$307	0%	1%
Staten Island	\$266	\$250	\$266	6%	0%
MEDIAN PPSF					
	4q11	3q11	Change From		
			4q10	3q11	4q10
New York City	\$346	\$390	\$357	-11%	-3%
Manhattan	\$1,000	\$997	\$986	0%	2%
Bronx	\$213	\$207	\$212	3%	0%
Brooklyn	\$348	\$388	\$365	-10%	-5%
Queens	\$274	\$286	\$280	-4%	-2%
Staten Island	\$246	\$245	\$244	0%	1%
SALES					
	4q11	3q11	Change From		
			4q10	3q11	4q10
New York City	7,796	10,308	8,845	-24%	-12%
Manhattan	2,303	3,481	2,544	-34%	-9%
Bronx	463	568	492	-18%	-6%
Brooklyn	2,034	2,626	2,245	-23%	-9%
Queens	2,591	3,088	2,963	-16%	-13%
Staten Island	405	545	601	-26%	-33%

Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$821	\$905	\$889	-9%	-8%
Manhattan	\$1,240	\$1,314	\$1,375	-6%	-10%
Bronx	\$268	\$242	\$261	11%	3%
Brooklyn	\$489	\$530	\$479	-8%	2%
Queens	\$272	\$288	\$284	-6%	-4%
Staten Island	\$221	\$230	\$242	-4%	-9%
MEDIAN PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$470	\$543	\$495	-13%	-5%
Manhattan	\$740	\$810	\$813	-9%	-9%
Bronx	\$220	\$188	\$222	17%	-1%
Brooklyn	\$408	\$459	\$411	-11%	-1%
Queens	\$218	\$228	\$232	-4%	-6%
Staten Island	\$215	\$230	\$225	-7%	-4%
AVG PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$795	\$828	\$783	-4%	1%
Manhattan	\$1,103	\$1,104	\$1,090	0%	1%
Bronx	\$288	\$256	\$266	12%	8%
Brooklyn	\$525	\$565	\$529	-7%	-1%
Queens	\$351	\$362	\$365	-3%	-4%
Staten Island	\$240	\$223	\$256	8%	-6%
MEDIAN PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$699	\$741	\$687	-6%	2%
Manhattan	\$1,000	\$996	\$980	0%	2%
Bronx	\$292	\$233	\$239	25%	22%
Brooklyn	\$512	\$575	\$534	-11%	-4%
Queens	\$318	\$331	\$341	-4%	-7%
Staten Island	\$205	\$219	\$242	-6%	-15%
SALES					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	4,357	6,208	4,824	-30%	-10%
Manhattan	2,262	3,422	2,490	-34%	-9%
Bronx	122	152	152	-20%	-20%
Brooklyn	946	1,351	1,074	-30%	-12%
Queens	972	1,210	1,039	-20%	-6%
Staten Island	55	73	69	-25%	-20%

Condominium Sale Price

AVG PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$1,043	\$1,078	\$1,082	-3%	-4%
Manhattan	\$1,498	\$1,509	\$1,682	-1%	-11%
Bronx	\$348	\$305	\$293	14%	19%
Brooklyn	\$596	\$616	\$538	-3%	11%
Queens	\$450	\$447	\$424	1%	6%
Staten Island	\$250	\$256	\$255	-2%	-2%
MEDIAN PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$660	\$680	\$613	-3%	8%
Manhattan	\$995	\$980	\$1,000	2%	0%
Bronx	\$350	\$259	\$245	35%	43%
Brooklyn	\$505	\$531	\$469	-5%	8%
Queens	\$410	\$388	\$374	6%	10%
Staten Island	\$237	\$264	\$235	-10%	1%
AVG PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$896	\$911	\$845	-2%	6%
Manhattan	\$1,200	\$1,190	\$1,175	1%	2%
Bronx	\$295	\$250	\$241	18%	22%
Brooklyn	\$570	\$588	\$552	-3%	3%
Queens	\$471	\$466	\$455	1%	4%
Staten Island	\$253	\$233	\$260	9%	-3%
MEDIAN PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$810	\$817	\$726	-1%	12%
Manhattan	\$1,112	\$1,075	\$1,054	3%	6%
Bronx	\$317	\$226	\$205	41%	54%
Brooklyn	\$569	\$600	\$577	-5%	-1%
Queens	\$454	\$452	\$429	0%	6%
Staten Island	\$212	\$226	\$242	-6%	-12%
SALES					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	1,810	2,847	2,304	-36%	-21%
Manhattan	964	1,577	1,152	-39%	-16%
Bronx	42	52	57	-19%	-26%
Brooklyn	522	823	725	-37%	-28%
Queens	242	338	315	-28%	-23%
Staten Island	40	57	55	-30%	-27%

Note: sale price in thousands

Cooperative Sale Price

AVG PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$663	\$758	\$713	-13%	-7%
Manhattan	\$1,049	\$1,148	\$1,110	-9%	-5%
Bronx	\$226	\$210	\$242	8%	-7%
Brooklyn	\$358	\$395	\$356	-9%	1%
Queens	\$212	\$226	\$223	-6%	-5%
Staten Island	\$144	\$139	\$187	4%	-23%
MEDIAN PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$345	\$400	\$375	-14%	-8%
Manhattan	\$586	\$665	\$650	-12%	-10%
Bronx	\$188	\$171	\$200	10%	-6%
Brooklyn	\$268	\$305	\$275	-12%	-3%
Queens	\$190	\$200	\$202	-5%	-6%
Staten Island	\$135	\$131	\$157	3%	-14%
AVG PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$676	\$708	\$689	-4%	-2%
Manhattan	\$982	\$976	\$968	1%	1%
Bronx	\$282	\$262	\$285	8%	-1%
Brooklyn	\$440	\$508	\$458	-13%	-4%
Queens	\$282	\$292	\$292	-3%	-3%
Staten Island	\$200	\$179	\$220	12%	-9%
MEDIAN PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$589	\$636	\$625	-7%	-6%
Manhattan	\$878	\$869	\$854	1%	3%
Bronx	\$277	\$233	\$255	19%	9%
Brooklyn	\$409	\$459	\$414	-11%	-1%
Queens	\$276	\$280	\$290	-2%	-5%
Staten Island	\$181	\$179	\$218	1%	-17%
SALES					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	2,547	3,361	2,520	-24%	1%
Manhattan	1,298	1,845	1,338	-30%	-3%
Bronx	80	100	95	-20%	-16%
Brooklyn	424	528	349	-20%	21%
Queens	730	872	724	-16%	1%
Staten Island	15	16	14	-6%	7%

One - Three Family Dwelling Sale Price

AVG PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$533	\$592	\$552	-10%	-3%
Manhattan	\$3,784	\$5,970	\$4,912	-37%	-23%
Bronx	\$380	\$389	\$398	-2%	-4%
Brooklyn	\$582	\$653	\$596	-11%	-2%
Queens	\$472	\$471	\$460	0%	3%
Staten Island	\$433	\$419	\$446	3%	-3%
MEDIAN PRICE					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$439	\$449	\$440	-2%	0%
Manhattan	\$3,425	\$3,850	\$3,800	-11%	-10%
Bronx	\$370	\$375	\$383	-1%	-3%
Brooklyn	\$510	\$530	\$520	-4%	-2%
Queens	\$433	\$439	\$426	-2%	2%
Staten Island	\$380	\$391	\$410	-3%	-7%
AVG PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$304	\$313	\$307	-3%	-1%
Manhattan	\$1,155	\$1,270	\$1,316	-9%	-12%
Bronx	\$215	\$216	\$224	0%	-4%
Brooklyn	\$323	\$356	\$330	-9%	-2%
Queens	\$296	\$289	\$290	3%	2%
Staten Island	\$269	\$253	\$267	6%	1%
MEDIAN PPSF					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	\$260	\$267	\$262	-2%	-1%
Manhattan	\$1,168	\$1,077	\$1,360	8%	-14%
Bronx	\$200	\$202	\$204	-1%	-2%
Brooklyn	\$288	\$313	\$292	-8%	-1%
Queens	\$260	\$266	\$261	-2%	-1%
Staten Island	\$252	\$248	\$244	2%	3%
SALES					
	4q11	3q11	4q10	Change From	
				3q11	4q10
New York City	3,439	4,100	4,021	-16%	-14%
Manhattan	41	59	54	-31%	-24%
Bronx	341	416	340	-18%	0%
Brooklyn	1,088	1,275	1,171	-15%	-7%
Queens	1,619	1,878	1,924	-14%	-16%
Staten Island	350	472	532	-26%	-34%

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,240	\$1,314	\$1,375	-6%	-10%
Battery Park City	\$1,275	\$1,121	\$1,477	14%	-14%
Chelsea/Flatiron	\$1,211	\$1,551	\$1,484	-22%	-18%
East Harlem	\$559	\$603	\$522	-7%	7%
East Village	\$857	\$847	\$853	1%	0%
Financial/Seaport	\$941	\$959	\$884	-2%	7%
Gramercy/Kips Bay	\$1,069	\$1,094	\$1,052	-2%	2%
Greenwich Village	\$1,067	\$1,288	\$1,333	-17%	-20%
Inwood	\$327	\$307	\$341	7%	-4%
Lower East Side	\$709	\$654	\$702	8%	1%
Midtown East	\$968	\$1,147	\$1,401	-16%	-31%
Midtown West	\$1,200	\$1,287	\$1,477	-7%	-19%
Morningside Heights	\$549	\$603	\$693	-9%	-21%
Murray Hill	\$604	\$624	\$623	-3%	-3%
Roosevelt Island	\$792	\$583	\$740	36%	7%
SoHo	\$1,744	\$1,881	\$2,931	-7%	-41%
TriBeCa	\$2,685	\$2,357	\$2,262	14%	19%
Upper East Side	\$1,647	\$1,717	\$1,573	-4%	5%
Upper West Side	\$1,464	\$1,406	\$1,561	4%	-6%
Washington Heights	\$407	\$429	\$593	-5%	-31%
West Harlem	\$538	\$535	\$575	0%	-7%
West Village	\$1,415	\$1,440	\$1,560	-2%	-9%
Median					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$740	\$810	\$813	-9%	-9%
Battery Park City	\$1,230	\$789	\$1,400	56%	-12%
Chelsea/Flatiron	\$825	\$1,133	\$1,045	-27%	-21%
East Harlem	\$371	\$490	\$443	-24%	-16%
East Village	\$740	\$694	\$660	7%	12%
Financial/Seaport	\$835	\$770	\$744	8%	12%
Gramercy/Kips Bay	\$676	\$710	\$785	-5%	-14%
Greenwich Village	\$700	\$818	\$865	-15%	-19%
Inwood	\$335	\$300	\$300	12%	12%
Lower East Side	\$538	\$555	\$565	-3%	-5%
Midtown East	\$625	\$784	\$825	-20%	-24%
Midtown West	\$1,075	\$858	\$815	25%	32%
Morningside Heights	\$447	\$545	\$495	-18%	-10%
Murray Hill	\$506	\$543	\$573	-7%	-12%
Roosevelt Island	\$792	\$545	\$740	45%	7%
SoHo	\$1,350	\$1,522	\$1,863	-11%	-28%
TriBeCa	\$2,288	\$2,025	\$2,054	13%	11%
Upper East Side	\$818	\$950	\$815	-14%	0%
Upper West Side	\$885	\$901	\$953	-2%	-7%
Washington Heights	\$368	\$383	\$450	-4%	-18%
West Harlem	\$522	\$484	\$534	8%	-2%
West Village	\$777	\$843	\$869	-8%	-11%

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From the Real Estate Board of New York

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

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,103	\$1,104	\$1,090	0%	1%
Battery Park City	\$1,015	\$909	\$1,017	12%	0%
Chelsea/Flatiron	\$1,125	\$1,284	\$1,127	-12%	0%
East Harlem	\$595	\$580	\$542	3%	10%
East Village	\$1,125	\$1,071	\$923	5%	22%
Financial/Seaport	\$993	\$1,032	\$916	-4%	8%
Gramercy/Kips Bay	\$1,080	\$1,083	\$1,088	0%	-1%
Greenwich Village	\$1,192	\$1,218	\$1,190	-2%	0%
Inwood	\$407	\$430	\$465	-5%	-13%
Lower East Side	\$876	\$803	\$787	9%	11%
Midtown East	\$965	\$1,033	\$1,105	-7%	-13%
Midtown West	\$1,226	\$1,238	\$1,242	-1%	-1%
Morningside Heights	\$694	\$690	\$773	1%	-10%
Murray Hill	\$917	\$874	\$941	5%	-3%
Roosevelt Island		\$693			
SoHo	\$1,505	\$1,561	\$1,372	-4%	10%
TriBeCa	\$1,310	\$1,259	\$1,254	4%	4%
Upper East Side	\$1,101	\$1,145	\$1,083	-4%	2%
Upper West Side	\$1,227	\$1,167	\$1,198	5%	2%
Washington Heights	\$504	\$486	\$525	4%	-4%
West Harlem	\$606	\$547	\$597	11%	2%
West Village	\$1,332	\$1,351	\$1,281	-1%	4%
Median					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,000	\$996	\$980	0%	2%
Battery Park City	\$1,076	\$858	\$993	25%	8%
Chelsea/Flatiron	\$1,065	\$1,184	\$1,065	-10%	0%
East Harlem	\$638	\$583	\$550	9%	16%
East Village	\$1,013	\$1,057	\$954	-4%	6%
Financial/Seaport	\$898	\$905	\$873	-1%	3%
Gramercy/Kips Bay	\$1,033	\$1,018	\$1,057	1%	-2%
Greenwich Village	\$1,150	\$1,156	\$1,071	-1%	7%
Inwood	\$393	\$395	\$467	0%	-16%
Lower East Side	\$782	\$804	\$799	-3%	-2%
Midtown East	\$909	\$972	\$888	-7%	2%
Midtown West	\$1,133	\$1,074	\$1,058	5%	7%
Morningside Heights	\$644	\$683	\$820	-6%	-21%
Murray Hill	\$865	\$884	\$867	-2%	0%
Roosevelt Island		\$714			
SoHo	\$1,408	\$1,545	\$1,220	-9%	15%
TriBeCa	\$1,294	\$1,183	\$1,205	9%	7%
Upper East Side	\$943	\$959	\$913	-2%	3%
Upper West Side	\$1,047	\$1,019	\$1,050	3%	0%
Washington Heights	\$520	\$488	\$525	6%	-1%
West Harlem	\$670	\$574	\$598	17%	12%
West Village	\$1,265	\$1,265	\$1,237	0%	2%

Condominium Sale Price

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,498	\$1,509	\$1,682	-1%	-11%
Battery Park City	\$1,275	\$1,121	\$1,477	14%	-14%
Chelsea/Flatiron	\$1,726	\$2,081	\$1,926	-17%	-10%
East Harlem	\$907	\$666	\$600	36%	51%
East Village	\$1,035	\$1,049	\$1,306	-1%	-21%
Financial/Seaport	\$990	\$959	\$903	3%	10%
Gramercy/Kips Bay	\$1,772	\$1,579	\$1,335	12%	33%
Greenwich Village	\$2,124	\$2,504	\$1,983	-15%	7%
Inwood					
Lower East Side	\$1,173	\$968	\$1,089	21%	8%
Midtown East	\$1,371	\$1,388	\$2,230	-1%	-39%
Midtown West	\$1,295	\$1,467	\$1,767	-12%	-27%
Morningside Heights	\$1,150	\$260	\$1,291	342%	-11%
Murray Hill	\$847	\$852	\$800	-1%	6%
Roosevelt Island	\$792	\$583	\$740	36%	7%
SoHo	\$2,231	\$1,993	\$3,808	12%	-41%
TriBeCa	\$3,113	\$2,467	\$2,404	26%	29%
Upper East Side	\$1,488	\$1,685	\$1,528	-12%	-3%
Upper West Side	\$1,857	\$1,727	\$2,028	8%	-8%
Washington Heights	\$452	\$505	\$612	-10%	-26%
West Harlem	\$588	\$600	\$616	-2%	-5%
West Village	\$2,627	\$2,174	\$2,565	21%	2%
Median					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$995	\$980	\$1,000	2%	0%
Battery Park City	\$1,230	\$789	\$1,400	56%	-12%
Chelsea/Flatiron	\$1,585	\$1,600	\$1,458	-1%	9%
East Harlem	\$969	\$540	\$463	79%	110%
East Village	\$1,067	\$825	\$945	29%	13%
Financial/Seaport	\$880	\$770	\$753	14%	17%
Gramercy/Kips Bay	\$1,215	\$1,050	\$1,141	16%	7%
Greenwich Village	\$1,100	\$1,900	\$1,553	-42%	-29%
Inwood					
Lower East Side	\$1,150	\$761	\$766	51%	50%
Midtown East	\$960	\$989	\$1,113	-3%	-14%
Midtown West	\$1,150	\$940	\$945	22%	22%
Morningside Heights	\$1,150	\$260	\$1,291	342%	-11%
Murray Hill	\$710	\$800	\$699	-11%	2%
Roosevelt Island	\$792	\$545	\$740	45%	7%
SoHo	\$1,800	\$1,522	\$2,778	18%	-35%
TriBeCa	\$3,000	\$2,113	\$2,300	42%	30%
Upper East Side	\$990	\$1,100	\$920	-10%	8%
Upper West Side	\$1,130	\$1,168	\$1,200	-3%	-6%
Washington Heights	\$400	\$477	\$620	-16%	-35%
West Harlem	\$566	\$559	\$575	1%	-2%
West Village	\$1,644	\$1,650	\$1,435	0%	15%

Condominium Sale Price Per Square Foot

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,200	\$1,190	\$1,175	1%	2%
Battery Park City	\$1,015	\$909	\$1,017	12%	0%
Chelsea/Flatiron	\$1,267	\$1,347	\$1,219	-6%	4%
East Harlem	\$595	\$580	\$542	3%	10%
East Village	\$1,087	\$1,102	\$1,015	-1%	7%
Financial/Seaport	\$996	\$1,025	\$916	-3%	9%
Gramercy/Kips Bay	\$1,246	\$1,258	\$1,213	-1%	3%
Greenwich Village	\$1,390	\$1,525	\$1,420	-9%	-2%
Inwood					
Lower East Side	\$1,072	\$996	\$982	8%	9%
Midtown East	\$1,179	\$1,170	\$1,471	1%	-20%
Midtown West	\$1,290	\$1,304	\$1,290	-1%	0%
Morningside Heights	\$769	\$909	\$896	-15%	-14%
Murray Hill	\$1,045	\$943	\$888	11%	18%
Roosevelt Island		\$693			
SoHo	\$1,687	\$1,691	\$1,629	0%	4%
TriBeCa	\$1,373	\$1,279	\$1,284	7%	7%
Upper East Side	\$1,182	\$1,271	\$1,110	-7%	6%
Upper West Side	\$1,313	\$1,274	\$1,312	3%	0%
Washington Heights	\$489	\$448	\$539	9%	-9%
West Harlem	\$612	\$581	\$595	5%	3%
West Village	\$1,613	\$1,574	\$1,382	2%	17%
Median					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,112	\$1,075	\$1,054	3%	6%
Battery Park City	\$1,015	\$909	\$1,017	12%	0%
Chelsea/Flatiron	\$1,213	\$1,263	\$1,124	-4%	8%
East Harlem	\$638	\$583	\$550	9%	16%
East Village	\$1,076	\$1,119	\$1,003	-4%	7%
Financial/Seaport	\$996	\$1,025	\$916	-3%	9%
Gramercy/Kips Bay	\$1,210	\$1,201	\$1,087	1%	11%
Greenwich Village	\$1,367	\$1,445	\$1,445	-5%	-5%
Inwood					
Lower East Side	\$1,021	\$947	\$1,032	8%	-1%
Midtown East	\$1,060	\$1,037	\$1,114	2%	-5%
Midtown West	\$1,219	\$1,094	\$1,068	11%	14%
Morningside Heights	\$769	\$909	\$896	-15%	-14%
Murray Hill	\$959	\$935	\$895	3%	7%
Roosevelt Island		\$714			
SoHo	\$1,847	\$1,832	\$1,581	1%	17%
TriBeCa	\$1,339	\$1,190	\$1,217	12%	10%
Upper East Side	\$1,097	\$1,101	\$1,012	0%	8%
Upper West Side	\$1,146	\$1,123	\$1,171	2%	-2%
Washington Heights	\$513	\$455	\$525	13%	-2%
West Harlem	\$674	\$588	\$603	15%	12%
West Village	\$1,508	\$1,481	\$1,356	2%	11%

Cooperative Sale Price

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$1,049	\$1,148	\$1,110	-9%	-5%
Battery Park City					
Chelsea/Flatiron	\$740	\$934	\$957	-21%	-23%
East Harlem	\$396	\$204	\$207	94%	91%
East Village	\$794	\$685	\$595	16%	34%
Financial/Seaport	\$656	\$945	\$698	-31%	-6%
Gramercy/Kips Bay	\$642	\$746	\$699	-14%	-8%
Greenwich Village	\$882	\$1,077	\$1,044	-18%	-15%
Inwood	\$327	\$307	\$341	7%	-4%
Lower East Side	\$536	\$509	\$474	5%	13%
Midtown East	\$722	\$980	\$955	-26%	-24%
Midtown West	\$830	\$673	\$650	23%	28%
Morningside Heights	\$509	\$614	\$661	-17%	-23%
Murray Hill	\$492	\$482	\$538	2%	-9%
Roosevelt Island					
SoHo	\$904	\$1,733	\$2,054	-48%	-56%
TriBeCa	\$1,743	\$1,937	\$1,285	-10%	36%
Upper East Side	\$1,714	\$1,733	\$1,591	-1%	8%
Upper West Side	\$1,232	\$1,220	\$1,215	1%	1%
Washington Heights	\$392	\$391	\$580	0%	-32%
West Harlem	\$264	\$276	\$290	-4%	-9%
West Village	\$809	\$1,079	\$778	-25%	4%
Median					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$586	\$665	\$650	-12%	-10%
Battery Park City					
Chelsea/Flatiron	\$573	\$713	\$723	-20%	-21%
East Harlem	\$367	\$186	\$207	97%	77%
East Village	\$566	\$580	\$602	-2%	-6%
Financial/Seaport	\$550	\$988	\$660	-44%	-17%
Gramercy/Kips Bay	\$510	\$601	\$550	-15%	-7%
Greenwich Village	\$658	\$765	\$778	-14%	-15%
Inwood	\$335	\$300	\$300	12%	12%
Lower East Side	\$460	\$485	\$423	-5%	9%
Midtown East	\$550	\$650	\$725	-15%	-24%
Midtown West	\$450	\$500	\$500	-10%	-10%
Morningside Heights	\$447	\$558	\$465	-20%	-4%
Murray Hill	\$390	\$413	\$483	-6%	-19%
Roosevelt Island					
SoHo	\$546	\$1,540	\$1,465	-65%	-63%
TriBeCa	\$1,800	\$1,795	\$1,211	0%	49%
Upper East Side	\$720	\$860	\$710	-16%	1%
Upper West Side	\$778	\$790	\$825	-2%	-6%
Washington Heights	\$345	\$350	\$306	-1%	13%
West Harlem	\$198	\$255	\$268	-23%	-26%
West Village	\$635	\$700	\$619	-9%	3%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$982	\$976	\$968	1%	1%
Battery Park City					
Chelsea/Flatiron	\$949	\$1,136	\$957	-16%	-1%
East Harlem					
East Village	\$1,154	\$1,030	\$822	12%	40%
Financial/Seaport	\$960	\$1,231		-22%	
Gramercy/Kips Bay	\$924	\$892	\$868	4%	6%
Greenwich Village	\$1,120	\$1,126	\$995	-1%	13%
Inwood	\$407	\$430	\$465	-5%	-13%
Lower East Side	\$710	\$610	\$591	16%	20%
Midtown East	\$750	\$870	\$816	-14%	-8%
Midtown West	\$824	\$819	\$896	1%	-8%
Morningside Heights	\$685	\$676	\$762	1%	-10%
Murray Hill	\$819	\$799	\$980	2%	-16%
Roosevelt Island					
SoHo	\$937	\$1,302	\$923	-28%	1%
TriBeCa	\$1,026	\$1,122	\$696	-9%	47%
Upper East Side	\$1,042	\$1,034	\$1,064	1%	-2%
Upper West Side	\$1,133	\$1,053	\$1,058	8%	7%
Washington Heights	\$520	\$525	\$506	-1%	3%
West Harlem	\$455	\$226	\$630	101%	-28%
West Village	\$1,121	\$1,128	\$1,151	-1%	-3%
	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Manhattan	\$878	\$869	\$854	1%	3%
Battery Park City					
Chelsea/Flatiron	\$942	\$992	\$980	-5%	-4%
East Harlem					
East Village	\$1,013	\$973	\$904	4%	12%
Financial/Seaport	\$960	\$1,231		-22%	
Gramercy/Kips Bay	\$890	\$867	\$840	3%	6%
Greenwich Village	\$1,068	\$990	\$968	8%	10%
Inwood	\$393	\$395	\$467	0%	-16%
Lower East Side	\$612	\$585	\$542	5%	13%
Midtown East	\$717	\$749	\$771	-4%	-7%
Midtown West	\$764	\$770	\$814	-1%	-6%
Morningside Heights	\$639	\$662	\$771	-3%	-17%
Murray Hill	\$836	\$812	\$863	3%	-3%
Roosevelt Island					
SoHo	\$948	\$1,103	\$967	-14%	-2%
TriBeCa	\$1,015	\$1,022	\$696	-1%	46%
Upper East Side	\$847	\$868	\$846	-2%	0%
Upper West Side	\$986	\$900	\$870	10%	13%
Washington Heights	\$535	\$561	\$517	-5%	4%
West Harlem	\$455	\$172	\$563	164%	-19%
West Village	\$1,051	\$1,163	\$1,203	-10%	-13%

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

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$539	\$589	\$540	-9%	0%
Bath Beach	\$470	\$493	\$557	-5%	-16%
Bay Ridge/Fort Hamilton	\$507	\$524	\$551	-3%	-8%
Bedford Stuyvesant	\$461	\$433	\$400	6%	15%
Bensonhurst	\$642	\$649	\$610	-1%	5%
Bergen Beach	\$547	\$555	\$611	-1%	-10%
Brighton Beach	\$1,039	\$1,266	\$795	-18%	31%
Boerum Hill	\$401	\$469	\$420	-14%	-4%
Borough Park	\$579	\$633	\$546	-8%	6%
Brooklyn Heights	\$943	\$917	\$820	3%	15%
Brownsville/Ocean Hill	\$353	\$363	\$375	-3%	-6%
Bushwick/Wyckoff Heights	\$348	\$336	\$429	4%	-19%
Canarsie	\$364	\$368	\$376	-1%	-3%
Carroll Gardens	\$880	\$973	\$873	-10%	1%
Clinton Hill	\$627	\$585	\$452	7%	39%
Cobble Hill	\$896	\$1,358	\$1,448	-34%	-38%
Columbia Street					
Waterfront District	\$510	\$692	\$677	-26%	-25%
Coney Island	\$318	\$290	\$297	10%	7%
Crown Heights	\$435	\$429	\$435	1%	0%
Cypress Hills	\$299	\$292	\$399	2%	-25%
Downtown	\$557	\$624	\$454	-11%	23%
Dyker Heights	\$662	\$721	\$655	-8%	1%
East Flatbush	\$335	\$362	\$396	-7%	-15%
East New York/Spring Creek	\$299	\$308	\$292	-3%	2%
Flatbush/Prospect Park South	\$517	\$530	\$489	-2%	6%
Flatlands	\$347	\$381	\$438	-9%	-21%
Fort Greene	\$607	\$881	\$658	-31%	-8%
Gerritsen Beach	\$326	\$358	\$391	-9%	-17%
Gowanus	\$633	\$682	\$599	-7%	6%
Gravesend/Mapleton	\$519	\$515	\$623	1%	-17%
Greenpoint	\$708	\$607	\$561	17%	26%
Kensington/Parkville	\$579	\$513	\$519	13%	12%
Manhattan Beach	\$1,401	\$1,370	\$1,101	2%	27%
Marine Park/Madison	\$437	\$481	\$466	-9%	-6%
Midwood	\$495	\$575	\$548	-14%	-10%
Mill Basin	\$535	\$479	\$557	12%	-4%
Park Slope	\$778	\$941	\$952	-17%	-18%
Prospect Heights	\$489	\$744	\$671	-34%	-27%
Prospect Park Lefferts Gardens	\$379	\$461	\$388	-18%	-2%
Red Hook	\$944	\$883	\$213	7%	344%
SeaGate	\$470	\$547	\$492	-14%	-4%
Sheepshead Bay	\$361	\$365	\$346	-1%	4%
Sunset Park	\$603	\$593	\$567	2%	6%
Vinegar Hill/Dumbo	\$997	\$1,428	\$1,059	-30%	-6%
Williamsburg	\$691	\$667	\$585	4%	18%
Windsor Terrace	\$628	\$560	\$581	12%	8%

Note: sale price in thousands

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

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$473	\$490	\$466	-3%	1%
Bath Beach	\$540	\$515	\$618	5%	-13%
Bay Ridge/Fort Hamilton	\$429	\$416	\$528	3%	-19%
Bedford Stuyvesant	\$465	\$411	\$375	13%	24%
Bensonhurst	\$580	\$653	\$603	-11%	-4%
Bergen Beach	\$530	\$530	\$600	0%	-12%
Brighton Beach	\$711	\$1,120	\$838	-36%	-15%
Boerum Hill	\$320	\$461	\$355	-31%	-10%
Borough Park	\$540	\$600	\$500	-10%	8%
Brooklyn Heights	\$675	\$712	\$647	-5%	4%
Brownsville/Ocean Hill	\$344	\$368	\$340	-6%	1%
Bushwick/Wyckoff Heights	\$310	\$302	\$445	3%	-30%
Canarsie	\$385	\$375	\$400	3%	-4%
Carroll Gardens	\$720	\$800	\$673	-10%	7%
Clinton Hill	\$475	\$490	\$365	-3%	30%
Cobble Hill	\$866	\$1,035	\$1,040	-16%	-17%
Columbia Street					
Waterfront District	\$438	\$651	\$650	-33%	-33%
Coney Island	\$322	\$303	\$292	6%	10%
Crown Heights	\$392	\$435	\$436	-10%	-10%
Cypress Hills	\$292	\$295	\$403	-1%	-27%
Downtown	\$486	\$557	\$393	-13%	24%
Dyker Heights	\$670	\$695	\$640	-4%	5%
East Flatbush	\$334	\$350	\$365	-5%	-9%
East New York/Spring Creek	\$292	\$290	\$250	1%	17%
Flatbush/Prospect Park South	\$400	\$413	\$409	-3%	-2%
Flatlands	\$318	\$385	\$410	-17%	-22%
Fort Greene	\$535	\$625	\$673	-14%	-20%
Gerritsen Beach	\$360	\$350	\$405	3%	-11%
Gowanus	\$630	\$656	\$618	-4%	2%
Gravesend/Mapleton	\$523	\$441	\$520	19%	1%
Greenpoint	\$635	\$595	\$499	7%	27%
Kensington/Parkville	\$460	\$351	\$362	31%	27%
Manhattan Beach	\$1,300	\$958	\$1,089	36%	19%
Marine Park/Madison	\$450	\$479	\$470	-6%	-4%
Midwood	\$465	\$550	\$498	-15%	-7%
Mill Basin	\$500	\$409	\$440	22%	14%
Park Slope	\$671	\$754	\$780	-11%	-14%
Prospect Heights	\$393	\$650	\$608	-40%	-35%
Prospect Park Lefferts Gardens	\$322	\$395	\$343	-18%	-6%
Red Hook	\$944	\$825	\$213	14%	344%
SeaGate	\$466	\$560	\$450	-17%	3%
Sheepshead Bay	\$329	\$320	\$282	3%	17%
Sunset Park	\$657	\$579	\$550	14%	19%
Vinegar Hill/Dumbo	\$825	\$1,150	\$935	-28%	-12%
Williamsburg	\$628	\$565	\$521	11%	21%
Windsor Terrace	\$645	\$487	\$555	32%	16%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	4q11	3q11	4q10	Percent Change 3q11	4q10
Brooklyn	\$489	\$530	\$479	-8%	2%
Bath Beach	\$230	\$217	\$239	6%	-4%
Bay Ridge/Fort Hamilton	\$249	\$291	\$270	-15%	-8%
Bedford Stuyvesant	\$415	\$415	\$388	0%	7%
Bensonhurst	\$364	\$390	\$373	-7%	-2%
Bergen Beach	\$390	\$428	\$450	-9%	-14%
Brighton Beach	\$755	\$851	\$790	-11%	-4%
Boerum Hill	\$374	\$409	\$442	-8%	-15%
Borough Park	\$403	\$481	\$405	-16%	0%
Brooklyn Heights	\$823	\$759	\$805	8%	2%
Brownsville/Ocean Hill		\$325	\$340		
Bushwick/Wyckoff Heights	\$319	\$429	\$287	-26%	11%
Canarsie	\$311	\$242	\$256	29%	22%
Carroll Gardens	\$656	\$767	\$732	-14%	-10%
Clinton Hill	\$434	\$433	\$370	0%	17%
Cobble Hill	\$814	\$869	\$791	-6%	3%
Columbia Street					
Waterfront District	\$510	\$692	\$592	-26%	-14%
Coney Island	\$288	\$276	\$305	4%	-6%
Crown Heights	\$411	\$389	\$411	6%	0%
Cypress Hills					
Downtown	\$557	\$590	\$454	-6%	23%
Dyker Heights	\$422		\$442		-4%
East Flatbush	\$202	\$201	\$201	0%	1%
East New York/Spring Creek	\$213	\$233	\$190	-9%	12%
Flatbush/Prospect Park South	\$293	\$339	\$356	-14%	-18%
Flatlands	\$120				
Fort Greene	\$522	\$794	\$602	-34%	-13%
Gerritsen Beach					
Gowanus	\$619	\$645	\$564	-4%	10%
Gravesend/Mapleton	\$303	\$244	\$319	24%	-5%
Greenpoint	\$666	\$540	\$510	23%	31%
Kensington/Parkville	\$260	\$269	\$254	-4%	2%
Manhattan Beach					
Marine Park/Madison	\$215	\$208	\$266	3%	-19%
Midwood	\$295	\$266	\$255	11%	16%
Mill Basin	\$133	\$188		-29%	
Park Slope	\$687	\$649	\$703	6%	-2%
Prospect Heights	\$476	\$682	\$627	-30%	-24%
Prospect Park Lefferts Gardens	\$216	\$321	\$288	-33%	-25%
Red Hook	\$325				
SeaGate	\$429				
Sheepshead Bay	\$215	\$235	\$241	-8%	-11%
Sunset Park	\$386	\$327	\$312	18%	24%
Vinegar Hill/Dumbo	\$997	\$1,428	\$1,059	-30%	-6%
Williamsburg	\$690	\$660	\$559	5%	23%
Windsor Terrace	\$513	\$424	\$414	21%	24%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$408	\$459	\$411	-11%	-1%
Bath Beach	\$225	\$188	\$225	19%	0%
Bay Ridge/Fort Hamilton	\$215	\$269	\$241	-20%	-11%
Bedford Stuyvesant	\$446	\$411	\$354	8%	26%
Bensonhurst	\$345	\$398	\$368	-13%	-6%
Bergen Beach	\$404	\$385	\$474	5%	-15%
Brighton Beach	\$689	\$830	\$850	-17%	-19%
Boerum Hill	\$347	\$400	\$449	-13%	-23%
Borough Park	\$320	\$466	\$341	-31%	-6%
Brooklyn Heights	\$625	\$645	\$641	-3%	-3%
Brownsville/Ocean Hill		\$325	\$340		
Bushwick/Wyckoff Heights	\$320	\$416	\$302	-23%	6%
Canarsie	\$320	\$258	\$279	24%	15%
Carroll Gardens	\$617	\$750	\$567	-18%	9%
Clinton Hill	\$358	\$423	\$360	-15%	-1%
Cobble Hill	\$800	\$895	\$825	-11%	-3%
Columbia Street					
Waterfront District	\$438	\$651	\$643	-33%	-32%
Coney Island	\$266	\$289	\$299	-8%	-11%
Crown Heights	\$350	\$379	\$402	-8%	-13%
Cypress Hills					
Downtown	\$486	\$553	\$393	-12%	24%
Dyker Heights	\$422		\$416		2%
East Flatbush	\$200	\$163	\$140	23%	43%
East New York/Spring Creek	\$189	\$200	\$186	-5%	2%
Flatbush/Prospect Park South	\$245	\$315	\$325	-22%	-25%
Flatlands	\$120				
Fort Greene	\$503	\$585	\$465	-14%	8%
Gerritsen Beach					
Gowanus	\$630	\$641	\$490	-2%	29%
Gravesend/Mapleton	\$238	\$210	\$320	13%	-26%
Greenpoint	\$540	\$560	\$480	-4%	13%
Kensington/Parkville	\$220	\$257	\$255	-15%	-14%
Manhattan Beach					
Marine Park/Madison	\$181	\$158	\$190	15%	-5%
Midwood	\$280	\$210	\$228	33%	23%
Mill Basin	\$133	\$188		-29%	
Park Slope	\$630	\$608	\$644	4%	-2%
Prospect Heights	\$390	\$586	\$545	-33%	-28%
Prospect Park Lefferts Gardens	\$174	\$280	\$292	-38%	-41%
Red Hook	\$325				
SeaGate	\$429				
Sheepshead Bay	\$173	\$173	\$192	0%	-10%
Sunset Park	\$358	\$298	\$327	20%	9%
Vinegar Hill/Dumbo	\$825	\$1,150	\$935	-28%	-12%
Williamsburg	\$618	\$544	\$515	13%	20%
Windsor Terrace	\$489	\$395	\$376	24%	30%

Note: sale price in thousands

ResidentialNYC.comTM

From the Real Estate Board of New York

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

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$525	\$565	\$529	-7%	-1%
Bath Beach	\$295	\$273	\$316	8%	-7%
Bay Ridge/Fort Hamilton	\$376	\$394	\$381	-4%	-1%
Bedford Stuyvesant	\$391	\$362	\$343	8%	14%
Bensonhurst	\$325	\$348	\$437	-7%	-26%
Bergen Beach	\$303	\$303	\$316	0%	-4%
Brighton Beach	\$790	\$839	\$699	-6%	13%
Boerum Hill	\$347	\$364	\$356	-5%	-2%
Borough Park	\$452	\$448	\$423	1%	7%
Brooklyn Heights	\$723	\$799	\$760	-9%	-5%
Brownsville/Ocean Hill		\$370	\$381		
Bushwick/Wyckoff Heights	\$391	\$475	\$353	-18%	11%
Canarsie	\$236	\$276	\$301	-15%	-22%
Carroll Gardens	\$669	\$713	\$693	-6%	-4%
Clinton Hill	\$545	\$528	\$578	3%	-6%
Cobble Hill	\$811	\$816	\$882	-1%	-8%
Columbia Street					
Waterfront District	\$621	\$723	\$629	-14%	-1%
Coney Island	\$402	\$385	\$422	4%	-5%
Crown Heights	\$436	\$458	\$388	-5%	12%
Cypress Hills					
Downtown	\$597	\$634	\$602	-6%	-1%
Dyker Heights	\$328		\$435		-24%
East Flatbush	\$293	\$280	\$293	5%	0%
East New York/Spring Creek	\$286	\$295	\$303	-3%	-6%
Flatbush/Prospect Park South	\$322	\$340	\$397	-5%	-19%
Flatlands	\$163				
Fort Greene	\$573	\$658	\$618	-13%	-7%
Gerritsen Beach					
Gowanus	\$680	\$712	\$688	-5%	-1%
Gravesend/Mapleton	\$291	\$306	\$329	-5%	-12%
Greenpoint	\$578	\$602	\$624	-4%	-7%
Kensington/Parkville	\$328	\$339	\$397	-3%	-17%
Manhattan Beach					
Marine Park/Madison	\$251	\$238	\$351	5%	-29%
Midwood	\$336	\$338	\$319	-1%	5%
Mill Basin	\$177	\$183		-3%	
Park Slope	\$666	\$708	\$659	-6%	1%
Prospect Heights	\$586	\$697	\$673	-16%	-13%
Prospect Park Lefferts Gardens	\$192	\$261	\$385	-26%	-50%
Red Hook					
SeaGate	\$370				
Sheepshead Bay	\$331	\$291	\$324	14%	2%
Sunset Park	\$465	\$457	\$413	2%	12%
Vinegar Hill/Dumbo	\$800	\$873	\$769	-8%	4%
Williamsburg	\$696	\$658	\$619	6%	12%
Windsor Terrace	\$606	\$578	\$460	5%	32%

ResidentialNYC.comTM

From the Real Estate Board of New York

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

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$512	\$575	\$534	-11%	-4%
Bath Beach	\$254	\$257	\$286	-1%	-11%
Bay Ridge/Fort Hamilton	\$348	\$386	\$366	-10%	-5%
Bedford Stuyvesant	\$433	\$368	\$335	17%	29%
Bensonhurst	\$321	\$294	\$446	9%	-28%
Bergen Beach	\$303	\$322	\$311	-6%	-3%
Brighton Beach	\$768	\$842	\$744	-9%	3%
Boerum Hill	\$366	\$346	\$360	6%	2%
Borough Park	\$433	\$431	\$425	1%	2%
Brooklyn Heights	\$714	\$767	\$693	-7%	3%
Brownsville/Ocean Hill		\$370	\$381		
Bushwick/Wyckoff Heights	\$404	\$488	\$333	-17%	21%
Canarsie	\$225	\$266	\$326	-15%	-31%
Carroll Gardens	\$676	\$730	\$687	-7%	-2%
Clinton Hill	\$570	\$535	\$581	7%	-2%
Cobble Hill	\$811	\$820	\$882	-1%	-8%
Columbia Street					
Waterfront District	\$565	\$705	\$688	-20%	-18%
Coney Island	\$403	\$393	\$389	3%	4%
Crown Heights	\$405	\$468	\$376	-13%	8%
Cypress Hills					
Downtown	\$596	\$641	\$598	-7%	0%
Dyker Heights	\$328		\$435		-24%
East Flatbush	\$328	\$321	\$293	2%	12%
East New York/Spring Creek	\$296	\$303	\$299	-2%	-1%
Flatbush/Prospect Park South	\$296	\$358	\$392	-17%	-24%
Flatlands	\$163				
Fort Greene	\$585	\$597	\$663	-2%	-12%
Gerritsen Beach					
Gowanus	\$680	\$704	\$696	-3%	-2%
Gravesend/Mapleton	\$267	\$305	\$365	-13%	-27%
Greenpoint	\$551	\$634	\$575	-13%	-4%
Kensington/Parkville	\$354	\$315	\$367	12%	-3%
Manhattan Beach					
Marine Park/Madison	\$224	\$191	\$370	17%	-39%
Midwood	\$352	\$350	\$300	1%	17%
Mill Basin	\$177	\$183		-3%	
Park Slope	\$670	\$693	\$675	-3%	-1%
Prospect Heights	\$538	\$684	\$648	-21%	-17%
Prospect Park Lefferts Gardens	\$174	\$304	\$369	-43%	-53%
Red Hook					
SeaGate	\$370				
Sheepshead Bay	\$317	\$260	\$282	22%	12%
Sunset Park	\$477	\$475	\$404	0%	18%
Vinegar Hill/Dumbo	\$848	\$815	\$788	4%	8%
Williamsburg	\$728	\$700	\$655	4%	11%
Windsor Terrace	\$603	\$604	\$501	0%	20%

Condominium Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$596	\$616	\$538	-3%	11%
Bath Beach	\$337	\$480	\$320	-30%	5%
Bay Ridge/Fort Hamilton	\$406	\$423	\$386	-4%	5%
Bedford Stuyvesant	\$415	\$415	\$388	0%	7%
Bensonhurst	\$479	\$417	\$396	15%	21%
Bergen Beach	\$390	\$428	\$450	-9%	-14%
Brighton Beach	\$884	\$1,022	\$801	-14%	10%
Boerum Hill	\$644	\$605	\$646	6%	0%
Borough Park	\$398	\$447	\$453	-11%	-12%
Brooklyn Heights	\$1,059	\$963	\$1,057	10%	0%
Brownsville/Ocean Hill		\$325	\$340		
Bushwick/Wyckoff Heights	\$319	\$429	\$302	-26%	6%
Canarsie	\$311	\$242	\$256	29%	22%
Carroll Gardens	\$673	\$861	\$686	-22%	-2%
Clinton Hill	\$562	\$540	\$497	4%	13%
Cobble Hill	\$912	\$1,021	\$950	-11%	-4%
Columbia Street					
Waterfront District	\$510	\$692	\$592	-26%	-14%
Coney Island	\$382	\$307	\$429	24%	-11%
Crown Heights	\$438	\$397	\$423	10%	3%
Cypress Hills					
Downtown	\$661	\$671	\$468	-1%	41%
Dyker Heights	\$422		\$442		-4%
East Flatbush	\$261	\$347	\$380	-25%	-31%
East New York/Spring Creek	\$213	\$233	\$190	-9%	12%
Flatbush/Prospect Park South	\$409	\$570	\$442	-28%	-8%
Flatlands					
Fort Greene	\$620	\$943	\$706	-34%	-12%
Gerritsen Beach					
Gowanus	\$619	\$645	\$564	-4%	10%
Gravesend/Mapleton	\$448	\$380	\$428	18%	5%
Greenpoint	\$671	\$540	\$510	24%	32%
Kensington/Parkville	\$354	\$324	\$329	9%	8%
Manhattan Beach					
Marine Park/Madison	\$443	\$490	\$406	-9%	9%
Midwood	\$407	\$385	\$397	6%	2%
Mill Basin					
Park Slope	\$784	\$680	\$780	15%	0%
Prospect Heights	\$738	\$856	\$753	-14%	-2%
Prospect Park Lefferts Gardens	\$333	\$346	\$292	-4%	14%
Red Hook	\$325				
SeaGate	\$429				
Sheepshead Bay	\$378	\$438	\$445	-14%	-15%
Sunset Park	\$405	\$350	\$332	16%	22%
Vinegar Hill/Dumbo	\$997	\$1,452	\$1,059	-31%	-6%
Williamsburg	\$697	\$665	\$559	5%	25%
Windsor Terrace	\$638	\$539	\$515	18%	24%

Note: sale price in thousands

Condominium Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$505	\$531	\$469	-5%	8%
Bath Beach	\$337	\$480	\$320	-30%	5%
Bay Ridge/Fort Hamilton	\$420	\$426	\$428	-1%	-2%
Bedford Stuyvesant	\$446	\$411	\$354	8%	26%
Bensonhurst	\$465	\$425	\$386	9%	21%
Bergen Beach	\$404	\$385	\$474	5%	-15%
Brighton Beach	\$711	\$945	\$850	-25%	-16%
Boerum Hill	\$550	\$511	\$638	8%	-14%
Borough Park	\$383	\$416	\$456	-8%	-16%
Brooklyn Heights	\$925	\$850	\$875	9%	6%
Brownsville/Ocean Hill		\$325	\$340		
Bushwick/Wyckoff Heights	\$320	\$416	\$306	-23%	5%
Canarsie	\$320	\$258	\$279	24%	15%
Carroll Gardens	\$617	\$774	\$554	-20%	11%
Clinton Hill	\$446	\$565	\$421	-21%	6%
Cobble Hill	\$866	\$980	\$950	-12%	-9%
Columbia Street					
Waterfront District	\$438	\$651	\$643	-33%	-32%
Coney Island	\$365	\$307	\$420	19%	-13%
Crown Heights	\$442	\$403	\$403	10%	10%
Cypress Hills					
Downtown	\$673	\$620	\$394	9%	71%
Dyker Heights	\$422		\$416		2%
East Flatbush	\$300	\$347	\$380	-14%	-21%
East New York/Spring Creek	\$189	\$200	\$186	-5%	2%
Flatbush/Prospect Park South	\$343	\$570	\$475	-40%	-28%
Flatlands					
Fort Greene	\$625	\$630	\$683	-1%	-9%
Gerritsen Beach					
Gowanus	\$630	\$641	\$490	-2%	29%
Gravesend/Mapleton	\$453	\$370	\$418	22%	8%
Greenpoint	\$533	\$560	\$480	-5%	11%
Kensington/Parkville	\$385	\$240	\$328	60%	18%
Manhattan Beach					
Marine Park/Madison	\$416	\$490	\$385	-15%	8%
Midwood	\$426	\$426	\$390	0%	9%
Mill Basin					
Park Slope	\$670	\$630	\$699	6%	-4%
Prospect Heights	\$535	\$808	\$660	-34%	-19%
Prospect Park Lefferts Gardens	\$333	\$328	\$314	2%	6%
Red Hook	\$325				
SeaGate	\$429				
Sheepshead Bay	\$400	\$415	\$365	-4%	10%
Sunset Park	\$395	\$322	\$333	23%	19%
Vinegar Hill/Dumbo	\$825	\$1,140	\$935	-28%	-12%
Williamsburg	\$623	\$549	\$515	13%	21%
Windsor Terrace	\$638	\$525	\$515	21%	24%

Note: sale price in thousands

Condominium Price Per Sq. Ft.

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$570	\$588	\$552	-3%	3%
Bath Beach	\$329	\$385	\$377	-14%	-13%
Bay Ridge/Fort Hamilton	\$452	\$419	\$453	8%	0%
Bedford Stuyvesant	\$391	\$362	\$343	8%	14%
Bensonhurst	\$390	\$362	\$453	8%	-14%
Bergen Beach	\$303	\$303	\$316	0%	-4%
Brighton Beach	\$811	\$816	\$699	-1%	16%
Boerum Hill	\$505	\$472	\$535	7%	-6%
Borough Park	\$360	\$368	\$356	-2%	1%
Brooklyn Heights	\$748	\$783	\$774	-4%	-3%
Brownsville/Ocean Hill		\$370	\$381		
Bushwick/Wyckoff Heights	\$391	\$475	\$353	-18%	11%
Canarsie	\$236	\$276	\$301	-15%	-22%
Carroll Gardens	\$634	\$736	\$692	-14%	-8%
Clinton Hill	\$492	\$518	\$507	-5%	-3%
Cobble Hill	\$811	\$851	\$882	-5%	-8%
Columbia Street					
Waterfront District	\$621	\$723	\$629	-14%	-1%
Coney Island	\$443	\$398	\$510	11%	-13%
Crown Heights	\$410	\$458	\$388	-11%	5%
Cypress Hills					
Downtown	\$647	\$656	\$613	-1%	6%
Dyker Heights	\$328		\$435		-24%
East Flatbush	\$293	\$356	\$408	-18%	-28%
East New York/Spring Creek	\$286	\$295	\$303	-3%	-6%
Flatbush/Prospect Park South	\$345	\$302	\$414	14%	-17%
Flatlands					
Fort Greene	\$654	\$669	\$638	-2%	2%
Gerritsen Beach					
Gowanus	\$680	\$712	\$688	-5%	-1%
Gravesend/Mapleton	\$410	\$387	\$407	6%	1%
Greenpoint	\$573	\$602	\$624	-5%	-8%
Kensington/Parkville	\$354	\$353	\$522	0%	-32%
Manhattan Beach					
Marine Park/Madison	\$430	\$391	\$381	10%	13%
Midwood	\$415	\$412	\$343	1%	21%
Mill Basin					
Park Slope	\$652	\$681	\$620	-4%	5%
Prospect Heights	\$545	\$706	\$696	-23%	-22%
Prospect Park Lefferts Gardens		\$352	\$354		
Red Hook					
SeaGate	\$370				
Sheepshead Bay	\$496	\$415	\$404	19%	23%
Sunset Park	\$484	\$467	\$419	4%	16%
Vinegar Hill/Dumbo	\$800	\$895	\$769	-11%	4%
Williamsburg	\$700	\$658	\$619	6%	13%
Windsor Terrace	\$520	\$634	\$566	-18%	-8%

Condominium Price Per Sq. Ft.

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$569	\$600	\$577	-5%	-1%
Bath Beach	\$329	\$385	\$377	-14%	-13%
Bay Ridge/Fort Hamilton	\$466	\$424	\$493	10%	-5%
Bedford Stuyvesant	\$433	\$368	\$335	17%	29%
Bensonhurst	\$390	\$365	\$450	7%	-13%
Bergen Beach	\$303	\$322	\$311	-6%	-3%
Brighton Beach	\$768	\$836	\$744	-8%	3%
Boerum Hill	\$448	\$434	\$516	3%	-13%
Borough Park	\$369	\$355	\$360	4%	3%
Brooklyn Heights	\$720	\$756	\$717	-5%	0%
Brownsville/Ocean Hill		\$370	\$381		
Bushwick/Wyckoff Heights	\$404	\$488	\$333	-17%	21%
Canarsie	\$225	\$266	\$326	-15%	-31%
Carroll Gardens	\$619	\$703	\$675	-12%	-8%
Clinton Hill	\$533	\$505	\$507	5%	5%
Cobble Hill	\$811	\$873	\$882	-7%	-8%
Columbia Street					
Waterfront District	\$565	\$705	\$688	-20%	-18%
Coney Island	\$420	\$398	\$485	5%	-13%
Crown Heights	\$372	\$468	\$376	-20%	-1%
Cypress Hills					
Downtown	\$651	\$657	\$602	-1%	8%
Dyker Heights	\$328		\$435		-24%
East Flatbush	\$328	\$356	\$408	-8%	-20%
East New York/Spring Creek	\$296	\$303	\$299	-2%	-1%
Flatbush/Prospect Park South	\$339	\$302	\$450	12%	-25%
Flatlands					
Fort Greene	\$598	\$577	\$671	4%	-11%
Gerritsen Beach					
Gowanus	\$680	\$704	\$696	-3%	-2%
Gravesend/Mapleton	\$410	\$391	\$408	5%	1%
Greenpoint	\$544	\$634	\$575	-14%	-5%
Kensington/Parkville	\$381	\$303	\$647	26%	-41%
Manhattan Beach					
Marine Park/Madison	\$430	\$391	\$378	10%	14%
Midwood	\$410	\$404	\$363	1%	13%
Mill Basin					
Park Slope	\$654	\$676	\$635	-3%	3%
Prospect Heights	\$628	\$695	\$698	-10%	-10%
Prospect Park Lefferts Gardens		\$362	\$354		
Red Hook					
SeaGate	\$370				
Sheepshead Bay	\$417	\$412	\$399	1%	5%
Sunset Park	\$498	\$477	\$391	4%	27%
Vinegar Hill/Dumbo	\$848	\$818	\$788	4%	8%
Williamsburg	\$730	\$700	\$655	4%	11%
Windsor Terrace	\$520	\$604	\$566	-14%	-8%

Cooperative Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$358	\$395	\$356	-9%	1%
Bath Beach	\$203	\$193	\$207	5%	-2%
Bay Ridge/Fort Hamilton	\$230	\$261	\$250	-12%	-8%
Bedford Stuyvesant					
Bensonhurst	\$163	\$197	\$195	-17%	-16%
Bergen Beach					
Brighton Beach	\$562	\$466	\$765	21%	-27%
Boerum Hill	\$293	\$277	\$258	6%	13%
Borough Park	\$231	\$282	\$163	-18%	42%
Brooklyn Heights	\$722	\$677	\$662	7%	9%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights			\$200		
Canarsie					
Carroll Gardens	\$617	\$637	\$933	-3%	-34%
Clinton Hill	\$350	\$330	\$325	6%	8%
Cobble Hill	\$756	\$626	\$633	21%	19%
Columbia Street					
Waterfront District					
Coney Island	\$244	\$274	\$273	-11%	-11%
Crown Heights	\$275	\$256	\$128	8%	115%
Cypress Hills					
Downtown	\$315	\$337	\$342	-6%	-8%
Dyker Heights					
East Flatbush	\$173	\$153	\$156	13%	11%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$235	\$319	\$292	-26%	-20%
Flatlands	\$120				
Fort Greene	\$477	\$455	\$369	5%	29%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$202	\$191	\$174	6%	16%
Greenpoint	\$587				
Kensington/Parkville	\$246	\$254	\$242	-3%	2%
Manhattan Beach					
Marine Park/Madison	\$160	\$161	\$169	0%	-5%
Midwood	\$217	\$187	\$198	16%	10%
Mill Basin	\$133	\$188		-29%	
Park Slope	\$615	\$625	\$622	-2%	-1%
Prospect Heights	\$440	\$556	\$444	-21%	-1%
Prospect Park Lefferts Gardens	\$192	\$308	\$286	-37%	-33%
Red Hook					
SeaGate					
Sheepshead Bay	\$161	\$152	\$175	6%	-8%
Sunset Park	\$271	\$197	\$261	38%	4%
Vinegar Hill/Dumbo		\$1,150			
Williamsburg	\$299	\$191		57%	
Windsor Terrace	\$477	\$394	\$391	21%	22%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$268	\$305	\$275	-12%	-3%
Bath Beach	\$194	\$184	\$193	5%	1%
Bay Ridge/Fort Hamilton	\$209	\$236	\$238	-12%	-12%
Bedford Stuyvesant					
Bensonhurst	\$166	\$197	\$195	-16%	-15%
Bergen Beach					
Brighton Beach	\$600	\$430	\$765	39%	-22%
Boerum Hill	\$258	\$240	\$245	7%	5%
Borough Park	\$171	\$263	\$163	-35%	5%
Brooklyn Heights	\$546	\$540	\$500	1%	9%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights			\$200		
Canarsie					
Carroll Gardens	\$631	\$610	\$840	3%	-25%
Clinton Hill	\$300	\$315	\$328	-5%	-9%
Cobble Hill	\$735	\$505	\$633	46%	16%
Columbia Street					
Waterfront District					
Coney Island	\$218	\$277	\$270	-21%	-19%
Crown Heights	\$289	\$256	\$128	13%	126%
Cypress Hills					
Downtown	\$311	\$302	\$334	3%	-7%
Dyker Heights					
East Flatbush	\$173	\$140	\$140	24%	23%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$210	\$310	\$305	-32%	-31%
Flatlands	\$120				
Fort Greene	\$398	\$453	\$403	-12%	-1%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$195	\$189	\$168	3%	16%
Greenpoint	\$587				
Kensington/Parkville	\$210	\$258	\$239	-18%	-12%
Manhattan Beach					
Marine Park/Madison	\$160	\$146	\$169	10%	-5%
Midwood	\$196	\$183	\$179	7%	10%
Mill Basin	\$133	\$188		-29%	
Park Slope	\$609	\$585	\$610	4%	0%
Prospect Heights	\$390	\$455	\$400	-14%	-3%
Prospect Park Lefferts Gardens	\$169	\$255	\$270	-34%	-38%
Red Hook					
SeaGate					
Sheepshead Bay	\$138	\$144	\$179	-4%	-23%
Sunset Park	\$313	\$190	\$265	65%	18%
Vinegar Hill/Dumbo		\$1,150			
Williamsburg	\$299	\$191		57%	
Windsor Terrace	\$474	\$363	\$325	31%	46%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$440	\$508	\$458	-13%	-4%
Bath Beach	\$226	\$235	\$195	-4%	16%
Bay Ridge/Fort Hamilton	\$355	\$383	\$362	-7%	-2%
Bedford Stuyvesant					
Bensonhurst	\$260	\$294	\$336	-12%	-23%
Bergen Beach					
Brighton Beach	\$748	\$892		-16%	
Boerum Hill	\$403	\$386	\$353	5%	14%
Borough Park	\$215	\$338		-36%	
Brooklyn Heights	\$695	\$814	\$742	-15%	-6%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights					
Canarsie					
Carroll Gardens	\$773	\$676	\$700	14%	10%
Clinton Hill	\$577	\$540	\$595	7%	-3%
Cobble Hill		\$577			
Columbia Street					
Waterfront District					
Coney Island	\$361	\$378	\$372	-5%	-3%
Crown Heights	\$868				
Cypress Hills					
Downtown	\$462	\$534	\$462	-13%	0%
Dyker Heights					
East Flatbush		\$230	\$178		
East New York/Spring Creek					
Flatbush/Prospect Park South	\$298	\$348	\$363	-14%	-18%
Flatlands	\$163				
Fort Greene	\$515	\$614	\$536	-16%	-4%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$269	\$265	\$251	2%	7%
Greenpoint	\$638				
Kensington/Parkville	\$323	\$329	\$365	-2%	-11%
Manhattan Beach					
Marine Park/Madison	\$225	\$177	\$305	27%	-26%
Midwood	\$282	\$279	\$294	1%	-4%
Mill Basin	\$177	\$183		-3%	
Park Slope	\$681	\$744	\$711	-8%	-4%
Prospect Heights	\$595	\$688	\$544	-14%	9%
Prospect Park Lefferts Gardens	\$192	\$169	\$406	14%	-53%
Red Hook					
SeaGate					
Sheepshead Bay	\$253	\$229	\$286	11%	-11%
Sunset Park	\$327	\$378	\$393	-14%	-17%
Vinegar Hill/Dumbo		\$632			
Williamsburg	\$347				
Windsor Terrace	\$693	\$550	\$433	26%	60%

Cooperative Sale Price Per Square Foot

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$409	\$459	\$414	-11%	-1%
Bath Beach	\$226	\$214	\$195	5%	16%
Bay Ridge/Fort Hamilton	\$333	\$374	\$358	-11%	-7%
Bedford Stuyvesant					
Bensonhurst	\$260	\$294	\$336	-12%	-23%
Bergen Beach					
Brighton Beach	\$748	\$958		-22%	
Boerum Hill	\$422	\$369	\$376	14%	12%
Borough Park	\$215	\$299		-28%	
Brooklyn Heights	\$692	\$783	\$679	-12%	2%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights					
Canarsie					
Carroll Gardens	\$773	\$733	\$700	5%	10%
Clinton Hill	\$594	\$583	\$617	2%	-4%
Cobble Hill		\$577			
Columbia Street					
Waterfront District					
Coney Island	\$332	\$378	\$375	-12%	-12%
Crown Heights	\$868				
Cypress Hills					
Downtown	\$475	\$505	\$456	-6%	4%
Dyker Heights					
East Flatbush		\$194	\$178		
East New York/Spring Creek					
Flatbush/Prospect Park South	\$253	\$358	\$367	-29%	-31%
Flatlands	\$163				
Fort Greene	\$460	\$601	\$500	-23%	-8%
Gerritsen Beach					
Gowanus					
Gravesend/ apleton	\$255	\$269	\$244	-5%	4%
Greenpoint	\$638				
Kensington/Parkville	\$350	\$322	\$335	9%	5%
Manhattan Beach					
Marine Park/Madison	\$210	\$179	\$298	18%	-30%
Midwood	\$228	\$263	\$278	-13%	-18%
Mill Basin	\$177	\$183		-3%	
Park Slope	\$670	\$750	\$698	-11%	-4%
Prospect Heights	\$531	\$665	\$544	-20%	-2%
Prospect Park Lefferts Gardens	\$174	\$120	\$446	45%	-61%
Red Hook					
SeaGate					
Sheepshead Bay	\$228	\$182	\$281	26%	-19%
Sunset Park	\$327	\$378	\$417	-14%	-22%
Vinegar Hill/Dumbo		\$632			
Williamsburg	\$347				
Windsor Terrace	\$693	\$561	\$455	23%	52%

One - Three Family Dwelling Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$582	\$653	\$596	-11%	-2%
Bath Beach	\$630	\$667	\$659	-5%	-4%
Bay Ridge/Fort Hamilton	\$756	\$851	\$768	-11%	-2%
Bedford Stuyvesant	\$475	\$441	\$406	8%	17%
Bensonhurst	\$721	\$703	\$653	2%	10%
Bergen Beach	\$592	\$600	\$650	-1%	-9%
Brighton Beach	\$1,749	\$1,806	\$827	-3%	112%
Boerum Hill	\$395	\$387	\$488	2%	-19%
Borough Park	\$701	\$790	\$590	-11%	19%
Brooklyn Heights	\$4,363	\$3,299	\$1,731	32%	152%
Brownsville/Ocean Hill	\$353	\$364	\$376	-3%	-6%
Bushwick/Wyckoff Heights	\$352	\$324	\$448	9%	-21%
Canarsie	\$367	\$375	\$391	-2%	-6%
Carroll Gardens	\$1,462	\$1,464	\$1,061	0%	38%
Clinton Hill	\$1,042	\$1,233	\$840	-15%	24%
Cobble Hill	\$1,550	\$2,947	\$2,323	-47%	-33%
Columbia Street Waterfront District					
Coney Island	\$402	\$339	\$100	19%	302%
Crown Heights	\$459	\$469	\$457	-2%	1%
Cypress Hills	\$299	\$292	\$399	2%	-25%
Downtown		\$3,400			
Dyker Heights	\$679	\$721	\$673	-6%	1%
East Flatbush	\$360	\$386	\$412	-7%	-13%
East New York/Spring Creek	\$316	\$323	\$317	-2%	0%
Flatbush/Prospect Park South	\$538	\$740	\$540	-27%	0%
Flatlands	\$388	\$381	\$438	2%	-11%
Fort Greene	\$875	\$1,379	\$1,023	-37%	-14%
Gerritsen Beach	\$326	\$358	\$391	-9%	-17%
Gowanus	\$707	\$856	\$809	-17%	-13%
Gravesend/Mapleton	\$640	\$680	\$860	-6%	-26%
Greenpoint	\$780	\$744	\$727	5%	7%
Kensington/Parkville	\$889	\$883	\$804	1%	11%
Manhattan Beach	\$1,401	\$1,370	\$1,101	2%	27%
Marine Park/Madison	\$492	\$505	\$540	-3%	-9%
Midwood	\$665	\$712	\$676	-7%	-2%
Mill Basin	\$557	\$500	\$557	11%	0%
Park Slope	\$1,090	\$1,559	\$1,617	-30%	-33%
Prospect Heights	\$630	\$1,137	\$1,158	-45%	-46%
Prospect Park Lefferts Gardens	\$469	\$531	\$424	-12%	11%
Red Hook	\$1,563	\$883	\$213	77%	635%
SeaGate	\$490	\$547	\$492	-10%	0%
Sheepshead Bay	\$539	\$526	\$480	2%	12%
Sunset Park	\$723	\$744	\$690	-3%	5%
Vinegar Hill/Dumbo					
Williamsburg	\$691	\$745	\$867	-7%	-20%
Windsor Terrace	\$757	\$945	\$766	-20%	-1%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Brooklyn	\$510	\$530	\$520	-4%	-2%
Bath Beach	\$635	\$615	\$690	3%	-8%
Bay Ridge/Fort Hamilton	\$738	\$746	\$713	-1%	3%
Bedford Stuyvesant	\$465	\$410	\$395	13%	18%
Bensonhurst	\$655	\$690	\$643	-5%	2%
Bergen Beach	\$600	\$558	\$675	8%	-11%
Brighton Beach	\$1,995	\$1,713	\$827	16%	141%
Boerum Hill	\$358	\$450	\$418	-21%	-14%
Borough Park	\$700	\$750	\$583	-7%	20%
Brooklyn Heights	\$4,363	\$3,200	\$1,731	36%	152%
Brownsville/Ocean Hill	\$344	\$375	\$340	-8%	1%
Bushwick/Wyckoff Heights	\$308	\$276	\$457	11%	-33%
Canarsie	\$386	\$380	\$415	1%	-7%
Carroll Gardens	\$1,375	\$1,625	\$1,075	-15%	28%
Clinton Hill	\$999	\$1,213	\$830	-18%	20%
Cobble Hill	\$1,550	\$2,885	\$2,500	-46%	-38%
Columbia Street Waterfront District					
Coney Island	\$381	\$344	\$100	11%	281%
Crown Heights	\$423	\$490	\$450	-14%	-6%
Cypress Hills	\$292	\$295	\$403	-1%	-27%
Downtown		\$3,400			
Dyker Heights	\$685	\$695	\$650	-1%	5%
East Flatbush	\$348	\$375	\$369	-7%	-6%
East New York/Spring Creek	\$329	\$300	\$278	10%	18%
Flatbush/Prospect Park South	\$538	\$740	\$540	-27%	0%
Flatlands	\$374	\$385	\$410	-3%	-9%
Fort Greene	\$768	\$1,433	\$1,000	-46%	-23%
Gerritsen Beach	\$360	\$350	\$405	3%	-11%
Gowanus	\$635	\$750	\$785	-15%	-19%
Gravesend/Mapleton	\$646	\$620	\$674	4%	-4%
Greenpoint	\$775	\$680	\$763	14%	2%
Kensington/Parkville	\$638	\$685	\$610	-7%	5%
Manhattan Beach	\$1,300	\$958	\$1,089	36%	19%
Marine Park/Madison	\$492	\$505	\$540	-3%	-9%
Midwood	\$621	\$682	\$631	-9%	-2%
Mill Basin	\$530	\$440	\$440	20%	20%
Park Slope	\$1,075	\$1,503	\$1,350	-28%	-20%
Prospect Heights	\$602	\$1,118	\$1,158	-46%	-48%
Prospect Park Lefferts Gardens	\$403	\$477	\$385	-16%	5%
Red Hook	\$1,563	\$825	\$213	89%	635%
SeaGate	\$486	\$560	\$450	-13%	8%
Sheepshead Bay	\$560	\$539	\$480	4%	17%
Sunset Park	\$750	\$763	\$680	-2%	10%
Vinegar Hill/Dumbo					
Williamsburg	\$783	\$745	\$675	5%	16%
Windsor Terrace	\$816	\$875	\$738	-7%	11%

Note: sale price in thousands

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

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$397	\$399	\$398	-1%	0%
Astoria	\$474	\$497	\$439	-5%	8%
Bayside	\$538	\$495	\$506	9%	6%
Beechhurst/Whitestone	\$449	\$497	\$510	-10%	-12%
Breezy Point/Belle Harbor/ Rockaway Park	\$716	\$559	\$549	28%	30%
Briarwood/Jamaica Hills/ Hillcrest	\$372	\$361	\$403	3%	-8%
College Point	\$548	\$585	\$507	-6%	8%
Corona/East Elmhurst	\$408	\$391	\$463	4%	-12%
Douglaston/Little Neck	\$365	\$493	\$483	-26%	-24%
Floral Park/Bellerose	\$358	\$375	\$381	-5%	-6%
Flushing	\$467	\$421	\$458	11%	2%
Fresh Meadows/ Oakland Gardens	\$423	\$409	\$399	4%	6%
Howard Beach/Broadchannel	\$338	\$403	\$335	-16%	1%
Jackson Heights/Elmhurst	\$376	\$396	\$379	-5%	-1%
Jamaica Estates/Holliswood	\$557	\$542	\$494	3%	13%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$304	\$319	\$337	-5%	-10%
Long Island City	\$656	\$667	\$666	-2%	-2%
Middle Village/Maspeth	\$472	\$452	\$485	4%	-3%
Queens Village/Hollis	\$326	\$328	\$337	0%	-3%
Rego Park/Forest Hills/ Kew Gardens	\$356	\$343	\$339	4%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$354	\$364	\$375	-3%	-6%
Ridgewood/Glendale	\$411	\$429	\$423	-4%	-3%
Rockaways/Averne	\$360	\$370	\$341	-3%	6%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$318	\$314	\$303	1%	5%
Sunnyside/Woodside	\$359	\$361	\$385	0%	-7%

Note: sale price in thousands

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

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$343	\$357	\$360	-4%	-5%
Astoria	\$472	\$499	\$426	-5%	11%
Bayside	\$548	\$473	\$485	16%	13%
Beechhurst/Whitestone	\$323	\$495	\$545	-35%	-41%
Breezy Point/Belle Harbor/ Rockaway Park	\$575	\$540	\$554	6%	4%
Briarwood/Jamaica Hills/ Hillcrest	\$351	\$315	\$384	12%	-8%
College Point	\$478	\$545	\$461	-12%	4%
Corona/East Elmhurst	\$395	\$379	\$448	4%	-12%
Douglaston/Little Neck	\$215	\$350	\$404	-39%	-47%
Floral Park/Bellerose	\$340	\$370	\$395	-8%	-14%
Flushing	\$470	\$387	\$450	22%	4%
Fresh Meadows/ Oakland Gardens	\$254	\$259	\$263	-2%	-3%
Howard Beach/Broadchannel	\$230	\$430	\$265	-47%	-13%
Jackson Heights/Elmhurst	\$325	\$359	\$300	-9%	8%
Jamaica Estates/Holliswood	\$623	\$640	\$530	-3%	18%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$300	\$325	\$341	-8%	-12%
Long Island City	\$540	\$621	\$635	-13%	-15%
Middle Village/Maspeth	\$475	\$453	\$475	5%	0%
Queens Village/Hollis	\$330	\$340	\$344	-3%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$250	\$260	\$250	-4%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$340	\$360	\$359	-6%	-5%
Ridgewood/Glendale	\$425	\$456	\$420	-7%	1%
Rockaways/Averne	\$320	\$360	\$312	-11%	3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$308	\$309	\$290	0%	6%
Sunnyside/Woodside	\$281	\$266	\$375	6%	-25%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$272	\$288	\$284	-6%	-4%
Astoria	\$303	\$308	\$317	-2%	-4%
Bayside	\$324	\$295	\$310	10%	5%
Beechhurst/Whitestone	\$235	\$295	\$265	-20%	-11%
Breezy Point/Belle Harbor/ Rockaway Park	\$396	\$170	\$495	132%	-20%
Briarwood/Jamaica Hills/ Hillcrest	\$199	\$217	\$211	-8%	-6%
College Point	\$41	\$411	\$447	-90%	-91%
Corona/East Elmhurst	\$215	\$220	\$187	-2%	15%
Douglaston/Little Neck	\$212	\$263	\$206	-19%	3%
Floral Park/Bellerose	\$273	\$327	\$312	-17%	-13%
Flushing	\$319	\$317	\$279	1%	14%
Fresh Meadows/ Oakland Gardens	\$202	\$212	\$228	-5%	-12%
Howard Beach/Broadchannel	\$177	\$164	\$186	8%	-5%
Jackson Heights/Elmhurst	\$234	\$244	\$230	-4%	2%
Jamaica Estates/Holliswood	\$166	\$159	\$166	4%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$119	\$134	\$120	-12%	-1%
Long Island City	\$673	\$684	\$677	-2%	-1%
Middle Village/Maspeth	\$207	\$265	\$266	-22%	-22%
Queens Village/Hollis	\$159	\$165	\$171	-4%	-7%
Rego Park/Forest Hills/ Kew Gardens	\$251	\$253	\$247	-1%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$272	\$275	\$266	-1%	2%
Ridgewood/Glendale	\$183	\$193	\$244	-5%	-25%
Rockaways/Averne	\$387	\$408	\$374	-5%	4%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$139	\$171	\$234	-19%	-41%
Sunnyside/Woodside	\$222	\$214	\$254	4%	-13%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$218	\$228	\$232	-4%	-6%
Astoria	\$290	\$323	\$330	-10%	-12%
Bayside	\$282	\$235	\$255	20%	10%
Beechhurst/Whitestone	\$232	\$270	\$230	-14%	1%
Breezy Point/Belle Harbor/ Rockaway Park	\$420	\$160	\$472	163%	-11%
Briarwood/Jamaica Hills/ Hillcrest	\$180	\$189	\$210	-5%	-14%
College Point	\$41	\$420	\$385	-90%	-89%
Corona/East Elmhurst	\$248	\$196	\$166	26%	50%
Douglaston/Little Neck	\$195	\$213	\$187	-8%	4%
Floral Park/Bellerose	\$221	\$288	\$238	-23%	-7%
Flushing	\$248	\$240	\$245	3%	1%
Fresh Meadows/ Oakland Gardens	\$185	\$201	\$208	-8%	-11%
Howard Beach/Broadchannel	\$155	\$151	\$175	3%	-11%
Jackson Heights/Elmhurst	\$198	\$209	\$216	-6%	-9%
Jamaica Estates/Holliswood	\$155	\$145	\$168	7%	-8%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$119	\$134	\$120	-12%	-1%
Long Island City	\$540	\$627	\$639	-14%	-16%
Middle Village/Maspeth	\$235	\$274	\$234	-14%	1%
Queens Village/Hollis	\$147	\$146	\$170	1%	-14%
Rego Park/Forest Hills/ Kew Gardens	\$210	\$215	\$219	-2%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$272	\$293	\$273	-7%	0%
Ridgewood/Glendale	\$163	\$173	\$225	-6%	-28%
Rockaways/Averne	\$385	\$411	\$377	-6%	2%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$140	\$152	\$226	-7%	-38%
Sunnyside/Woodside	\$215	\$207	\$240	4%	-10%

Note: sale price in thousands

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

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$351	\$362	\$365	-3%	-4%
Astoria	\$446	\$523	\$500	-15%	-11%
Bayside	\$414	\$375	\$353	10%	17%
Beechhurst/Whitestone		\$293	\$347		
Breezy Point/Belle Harbor/ Rockaway Park	\$329	\$264	\$397	24%	-17%
Briarwood/Jamaica Hills/ Hillcrest	\$295	\$309	\$296	-5%	-1%
College Point	\$1,544	\$376	\$348	310%	343%
Corona/East Elmhurst	\$301	\$276	\$300	9%	0%
Douglaston/Little Neck	\$254	\$279	\$312	-9%	-18%
Floral Park/Bellerose	\$277	\$306	\$329	-9%	-16%
Flushing	\$407	\$400	\$362	2%	13%
Fresh Meadows/ Oakland Gardens	\$319	\$317	\$379	0%	-16%
Howard Beach/Broadchannel	\$184	\$199	\$183	-7%	1%
Jackson Heights/Elmhurst	\$306	\$330	\$332	-7%	-8%
Jamaica Estates/Holliswood	\$206	\$183	\$183	12%	13%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$764	\$680	\$730	12%	5%
Middle Village/Maspeth	\$258	\$346	\$291	-26%	-12%
Queens Village/Hollis		\$303			
Rego Park/Forest Hills/ Kew Gardens	\$341	\$335	\$333	2%	2%
Richmond Hill/ South Ozone Park/Woodhaven	\$403	\$223	\$226	80%	78%
Ridgewood/Glendale	\$244	\$342	\$300	-29%	-19%
Rockaways/Averne	\$341	\$377	\$370	-10%	-8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$186	\$247	\$287	-25%	-35%
Sunnyside/Woodside	\$348	\$343	\$393	2%	-11%

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

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$318	\$331	\$341	-4%	-7%
Astoria	\$488	\$542	\$542	-10%	-10%
Bayside	\$464	\$400	\$313	16%	48%
Beechhurst/Whitestone		\$294	\$333		
Breezy Point/Belle Harbor/ Rockaway Park	\$329	\$263	\$397	25%	-17%
Briarwood/Jamaica Hills/ Hillcrest	\$276	\$303	\$298	-9%	-7%
College Point	\$1,633	\$360	\$346	354%	372%
Corona/East Elmhurst	\$321	\$305	\$309	5%	4%
Douglaston/Little Neck	\$216	\$234	\$294	-8%	-26%
Floral Park/Bellerose	\$275	\$300	\$334	-8%	-18%
Flushing	\$419	\$357	\$355	18%	18%
Fresh Meadows/ Oakland Gardens	\$341	\$320	\$391	6%	-13%
Howard Beach/Broadchannel	\$173	\$201	\$193	-14%	-10%
Jackson Heights/Elmhurst	\$312	\$321	\$327	-3%	-5%
Jamaica Estates/Holliswood	\$207	\$178	\$184	16%	12%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$688	\$669	\$673	3%	2%
Middle Village/Maspeth	\$294	\$352	\$285	-17%	3%
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$335	\$317	\$334	6%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$403	\$209	\$228	92%	77%
Ridgewood/Glendale	\$259	\$284	\$312	-9%	-17%
Rockaways/Averne	\$321	\$392	\$352	-18%	-9%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$186	\$192	\$269	-3%	-31%
Sunnyside/Woodside	\$334	\$330	\$341	1%	-2%

Condominium Sale Price

Average					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$450	\$447	\$424	1%	6%
Astoria	\$406	\$382	\$395	6%	3%
Bayside	\$484	\$501	\$467	-3%	4%
Beechhurst/Whitestone	\$352	\$565		-38%	
Breezy Point/Belle Harbor/ Rockaway Park	\$446		\$533		-16%
Briarwood/Jamaica Hills/ Hillcrest	\$337	\$330	\$294	2%	15%
College Point	\$325	\$411	\$447	-21%	-27%
Corona/East Elmhurst	\$261	\$283	\$259	-8%	1%
Douglaston/Little Neck	\$362	\$518	\$505	-30%	-28%
Floral Park/Bellerose					
Flushing	\$478	\$465	\$366	3%	30%
Fresh Meadows/ Oakland Gardens	\$348	\$513	\$407	-32%	-15%
Howard Beach/Broadchannel	\$266	\$225	\$247	18%	7%
Jackson Heights/Elmhurst	\$338	\$296	\$320	14%	6%
Jamaica Estates/Holliswood			\$170		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$737	\$713	\$727	3%	1%
Middle Village/Maspeth	\$285	\$348	\$374	-18%	-24%
Queens Village/Hollis		\$269			
Rego Park/Forest Hills/ Kew Gardens	\$445	\$372	\$371	20%	20%
Richmond Hill/ South Ozone Park/Woodhaven	\$272	\$275	\$279	-1%	-3%
Ridgewood/Glendale	\$294	\$256	\$343	15%	-14%
Rockaways/Averne	\$393	\$421	\$374	-7%	5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$262	\$324		
Sunnyside/Woodside	\$275	\$254	\$383	8%	-28%

Note: sale price in thousands

Condominium Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$410	\$388	\$374	6%	10%
Astoria	\$441	\$350	\$363	26%	22%
Bayside	\$450	\$465	\$415	-3%	8%
Beechhurst/Whitestone	\$352	\$565		-38%	
Breezy Point/Belle Harbor/ Rockaway Park	\$454		\$599		-24%
Briarwood/Jamaica Hills/ Hillcrest	\$310	\$350	\$285	-11%	9%
College Point	\$322	\$420	\$385	-23%	-16%
Corona/East Elmhurst	\$269	\$299	\$284	-10%	-5%
Douglaston/Little Neck	\$352	\$570	\$505	-38%	-30%
Floral Park/Bellerose					
Flushing	\$436	\$400	\$365	9%	19%
Fresh Meadows/ Oakland Gardens	\$348	\$513	\$445	-32%	-22%
Howard Beach/Broadchannel	\$300	\$210	\$233	43%	29%
Jackson Heights/Elmhurst	\$295	\$310	\$289	-5%	2%
Jamaica Estates/Holliswood			\$170		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$589	\$650	\$680	-9%	-13%
Middle Village/Maspeth	\$285	\$360	\$380	-21%	-25%
Queens Village/Hollis		\$269			
Rego Park/Forest Hills/ Kew Gardens	\$355	\$331	\$337	7%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$272	\$293	\$319	-7%	-15%
Ridgewood/Glendale	\$294	\$256	\$355	15%	-17%
Rockaways/Averne	\$408	\$414	\$377	-1%	8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$262	\$304		
Sunnyside/Woodside	\$263	265	\$377	-1%	-30%

Note: sale price in thousands

Condominium Sale Price Per Square Foot

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$471	\$466	\$455	1%	4%
Astoria	\$577	\$555	\$559	4%	3%
Bayside	\$497	\$492	\$432	1%	15%
Beechhurst/Whitestone	\$386	\$306		26%	
Breezy Point/Belle Harbor/ Rockaway Park	\$351		\$397		-12%
Briarwood/Jamaica Hills/ Hillcrest	\$395	\$372	\$378	6%	5%
College Point	\$190	\$376	\$348	-50%	-45%
Corona/East Elmhurst	\$340	\$378	\$360	-10%	-6%
Douglaston/Little Neck	\$344	\$370	\$444	-7%	-23%
Floral Park/Bellerose					
Flushing	\$519	\$499	\$424	4%	22%
Fresh Meadows/ Oakland Gardens	\$406	\$342	\$407	19%	0%
Howard Beach/Broadchannel	\$211	\$199	\$202	6%	4%
Jackson Heights/Elmhurst	\$369	\$359	\$407	3%	-9%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$764	\$680	\$730	12%	5%
Middle Village/Maspeth	\$307	\$414	\$372	-26%	-17%
Queens Village/Hollis		\$303			
Rego Park/Forest Hills/ Kew Gardens	\$450	\$404	\$410	12%	10%
Richmond Hill/ South Ozone Park/Woodhaven	\$403	\$223	\$226	80%	78%
Ridgewood/Glendale	\$315	\$465	\$338	-32%	-7%
Rockaways/Averne	\$341	\$392	\$370	-13%	-8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$373	\$383		
Sunnyside/Woodside	\$378	\$437	\$484	-13%	-22%

Condominium Sale Price Per Square Foot

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$454	\$452	\$429	0%	6%
Astoria	\$609	\$557	\$562	9%	8%
Bayside	\$521	\$507	\$466	3%	12%
Beechhurst/Whitestone	\$386	\$306		26%	
Breezy Point/Belle Harbor/ Rockaway Park	\$351		\$397		-12%
Briarwood/Jamaica Hills/ Hillcrest	\$381	\$371	\$383	3%	-1%
College Point	\$122	\$360	\$346	-66%	-65%
Corona/East Elmhurst	\$335	\$386	\$373	-13%	-10%
Douglaston/Little Neck	\$398	\$344	\$444	16%	-10%
Floral Park/Bellerose					
Flushing	\$514	\$500	\$429	3%	20%
Fresh Meadows/ Oakland Gardens	\$406	\$342	\$405	19%	0%
Howard Beach/Broadchannel	\$219	\$201	\$200	9%	9%
Jackson Heights/Elmhurst	\$367	\$355	\$407	3%	-10%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$688	\$669	\$673	3%	2%
Middle Village/Maspeth	\$307	\$442	\$372	-30%	-17%
Queens Village/Hollis		\$303			
Rego Park/Forest Hills/ Kew Gardens	\$412	\$363	\$416	14%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$403	\$209	\$228	92%	77%
Ridgewood/Glendale	\$315	\$465	\$344	-32%	-8%
Rockaways/Averne	\$321	\$397	\$352	-19%	-9%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$373	\$344		
Sunnyside/Woodside	\$394	\$420	\$497	-6%	-21%

Cooperative Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$212	\$226	\$223	-6%	-5%
Astoria	\$240	\$225	\$205	7%	17%
Bayside	\$242	\$232	\$261	4%	-7%
Beechhurst/Whitestone	\$232	\$278	\$265	-17%	-12%
Breezy Point/Belle Harbor/ Rockaway Park	\$195	\$170	\$225	14%	-13%
Briarwood/Jamaica Hills/ Hillcrest	\$168	\$173	\$179	-3%	-6%
College Point					
Corona/East Elmhurst	\$132	\$158	\$142	-16%	-7%
Douglaston/Little Neck	\$181	\$201	\$192	-10%	-6%
Floral Park/Bellerose	\$273	\$327	\$312	-17%	-13%
Flushing	\$187	\$201	\$206	-7%	-9%
Fresh Meadows/ Oakland Gardens	\$194	\$199	\$196	-2%	-1%
Howard Beach/Broadchannel	\$153	\$148	\$151	3%	1%
Jackson Heights/Elmhurst	\$215	\$229	\$195	-6%	10%
Jamaica Estates/Holliswood	\$166	\$159	\$166	4%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$119	\$134	\$120	-12%	-1%
Long Island City	\$397	\$500	\$390	-21%	2%
Middle Village/Maspeth	\$194	\$181	\$194	7%	0%
Queens Village/Hollis	\$159	\$151	\$171	6%	-7%
Rego Park/Forest Hills/ Kew Gardens	\$227	\$236	\$232	-4%	-2%
Richmond Hill/ South Ozone Park/Woodhaven			\$198		
Ridgewood/Glendale	\$159	\$169	\$209	-6%	-24%
Rockaways/Averne	\$300	\$120		150%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$139	\$134	\$143	4%	-3%
Sunnyside/Woodside	\$209	\$207	\$226	1%	-7%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$190	\$200	\$202	-5%	-6%
Astoria	\$220	\$217	\$192	2%	15%
Bayside	\$212	\$205	\$242	3%	-12%
Beechhurst/Whitestone	\$231	\$245	\$230	-6%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$195	\$160	\$225	22%	-13%
Briarwood/Jamaica Hills/ Hillcrest	\$171	\$169	\$165	1%	4%
College Point					
Corona/East Elmhurst	\$115	\$148	\$148	-22%	-22%
Douglaston/Little Neck	\$180	\$210	\$186	-14%	-3%
Floral Park/Bellerose	\$221	\$288	\$238	-23%	-7%
Flushing	\$184	\$200	\$211	-8%	-13%
Fresh Meadows/ Oakland Gardens	\$173	\$195	\$190	-12%	-9%
Howard Beach/Broadchannel	\$146	\$145	\$135	1%	8%
Jackson Heights/Elmhurst	\$178	\$199	\$200	-11%	-11%
Jamaica Estates/Holliswood	\$155	\$145	\$162	7%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$119	\$134	\$120	-12%	-1%
Long Island City	\$354	\$554	\$370	-36%	-4%
Middle Village/Maspeth	\$202	\$175	\$178	15%	13%
Queens Village/Hollis	\$147	\$140	\$170	5%	-14%
Rego Park/Forest Hills/ Kew Gardens	\$200	\$209	\$208	-4%	-4%
Richmond Hill/ South Ozone Park/Woodhaven			\$198		
Ridgewood/Glendale	\$155	\$160	\$215	-3%	-28%
Rockaways/Averne	\$300	\$120		150%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$140	\$122	\$151	15%	-7%
Sunnyside/Woodside	\$208	\$190	\$219	9%	-5%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$282	\$292	\$292	-3%	-3%
Astoria	\$287	\$404	\$334	-29%	-14%
Bayside	\$301	\$286	\$299	5%	1%
Beechhurst/Whitestone	\$294	\$292	\$347	1%	-15%
Breezy Point/Belle Harbor/ Rockaway Park	\$306	\$264		16%	
Briarwood/Jamaica Hills/ Hillcrest	\$247	\$255	\$224	-3%	10%
College Point					
Corona/East Elmhurst	\$223	\$174	\$225	28%	-1%
Douglaston/Little Neck	\$209	\$233	\$293	-10%	-28%
Floral Park/Bellerose	\$277	\$306	\$329	-9%	-16%
Flushing	\$253	\$272	\$275	-7%	-8%
Fresh Meadows/ Oakland Gardens	\$297	\$312	\$339	-5%	-12%
Howard Beach/Broadchannel	\$168	\$199	\$165	-15%	2%
Jackson Heights/Elmhurst	\$284	\$316	\$281	-10%	1%
Jamaica Estates/Holliswood	\$206	\$183	\$183	12%	13%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City					
Middle Village/Maspeth	\$245	\$243	\$271	1%	-10%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$321	\$320	\$317	0%	1%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$216	\$259	\$277	-17%	-22%
Rockaways/Averne		\$120			
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$186	\$184	\$191	1%	-2%
Sunnyside/Woodside	\$339	\$318	\$354	7%	-4%

Cooperative Sale Price Per Square Foot

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$276	\$280	\$290	-2%	-5%
Astoria	\$257	\$413	\$313	-38%	-18%
Bayside	\$285	\$264	\$282	8%	1%
Beechhurst/Whitestone	\$290	\$294	\$333	-1%	-13%
Breezy Point/Belle Harbor/ Rockaway Park	\$306	\$263		17%	
Briarwood/Jamaica Hills/ Hillcrest	\$240	\$238	\$227	1%	6%
College Point					
Corona/East Elmhurst	\$223	\$152	\$214	47%	4%
Douglaston/Little Neck	\$205	\$225	\$287	-9%	-29%
Floral Park/Bellerose	\$275	\$300	\$334	-8%	-18%
Flushing	\$253	\$265	\$266	-4%	-5%
Fresh Meadows/ Oakland Gardens	\$303	\$320	\$324	-6%	-7%
Howard Beach/Broadchannel	\$168	\$201	\$184	-16%	-9%
Jackson Heights/Elmhurst	\$257	\$278	\$296	-7%	-13%
Jamaica Estates/Holliswood	\$207	\$178	\$184	16%	12%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City					
Middle Village/Maspeth	\$259	\$243	\$283	7%	-9%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$312	\$310	\$314	1%	-1%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$206	\$280	\$267	-26%	-23%
Rockaways/Averne		\$120			
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$186	\$184	\$191	1%	-2%
Sunnyside/Woodside	\$303	\$296	\$323	2%	-6%

One - Three Family Dwelling Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$472	\$471	\$460	0%	3%
Astoria	\$649	\$649	\$612	0%	6%
Bayside	\$685	\$699	\$670	-2%	2%
Beechhurst/Whitestone	\$669	\$597	\$609	12%	10%
Breezy Point/Belle Harbor/ Rockaway Park	\$856	\$661	\$585	30%	46%
Briarwood/Jamaica Hills/ Hillcrest	\$534	\$536	\$535	0%	0%
College Point	\$612	\$631	\$544	-3%	13%
Corona/East Elmhurst	\$457	\$441	\$510	4%	-10%
Douglaston/Little Neck	\$777	\$753	\$760	3%	2%
Floral Park/Bellerose	\$463	\$455	\$458	2%	1%
Flushing	\$660	\$593	\$644	11%	2%
Fresh Meadows/ Oakland Gardens	\$734	\$679	\$661	8%	11%
Howard Beach/Broadchannel	\$514	\$542	\$498	-5%	3%
Jackson Heights/Elmhurst	\$539	\$571	\$569	-6%	-5%
Jamaica Estates/Holliswood	\$703	\$710	\$747	-1%	-6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$306	\$320	\$338	-4%	-10%
Long Island City	\$576	\$494	\$442	17%	30%
Middle Village/Maspeth	\$499	\$463	\$510	8%	-2%
Queens Village/Hollis	\$339	\$339	\$344	0%	-2%
Rego Park/Forest Hills/ Kew Gardens	\$716	\$702	\$695	2%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$354	\$366	\$377	-3%	-6%
Ridgewood/Glendale	\$464	\$461	\$471	1%	-1%
Rockaways/Averne	\$347	\$355	\$327	-2%	6%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$321	\$318	\$305	1%	5%
Sunnyside/Woodside	\$613	\$643	\$528	-5%	16%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Queens	\$433	\$439	\$426	-2%	2%
Astoria	\$678	\$682	\$628	-1%	8%
Bayside	\$651	\$683	\$642	-5%	1%
Beexhurst/Whitestone	\$577	\$569	\$593	1%	-3%
Breezy Point/Belle Harbor/ Rockaway Park	\$725	\$615	\$554	18%	31%
Briarwood/Jamaica Hills/ Hillcrest	\$523	\$516	\$530	1%	-1%
College Point	\$593	\$558	\$570	6%	4%
Corona/East Elmhurst	\$420	\$412	\$500	2%	-16%
Douglaston/Little Neck	\$750	\$738	\$680	2%	10%
Floral Park/Bellerose	\$438	\$450	\$455	-3%	-4%
Flushing	\$626	\$584	\$625	7%	0%
Fresh Meadows/ Oakland Gardens	\$638	\$666	\$682	-4%	-6%
Howard Beach/Broadchannel	\$528	\$590	\$514	-11%	3%
Jackson Heights/Elmhurst	\$535	\$540	\$565	-1%	-5%
Jamaica Estates/Holliswood	\$709	\$680	\$689	4%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$301	\$325	\$341	-7%	-12%
Long Island City	\$533	\$384	\$608	39%	-12%
Middle Village/Maspeth	\$496	\$460	\$495	8%	0%
Queens Village/Hollis	\$335	\$347	\$350	-3%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$630	\$650	\$638	-3%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$340	\$360	\$360	-6%	-6%
Ridgewood/Glendale	\$450	\$473	\$478	-5%	-6%
Rockaways/Averne	\$271	\$270	\$265	0%	2%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$317	\$310	\$290	2%	9%
Sunnyside/Woodside	\$640	\$648	\$538	-1%	19%

Note: sale price in thousands

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

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$350	\$350	\$355	0%	-1%
Bathgate/Crotona Park/ East Tremont	\$291	\$337	\$319	-14%	-9%
Baychester/Coop City	\$325	\$365	\$289	-11%	13%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$369	\$382	\$378	-3%	-2%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$394	\$380	\$407	4%	-3%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$275	\$271	\$265	2%	4%
Hightidge/Morris Heights Mount Hope	\$309	\$331	\$402	-6%	-23%
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$331	\$341	\$306	-3%	8%
Melrose/Morrisania	\$325	\$348	\$338	-7%	-4%
Mott Haven/Port Morris/ Hunts Point	\$284	\$343	\$269	-17%	6%
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$325	\$297	\$324	9%	0%
Pelham Parkway South/ Morris Park/Van Nest	\$445	\$399	\$348	11%	28%
Riverdale/Fieldston	\$371	\$414	\$441	-10%	-16%
Woodlawn/Williamsbridge	\$335	\$317	\$310	5%	8%

Note: sale price in thousands

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

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$350	\$343	\$340	2%	3%
Bathgate/Crotona Park/ East Tremont	\$256	\$360	\$304	-29%	-16%
Baychester/Coop City	\$325	\$360	\$270	-10%	20%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$375	\$389	\$385	-3%	-2%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$398	\$372	\$404	7%	-2%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$259	\$281	\$242	-8%	7%
Highbidge/Morris Heights/ Mount Hope	\$305	\$360	\$390	-15%	-22%
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$345	\$336	\$299	3%	16%
Melrose/Morrisania	\$320	\$358	\$303	-10%	6%
Mott Haven/Port Morris/ Hunts Point	\$308	\$266	\$300	16%	3%
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$355	\$280	\$351	27%	1%
Pelham Parkway South/ Morris Park/Van Nest	\$451	\$426	\$365	6%	24%
Riverdale/Fieldston	\$230	\$261	\$286	-12%	-20%
Woodlawn/Williamsbridge	\$329	\$327	\$285	1%	15%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$268	\$242	\$261	11%	3%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City	\$280	\$287		-3%	
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$165	\$160	\$162	3%	2%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$308	\$284	\$201	8%	53%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$155	\$137	\$151	13%	3%
Highbidge/Morris Heights/ Mount Hope	\$219	\$197		11%	
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$228	\$202	\$185	13%	24%
Melrose/Morrisania	\$175	\$159	\$191	10%	-8%
Mott Haven/Port Morris/ Hunts Point					
Parkchester Westchester Square/ Castle Hill/Soundview	\$283	\$214	\$242	32%	17%
Pelham Parkway South/ Morris Park/Van Nest	\$143	\$158	\$134	-10%	7%
Riverdale/Fieldston	\$280	\$299	\$326	-6%	-14%
Woodlawn/Williamsbridge	\$105	\$153	\$155	-31%	-32%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median			
	4q11	3q11	4q10	Percent Change 3q11 4q10
Bronx	\$220	\$188	\$222	17% -1%
Bathgate/Crotona Park/ East Tremont				
Baychester/Coop City	\$277	\$277		0%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$165	\$157	\$168	5%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$294	\$273	\$201	8%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$155	\$150	\$155	3%
Highbidge/Morris Heights/ Mount Hope	\$219	\$196		12%
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$165	\$186	\$165	-11%
Melrose/Morrisania	\$171	\$160	\$185	7%
Mott Haven/Port Morris/ Hunts Point				
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$294	\$161	\$171	83%
Pelham Parkway South/ Morris Park/Van Nest	\$143	\$155	\$133	-8%
Riverdale/Fieldston	\$220	\$230	\$262	-4%
Woodlawn/Williamsbridge	\$105	\$153	\$175	-31%

Note: sale price in thousands

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

	Average			
	4q11	3q11	4q10	Percent Change 3q11 4q10
Bronx	\$288	\$256	\$266	4% 1%
Bathgate/Crotona Park/ East Tremont				
Baychester/Coop City	\$311	\$286		-2%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$218	\$205	\$213	-20% -22%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$291	\$341	\$232	-10% 33%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$223	\$153	\$158	2% -2%
Hightbridge/Morris Heights/ Mount Hope	\$128	\$128		71%
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$229	\$229	\$223	0% 2%
Melrose/Morrisania		\$195	\$209	-10% -16%
Mott Haven/Port Morris/ Hunts Point				
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$276	\$206	\$219	37% 29%
Pelham Parkway South/ Morris Park/Van Nest	\$162	\$211	\$228	-32% -38%
Riverdale/Fieldston	\$312	\$319	\$336	-12% -17%
Woodlawn/Williamsbridge	\$148	\$202		-48%

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

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$292	\$233	\$266	25%	10%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City	\$319	\$276		16%	
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$218	\$209	\$213	4%	2%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$254	\$294	\$232	-14%	9%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$223	\$155	\$158	43%	41%
Highbidge/Morris Heights/ Mount Hope	\$128	\$128		0%	
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$175	\$239	\$223	-27%	-21%
Melrose/Morrisania		\$186	\$209		
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$315	\$170	\$219	86%	44%
Pelham Parkway South/ Morris Park/Van Nest	\$162	\$211	\$228	-23%	-29%
Riverdale/Fieldston	\$296	\$313	\$336	-5%	-12%
Woodlawn/Williamsbridge	\$148	\$202		-27%	

Condominium Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$348	\$305	\$293	14%	19%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City	\$280	\$287		-3%	
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$165		\$193		-15%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$388	\$354	\$303	10%	28%
Fordham/Belmont/ Kingsbridge Heights/ University Heights					
Hightbridge/Morris Heights/ Mount Hope	\$219	\$197		11%	
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$479	\$263	\$295	82%	62%
Melrose/Morrisania		\$160	\$245		
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$328	\$237	\$253	38%	29%
Pelham Parkway South/ Morris Park/Van Nest		\$216			
Riverdale/Fieldston	\$668	\$1,134	\$578	-41%	15%
Woodlawn/Williamsbridge					

Note: sale price in thousands

Condominium Sale Price

	Median				Percent Change	
	4q11	3q11	4q10	3q11	4q10	
Bronx	\$350	\$259	\$245	35%	43%	
Bathgate/Crotona Park/ East Tremont						
Baychester/Coop City	\$277	\$277		0%		
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$165		\$193		-15%	
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$380	\$295	\$303	29%	26%	
Fordham/Belmont/ Kingsbridge Heights/ University Heights						
Highbidge/Morris Heights/ Mount Hope	\$219	\$196		12%		
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$479	\$263	\$295	82%	62%	
Melrose/Morrisania		\$160	\$215			
Mott Haven/Port Morris/ Hunts Point						
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$380	\$160	\$224	138%	70%	
Pelham Parkway South/ Morris Park/Van Nest		\$216				
Riverdale/Fieldston	\$840	\$1,525	\$415	-45%	102%	
Woodlawn/Williamsbridge						

Note: sale price in thousands

Condominium Sale Price Per Square Foot

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$295	\$250	\$241	18%	22%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City	\$311	\$286		9%	
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$218		\$213		2%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$314	\$346	\$329	-9%	-4%
Fordham/Belmont/ Kingsbridge Heights/ University Heights					
Highbidge/Morris Heights/ Mount Hope	\$128	\$128		0%	
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$466				
Melrose/Morrisania		\$148	\$182		
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$276	\$209	\$219	32%	26%
Pelham Parkway South/ Morris Park/Van Nest		\$253			
Riverdale/Fieldston	\$439	\$566	\$437	-22%	1%
Woodlawn/Williamsbridge					

Condominium Sale Price Per Square Foot

	Median				Percent Change	
	4q11	3q11	4q10	3q11	4q10	
Bronx	\$317	\$226	\$205	41%	54%	
Bathgate/Crotona Park/ East Tremont						
Baychester/Coop City	\$319	\$276		16%		
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$218		\$213		2%	
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$261	\$294	\$329	-11%	-21%	
Fordham/Belmont/ Kingsbridge Heights/ University Heights						
Highbidge/Morris Heights/ Mount Hope	\$128	\$128		0%		
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$466					
Melrose/Morrisania		\$148	\$182			
Mott Haven/Port Morris/ Hunts Point						
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$315	\$171	\$187	85%	69%	
Pelham Parkway South/ Morris Park/Van Nest		\$253				
Riverdale/Fieldston	\$439	\$566	\$454	-22%	-3%	
Woodlawn/Williamsbridge						

Cooperative Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$226	\$210	\$242	8%	-7%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$160	\$130		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$149	\$122	\$100	22%	49%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$155	\$137	\$151	13%	3%
Highbidge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$166	\$191	\$163	-13%	2%
Melrose/Morrisania	\$175	\$158	\$159	11%	11%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$153	\$174	\$161	-12%	-4%
Pelham Parkway South/ Morris Park/Van Nest	\$143	\$128	\$134	11%	7%
Riverdale/Fieldston	\$258	\$252	\$296	3%	-13%
Woodlawn/Williamsbridge	\$105	\$153	\$155	-31%	-32%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$188	\$171	\$200	10%	-6%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$157	\$130		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$135	\$120	\$100	12%	35%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$155	\$150	\$155	3%	0%
Hightbridge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$146	\$173	\$153	-15%	-4%
Melrose/Morrisania	\$171	\$160	\$160	7%	7%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$161	\$161	\$161	0%	0%
Pelham Parkway South/ Morris Park/Van Nest	\$143	\$128	\$133	11%	8%
Riverdale/Fieldston	\$209	\$230	\$260	-9%	-20%
Woodlawn/Williamsbridge	\$105	\$153	\$175	-31%	-40%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$282	\$262	\$285	8%	-1%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$205			
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$198	\$331	\$135	-40%	46%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$223	\$153	\$158	46%	41%
Highbidge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$111	\$229	\$223	-51%	-50%
Melrose/Morrisania		\$226	\$218		
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview		\$125			
Pelham Parkway South/ Morris Park/Van Nest	\$162	\$168	\$228	-4%	-29%
Riverdale/Fieldston	\$304	\$302	\$325	1%	-6%
Woodlawn/Williamsbridge	\$148	\$202		-27%	

Cooperative Sale Price Per Square Foot

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$277	\$233	\$255	19%	9%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$209			
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$198	\$331	\$135	-40%	46%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$223	\$155	\$161	43%	39%
Hightside/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$111	\$239	\$218	-53%	-49%
Melrose/Morrisania		\$209	\$224		
Mott Haven/Port Morris/ Hunts Point					
Parkchester/ Westchester Square/ Castle Hill/Soundview		\$125			
Pelham Parkway South/ Morris Park/Van Nest	\$162	\$168	\$228	-4%	-29%
Riverdale/Fieldston	\$293	\$297	\$301	-1%	-2%
Woodlawn/Williamsbridge	\$148	\$202		-27%	

One - Three Family Dwelling Sale Price

	Average				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$380	\$389	\$398	-2%	-4%
Bathgate/Crotona Park/ East Tremont	\$291	\$337	\$319	-14%	-9%
Baychester/Coop City	\$333	\$377	\$289	-12%	16%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$375	\$420	\$414	-11%	-10%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$406	\$392	\$412	4%	-1%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$302	\$313	\$317	-3%	-5%
Highbidge/Morris Heights/ Mount Hope	\$345	\$397	\$402	-13%	-14%
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$362	\$395	\$428	-8%	-15%
Melrose/Morrisania	\$372	\$394	\$396	-6%	-6%
Mott Haven/Port Morris/ Hunts Point	\$284	\$343	\$269	-17%	6%
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$352	\$355	\$393	-1%	-10%
Pelham Parkway South/ Morris Park/Van Nest	\$475	\$431	\$380	10%	25%
Riverdale/Fieldston	\$893	\$1,060	\$917	-16%	-3%
Woodlawn/Williamsbridge	\$338	\$325	\$321	4%	5%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
Bronx	\$370	\$375	\$383	-1%	-3%
Bathgate/Crotona Park/ East Tremont	\$256	\$360	\$304	-29%	-16%
Baychester/Coop City	\$339	\$373	\$270	-9%	26%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$375	\$415	\$397	-10%	-6%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$409	\$375	\$416	9%	-2%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$300	\$298	\$325	1%	-8%
Highbidge/Morris Heights/ Mount Hope	\$390	\$378	\$390	3%	0%
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$373	\$397	\$428	-6%	-13%
Melrose/Morrisania	\$390	\$399	\$418	-2%	-7%
Mott Haven/Port Morris/ Hunts Point	\$308	\$266	\$300	16%	3%
Parkchester/ Westchester Square/ Castle Hill/Soundview	\$370	\$373	\$410	-1%	-10%
Pelham Parkway South/ Morris Park/Van Nest	\$454	\$440	\$375	3%	21%
Riverdale/Fieldston	\$804	\$763	\$645	5%	25%
Woodlawn/Williamsbridge	\$330	\$334	\$285	-1%	16%

Note: sale price in thousands