



REAL ESTATE BOARD OF NEW YORK



# New York City Residential Sales Report

Fourth Quarter 2009

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# New York City Residential Sales Report



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## Executive Summary

**T**he New York City residential sales market in 4q09 continued to show signs of recovery as the positive indicators of the last quarter—increasing transactions and a slowdown in price declines—continued into the final quarter of the year. Sales volumes increased once again, both quarterly (20 percent) and year to year (17 percent). Citywide average home sales prices inched up one percent, quarter to quarter and year to year. In many areas of the market, we are seeing modest quarter to quarter increases, with some of these gains bolstered by a flurry of closings in new condominium buildings.

Overall, the trends in transactions and pricing suggest that this still fragile market is moving to a more stable condition with less volatility.

Another statistic that showed a remarkable improvement was the total dollar value of the residential real estate sales during 4q09. Total value for New York City was \$7.9B, an increase of 22% over just the last quarter and 18% over the fourth quarter of last year. Manhattan sales constituted 55% of the \$7.9B; Queens 21%; Brooklyn; 16% Staten Island 5%; and the Bronx 3%. In the fourth quarter of last year, Manhattan accounted for 47% of the total residential sales value in the city.

Next quarter will be an important test for the New York City residential market. If the market can carry the momentum of its current performance through the traditional seasonal slowdown in the first quarter of the year, we can say with more confidence that our market has recovered and that it must carefully and cautiously rebuild the strength it once had.

### Homes

#### Year to Year

The average sales price of a home in New York City during the fourth quarter of 2009 was \$679,000, a 1 percent increase compared to the average of the fourth quarter of 2008. The year on year change in the average price of a home in Manhattan was down 7 percent to \$1,320,000; in Brooklyn, prices fell 10 percent to \$499,000; and in Queens, prices fell 5 percent to \$398,000.

#### Quarter to Quarter

The average sales price of a home in New York City increased 1 percent when compared to the third quarter of 2009. The average sales price of a home in Brooklyn and Queens decreased from last quarter by 7 percent and 2 percent respectively. The number of home sales city-wide and in each borough rose quarter to quarter. City-wide sales increased 20 percent to 11,691; Manhattan sales increased 17 percent to 3,318; and sales in Brooklyn increased 22 percent to 2,574.

### All Apartments

#### Year to Year

The average sales price of an apartment in New York City during the fourth quarter of 2009 was \$805,000, a 1 percent increase year on year. The average price of an apartment in Manhattan in the fourth quarter of 2009 was \$1,282,000, a decrease of 7 percent from the fourth quarter of last year. Brooklyn's average sales price of an apartment in the fourth quarter of 2009 was \$428,000, a decrease of 3 percent from the previous year's fourth quarter.

#### Quarter to Quarter

The average sales price of an apartment in New York City rose 3 percent from the previous quarter. In Manhattan the average apartment sales price rose 9 percent quarterly while prices fell quarter to quarter in Brooklyn by 7 percent. City-wide apartment sales increased 27 percent to 6,670; Manhattan sales increased 18 percent to 3,290; and Brooklyn sales increased 45 percent to 1,352.

### Condominiums

#### Year to Year

The average sales price of a condominium in New York City in the fourth quarter of this year fell 6 percent to \$1,087,000. Manhattan experienced a 7 percent drop in the average sales price to \$1,665,000. The average



## Executive Summary

sales price of \$502,000 in Brooklyn was a decrease of 15 percent year on year.

### Quarter to Quarter

Quarter to quarter, condominium prices increased city-wide by 1 percent. In Manhattan, the average sales price increased 10 percent from last quarter; in Brooklyn, the average price decreased 9 percent. City-wide condominium sales increased 38 percent to 2,929; Manhattan sales increased 24 percent to 1,542; and Brooklyn sales increased 80 percent to 780.

### Cooperatives

#### Year to Year

The average sales price of a cooperative unit in New York City fell by 3 percent to \$585,000 this quarter compared to the fourth quarter last year. The average sales price in Manhattan fell 13 percent year on year to \$944,000. The average sales price in Brooklyn was down 3 percent year on year to \$327,000.

#### Quarter to Quarter

Quarter to quarter, the average price of a cooperative unit decreased 1 percent city-wide and increased 3 percent in Manhattan. City-wide cooperative unit sales increased 19 percent to 3,741; Manhattan sales increased 12 percent to 1,748; and Brooklyn sales increased 15 percent to 572.

### 1-3 Family Dwellings

#### Year to Year

The average sales price of a New York City 1-3 family dwelling in the fourth quarter of 2009 fell by 7 percent year on year to \$511,000. The average sales price of a 1-3 family dwelling in Brooklyn and in Queens declined 10 percent year on year to \$576,000 and \$470,000, respectively.

#### Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide decreased 4 percent quarter to quarter. The average sales price of a 1-3 family dwelling decreased in Brooklyn by

3 percent, in Queens by 4 percent, and in the Bronx by 6 percent. However, sales volume increased quarter to quarter by 5 percent in Brooklyn, 18 percent in Queens, and 17 percent in the Bronx.

### Manhattan Neighborhoods

The average condominium sales price in the West Village in the fourth quarter of 2009 was \$4,367,000. This was an increase of 24 percent over average price during the fourth quarter of last year. There were 29 sales here of \$4 million or greater with most of them at the Superior Ink Building on West 12th Street. The total number of sales in the neighborhood was 77.

The average sales price of a condominium unit in Chelsea this quarter was \$1,943,000, an increase of 9 percent compared to the average price in Chelsea this quarter last year. This high sales figure is a result of closings on the far west end of Chelsea at new developments such as 100 11th Ave. and 200 11th Ave. There were 99 sales in Chelsea this quarter with 22 of them being \$2 million or more and 3 above \$10 million.

In the Manhattan coop market, TriBeCa posted the highest average sales price of \$1,408,000. The top 3 sales in the neighborhood were all over \$2 million and at different buildings. This average sales price, though the highest in Manhattan, is down compared to last quarter and the fourth quarter of last year.

### Brooklyn Neighborhoods

Condo sales in Williamsburg doubled quarter on quarter, most likely due to more attractive prices. There were 120 sales in the neighborhood during the fourth quarter and the average price was \$590,000. The condo building with the most sales was 72 Berry St, with 24.

The average sales price of a 1-3 family dwelling in Park Slope during the fourth quarter was \$1,415,000, a drop of 15 percent compared to the fourth quarter of last year. The 24 sales recorded was a slight increase quarter to quarter but a decrease year on year by 25 percent.



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

<b>AVG PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$679</b>	<b>\$670</b>	<b>\$669</b>	<b>1%</b>	<b>1%</b>
Manhattan	\$1,320	\$1,233	\$1,417	7%	-7%
Bronx	\$346	\$367	\$365	-6%	-5%
Brooklyn	\$499	\$534	\$555	-7%	-10%
Queens	\$398	\$406	\$420	-2%	-5%
Staten Island	\$398	\$382	\$427	4%	-7%
<b>MEDIAN PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$450</b>	<b>\$460</b>	<b>\$455</b>	<b>-2%</b>	<b>-1%</b>
Manhattan	\$768	\$750	\$760	2%	1%
Bronx	\$350	\$347	\$369	1%	-5%
Brooklyn	\$450	\$466	\$490	-3%	-8%
Queens	\$351	\$365	\$388	-4%	-9%
Staten Island	\$380	\$363	\$400	5%	-5%
<b>AVG PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$466</b>	<b>\$482</b>	<b>\$485</b>	<b>-3%</b>	<b>-4%</b>
Manhattan	\$1,040	\$1,002	\$1,183	4%	-12%
Bronx	\$237	\$249	\$248	-5%	-4%
Brooklyn	\$385	\$388	\$399	-1%	-3%
Queens	\$302	\$307	\$334	-2%	-10%
Staten Island	\$257	\$249	\$272	3%	-5%
<b>MEDIAN PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$331</b>	<b>\$342</b>	<b>\$333</b>	<b>-3%</b>	<b>-1%</b>
Manhattan	\$932	\$911	\$1,083	2%	-14%
Bronx	\$225	\$237	\$225	-5%	0%
Brooklyn	\$354	\$347	\$356	2%	0%
Queens	\$281	\$289	\$313	-3%	-10%
Staten Island	\$246	\$239	\$259	3%	-5%
<b>SALES</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>11,691</b>	<b>9,734</b>	<b>10,012</b>	<b>20%</b>	<b>17%</b>
Manhattan	3,318	2,840	2,240	17%	48%
Bronx	712	591	631	20%	13%
Brooklyn	2,574	2,102	2,121	22%	21%
Queens	4,168	3,367	3,519	24%	18%
Staten Island	919	834	1,501	10%	-39%





## Apartment Sale Price (includes all condominium & cooperative units)

<b>AVG PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$805</b>	<b>\$786</b>	<b>\$796</b>	<b>3%</b>	<b>1%</b>
Manhattan	\$1,282	\$1,180	\$1,372	9%	-7%
Bronx	\$251	\$261	\$215	-4%	17%
Brooklyn	\$428	\$459	\$442	-7%	-3%
Queens	\$291	\$264	\$257	10%	13%
Staten Island	\$256	\$255	\$263	0%	-3%
<b>MEDIAN PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$457</b>	<b>\$470</b>	<b>\$406</b>	<b>-3%</b>	<b>12%</b>
Manhattan	\$764	\$745	\$757	3%	1%
Bronx	\$213	\$210	\$172	1%	23%
Brooklyn	\$380	\$390	\$362	-2%	5%
Queens	\$225	\$220	\$223	2%	1%
Staten Island	\$240	\$255	\$255	-6%	-6%
<b>AVG PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$726</b>	<b>\$721</b>	<b>\$765</b>	<b>1%</b>	<b>-5%</b>
Manhattan	\$1,035	\$994	\$1,175	4%	-12%
Bronx	\$266	\$276	\$244	-4%	9%
Brooklyn	\$488	\$493	\$503	-1%	-3%
Queens	\$345	\$338	\$349	2%	-1%
Staten Island	\$268	\$240	\$285	12%	-6%
<b>MEDIAN PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$639</b>	<b>\$675</b>	<b>\$634</b>	<b>-5%</b>	<b>1%</b>
Manhattan	\$929	\$910	\$1,081	2%	-14%
Bronx	\$245	\$246	\$209	0%	17%
Brooklyn	\$466	\$475	\$451	-2%	3%
Queens	\$317	\$313	\$331	1%	-4%
Staten Island	\$247	\$237	\$268	4%	-8%
<b>SALES</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>6,670</b>	<b>5,264</b>	<b>4,900</b>	<b>27%</b>	<b>36%</b>
Manhattan	3,290	2,800	2,223	18%	48%
Bronx	256	202	233	27%	10%
Brooklyn	1,352	933	917	45%	47%
Queens	1,660	1,243	1,362	34%	22%
Staten Island	112	86	165	30%	-32%



## Condominium Sale Price

<b>AVG PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$1,087</b>	<b>\$1,075</b>	<b>\$1,154</b>	<b>1%</b>	<b>-6%</b>
Manhattan	\$1,665	\$1,513	\$1,781	10%	-7%
Bronx	\$289	\$305	\$198	-5%	46%
Brooklyn	\$502	\$551	\$591	-9%	-15%
Queens	\$412	\$403	\$407	2%	1%
Staten Island	\$279	\$268	\$272	4%	3%
<b>MEDIAN PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$618</b>	<b>\$655</b>	<b>\$648</b>	<b>-6%</b>	<b>-5%</b>
Manhattan	\$970	\$965	\$1,109	1%	-13%
Bronx	\$272	\$230	\$135	18%	101%
Brooklyn	\$459	\$484	\$500	-5%	-8%
Queens	\$370	\$353	\$391	5%	-5%
Staten Island	\$261	\$267	\$263	-2%	-1%
<b>AVG PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$843</b>	<b>\$844</b>	<b>\$890</b>	<b>0%</b>	<b>-5%</b>
Manhattan	\$1,152	\$1,109	\$1,279	4%	-10%
Bronx	\$266	\$268	\$213	-1%	25%
Brooklyn	\$517	\$509	\$556	2%	-7%
Queens	\$458	\$441	\$442	4%	4%
Staten Island	\$284	\$242	\$287	17%	-1%
<b>MEDIAN PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$721</b>	<b>\$818</b>	<b>\$812</b>	<b>-12%</b>	<b>-11%</b>
Manhattan	\$1,029	\$1,013	\$1,183	2%	-13%
Bronx	\$257	\$239	\$199	8%	29%
Brooklyn	\$522	\$517	\$524	1%	0%
Queens	\$438	\$422	\$441	4%	-1%
Staten Island	\$257	\$238	\$271	8%	-5%
<b>SALES</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>2,929</b>	<b>2,119</b>	<b>1,724</b>	<b>38%</b>	<b>70%</b>
Manhattan	1,542	1,240	912	24%	69%
Bronx	104	73	72	42%	44%
Brooklyn	780	434	377	80%	107%
Queens	411	297	212	38%	94%
Staten Island	92	75	151	23%	-39%



## Cooperative Sale Price

<b>AVG PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$585</b>	<b>\$591</b>	<b>\$602</b>	<b>-1%</b>	<b>-3%</b>
Manhattan	\$944	\$915	\$1,088	3%	-13%
Bronx	\$226	\$236	\$223	-4%	1%
Brooklyn	\$327	\$379	\$339	-14%	-3%
Queens	\$251	\$221	\$230	13%	9%
Staten Island	\$151	\$166	\$173	-9%	-13%
<b>MEDIAN PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$340</b>	<b>\$360</b>	<b>\$308</b>	<b>-6%</b>	<b>10%</b>
Manhattan	\$620	\$595	\$620	4%	0%
Bronx	\$190	\$200	\$178	-5%	7%
Brooklyn	\$270	\$280	\$269	-4%	1%
Queens	\$200	\$200	\$210	0%	-5%
Staten Island	\$139	\$130	\$161	7%	-14%
<b>AVG PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$609</b>	<b>\$632</b>	<b>\$648</b>	<b>-4%</b>	<b>-6%</b>
Manhattan	\$900	\$898	\$1,052	0%	-14%
Bronx	\$267	\$281	\$268	-5%	0%
Brooklyn	\$445	\$482	\$442	-8%	1%
Queens	\$295	\$301	\$317	-2%	-7%
Staten Island	\$212	\$221	\$243	-4%	-13%
<b>MEDIAN PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$531</b>	<b>\$594</b>	<b>\$457</b>	<b>-11%</b>	<b>16%</b>
Manhattan	\$838	\$818	\$944	2%	-11%
Bronx	\$234	\$252	\$232	-7%	0%
Brooklyn	\$416	\$436	\$376	-5%	11%
Queens	\$281	\$288	\$310	-2%	-9%
Staten Island	\$207	\$207	\$240	0%	-14%
<b>SALES</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>3,741</b>	<b>3,145</b>	<b>3,176</b>	<b>19%</b>	<b>18%</b>
Manhattan	1,748	1,560	1,311	12%	33%
Bronx	152	129	161	18%	-6%
Brooklyn	572	499	540	15%	6%
Queens	1,249	946	1,150	32%	9%
Staten Island	20	11	14	82%	43%

Note: sale price in thousands





## One - Three Family Dwelling Sale Price

<b>AVG PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$511</b>	<b>\$534</b>	<b>\$548</b>	<b>-4%</b>	<b>-7%</b>
Manhattan	\$5,694	\$4,864	\$7,202	17%	-21%
Bronx	\$399	\$424	\$453	-6%	-12%
Brooklyn	\$576	\$594	\$640	-3%	-10%
Queens	\$470	\$489	\$523	-4%	-10%
Staten Island	\$418	\$397	\$447	5%	-6%
<b>MEDIAN PRICE</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$444</b>	<b>\$455</b>	<b>\$475</b>	<b>-3%</b>	<b>-7%</b>
Manhattan	\$4,700	\$3,650	\$4,775	29%	-2%
Bronx	\$403	\$406	\$440	-1%	-8%
Brooklyn	\$525	\$527	\$575	0%	-9%
Queens	\$440	\$469	\$490	-6%	-10%
Staten Island	\$397	\$378	\$420	5%	-5%
<b>AVG PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$293</b>	<b>\$303</b>	<b>\$318</b>	<b>-3%</b>	<b>-8%</b>
Manhattan	\$1,303	\$1,386	\$1,915	-6%	-32%
Bronx	\$228	\$241	\$250	-5%	-8%
Brooklyn	\$325	\$335	\$350	-3%	-7%
Queens	\$289	\$296	\$329	-2%	-12%
Staten Island	\$257	\$250	\$271	3%	-5%
<b>MEDIAN PPSF</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>\$266</b>	<b>\$273</b>	<b>\$287</b>	<b>-3%</b>	<b>-7%</b>
Manhattan	\$1,350	\$1,265	\$1,568	7%	-14%
Bronx	\$219	\$236	\$233	-7%	-6%
Brooklyn	\$302	\$313	\$325	-3%	-7%
Queens	\$268	\$278	\$306	-4%	-12%
Staten Island	\$246	\$240	\$258	2%	-5%
<b>SALES</b>					
	<b>4q09</b>	<b>3q09</b>	<b>4q08</b>	<b>Change From</b>	
				<b>3q09</b>	<b>4q08</b>
<b>New York City</b>	<b>5,022</b>	<b>4,470</b>	<b>5,112</b>	<b>12%</b>	<b>-2%</b>
Manhattan	29	40	17	-28%	71%
Bronx	456	389	398	17%	15%
Brooklyn	1,222	1,169	1,204	5%	1%
Queens	2,508	2,124	2,157	18%	16%
Staten Island	807	748	1,336	8%	-40%

## Apartment Sale Price (includes all condominium & cooperative units)

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Manhattan</b>	<b>\$1,282</b>	<b>\$1,180</b>	<b>\$1,372</b>	<b>9%</b>	<b>-7%</b>
Battery Park City	\$1,421	\$1,415	\$995	0%	43%
Chelsea/Flatiron	\$1,380	\$1,186	\$1,221	16%	13%
East Harlem	\$569	\$585	\$468	-3%	22%
East Village	\$948	\$1,043	\$849	-9%	12%
Financial/Seaport	\$889	\$890	\$900	0%	-1%
Gramercy/Kips Bay	\$992	\$885	\$1,220	12%	-19%
Greenwich Village	\$1,269	\$1,197	\$1,377	6%	-8%
Inwood	\$307	\$320	\$442	-4%	-31%
Lower East Side	\$769	\$625	\$686	23%	12%
Midtown East	\$1,116	\$1,104	\$1,077	1%	4%
Midtown West	\$1,105	\$1,130	\$1,312	-2%	-16%
Morningside Heights	\$496	\$518	\$924	-4%	-46%
Murray Hill	\$596	\$638	\$641	-7%	-7%
Roosevelt Island	\$648	\$492	\$413	32%	57%
SoHo	\$2,242	\$2,264	\$2,264	-1%	-1%
TriBeCa	\$2,025	\$2,743	\$2,852	-26%	-29%
Upper East Side	\$1,467	\$1,446	\$1,913	1%	-23%
Upper West Side	\$1,362	\$1,256	\$1,404	8%	-3%
Washington Heights	\$406	\$353	\$408	15%	0%
West Harlem	\$517	\$546	\$503	-5%	3%
West Village	\$2,536	\$1,028	\$1,656	147%	53%
Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Manhattan</b>	<b>\$764</b>	<b>\$745</b>	<b>\$757</b>	<b>3%</b>	<b>1%</b>
Battery Park City	\$995	\$1,256	\$699	-21%	42%
Chelsea/Flatiron	\$829	\$925	\$830	-10%	0%
East Harlem	\$499	\$500	\$419	0%	19%
East Village	\$731	\$738	\$590	-1%	24%
Financial/Seaport	\$803	\$755	\$785	6%	2%
Gramercy/Kips Bay	\$625	\$688	\$725	-9%	-14%
Greenwich Village	\$850	\$890	\$900	-4%	-6%
Inwood	\$304	\$358	\$428	-15%	-29%
Lower East Side	\$535	\$503	\$572	6%	-6%
Midtown East	\$723	\$692	\$744	4%	-3%
Midtown West	\$731	\$730	\$804	0%	-9%
Morningside Heights	\$465	\$450	\$650	3%	-29%
Murray Hill	\$520	\$583	\$550	-11%	-5%
Roosevelt Island	\$650	\$470	\$413	38%	57%
SoHo	\$2,068	\$1,570	\$1,729	32%	20%
TriBeCa	\$1,813	\$2,410	\$2,600	-25%	-30%
Upper East Side	\$850	\$794	\$825	7%	3%
Upper West Side	\$875	\$800	\$780	9%	12%
Washington Heights	\$384	\$311	\$390	24%	-2%
West Harlem	\$475	\$491	\$415	-3%	14%
West Village	\$1,225	\$775	\$828	58%	48%

Note: sale price in thousands

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

Average					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Manhattan</b>	<b>\$1,035</b>	<b>\$994</b>	<b>\$1,175</b>	<b>4%</b>	<b>-12%</b>
Battery Park City	\$1,101	\$1,035	\$951	6%	16%
Chelsea/Flatiron	\$1,126	\$1,031	\$1,183	9%	-5%
East Harlem	\$670	\$623	\$824	8%	-19%
East Village	\$1,097	\$1,021	\$1,215	8%	-10%
Financial/Seaport	\$970	\$949	\$1,054	2%	-8%
Gramercy/Kips Bay	\$964	\$964	\$1,094	0%	-12%
Greenwich Village	\$1,090	\$1,080	\$1,264	1%	-14%
Inwood	\$449	\$385	\$557	17%	-19%
Lower East Side	\$844	\$736	\$913	15%	-8%
Midtown East	\$993	\$951	\$1,114	4%	-11%
Midtown West	\$1,095	\$1,069	\$1,340	2%	-18%
Morningside Heights	\$828	\$729	\$887	14%	-7%
Murray Hill	\$844	\$876	\$1,002	-4%	-16%
Roosevelt Island	\$635	n/a	\$769	n/a	-17%
SoHo	\$1,250	\$1,107	\$1,307	13%	-4%
TriBeCa	\$1,041	\$1,152	\$1,350	-10%	-23%
Upper East Side	\$982	\$986	\$1,213	0%	-19%
Upper West Side	\$1,128	\$1,059	\$1,303	7%	-13%
Washington Heights	\$562	\$475	\$573	18%	-2%
West Harlem	\$531	\$555	\$610	-4%	-13%
West Village	\$1,588	\$1,118	\$1,344	42%	18%
Median					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Manhattan</b>	<b>\$929</b>	<b>\$910</b>	<b>\$1,081</b>	<b>2%</b>	<b>-14%</b>
Battery Park City	\$1,102	\$940	\$876	17%	26%
Chelsea/Flatiron	\$1,039	\$1,030	\$1,178	1%	-12%
East Harlem	\$621	\$638	\$824	-3%	-25%
East Village	\$1,013	\$949	\$1,157	7%	-12%
Financial/Seaport	\$895	\$869	\$1,057	3%	-15%
Gramercy/Kips Bay	\$876	\$928	\$1,067	-6%	-18%
Greenwich Village	\$1,083	\$967	\$1,214	12%	-11%
Inwood	\$395	\$381	\$551	4%	-28%
Lower East Side	\$771	\$748	\$880	3%	-12%
Midtown East	\$866	\$837	\$1,097	3%	-21%
Midtown West	\$1,007	\$997	\$1,234	1%	-18%
Morningside Heights	\$787	\$705	\$780	12%	1%
Murray Hill	\$841	\$868	\$997	-3%	-16%
Roosevelt Island	\$623	n/a	\$769	n/a	-19%
SoHo	\$1,210	\$1,016	\$1,269	19%	-5%
TriBeCa	\$1,014	\$1,075	\$1,316	-6%	-23%
Upper East Side	\$889	\$869	\$1,058	2%	-16%
Upper West Side	\$987	\$929	\$1,067	6%	-7%
Washington Heights	\$485	\$467	\$581	4%	-17%
West Harlem	\$537	\$573	\$567	-6%	-5%
West Village	\$1,261	\$1,069	\$1,290	18%	-2%

## Condominium Sale Price

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Manhattan</b>	<b>\$1,665</b>	<b>\$1,513</b>	<b>\$1,781</b>	<b>10%</b>	<b>-7%</b>
Battery Park City	\$1,421	\$1,415	\$995	0%	43%
Chelsea/Flatiron	\$1,943	\$1,430	\$1,782	36%	9%
East Harlem	\$575	\$642	\$805	-11%	-29%
East Village	\$1,325	\$1,698	\$1,286	-22%	3%
Financial/Seaport	\$890	\$907	\$903	-2%	-1%
Gramercy/Kips Bay	\$1,771	\$1,212	\$1,915	46%	-7%
Greenwich Village	\$1,653	\$1,900	\$1,991	-13%	-17%
Inwood	\$244	n/a	n/a	n/a	n/a
Lower East Side	\$1,215	\$774	\$832	57%	46%
Midtown East	\$1,471	\$1,328	\$1,431	11%	3%
Midtown West	\$1,173	\$1,362	\$1,493	-14%	-21%
Morningside Heights	n/a	\$1,955	\$3,000	n/a	n/a
Murray Hill	\$740	\$856	\$834	-14%	-11%
Roosevelt Island	\$648	\$492	\$413	32%	57%
SoHo	\$2,916	\$3,107	\$3,722	-6%	-22%
TriBeCa	\$2,182	\$2,858	\$2,919	-24%	-25%
Upper East Side	\$1,742	\$1,933	\$2,031	-10%	-14%
Upper West Side	\$1,879	\$1,865	\$2,032	1%	-8%
Washington Heights	\$381	\$389	\$520	-2%	-27%
West Harlem	\$557	\$605	\$587	-8%	-5%
West Village	\$4,367	\$1,636	\$3,530	167%	24%
Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Manhattan</b>	<b>\$970</b>	<b>\$965</b>	<b>\$1,109</b>	<b>1%</b>	<b>-13%</b>
Battery Park City	\$995	\$1,220	\$699	-18%	42%
Chelsea/Flatiron	\$1,110	\$1,200	\$1,655	-8%	-33%
East Harlem	\$500	\$510	\$805	-2%	-38%
East Village	\$1,050	\$1,200	\$1,450	-13%	-28%
Financial/Seaport	\$803	\$773	\$729	4%	10%
Gramercy/Kips Bay	\$1,445	\$980	\$1,519	47%	-5%
Greenwich Village	\$1,650	\$1,621	\$1,725	2%	-4%
Inwood	\$244	n/a	n/a	n/a	n/a
Lower East Side	\$694	\$532	\$755	30%	-8%
Midtown East	\$999	\$805	\$1,075	24%	-7%
Midtown West	\$794	\$803	\$905	-1%	-12%
Morningside Heights	n/a	\$1,955	\$3,000	n/a	n/a
Murray Hill	\$770	\$756	\$825	2%	-7%
Roosevelt Island	\$650	\$470	\$413	38%	57%
SoHo	\$2,650	\$2,290	\$3,538	16%	-25%
TriBeCa	\$2,000	\$2,451	\$2,625	-18%	-24%
Upper East Side	\$1,028	\$1,000	\$1,150	3%	-11%
Upper West Side	\$1,071	\$997	\$1,030	7%	4%
Washington Heights	\$398	\$341	\$513	17%	-22%
West Harlem	\$490	\$550	\$490	-11%	0%
West Village	\$3,010	\$1,594	\$1,332	89%	126%

Note: sale price in thousands

## Condominium Sale Price Per Square Foot

Average					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Manhattan</b>	<b>\$1,152</b>	<b>\$1,109</b>	<b>\$1,279</b>	<b>4%</b>	<b>-10%</b>
Battery Park City	\$1,101	\$1,035	\$951	6%	16%
Chelsea/Flatiron	\$1,272	\$1,108	\$1,251	15%	2%
East Harlem	\$670	\$623	\$824	8%	-19%
East Village	\$1,169	\$1,055	\$1,287	11%	-9%
Financial/Seaport	\$982	\$957	\$1,068	3%	-8%
Gramercy/Kips Bay	\$1,119	\$1,099	\$1,201	2%	-7%
Greenwich Village	\$1,311	\$1,322	\$1,395	-1%	-6%
Inwood	\$285	n/a	n/a	n/a	n/a
Lower East Side	\$981	\$858	\$1,046	14%	-6%
Midtown East	\$1,162	\$1,144	\$1,266	2%	-8%
Midtown West	\$1,132	\$1,151	\$1,418	-2%	-20%
Morningside Heights	n/a	n/a	\$2,394	n/a	n/a
Murray Hill	\$913	\$936	\$1,039	-2%	-12%
Roosevelt Island	\$635	n/a	\$769	n/a	-17%
SoHo	\$1,333	\$1,198	\$1,620	11%	-18%
TriBeCa	\$1,074	\$1,158	\$1,352	-7%	-21%
Upper East Side	\$1,081	\$1,118	\$1,348	-3%	-20%
Upper West Side	\$1,317	\$1,255	\$1,419	5%	-7%
Washington Heights	\$451	\$396	\$613	14%	-26%
West Harlem	\$530	\$561	\$607	-5%	-13%
West Village	\$2,048	\$1,268	\$1,440	61%	42%
Median					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Manhattan</b>	<b>\$1,029</b>	<b>\$1,013</b>	<b>\$1,183</b>	<b>2%</b>	<b>-13%</b>
Battery Park City	\$1,101	\$1,035	\$951	6%	16%
Chelsea/Flatiron	\$1,127	\$1,076	\$1,233	5%	-9%
East Harlem	\$621	\$638	\$824	-3%	-25%
East Village	\$1,199	\$967	\$1,188	24%	1%
Financial/Seaport	\$982	\$957	\$1,068	3%	-8%
Gramercy/Kips Bay	\$1,066	\$1,085	\$1,245	-2%	-14%
Greenwich Village	\$1,312	\$1,222	\$1,418	7%	-8%
Inwood	\$285	n/a	n/a	n/a	n/a
Lower East Side	\$990	\$934	\$1,109	6%	-11%
Midtown East	\$1,008	\$954	\$1,163	6%	-13%
Midtown West	\$1,027	\$1,029	\$1,274	0%	-19%
Morningside Heights	n/a	n/a	\$2,394	n/a	n/a
Murray Hill	\$947	\$909	\$1,017	4%	-7%
Roosevelt Island	\$623	n/a	\$769	n/a	-19%
SoHo	\$1,395	\$1,226	\$1,683	14%	-17%
TriBeCa	\$1,102	\$1,097	\$1,316	0%	-16%
Upper East Side	\$1,005	\$972	\$1,216	3%	-17%
Upper West Side	\$1,178	\$1,062	\$1,135	11%	4%
Washington Heights	\$439	\$436	\$596	1%	-26%
West Harlem	\$541	\$587	\$573	-8%	-6%
West Village	\$2,030	\$1,213	\$1,478	67%	37%



## Cooperative Sale Price

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Manhattan</b>	<b>\$944</b>	<b>\$915</b>	<b>\$1,088</b>	<b>3%</b>	<b>-13%</b>
Battery Park City	n/a	n/a	n/a	n/a	n/a
Chelsea/Flatiron	\$724	\$787	\$798	-8%	-9%
East Harlem	\$513	\$261	\$356	96%	44%
East Village	\$635	\$614	\$608	3%	4%
Financial/Seaport	\$870	\$590	\$870	48%	0%
Gramercy/Kips Bay	\$633	\$644	\$704	-2%	-10%
Greenwich Village	\$1,206	\$1,077	\$1,271	12%	-5%
Inwood	\$314	\$320	\$442	-2%	-29%
Lower East Side	\$545	\$488	\$582	12%	-6%
Midtown East	\$903	\$935	\$813	-3%	11%
Midtown West	\$914	\$561	\$914	63%	0%
Morningside Heights	\$496	\$468	\$765	6%	-35%
Murray Hill	\$528	\$501	\$565	5%	-7%
Roosevelt Island	n/a	n/a	n/a	n/a	n/a
SoHo	\$1,230	\$1,209	\$1,535	2%	-20%
TriBeCa	\$1,408	\$1,870	\$1,867	-25%	-25%
Upper East Side	\$1,327	\$1,230	\$1,873	8%	-29%
Upper West Side	\$905	\$946	\$966	-4%	-6%
Washington Heights	\$414	\$344	\$392	20%	6%
West Harlem	\$312	\$308	\$311	1%	0%
West Village	\$773	\$755	\$837	2%	-8%

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Manhattan</b>	<b>\$620</b>	<b>\$595</b>	<b>\$620</b>	<b>4%</b>	<b>0%</b>
Chelsea/Flatiron	\$570	\$605	\$658	-6%	-13%
East Harlem	\$270	\$250	\$330	8%	-18%
East Village	\$503	\$535	\$508	-6%	-1%
Financial/Seaport	\$764	\$470	\$870	62%	-12%
Gramercy/Kips Bay	\$523	\$505	\$540	4%	-3%
Greenwich Village	\$808	\$823	\$893	-2%	-10%
Inwood	\$306	\$358	\$428	-14%	-29%
Lower East Side	\$505	\$495	\$557	2%	-9%
Midtown East	\$629	\$640	\$579	-2%	9%
Midtown West	\$498	\$483	\$529	3%	-6%
Morningside Heights	\$465	\$450	\$633	3%	-27%
Murray Hill	\$413	\$468	\$509	-12%	-19%
SoHo	\$1,020	\$1,153	\$1,603	-11%	-36%
TriBeCa	\$1,250	\$1,850	\$1,665	-32%	-25%
Upper East Side	\$765	\$670	\$784	14%	-2%
Upper West Side	\$700	\$682	\$650	3%	8%
Washington Heights	\$384	\$300	\$369	28%	4%
West Harlem	\$305	\$272	\$285	12%	7%
West Village	\$573	\$642	\$665	-11%	-14%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

Average					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Manhattan</b>	<b>\$900</b>	<b>\$898</b>	<b>\$1,052</b>	<b>0%</b>	<b>-14%</b>
Chelsea/Flatiron	\$892	\$890	\$1,108	0%	-20%
East Village	\$1,026	\$981	\$1,128	5%	-9%
Financial/Seaport	\$646	\$807	\$741	-20%	-13%
Gramercy/Kips Bay	\$890	\$843	\$997	6%	-11%
Greenwich Village	\$1,027	\$1,024	\$1,211	0%	-15%
Inwood	\$496	\$385	\$557	29%	-11%
Lower East Side	\$706	\$563	\$735	25%	-4%
Midtown East	\$859	\$811	\$907	6%	-5%
Midtown West	\$935	\$816	\$953	15%	-2%
Morningside Heights	\$829	\$729	\$771	14%	7%
Murray Hill	\$801	\$813	\$978	-1%	-18%
SoHo	\$1,051	\$1,003	\$1,098	5%	-4%
TriBeCa	\$812	\$1,095	\$1,286	-26%	-37%
Upper East Side	\$923	\$939	\$1,134	-2%	-19%
Upper West Side	\$919	\$938	\$1,166	-2%	-21%
Washington Heights	\$599	\$495	\$566	21%	6%
West Harlem	\$534	\$446	\$648	20%	-18%
West Village	\$1,021	\$1,025	\$1,270	0%	-20%

Median					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Manhattan</b>	<b>\$838</b>	<b>\$818</b>	<b>\$944</b>	<b>2%</b>	<b>-11%</b>
Chelsea/Flatiron	\$854	\$854	\$1,078	0%	-21%
East Village	\$989	\$949	\$961	4%	3%
Financial/Seaport	\$646	\$807	\$741	-20%	-13%
Gramercy/Kips Bay	\$838	\$823	\$978	2%	-14%
Greenwich Village	\$1,018	\$911	\$1,163	12%	-12%
Inwood	\$437	\$381	\$551	15%	-21%
Lower East Side	\$600	\$544	\$695	10%	-14%
Midtown East	\$741	\$741	\$851	0%	-13%
Midtown West	\$744	\$761	\$897	-2%	-17%
Morningside Heights	\$788	\$705	\$773	12%	2%
Murray Hill	\$760	\$794	\$968	-4%	-22%
SoHo	\$1,082	\$964	\$1,105	12%	-2%
TriBeCa	\$815	\$1,009	\$1,286	-19%	-37%
Upper East Side	\$827	\$807	\$956	3%	-14%
Upper West Side	\$864	\$857	\$962	1%	-10%
Washington Heights	\$551	\$475	\$550	16%	0%
West Harlem	\$534	\$446	\$545	20%	-2%
West Village	\$993	\$971	\$1,288	2%	-23%

## New York City Residential Sales Report

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

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$499</b>	<b>\$534</b>	<b>\$555</b>	<b>-7%</b>	<b>-10%</b>
Bath Beach	\$520	\$489	\$537	6%	-3%
Bay Ridge / Fort Hamilton	\$421	\$508	\$482	-17%	-13%
Bedford Stuyvesant	\$435	\$458	\$520	-5%	-16%
Bensonhurst	\$510	\$637	\$589	-20%	-13%
Bergen Beach	\$554	\$581	\$620	-5%	-11%
Brighton Beach	\$784	\$721	\$806	9%	-3%
Boerum Hill	\$402	\$449	\$526	-10%	-23%
Borough Park	\$605	\$621	\$726	-3%	-17%
Brooklyn Heights	\$644	\$927	\$751	-31%	-14%
Brownsville / Ocean Hill	\$340	\$442	\$515	-23%	-34%
Bushwick / Wyckoff Heights	\$362	\$412	\$461	-12%	-21%
Canarsie	\$427	\$421	\$442	2%	-3%
Carroll Gardens	\$577	\$717	\$1,011	-20%	-43%
Clinton Hill	\$530	\$451	\$574	17%	-8%
Cobble Hill	\$822	\$936	\$1,244	-12%	-34%
Columbia St Waterfront District	\$648	\$505	\$621	28%	4%
Coney Island	\$300	\$279	\$291	8%	3%
Crown Heights	\$447	\$462	\$494	-3%	-10%
Cypress Hills	\$370	\$342	\$454	8%	-19%
Downtown	\$426	\$512	\$613	-17%	-31%
Dyker Heights	\$616	\$670	\$548	-8%	12%
East Flatbush	\$389	\$367	\$390	6%	0%
East New York / Spring Creek	\$299	\$332	\$393	-10%	-24%
Flatbush / Prospect Park South	\$405	\$444	\$537	-9%	-25%
Flatlands	\$383	\$372	\$373	3%	3%
Fort Greene	\$584	\$591	\$751	-1%	-22%
Gerritsen Beach	\$355	\$355	\$405	0%	-12%
Gowanus	\$566	\$687	\$605	-18%	-6%
Gravesend / Mapleton	\$543	\$584	\$520	-7%	4%
Greenpoint	\$706	\$521	\$674	36%	5%
Kensington / Parkville	\$436	\$490	\$405	-11%	8%
Manhattan Beach	\$1,119	\$560	\$950	100%	18%
Marine Park / Madison	\$421	\$448	\$451	-6%	-7%
Midwood	\$530	\$423	\$529	25%	0%
Mill Basin	\$573	\$487	\$591	18%	-3%
Park Slope	\$736	\$797	\$905	-8%	-19%
Prospect Heights	\$568	\$725	\$755	-22%	-25%
Prospect Park Lefferts Gardens	\$336	\$520	\$363	-35%	-8%
Red Hook	\$500	\$715	\$803	-30%	-38%
SeaGate	\$539	\$363	\$636	49%	-15%
Sheepshead Bay	\$381	\$331	\$379	15%	1%
Sunset Park	\$495	\$537	\$574	-8%	-14%
Vinegar Hill / Dumbo	\$1,157	\$965	\$1,319	20%	-12%
Williamsburg	\$599	\$637	\$609	-6%	-2%
Windsor Terrace	\$550	\$568	\$690	-3%	-20%

Note: sale price in thousands

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

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$450</b>	<b>\$466</b>	<b>\$490</b>	<b>-3%</b>	<b>-8%</b>
Bath Beach	\$445	\$560	\$585	-21%	-24%
Bay Ridge / Fort Hamilton	\$330	\$465	\$318	-29%	4%
Bedford Stuyvesant	\$424	\$443	\$500	-4%	-15%
Bensonhurst	\$484	\$665	\$585	-27%	-17%
Bergen Beach	\$525	\$590	\$560	-11%	-6%
Brighton Beach	\$700	\$584	\$700	20%	0%
Boerum Hill	\$355	\$395	\$448	-10%	-21%
Borough Park	\$557	\$576	\$680	-3%	-18%
Brooklyn Heights	\$527	\$611	\$482	-14%	9%
Brownsville / Ocean Hill	\$300	\$470	\$530	-36%	-43%
Bushwick / Wyckoff Heights	\$330	\$437	\$458	-25%	-28%
Canarsie	\$431	\$417	\$451	3%	-4%
Carroll Gardens	\$430	\$568	\$940	-24%	-54%
Clinton Hill	\$374	\$365	\$387	2%	-3%
Cobble Hill	\$815	\$763	\$990	7%	-18%
Columbia St Waterfront District	\$611	\$505	\$608	21%	1%
Coney Island	\$275	\$265	\$285	4%	-4%
Crown Heights	\$438	\$499	\$499	-12%	-12%
Cypress Hills	\$383	\$377	\$503	2%	-24%
Downtown	\$382	\$380	\$549	0%	-31%
Dyker Heights	\$619	\$673	\$575	-8%	8%
East Flatbush	\$390	\$385	\$408	1%	-4%
East New York / Spring Creek	\$244	\$298	\$378	-18%	-35%
Flatbush / Prospect Park South	\$357	\$365	\$420	-2%	-15%
Flatlands	\$378	\$371	\$383	2%	-1%
Fort Greene	\$555	\$465	\$620	19%	-10%
Gerritsen Beach	\$375	\$354	\$385	6%	-3%
Gowanus	\$475	\$539	\$643	-12%	-26%
Gravesend / Mapleton	\$515	\$479	\$546	7%	-6%
Greenpoint	\$745	\$475	\$675	57%	10%
Kensington / Parkville	\$340	\$405	\$303	-16%	12%
Manhattan Beach	\$1,300	\$540	\$553	141%	135%
Marine Park / Madison	\$455	\$449	\$450	1%	1%
Midwood	\$548	\$423	\$430	30%	27%
Mill Basin	\$490	\$422	\$490	16%	0%
Park Slope	\$595	\$630	\$695	-6%	-14%
Prospect Heights	\$475	\$560	\$610	-15%	-22%
Prospect Park Lefferts Gardens	\$295	\$461	\$405	-36%	-27%
Red Hook	\$500	\$715	\$803	-30%	-38%
SeaGate	\$525	\$363	\$605	45%	-13%
Sheepshead Bay	\$372	\$300	\$370	24%	1%
Sunset Park	\$415	\$500	\$625	-17%	-34%
Vinegar Hill / Dumbo	\$1,238	\$965	\$859	28%	44%
Williamsburg	\$558	\$600	\$521	-7%	7%
Windsor Terrace	\$445	\$505	\$575	-12%	-23%

Note: sale price in thousands

## Apartment Sale Price (includes all condominium & cooperative units)

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$428</b>	<b>\$459</b>	<b>\$442</b>	<b>-7%</b>	<b>-3%</b>
Bath Beach	\$377	\$213	\$239	77%	58%
Bay Ridge / Fort Hamilton	\$272	\$277	\$248	-2%	9%
Bedford Stuyvesant	\$379	\$444	\$466	-15%	-19%
Bensonhurst	\$327	\$360	\$312	-9%	5%
Bergen Beach	\$358	\$404	\$423	-11%	-15%
Brighton Beach	\$648	\$569	\$656	14%	-1%
Boerum Hill	\$452	\$464	\$390	-3%	16%
Borough Park	\$390	\$464	\$519	-16%	-25%
Brooklyn Heights	\$608	\$816	\$605	-25%	1%
Brownsville / Ocean Hill	\$190	\$115	\$228	65%	-17%
Bushwick / Wyckoff Heights	\$306	\$328	\$300	-7%	2%
Canarsie	\$293	\$270	\$208	8%	41%
Carroll Gardens	\$533	\$530	\$631	1%	-16%
Clinton Hill	\$375	\$361	\$408	4%	-8%
Cobble Hill	\$710	\$646	\$1,088	10%	-35%
Columbia St Waterfront District	\$648	\$505	\$391	28%	66%
Coney Island	\$287	\$277	\$289	4%	-1%
Crown Heights	\$446	\$446	\$393	0%	14%
Downtown	\$426	\$436	\$613	-2%	-31%
Dyker Heights	\$418	\$280	\$285	49%	46%
East Flatbush	\$183	\$216	\$167	-15%	9%
East New York / Spring Creek	\$198	\$217	\$215	-9%	-8%
Flatbush / Prospect Park South	\$311	\$309	\$267	1%	16%
Flatlands	\$176	\$205	\$208	-14%	-15%
Fort Greene	\$562	\$499	\$668	13%	-16%
Gowanus	\$536	\$572	\$104	-6%	418%
Gravesend / Mapleton	\$329	\$229	\$228	44%	44%
Greenpoint	\$590	\$427	\$436	38%	35%
Kensington / Parkville	\$268	\$285	\$268	-6%	0%
Manhattan Beach	n/a	n/a	\$342	n/a	n/a
Marine Park / Madison	\$253	\$227	\$201	12%	26%
Midwood	\$232	\$212	\$236	9%	-2%
Mill Basin	\$153	\$151	\$160	1%	-4%
Park Slope	\$597	\$644	\$647	-7%	-8%
Prospect Heights	\$522	\$718	\$649	-27%	-19%
Prospect Park Lefferts Gardens	\$205	\$307	\$217	-33%	-6%
Sheepshead Bay	\$285	\$215	\$261	32%	9%
Sunset Park	\$316	\$312	\$317	1%	0%
Vinegar Hill / Dumbo	\$1,157	\$965	\$1,319	20%	-12%
Williamsburg	\$586	\$628	\$580	-7%	1%
Windsor Terrace	\$365	\$427	\$453	-15%	-20%

Note: sale price in thousands



## New York City Residential Sales Report

### Apartment Sale Price (includes all condominium & cooperative units)

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$380</b>	<b>\$390</b>	<b>\$362</b>	<b>-2%</b>	<b>5%</b>
Bath Beach	\$384	\$192	\$218	100%	77%
Bay Ridge / Fort Hamilton	\$232	\$248	\$223	-6%	4%
Bedford Stuyvesant	\$360	\$406	\$470	-11%	-23%
Bensonhurst	\$313	\$395	\$288	-21%	9%
Bergen Beach	\$360	\$385	\$424	-7%	-15%
Brighton Beach	\$603	\$550	\$698	10%	-14%
Boerum Hill	\$497	\$475	\$410	5%	21%
Borough Park	\$330	\$370	\$403	-11%	-18%
Brooklyn Heights	\$527	\$600	\$463	-12%	14%
Brownsville / Ocean Hill	\$173	\$115	\$228	50%	-24%
Bushwick / Wyckoff Heights	\$315	\$328	\$300	-4%	5%
Canarsie	\$347	\$270	\$165	28%	110%
Carroll Gardens	\$410	\$532	\$613	-23%	-33%
Clinton Hill	\$337	\$350	\$376	-4%	-10%
Cobble Hill	\$775	\$630	\$850	23%	-9%
Columbia St Waterfront District	\$611	\$505	\$499	21%	23%
Coney Island	\$265	\$265	\$285	0%	-7%
Crown Heights	\$445	\$475	\$330	-6%	35%
Downtown	\$382	\$370	\$549	3%	-31%
Dyker Heights	\$418	\$280	\$265	49%	58%
East Flatbush	\$183	\$235	\$147	-22%	24%
East New York / Spring Creek	\$183	\$209	\$198	-12%	-7%
Flatbush / Prospect Park South	\$312	\$310	\$284	1%	10%
Flatlands	\$169	\$200	\$215	-16%	-21%
Fort Greene	\$548	\$509	\$605	8%	-10%
Gowanus	\$463	\$529	\$104	-12%	348%
Gravesend / Mapleton	\$360	\$200	\$200	80%	80%
Greenpoint	\$580	\$425	\$428	36%	36%
Kensington / Parkville	\$235	\$240	\$229	-2%	3%
Manhattan Beach	n/a	n/a	\$342	n/a	n/a
Marine Park / Madison	\$222	\$213	\$176	4%	26%
Midwood	\$168	\$179	\$225	-6%	-25%
Mill Basin	\$165	\$156	\$158	6%	5%
Park Slope	\$570	\$590	\$612	-3%	-7%
Prospect Heights	\$470	\$553	\$576	-15%	-18%
Prospect Park Lefferts Gardens	\$162	\$305	\$161	-47%	0%
Sheepshead Bay	\$202	\$179	\$210	13%	-4%
Sunset Park	\$284	\$308	\$298	-8%	-5%
Vinegar Hill / Dumbo	\$1,238	\$965	\$859	28%	44%
Williamsburg	\$550	\$575	\$500	-4%	10%
Windsor Terrace	\$365	\$425	\$444	-14%	-18%

Note: sale price in thousands



REAL ESTATE BOARD OF NEW YORK

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

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$488</b>	<b>\$493</b>	<b>\$503</b>	<b>-1%</b>	<b>-3%</b>
Bath Beach	\$341	\$326	\$269	5%	27%
Bay Ridge / Fort Hamilton	\$377	\$390	\$381	-3%	-1%
Bedford Stuyvesant	\$353	\$346	\$470	2%	-25%
Bensonhurst	\$394	\$363	\$334	9%	18%
Bergen Beach	\$337	\$354	\$363	-5%	-7%
Brighton Beach	\$759	\$622	\$683	22%	11%
Boerum Hill	\$396	\$349	\$360	14%	10%
Borough Park	\$430	\$429	\$528	0%	-19%
Brooklyn Heights	\$742	\$796	\$678	-7%	10%
Brownsville / Ocean Hill	\$333	\$121	\$211	175%	58%
Bushwick / Wyckoff Heights	\$469	n/a	\$583	n/a	-19%
Canarsie	\$390	\$260	\$352	50%	11%
Carroll Gardens	\$572	\$637	\$671	-10%	-15%
Clinton Hill	\$543	\$559	\$662	-3%	-18%
Cobble Hill	\$677	\$618	\$869	10%	-22%
Columbia St Waterfront District	\$638	\$577	\$538	11%	18%
Coney Island	\$378	\$353	\$364	7%	4%
Crown Heights	\$515	\$410	\$423	26%	22%
Downtown	\$520	\$500	\$596	4%	-13%
Dyker Heights	n/a	\$409	\$481	n/a	n/a
East Flatbush	\$215	\$252	\$272	-15%	-21%
East New York / Spring Creek	\$268	\$285	\$280	-6%	-4%
Flatbush / Prospect Park South	\$397	\$378	\$372	5%	7%
Flatlands	\$184	\$202	\$237	-9%	-22%
Fort Greene	\$561	\$500	\$728	12%	-23%
Gowanus	\$691	\$563	\$114	23%	504%
Gravesend / Mapleton	\$314	\$292	\$329	8%	-5%
Greenpoint	\$652	\$539	\$629	21%	4%
Kensington / Parkville	\$342	\$335	\$374	2%	-9%
Manhattan Beach	n/a	n/a	\$448	n/a	n/a
Marine Park / Madison	\$332	\$316	\$253	5%	31%
Midwood	\$260	\$281	\$281	-7%	-7%
Mill Basin	n/a	\$191	\$216	n/a	n/a
Park Slope	\$668	\$670	\$703	0%	-5%
Prospect Heights	\$578	\$595	\$671	-3%	-14%
Prospect Park Lefferts Gardens	\$208	\$368	\$257	-44%	-19%
Sheepshead Bay	\$325	\$292	\$343	11%	-5%
Sunset Park	\$425	\$435	\$400	-2%	6%
Vinegar Hill / Dumbo	\$730	\$720	\$902	1%	-19%
Williamsburg	\$591	\$617	\$612	-4%	-3%
Windsor Terrace	\$501	\$538	\$558	-7%	-10%



REAL ESTATE BOARD OF NEW YORK

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

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$466</b>	<b>\$400</b>	<b>\$451</b>	<b>17%</b>	<b>3%</b>
Bath Beach	\$357	\$341	\$271	5%	32%
Bay Ridge / Fort Hamilton	\$367	\$376	\$363	-2%	1%
Bedford Stuyvesant	\$340	\$374	\$412	-9%	-17%
Bensonhurst	\$406	\$358	\$379	13%	7%
Bergen Beach	\$348	\$301	\$373	16%	-7%
Brighton Beach	\$758	\$668	\$667	14%	14%
Boerum Hill	\$377	\$356	\$341	6%	11%
Borough Park	\$407	\$369	\$510	11%	-20%
Brooklyn Heights	\$679	\$718	\$715	-5%	-5%
Brownsville / Ocean Hill	\$353	n/a	\$211	n/a	67%
Bushwick / Wyckoff Heights	\$440	n/a	\$583	n/a	-24%
Canarsie	\$415	n/a	\$352	n/a	18%
Carroll Gardens	\$620	\$630	\$671	-2%	-8%
Clinton Hill	\$540	\$631	\$651	-14%	-17%
Cobble Hill	\$618	\$678	\$888	-9%	-30%
Columbia Street Waterfront District	\$623	\$594	\$735	5%	-15%
Coney Island	\$346	\$356	\$361	-3%	-4%
Crown Heights	\$497	\$622	\$330	-20%	50%
Downtown	\$492	\$546	\$548	-10%	-10%
Dyker Heights	n/a	n/a	\$481	n/a	n/a
East Flatbush	\$225	\$271	\$266	-17%	-15%
East New York / Spring Creek	\$287	\$286	\$284	1%	1%
Flatbush / Prospect Park South	\$432	\$336	\$379	28%	14%
Flatlands	\$203	\$251	\$239	-19%	-15%
Fort Greene	\$587	\$491	\$802	19%	-27%
Gowanus	\$694	n/a	\$114	n/a	507%
Gravesend / Mapleton	\$310	\$253	\$338	22%	-8%
Greenpoint	\$642	\$630	\$656	2%	-2%
Kensington / Parkville	\$336	\$335	\$352	0%	-5%
Manhattan Beach	n/a	n/a	\$448	n/a	n/a
Marine Park / Madison	\$331	\$204	\$215	63%	54%
Midwood	\$235	\$305	\$278	-23%	-15%
Mill Basin	n/a	\$190	\$216	n/a	n/a
Park Slope	\$662	\$681	\$701	-3%	-6%
Prospect Heights	\$573	\$622	\$615	-8%	-7%
Prospect Park Lefferts Gardens	\$208	\$315	\$281	-34%	-26%
Sheepshead Bay	\$303	\$276	\$354	10%	-14%
Sunset Park	\$402	\$418	\$444	-4%	-9%
Vinegar Hill / Dumbo	\$687	\$787	\$825	-13%	-17%
Williamsburg	\$611	\$530	\$659	15%	-7%
Windsor Terrace	\$527	\$474	\$575	11%	-8%

## New York City Residential Sales Report

### Condominium Sale Price

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$502</b>	<b>\$551</b>	<b>\$591</b>	<b>-9%</b>	<b>-15%</b>
Bath Beach	\$416	n/a	\$387	n/a	7%
Bay Ridge / Fort Hamilton	\$447	\$403	\$412	11%	9%
Bedford Stuyvesant	\$379	\$444	\$466	-15%	-19%
Bensonhurst	\$365	\$413	\$395	-12%	-7%
Bergen Beach	\$358	\$404	\$423	-11%	-15%
Brighton Beach	\$665	\$624	\$714	7%	-7%
Boerum Hill	\$539	\$637	\$668	-15%	-19%
Borough Park	\$476	\$498	\$437	-4%	9%
Brooklyn Heights	\$762	\$1,266	\$2,400	-40%	-68%
Brownsville / Ocean Hill	\$190	\$115	\$228	65%	-17%
Bushwick / Wyckoff Heights	\$306	\$328	\$300	-7%	2%
Canarsie	\$319	\$270	\$262	18%	22%
Carroll Gardens	\$549	\$497	\$722	10%	-24%
Clinton Hill	\$351	\$456	\$295	-23%	19%
Cobble Hill	\$771	\$675	\$1,334	14%	-42%
Columbia St Waterfront District	\$648	\$505	\$391	28%	66%
Coney Island	\$443	\$403	\$344	10%	29%
Crown Heights	\$491	\$507	\$569	-3%	-14%
Downtown	\$576	\$650	\$874	-11%	-34%
Dyker Heights	\$418	\$280	\$333	49%	26%
East Flatbush	n/a	\$254	\$245	n/a	n/a
East New York / Spring Creek	\$198	\$217	\$215	-9%	-8%
Flatbush / Prospect Park South	\$375	\$419	\$374	-11%	0%
Fort Greene	\$665	\$608	\$905	9%	-27%
Gowanus	\$536	\$577	\$104	-7%	418%
Gravesend / Mapleton	\$437	\$372	\$341	17%	28%
Greenpoint	\$590	\$427	\$433	38%	36%
Kensington / Parkville	\$394	\$514	\$503	-23%	-22%
Manhattan Beach	n/a	n/a	\$553	n/a	n/a
Marine Park / Madison	\$445	\$357	\$365	25%	22%
Midwood	\$425	\$282	\$360	51%	18%
Park Slope	\$654	\$716	\$667	-9%	-2%
Prospect Heights	\$521	\$837	\$654	-38%	-20%
Prospect Park Lefferts Gardens	\$280	\$432	\$425	-35%	-34%
Sheepshead Bay	\$478	\$361	\$467	32%	2%
Sunset Park	\$323	\$348	\$347	-7%	-7%
Vinegar Hill / Dumbo	\$1,183	\$965	\$1,312	23%	-10%
Williamsburg	\$590	\$635	\$583	-7%	1%
Windsor Terrace	\$439	\$508	\$623	-14%	-29%

Note: sale price in thousands

## Condominium Sale Price

Median					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Brooklyn</b>	<b>\$459</b>	<b>\$484</b>	<b>\$500</b>	<b>-5%</b>	<b>-8%</b>
Bath Beach	\$410	n/a	\$387	n/a	6%
Bay Ridge / Fort Hamilton	\$373	\$453	\$412	-18%	-10%
Bedford Stuyvesant	\$360	\$406	\$470	-11%	-23%
Bensonhurst	\$375	\$427	\$400	-12%	-6%
Bergen Beach	\$360	\$385	\$424	-7%	-15%
Brighton Beach	\$628	\$595	\$720	5%	-13%
Boerum Hill	\$455	\$603	\$574	-25%	-21%
Borough Park	\$499	\$487	\$425	2%	17%
Brooklyn Heights	\$611	\$1,170	\$2,400	-48%	-75%
Brownsville / Ocean Hill	\$173	\$115	\$228	50%	-24%
Bushwick / Wyckoff Heights	\$315	\$328	\$300	-4%	5%
Canarsie	\$350	\$270	\$262	29%	34%
Carroll Gardens	\$480	\$502	\$630	-4%	-24%
Clinton Hill	\$325	\$437	\$330	-26%	-2%
Cobble Hill	\$853	\$763	\$1,270	12%	-33%
Columbia St Waterfront District	\$611	\$505	\$499	21%	23%
Coney Island	\$426	\$358	\$344	19%	24%
Crown Heights	\$485	\$512	\$510	-5%	-5%
Downtown	\$500	\$703	\$700	-29%	-29%
Dyker Heights	\$418	\$280	\$333	49%	26%
East Flatbush	n/a	\$256	\$245	n/a	n/a
East New York / Spring Creek	\$183	\$209	\$198	-12%	-7%
Flatbush / Prospect Park South	\$396	\$431	\$374	-8%	6%
Fort Greene	\$655	\$590	\$927	11%	-29%
Gowanus	\$463	\$532	\$104	-13%	348%
Gravesend / Mapleton	\$433	\$385	\$350	13%	24%
Greenpoint	\$580	\$425	\$406	36%	43%
Kensington / Parkville	\$404	\$470	\$520	-14%	-22%
Manhattan Beach	n/a	n/a	\$553	n/a	n/a
Marine Park / Madison	\$436	\$360	\$370	21%	18%
Midwood	\$350	\$262	\$360	34%	-3%
Park Slope	\$600	\$695	\$653	-14%	-8%
Prospect Heights	\$459	\$663	\$545	-31%	-16%
Prospect Park Lefferts Gardens	\$285	\$420	\$425	-32%	-33%
Sheepshead Bay	\$447	\$350	\$408	28%	10%
Sunset Park	\$300	\$354	\$335	-15%	-10%
Vinegar Hill / Dumbo	\$1,275	\$965	\$842	32%	51%
Williamsburg	\$553	\$575	\$500	-4%	11%
Windsor Terrace	\$487	\$505	\$638	-4%	-24%

Note: sale price in thousands



## New York City Residential Sales Report

### Condominium Price Per Sq. Ft.

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$517</b>	<b>\$509</b>	<b>\$556</b>	<b>2%</b>	<b>-7%</b>
Bath Beach	\$341	n/a	\$356	n/a	-4%
Bay Ridge / Fort Hamilton	\$503	\$516	\$534	-3%	-6%
Bedford Stuyvesant	\$353	\$346	\$470	2%	-25%
Bensonhurst	\$422	\$388	\$365	9%	16%
Bergen Beach	\$337	\$354	\$363	-5%	-7%
Brighton Beach	\$764	\$638	\$681	20%	12%
Boerum Hill	\$488	\$514	\$552	-5%	-12%
Borough Park	\$405	\$362	\$361	12%	12%
Brooklyn Heights	\$727	\$960	\$1,003	-24%	-27%
Brownsville / Ocean Hill	\$333	\$121	\$211	175%	58%
Bushwick / Wyckoff Heights	\$469	n/a	\$583	n/a	-19%
Canarsie	\$390	\$260	\$352	50%	11%
Carroll Gardens	\$589	\$592	\$671	-1%	-12%
Clinton Hill	\$455	\$496	\$569	-8%	-20%
Cobble Hill	\$624	\$505	\$869	24%	-28%
Columbia St Waterfront District	\$638	\$577	\$538	11%	18%
Coney Island	\$453	\$417	\$398	8%	14%
Crown Heights	\$532	\$385	\$444	38%	20%
Downtown	\$615	n/a	\$661	n/a	-7%
Dyker Heights	n/a	\$409	\$481	n/a	n/a
East Flatbush	n/a	\$253	\$303	n/a	n/a
East New York / Spring Creek	\$268	\$285	\$280	-6%	-4%
Flatbush / Prospect Park South	\$443	\$477	\$435	-7%	2%
Fort Greene	\$614	\$508	\$850	21%	-28%
Gowanus	\$691	\$560	\$114	23%	504%
Gravesend / Mapleton	\$378	\$414	\$380	-9%	0%
Greenpoint	\$652	\$539	\$629	21%	4%
Kensington / Parkville	\$377	\$432	\$483	-13%	-22%
Manhattan Beach	n/a	n/a	\$448	n/a	n/a
Marine Park / Madison	\$443	\$380	\$389	17%	14%
Midwood	\$394	\$298	n/a	32%	n/a
Park Slope	\$634	\$595	\$681	7%	-7%
Prospect Heights	\$544	\$600	\$655	-9%	-17%
Prospect Park Lefferts Gardens	\$274	\$667	n/a	-59%	n/a
Sheepshead Bay	\$439	\$443	\$412	-1%	7%
Sunset Park	\$429	\$476	\$422	-10%	2%
Vinegar Hill / Dumbo	\$730	\$720	\$902	1%	-19%
Williamsburg	\$591	\$617	\$612	-4%	-3%
Windsor Terrace	\$555	\$506	\$510	10%	9%

## New York City Residential Sales Report

### Condominium Price Per Sq. Ft.

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$522</b>	<b>\$517</b>	<b>\$524</b>	<b>1%</b>	<b>0%</b>
Bath Beach	\$357	n/a	\$356	n/a	1%
Bay Ridge / Fort Hamilton	\$508	\$553	\$534	-8%	-5%
Bedford Stuyvesant	\$340	\$318	\$412	7%	-17%
Bensonhurst	\$407	\$390	\$386	4%	5%
Bergen Beach	\$348	\$359	\$373	-3%	-7%
Brighton Beach	\$778	\$568	\$667	37%	17%
Boerum Hill	\$432	\$434	\$519	0%	-17%
Borough Park	\$380	\$365	\$341	4%	11%
Brooklyn Heights	\$693	\$918	\$1,003	-24%	-31%
Brownsville / Ocean Hill	\$353	\$121	\$211	191%	67%
Bushwick / Wyckoff Heights	\$440	n/a	\$583	n/a	-24%
Canarsie	\$415	\$260	\$352	59%	18%
Carroll Gardens	\$624	\$600	\$671	4%	-7%
Clinton Hill	\$497	\$470	\$569	6%	-13%
Cobble Hill	\$589	\$551	\$888	7%	-34%
Columbia St Waterfront District	\$623	\$577	\$735	8%	-15%
Coney Island	\$422	\$440	\$398	-4%	6%
Crown Heights	\$497	\$415	\$299	20%	66%
Downtown	\$617	n/a	\$658	n/a	-6%
Dyker Heights	n/a	\$409	\$481	n/a	n/a
East Flatbush	n/a	\$253	\$303	n/a	n/a
East New York / Spring Creek	\$287	\$287	\$284	0%	1%
Flatbush / Prospect Park South	\$452	\$477	\$435	-5%	4%
Fort Greene	\$605	\$467	\$834	29%	-27%
Gowanus	\$694	\$553	\$114	26%	507%
Gravesend / Mapleton	\$402	\$414	\$360	-3%	12%
Greenpoint	\$642	\$573	\$656	12%	-2%
Kensington / Parkville	\$388	\$432	\$487	-10%	-20%
Manhattan Beach	n/a	n/a	\$448	n/a	n/a
Marine Park / Madison	\$394	\$380	\$389	4%	1%
Midwood	\$394	\$298	n/a	32%	n/a
Park Slope	\$664	\$606	\$698	10%	-5%
Prospect Heights	\$536	\$586	\$647	-9%	-17%
Prospect Park Lefferts Gardens	\$274	\$667	n/a	-59%	n/a
Sheepshead Bay	\$396	\$458	\$369	-14%	7%
Sunset Park	\$422	\$493	\$480	-14%	-12%
Vinegar Hill / Dumbo	\$687	\$772	\$825	-11%	-17%
Williamsburg	\$611	\$667	\$659	-8%	-7%
Windsor Terrace	\$546	\$497	\$506	10%	8%

## New York City Residential Sales Report

### Cooperative Sale Price

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$327</b>	<b>\$379</b>	<b>\$339</b>	<b>-14%</b>	<b>-3%</b>
Bath Beach	\$240	\$213	\$209	13%	14%
Bay Ridge / Fort Hamilton	\$249	\$261	\$242	-5%	3%
Bensonhurst	\$183	\$237	\$195	-23%	-6%
Brighton Beach	\$574	\$438	\$549	31%	5%
Boerum Hill	\$270	\$241	\$277	12%	-2%
Borough Park	\$185	\$194	\$212	-5%	-13%
Brooklyn Heights	\$566	\$785	\$569	-28%	-1%
Canarsie	\$134	n/a	\$101	n/a	33%
Carroll Gardens	\$410	\$590	\$360	-30%	14%
Clinton Hill	\$384	\$319	\$431	20%	-11%
Cobble Hill	\$669	\$588	\$760	14%	-12%
Coney Island	\$248	\$260	\$286	-5%	-13%
Crown Heights	\$230	\$241	\$283	-4%	-18%
Downtown	\$292	\$319	\$434	-9%	-33%
Dyker Heights	n/a	n/a	\$190	n/a	n/a
East Flatbush	\$183	\$186	\$158	-2%	16%
Flatbush / Prospect Park South	\$288	\$290	\$255	-1%	13%
Flatlands	\$176	\$205	\$208	-14%	-15%
Fort Greene	\$417	\$389	\$341	7%	22%
Gowanus	n/a	\$475	n/a	n/a	n/a
Gravesend / Mapleton	\$171	\$193	\$198	-11%	-14%
Greenpoint	n/a	n/a	\$450	n/a	n/a
Kensington / Parkville	\$236	\$226	\$227	4%	4%
Manhattan Beach	n/a	n/a	\$130	n/a	n/a
Marine Park / Madison	\$185	\$183	\$175	1%	6%
Midwood	\$179	\$177	\$226	1%	-21%
Mill Basin	\$153	\$151	\$160	1%	-4%
Park Slope	\$542	\$602	\$629	-10%	-14%
Prospect Heights	\$527	\$556	\$648	-5%	-19%
Prospect Park Lefferts Gardens	\$129	\$245	\$207	-47%	-38%
Sheepshead Bay	\$200	\$169	\$190	18%	5%
Sunset Park	\$222	\$202	\$272	10%	-18%
Vinegar Hill / Dumbo	\$875	n/a	\$1,420	n/a	-38%
Williamsburg	\$141	\$214	\$517	-34%	-73%
Windsor Terrace	\$344	\$407	\$378	-15%	-9%

Note: sale price in thousands

## New York City Residential Sales Report

### Cooperative Sale Price

	Median				
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$270</b>	<b>\$280</b>	<b>\$269</b>	<b>-4%</b>	<b>1%</b>
Bath Beach	\$234	\$192	\$200	22%	17%
Bay Ridge / Fort Hamilton	\$225	\$238	\$218	-5%	3%
Bensonhurst	\$194	\$235	\$168	-18%	15%
Brighton Beach	\$491	\$540	\$558	-9%	-12%
Boerum Hill	\$250	\$203	\$248	23%	1%
Borough Park	\$191	\$162	\$208	18%	-8%
Brooklyn Heights	\$448	\$583	\$461	-23%	-3%
Canarsie	\$134	n/a	\$101	n/a	33%
Carroll Gardens	\$400	\$594	\$360	-33%	11%
Clinton Hill	\$339	\$330	\$380	3%	-11%
Cobble Hill	\$626	\$400	\$850	57%	-26%
Coney Island	\$253	\$255	\$283	-1%	-11%
Crown Heights	\$208	\$209	\$298	-1%	-30%
Downtown	\$290	\$320	\$403	-9%	-28%
Dyker Heights	n/a	n/a	\$190	n/a	n/a
East Flatbush	\$183	\$155	\$144	18%	27%
Flatbush / Prospect Park South	\$279	\$280	\$245	0%	14%
Flatlands	\$169	\$200	\$215	-16%	-21%
Fort Greene	\$381	\$375	\$335	2%	14%
Gowanus	n/a	\$475	n/a	n/a	n/a
Gravesend / Mapleton	\$174	\$182	\$189	-5%	-8%
Greenpoint	n/a	n/a	\$450	n/a	n/a
Kensington / Parkville	\$220	\$230	\$219	-4%	0%
Manhattan Beach	n/a	n/a	\$130	n/a	n/a
Marine Park / Madison	\$177	\$165	\$168	7%	5%
Midwood	\$160	\$163	\$220	-2%	-27%
Mill Basin	\$165	\$156	\$158	6%	5%
Park Slope	\$547	\$560	\$594	-2%	-8%
Prospect Heights	\$524	\$450	\$576	17%	-9%
Prospect Park Lefferts Gardens	\$121	\$221	\$157	-45%	-23%
Sheepshead Bay	\$175	\$166	\$190	5%	-8%
Sunset Park	\$260	\$190	\$280	37%	-7%
Vinegar Hill / Dumbo	\$875	n/a	\$1,420	n/a	-38%
Williamsburg	\$141	\$214	\$252	-34%	-44%
Windsor Terrace	\$325	\$388	\$375	-16%	-13%

Note: sale price in thousands

## New York City Residential Sales Report

### Cooperative Sale Price Per Square Foot

Average					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$445</b>	<b>\$482</b>	<b>\$442</b>	<b>-8%</b>	<b>1%</b>
Bath Beach	n/a	\$326	\$254	n/a	n/a
Bay Ridge / Fort Hamilton	\$363	\$377	\$370	-4%	-2%
Bensonhurst	\$278	\$235	\$211	18%	32%
Brighton Beach	\$719	\$581	\$689	24%	4%
Boerum Hill	\$378	\$303	\$411	25%	-8%
Borough Park	\$202	\$275	\$351	-27%	-42%
Brooklyn Heights	\$747	\$777	\$662	-4%	13%
Carroll Gardens	\$317	\$716	n/a	-56%	n/a
Clinton Hill	\$610	\$570	\$679	7%	-10%
Cobble Hill	\$890	\$958	n/a	-7%	n/a
Coney Island	\$350	\$333	\$359	5%	-3%
Crown Heights	\$413	\$536	\$361	-23%	14%
Downtown	\$487	\$500	\$549	-3%	-11%
East Flatbush	\$215	\$251	\$268	-14%	-20%
Flatbush / Prospect Park South	\$376	\$362	\$351	4%	7%
Flatlands	\$184	\$202	\$237	-9%	-22%
Fort Greene	\$502	\$497	\$551	1%	-9%
Gowanus	n/a	\$617	n/a	n/a	n/a
Gravesend / Mapleton	\$249	\$273	\$300	-9%	-17%
Kensington / Parkville	\$327	\$368	\$345	-11%	-5%
Marine Park / Madison	\$295	\$302	\$219	-2%	35%
Midwood	\$233	\$279	\$281	-16%	-17%
Mill Basin	n/a	\$191	\$216	n/a	n/a
Park Slope	\$700	\$707	\$729	-1%	-4%
Prospect Heights	\$652	\$588	\$681	11%	-4%
Prospect Park Lefferts Gardens	\$141	\$219	\$257	-36%	-45%
Sheepshead Bay	\$284	\$251	\$314	13%	-10%
Sunset Park	\$376	\$302	\$337	24%	11%
Windsor Terrace	\$481	\$547	\$623	-12%	-23%



## New York City Residential Sales Report

### Cooperative Sale Price Per Square Foot

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$416</b>	<b>\$436</b>	<b>\$376</b>	<b>-5%</b>	<b>11%</b>
Bath Beach	n/a	\$326	\$246	n/a	n/a
Bay Ridge / Fort Hamilton	\$351	\$337	\$353	4%	-1%
Bensonhurst	\$324	\$235	\$211	38%	54%
Brighton Beach	\$719	\$651	\$674	10%	7%
Boerum Hill	\$393	\$279	\$403	41%	-3%
Borough Park	\$202	\$293	\$351	-31%	-42%
Brooklyn Heights	\$652	\$786	\$706	-17%	-8%
Carroll Gardens	\$317	\$697	n/a	-55%	n/a
Clinton Hill	\$613	\$634	\$675	-3%	-9%
Cobble Hill	\$890	\$958	n/a	-7%	n/a
Coney Island	\$336	\$334	\$361	1%	-7%
Crown Heights	\$413	\$536	\$361	-23%	14%
Downtown	\$481	\$468	\$540	3%	-11%
East Flatbush	\$226	\$265	\$265	-15%	-15%
Flatbush / Prospect Park South	\$416	\$402	\$347	4%	20%
Flatlands	\$203	\$233	\$239	-13%	-15%
Fort Greene	\$487	\$491	\$542	-1%	-10%
Gowanus	n/a	\$617	n/a	n/a	n/a
Gravesend / Mapleton	\$233	\$260	\$298	-10%	-22%
Kensington / Parkville	\$309	\$309	\$310	0%	0%
Marine Park / Madison	\$306	\$293	\$208	5%	47%
Midwood	\$229	\$281	\$278	-18%	-18%
Mill Basin	n/a	\$196	\$216	n/a	n/a
Park Slope	\$659	\$667	\$725	-1%	-9%
Prospect Heights	\$659	\$543	\$609	21%	8%
Prospect Park Lefferts Gardens	\$141	\$229	\$281	-38%	-50%
Sheepshead Bay	\$259	\$236	\$305	9%	-15%
Sunset Park	\$376	\$296	\$331	27%	14%
Windsor Terrace	\$478	\$523	\$629	-9%	-24%

## New York City Residential Sales Report

### One - Three Family Dwelling Sale Price

Average					
	4q09	3q09	4q08	Percent Change 3q09	4q08
<b>Brooklyn</b>	<b>\$576</b>	<b>\$594</b>	<b>\$640</b>	<b>-3%</b>	<b>-10%</b>
Bath Beach	\$624	\$594	\$680	5%	-8%
Bay Ridge / Fort Hamilton	\$703	\$712	\$809	-1%	-13%
Bedford Stuyvesant	\$457	\$462	\$528	-1%	-13%
Bensonhurst	\$651	\$694	\$710	-6%	-8%
Bergen Beach	\$678	\$648	\$734	5%	-8%
Brighton Beach	\$1,378	\$1,239	\$1,443	11%	-5%
Boerum Hill	\$518	\$381	\$574	36%	-10%
Borough Park	\$732	\$695	\$854	5%	-14%
Brooklyn Heights	\$1,209	\$3,267	\$3,186	-63%	-62%
Brownsville / Ocean Hill	\$405	\$447	\$524	-9%	-23%
Bushwick / Wyckoff Heights	\$371	\$409	\$465	-9%	-20%
Canarsie	\$454	\$426	\$451	7%	1%
Carroll Gardens	\$744	\$1,590	\$1,518	-53%	-51%
Clinton Hill	\$1,096	\$888	\$1,322	23%	-17%
Cobble Hill	\$1,945	\$2,679	\$1,788	-27%	9%
Columbia St Waterfront District	n/a	n/a	\$850	n/a	n/a
Coney Island	\$377	\$305	\$309	24%	22%
Crown Heights	\$449	\$478	\$528	-6%	-15%
Cypress Hills	\$370	\$342	\$454	8%	-19%
Downtown	n/a	\$1,800	n/a	n/a	n/a
Dyker Heights	\$627	\$686	\$580	-9%	8%
East Flatbush	\$403	\$392	\$433	3%	-7%
East New York / Spring Creek	\$325	\$353	\$431	-8%	-25%
Flatbush / Prospect Park South	\$540	\$595	\$658	-9%	-18%
Flatlands	\$439	\$414	\$431	6%	2%
Fort Greene	\$763	\$933	\$1,265	-18%	-40%
Gerritsen Beach	\$355	\$355	\$405	0%	-12%
Gowanus	\$768	\$990	\$676	-22%	13%
Gravesend / Mapleton	\$658	\$708	\$655	-7%	0%
Greenpoint	\$776	\$680	\$776	14%	0%
Kensington / Parkville	\$742	\$755	\$645	-2%	15%
Manhattan Beach	\$1,119	\$560	\$1,086	100%	3%
Marine Park / Madison	\$488	\$488	\$498	0%	-2%
Midwood	\$664	\$560	\$687	19%	-3%
Mill Basin	\$606	\$522	\$629	16%	-4%
Park Slope	\$1,415	\$1,457	\$1,671	-3%	-15%
Prospect Heights	\$1,138	\$1,100	\$1,926	3%	-41%
Prospect Park Lefferts Gardens	\$420	\$626	\$516	-33%	-19%
Red Hook	\$500	\$715	\$803	-30%	-38%
SeaGate	\$539	\$363	\$636	49%	-15%
Sheepshead Bay	\$550	\$483	\$563	14%	-2%
Sunset Park	\$679	\$668	\$696	2%	-2%
Williamsburg	\$817	\$677	\$766	21%	7%
Windsor Terrace	\$810	\$920	\$997	-12%	-19%

Note: sale price in thousands

## New York City Residential Sales Report

### One - Three Family Dwelling Sale Price

Median					
	4q09	3q09	4q08	Percent Change	
				3q09	4q08
<b>Brooklyn</b>	<b>\$525</b>	<b>\$527</b>	<b>\$575</b>	<b>0%</b>	<b>-9%</b>
Bath Beach	\$615	\$630	\$650	-2%	-5%
Bay Ridge / Fort Hamilton	\$698	\$670	\$790	4%	-12%
Bedford Stuyvesant	\$450	\$461	\$507	-2%	-11%
Bensonhurst	\$660	\$699	\$680	-6%	-3%
Bergen Beach	\$600	\$643	\$700	-7%	-14%
Brighton Beach	\$1,400	\$1,200	\$1,265	17%	11%
Boerum Hill	\$575	\$400	\$628	44%	-8%
Borough Park	\$679	\$703	\$830	-3%	-18%
Brooklyn Heights	\$712	\$3,500	\$2,095	-80%	-66%
Brownsville / Ocean Hill	\$415	\$470	\$533	-12%	-22%
Bushwick / Wyckoff Heights	\$340	\$437	\$459	-22%	-26%
Canarsie	\$452	\$418	\$453	8%	0%
Carroll Gardens	\$970	\$1,518	\$1,550	-36%	-37%
Clinton Hill	\$1,135	\$888	\$1,227	28%	-7%
Cobble Hill	\$1,945	\$2,679	\$1,788	-27%	9%
Columbia St Waterfront District	n/a	n/a	\$650	n/a	n/a
Coney Island	\$368	\$305	\$376	21%	-2%
Crown Heights	\$435	\$573	\$569	-24%	-24%
Cypress Hills	\$383	\$377	\$503	2%	-24%
Downtown	n/a	\$1,800	n/a	n/a	n/a
Dyker Heights	\$620	\$675	\$583	-8%	6%
East Flatbush	\$400	\$398	\$422	1%	-5%
East New York / Spring Creek	\$323	\$355	\$431	-9%	-25%
Flatbush / Prospect Park South	\$540	\$595	\$658	-9%	-18%
Flatlands	\$435	\$405	\$420	7%	4%
Fort Greene	\$820	\$340	\$1,406	141%	-42%
Gerritsen Beach	\$375	\$354	\$385	6%	-3%
Gowanus	\$820	\$1,068	\$835	-23%	-2%
Gravesend / Mapleton	\$590	\$560	\$628	5%	-6%
Greenpoint	\$765	\$713	\$735	7%	4%
Kensington / Parkville	\$650	\$668	\$615	-3%	6%
Manhattan Beach	\$1,300	\$540	\$875	141%	49%
Marine Park / Madison	\$488	\$488	\$498	0%	-2%
Midwood	\$645	\$550	\$612	17%	5%
Mill Basin	\$498	\$450	\$500	11%	0%
Park Slope	\$1,335	\$1,225	\$1,428	9%	-6%
Prospect Heights	\$1,180	\$1,100	\$1,926	7%	-39%
Prospect Park Lefferts Gardens	\$410	\$511	\$525	-20%	-22%
Red Hook	\$500	\$715	\$803	-30%	-38%
SeaGate	\$525	\$363	\$605	45%	-13%
Sheepshead Bay	\$515	\$500	\$545	3%	-6%
Sunset Park	\$690	\$708	\$729	-2%	-5%
Williamsburg	\$930	\$709	\$770	31%	21%
Windsor Terrace	\$888	\$909	\$934	-2%	-5%

Note: sale price in thousands

## New York City Residential Sales Report

### Total Consideration

Borough	Total Consideration for Residential Transactions 4q09	Total Consideration for Residential Transactions 3q09	Total Consideration for Residential Transactions 4q08
Manhattan	\$4,381,062,435.38	\$3,497,559,415.03	\$3,173,120,137.04
Bronx	\$246,497,887.61	\$217,466,184.82	\$230,193,636.47
Brooklyn	\$1,283,431,296.85	\$1,122,607,652.61	\$1,176,167,749.65
Queens	\$1,660,912,380.90	\$1,366,473,722.82	\$1,479,224,946.56
Staten Island	\$366,053,021.20	\$318,832,685.60	\$640,735,868.77
<b>Total</b>	<b>\$7,937,957,021.94</b>	<b>\$6,522,939,660.88</b>	<b>\$6,699,442,338.49</b>
Borough	Percentage of Total City Residential Consideration 4q09	Percentage of Total City Residential Consideration 3q09	Percentage of Total City Residential Consideration 4q08
Manhattan	55.2%	53.6%	47.4%
Bronx	3.1%	3.3%	3.4%
Brooklyn	16.2%	17.2%	17.6%
Queens	20.9%	20.9%	22.1%
Staten Island	4.6%	4.9%	9.6%
<b>Total</b>	<b>100%</b>	<b>100.0%</b>	<b>100.0%</b>