



REAL ESTATE BOARD OF NEW YORK



New York City Residential Sales Report

First Quarter 2010

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New York City Residential Sales Report



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Executive Summary

Introduction

The total dollar value of New York City residential sales was \$7.2B in the first quarter of 2010, up over 63 percent compared to the first quarter of last year. Manhattan sales represented about 56 percent of this total value. Brooklyn and Queens each accounted for 17 percent of the total dollar value of sales, while Staten Island represented 7 percent and the Bronx 3 percent. However, this New York City total dollar value was a 9 percent drop from the \$7.9B figure for the total value of sales last quarter.

The New York City residential sales market slowed down during the first quarter of 2010 compared to the sales volume in the fourth quarter of 2009. Sales volume in most property classes fell compared to the last quarter of 2009, although not precipitously. Most importantly, sales volume remained well above the dismal numbers of the post-crisis figures of the first quarter of last year, strongly suggesting that the worst is behind us. The sale of all homes in the city was down 12 percent this quarter compared to the previous quarter, but up 52 percent compared to the first quarter of last year.

Sales prices in the first quarter of 2010 also suggest that stability has returned to the New York City residential sales market. The average sales price of all homes pushed 4 percent higher over last quarter and 7 percent higher than the first quarter of last year. This is especially noteworthy given the lack of higher priced new developments currently in the market.

Looking forward to next quarter, there are two key events that should affect the market. First, the Federal Reserve has ended its purchases in the mortgage backed security market leading most commentators to predict that mortgage rates will increase. The other key event, which is more relevant to small apartments in Manhattan and the boroughs, is the ending of the first time home buyer's credit. This may pull some demand forward and spur transactions in the next quarter. We will be monitoring the impact of these issues and how they affect sales.

Homes

Year to Year

The average sales price of a home in New York City during the first quarter of 2010 was \$704,000, a 7 percent increase from the first quarter of 2009. The year on year change in the average price of a home in Manhattan was down 5 percent to \$1,360,000; Brooklyn the average sales price rose 2 percent to \$530,000; in Queens the price fell 7 percent to \$393,000.

Quarter to Quarter

When compared to the fourth quarter of 2009, the average price of a home in New York City increased 4 percent. The average sales price of a home in Manhattan, Queens, and Brooklyn increased quarterly by 3 percent, 1 percent, and 6 percent respectively. The number of home sales city-wide and in Manhattan, Bronx, Queens, and Brooklyn fell quarter to quarter. City-wide sales decreased 12 percent to 10,221; Manhattan sales decreased 10 percent to 2,975; and sales in Brooklyn decreased 12 percent to 2,268.

All Apartments

Year to Year

The average sales price of an apartment in New York City during the first quarter of 2010 was \$850,000, a 6 percent increase year on year. The average price of an apartment in Manhattan in the first quarter of 2010 was \$1,310,000, a 5 percent decline from the first quarter 2009. Brooklyn's average sales price of an apartment in the first quarter of 2010 was \$456,000, an increase of 14 percent from the previous year's first quarter.

Quarter to Quarter

The average sales price of an apartment in New York City rose 6 percent from the previous quarter. In Manhattan and Brooklyn average apartment sales price rose, 2 percent and 6 percent respectively, compared to last quarter. City-wide apartment sales decreased 16 percent to 5,606, Manhattan

Executive Summary

sales decreased 11 percent to 2,937; and Brooklyn sales declined 18 percent to 1,111.

Condominiums

Year to Year

The average sale price of a condominium in New York City in the first quarter of 2010 fell 5 percent to \$1,095,000. Manhattan experienced a 5 percent drop in the average sales price to \$1,656,000. The average sales price of \$548,000 in Brooklyn was an increase of 6 percent year on year.

Quarter to Quarter

Average sales price city-wide increased 1 percent, despite Manhattan's 1 percent decline in average sales price. City-wide condominium sales decreased 13 percent to 2,552; Manhattan sales decreased 12 percent to 1,357; and Brooklyn sales decreased 17 percent to 644.

Cooperatives

Year to Year

The average sales price of a cooperative unit in New York City rose 25 percent to \$646,000 this quarter compared to the first quarter last year. This large increase was primarily due to surging sales in Manhattan compared to the first quarter of 2009. Manhattan's average sales price increased 5 percent year on year to \$1,013,000. The average sales price in Brooklyn was up 10 percent to \$329,000.

Quarter to Quarter

The average sales price of a cooperative unit increased 10 percent city-wide and increased 7 percent in Manhattan. City-wide cooperative unit sales decreased 18 percent to 3,054; Manhattan sales decreased 10 percent to 1,580; and Brooklyn sales decreased 18% to 467.

1-3 Family Dwellings

Year to Year

The average sales price of a 1-3 family dwelling in the first quarter of 2010 saw no change year to year remaining at \$525,000. The average sales price of a 1-3 family dwelling in Brooklyn decreased 2 percent to \$601,000. The average sales price of a 1-3 family dwelling in Queens was \$472,000, a 4 percent drop from first quarter last year.

Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide increased by 3 percent quarter to quarter. The average sales price of a 1-3 family dwelling increased in Brooklyn by 4 percent, decreased by 1 percent in the Bronx, and was unchanged in Queens. Sales volume decreased quarter to quarter by 22 percent in Queens, 15 percent in the Bronx, and 5 percent in Brooklyn.

Manhattan Neighborhoods

The average condominium sales price on the Upper East Side in the first quarter of 2010 was \$1,937,000. This was an increase of 11 percent over average price of last quarter. The total number of sales in the neighborhood was 209. This is 37 fewer sales than last quarter but almost double the amount of sales compared to the first quarter of last year.

The average sales price of a cooperative in Chelsea in the first quarter of 2010 was \$835,000. This was an increase of 15 percent over last quarter and 2 percent higher than the average price of the first quarter of last year. The number of sales of cooperatives in Chelsea fell by 13 from last quarter to 72 but compared to the first quarter of last year, sales more than doubled.



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Brooklyn Neighborhoods

Condominium sales Downtown increased greatly both quarter on quarter and year on year. The tripling of sales compared to last quarter and the first quarter of 2009 was a result of new development closings at Toren and Oro. The average price of the 57 sales in the neighborhood was \$543,000.

Sales of 1-3 family homes in Park Slope were strong in the first quarter of 2010. The average sales price of \$1,440,000 was 2 percent greater than last quarter and 9 percent greater than the first quarter of last year. The neighborhood posted 27 sales this quarter which is also an increase over last quarter and the first quarter of last year by 13 percent and 80 percent respectively.

Queens Neighborhoods

The average condominium sales price of \$636,000 in Long Island City is a decline of 5 percent compared to last quarter and 8 percent compared to the first quarter of last year. Condominium sales in the neighborhood were also down this quarter compared to last from 77 to 63. There were 75 condo sales in Long Island City during the first quarter of last year.

Corona/East Elmhurst was one of the better performing neighborhoods for 1-3 family homes in Queens during the first quarter of 2010. The 83 sales were an increase over last quarter and the first quarter of last year by 4 percent and 9 percent respectively. The average sales price of \$516,000 was a slight increase over last quarter as well.

New York City Residential Sales Report

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

AVG PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$704	\$676	\$660	4%	7%
Manhattan	\$1,360	\$1,320	\$1,424	3%	-5%
Bronx	\$347	\$346	\$365	0%	-5%
Brooklyn	\$530	\$499	\$521	6%	2%
Queens	\$393	\$389	\$422	1%	-7%
Staten Island	\$409	\$398	\$401	3%	2%
MEDIAN PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$450	\$449	\$445	0%	1%
Manhattan	\$795	\$768	\$846	4%	-6%
Bronx	\$330	\$350	\$360	-6%	-8%
Brooklyn	\$460	\$450	\$457	2%	1%
Queens	\$345	\$350	\$390	-1%	-12%
Staten Island	\$385	\$380	\$369	1%	4%
AVG PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$495	\$466	\$463	6%	7%
Manhattan	\$1,082	\$1,040	\$1,162	4%	-7%
Bronx	\$233	\$237	\$240	-2%	-3%
Brooklyn	\$400	\$385	\$368	4%	9%
Queens	\$305	\$302	\$316	1%	-3%
Staten Island	\$254	\$257	\$262	-1%	-3%
MEDIAN PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$333	\$331	\$316	1%	6%
Manhattan	\$968	\$932	\$1,073	4%	-10%
Bronx	\$208	\$225	\$225	-7%	-7%
Brooklyn	\$358	\$354	\$321	1%	12%
Queens	\$282	\$281	\$293	0%	-4%
Staten Island	\$244	\$246	\$252	-1%	-3%
SALES					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	10,221	11,662	6,709	-12%	52%
Manhattan	2,975	3,318	1,488	-10%	100%
Bronx	604	712	496	-15%	22%
Brooklyn	2,268	2,574	1,506	-12%	51%
Queens	3,173	4,139	2,488	-23%	28%
Staten Island	1,201	919	731	31%	64%

Note: sale price in thousands



Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$850	\$802	\$805	6%	6%
Manhattan	\$1,310	\$1,282	\$1,382	2%	-5%
Bronx	\$264	\$251	\$239	5%	11%
Brooklyn	\$456	\$428	\$399	6%	14%
Queens	\$268	\$266	\$288	1%	-7%
Staten Island	\$242	\$256	\$260	-6%	-7%
MEDIAN PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$477	\$455	\$420	5%	14%
Manhattan	\$789	\$764	\$825	3%	-4%
Bronx	\$199	\$213	\$198	-7%	1%
Brooklyn	\$395	\$380	\$325	4%	22%
Queens	\$230	\$225	\$230	2%	0%
Staten Island	\$235	\$240	\$253	-2%	-7%
AVG PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$781	\$726	\$758	8%	3%
Manhattan	\$1,079	\$1,035	\$1,162	4%	-7%
Bronx	\$285	\$266	\$266	7%	7%
Brooklyn	\$504	\$488	\$451	3%	12%
Queens	\$364	\$345	\$391	6%	-7%
Staten Island	\$266	\$268	\$263	-1%	1%
MEDIAN PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$685	\$639	\$630	7%	9%
Manhattan	\$967	\$929	\$1,073	4%	-10%
Bronx	\$255	\$245	\$236	4%	8%
Brooklyn	\$489	\$466	\$408	5%	20%
Queens	\$336	\$317	\$343	6%	-2%
Staten Island	\$263	\$247	\$258	6%	2%
SALES					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	5,606	6,641	3,224	-16%	74%
Manhattan	2,937	3,290	1,470	-11%	100%
Bronx	218	256	179	-15%	22%
Brooklyn	1,111	1,352	633	-18%	76%
Queens	1,229	1,631	854	-25%	44%
Staten Island	111	112	88	-1%	26%

Note: sale price in thousands

Condominium Sale Price

AVG PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$1,095	\$1,087	\$1,156	1%	-5%
Manhattan	\$1,656	\$1,665	\$1,741	-1%	-5%
Bronx	\$309	\$289	\$269	7%	15%
Brooklyn	\$548	\$502	\$516	9%	6%
Queens	\$391	\$412	\$486	-5%	-20%
Staten Island	\$255	\$279	\$274	-9%	-7%
MEDIAN PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$610	\$618	\$670	-1%	-9%
Manhattan	\$980	\$970	\$1,125	1%	-13%
Bronx	\$210	\$272	\$230	-23%	-8%
Brooklyn	\$490	\$459	\$451	7%	9%
Queens	\$352	\$370	\$450	-5%	-22%
Staten Island	\$251	\$261	\$263	-4%	-4%
AVG PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$865	\$843	\$886	3%	-2%
Manhattan	\$1,169	\$1,152	\$1,242	1%	-6%
Bronx	\$284	\$266	\$260	7%	9%
Brooklyn	\$536	\$517	\$493	4%	9%
Queens	\$451	\$458	\$526	-1%	-14%
Staten Island	\$271	\$284	\$266	-5%	2%
MEDIAN PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$788	\$721	\$793	9%	-1%
Manhattan	\$1,034	\$1,029	\$1,147	0%	-10%
Bronx	\$269	\$257	\$228	5%	18%
Brooklyn	\$531	\$522	\$457	2%	16%
Queens	\$444	\$438	\$495	1%	-10%
Staten Island	\$266	\$257	\$261	3%	2%
SALES					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	2,552	2,929	1,449	-13%	76%
Manhattan	1,357	1,542	793	-12%	71%
Bronx	92	104	77	-12%	19%
Brooklyn	644	780	290	-17%	122%
Queens	362	411	213	-12%	70%
Staten Island	97	92	76	5%	28%

Note: sale price in thousands



Cooperative Sale Price

AVG PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$646	\$585	\$518	10%	25%
Manhattan	\$1,013	\$944	\$961	7%	5%
Bronx	\$232	\$226	\$215	3%	8%
Brooklyn	\$329	\$327	\$300	0%	10%
Queens	\$216	\$217	\$222	0%	-3%
Staten Island	\$149	\$151	\$168	-1%	-11%
MEDIAN PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$360	\$340	\$275	6%	31%
Manhattan	\$625	\$620	\$575	1%	9%
Bronx	\$184	\$190	\$188	-3%	-2%
Brooklyn	\$270	\$270	\$230	0%	17%
Queens	\$203	\$198	\$205	2%	-1%
Staten Island	\$148	\$139	\$167	6%	-11%
AVG PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$655	\$609	\$576	8%	14%
Manhattan	\$935	\$900	\$990	4%	-6%
Bronx	\$287	\$267	\$273	8%	5%
Brooklyn	\$441	\$445	\$397	-1%	11%
Queens	\$301	\$295	\$310	2%	-3%
Staten Island	\$181	\$212	\$207	-15%	-13%
MEDIAN PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$589	\$531	\$397	11%	48%
Manhattan	\$840	\$838	\$887	0%	-5%
Bronx	\$230	\$234	\$244	-1%	-5%
Brooklyn	\$383	\$416	\$324	-8%	18%
Queens	\$284	\$281	\$300	1%	-5%
Staten Island	\$181	\$207	\$198	-13%	-9%
SALES					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	3,054	3,741	1,775	-18%	72%
Manhattan	1,580	1,748	677	-10%	133%
Bronx	126	152	102	-17%	24%
Brooklyn	467	572	343	-18%	36%
Queens	867	1,220	641	-29%	35%
Staten Island	14	20	12	-30%	17%

Note: sale price in thousands



One - Three Family Dwelling Sale Price

AVG PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$525	\$511	\$526	3%	0%
Manhattan	\$5,195	\$5,694	\$4,857	-9%	7%
Bronx	\$394	\$399	\$436	-1%	-10%
Brooklyn	\$601	\$576	\$610	4%	-2%
Queens	\$472	\$470	\$491	0%	-4%
Staten Island	\$426	\$418	\$420	2%	1%
MEDIAN PRICE					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$435	\$444	\$455	-2%	-4%
Manhattan	\$2,950	\$4,700	\$2,663	-37%	11%
Bronx	\$383	\$403	\$425	-5%	-10%
Brooklyn	\$520	\$525	\$550	-1%	-5%
Queens	\$435	\$440	\$460	-1%	-5%
Staten Island	\$400	\$397	\$390	1%	3%
AVG PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$295	\$293	\$296	1%	-1%
Manhattan	\$1,233	\$1,303	\$1,167	-5%	6%
Bronx	\$217	\$228	\$230	-5%	-6%
Brooklyn	\$342	\$325	\$329	5%	4%
Queens	\$286	\$289	\$295	-1%	-3%
Staten Island	\$254	\$257	\$262	-1%	-3%
MEDIAN PPSF					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	\$261	\$266	\$270	-2%	-3%
Manhattan	\$1,039	\$1,350	\$1,033	-23%	1%
Bronx	\$197	\$219	\$215	-10%	-9%
Brooklyn	\$311	\$302	\$295	3%	5%
Queens	\$264	\$268	\$276	-2%	-5%
Staten Island	\$241	\$246	\$252	-2%	-4%
SALES					
	1q10	4q09	1q09	Change From	
				4q09	1q09
New York City	4,615	5,022	3,485	-8%	32%
Manhattan	38	29	18	31%	111%
Bronx	386	456	317	-15%	22%
Brooklyn	1,157	1,222	873	-5%	33%
Queens	1,944	2,508	1,634	-22%	19%
Staten Island	1,090	807	643	35%	70%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$1,310	\$1,282	\$1,382	2%	-5%
Battery Park City	\$1,010	\$1,421	\$2,020	-29%	-50%
Chelsea/Flatiron	\$1,384	\$1,380	\$1,329	0%	4%
East Harlem	\$582	\$569	\$508	2%	14%
East Village	\$917	\$948	\$906	-3%	1%
Financial/Seaport	\$793	\$889	\$922	-11%	-14%
Gramercy/Kips Bay	\$1,258	\$992	\$1,124	27%	12%
Greenwich Village	\$1,381	\$1,269	\$1,077	9%	28%
Inwood	\$313	\$307	\$349	2%	-10%
Lower East Side	\$756	\$769	\$686	-2%	10%
Midtown East	\$1,254	\$1,116	\$996	12%	26%
Midtown West	\$1,186	\$1,105	\$1,417	7%	-16%
Morningside Heights	\$512	\$496	\$554	3%	-8%
Murray Hill	\$609	\$596	\$612	2%	-1%
Roosevelt Island	\$729	\$648	n/a	12%	n/a
SoHo	\$2,206	\$2,242	\$3,241	-2%	-32%
TriBeCa	\$2,299	\$2,025	\$3,233	14%	-29%
Upper East Side	\$1,557	\$1,467	\$1,836	6%	-15%
Upper West Side	\$1,342	\$1,362	\$1,318	-1%	2%
Washington Heights	\$366	\$406	\$376	-10%	-3%
West Harlem	\$545	\$517	\$490	6%	11%
West Village	\$2,176	\$2,536	\$931	-14%	134%
Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$789	\$764	\$825	3%	-4%
Battery Park City	\$600	\$995	\$1,550	-40%	-61%
Chelsea/Flatiron	\$950	\$829	\$1,050	15%	-10%
East Harlem	\$450	\$499	\$355	-10%	27%
East Village	\$711	\$731	\$831	-3%	-14%
Financial/Seaport	\$759	\$803	\$727	-5%	4%
Gramercy/Kips Bay	\$705	\$625	\$688	13%	3%
Greenwich Village	\$858	\$850	\$750	1%	14%
Inwood	\$286	\$304	\$363	-6%	-21%
Lower East Side	\$554	\$535	\$535	4%	4%
Midtown East	\$655	\$723	\$675	-9%	-3%
Midtown West	\$878	\$731	\$978	20%	-10%
Morningside Heights	\$495	\$465	\$515	7%	-4%
Murray Hill	\$565	\$520	\$500	9%	13%
Roosevelt Island	\$675	\$650	n/a	4%	n/a
SoHo	\$1,793	\$2,068	\$1,200	-13%	49%
TriBeCa	\$1,841	\$1,813	\$2,795	2%	-34%
Upper East Side	\$900	\$850	\$995	6%	-10%
Upper West Side	\$867	\$875	\$748	-1%	16%
Washington Heights	\$320	\$384	\$295	-17%	8%
West Harlem	\$549	\$475	\$427	16%	29%
West Village	\$1,210	\$1,225	\$580	-1%	109%

Note: sale price in thousands

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

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$1,079	\$1,035	\$1,162	4%	-7%
Battery Park City	\$854	\$1,101	\$1,282	-22%	-33%
Chelsea/Flatiron	\$1,174	\$1,126	\$1,220	4%	-4%
East Harlem	\$613	\$670	\$690	-9%	-11%
East Village	\$1,038	\$1,097	\$1,068	-5%	-3%
Financial/Seaport	\$937	\$970	\$1,026	-3%	-9%
Gramercy/Kips Bay	\$1,193	\$964	\$1,109	24%	8%
Greenwich Village	\$1,244	\$1,090	\$1,163	14%	7%
Inwood	\$429	\$449	\$459	-5%	-7%
Lower East Side	\$920	\$844	\$839	9%	10%
Midtown East	\$1,081	\$993	\$1,014	9%	7%
Midtown West	\$1,152	\$1,095	\$1,435	5%	-20%
Morningside Heights	\$783	\$828	\$802	-5%	-2%
Murray Hill	\$895	\$844	\$898	6%	0%
Roosevelt Island	\$685	\$635	n/a	8%	n/a
SoHo	\$1,320	\$1,250	\$1,346	6%	-2%
TriBeCa	\$1,216	\$1,041	\$1,547	17%	-21%
Upper East Side	\$1,068	\$982	\$1,153	9%	-7%
Upper West Side	\$1,156	\$1,128	\$1,261	2%	-8%
Washington Heights	\$495	\$562	\$502	-12%	-1%
West Harlem	\$517	\$531	\$492	-3%	5%

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$967	\$929	\$1,073	4%	-10%
Battery Park City	\$727	\$1,102	\$1,142	-34%	-36%
Chelsea/Flatiron	\$1,097	\$1,039	\$1,252	6%	-12%
East Harlem	\$604	\$621	\$641	-3%	-6%
East Village	\$963	\$1,013	\$1,123	-5%	-14%
Financial/Seaport	\$901	\$895	\$1,028	1%	-12%
Gramercy/Kips Bay	\$1,093	\$876	\$1,054	25%	4%
Greenwich Village	\$1,077	\$1,083	\$1,108	-1%	-3%
Inwood	\$520	\$395	\$459	32%	13%
Lower East Side	\$884	\$771	\$791	15%	12%
Midtown East	\$906	\$866	\$974	5%	-7%
Midtown West	\$1,043	\$1,007	\$1,276	4%	-18%
Morningside Heights	\$703	\$787	\$752	-11%	-6%
Murray Hill	\$891	\$841	\$966	6%	-8%
Roosevelt Island	\$653	\$623	n/a	5%	n/a
SoHo	\$1,233	\$1,210	\$1,325	2%	-7%
TriBeCa	\$1,178	\$1,014	\$1,468	16%	-20%
Upper East Side	\$935	\$889	\$1,033	5%	-10%
Upper West Side	\$981	\$987	\$1,022	-1%	-4%
Washington Heights	\$479	\$485	\$494	-1%	-3%
West Harlem	\$528	\$537	\$557	-2%	-5%
West Village	\$1,239	\$1,261	\$1,248	-2%	-1%

Condominium Sale Price

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$1,656	\$1,665	\$1,741	-1%	-5%
Battery Park City	\$1,010	\$1,421	\$2,020	-29%	-50%
Chelsea/Flatiron	\$1,844	\$1,943	\$1,451	-5%	27%
East Harlem	\$588	\$575	\$456	2%	29%
East Village	\$1,197	\$1,325	\$1,205	-10%	-1%
Financial/Seaport	\$815	\$890	\$923	-8%	-12%
Gramercy/Kips Bay	\$2,065	\$1,771	\$1,674	17%	23%
Greenwich Village	\$3,819	\$1,653	\$1,848	131%	107%
Inwood	\$177	\$244	\$388	-27%	-54%
Lower East Side	\$1,140	\$1,215	\$1,240	-6%	-8%
Midtown East	\$2,146	\$1,471	\$1,261	46%	70%
Midtown West	\$1,283	\$1,173	\$1,600	9%	-20%
Morningside Heights	\$830	n/a	n/a	n/a	n/a
Murray Hill	\$771	\$740	\$876	4%	-12%
Roosevelt Island	\$729	\$648	n/a	12%	n/a
SoHo	\$2,801	\$2,916	\$4,510	-4%	-38%
TriBeCa	\$2,300	\$2,182	\$3,578	5%	-36%
Upper East Side	\$1,937	\$1,742	\$2,377	11%	-19%
Upper West Side	\$1,682	\$1,879	\$1,794	-10%	-6%
Washington Heights	\$362	\$381	\$335	-5%	8%
West Harlem	\$556	\$557	\$510	0%	9%
West Village	\$3,600	\$4,367	\$1,591	-18%	126%
Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$980	\$970	\$1,125	1%	-13%
Battery Park City	\$600	\$995	\$1,550	-40%	-61%
Chelsea/Flatiron	\$1,375	\$1,110	\$1,193	24%	15%
East Harlem	\$450	\$500	\$385	-10%	17%
East Village	\$1,049	\$1,050	\$1,170	0%	-10%
Financial/Seaport	\$764	\$803	\$725	-5%	5%
Gramercy/Kips Bay	\$1,393	\$1,445	\$1,308	-4%	7%
Greenwich Village	\$1,600	\$1,650	\$1,625	-3%	-2%
Inwood	\$177	\$244	\$388	-27%	-54%
Lower East Side	\$945	\$694	\$570	36%	66%
Midtown East	\$907	\$999	\$770	-9%	18%
Midtown West	\$963	\$794	\$1,088	21%	-11%
Morningside Heights	\$830	n/a	n/a	n/a	n/a
Murray Hill	\$690	\$770	\$845	-10%	-18%
Roosevelt Island	\$675	\$650	n/a	4%	n/a
SoHo	\$2,184	\$2,650	\$3,925	-18%	-44%
TriBeCa	\$1,841	\$2,000	\$2,910	-8%	-37%
Upper East Side	\$1,200	\$1,028	\$1,394	17%	-14%
Upper West Side	\$1,040	\$1,071	\$980	-3%	6%
Washington Heights	\$320	\$398	\$335	-19%	-4%
West Harlem	\$595	\$490	\$454	22%	31%
West Village	\$2,300	\$3,010	\$1,150	-24%	100%

Note: sale price in thousands

Condominium Sale Price Per Square Foot

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$1,169	\$1,152	\$1,242	1%	-6%
Battery Park City	\$854	\$1,101	\$1,282	-22%	-33%
Chelsea/Flatiron	\$1,260	\$1,272	\$1,259	-1%	0%
East Harlem	\$613	\$670	\$690	-9%	-11%
East Village	\$1,003	\$1,169	\$965	-14%	4%
Financial/Seaport	\$947	\$982	\$1,029	-4%	-8%
Gramercy/Kips Bay	\$1,416	\$1,119	\$1,296	27%	9%
Greenwich Village	\$1,521	\$1,311	\$1,486	16%	2%
Inwood	\$268	\$285	\$634	-6%	-58%
Lower East Side	\$1,041	\$981	\$978	6%	7%
Midtown East	\$1,311	\$1,162	\$1,053	13%	24%
Midtown West	\$1,200	\$1,132	\$1,504	6%	-20%
Morningside Heights	\$1,012	n/a	n/a	n/a	n/a
Murray Hill	\$935	\$913	\$947	2%	-1%
Roosevelt Island	\$685	\$635	n/a	8%	n/a
SoHo	\$1,484	\$1,333	\$1,530	11%	-3%
TriBeCa	\$1,232	\$1,074	\$1,570	15%	-22%
Upper East Side	\$1,197	\$1,081	\$1,326	11%	-10%
Upper West Side	\$1,261	\$1,317	\$1,316	-4%	-4%
Washington Heights	\$430	\$451	\$494	-5%	-13%
West Harlem	\$518	\$530	\$496	-2%	4%
West Village	\$1,637	\$2,048	\$1,499	-20%	9%
Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$1,034	\$1,029	\$1,147	0%	-10%
Battery Park City	\$854	\$1,101	\$1,282	-22%	-33%
Chelsea/Flatiron	\$1,179	\$1,127	\$1,277	5%	-8%
East Harlem	\$604	\$621	\$641	-3%	-6%
East Village	\$956	\$1,199	\$1,065	-20%	-10%
Financial/Seaport	\$947	\$982	\$1,029	-4%	-8%
Gramercy/Kips Bay	\$1,260	\$1,066	\$1,297	18%	-3%
Greenwich Village	\$1,571	\$1,312	\$1,545	20%	2%
Inwood	\$268	\$285	\$634	-6%	-58%
Lower East Side	\$968	\$990	\$890	-2%	9%
Midtown East	\$1,006	\$1,008	\$1,031	0%	-2%
Midtown West	\$1,070	\$1,027	\$1,314	4%	-19%
Morningside Heights	\$1,012	n/a	n/a	n/a	n/a
Murray Hill	\$905	\$947	\$973	-4%	-7%
Roosevelt Island	\$653	\$623	n/a	5%	n/a
SoHo	\$1,386	\$1,395	\$1,462	-1%	-5%
TriBeCa	\$1,178	\$1,102	\$1,477	7%	-20%
Upper East Side	\$1,056	\$1,005	\$1,180	5%	-11%
Upper West Side	\$1,064	\$1,178	\$1,059	-10%	1%
Washington Heights	\$438	\$439	\$494	0%	-11%
West Harlem	\$530	\$541	\$565	-2%	-6%
West Village	\$1,450	\$2,030	\$1,346	-29%	8%



Cooperative Sale Price

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$1,013	\$944	\$961	7%	5%
Battery Park City	n/a	n/a	n/a	n/a	n/a
Chelsea/Flatiron	\$835	\$724	\$818	15%	2%
East Harlem	\$450	\$513	\$633	-12%	-29%
East Village	\$742	\$635	\$553	17%	34%
Financial/Seaport	\$485	\$870	\$850	-44%	-43%
Gramercy/Kips Bay	\$686	\$633	\$622	8%	10%
Greenwich Village	\$1,011	\$1,206	\$896	-16%	13%
Inwood	\$335	\$314	\$336	7%	0%
Lower East Side	\$500	\$545	\$488	-8%	2%
Midtown East	\$860	\$903	\$774	-5%	11%
Midtown West	\$889	\$914	\$866	-3%	3%
Morningside Heights	\$501	\$496	\$554	1%	-9%
Murray Hill	\$502	\$528	\$427	-5%	18%
SoHo	\$1,525	\$1,230	\$1,972	24%	-23%
TriBeCa	\$2,285	\$1,408	\$1,601	62%	43%
Upper East Side	\$1,391	\$1,327	\$1,424	5%	-2%
Upper West Side	\$1,049	\$905	\$999	16%	5%
Washington Heights	\$367	\$414	\$378	-11%	-3%
West Harlem	\$499	\$312	\$395	60%	26%
West Village	\$776	\$773	\$513	0%	51%

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Manhattan	\$625	\$620	\$575	1%	9%
Chelsea/Flatiron	\$670	\$570	\$550	18%	22%
East Harlem	\$450	\$270	\$323	67%	39%
East Village	\$565	\$503	\$430	12%	31%
Financial/Seaport	\$360	\$764	\$850	-53%	-58%
Gramercy/Kips Bay	\$520	\$523	\$497	-1%	5%
Greenwich Village	\$818	\$808	\$723	1%	13%
Inwood	\$317	\$306	\$347	3%	-9%
Lower East Side	\$482	\$505	\$478	-5%	1%
Midtown East	\$579	\$629	\$570	-8%	2%
Midtown West	\$590	\$498	\$615	18%	-4%
Morningside Heights	\$490	\$465	\$515	5%	-5%
Murray Hill	\$445	\$413	\$378	8%	18%
SoHo	\$1,125	\$1,020	\$631	10%	78%
TriBeCa	\$2,300	\$1,250	\$1,600	84%	44%
Upper East Side	\$760	\$765	\$752	-1%	1%
Upper West Side	\$730	\$700	\$663	4%	10%
Washington Heights	\$327	\$384	\$280	-15%	17%
West Harlem	\$300	\$305	\$405	-2%	-26%
West Village	\$588	\$573	\$481	3%	22%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Manhattan	\$935	\$900	\$990	4%	-6%
Chelsea/Flatiron	\$996	\$892	\$1,037	12%	-4%
East Village	\$1,081	\$1,026	\$1,315	5%	-18%
Financial/Seaport	\$767	\$646	\$787	19%	-3%
Gramercy/Kips Bay	\$916	\$890	\$891	3%	3%
Greenwich Village	\$1,138	\$1,027	\$1,042	11%	9%
Inwood	\$493	\$496	\$284	-1%	73%
Lower East Side	\$647	\$706	\$654	-8%	-1%
Midtown East	\$872	\$859	\$920	2%	-5%
Midtown West	\$827	\$935	\$834	-12%	-1%
Morningside Heights	\$768	\$829	\$802	-7%	-4%
Murray Hill	\$842	\$801	\$832	5%	1%
SoHo	\$990	\$1,051	\$795	-6%	25%
TriBeCa	\$901	\$812	\$1,110	11%	-19%
Upper East Side	\$968	\$923	\$985	5%	-2%
Upper West Side	\$984	\$919	\$1,184	7%	-17%
Washington Heights	\$526	\$599	\$503	-12%	5%
West Harlem	\$483	\$534	\$400	-10%	21%
West Village	\$977	\$1,021	\$1,031	-4%	-5%

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Manhattan	\$840	\$838	\$887	0%	-5%
Chelsea/Flatiron	\$924	\$854	\$1,058	8%	-13%
East Village	\$975	\$989	\$1,406	-1%	-31%
Financial/Seaport	\$767	\$646	\$787	19%	-3%
Gramercy/Kips Bay	\$871	\$838	\$851	4%	2%
Greenwich Village	\$985	\$1,018	\$1,046	-3%	-6%
Inwood	\$543	\$437	\$284	24%	91%
Lower East Side	\$601	\$600	\$626	0%	-4%
Midtown East	\$806	\$741	\$841	9%	-4%
Midtown West	\$718	\$744	\$825	-3%	-13%
Morningside Heights	\$689	\$788	\$752	-13%	-8%
Murray Hill	\$833	\$760	\$873	10%	-4%
SoHo	\$963	\$1,082	\$795	-11%	21%
TriBeCa	\$901	\$815	\$1,110	11%	-19%
Upper East Side	\$833	\$827	\$908	1%	-8%
Upper West Side	\$861	\$864	\$920	0%	-6%
Washington Heights	\$537	\$551	\$477	-3%	13%
West Harlem	\$483	\$534	\$400	-10%	21%
West Village	\$999	\$993	\$962	1%	4%



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

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Brooklyn	\$530	\$499	\$521	6%	2%
Bath Beach	\$477	\$520	\$547	-8%	-13%
Bay Ridge / Fort Hamilton	\$482	\$421	\$418	14%	15%
Bedford Stuyvesant	\$419	\$435	\$477	-4%	-12%
Bensonhurst	\$613	\$510	\$620	20%	-1%
Bergen Beach	\$517	\$554	\$610	-7%	-15%
Brighton Beach	\$921	\$784	\$735	18%	25%
Boerum Hill	\$476	\$402	\$465	18%	2%
Borough Park	\$606	\$605	\$635	0%	-5%
Brooklyn Heights	\$830	\$644	\$1,023	29%	-19%
Brownsville / Ocean Hill	\$382	\$340	\$448	12%	-15%
Bushwick / Wyckoff Heights	\$361	\$362	\$412	0%	-12%
Canarsie	\$395	\$427	\$439	-8%	-10%
Carroll Gardens	\$796	\$577	\$967	38%	-18%
Clinton Hill	\$494	\$530	\$478	-7%	3%
Cobble Hill	\$1,121	\$822	\$1,676	36%	-33%
Columbia Street Waterfront District	\$523	\$648	\$420	-19%	24%
Coney Island	\$308	\$300	\$251	3%	23%
Crown Heights	\$494	\$447	\$473	10%	4%
Cypress Hills	\$347	\$370	\$389	-6%	-11%
Downtown	\$504	\$426	\$512	18%	-2%
Dyker Heights	\$631	\$616	\$736	2%	-14%
East Flatbush	\$344	\$389	\$380	-12%	-9%
East New York / Spring Creek	\$310	\$299	\$306	4%	1%
Flatbush / Prospect Park South	\$550	\$405	\$493	36%	12%
Flatlands	\$347	\$383	\$335	-9%	3%
Fort Greene	\$646	\$584	\$624	11%	3%
Gerritsen Beach	\$362	\$355	\$394	2%	-8%
Gowanus	\$656	\$566	\$792	16%	-17%
Gravesend / Mapleton	\$613	\$543	\$632	13%	-3%
Greenpoint	\$553	\$706	\$621	-22%	-11%
Kensington / Parkville	\$425	\$436	\$460	-3%	-7%
Manhattan Beach	\$1,092	\$1,119	\$1,355	-2%	-19%
Marine Park / Madison	\$411	\$421	\$394	-2%	4%
Midwood	\$503	\$530	\$478	-5%	5%
Mill Basin	\$565	\$573	\$580	-1%	-3%
Park Slope	\$735	\$736	\$775	0%	-5%
Prospect Heights	\$607	\$568	\$674	7%	-10%
Prospect Park Lefferts Gardens	\$378	\$336	\$434	13%	-13%
Red Hook	\$686	\$500	\$750	37%	-8%
SeaGate	\$580	\$539	\$388	8%	50%
Sheepshead Bay	\$349	\$381	\$299	-8%	17%
Sunset Park	\$570	\$495	\$608	15%	-6%
Vinegar Hill / Dumbo	\$1,234	\$1,157	\$899	7%	37%
Williamsburg	\$585	\$599	\$551	-2%	6%
Windsor Terrace	\$578	\$550	\$409	5%	41%

Note: sale price in thousands

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

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$460	\$450	\$457	2%	1%
Bath Beach	\$487	\$445	\$570	9%	-15%
Bay Ridge / Fort Hamilton	\$365	\$330	\$345	11%	6%
Bedford Stuyvesant	\$400	\$424	\$465	-6%	-14%
Bensonhurst	\$635	\$484	\$583	31%	9%
Bergen Beach	\$515	\$525	\$608	-2%	-15%
Brighton Beach	\$860	\$700	\$748	23%	15%
Boerum Hill	\$470	\$355	\$435	32%	8%
Borough Park	\$565	\$557	\$580	1%	-3%
Brooklyn Heights	\$678	\$527	\$730	29%	-7%
Brownsville / Ocean Hill	\$350	\$300	\$460	17%	-24%
Bushwick / Wyckoff Heights	\$340	\$330	\$375	3%	-9%
Canarsie	\$387	\$431	\$466	-10%	-17%
Carroll Gardens	\$757	\$430	\$697	76%	9%
Clinton Hill	\$435	\$374	\$401	16%	8%
Cobble Hill	\$776	\$815	\$770	-5%	1%
Columbia St Waterfront District	\$523	\$611	\$420	-15%	24%
Coney Island	\$313	\$275	\$215	14%	45%
Crown Heights	\$468	\$438	\$430	7%	9%
Cypress Hills	\$320	\$383	\$370	-16%	-14%
Downtown	\$481	\$382	\$457	26%	5%
Dyker Heights	\$598	\$619	\$621	-3%	-4%
East Flatbush	\$347	\$390	\$380	-11%	-9%
East New York / Spring Creek	\$276	\$244	\$255	13%	8%
Flatbush / Prospect Park South	\$430	\$357	\$448	20%	-4%
Flatlands	\$396	\$378	\$377	5%	5%
Fort Greene	\$556	\$555	\$640	0%	-13%
Gerritsen Beach	\$398	\$375	\$405	6%	-2%
Gowanus	\$560	\$475	\$705	18%	-21%
Gravesend / Mapleton	\$518	\$515	\$538	0%	-4%
Greenpoint	\$503	\$745	\$600	-33%	-16%
Kensington / Parkville	\$341	\$340	\$473	0%	-28%
Manhattan Beach	\$1,200	\$1,300	\$1,175	-8%	2%
Marine Park / Madison	\$438	\$455	\$385	-4%	14%
Midwood	\$495	\$548	\$270	-10%	83%
Mill Basin	\$492	\$490	\$475	0%	4%
Park Slope	\$598	\$595	\$664	0%	-10%
Prospect Heights	\$465	\$475	\$615	-2%	-24%
Prospect Park Lefferts Gardens	\$360	\$295	\$424	22%	-15%
Red Hook	\$784	\$500	\$750	57%	5%
SeaGate	\$540	\$525	\$388	3%	39%
Sheepshead Bay	\$312	\$372	\$193	-16%	62%
Sunset Park	\$563	\$415	\$575	36%	-2%
Vinegar Hill / Dumbo	\$1,108	\$1,238	\$740	-11%	50%
Williamsburg	\$547	\$558	\$523	-2%	5%
Windsor Terrace	\$530	\$445	\$330	19%	61%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$456	\$428	\$399	6%	14%
Bath Beach	\$275	\$377	\$242	-27%	14%
Bay Ridge / Fort Hamilton	\$254	\$272	\$255	-6%	-1%
Bedford Stuyvesant	\$417	\$379	\$362	10%	15%
Bensonhurst	\$435	\$327	\$317	33%	37%
Bergen Beach	\$420	\$358	\$474	18%	-11%
Brighton Beach	\$721	\$648	\$690	11%	4%
Boerum Hill	\$413	\$452	\$448	-9%	-8%
Borough Park	\$475	\$390	\$431	22%	10%
Brooklyn Heights	\$699	\$608	\$805	15%	-13%
Brownsville / Ocean Hill	\$343	\$190	n/a	81%	n/a
Bushwick / Wyckoff Heights	\$322	\$306	\$255	5%	26%
Canarsie	\$224	\$293	\$340	-24%	-34%
Carroll Gardens	\$736	\$533	\$623	38%	18%
Clinton Hill	\$418	\$375	\$364	12%	15%
Cobble Hill	\$533	\$710	\$639	-25%	-17%
Columbia St Waterfront District	\$523	\$648	\$420	-19%	24%
Coney Island	\$305	\$287	\$250	6%	22%
Crown Heights	\$470	\$446	\$287	5%	64%
Downtown	\$493	\$426	\$512	16%	-4%
Dyker Heights	\$385	\$418	\$450	-8%	-14%
East Flatbush	\$175	\$183	\$197	-5%	-11%
East New York / Spring Creek	\$209	\$198	\$199	6%	5%
Flatbush / Prospect Park South	\$278	\$311	\$315	-11%	-12%
Flatlands	\$165	\$176	\$163	-6%	1%
Fort Greene	\$546	\$562	\$501	-3%	9%
Gowanus	\$461	\$536	\$707	-14%	-35%
Gravesend / Mapleton	\$329	\$329	\$233	0%	41%
Greenpoint	\$555	\$590	\$543	-6%	2%
Kensington / Parkville	\$295	\$268	\$301	10%	-2%
Manhattan Beach	\$308	n/a	n/a	n/a	n/a
Marine Park / Madison	\$179	\$253	\$225	-29%	-20%
Midwood	\$200	\$232	\$192	-14%	4%
Mill Basin	n/a	\$153	n/a	n/a	n/a
Park Slope	\$546	\$597	\$638	-8%	-14%
Prospect Heights	\$576	\$522	\$638	10%	-10%
Prospect Park Lefferts Gardens	\$293	\$205	\$259	43%	13%
SeaGate	n/a	n/a	\$465	n/a	n/a
Sheepshead Bay	\$254	\$285	\$198	-11%	29%
Sunset Park	\$356	\$316	\$392	13%	-9%
Vinegar Hill / Dumbo	\$1,234	\$1,157	\$949	7%	30%
Williamsburg	\$575	\$586	\$530	-2%	8%
Windsor Terrace	\$411	\$365	\$339	13%	21%

Note: sale price in thousands

New York City Residential Sales Report

Apartment Sale Price (includes all condominium & cooperative units)

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$395	\$380	\$325	4%	22%
Bath Beach	\$250	\$384	\$200	-35%	25%
Bay Ridge / Fort Hamilton	\$245	\$232	\$234	6%	5%
Bedford Stuyvesant	\$465	\$360	\$340	29%	37%
Bensonhurst	\$433	\$313	\$286	38%	51%
Bergen Beach	\$406	\$360	\$455	13%	-11%
Brighton Beach	\$655	\$603	\$708	9%	-7%
Boerum Hill	\$400	\$497	\$400	-20%	0%
Borough Park	\$460	\$330	\$363	39%	27%
Brooklyn Heights	\$658	\$527	\$725	25%	-9%
Brownsville / Ocean Hill	\$319	\$173	n/a	85%	n/a
Bushwick / Wyckoff Heights	\$281	\$315	\$270	-11%	4%
Canarsie	\$218	\$347	\$340	-37%	-36%
Carroll Gardens	\$680	\$410	\$620	66%	10%
Clinton Hill	\$400	\$337	\$337	19%	19%
Cobble Hill	\$475	\$775	\$662	-39%	-28%
Columbia St Waterfront District	\$523	\$611	\$420	-15%	24%
Coney Island	\$310	\$265	\$215	17%	44%
Crown Heights	\$473	\$445	\$230	6%	105%
Downtown	\$480	\$382	\$457	26%	5%
Dyker Heights	\$385	\$418	\$450	-8%	-14%
East Flatbush	\$170	\$183	\$208	-7%	-18%
East New York / Spring Creek	\$200	\$183	\$194	9%	3%
Flatbush / Prospect Park South	\$287	\$312	\$310	-8%	-7%
Flatlands	\$165	\$169	\$165	-2%	0%
Fort Greene	\$544	\$548	\$487	-1%	12%
Gowanus	\$454	\$463	\$685	-2%	-34%
Gravesend / Mapleton	\$318	\$360	\$185	-12%	72%
Greenpoint	\$495	\$580	\$590	-15%	-16%
Kensington / Parkville	\$255	\$235	\$260	8%	-2%
Manhattan Beach	\$308	n/a	n/a	n/a	n/a
Marine Park / Madison	\$168	\$222	\$233	-24%	-28%
Midwood	\$183	\$168	\$184	9%	0%
Mill Basin	n/a	\$165	n/a	n/a	n/a
Park Slope	\$535	\$570	\$595	-6%	-10%
Prospect Heights	\$465	\$470	\$575	-1%	-19%
Prospect Park Lefferts Gardens	\$298	\$162	\$230	85%	30%
SeaGate	n/a	n/a	\$465	n/a	n/a
Sheepshead Bay	\$203	\$202	\$160	1%	27%
Sunset Park	\$327	\$284	\$331	15%	-1%
Vinegar Hill / Dumbo	\$1,108	\$1,238	\$919	-11%	21%
Williamsburg	\$537	\$550	\$500	-2%	7%
Windsor Terrace	\$383	\$365	\$323	5%	19%

Note: sale price in thousands



REAL ESTATE BOARD OF NEW YORK

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

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Brooklyn	\$504	\$488	\$451	3%	12%
Bath Beach	\$345	\$341	\$294	1%	17%
Bay Ridge / Fort Hamilton	\$377	\$377	\$366	0%	3%
Bedford Stuyvesant	\$372	\$353	\$402	5%	-7%
Bensonhurst	\$357	\$394	\$447	-9%	-20%
Bergen Beach	\$350	\$337	\$359	4%	-2%
Brighton Beach	\$757	\$759	\$630	0%	20%
Boerum Hill	\$437	\$396	\$363	10%	20%
Borough Park	\$436	\$430	\$434	2%	1%
Brooklyn Heights	\$699	\$742	\$791	-6%	-12%
Brownsville / Ocean Hill	\$345	\$333	n/a	3%	n/a
Bushwick / Wyckoff Heights	\$537	\$469	\$379	14%	42%
Canarsie	\$287	\$390	\$407	-26%	-29%
Carroll Gardens	\$594	\$572	\$633	4%	-6%
Clinton Hill	\$589	\$543	\$529	8%	11%
Cobble Hill	\$872	\$677	\$629	29%	39%
Columbia St Waterfront District	\$547	\$638	\$604	-14%	-10%
Coney Island	\$413	\$378	\$339	9%	22%
Crown Heights	\$424	\$515	\$385	-18%	10%
Downtown	\$635	\$520	\$641	22%	-1%
Dyker Heights	n/a	n/a	\$462	n/a	n/a
East Flatbush	\$250	\$215	\$278	16%	-10%
East New York / Spring Creek	\$289	\$268	\$278	8%	4%
Flatbush / Prospect Park South	\$254	\$397	\$327	-36%	-22%
Flatlands	\$220	\$184	\$182	20%	21%
Fort Greene	\$592	\$561	\$738	5%	-20%
Gowanus	\$597	\$691	\$709	-14%	-16%
Gravesend / Mapleton	\$341	\$314	\$318	9%	7%
Greenpoint	\$548	\$652	\$564	-16%	-3%
Kensington / Parkville	\$360	\$342	\$318	5%	13%
Manhattan Beach	\$336	n/a	n/a	n/a	n/a
Marine Park / Madison	\$236	\$332	\$255	-29%	-8%
Midwood	\$308	\$260	\$310	18%	-1%
Park Slope	\$599	\$668	\$656	-10%	-9%
Prospect Heights	\$589	\$578	\$646	2%	-9%
Prospect Park Lefferts Gardens	\$283	\$208	\$285	36%	-1%
Sheepshead Bay	\$362	\$325	\$224	12%	62%
Sunset Park	\$452	\$425	\$510	6%	-11%
Vinegar Hill / Dumbo	\$899	\$730	\$774	23%	16%
Williamsburg	\$581	\$591	\$541	-2%	7%
Windsor Terrace	\$451	\$501	\$609	-10%	-26%



REAL ESTATE BOARD OF NEW YORK

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

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Brooklyn	\$489	\$466	\$408	5%	20%
Bath Beach	\$350	\$357	\$253	-2%	39%
Bay Ridge / Fort Hamilton	\$368	\$367	\$339	0%	8%
Bedford Stuyvesant	\$387	\$340	\$458	14%	-15%
Bensonhurst	\$379	\$406	\$428	-7%	-11%
Bergen Beach	\$348	\$348	\$368	0%	-5%
Brighton Beach	\$784	\$758	\$664	3%	18%
Boerum Hill	\$397	\$377	\$359	5%	11%
Borough Park	\$434	\$407	\$435	7%	0%
Brooklyn Heights	\$716	\$679	\$740	5%	-3%
Brownsville / Ocean Hill	\$368	\$353	n/a	4%	n/a
Bushwick / Wyckoff Heights	\$537	\$440	\$379	22%	42%
Canarsie	\$271	\$415	\$407	-35%	-33%
Carroll Gardens	\$644	\$620	\$633	4%	2%
Clinton Hill	\$559	\$540	\$513	4%	9%
Cobble Hill	\$823	\$618	\$617	33%	33%
Columbia St Waterfront District	\$547	\$623	\$604	-12%	-10%
Coney Island	\$364	\$346	\$324	5%	12%
Crown Heights	\$482	\$497	\$399	-3%	21%
Downtown	\$596	\$492	\$670	21%	-11%
Dyker Heights	n/a	n/a	\$462	n/a	n/a
East Flatbush	\$262	\$225	\$293	16%	-11%
East New York / Spring Creek	\$287	\$287	\$277	0%	3%
Flatbush / Prospect Park South	\$239	\$432	\$385	-45%	-38%
Flatlands	\$223	\$203	\$187	10%	19%
Fort Greene	\$616	\$587	\$717	5%	-14%
Gowanus	\$624	\$694	\$774	-10%	-19%
Gravesend / Mapleton	\$369	\$310	\$298	19%	24%
Greenpoint	\$607	\$642	\$592	-5%	3%
Kensington / Parkville	\$368	\$336	\$328	10%	12%
Manhattan Beach	\$336	n/a	n/a	n/a	n/a
Marine Park / Madison	\$226	\$331	\$223	-32%	2%
Midwood	\$311	\$235	\$291	32%	7%
Park Slope	\$630	\$662	\$673	-5%	-6%
Prospect Heights	\$544	\$573	\$620	-5%	-12%
Prospect Park Lefferts Gardens	\$269	\$208	\$307	29%	-12%
Sheepshead Bay	\$351	\$303	\$210	16%	67%
Sunset Park	\$442	\$402	\$527	10%	-16%
Vinegar Hill / Dumbo	\$859	\$687	\$786	25%	9%
Williamsburg	\$653	\$611	\$539	7%	21%
Windsor Terrace	\$406	\$527	\$509	-23%	-20%

New York City Residential Sales Report

Condominium Sale Price

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$548	\$502	\$516	9%	6%
Bath Beach	\$381	\$416	\$432	-8%	-12%
Bay Ridge / Fort Hamilton	\$318	\$447	\$360	-29%	-12%
Bedford Stuyvesant	\$417	\$379	\$362	10%	15%
Bensonhurst	\$473	\$365	\$475	29%	0%
Bergen Beach	\$420	\$358	\$474	18%	-11%
Brighton Beach	\$988	\$665	\$794	49%	24%
Boerum Hill	\$636	\$539	\$638	18%	0%
Borough Park	\$450	\$476	\$462	-5%	-3%
Brooklyn Heights	\$909	\$762	\$1,693	19%	-46%
Brownsville / Ocean Hill	\$343	\$190	n/a	81%	n/a
Bushwick / Wyckoff Heights	\$271	\$306	\$255	-11%	6%
Canarsie	\$224	\$319	\$340	-30%	-34%
Carroll Gardens	\$753	\$549	\$773	37%	-3%
Clinton Hill	\$509	\$351	\$428	45%	19%
Cobble Hill	\$743	\$771	\$870	-4%	-15%
Columbia St Waterfront District	\$523	\$648	\$420	-19%	24%
Coney Island	\$468	\$443	\$415	6%	13%
Crown Heights	\$470	\$491	\$436	-4%	8%
Downtown	\$543	\$576	\$601	-6%	-10%
Dyker Heights	\$385	\$418	\$450	-8%	-14%
East Flatbush	\$170	n/a	n/a	n/a	n/a
East New York / Spring Creek	\$209	\$198	\$199	6%	5%
Flatbush / Prospect Park South	n/a	\$375	\$302	n/a	n/a
Fort Greene	\$557	\$665	\$635	-16%	-12%
Gowanus	\$461	\$536	\$707	-14%	-35%
Gravesend / Mapleton	\$407	\$437	\$393	-7%	4%
Greenpoint	\$578	\$590	\$543	-2%	6%
Kensington / Parkville	\$498	\$394	\$488	26%	2%
Marine Park / Madison	\$361	\$445	\$309	-19%	17%
Midwood	\$190	\$425	n/a	-55%	n/a
Park Slope	\$556	\$654	\$698	-15%	-20%
Prospect Heights	\$674	\$521	\$551	29%	22%
Prospect Park Lefferts Gardens	\$351	\$280	\$411	25%	-15%
SeaGate	n/a	n/a	\$465	n/a	n/a
Sheepshead Bay	\$448	\$478	\$528	-6%	-15%
Sunset Park	\$322	\$323	\$406	0%	-21%
Vinegar Hill / Dumbo	\$1,255	\$1,183	\$1,019	6%	23%
Williamsburg	\$578	\$590	\$536	-2%	8%
Windsor Terrace	\$530	\$439	\$550	21%	-4%

Note: sale price in thousands

New York City Residential Sales Report

Condominium Sale Price

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Brooklyn	\$490	\$459	\$451	7%	9%
Bath Beach	\$402	\$410	\$455	-2%	-12%
Bay Ridge / Fort Hamilton	\$297	\$373	\$325	-20%	-9%
Bedford Stuyvesant	\$465	\$360	\$340	29%	37%
Bensonhurst	\$446	\$375	\$494	19%	-10%
Bergen Beach	\$406	\$360	\$455	13%	-11%
Brighton Beach	\$926	\$628	\$750	48%	24%
Boerum Hill	\$586	\$455	\$635	29%	-8%
Borough Park	\$461	\$499	\$400	-8%	15%
Brooklyn Heights	\$865	\$611	\$1,850	42%	-53%
Brownsville / Ocean Hill	\$319	\$173	n/a	85%	n/a
Bushwick / Wyckoff Heights	\$257	\$315	\$270	-18%	-5%
Canarsie	\$218	\$350	\$340	-38%	-36%
Carroll Gardens	\$715	\$480	\$773	49%	-8%
Clinton Hill	\$436	\$325	\$465	34%	-6%
Cobble Hill	\$753	\$853	\$870	-12%	-13%
Columbia St Waterfront District	\$523	\$611	\$420	-15%	24%
Coney Island	\$468	\$426	\$415	10%	13%
Crown Heights	\$473	\$485	\$499	-3%	-5%
Downtown	\$496	\$500	\$564	-1%	-12%
Dyker Heights	\$385	\$418	\$450	-8%	-14%
East Flatbush	\$170	n/a	n/a	n/a	n/a
East New York / Spring Creek	\$200	\$183	\$194	9%	3%
Flatbush / Prospect Park South	n/a	\$396	\$314	n/a	n/a
Fort Greene	\$547	\$655	\$675	-16%	-19%
Gowanus	\$454	\$463	\$685	-2%	-34%
Gravesend / Mapleton	\$399	\$433	\$383	-8%	4%
Greenpoint	\$508	\$580	\$590	-13%	-14%
Kensington / Parkville	\$400	\$404	\$478	-1%	-16%
Marine Park / Madison	\$361	\$436	\$263	-17%	37%
Midwood	\$190	\$350	n/a	-46%	n/a
Park Slope	\$537	\$600	\$710	-10%	-24%
Prospect Heights	\$440	\$459	\$533	-4%	-17%
Prospect Park Lefferts Gardens	\$334	\$285	\$425	17%	-21%
SeaGate	n/a	n/a	\$465	n/a	n/a
Sheepshead Bay	\$421	\$447	\$560	-6%	-25%
Sunset Park	\$308	\$300	\$335	3%	-8%
Vinegar Hill / Dumbo	\$1,125	\$1,275	\$1,097	-12%	3%
Williamsburg	\$540	\$553	\$510	-2%	6%
Windsor Terrace	\$530	\$487	\$550	9%	-4%

Note: sale price in thousands

New York City Residential Sales Report

Condominium Price Per Sq. Ft.

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$536	\$517	\$493	4%	9%
Bath Beach	\$352	\$341	\$394	3%	-11%
Bay Ridge / Fort Hamilton	\$416	\$503	\$446	-17%	-7%
Bedford Stuyvesant	\$372	\$353	\$402	5%	-7%
Bensonhurst	\$382	\$422	\$408	-10%	-6%
Bergen Beach	\$350	\$337	\$359	4%	-2%
Brighton Beach	\$792	\$764	\$626	4%	27%
Boerum Hill	\$492	\$488	\$516	1%	-5%
Borough Park	\$437	\$405	\$368	8%	19%
Brooklyn Heights	\$706	\$727	\$999	-3%	-29%
Brownsville / Ocean Hill	\$345	\$333	n/a	3%	n/a
Bushwick / Wyckoff Heights	\$537	\$469	\$379	14%	42%
Canarsie	\$287	\$390	\$407	-26%	-29%
Carroll Gardens	\$566	\$589	n/a	-4%	n/a
Clinton Hill	\$540	\$455	\$410	19%	32%
Cobble Hill	\$948	\$624	\$608	52%	56%
Columbia St Waterfront District	\$547	\$638	\$604	-14%	-10%
Coney Island	\$598	\$453	\$432	32%	38%
Crown Heights	\$424	\$532	\$405	-20%	5%
Downtown	\$668	\$615	\$655	9%	2%
Dyker Heights	n/a	n/a	\$462	n/a	n/a
East New York / Spring Creek	\$289	\$268	\$278	8%	4%
Flatbush / Prospect Park South	n/a	\$443	\$307	n/a	n/a
Fort Greene	\$601	\$614	\$763	-2%	-21%
Gowanus	\$597	\$691	\$709	-14%	-16%
Gravesend / Mapleton	\$363	\$378	\$429	-4%	-15%
Greenpoint	\$551	\$652	\$564	-15%	-2%
Kensington / Parkville	\$405	\$377	\$414	7%	-2%
Marine Park / Madison	n/a	\$443	\$325	n/a	n/a
Midwood	\$320	\$394	n/a	-19%	n/a
Park Slope	\$574	\$634	\$647	-9%	-11%
Prospect Heights	\$566	\$544	\$569	4%	0%
Prospect Park Lefferts Gardens	\$290	\$274	\$296	6%	-2%
Sheepshead Bay	\$508	\$439	\$343	16%	48%
Sunset Park	\$454	\$429	\$518	6%	-12%
Vinegar Hill / Dumbo	\$908	\$730	\$812	24%	12%
Williamsburg	\$581	\$591	\$541	-2%	7%
Windsor Terrace	\$518	\$555	\$537	-7%	-4%

New York City Residential Sales Report

Condominium Price Per Sq. Ft.

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$531	\$522	\$457	2%	16%
Bath Beach	\$413	\$357	\$399	15%	4%
Bay Ridge / Fort Hamilton	\$393	\$508	\$465	-23%	-15%
Bedford Stuyvesant	\$387	\$340	\$458	14%	-15%
Bensonhurst	\$390	\$407	\$400	-4%	-2%
Bergen Beach	\$348	\$348	\$368	0%	-5%
Brighton Beach	\$803	\$778	\$647	3%	24%
Boerum Hill	\$500	\$432	\$558	16%	-10%
Borough Park	\$397	\$380	\$359	5%	11%
Brooklyn Heights	\$688	\$693	\$1,059	-1%	-35%
Brownsville / Ocean Hill	\$368	\$353	n/a	4%	n/a
Bushwick / Wyckoff Heights	\$537	\$440	\$379	22%	42%
Canarsie	\$271	\$415	\$407	-35%	-33%
Carroll Gardens	\$616	\$624	n/a	-1%	n/a
Clinton Hill	\$533	\$497	\$423	7%	26%
Cobble Hill	\$1,015	\$589	\$608	72%	67%
Columbia St Waterfront District	\$547	\$623	\$604	-12%	-10%
Coney Island	\$598	\$422	\$432	42%	38%
Crown Heights	\$482	\$497	\$474	-3%	2%
Downtown	\$638	\$617	\$674	3%	-5%
Dyker Heights	n/a	n/a	\$462	n/a	n/a
East New York / Spring Creek	\$287	\$287	\$277	0%	3%
Flatbush / Prospect Park South	n/a	\$452	\$338	n/a	n/a
Fort Greene	\$616	\$605	\$763	2%	-19%
Gowanus	\$624	\$694	\$774	-10%	-19%
Gravesend / Mapleton	\$373	\$402	\$434	-7%	-14%
Greenpoint	\$624	\$642	\$592	-3%	5%
Kensington / Parkville	\$402	\$388	\$419	3%	-4%
Marine Park / Madison	n/a	\$394	\$378	n/a	n/a
Midwood	\$320	\$394	n/a	-19%	n/a
Park Slope	\$579	\$664	\$638	-13%	-9%
Prospect Heights	\$491	\$536	\$563	-8%	-13%
Prospect Park Lefferts Gardens	\$271	\$274	\$296	-1%	-8%
Sheepshead Bay	\$448	\$396	\$343	13%	31%
Sunset Park	\$457	\$422	\$539	8%	-15%
Vinegar Hill / Dumbo	\$867	\$687	\$794	26%	9%
Williamsburg	\$653	\$611	\$539	7%	21%
Windsor Terrace	\$518	\$546	\$537	-5%	-4%

New York City Residential Sales Report

Cooperative Sale Price

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$329	\$327	\$300	0%	10%
Bath Beach	\$198	\$240	\$190	-17%	4%
Bay Ridge / Fort Hamilton	\$246	\$249	\$240	-1%	3%
Bensonhurst	\$208	\$183	\$159	13%	31%
Brighton Beach	\$364	\$574	\$586	-37%	-38%
Boerum Hill	\$253	\$270	\$253	-6%	0%
Borough Park	\$214	\$185	\$315	16%	-32%
Brooklyn Heights	\$589	\$566	\$558	4%	5%
Bushwick / Wyckoff Heights	\$473	n/a	n/a	n/a	n/a
Canarsie	n/a	\$134	n/a	n/a	n/a
Carroll Gardens	\$563	\$410	\$548	37%	3%
Clinton Hill	\$373	\$384	\$347	-3%	8%
Cobble Hill	\$376	\$669	\$524	-44%	-28%
Coney Island	\$286	\$248	\$230	15%	24%
Crown Heights	n/a	\$230	\$212	n/a	n/a
Downtown	\$316	\$292	\$259	8%	22%
East Flatbush	\$175	\$183	\$197	-4%	-11%
Flatbush / Prospect Park South	\$278	\$288	\$319	-3%	-13%
Flatlands	\$165	\$176	\$163	-6%	1%
Fort Greene	\$341	\$417	\$434	-18%	-21%
Gravesend / Mapleton	\$234	\$171	\$175	37%	34%
Greenpoint	\$257	n/a	n/a	n/a	n/a
Kensington / Parkville	\$252	\$236	\$241	7%	4%
Manhattan Beach	\$308	n/a	n/a	n/a	n/a
Marine Park / Madison	\$170	\$185	\$192	-8%	-11%
Midwood	\$200	\$179	\$192	12%	5%
Mill Basin	n/a	\$153	n/a	n/a	n/a
Park Slope	\$535	\$542	\$573	-1%	-7%
Prospect Heights	\$473	\$527	\$667	-10%	-29%
Prospect Park Lefferts Gardens	\$231	\$129	\$168	78%	37%
Sheepshead Bay	\$188	\$200	\$175	-6%	8%
Sunset Park	\$528	\$222	\$235	137%	124%
Vinegar Hill / Dumbo	\$795	\$875	\$740	-9%	7%
Williamsburg	\$280	\$141	\$300	99%	-7%
Windsor Terrace	\$402	\$344	\$304	17%	32%

Note: sale price in thousands

New York City Residential Sales Report

Cooperative Sale Price

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$270	\$270	\$230	0%	17%
Bath Beach	\$190	\$234	\$200	-19%	-5%
Bay Ridge / Fort Hamilton	\$230	\$225	\$217	2%	6%
Bensonhurst	\$208	\$194	\$142	7%	46%
Brighton Beach	\$400	\$491	\$640	-18%	-38%
Boerum Hill	\$250	\$250	\$231	0%	8%
Borough Park	\$195	\$191	\$373	2%	-48%
Brooklyn Heights	\$558	\$448	\$443	25%	26%
Bushwick / Wyckoff Heights	\$473	n/a	n/a	n/a	n/a
Canarsie	n/a	\$134	n/a	n/a	n/a
Carroll Gardens	\$563	\$400	\$548	41%	3%
Clinton Hill	\$345	\$339	\$335	2%	3%
Cobble Hill	\$390	\$626	\$508	-38%	-23%
Coney Island	\$310	\$253	\$215	23%	44%
Crown Heights	n/a	\$208	\$193	n/a	n/a
Downtown	\$291	\$290	\$261	0%	11%
East Flatbush	\$170	\$183	\$208	-7%	-18%
Flatbush / Prospect Park South	\$287	\$279	\$310	3%	-7%
Flatlands	\$165	\$169	\$165	-2%	0%
Fort Greene	\$313	\$381	\$411	-18%	-24%
Gravesend / Mapleton	\$210	\$174	\$153	21%	37%
Greenpoint	\$257	n/a	n/a	n/a	n/a
Kensington / Parkville	\$241	\$220	\$193	10%	25%
Manhattan Beach	\$308	n/a	n/a	n/a	n/a
Marine Park / Madison	\$165	\$177	\$189	-7%	-13%
Midwood	\$177	\$160	\$184	10%	-4%
Mill Basin	n/a	\$165	n/a	n/a	n/a
Park Slope	\$510	\$547	\$549	-7%	-7%
Prospect Heights	\$465	\$524	\$585	-11%	-21%
Prospect Park Lefferts Gardens	\$265	\$121	\$155	119%	71%
Sheepshead Bay	\$181	\$175	\$160	4%	13%
Sunset Park	\$434	\$260	\$235	67%	84%
Vinegar Hill / Dumbo	\$795	\$875	\$740	-9%	7%
Williamsburg	\$280	\$141	\$300	99%	-7%
Windsor Terrace	\$365	\$325	\$311	12%	17%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$441	\$445	\$397	-1%	11%
Bath Beach	\$337	n/a	\$219	n/a	53%
Bay Ridge / Fort Hamilton	\$368	\$363	\$341	2%	8%
Bensonhurst	\$243	\$278	\$563	-12%	-57%
Brighton Beach	\$689	\$719	\$636	-4%	8%
Boerum Hill	\$330	\$378	\$328	-13%	1%
Borough Park	n/a	\$202	\$311	n/a	n/a
Brooklyn Heights	\$691	\$747	\$673	-7%	3%
Carroll Gardens	\$788	\$317	\$633	148%	24%
Clinton Hill	\$621	\$610	\$580	2%	7%
Cobble Hill	\$756	\$890	\$670	-15%	13%
Coney Island	\$351	\$350	\$316	0%	11%
Crown Heights	n/a	\$413	\$324	n/a	n/a
Downtown	\$506	\$487	\$442	4%	14%
East Flatbush	\$250	\$215	\$278	16%	-10%
Flatbush / Prospect Park South	\$254	\$376	\$342	-32%	-26%
Flatlands	\$220	\$184	\$182	20%	21%
Fort Greene	\$470	\$502	\$728	-6%	-35%
Gravesend / Mapleton	\$286	\$249	\$267	15%	7%
Greenpoint	\$534	n/a	n/a	n/a	n/a
Kensington / Parkville	\$338	\$327	\$283	3%	19%
Manhattan Beach	\$336	n/a	n/a	n/a	n/a
Marine Park / Madison	\$236	\$295	\$216	-20%	9%
Midwood	\$305	\$233	\$310	31%	-2%
Park Slope	\$655	\$700	\$668	-6%	-2%
Prospect Heights	\$613	\$652	\$681	-6%	-10%
Prospect Park Lefferts Gardens	\$275	\$141	\$278	95%	-1%
Sheepshead Bay	\$290	\$284	\$216	2%	34%
Sunset Park	\$426	\$376	\$443	13%	-4%
Vinegar Hill / Dumbo	\$733	n/a	\$661	n/a	11%
Windsor Terrace	\$439	\$481	\$623	-9%	-29%

New York City Residential Sales Report

Cooperative Sale Price Per Square Foot

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$383	\$416	\$324	-8%	18%
Bath Beach	\$338	n/a	\$216	n/a	56%
Bay Ridge / Fort Hamilton	\$358	\$351	\$325	2%	10%
Bensonhurst	\$243	\$324	\$563	-25%	-57%
Brighton Beach	\$689	\$719	\$698	-4%	-1%
Boerum Hill	\$341	\$393	\$322	-13%	6%
Borough Park	n/a	\$202	\$311	n/a	n/a
Brooklyn Heights	\$732	\$652	\$633	12%	16%
Carroll Gardens	\$788	\$317	\$633	148%	24%
Clinton Hill	\$652	\$613	\$522	6%	25%
Cobble Hill	\$756	\$890	\$670	-15%	13%
Coney Island	\$363	\$336	\$324	8%	12%
Crown Heights	n/a	\$413	\$324	n/a	n/a
Downtown	\$502	\$481	\$442	4%	14%
East Flatbush	\$262	\$226	\$293	16%	-11%
Flatbush / Prospect Park South	\$239	\$416	\$386	-42%	-38%
Flatlands	\$223	\$203	\$187	10%	19%
Fort Greene	\$470	\$487	\$556	-4%	-16%
Gravesend / Mapleton	\$265	\$233	\$277	14%	-4%
Greenpoint	\$534	n/a	n/a	n/a	n/a
Kensington / Parkville	\$320	\$309	\$271	3%	18%
Manhattan Beach	\$336	n/a	n/a	n/a	n/a
Marine Park / Madison	\$226	\$306	\$209	-26%	8%
Midwood	\$262	\$229	\$291	14%	-10%
Park Slope	\$654	\$659	\$680	-1%	-4%
Prospect Heights	\$614	\$659	\$630	-7%	-2%
Prospect Park Lefferts Gardens	\$251	\$141	\$343	78%	-27%
Sheepshead Bay	\$282	\$259	\$210	9%	34%
Sunset Park	\$426	\$376	\$443	13%	-4%
Vinegar Hill / Dumbo	\$733	n/a	\$661	n/a	11%
Windsor Terrace	\$404	\$478	\$482	-16%	-16%

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Brooklyn	\$601	\$576	\$610	4%	-2%
Bath Beach	\$630	\$624	\$760	1%	-17%
Bay Ridge / Fort Hamilton	\$738	\$703	\$631	5%	17%
Bedford Stuyvesant	\$419	\$457	\$497	-8%	-16%
Bensonhurst	\$672	\$651	\$695	3%	-3%
Bergen Beach	\$579	\$678	\$634	-15%	-9%
Brighton Beach	\$1,155	\$1,378	\$848	-16%	36%
Boerum Hill	\$505	\$518	\$592	-3%	-15%
Borough Park	\$705	\$732	\$740	-4%	-5%
Brooklyn Heights	\$3,319	\$1,209	\$3,525	175%	-6%
Brownsville / Ocean Hill	\$390	\$405	\$448	-4%	-13%
Bushwick / Wyckoff Heights	\$364	\$371	\$425	-2%	-14%
Canarsie	\$407	\$454	\$443	-11%	-8%
Carroll Gardens	\$1,072	\$744	\$2,000	44%	-46%
Clinton Hill	\$857	\$1,096	\$705	-22%	22%
Cobble Hill	\$1,943	\$1,945	\$2,920	0%	-33%
Coney Island	\$316	\$377	\$263	-16%	20%
Crown Heights	\$506	\$449	\$550	13%	-8%
Cypress Hills	\$347	\$370	\$389	-6%	-11%
Downtown	\$1,290	n/a	n/a	n/a	n/a
Dyker Heights	\$639	\$627	\$753	2%	-15%
East Flatbush	\$384	\$403	\$402	-5%	-5%
East New York / Spring Creek	\$347	\$325	\$343	7%	1%
Flatbush / Prospect Park South	\$789	\$540	\$611	46%	29%
Flatlands	\$422	\$439	\$398	-4%	6%
Fort Greene	\$1,247	\$763	\$995	63%	25%
Gerritsen Beach	\$362	\$355	\$394	2%	-8%
Gowanus	\$1,014	\$768	\$843	32%	20%
Gravesend / Mapleton	\$770	\$658	\$881	17%	-13%
Greenpoint	\$549	\$776	\$812	-29%	-32%
Kensington / Parkville	\$655	\$742	\$669	-12%	-2%
Manhattan Beach	\$1,316	\$1,119	\$1,355	18%	-3%
Marine Park / Madison	\$482	\$488	\$507	-1%	-5%
Midwood	\$702	\$664	\$842	6%	-17%
Mill Basin	\$565	\$606	\$580	-7%	-3%
Park Slope	\$1,440	\$1,415	\$1,323	2%	9%
Prospect Heights	\$949	\$1,138	\$1,250	-17%	-24%
Prospect Park Lefferts Gardens	\$463	\$420	\$542	10%	-15%
Red Hook	\$686	\$500	\$750	37%	-8%
SeaGate	\$580	\$539	\$310	8%	87%
Sheepshead Bay	\$515	\$550	\$545	-6%	-6%
Sunset Park	\$693	\$679	\$686	2%	1%
Vinegar Hill / Dumbo	n/a	n/a	\$700	n/a	n/a
Williamsburg	\$686	\$817	\$676	-16%	1%
Windsor Terrace	\$772	\$810	\$655	-5%	18%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Brooklyn	\$520	\$525	\$550	-1%	-5%
Bath Beach	\$670	\$615	\$703	9%	-5%
Bay Ridge / Fort Hamilton	\$720	\$698	\$625	3%	15%
Bedford Stuyvesant	\$395	\$450	\$482	-12%	-18%
Bensonhurst	\$690	\$660	\$683	5%	1%
Bergen Beach	\$569	\$600	\$625	-5%	-9%
Brighton Beach	\$1,361	\$1,400	\$1,059	-3%	29%
Boerum Hill	\$505	\$575	\$665	-12%	-24%
Borough Park	\$650	\$679	\$700	-4%	-7%
Brooklyn Heights	\$3,445	\$712	\$3,525	384%	-2%
Brownsville / Ocean Hill	\$406	\$415	\$460	-2%	-12%
Bushwick / Wyckoff Heights	\$345	\$340	\$400	1%	-14%
Canarsie	\$398	\$452	\$473	-12%	-16%
Carroll Gardens	\$1,125	\$970	\$2,000	16%	-44%
Clinton Hill	\$925	\$1,135	\$650	-19%	42%
Cobble Hill	\$1,650	\$1,945	\$2,300	-15%	-28%
Coney Island	\$350	\$368	\$263	-5%	33%
Crown Heights	\$468	\$435	\$513	7%	-9%
Cypress Hills	\$320	\$383	\$370	-16%	-14%
Downtown	\$1,290	n/a	n/a	n/a	n/a
Dyker Heights	\$600	\$620	\$622	-3%	-4%
East Flatbush	\$385	\$400	\$395	-4%	-3%
East New York / Spring Creek	\$323	\$323	\$346	0%	-7%
Flatbush / Prospect Park South	\$789	\$540	\$611	46%	29%
Flatlands	\$423	\$435	\$384	-3%	10%
Fort Greene	\$1,050	\$820	\$850	28%	24%
Gerritsen Beach	\$398	\$375	\$405	6%	-2%
Gowanus	\$1,225	\$820	\$726	49%	69%
Gravesend / Mapleton	\$633	\$590	\$643	7%	-2%
Greenpoint	\$579	\$765	\$778	-24%	-26%
Kensington / Parkville	\$650	\$650	\$660	0%	-2%
Manhattan Beach	\$1,200	\$1,300	\$1,175	-8%	2%
Marine Park / Madison	\$482	\$488	\$507	-1%	-5%
Midwood	\$713	\$645	\$688	10%	4%
Mill Basin	\$492	\$498	\$475	-1%	4%
Park Slope	\$1,450	\$1,335	\$1,290	9%	12%
Prospect Heights	\$631	\$1,180	\$1,250	-46%	-49%
Prospect Park Lefferts Gardens	\$407	\$410	\$456	-1%	-11%
Red Hook	\$784	\$500	\$750	57%	5%
SeaGate	\$540	\$525	\$310	3%	74%
Sheepshead Bay	\$465	\$515	\$530	-10%	-12%
Sunset Park	\$705	\$690	\$720	2%	-2%
Vinegar Hill / Dumbo	n/a	n/a	\$700	n/a	n/a
Williamsburg	\$688	\$930	\$795	-26%	-14%
Windsor Terrace	\$830	\$888	\$655	-7%	27%

Note: sale price in thousands

New York City Residential Sales Report

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

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$393	\$389	\$422	1%	-7%
Astoria	\$481	\$497	\$483	-3%	0%
Bayside	\$472	\$471	\$510	0%	-7%
Beechhurst/Whitestone	\$493	\$463	\$483	6%	2%
Breezy Point/Belle Harbor/ Rockaway Park	\$458	\$562	\$508	-19%	-10%
Briarwood/Jamaica Hills/ Hillcrest	\$338	\$345	\$432	-2%	-22%
College Point	\$607	\$536	\$524	13%	16%
Corona/East Elmhurst	\$445	\$419	\$473	6%	-6%
Douglaston/Little Neck	\$531	\$525	\$488	1%	9%
Floral Park/Bellerose	\$348	\$385	\$360	-10%	-3%
Flushing	\$417	\$417	\$436	0%	-4%
Fresh Meadows/ Oakland Gardens	\$367	\$342	\$428	7%	-14%
Howard Beach/Broadchannel	\$317	\$330	\$354	-4%	-10%
Jackson Heights/Elmhurst	\$382	\$370	\$387	3%	-1%
Jamaica Estates/Holliswood	\$568	\$491	\$415	16%	37%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$353	\$345	\$376	2%	-6%
Long Island City	\$614	\$619	\$660	-1%	-7%
Middle Village/Maspeth	\$476	\$467	\$501	2%	-5%
Queens Village/Hollis	\$347	\$341	\$388	2%	-11%
Rego Park/Forest Hills/ Kew Gardens	\$339	\$320	\$345	6%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$388	\$386	\$407	1%	-5%
Ridgewood/Glendale	\$436	\$409	\$408	7%	7%
Rockaways/Averne	\$358	\$347	\$457	3%	-22%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$310	\$319	\$378	-3%	-18%
Sunnyside/Woodside	\$357	\$352	\$350	1%	2%

Note: sale price in thousands

New York City Residential Sales Report

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

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$345	\$350	\$390	-1%	-12%
Astoria	\$454	\$466	\$488	-3%	-7%
Bayside	\$403	\$475	\$478	-15%	-16%
Beechhurst/Whitestone	\$525	\$467	\$438	12%	20%
Breezy Point/Belle Harbor/ Rockaway Park	\$419	\$560	\$620	-25%	-32%
Briarwood/Jamaica Hills/ Hillcrest	\$245	\$300	\$440	-18%	-44%
College Point	\$541	\$480	\$490	13%	10%
Corona/East Elmhurst	\$420	\$390	\$455	8%	-8%
Douglaston/Little Neck	\$278	\$465	\$309	-40%	-10%
Floral Park/Bellerose	\$315	\$398	\$320	-21%	-1%
Flushing	\$350	\$331	\$398	6%	-12%
Fresh Meadows/ Oakland Gardens	\$235	\$236	\$268	0%	-12%
Howard Beach/Broadchannel	\$250	\$245	\$270	2%	-7%
Jackson Heights/Elmhurst	\$321	\$320	\$290	0%	11%
Jamaica Estates/Holliswood	\$660	\$622	\$387	6%	71%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$350	\$355	\$374	-2%	-6%
Long Island City	\$530	\$570	\$652	-7%	-19%
Middle Village/Maspeth	\$481	\$471	\$510	2%	-6%
Queens Village/Hollis	\$355	\$345	\$389	3%	-9%
Rego Park/Forest Hills/ Kew Gardens	\$240	\$241	\$247	0%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$370	\$375	\$386	-1%	-4%
Ridgewood/Glendale	\$470	\$420	\$424	12%	11%
Rockaways/Averne	\$318	\$300	\$440	6%	-28%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$296	\$310	\$382	-5%	-22%
Sunnyside/Woodside	\$285	\$258	\$310	11%	-8%

Note: sale price in thousands

New York City Residential Sales Report

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$268	\$266	\$288	1%	-7%
Astoria	\$361	\$350	\$343	3%	5%
Bayside	\$287	\$356	\$329	-19%	-13%
Beechhurst/Whitestone	\$268	\$265	\$293	1%	-9%
Breezy Point/Belle Harbor/ Rockaway Park	\$334	\$477	\$249	-30%	34%
Briarwood/Jamaica Hills/ Hillcrest	\$199	\$195	\$201	2%	-1%
College Point	\$390	\$353	n/a	11%	n/a
Corona/East Elmhurst	\$190	\$199	\$207	-5%	-8%
Douglaston/Little Neck	\$255	\$238	\$243	7%	5%
Floral Park/Bellerose	\$252	\$304	\$259	-17%	-3%
Flushing	\$275	\$242	\$266	14%	3%
Fresh Meadows/ Oakland Gardens	\$205	\$205	\$241	0%	-15%
Howard Beach/Broadchannel	\$160	\$189	\$161	-15%	0%
Jackson Heights/Elmhurst	\$236	\$238	\$229	-1%	3%
Jamaica Estates/Holliswood	\$207	\$151	\$157	36%	32%
Laurelton/Cambria Heights/ St. Albans/Rosedale	n/a	\$137	\$109	n/a	n/a
Long Island City	\$620	\$624	\$671	-1%	-8%
Middle Village/Maspeth	\$251	\$270	\$223	-7%	13%
Queens Village/Hollis	\$164	\$175	\$184	-6%	-11%
Rego Park/Forest Hills/ Kew Gardens	\$243	\$238	\$246	2%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$120	\$312	\$242	-61%	-50%
Ridgewood/Glendale	\$266	\$190	\$186	40%	43%
Rockaways/Averne	\$295	\$183	\$105	61%	181%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$203	\$122	\$183	66%	11%
Sunnyside/Woodside	\$249	\$217	\$244	14%	2%

Note: sale price in thousands

New York City Residential Sales Report

Apartment Sale Price (includes all condominium & cooperative units)

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Queens	\$230	\$225	\$230	2%	0%
Astoria	\$348	\$300	\$330	16%	5%
Bayside	\$248	\$335	\$295	-26%	-16%
Beechhurst/Whitestone	\$223	\$235	\$247	-5%	-10%
Breezy Point/Belle Harbor/ Rockaway Park	\$320	\$444	\$245	-28%	31%
Briarwood/Jamaica Hills/ Hillcrest	\$175	\$163	\$187	8%	-6%
College Point	\$390	\$380	n/a	3%	n/a
Corona/East Elmhurst	\$185	\$208	\$185	-11%	0%
Douglaston/Little Neck	\$224	\$210	\$230	7%	-3%
Floral Park/Bellerose	\$222	\$245	\$200	-9%	11%
Flushing	\$250	\$219	\$228	14%	10%
Fresh Meadows/ Oakland Gardens	\$196	\$198	\$222	-1%	-12%
Howard Beach/Broadchannel	\$140	\$170	\$147	-18%	-5%
Jackson Heights/Elmhurst	\$215	\$225	\$200	-4%	8%
Jamaica Estates/Holliswood	\$134	\$142	\$145	-5%	-7%
Laurelton/Cambria Heights/ St. Albans/Rosedale	n/a	\$137	\$109	n/a	n/a
Long Island City	\$538	\$580	\$654	-7%	-18%
Middle Village/Maspeth	\$265	\$245	\$228	8%	16%
Queens Village/Hollis	\$150	\$159	\$185	-6%	-19%
Rego Park/Forest Hills/ Kew Gardens	\$217	\$220	\$218	-1%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$120	\$165	\$242	-27%	-50%
Ridgewood/Glendale	\$263	\$168	\$180	57%	46%
Rockaways/Averne	\$291	\$193	\$105	51%	177%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$215	\$110	\$136	95%	58%
Sunnyside/Woodside	\$238	\$215	\$250	11%	-5%

Note: sale price in thousands

New York City Residential Sales Report

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

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$364	\$345	\$391	6%	-7%
Astoria	\$528	\$515	\$543	3%	-3%
Bayside	\$343	\$404	\$416	-15%	-18%
Beechhurst/Whitestone	\$417	\$305	\$428	37%	-3%
Breezy Point/Belle Harbor/ Rockaway Park	\$361	\$374	\$428	-3%	-16%
Briarwood/Jamaica Hills/ Hillcrest	\$347	\$320	\$266	8%	30%
College Point	\$366	n/a	n/a	n/a	n/a
Corona/East Elmhurst	\$278	\$318	\$292	-12%	-5%
Douglaston/Little Neck	\$331	\$316	\$294	5%	13%
Floral Park/Bellerose	\$288	\$309	\$390	-7%	-26%
Flushing	\$395	\$339	\$374	17%	6%
Fresh Meadows/ Oakland Gardens	\$344	\$355	\$354	-3%	-3%
Howard Beach/Broadchannel	\$193	\$197	\$182	-2%	6%
Jackson Heights/Elmhurst	\$358	\$328	\$317	9%	13%
Jamaica Estates/Holliswood	\$213	\$180	\$212	18%	1%
Long Island City	\$618	\$630	\$717	-2%	-14%
Middle Village/Maspeth	\$357	\$275	\$392	30%	-9%
Queens Village/Hollis	\$231	\$344	n/a	-33%	n/a
Rego Park/Forest Hills/ Kew Gardens	\$319	\$316	\$342	1%	-7%
Richmond Hill/ South Ozone Park/Woodhaven	\$191	\$233	\$343	-18%	-44%
Ridgewood/Glendale	\$287	\$269	\$251	7%	14%
Rockaways/Averne	\$311	\$234	n/a	33%	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$239	\$201	\$255	19%	-6%
Sunnyside/Woodside	\$382	\$307	\$380	25%	1%

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

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$336	\$317	\$343	6%	-2%
Astoria	\$566	\$529	\$589	7%	-4%
Bayside	\$299	\$433	\$396	-31%	-24%
Beechhurst/Whitestone	\$363	\$298	\$340	22%	7%
Breezy Point/Belle Harbor/ Rockaway Park	\$299	\$417	\$428	-28%	-30%
Briarwood/Jamaica Hills/ Hillcrest	\$312	\$299	\$229	4%	36%
College Point	377	n/a	n/a	n/a	n/a
Corona/East Elmhurst	\$284	\$353	\$278	-20%	2%
Douglaston/Little Neck	\$315	\$266	\$277	19%	14%
Floral Park/Bellerose	\$277	\$313	\$358	-11%	-23%
Flushing	\$400	\$293	\$335	36%	19%
Fresh Meadows/ Oakland Gardens	\$305	\$360	\$354	-15%	-14%
Howard Beach/Broadchannel	\$192	\$203	\$174	-5%	10%
Jackson Heights/Elmhurst	\$353	\$317	\$311	11%	14%
Jamaica Estates/Holliswood	\$200	\$162	\$218	24%	-8%
Long Island City	\$614	\$600	\$710	2%	-14%
Middle Village/Maspeth	\$351	\$234	\$390	50%	-10%
Queens Village/Hollis	\$231	\$344	n/a	-33%	n/a
Rego Park/Forest Hills/ Kew Gardens	\$312	\$308	\$326	1%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$191	\$233	\$343	-18%	-44%
Ridgewood/Glendale	\$243	\$270	\$246	-10%	-1%
Rockaways/Averne	\$311	\$239	n/a	30%	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$227	\$218	\$250	4%	-9%
Sunnyside/Woodside	\$376	\$300	\$371	25%	1%

New York City Residential Sales Report

Condominium Sale Price

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$391	\$412	\$486	-5%	-20%
Astoria	\$407	\$412	\$423	-1%	-4%
Bayside	\$461	\$522	\$461	-12%	0%
Beechhurst/Whitestone	\$573	\$500	\$639	15%	-10%
Breezy Point/Belle Harbor/ Rockaway Park	\$379	\$477	n/a	-20%	n/a
Briarwood/Jamaica Hills/ Hillcrest	\$310	\$315	\$350	-2%	-12%
College Point	\$390	\$353	n/a	11%	n/a
Corona/East Elmhurst	\$238	\$225	\$321	5%	-26%
Douglaston/Little Neck	\$424	\$436	\$391	-3%	8%
Flushing	\$353	\$344	\$369	2%	-4%
Fresh Meadows/ Oakland Gardens	\$367	\$362	\$468	2%	-22%
Howard Beach/Broadchannel	\$253	\$248	\$193	2%	31%
Jackson Heights/Elmhurst	\$293	\$329	\$318	-11%	-8%
Jamaica Estates/Holliswood	\$700	n/a	n/a	n/a	n/a
Long Island City	\$636	\$667	\$688	-5%	-8%
Middle Village/Maspeth	\$332	\$370	\$312	-10%	7%
Queens Village/Hollis	n/a	\$300	n/a	n/a	n/a
Rego Park/Forest Hills/ Kew Gardens	\$354	\$377	\$360	-6%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$125	\$359	\$242	-65%	-48%
Ridgewood/Glendale	\$371	\$233	\$220	59%	68%
Rockaways/Averne	\$295	\$197	n/a	50%	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$268	n/a	\$304	n/a	-12%
Sunnyside/Woodside	\$285	\$311	\$315	-9%	-10%

Note: sale price in thousands

New York City Residential Sales Report

Condominium Sale Price

Median					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Queens	\$352	\$370	\$450	-5%	-22%
Astoria	\$397	\$403	\$415	-1%	-4%
Bayside	\$402	\$532	\$480	-24%	-16%
Beechhurst/Whitestone	\$573	\$600	\$639	-5%	-10%
Breezy Point/Belle Harbor/ Rockaway Park	\$327	\$444	n/a	-26%	n/a
Briarwood/Jamaica Hills/ Hillcrest	\$288	\$315	\$375	-9%	-23%
College Point	\$390	\$380	n/a	3%	n/a
Corona/East Elmhurst	\$249	\$233	\$312	7%	-20%
Douglaston/Little Neck	\$502	\$428	\$309	17%	62%
Floral Park/Bellerose	n/a	n/a	n/a	n/a	n/a
Flushing	\$352	\$338	\$343	4%	3%
Fresh Meadows/ Oakland Gardens	\$395	\$330	\$500	20%	-21%
Howard Beach/Broadchannel	\$248	\$239	\$185	4%	34%
Jackson Heights/Elmhurst	\$295	\$331	\$300	-11%	-2%
Jamaica Estates/Holliswood	\$700	n/a	n/a	n/a	n/a
Long Island City	\$565	\$618	\$664	-9%	-15%
Middle Village/Maspeth	\$316	\$370	\$312	-15%	1%
Queens Village/Hollis	n/a	\$300	n/a	n/a	n/a
Rego Park/Forest Hills/ Kew Gardens	\$330	\$347	\$338	-5%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$125	\$203	\$242	-38%	-48%
Ridgewood/Glendale	\$393	\$165	\$220	138%	78%
Rockaways/Averne	\$291	\$193	n/a	51%	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$266	n/a	\$304	n/a	-12%
Sunnyside/Woodside	\$235	\$270	\$315	-13%	-25%

Note: sale price in thousands

New York City Residential Sales Report

Condominium Sale Price Per Square Foot

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$451	\$458	\$526	-1%	-14%
Astoria	\$567	\$574	\$582	-1%	-3%
Bayside	\$538	\$499	\$557	8%	-3%
Beechhurst/Whitestone	\$585	n/a	\$614	n/a	-5%
Breezy Point/Belle Harbor/ Rockaway Park	\$317	\$374	n/a	-15%	n/a
Briarwood/Jamaica Hills/ Hillcrest	\$366	\$369	\$384	-1%	-5%
College Point	\$366	\$398	n/a	-8%	n/a
Corona/East Elmhurst	\$317	\$348	\$386	-9%	-18%
Douglaston/Little Neck	\$449	\$431	\$372	4%	21%
Flushing	\$467	\$454	\$453	3%	3%
Fresh Meadows/ Oakland Gardens	\$472	\$439	\$361	7%	31%
Howard Beach/Broadchannel	\$221	\$233	\$223	-5%	-1%
Jackson Heights/Elmhurst	\$407	\$415	\$388	-2%	5%
Jamaica Estates/Holliswood	\$306	n/a	n/a	n/a	n/a
Long Island City	\$618	\$636	\$717	-3%	-14%
Middle Village/Maspeth	\$418	\$425	\$480	-2%	-13%
Queens Village/Hollis	n/a	\$344	n/a	n/a	n/a
Rego Park/Forest Hills/ Kew Gardens	\$367	\$404	\$437	-9%	-16%
Richmond Hill/ South Ozone Park/Woodhaven	\$239	\$233	\$343	3%	-31%
Ridgewood/Glendale	\$390	\$284	\$252	37%	55%
Rockaways/Averne	\$311	\$266	n/a	17%	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$310	n/a	\$313	n/a	-1%
Sunnyside/Woodside	\$424	\$419	n/a	1%	n/a

New York City Residential Sales Report

Condominium Sale Price Per Square Foot

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$444	\$438	\$495	1%	-10%
Astoria	\$580	\$582	\$600	0%	-3%
Bayside	\$539	\$497	\$575	8%	-6%
Beechhurst/Whitestone	\$585	n/a	\$614	n/a	-5%
Breezy Point/Belle Harbor/ Rockaway Park	\$290	\$417	n/a	-31%	n/a
Briarwood/Jamaica Hills/ Hillcrest	\$377	\$377	\$418	0%	-10%
College Point	\$377	\$409	n/a	-8%	n/a
Corona/East Elmhurst	\$330	\$362	\$385	-9%	-14%
Douglaston/Little Neck	\$444	\$429	\$356	4%	25%
Floral Park/Bellerose	n/a	n/a	n/a	n/a	n/a
Flushing	\$473	\$439	\$457	8%	3%
Fresh Meadows/ Oakland Gardens	\$472	\$431	\$357	9%	32%
Howard Beach/Broadchannel	\$223	\$239	\$235	-7%	-5%
Jackson Heights/Elmhurst	\$410	\$431	\$408	-5%	0%
Jamaica Estates/Holliswood	\$306	n/a	n/a	n/a	n/a
Long Island City	\$614	\$602	\$710	2%	-14%
Middle Village/Maspeth	\$429	\$428	\$480	0%	-10%
Queens Village/Hollis	n/a	\$344	n/a	n/a	n/a
Rego Park/Forest Hills/ Kew Gardens	\$358	\$411	\$440	-13%	-19%
Richmond Hill/ South Ozone Park/Woodhaven	\$239	\$233	\$343	3%	-31%
Ridgewood/Glendale	\$386	\$309	\$252	25%	53%
Rockaways/Averne	\$311	\$266	n/a	17%	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$309	n/a	\$313	n/a	-1%
Sunnyside/Woodside	\$418	\$420	n/a	0%	n/a

New York City Residential Sales Report

Cooperative Sale Price

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$216	\$251	\$222	-14%	-3%
Astoria	\$272	\$828	\$238	-67%	14%
Bayside	\$261	\$303	\$290	-14%	-10%
Beechhurst/Whitestone	\$240	\$250	\$240	-4%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$244	n/a	\$249	n/a	-2%
Briarwood/Jamaica Hills/ Hillcrest	\$169	\$169	\$179	0%	-5%
Corona/East Elmhurst	\$137	\$154	\$172	-11%	-20%
Douglaston/Little Neck	\$217	\$203	\$227	7%	-4%
Floral Park/Bellerose	\$252	\$304	\$259	-17%	-3%
Flushing	\$208	\$194	\$203	7%	3%
Fresh Meadows/ Oakland Gardens	\$195	\$375	\$205	-48%	-5%
Howard Beach/Broadchannel	\$135	\$157	\$151	-14%	-11%
Jackson Heights/Elmhurst	\$208	\$201	\$213	4%	-2%
Jamaica Estates/Holliswood	\$152	\$151	\$157	0%	-3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	n/a	\$137	\$109	n/a	n/a
Long Island City	\$413	\$322	\$353	29%	17%
Middle Village/Maspeth	\$184	\$170	\$197	8%	-7%
Queens Village/Hollis	\$164	\$154	\$184	6%	-11%
Rego Park/Forest Hills/ Kew Gardens	\$230	\$239	\$234	-4%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$115	\$122	n/a	-5%	n/a
Ridgewood/Glendale	\$171	\$166	\$181	3%	-6%
Rockaways/Averne	n/a	\$155	\$105	n/a	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$146	\$122	\$123	20%	19%
Sunnyside/Woodside	\$237	\$200	\$242	19%	-2%

Note: sale price in thousands

New York City Residential Sales Report

Cooperative Sale Price

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$203	\$200	\$205	1%	-1%
Astoria	\$275	\$1,200	\$243	-77%	13%
Bayside	\$235	\$250	\$280	-6%	-16%
Beechhurst/Whitestone	\$207	\$227	\$239		
Breezy Point/Belle Harbor/ Rockaway Park	\$260	n/a	\$245	n/a	6%
Briarwood/Jamaica Hills/ Hillcrest	\$160	\$159	\$180	1%	-11%
Corona/East Elmhurst	\$139	\$147	\$162	-6%	-14%
Douglaston/Little Neck	\$220	\$205	\$225	7%	-2%
Floral Park/Bellerose	\$222	\$245	\$200	-9%	11%
Flushing	\$214	\$188	\$200	14%	7%
Fresh Meadows/ Oakland Gardens	\$186	\$197	\$205	-5%	-9%
Howard Beach/Broadchannel	\$135	\$157	\$141	-14%	-4%
Jackson Heights/Elmhurst	\$184	\$185	\$191	-1%	-4%
Jamaica Estates/Holliswood	\$133	\$142	\$145	-6%	-8%
Laurelton/Cambria Heights/ St. Albans/Rosedale	n/a	\$137	\$109	n/a	n/a
Long Island City	\$405	\$328	\$335	23%	21%
Middle Village/Maspeth	\$180	\$173	\$215	4%	-16%
Queens Village/Hollis	\$150	\$152	\$185	-1%	-19%
Rego Park/Forest Hills/ Kew Gardens	\$210	\$213	\$215	-1%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$115	\$122	n/a	-5%	n/a
Ridgewood/Glendale	\$150	\$170	\$180	-12%	-17%
Rockaways/Averne	n/a	\$155	\$105	n/a	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$132	\$110	\$119	20%	11%
Sunnyside/Woodside	\$239	\$191	\$244	25%	-2%

Note: sale price in thousands

New York City Residential Sales Report

Cooperative Sale Price Per Square Foot

Average					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$301	\$295	\$310	2%	-3%
Astoria	\$392	\$447	\$482	-12%	-19%
Bayside	\$297	\$376	\$355	-21%	-17%
Beechhurst/Whitestone	\$1,009	\$974	\$919	4%	10%
Breezy Point/Belle Harbor/ Rockaway Park	\$472	n/a	\$428	n/a	10%
Briarwood/Jamaica Hills/ Hillcrest	\$333	\$300	\$233	11%	43%
College Point	n/a	n/a	n/a	n/a	n/a
Corona/East Elmhurst	\$201	\$245	\$245	-18%	-18%
Douglaston/Little Neck	\$282	\$254	\$268	11%	5%
Floral Park/Bellerose	\$288	\$309	\$390	-7%	-26%
Flushing	\$289	\$262	\$283	10%	2%
Fresh Meadows/ Oakland Gardens	\$308	\$336	\$346	-8%	-11%
Howard Beach/Broadchannel	\$175	\$177	\$164	-1%	7%
Jackson Heights/Elmhurst	\$317	\$281	\$295	13%	8%
Jamaica Estates/Holliswood	\$190	\$180	\$212	5%	-10%
Long Island City	n/a	\$363	n/a	n/a	n/a
Middle Village/Maspeth	\$255	\$226	\$305	13%	-17%
Queens Village/Hollis	\$231	n/a	n/a	n/a	n/a
Rego Park/Forest Hills/ Kew Gardens	\$310	\$310	\$327	0%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$144	n/a	n/a	n/a	n/a
Ridgewood/Glendale	\$225	\$260	\$251	-14%	-11%
Rockaways/Averne	n/a	\$169	n/a	n/a	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$203	\$201	\$197	1%	3%
Sunnyside/Woodside	\$352	\$290	\$380	21%	-7%

New York City Residential Sales Report

Cooperative Sale Price Per Square Foot

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$284	\$281	\$300	1%	-5%
Astoria	\$416	\$433	\$462	-4%	-10%
Bayside	\$283	\$366	\$343	-23%	-17%
Beechhurst/Whitestone	\$981	\$882	\$888	11%	10%
Breezy Point/Belle Harbor/ Rockaway Park	\$472	n/a	\$428	n/a	10%
Briarwood/Jamaica Hills/ Hillcrest	\$239	\$242	\$220	-1%	8%
College Point	n/a	n/a	n/a	n/a	n/a
Corona/East Elmhurst	\$194	\$192	\$209	1%	-7%
Douglaston/Little Neck	\$264	\$255	\$273	4%	-3%
Floral Park/Bellerose	\$277	\$313	\$358	-11%	-23%
Flushing	\$277	\$264	\$278	5%	-1%
Fresh Meadows/ Oakland Gardens	\$292	\$353	\$348	-17%	-16%
Howard Beach/Broadchannel	\$180	\$171	\$172	6%	5%
Jackson Heights/Elmhurst	\$306	\$290	\$292	6%	5%
Jamaica Estates/Holliswood	\$175	\$162	\$218	8%	-20%
Long Island City	n/a	\$363	n/a	n/a	n/a
Middle Village/Maspeth	\$250	\$219	\$305	14%	-18%
Queens Village/Hollis	\$231	n/a	n/a	n/a	n/a
Rego Park/Forest Hills/ Kew Gardens	\$301	\$303	\$317	-1%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$144	n/a	n/a	n/a	n/a
Ridgewood/Glendale	\$230	\$267	\$240	-14%	-4%
Rockaways/Averne	n/a	\$169	n/a	n/a	n/a
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$196	\$218	\$197	-10%	0%
Sunnyside/Woodside	\$334	\$274	\$371	22%	-10%

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

Average					
	1q10	4q09	1q09	Percent Change 4q09	1q09
Queens	\$472	\$470	\$491	0%	-4%
Astoria	\$602	\$621	\$623	-3%	-3%
Bayside	\$683	\$613	\$672	11%	2%
Beechhurst/Whitestone	\$628	\$650	\$672	-3%	-7%
Breezy Point/Belle Harbor/ Rockaway Park	\$569	\$633	\$586	-10%	-3%
Briarwood/Jamaica Hills/ Hillcrest	\$559	\$513	\$572	9%	-2%
College Point	\$624	\$564	\$524	11%	19%
Corona/East Elmhurst	\$516	\$510	\$547	1%	-6%
Douglaston/Little Neck	\$926	\$800	\$807	16%	15%
Floral Park/Bellerose	\$453	\$454	\$463	0%	-2%
Flushing	\$667	\$663	\$646	1%	3%
Fresh Meadows/ Oakland Gardens	\$669	\$599	\$694	12%	-4%
Howard Beach/Broadchannel	\$446	\$521	\$451	-14%	-1%
Jackson Heights/Elmhurst	\$592	\$599	\$608	-1%	-3%
Jamaica Estates/Holliswood	\$701	\$636	\$636	10%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$353	\$347	\$379	2%	-7%
Long Island City	\$497	\$589	\$498	-16%	0%
Middle Village/Maspeth	\$498	\$498	\$547	0%	-9%
Queens Village/Hollis	\$361	\$357	\$401	1%	-10%
Rego Park/Forest Hills/ Kew Gardens	\$734	\$723	\$762	2%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$390	\$387	\$409	1%	-5%
Ridgewood/Glendale	\$504	\$455	\$457	11%	10%
Rockaways/Averne	\$366	\$356	\$461	3%	-21%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$315	\$322	\$383	-2%	-18%
Sunnyside/Woodside	\$554	\$584	\$508	-5%	9%

Note: sale price in thousands

New York City Residential Sales Report

One - Three Family Dwelling Sale Price

Median					
	1q10	4q09	1q09	Percent Change	
				4q09	1q09
Queens	\$435	\$440	\$460	-1%	-5%
Astoria	\$603	\$650	\$630	-7%	-4%
Bayside	\$645	\$633	\$633	2%	2%
Beechhurst/Whitestone	\$600	\$610	\$592	-2%	1%
Breezy Point/Belle Harbor/ Rockaway Park	\$565	\$628	\$633	-10%	-11%
Briarwood/Jamaica Hills/ Hillcrest	\$526	\$488	\$535	8%	-2%
College Point	\$545	\$530	\$490	3%	11%
Corona/East Elmhurst	\$500	\$460	\$509	9%	-2%
Douglaston/Little Neck	\$655	\$717	\$800	-9%	-18%
Floral Park/Bellerose	\$460	\$448	\$450	3%	2%
Flushing	\$667	\$650	\$625	3%	7%
Fresh Meadows/ Oakland Gardens	\$650	\$595	\$658	9%	-1%
Howard Beach/Broadchannel	\$481	\$530	\$373	-9%	29%
Jackson Heights/Elmhurst	\$550	\$570	\$560	-4%	-2%
Jamaica Estates/Holliswood	\$680	\$662	\$633	3%	8%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$350	\$355	\$374	-2%	-7%
Long Island City	\$380	\$525	\$540	-28%	-30%
Middle Village/Maspeth	\$495	\$489	\$523	1%	-5%
Queens Village/Hollis	\$365	\$355	\$395	3%	-8%
Rego Park/Forest Hills/ Kew Gardens	\$680	\$653	\$650	4%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$370	\$375	\$387	-1%	-4%
Ridgewood/Glendale	\$510	\$451	\$450	13%	13%
Rockaways/Averne	\$331	\$310	\$445	7%	-26%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$301	\$311	\$385	-3%	-22%
Sunnyside/Woodside	\$545	\$550	\$528	-1%	3%

Note: sale price in thousands

New York City Residential Sales Report

Total Consideration

Borough	Total Consideration for Residential Transactions 1q10	Total Consideration for Residential Transactions 4q09	Total Consideration for Residential Transactions 1q09
Manhattan	\$4,044,819,872.15	\$4,381,062,435.38	\$2,118,982,043.56
Bronx	\$209,729,844.29	\$246,497,887.61	\$181,052,116.71
Brooklyn	\$1,201,477,967.21	\$1,283,431,296.85	\$785,043,857.55
Queens	\$1,245,508,112.25	\$1,660,912,380.90	\$1,048,957,905.15
Staten Island	\$490,684,507.70	\$366,053,021.20	\$292,973,669.85
Total	\$7,192,220,303.60	\$7,937,957,021.94	\$4,427,009,592.82
Borough	Percentage of Total City Residential Consideration 1q10	Percentage of Total City Residential Consideration 4q09	Percentage of Total City Residential Consideration 1q09
Manhattan	56.2%	55.2%	47.9%
Bronx	2.9%	3.1%	4.1%
Brooklyn	16.7%	16.2%	17.7%
Queens	17.3%	20.9%	23.7%
Staten Island	6.8%	4.6%	6.6%
Total	100%	100.0%	100.0%