

# New York City Residential Sales Report



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## Executive Summary

### Introduction

The New York City residential sales market in the second quarter of 2010 continued showing the characteristics of a healthy market and continued the trend that emerged during the previous two quarters. The total consideration for residential property was \$7.5B, up 4.8% quarterly and 72.8% when compared to the frozen market of the second quarter in 2009. Manhattan residential consideration during the second quarter of 2010 constituted 59.1% of the total market compared to 48.8 percent in the second quarter of 2009. Sales volume for apartments, when compared to the first quarter of 2010, increased moderately in the all boroughs, except for Staten Island. Sales volume remained well above the numbers seen during the freeze up of the market that persisted from the last quarter of 2008 through the second quarter of 2009. The market for 1-3 family homes though has stalled since the ramp up of sales that started in the third quarter of 2009. Volume in Brooklyn and Queens did increase over the previous quarter but only by the respective margins of 2% and 5%. (It is possible that 1-3 family home prices adjusted downward faster than the apartment market. Therefore, recovery in 1-3 family market occurred sooner and with more voracity and has now started a period of deceleration.)

After several quarters of growth and recovery, the residential real estate market in New York City appears on firm ground. The key question now is the ability of the market to remain stable for the long term. Employment levels have not made strides forward nationally and local employment growth has begun to slow, raising questions about the market's ability to sustain long term growth. Furthermore, with the effect of the federal stimulus waning, the economy will be challenged to support itself. Should low employment persist and economic growth slow, we cannot expect new demand for New York City real estate.

### Homes

#### Year to Year

The average sales price of a home in New York City during the second quarter of 2010 was \$728,000, a 15% increase from the

2009 second quarter average. The year on year change in the average price of a home in Manhattan was up 9% to \$1,374,000; Brooklyn prices rose 7% to \$533,000; in Queens prices fell 5% to \$387,000.

#### Quarter to Quarter

When compared to the first quarter of 2010, the average price of a home in New York City increased 3%. The average sales price of a home in Manhattan increased quarterly by 1%; in Brooklyn, the average price increased by less than a percent; and the average price in Queens fell by 3%. The number of home sales increased city-wide by 2%, and in Manhattan the number of sales rose 9%..

### All Apartments

#### Year to Year

The average sales price of an apartment in New York City during the second quarter of 2010 was \$867,000, a 15% increase year on year. The average price of an apartment in Manhattan in the second quarter of 2010 was \$1,326,000, a 10% increase from the second quarter 2009. Brooklyn's average sales price of an apartment in the second quarter of 2010 was \$471,000, an increase of 20% from the previous year's second quarter.

#### Quarter to Quarter

The average sales price of an apartment in New York City rose 1% from the previous quarter. In Manhattan and Brooklyn average apartment sales price rose, 1% and 3% respectively, compared to last quarter. City-wide apartment sales increased 9% to 6,084, Manhattan sales increased 9% to 3,204; and Brooklyn sales increased 9% to 1,210.

### Condominiums

#### Year to Year

The average sale price of a condominium in New York City in the second quarter of 2010 increased 5% to \$1,114,000. Manhattan

## Executive Summary

experienced a 7% increase in the average sales price to \$1,653,000. The average sales price of \$549,000 in Brooklyn was an increase of 8% year on year.

### Quarter to Quarter

Quarter to quarter, average sales price city-wide increased 1%, despite Manhattan's 1% decline in average sales price. City-wide condominium sales increased 11% to 2,552; Manhattan sales increased 13% to 1,531; and Brooklyn sales increased 16% to 749.

### Cooperatives

#### Year to Year

The average sales price of a cooperative unit in New York City rose 19% to \$652,000 this quarter compared to the second quarter last year. Manhattan's average sales price increased 11% year on year to \$1,027,000. The average sales price in Brooklyn was up 14% to \$344,000.

#### Quarter to Quarter

Quarter to quarter, the average price of a cooperative unit decreased 1% city-wide and increased 1% in Manhattan. City-wide cooperative unit sales increased 7% to 3,261; Manhattan sales increased 6 % to 1,673; and Brooklyn sales decreased 1% to 461.

### 1-3 Family Dwellings

#### Year to Year

The average sales price of a 1-3 family dwelling in New York City during the second quarter of 2010 increased 4% year to year to \$532,000. The average sales price of a 1-3 family dwelling in Brooklyn increased 4% to \$597,000. The average sales price of a 1-3 family dwelling in Queens was \$462,000, a 2% drop from the second quarter last year.

### Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide increased by 1% quarter to quarter. The average sales price of a 1-3 family dwelling in Brooklyn decreased by 1 %; the average price in Queens decreased slightly further in Queens by 3%. Sales volume decreased quarter to quarter by 22 % in Queens, 15% in the Bronx, and 5% in Brooklyn.

### Manhattan Neighborhoods

The average condominium sales price in SoHo in the second quarter of 2010 was \$2,746,000. This was the highest average price for any neighborhood in the city, but was a 2% decrease from last quarter. The total number of sales in the neighborhood in the second quarter was 34. This is 6% greater than last quarter and almost 50% greater than the amount of sales in the second quarter of last year.

The average sales price of a cooperative unit on the Upper East Side in the second quarter of 2010 was \$1,476,000. This was an increase of 6% over last quarter and 10% higher than the average price of the second quarter of last year. The number of sales of cooperative units on the Upper East Side, which traditionally leads all neighborhoods in sales volume, fell by 4 percent from last quarter to 459. Compared to the first quarter of last year though, sales almost doubled.

### Brooklyn Neighborhoods

Condo sales in Park Slope increased greatly year on year and modestly from last quarter. The respective 62% and 6% sales volume increases were not due to sales at any one particular building as well. The average price of the 55 sales in the neighborhood was \$688,000, a 20% increase year on year and 2% percent increase from last quarter.

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The Brooklyn neighborhood with the most sales in the second quarter of 2010 was Bedford Stuyvesant. The 106 sales had an average price of \$414,000. This price was 2% less than last quarter and 4% less than the second quarter of last year. The neighborhood had sales increase 14 percent over last quarter and sales doubled over the second quarter last year as lower prices and the end of the first time homebuyer credit spurred demand.

### Queens Neighborhoods

The highest average sales price of a condo in Queens was in Long Island City. The neighborhood, which is home to many new developments, had an average sales price of \$652,000. This is a decline of 2% compared to last quarter and 12% compared to the second quarter of last year. Condo sales in the neighborhood increased to 74 compared to last quarter's 63. There were 92 condo sales though in Long Island City during the second quarter of last year.

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

<b>AVG PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$728</b>	<b>\$710</b>	<b>\$631</b>	<b>3%</b>	<b>15%</b>
Manhattan	\$1,374	\$1,363	\$1,263	1%	9%
Bronx	\$358	\$351	\$362	2%	-1%
Brooklyn	\$533	\$532	\$497	0%	7%
Queens	\$387	\$399	\$405	-3%	-5%
Staten Island	\$396	\$413	\$393	-4%	1%
<b>MEDIAN PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$460</b>	<b>\$455</b>	<b>\$441</b>	<b>1%</b>	<b>4%</b>
Manhattan	\$815	\$799	\$775	2%	5%
Bronx	\$360	\$332	\$350	8%	3%
Brooklyn	\$455	\$460	\$450	-1%	1%
Queens	\$340	\$350	\$370	-3%	-8%
Staten Island	\$380	\$390	\$374	-3%	1%
<b>AVG PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$507</b>	<b>\$499</b>	<b>\$443</b>	<b>2%</b>	<b>14%</b>
Manhattan	\$1,076	\$1,085	\$1,020	-1%	6%
Bronx	\$232	\$236	\$236	-2%	-2%
Brooklyn	\$386	\$402	\$361	-4%	7%
Queens	\$303	\$308	\$303	-1%	0%
Staten Island	\$289	\$256	\$252	13%	15%
<b>MEDIAN PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$336</b>	<b>\$337</b>	<b>\$314</b>	<b>0%</b>	<b>7%</b>
Manhattan	\$972	\$970	\$950	0%	2%
Bronx	\$223	\$209	\$223	7%	0%
Brooklyn	\$331	\$362	\$324	-8%	2%
Queens	\$279	\$286	\$278	-3%	0%
Staten Island	\$239	\$246	\$237	-3%	1%
<b>SALES</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>10,378</b>	<b>10,221</b>	<b>7,194</b>	<b>2%</b>	<b>44%</b>
Manhattan	3,249	2,975	1,788	9%	82%
Bronx	603	604	487	0%	24%
Brooklyn	2,385	2,268	1,660	5%	44%
Queens	3,399	3,173	2,653	7%	28%
Staten Island	742	1,201	606	-38%	22%

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

<b>AVG PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$867</b>	<b>\$861</b>	<b>\$751</b>	<b>1%</b>	<b>15%</b>
Manhattan	\$1,326	\$1,314	\$1,208	1%	10%
Bronx	\$265	\$266	\$252	0%	5%
Brooklyn	\$471	\$458	\$393	3%	20%
Queens	\$274	\$274	\$279	0%	-2%
Staten Island	\$241	\$255	\$243	-6%	-1%
<b>MEDIAN PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$490</b>	<b>\$484</b>	<b>\$444</b>	<b>1%</b>	<b>10%</b>
Manhattan	\$804	\$790	\$764	2%	5%
Bronx	\$230	\$200	\$222	15%	4%
Brooklyn	\$405	\$395	\$345	3%	17%
Queens	\$233	\$235	\$230	-1%	1%
Staten Island	\$218	\$251	\$233	-13%	-7%
<b>AVG PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$788</b>	<b>\$791</b>	<b>\$687</b>	<b>0%</b>	<b>15%</b>
Manhattan	\$1,074	\$1,082	\$1,018	-1%	6%
Bronx	\$261	\$288	\$279	-9%	-7%
Brooklyn	\$517	\$509	\$455	1%	14%
Queens	\$356	\$373	\$353	-5%	1%
Staten Island	\$261	\$271	\$241	-4%	8%
<b>MEDIAN PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$719</b>	<b>\$692</b>	<b>\$624</b>	<b>4%</b>	<b>15%</b>
Manhattan	\$971	\$970	\$948	0%	2%
Bronx	\$241	\$258	\$285	-7%	-15%
Brooklyn	\$511	\$495	\$403	3%	27%
Queens	\$329	\$346	\$310	-5%	6%
Staten Island	\$233	\$266	\$231	-12%	1%
<b>SALES</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>6,084</b>	<b>5,606</b>	<b>3,678</b>	<b>9%</b>	<b>65%</b>
Manhattan	3,204	2,937	1,762	9%	82%
Bronx	221	218	182	1%	21%
Brooklyn	1,210	1,111	745	9%	62%
Queens	1,360	1,229	920	11%	48%
Staten Island	89	111	69	-20%	29%

Note: sale price in thousands



## New York City Residential Sales Report

### Condominium Sale Price

<b>AVG PRICE</b>					
	2q10	1q10	2q09	Change From	
				1q10	2q09
<b>New York City</b>	<b>\$1,114</b>	<b>\$1,100</b>	<b>\$1,060</b>	<b>1%</b>	<b>5%</b>
Manhattan	\$1,653	\$1,662	\$1,551	-1%	7%
Bronx	\$301	\$311	\$310	-3%	-3%
Brooklyn	\$549	\$551	\$508	0%	8%
Queens	\$410	\$392	\$448	5%	-8%
Staten Island	\$264	\$255	\$273	3%	-3%
<b>MEDIAN PRICE</b>					
	2q10	1q10	2q09	Change From	
				1q10	2q09
<b>New York City</b>	<b>\$620</b>	<b>\$610</b>	<b>\$650</b>	<b>2%</b>	<b>-5%</b>
Manhattan	\$1,090	\$985	\$1,066	11%	2%
Bronx	\$337	\$210	\$275	60%	23%
Brooklyn	\$477	\$490	\$466	-3%	2%
Queens	\$370	\$354	\$430	5%	-14%
Staten Island	\$248	\$251	\$269	-1%	-8%
<b>AVG PPSF</b>					
	2q10	1q10	2q09	Change From	
				1q10	2q09
<b>New York City</b>	<b>\$873</b>	<b>\$868</b>	<b>\$863</b>	<b>1%</b>	<b>1%</b>
Manhattan	\$1,146	\$1,168	\$1,165	-2%	-2%
Bronx	\$247	\$286	\$297	-14%	-17%
Brooklyn	\$546	\$542	\$520	1%	5%
Queens	\$455	\$453	\$539	0%	-16%
Staten Island	\$267	\$271	\$242	-2%	11%
<b>MEDIAN PPSF</b>					
	2q10	1q10	2q09	Change From	
				1q10	2q09
<b>New York City</b>	<b>\$833</b>	<b>\$792</b>	<b>\$801</b>	<b>5%</b>	<b>4%</b>
Manhattan	\$1,046	\$1,036	\$1,100	1%	-5%
Bronx	\$229	\$270	\$316	-15%	-27%
Brooklyn	\$554	\$538	\$525	3%	5%
Queens	\$443	\$446	\$549	-1%	-19%
Staten Island	\$233	\$266	\$232	-12%	0%
<b>SALES</b>					
	2q10	1q10	2q09	Change From	
				1q10	2q09
<b>New York City</b>	<b>2,823</b>	<b>2,552</b>	<b>1,614</b>	<b>11%</b>	<b>75%</b>
Manhattan	1,531	1,357	850	13%	80%
Bronx	84	92	86	-9%	-2%
Brooklyn	749	644	381	16%	97%
Queens	391	362	246	8%	59%
Staten Island	68	97	51	-30%	33%

## Cooperative Sale Price

<b>AVG PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$652</b>	<b>\$657</b>	<b>\$548</b>	<b>-1%</b>	<b>19%</b>
Manhattan	\$1,027	\$1,014	\$926	1%	11%
Bronx	\$243	\$232	\$214	5%	14%
Brooklyn	\$344	\$329	\$302	5%	14%
Queens	\$219	\$221	\$227	-1%	-4%
Staten Island	\$166	\$149	\$163	11%	2%
<b>MEDIAN PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$360</b>	<b>\$365</b>	<b>\$320</b>	<b>-1%</b>	<b>13%</b>
Manhattan	\$635	\$625	\$597	2%	6%
Bronx	\$200	\$184	\$184	9%	9%
Brooklyn	\$275	\$270	\$250	2%	10%
Queens	\$200	\$206	\$208	-3%	-4%
Staten Island	\$145	\$148	\$156	-2%	-7%
<b>AVG PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$665</b>	<b>\$674</b>	<b>\$594</b>	<b>-1%</b>	<b>12%</b>
Manhattan	\$947	\$944	\$919	0%	3%
Bronx	\$272	\$681	\$268	-60%	1%
Brooklyn	\$462	\$442	\$421	5%	10%
Queens	\$301	\$310	\$301	-3%	0%
Staten Island	\$231	\$181	\$239	27%	-4%
<b>MEDIAN PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$591</b>	<b>\$612</b>	<b>\$473</b>	<b>-3%</b>	<b>25%</b>
Manhattan	\$855	\$845	\$857	1%	0%
Bronx	\$257	\$705	\$253	-64%	2%
Brooklyn	\$424	\$390	\$367	9%	16%
Queens	\$287	\$293	\$289	-2%	-1%
Staten Island	\$221	\$181	\$228	22%	-3%
<b>SALES</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>3,261</b>	<b>3,054</b>	<b>2,064</b>	<b>7%</b>	<b>58%</b>
Manhattan	1,673	1,580	912	6%	83%
Bronx	137	126	96	9%	43%
Brooklyn	461	467	364	-1%	27%
Queens	969	867	674	12%	44%
Staten Island	21	14	18	50%	17%



## One - Three Family Dwelling Sale Price

<b>AVG PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$532</b>	<b>\$528</b>	<b>\$514</b>	<b>1%</b>	<b>4%</b>
Manhattan	\$4,761	\$5,196	\$4,776	-8%	0%
Bronx	\$412	\$399	\$419	3%	-2%
Brooklyn	\$597	\$603	\$571	-1%	4%
Queens	\$462	\$475	\$469	-3%	-2%
Staten Island	\$417	\$427	\$412	-2%	1%
<b>MEDIAN PRICE</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$436</b>	<b>\$437</b>	<b>\$440</b>	<b>0%</b>	<b>-1%</b>
Manhattan	\$3,000	\$2,950	\$3,268	2%	-8%
Bronx	\$395	\$385	\$405	3%	-2%
Brooklyn	\$510	\$522	\$520	-2%	-2%
Queens	\$425	\$440	\$438	-3%	-3%
Staten Island	\$400	\$400	\$385	0%	4%
<b>AVG PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$301</b>	<b>\$295</b>	<b>\$288</b>	<b>2%</b>	<b>4%</b>
Manhattan	\$1,154	\$1,233	\$1,021	-6%	13%
Bronx	\$223	\$217	\$220	2%	1%
Brooklyn	\$323	\$343	\$319	-6%	1%
Queens	\$287	\$286	\$285	0%	1%
Staten Island	\$291	\$254	\$251	15%	16%
<b>MEDIAN PPSF</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>\$260</b>	<b>\$261</b>	<b>\$262</b>	<b>0%</b>	<b>-1%</b>
Manhattan	\$1,015	\$1,039	\$952	-2%	7%
Bronx	\$213	\$197	\$208	8%	2%
Brooklyn	\$287	\$312	\$294	-8%	-3%
Queens	\$263	\$263	\$265	0%	-1%
Staten Island	\$240	\$241	\$236	-1%	2%
<b>SALES</b>					
	<b>2q10</b>	<b>1q10</b>	<b>2q09</b>	<b>Change From</b>	
				<b>1q10</b>	<b>2q09</b>
<b>New York City</b>	<b>4,294</b>	<b>4,615</b>	<b>3,516</b>	<b>-7%</b>	<b>22%</b>
Manhattan	45	38	26	18%	73%
Bronx	382	386	305	-1%	25%
Brooklyn	1,175	1,157	915	2%	28%
Queens	2,039	1,944	1,733	5%	18%
Staten Island	653	1,090	537	-40%	22%

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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$1,326</b>	<b>\$1,314</b>	<b>\$1,208</b>	<b>1%</b>	<b>10%</b>
Battery Park City	\$1,694	\$1,015	\$2,165	67%	-22%
Chelsea/Flatiron	\$1,352	\$1,389	\$1,285	-3%	5%
East Harlem	\$479	\$583	\$508	-18%	-6%
East Village	\$993	\$918	\$659	8%	51%
Financial/Seaport	\$857	\$797	\$862	7%	-1%
Gramercy/Kips Bay	\$1,153	\$1,263	\$1,079	-9%	7%
Greenwich Village	\$1,007	\$1,381	\$958	-27%	5%
Inwood	\$299	\$313	\$355	-5%	-16%
Lower East Side	\$779	\$757	\$816	3%	-4%
Midtown East	\$1,197	\$1,252	\$900	-4%	33%
Midtown West	\$1,160	\$1,189	\$1,473	-2%	-21%
Morningside Heights	\$730	\$515	\$709	42%	3%
Murray Hill	\$681	\$609	\$684	12%	0%
Roosevelt Island	\$654	\$733	\$357	-11%	83%
SoHo	\$2,937	\$2,209	\$2,256	33%	30%
TriBeCa	\$2,573	\$2,308	\$2,663	11%	-3%
Upper East Side	\$1,663	\$1,563	\$1,447	6%	15%
Upper West Side	\$1,363	\$1,345	\$1,158	1%	18%
Washington Heights	\$362	\$368	\$388	-2%	-7%
West Harlem	\$555	\$546	\$511	2%	9%
West Village	\$1,477	\$2,186	\$1,064	-32%	39%

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$804</b>	<b>\$790</b>	<b>\$764</b>	<b>2%</b>	<b>5%</b>
Battery Park City	\$1,565	\$600	\$1,991	161%	-21%
Chelsea/Flatiron	\$950	\$950	\$1,110	0%	-14%
East Harlem	\$398	\$450	\$453	-12%	-12%
East Village	\$931	\$711	\$609	31%	53%
Financial/Seaport	\$698	\$759	\$700	-8%	0%
Gramercy/Kips Bay	\$797	\$705	\$688	13%	16%
Greenwich Village	\$793	\$858	\$741	-8%	7%
Inwood	\$286	\$286	\$345	0%	-17%
Lower East Side	\$526	\$554	\$588	-5%	-11%
Midtown East	\$759	\$651	\$618	17%	23%
Midtown West	\$768	\$880	\$833	-13%	-8%
Morningside Heights	\$602	\$495	\$691	22%	-13%
Murray Hill	\$613	\$565	\$590	8%	4%
Roosevelt Island	\$620	\$681	\$357	-9%	74%
SoHo	\$2,037	\$1,793	\$2,283	14%	-11%
TriBeCa	\$2,000	\$1,841	\$2,597	9%	-23%
Upper East Side	\$985	\$903	\$840	9%	17%
Upper West Side	\$840	\$870	\$777	-3%	8%
Washington Heights	\$344	\$320	\$338	7%	2%
West Harlem	\$488	\$549	\$435	-11%	12%
West Village	\$720	\$1,210	\$888	-40%	-19%

Note: sale price in thousands

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

Average					
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Manhattan</b>	<b>\$1,074</b>	<b>\$1,082</b>	<b>\$1,018</b>	<b>-1%</b>	<b>6%</b>
Battery Park City	\$993	\$859	\$1,395	16%	-29%
Chelsea/Flatiron	\$1,120	\$1,178	\$1,154	-5%	-3%
East Harlem	\$553	\$616	\$689	-10%	-20%
East Village	\$1,049	\$1,040	\$949	1%	11%
Financial/Seaport	\$912	\$944	\$933	-3%	-2%
Gramercy/Kips Bay	\$1,016	\$1,186	\$1,056	-14%	-4%
Greenwich Village	\$1,121	\$1,245	\$1,065	-10%	5%
Inwood	\$512	\$429	\$470	20%	9%
Lower East Side	\$813	\$923	\$750	-12%	8%
Midtown East	\$1,055	\$1,074	\$979	-2%	8%
Midtown West	\$1,127	\$1,155	\$1,076	-2%	5%
Morningside Heights	\$950	\$788	\$702	21%	35%
Murray Hill	\$990	\$896	\$868	11%	14%
Roosevelt Island	\$681	\$691	\$514	-1%	33%
SoHo	\$1,250	\$1,321	\$1,134	-5%	10%
TriBeCa	\$1,141	\$1,223	\$1,254	-7%	-9%
Upper East Side	\$1,093	\$1,081	\$1,047	1%	4%
Upper West Side	\$1,131	\$1,157	\$992	-2%	14%
Washington Heights	\$468	\$504	\$401	-7%	17%
West Harlem	\$576	\$500	\$585	15%	-1%
West Village	\$1,435	\$1,374	\$1,137	4%	26%
Median					
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Manhattan</b>	<b>\$971</b>	<b>\$970</b>	<b>\$948</b>	<b>0%</b>	<b>2%</b>
Battery Park City	\$1,029	\$727	\$1,339	41%	-23%
Chelsea/Flatiron	\$1,044	\$1,103	\$1,111	-5%	-6%
East Harlem	\$510	\$604	\$640	-16%	-20%
East Village	\$1,065	\$963	\$923	11%	15%
Financial/Seaport	\$879	\$905	\$926	-3%	-5%
Gramercy/Kips Bay	\$968	\$1,094	\$985	-12%	-2%
Greenwich Village	\$1,046	\$1,077	\$1,000	-3%	5%
Inwood	\$475	\$520	\$468	-9%	2%
Lower East Side	\$763	\$884	\$655	-14%	16%
Midtown East	\$900	\$899	\$932	0%	-3%
Midtown West	\$1,042	\$1,051	\$1,055	-1%	-1%
Morningside Heights	\$961	\$726	\$717	32%	34%
Murray Hill	\$934	\$891	\$864	5%	8%
Roosevelt Island	\$637	\$662	\$514	-4%	24%
SoHo	\$1,164	\$1,233	\$1,121	-6%	4%
TriBeCa	\$1,055	\$1,178	\$1,308	-10%	-19%
Upper East Side	\$943	\$939	\$913	0%	3%
Upper West Side	\$972	\$984	\$905	-1%	7%
Washington Heights	\$456	\$485	\$446	-6%	2%
West Harlem	\$554	\$519	\$571	7%	-3%
West Village	\$1,184	\$1,239	\$1,142	-4%	4%

## Condominium Sale Price

Average					
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Manhattan</b>	<b>\$1,653</b>	<b>\$1,662</b>	<b>\$1,551</b>	<b>-1%</b>	<b>7%</b>
Battery Park City	\$1,694	\$1,015	\$2,165	67%	-22%
Chelsea/Flatiron	\$1,803	\$1,852	\$1,575	-3%	14%
East Harlem	\$448	\$590	\$539	-24%	-17%
East Village	\$1,130	\$1,198	\$877	-6%	29%
Financial/Seaport	\$879	\$819	\$875	7%	0%
Gramercy/Kips Bay	\$1,689	\$2,075	\$1,641	-19%	3%
Greenwich Village	\$1,424	\$3,821	\$1,715	-63%	-17%
Inwood	N/A	\$177	\$360	N/A	N/A
Lower East Side	\$1,087	\$1,142	\$1,311	-5%	-17%
Midtown East	\$1,690	\$2,150	\$1,282	-21%	32%
Midtown West	\$1,352	\$1,286	\$1,779	5%	-24%
Morningside Heights	\$990	\$830	N/A	19%	N/A
Murray Hill	\$870	\$772	\$904	13%	-4%
Roosevelt Island	\$654	\$733	\$357	-11%	83%
SoHo	\$2,746	\$2,804	\$3,063	-2%	-10%
TriBeCa	\$2,671	\$2,311	\$2,776	16%	-4%
Upper East Side	\$2,042	\$1,947	\$1,628	5%	25%
Upper West Side	\$1,769	\$1,687	\$1,483	5%	19%
Washington Heights	\$332	\$364	\$158	-9%	110%
West Harlem	\$599	\$558	\$619	7%	-3%
West Village	\$2,507	\$3,620	\$1,363	-31%	84%
Median					
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Manhattan</b>	<b>\$1,090</b>	<b>\$985</b>	<b>\$1,066</b>	<b>11%</b>	<b>2%</b>
Battery Park City	\$1,565	\$600	\$1,975	161%	-21%
Chelsea/Flatiron	\$1,519	\$1,377	\$1,375	10%	10%
East Harlem	\$398	\$450	\$456	-12%	-13%
East Village	\$1,136	\$1,049	\$815	8%	39%
Financial/Seaport	\$704	\$764	\$708	-8%	0%
Gramercy/Kips Bay	\$1,222	\$1,393	\$1,273	-12%	-4%
Greenwich Village	\$1,032	\$1,611	\$1,350	-36%	-24%
Inwood	N/A	\$177	\$360	N/A	N/A
Lower East Side	\$798	\$945	\$705	-16%	13%
Midtown East	\$996	\$907	\$800	10%	24%
Midtown West	\$925	\$973	\$895	-5%	3%
Morningside Heights	\$990	\$830	N/A	19%	N/A
Murray Hill	\$700	\$690	\$845	1%	-17%
Roosevelt Island	\$620	\$681	\$357	-9%	74%
SoHo	\$2,375	\$2,191	\$2,976	8%	-20%
TriBeCa	\$2,100	\$1,841	\$2,632	14%	-20%
Upper East Side	\$1,589	\$1,207	\$1,163	32%	37%
Upper West Side	\$999	\$1,042	\$1,050	-4%	-5%
Washington Heights	\$325	\$320	\$104	2%	212%
West Harlem	\$555	\$595	\$620	-7%	-10%
West Village	\$1,741	\$2,342	\$1,373	-26%	27%

Note: sale price in thousands

## Condominium Sale Price Per Square Foot

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$1,146</b>	<b>\$1,168</b>	<b>\$1,165</b>	<b>-2%</b>	<b>-2%</b>
Battery Park City	\$993	\$859	\$1,395	16%	-29%
Chelsea/Flatiron	\$1,246	\$1,265	\$1,272	-2%	-2%
East Harlem	\$553	\$616	\$689	-10%	-20%
East Village	\$1,042	\$1,005	\$816	4%	28%
Financial/Seaport	\$928	\$955	\$929	-3%	0%
Gramercy/Kips Bay	\$1,186	\$1,398	\$1,211	-15%	-2%
Greenwich Village	\$968	\$1,524	\$1,410	-36%	-31%
Inwood	N/A	\$268	\$576	N/A	N/A
Lower East Side	\$941	\$1,045	\$1,010	-10%	-7%
Midtown East	\$1,247	\$1,293	\$1,199	-4%	4%
Midtown West	\$1,171	\$1,203	\$1,149	-3%	2%
Morningside Heights	\$970	\$1,012	N/A	-4%	N/A
Murray Hill	\$1,008	\$935	\$1,035	8%	-3%
Roosevelt Island	\$681	\$691	\$514	-1%	33%
SoHo	\$1,297	\$1,487	\$1,335	-13%	-3%
TriBeCa	\$1,172	\$1,238	\$1,295	-5%	-10%
Upper East Side	\$1,189	\$1,191	\$1,242	0%	-4%
Upper West Side	\$1,236	\$1,262	\$1,094	-2%	13%
Washington Heights	\$440	\$431	\$227	2%	94%
West Harlem	\$530	\$501	\$547	6%	-3%
West Village	\$1,524	\$1,650	\$1,259	-8%	21%

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$1,046</b>	<b>\$1,036</b>	<b>\$1,100</b>	<b>1%</b>	<b>-5%</b>
Battery Park City	\$993	\$859	\$1,395	16%	-29%
Chelsea/Flatiron	\$1,119	\$1,184	\$1,284	-6%	-13%
East Harlem	\$510	\$604	\$640	-16%	-20%
East Village	\$1,076	\$956	\$816	12%	32%
Financial/Seaport	\$928	\$955	\$929	-3%	0%
Gramercy/Kips Bay	\$1,207	\$1,244	\$1,186	-3%	2%
Greenwich Village	\$880	\$1,585	\$1,435	-44%	-39%
Inwood	N/A	\$268	\$576	N/A	N/A
Lower East Side	\$971	\$975	\$1,027	0%	-5%
Midtown East	\$1,034	\$1,006	\$1,061	3%	-3%
Midtown West	\$1,095	\$1,070	\$1,082	2%	1%
Morningside Heights	\$970	\$1,012	N/A	-4%	N/A
Murray Hill	\$971	\$905	\$950	7%	2%
Roosevelt Island	\$637	\$662	\$514	-4%	24%
SoHo	\$1,317	\$1,392	\$1,378	-5%	-4%
TriBeCa	\$1,073	\$1,178	\$1,369	-9%	-22%
Upper East Side	\$1,076	\$1,055	\$1,068	2%	1%
Upper West Side	\$1,074	\$1,064	\$1,020	1%	5%
Washington Heights	\$427	\$438	\$149	-3%	187%
West Harlem	\$553	\$524	\$588	6%	-6%
West Village	\$1,244	\$1,476	\$1,253	-16%	-1%



## Cooperative Sale Price

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$1,027</b>	<b>\$1,014</b>	<b>\$926</b>	<b>1%</b>	<b>11%</b>
Battery Park City	N/A	N/A	N/A	N/A	N/A
Chelsea/Flatiron	\$828	\$836	\$798	-1%	4%
East Harlem	\$694	\$450	\$228	54%	204%
East Village	\$804	\$742	\$635	8%	27%
Financial/Seaport	\$491	\$485	\$626	1%	-22%
Gramercy/Kips Bay	\$677	\$686	\$639	-1%	6%
Greenwich Village	\$933	\$1,011	\$718	-8%	30%
Inwood	\$299	\$335	\$354	-11%	-16%
Lower East Side	\$536	\$500	\$543	7%	-1%
Midtown East	\$849	\$856	\$675	-1%	26%
Midtown West	\$767	\$890	\$709	-14%	8%
Morningside Heights	\$710	\$504	\$709	41%	0%
Murray Hill	\$558	\$502	\$579	11%	-4%
Roosevelt Island	N/A	N/A	N/A	N/A	N/A
SoHo	\$3,526	\$1,529	\$1,538	131%	129%
TriBeCa	\$1,667	\$2,285	\$1,563	-27%	7%
Upper East Side	\$1,476	\$1,395	\$1,340	6%	10%
Upper West Side	\$1,056	\$1,050	\$975	1%	8%
Washington Heights	\$373	\$370	\$426	1%	-12%
West Harlem	\$374	\$499	\$264	-25%	42%
West Village	\$715	\$776	\$876	-8%	-18%
Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$635</b>	<b>\$625</b>	<b>\$597</b>	<b>2%</b>	<b>6%</b>
Battery Park City	N/A	N/A	N/A	N/A	N/A
Chelsea/Flatiron	\$625	\$670	\$615	-7%	2%
East Harlem	\$694	\$450	\$228	54%	204%
East Village	\$750	\$565	\$590	33%	27%
Financial/Seaport	\$390	\$360	\$572	9%	-32%
Gramercy/Kips Bay	\$529	\$520	\$535	2%	-1%
Greenwich Village	\$770	\$818	\$675	-6%	14%
Inwood	\$286	\$317	\$330	-10%	-13%
Lower East Side	\$493	\$482	\$498	2%	-1%
Midtown East	\$593	\$575	\$530	3%	12%
Midtown West	\$520	\$590	\$475	-12%	9%
Morningside Heights	\$573	\$490	\$691	17%	-17%
Murray Hill	\$482	\$445	\$499	8%	-3%
Roosevelt Island	N/A	N/A	N/A	N/A	N/A
SoHo	\$1,150	\$1,125	\$656	2%	75%
TriBeCa	\$1,685	\$2,300	\$1,650	-27%	2%
Upper East Side	\$815	\$760	\$665	7%	23%
Upper West Side	\$758	\$730	\$675	4%	12%
Washington Heights	\$353	\$327	\$383	8%	-8%
West Harlem	\$318	\$300	\$253	6%	26%
West Village	\$631	\$588	\$637	7%	-1%



## Cooperative Sale Price Per Square Foot

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$947</b>	<b>\$944</b>	<b>\$919</b>	<b>0%</b>	<b>3%</b>
Battery Park City	N/A	N/A	N/A	N/A	N/A
Chelsea/Flatiron	\$927	\$996	\$954	-7%	-3%
East Harlem	N/A	N/A	N/A	N/A	N/A
East Village	\$994	\$1,085	\$965	-8%	3%
Financial/Seaport	\$670	\$767	\$1,033	-13%	-35%
Gramercy/Kips Bay	\$863	\$916	\$952	-6%	-9%
Greenwich Village	\$1,172	\$1,138	\$901	3%	30%
Inwood	\$512	\$493	\$460	4%	11%
Lower East Side	\$539	\$647	\$576	-17%	-6%
Midtown East	\$846	\$872	\$874	-3%	-3%
Midtown West	\$904	\$832	\$941	9%	-4%
Morningside Heights	\$944	\$773	\$702	22%	34%
Murray Hill	\$946	\$842	\$812	12%	16%
Roosevelt Island	N/A	N/A	N/A	N/A	N/A
SoHo	\$1,039	\$990	\$1,040	5%	0%
TriBeCa	\$622	\$901	\$994	-31%	-37%
Upper East Side	\$1,004	\$996	\$949	1%	6%
Upper West Side	\$959	\$985	\$957	-3%	0%
Washington Heights	\$472	\$562	\$471	-16%	0%
West Harlem	\$994	\$483	\$686	106%	45%
West Village	\$1,168	\$978	\$1,093	19%	7%
Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Manhattan</b>	<b>\$855</b>	<b>\$845</b>	<b>\$857</b>	<b>1%</b>	<b>0%</b>
Battery Park City	N/A	N/A	N/A	N/A	N/A
Chelsea/Flatiron	\$878	\$924	\$905	-5%	-3%
East Harlem	N/A	N/A	N/A	N/A	N/A
East Village	\$1,000	\$975	\$965	3%	4%
Financial/Seaport	\$670	\$767	\$1,033	-13%	-35%
Gramercy/Kips Bay	\$854	\$871	\$900	-2%	-5%
Greenwich Village	\$1,068	\$985	\$887	8%	20%
Inwood	\$475	\$543	\$464	-13%	2%
Lower East Side	\$585	\$601	\$566	-3%	3%
Midtown East	\$758	\$806	\$792	-6%	-4%
Midtown West	\$814	\$718	\$911	14%	-11%
Morningside Heights	\$961	\$721	\$717	33%	34%
Murray Hill	\$865	\$833	\$830	4%	4%
Roosevelt Island	N/A	N/A	N/A	N/A	N/A
SoHo	\$1,011	\$963	\$1,053	5%	-4%
TriBeCa	\$501	\$901	\$1,059	-44%	-53%
Upper East Side	\$849	\$839	\$844	1%	1%
Upper West Side	\$857	\$861	\$857	-1%	0%
Washington Heights	\$468	\$558	\$550	-16%	-15%
West Harlem	\$994	\$483	\$473	106%	110%
West Village	\$1,084	\$999	\$1,079	9%	0%



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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$533</b>	<b>\$532</b>	<b>\$497</b>	<b>0%</b>	<b>7%</b>
Bath Beach	\$499	\$478	\$493	4%	1%
Bay Ridge / Fort Hamilton	\$520	\$486	\$479	7%	9%
Bedford Stuyvesant	\$409	\$422	\$430	-3%	-5%
Bensonhurst	\$610	\$614	\$575	-1%	6%
Bergen Beach	\$556	\$518	\$546	7%	2%
Brighton Beach	\$796	\$924	\$756	-14%	5%
Boerum Hill	\$415	\$480	\$381	-14%	9%
Borough Park	\$565	\$606	\$646	-7%	-12%
Brooklyn Heights	\$946	\$832	\$741	14%	28%
Brownsville / Ocean Hill	\$342	\$376	\$485	-9%	-30%
Bushwick / Wyckoff Heights	\$387	\$362	\$425	7%	-9%
Canarsie	\$404	\$395	\$442	2%	-9%
Carroll Gardens	\$848	\$799	\$568	6%	49%
Clinton Hill	\$437	\$495	\$452	-12%	-3%
Cobble Hill	\$874	\$1,121	\$1,360	-22%	-36%
Columbia Street Waterfront					
District	\$698	\$523	\$590	34%	18%
Coney Island	\$293	\$303	\$289	-3%	2%
Crown Heights	\$447	\$498	\$483	-10%	-7%
Cypress Hills	\$327	\$348	\$392	-6%	-17%
Downtown	\$494	\$507	\$473	-2%	5%
Dyker Heights	\$662	\$631	\$719	5%	-8%
East Flatbush	\$364	\$344	\$378	6%	-4%
East New York / Spring Creek	\$319	\$312	\$348	2%	-8%
Flatbush / Prospect Park South	\$451	\$552	\$379	-18%	19%
Flatlands	\$375	\$347	\$330	8%	14%
Fort Greene	\$628	\$647	\$856	-3%	-27%
Gerritsen Beach	\$310	\$362	\$357	-14%	-13%
Gowanus	\$720	\$657	\$786	10%	-8%
Gravesend / Mapleton	\$614	\$616	\$485	0%	27%
Greenpoint	\$489	\$553	\$582	-12%	-16%
Kensington / Parkville	\$452	\$432	\$547	5%	-17%
Manhattan Beach	\$1,250	\$1,095	\$1,218	14%	3%
Marine Park / Madison	\$472	\$407	\$414	16%	14%
Midwood	\$493	\$503	\$505	-2%	-2%
Mill Basin	\$518	\$563	\$460	-8%	13%
Park Slope	\$769	\$742	\$732	4%	5%
Prospect Heights	\$672	\$610	\$571	10%	18%
Prospect Park Lefferts Gardens	\$406	\$383	\$419	6%	-3%
Red Hook	\$697	\$791	\$978	-12%	-29%
SeaGate	\$457	\$580	\$466	-21%	-2%
Sheepshead Bay	\$378	\$346	\$312	9%	21%
Sunset Park	\$520	\$571	\$508	-9%	2%
Vinegar Hill / Dumbo	\$1,198	\$1,234	\$1,068	-3%	12%
Williamsburg	\$561	\$587	\$571	-4%	-2%
Windsor Terrace	\$653	\$578	\$569	13%	15%

Note: sale price in thousands



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

	Median				
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$455</b>	<b>\$460</b>	<b>\$450</b>	<b>-1%</b>	<b>1%</b>
Bath Beach	\$477	\$490	\$457	-3%	4%
Bay Ridge / Fort Hamilton	\$400	\$365	\$377	10%	6%
Bedford Stuyvesant	\$390	\$412	\$405	-5%	-4%
Bensonhurst	\$660	\$625	\$603	6%	10%
Bergen Beach	\$540	\$515	\$546	5%	-1%
Brighton Beach	\$734	\$860	\$600	-15%	22%
Boerum Hill	\$401	\$477	\$300	-16%	34%
Borough Park	\$537	\$565	\$675	-5%	-20%
Brooklyn Heights	\$645	\$679	\$490	-5%	32%
Brownsville / Ocean Hill	\$304	\$347	\$569	-12%	-47%
Bushwick / Wyckoff Heights	\$357	\$328	\$385	9%	-7%
Canarsie	\$405	\$387	\$441	5%	-8%
Carroll Gardens	\$657	\$757	\$535	-13%	23%
Clinton Hill	\$380	\$435	\$415	-13%	-8%
Cobble Hill	\$510	\$776	\$1,393	-34%	-63%
Columbia Stree Waterfront					
District	\$778	\$523	\$590	49%	32%
Coney Island	\$285	\$313	\$295	-9%	-3%
Crown Heights	\$449	\$475	\$495	-6%	-9%
Cypress Hills	\$331	\$320	\$355	4%	-7%
Downtown	\$479	\$486	\$393	-1%	22%
Dyker Heights	\$677	\$598	\$735	13%	-8%
East Flatbush	\$379	\$342	\$372	11%	2%
East New York / Spring Creek	\$267	\$280	\$357	-5%	-25%
Flatbush / Prospect Park South	\$377	\$435	\$299	-13%	26%
Flatlands	\$413	\$396	\$328	4%	26%
Fort Greene	\$559	\$557	\$634	0%	-12%
Gerritsen Beach	\$348	\$398	\$381	-12%	-8%
Gowanus	\$618	\$560	\$597	10%	4%
Gravesend / Mapleton	\$507	\$518	\$461	-2%	10%
Greenpoint	\$446	\$503	\$550	-11%	-19%
Kensington / Parkville	\$336	\$340	\$363	-1%	-7%
Manhattan Beach	\$985	\$1,200	\$1,050	-18%	-6%
Marine Park / Madison	\$455	\$430	\$436	6%	4%
Midwood	\$446	\$495	\$307	-10%	45%
Mill Basin	\$433	\$492	\$417	-12%	4%
Park Slope	\$644	\$598	\$645	8%	0%
Prospect Heights	\$493	\$465	\$490	6%	1%
Prospect Park Lefferts Gardens	\$344	\$360	\$359	-4%	-4%
Red Hook	\$800	\$787	\$978	2%	-18%
SeaGate	\$440	\$540	\$466	-19%	-6%
Sheepshead Bay	\$338	\$310	\$275	9%	23%
Sunset Park	\$465	\$563	\$461	-17%	1%
Vinegar Hill / Dumbo	\$1,068	\$1,108	\$875	-4%	22%
Williamsburg	\$535	\$547	\$537	-2%	0%
Windsor Terrace	\$628	\$530	\$563	18%	11%

Note: sale price in thousands

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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$471</b>	<b>\$458</b>	<b>\$393</b>	<b>3%</b>	<b>20%</b>
Bath Beach	\$254	\$276	\$235	-8%	8%
Bay Ridge / Fort Hamilton	\$262	\$255	\$287	3%	-9%
Bedford Stuyvesant	\$397	\$417	\$425	-5%	-7%
Bensonhurst	\$303	\$437	\$318	-31%	-5%
Bergen Beach	\$399	\$422	\$381	-5%	5%
Brighton Beach	\$730	\$726	\$585	0%	25%
Boerum Hill	\$405	\$414	\$487	-2%	-17%
Borough Park	\$383	\$478	\$369	-20%	4%
Brooklyn Heights	\$760	\$701	\$576	8%	32%
Brownsville / Ocean Hill	\$304	\$345	N/A	-12%	N/A
Bushwick / Wyckoff Heights	\$282	\$322	N/A	-12%	N/A
Canarsie	\$187	\$224	\$188	-16%	0%
Carroll Gardens	\$677	\$739	\$568	-8%	19%
Clinton Hill	\$440	\$420	\$377	5%	17%
Cobble Hill	\$511	\$533	\$743	-4%	-31%
Columbia Street Waterfront					
District	\$614	\$523	\$430	17%	43%
Coney Island	\$285	\$305	\$283	-7%	1%
Crown Heights	\$433	\$471	\$302	-8%	43%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$491	\$496	\$467	-1%	5%
Dyker Heights	\$386	\$385	\$300	0%	29%
East Flatbush	\$277	\$175	\$237	59%	17%
East New York / Spring Creek	\$211	\$209	\$199	1%	6%
Flatbush / Prospect Park South	\$303	\$282	\$268	7%	13%
Flatlands	\$169	\$165	\$183	2%	-7%
Fort Greene	\$567	\$547	\$462	4%	23%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$559	\$462	\$553	21%	1%
Gravesend / Mapleton	\$306	\$335	\$207	-9%	48%
Greenpoint	\$461	\$556	\$528	-17%	-13%
Kensington / Parkville	\$289	\$296	\$245	-2%	18%
Manhattan Beach	\$220	\$308	N/A	-28%	N/A
Marine Park / Madison	\$191	\$180	\$175	6%	9%
Midwood	\$231	\$200	\$206	16%	12%
Mill Basin	\$140	N/A	\$146	N/A	-4%
Park Slope	\$645	\$554	\$610	16%	6%
Prospect Heights	\$601	\$579	\$449	4%	34%
Prospect Park Lefferts Gardens	\$297	\$297	\$271	0%	10%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$240	\$252	\$203	-5%	18%
Sunset Park	\$355	\$358	\$316	-1%	13%
Vinegar Hill / Dumbo	\$1,210	\$1,234	\$1,068	-2%	13%
Williamsburg	\$529	\$577	\$549	-8%	-4%
Windsor Terrace	\$400	\$412	\$403	-3%	-1%

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

	Median				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$405</b>	<b>\$395</b>	<b>\$345</b>	<b>3%</b>	<b>17%</b>
Bath Beach	\$222	\$250	\$203	-11%	9%
Bay Ridge / Fort Hamilton	\$235	\$253	\$278	-7%	-15%
Bedford Stuyvesant	\$385	\$468	\$405	-18%	-5%
Bensonhurst	\$219	\$436	\$358	-50%	-39%
Bergen Beach	\$385	\$410	\$413	-6%	-7%
Brighton Beach	\$630	\$667	\$600	-6%	5%
Boerum Hill	\$400	\$402	\$492	-1%	-19%
Borough Park	\$360	\$463	\$300	-22%	20%
Brooklyn Heights	\$570	\$663	\$485	-14%	18%
Brownsville / Ocean Hill	\$304	\$319	N/A	-5%	N/A
Bushwick / Wyckoff Heights	\$284	\$281	N/A	1%	N/A
Canarsie	\$187	\$218	\$188	-14%	0%
Carroll Gardens	\$600	\$692	\$535	-13%	12%
Clinton Hill	\$380	\$400	\$345	-5%	10%
Cobble Hill	\$505	\$475	\$743	6%	-32%
Columbia Street					
Waterfront District	\$652	\$523	\$430	25%	52%
Coney Island	\$273	\$310	\$290	-12%	-6%
Crown Heights	\$447	\$473	\$290	-5%	54%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$475	\$483	\$385	-2%	23%
Dyker Heights	\$386	\$385	\$300	0%	29%
East Flatbush	\$250	\$170	\$231	47%	8%
East New York / Spring Creek	\$206	\$200	\$186	3%	11%
Flatbush / Prospect Park South	\$320	\$305	\$287	5%	11%
Flatlands	\$158	\$165	\$195	-4%	-19%
Fort Greene	\$549	\$545	\$410	1%	34%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$460	\$454	\$492	1%	-6%
Gravesend / Mapleton	\$318	\$345	\$172	-8%	85%
Greenpoint	\$399	\$495	\$487	-19%	-18%
Kensington / Parkville	\$246	\$255	\$240	-4%	3%
Manhattan Beach	\$220	\$308	N/A	-28%	N/A
Marine Park / Madison	\$162	\$173	\$160	-7%	1%
Midwood	\$203	\$183	\$185	11%	10%
Mill Basin	\$148	N/A	\$155	N/A	-5%
Park Slope	\$593	\$535	\$613	11%	-3%
Prospect Heights	\$478	\$465	\$475	3%	1%
Prospect Park Lefferts Gardens	\$275	\$299	\$237	-8%	16%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$218	\$203	\$174	7%	25%
Sunset Park	\$328	\$329	\$252	-1%	30%
Vinegar Hill / Dumbo	\$1,140	\$1,108	\$875	3%	30%
Williamsburg	\$519	\$542	\$532	-4%	-2%
Windsor Terrace	\$385	\$383	\$318	1%	21%

Note: sale price in thousands



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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$517</b>	<b>\$509</b>	<b>\$455</b>	<b>1%</b>	<b>14%</b>
Bath Beach	\$331	\$348	\$314	-5%	6%
Bay Ridge / Fort Hamilton	\$352	\$381	\$382	-8%	-8%
Bedford Stuyvesant	\$355	\$373	\$380	-5%	-6%
Bensonhurst	\$329	\$359	\$279	-8%	18%
Bergen Beach	\$349	\$353	\$301	-1%	16%
Brighton Beach	\$733	\$762	\$558	-4%	31%
Boerum Hill	\$393	\$440	\$344	-11%	14%
Borough Park	\$421	\$441	\$412	-4%	2%
Brooklyn Heights	\$670	\$703	\$701	-5%	-4%
Brownsville / Ocean Hill	\$299	\$347	N/A	-14%	N/A
Bushwick / Wyckoff Heights	\$453	\$537	N/A	-16%	N/A
Canarsie	\$230	\$287	N/A	-20%	N/A
Carroll Gardens	\$597	\$598	\$649	0%	-8%
Clinton Hill	\$545	\$591	\$667	-8%	-18%
Cobble Hill	\$693	\$872	\$678	-20%	2%
Columbia Street Waterfront					
District	\$547	\$547	\$594	0%	-8%
Coney Island	\$419	\$414	\$370	1%	13%
Crown Heights	\$499	\$425	\$445	17%	12%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$617	\$644	\$590	-4%	4%
Dyker Heights	\$315	N/A	N/A	N/A	N/A
East Flatbush	\$309	\$250	\$277	24%	12%
East New York / Spring Creek	\$285	\$289	\$288	-1%	-1%
Flatbush / Prospect Park South	\$361	\$273	\$341	32%	6%
Flatlands	\$233	\$220	\$251	6%	-7%
Fort Greene	\$584	\$593	\$578	-2%	1%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$722	\$600	N/A	20%	N/A
Gravesend / Mapleton	\$325	\$353	\$260	-8%	25%
Greenpoint	\$521	\$550	\$646	-5%	-19%
Kensington / Parkville	\$286	\$362	\$337	-21%	-15%
Manhattan Beach	\$321	\$336	N/A	-4%	N/A
Marine Park / Madison	\$283	\$239	\$257	19%	10%
Midwood	\$309	\$308	\$330	0%	-6%
Mill Basin	\$195	N/A	\$187	N/A	4%
Park Slope	\$695	\$619	\$672	12%	3%
Prospect Heights	\$635	\$593	\$590	7%	8%
Prospect Park Lefferts Gardens	\$194	\$288	\$298	-33%	-35%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$311	\$365	\$272	-15%	14%
Sunset Park	\$418	\$458	\$414	-9%	1%
Vinegar Hill / Dumbo	\$907	\$899	\$815	1%	11%
Williamsburg	\$530	\$585	\$563	-9%	-6%
Windsor Terrace	\$615	\$452	\$509	36%	21%



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

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$511</b>	<b>\$495</b>	<b>\$403</b>	<b>3%</b>	<b>27%</b>
Bath Beach	\$321	\$350	\$341	-8%	-6%
Bay Ridge / Fort Hamilton	\$337	\$368	\$368	-8%	-8%
Bedford Stuyvesant	\$361	\$387	\$368	-7%	-2%
Bensonhurst	\$278	\$385	\$279	-28%	0%
Bergen Beach	\$349	\$353	\$301	-1%	16%
Brighton Beach	\$747	\$784	\$635	-5%	18%
Boerum Hill	\$378	\$397	\$356	-5%	6%
Borough Park	\$408	\$440	\$372	-7%	10%
Brooklyn Heights	\$604	\$716	\$718	-16%	-16%
Brownsville / Ocean Hill	\$299	\$368	N/A	-19%	N/A
Bushwick / Wyckoff Heights	\$453	\$537	N/A	-16%	N/A
Canarsie	\$230	\$271	N/A	-15%	N/A
Carroll Gardens	\$592	\$650	\$630	-9%	-6%
Clinton Hill	\$566	\$559	\$632	1%	-11%
Cobble Hill	\$721	\$823	\$678	-12%	6%
Columbia Street Waterfront District	\$547	\$547	\$594	0%	-8%
Coney Island	\$419	\$364	\$357	15%	17%
Crown Heights	\$508	\$486	\$445	4%	14%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$599	\$606	\$546	-1%	10%
Dyker Heights	\$315	N/A	N/A	N/A	N/A
East Flatbush	\$261	\$262	\$273	0%	-4%
East New York / Spring Creek	\$287	\$287	\$290	0%	-1%
Flatbush / Prospect Park South	\$383	\$262	\$336	46%	14%
Flatlands	\$233	\$223	\$251	5%	-7%
Fort Greene	\$531	\$616	\$519	-14%	2%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$722	\$624	N/A	16%	N/A
Gravesend / Mapleton	\$329	\$374	\$253	-12%	30%
Greenpoint	\$588	\$607	\$630	-3%	-7%
Kensington / Parkville	\$277	\$368	\$335	-25%	-17%
Manhattan Beach	\$321	\$336	N/A	-4%	N/A
Marine Park / Madison	\$275	\$226	\$204	21%	35%
Midwood	\$301	\$311	\$323	-3%	-7%
Mill Basin	\$195	N/A	\$190	N/A	3%
Park Slope	\$680	\$637	\$682	7%	0%
Prospect Heights	\$643	\$544	\$622	18%	3%
Prospect Park Lefferts Gardens	\$180	\$271	\$330	-34%	-45%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$319	\$360	\$287	-11%	11%
Sunset Park	\$423	\$445	\$415	-5%	2%
Vinegar Hill / Dumbo	\$826	\$859	\$787	-4%	5%
Williamsburg	\$581	\$654	\$588	-11%	-1%
Windsor Terrace	\$643	\$406	\$474	59%	36%

## Condominium Sale Price

	Average				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$549</b>	<b>\$551</b>	<b>\$508</b>	<b>0%</b>	<b>8%</b>
Bath Beach	\$443	\$384	\$374	15%	18%
Bay Ridge / Fort Hamilton	\$412	\$320	\$493	29%	-16%
Bedford Stuyvesant	\$390	\$417	\$425	-6%	-8%
Bensonhurst	\$468	\$476	\$408	-2%	15%
Bergen Beach	\$399	\$422	\$436	-5%	-9%
Brighton Beach	\$778	\$998	\$587	-22%	33%
Boerum Hill	\$559	\$640	\$587	-13%	-5%
Borough Park	\$424	\$451	\$526	-6%	-19%
Brooklyn Heights	\$1,007	\$918	N/A	10%	N/A
Brownsville / Ocean Hill	\$304	\$345	N/A	-12%	N/A
Bushwick / Wyckoff Heights	\$282	\$271	N/A	4%	N/A
Canarsie	\$187	\$224	N/A	-16%	N/A
Carroll Gardens	\$688	\$756	\$568	-9%	21%
Clinton Hill	\$545	\$510	\$470	7%	16%
Cobble Hill	\$673	\$743	\$600	-9%	12%
Columbia Street Waterfront District	\$614	\$523	\$430	17%	43%
Coney Island	N/A	\$470	\$314	N/A	N/A
Crown Heights	\$451	\$471	\$400	-4%	13%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$536	\$545	\$708	-2%	-24%
Dyker Heights	\$386	\$385	\$300	0%	29%
East Flatbush	\$364	\$170	\$237	114%	54%
East New York / Spring Creek	\$211	\$209	\$199	1%	6%
Flatbush / Prospect Park South	\$365	N/A	\$324	N/A	13%
Flatlands	N/A	N/A	N/A	N/A	N/A
Fort Greene	\$607	\$558	\$734	9%	-17%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$559	\$462	\$553	21%	1%
Gravesend / Mapleton	\$407	\$419	\$325	-3%	25%
Greenpoint	\$480	\$579	\$528	-17%	-9%
Kensington / Parkville	\$490	\$501	\$420	-2%	17%
Manhattan Beach	N/A	N/A	N/A	N/A	N/A
Marine Park / Madison	\$323	\$361	\$245	-11%	32%
Midwood	\$400	\$190	\$306	111%	31%
Mill Basin	N/A	N/A	N/A	N/A	N/A
Park Slope	\$688	\$572	\$673	20%	2%
Prospect Heights	\$672	\$677	\$453	-1%	48%
Prospect Park Lefferts Gardens	\$307	\$351	\$483	-13%	-36%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$364	\$450	\$370	-19%	-2%
Sunset Park	\$372	\$324	\$352	15%	6%
Vinegar Hill / Dumbo	\$1,210	\$1,255	\$1,068	-4%	13%
Williamsburg	\$532	\$580	\$559	-8%	-5%
Windsor Terrace	\$440	\$530	\$318	-17%	38%

Note: sale price in thousands

## Condominium Sale Price

	Median				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$477</b>	<b>\$490</b>	<b>\$466</b>	<b>-3%</b>	<b>2%</b>
Bath Beach	\$477	\$407	\$374	17%	27%
Bay Ridge / Fort Hamilton	\$448	\$299	\$515	50%	-13%
Bedford Stuyvesant	\$380	\$468	\$405	-19%	-6%
Bensonhurst	\$431	\$446	\$416	-3%	4%
Bergen Beach	\$385	\$410	\$436	-6%	-12%
Brighton Beach	\$702	\$926	\$573	-24%	23%
Boerum Hill	\$507	\$591	\$473	-14%	7%
Borough Park	\$418	\$461	\$499	-9%	-16%
Brooklyn Heights	\$810	\$886	N/A	-9%	N/A
Brownsville / Ocean Hill	\$304	\$319	N/A	-5%	N/A
Bushwick / Wyckoff Heights	\$284	\$257	N/A	10%	N/A
Canarsie	\$187	\$218	N/A	-14%	N/A
Carroll Gardens	\$600	\$715	\$535	-16%	12%
Clinton Hill	\$548	\$436	\$419	26%	31%
Cobble Hill	\$738	\$753	\$600	-2%	23%
Columbia Street Waterfront					
District	\$652	\$523	\$430	25%	52%
Coney Island	N/A	\$470	\$314	N/A	N/A
Crown Heights	\$454	\$473	\$405	-4%	12%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$508	\$496	\$693	2%	-27%
Dyker Heights	\$386	\$385	\$300	0%	29%
East Flatbush	\$379	\$170	\$231	123%	64%
East New York / Spring Creek	\$206	\$200	\$186	3%	11%
Flatbush / Prospect Park South	\$366	N/A	\$299	N/A	22%
Flatlands	N/A	N/A	N/A	N/A	N/A
Fort Greene	\$572	\$552	\$734	4%	-22%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$460	\$454	\$492	1%	-6%
Gravesend / Mapleton	\$405	\$405	\$306	0%	32%
Greenpoint	\$419	\$508	\$487	-17%	-14%
Kensington / Parkville	\$400	\$406	\$409	-1%	-2%
Manhattan Beach	N/A	N/A	N/A	N/A	N/A
Marine Park / Madison	\$343	\$361	\$245	-5%	40%
Midwood	\$400	\$190	\$289	111%	38%
Mill Basin	N/A	N/A	N/A	N/A	N/A
Park Slope	\$640	\$537	\$665	19%	-4%
Prospect Heights	\$461	\$446	\$436	3%	6%
Prospect Park Lefferts Gardens	\$280	\$334	\$525	-16%	-47%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$353	\$421	\$375	-16%	-6%
Sunset Park	\$346	\$310	\$294	12%	18%
Vinegar Hill / Dumbo	\$1,140	\$1,125	\$875	1%	30%
Williamsburg	\$527	\$545	\$533	-3%	-1%
Windsor Terrace	\$440	\$530	\$318	-17%	38%

Note: sale price in thousands

## Condominium Price Per Sq. Ft.

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$546</b>	<b>\$542</b>	<b>\$520</b>	<b>1%</b>	<b>5%</b>
Bath Beach	\$382	\$357	\$385	7%	-1%
Bay Ridge / Fort Hamilton	\$415	\$419	\$538	-1%	-23%
Bedford Stuyvesant	\$355	\$373	\$380	-5%	-6%
Bensonhurst	\$367	\$385	\$358	-5%	2%
Bergen Beach	\$349	\$353	\$301	-1%	16%
Brighton Beach	\$741	\$799	\$558	-7%	33%
Boerum Hill	\$497	\$496	\$511	0%	-3%
Borough Park	\$393	\$440	\$359	-11%	9%
Brooklyn Heights	\$692	\$714	N/A	-3%	N/A
Brownsville / Ocean Hill	\$299	\$347	N/A	-14%	N/A
Bushwick / Wyckoff Heights	\$453	\$537	N/A	-16%	N/A
Canarsie	\$230	\$287	N/A	-20%	N/A
Carroll Gardens	\$625	\$571	\$649	10%	-4%
Clinton Hill	\$498	\$541	\$590	-8%	-16%
Cobble Hill	\$665	\$948	\$678	-30%	-2%
Columbia Street Waterfront District	\$547	\$547	\$594	0%	-8%
Coney Island	N/A	\$603	\$416	N/A	N/A
Crown Heights	\$499	\$425	\$622	17%	-20%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$660	\$674	\$723	-2%	-9%
Dyker Heights	\$315	N/A	N/A	N/A	N/A
East Flatbush	\$376	N/A	\$277	N/A	36%
East New York / Spring Creek	\$285	\$289	\$288	-1%	-1%
Flatbush / Prospect Park South	\$490	N/A	\$337	N/A	45%
Flatlands	N/A	N/A	N/A	N/A	N/A
Fort Greene	\$533	\$602	\$817	-12%	-35%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$722	\$600	N/A	20%	N/A
Gravesend / Mapleton	\$418	\$380	\$336	10%	24%
Greenpoint	\$527	\$554	\$646	-5%	-18%
Kensington / Parkville	\$152	\$408	\$388	-63%	-61%
Manhattan Beach	N/A	N/A	N/A	N/A	N/A
Marine Park / Madison	\$391	N/A	\$395	N/A	-1%
Midwood	N/A	\$320	\$393	N/A	N/A
Mill Basin	N/A	N/A	N/A	N/A	N/A
Park Slope	\$679	\$603	\$675	13%	1%
Prospect Heights	\$660	\$570	\$688	16%	-4%
Prospect Park Lefferts Gardens	\$222	\$290	\$333	-23%	-33%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$433	\$513	\$318	-16%	36%
Sunset Park	\$446	\$460	\$435	-3%	3%
Vinegar Hill / Dumbo	\$907	\$908	\$815	0%	11%
Williamsburg	\$530	\$585	\$563	-9%	-6%
Windsor Terrace	\$550	\$518	\$572	6%	-4%

## Condominium Price Per Sq. Ft.

	Median				
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$554</b>	<b>\$538</b>	<b>\$525</b>	<b>3%</b>	<b>5%</b>
Bath Beach	\$382	\$419	\$385	-9%	-1%
Bay Ridge / Fort Hamilton	\$444	\$396	\$518	12%	-14%
Bedford Stuyvesant	\$361	\$387	\$368	-7%	-2%
Bensonhurst	\$414	\$397	\$358	4%	16%
Bergen Beach	\$349	\$353	\$301	-1%	16%
Brighton Beach	\$747	\$810	\$635	-8%	18%
Boerum Hill	\$498	\$501	\$506	-1%	-2%
Borough Park	\$378	\$397	\$374	-5%	1%
Brooklyn Heights	\$610	\$688	N/A	-11%	N/A
Brownsville / Ocean Hill	\$299	\$368	N/A	-19%	N/A
Bushwick / Wyckoff Heights	\$453	\$537	N/A	-16%	N/A
Canarsie	\$230	\$271	N/A	-15%	N/A
Carroll Gardens	\$610	\$621	\$630	-2%	-3%
Clinton Hill	\$548	\$537	\$590	2%	-7%
Cobble Hill	\$665	\$1,015	\$678	-34%	-2%
Columbia Street Waterfront District	\$547	\$547	\$594	0%	-8%
Coney Island	N/A	\$603	\$416	N/A	N/A
Crown Heights	\$508	\$486	\$622	4%	-18%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$639	\$639	\$738	0%	-13%
Dyker Heights	\$315	N/A	N/A	N/A	N/A
East Flatbush	\$410	N/A	\$273	N/A	50%
East New York / Spring Creek	\$287	\$287	\$290	0%	-1%
Flatbush / Prospect Park South	\$490	N/A	\$338	N/A	45%
Flatlands	N/A	N/A	N/A	N/A	N/A
Fort Greene	\$511	\$616	\$817	-17%	-37%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	\$722	\$624	N/A	16%	N/A
Gravesend / Mapleton	\$381	\$379	\$336	1%	13%
Greenpoint	\$591	\$624	\$630	-5%	-6%
Kensington / Parkville	\$152	\$407	\$441	-63%	-65%
Manhattan Beach	N/A	N/A	N/A	N/A	N/A
Marine Park / Madison	\$391	N/A	\$395	N/A	-1%
Midwood	N/A	\$320	\$393	N/A	N/A
Mill Basin	N/A	N/A	N/A	N/A	N/A
Park Slope	\$668	\$600	\$674	11%	-1%
Prospect Heights	\$653	\$498	\$676	31%	-3%
Prospect Park Lefferts Gardens	\$222	\$271	\$333	-18%	-33%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$444	\$455	\$341	-2%	30%
Sunset Park	\$444	\$464	\$421	-4%	5%
Vinegar Hill / Dumbo	\$826	\$867	\$787	-5%	5%
Williamsburg	\$581	\$654	\$588	-11%	-1%
Windsor Terrace	\$550	\$518	\$572	6%	-4%



## Cooperative Sale Price

	Average				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$344</b>	<b>\$329</b>	<b>\$302</b>	<b>5%</b>	<b>14%</b>
Bath Beach	\$207	\$198	\$204	4%	1%
Bay Ridge / Fort Hamilton	\$241	\$247	\$262	-2%	-8%
Bedford Stuyvesant	\$640	N/A	N/A	N/A	N/A
Bensonhurst	\$179	\$208	\$184	-14%	-2%
Bergen Beach	N/A	N/A	\$106	N/A	N/A
Brighton Beach	\$499	\$364	\$580	37%	-14%
Boerum Hill	\$230	\$256	\$182	-10%	26%
Borough Park	\$127	\$214	\$278	-41%	-54%
Brooklyn Heights	\$558	\$589	\$576	-5%	-3%
Brownsville / Ocean Hill	N/A	N/A	N/A	N/A	N/A
Bushwick / Wyckoff Heights	N/A	\$473	N/A	N/A	N/A
Canarsie	N/A	N/A	\$188	N/A	N/A
Carroll Gardens	\$599	\$563	N/A	6%	N/A
Clinton Hill	\$352	\$374	\$357	-6%	-1%
Cobble Hill	\$450	\$376	\$885	20%	-49%
Columbia Street Waterfront					
District N/A	N/A	N/A	N/A	N/A	
Coney Island	\$285	\$286	\$282	0%	1%
Crown Heights	\$188	N/A	\$172	N/A	9%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$314	\$309	\$347	2%	-9%
Dyker Heights	N/A	N/A	N/A	N/A	N/A
East Flatbush	\$180	\$175	N/A	3%	N/A
East New York / Spring Creek	N/A	N/A	N/A	N/A	N/A
Flatbush / Prospect Park South	\$288	\$282	\$251	2%	15%
Flatlands	\$169	\$165	\$183	2%	-7%
Fort Greene	\$419	\$341	\$384	23%	9%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	N/A	N/A	N/A	N/A	N/A
Gravesend / Mapleton	\$206	\$234	\$173	-12%	19%
Greenpoint	\$282	\$257	N/A	10%	N/A
Kensington / Parkville	\$243	\$252	\$202	-3%	21%
Manhattan Beach	\$220	\$308	N/A	-28%	N/A
Marine Park / Madison	\$167	\$171	\$169	-2%	-1%
Midwood	\$217	\$200	\$175	8%	24%
Mill Basin	\$140	N/A	\$146	N/A	-4%
Park Slope	\$604	\$536	\$552	13%	9%
Prospect Heights	\$475	\$475	\$448	0%	6%
Prospect Park Lefferts Gardens	\$279	\$238	\$208	17%	34%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$182	\$186	\$177	-2%	3%
Sunset Park	\$240	\$528	\$248	-54%	-3%
Vinegar Hill / Dumbo	N/A	\$795	N/A	N/A	N/A
Williamsburg	\$408	\$280	\$108	46%	277%
Windsor Terrace	\$389	\$403	\$412	-3%	-6%

Note: sale price in thousands



## Cooperative Sale Price

	Median				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$275</b>	<b>\$270</b>	<b>\$250</b>	<b>2%</b>	<b>10%</b>
Bath Beach	\$205	\$190	\$192	8%	7%
Bay Ridge / Fort Hamilton	\$228	\$230	\$260	-1%	-12%
Bedford Stuyvesant	\$640	N/A	N/A	N/A	N/A
Bensonhurst	\$170	\$208	\$184	-18%	-8%
Bergen Beach	N/A	N/A	\$106	N/A	N/A
Brighton Beach	\$495	\$400	\$600	24%	-18%
Boerum Hill	\$181	\$250	\$159	-28%	13%
Borough Park	\$128	\$195	\$350	-34%	-63%
Brooklyn Heights	\$438	\$558	\$485	-21%	-10%
Brownsville / Ocean Hill	N/A	N/A	N/A	N/A	N/A
Bushwick / Wyckoff Heights	N/A	N/A	N/A	N/A	N/A
Canarsie	N/A	N/A	\$188	N/A	N/A
Carroll Gardens	\$599	\$563	N/A	6%	N/A
Clinton Hill	\$343	\$345	\$341	-1%	0%
Cobble Hill	\$452	\$390	\$885	16%	-49%
Columbia Street					
Waterfront District	N/A	N/A	N/A	N/A	N/A
Coney Island	\$273	\$310	\$285	-12%	-4%
Crown Heights	\$188	N/A	\$185	N/A	1%
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$287	\$282	\$355	2%	-19%
Dyker Heights	N/A	N/A	N/A	N/A	N/A
East Flatbush	\$175	\$170	N/A	3%	N/A
East New York / Spring Creek	N/A	N/A	N/A	N/A	N/A
Flatbush / Prospect Park South	\$291	\$305	\$249	-5%	17%
Flatlands	\$158	\$165	\$195	-4%	-19%
Fort Greene	\$443	\$313	\$396	42%	12%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	N/A	N/A	N/A	N/A	N/A
Gravesend / Mapleton	\$200	\$210	\$161	-5%	25%
Greenpoint	\$315	\$257	N/A	23%	N/A
Kensington / Parkville	\$236	\$243	\$188	-3%	25%
Manhattan Beach	\$220	\$308	N/A	-28%	N/A
Marine Park / Madison	\$151	\$172	\$152	-12%	-1%
Midwood	\$196	\$177	\$180	11%	9%
Mill Basin	\$148	N/A	\$155	N/A	-5%
Park Slope	\$535	\$510	\$585	5%	-9%
Prospect Heights	\$479	\$465	\$475	3%	1%
Prospect Park Lefferts Gardens	\$172	\$265	\$217	-35%	-21%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$164	\$179	\$165	-9%	-1%
Sunset Park	\$230	\$434	\$226	-47%	2%
Vinegar Hill / Dumbo	N/A	\$795	N/A	N/A	N/A
Williamsburg	\$408	\$280	\$108	46%	277%
Windsor Terrace	\$385	\$365	\$318	5%	21%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

Average					
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$462</b>	<b>\$442</b>	<b>\$421</b>	<b>5%</b>	<b>10%</b>
Bath Beach	\$319	\$337	\$290	-5%	10%
Bay Ridge / Fort Hamilton	\$334	\$372	\$368	-10%	-9%
Bedford Stuyvesant	N/A	N/A	N/A	N/A	N/A
Bensonhurst	\$301	\$243	\$199	24%	51%
Bergen Beach	N/A	N/A	N/A	N/A	N/A
Brighton Beach	\$704	\$689	N/A	2%	N/A
Boerum Hill	\$345	\$335	\$333	3%	3%
Borough Park	N/A	N/A	\$254	N/A	N/A
Brooklyn Heights	\$624	\$691	\$701	-10%	-11%
Brownsville / Ocean Hill	N/A	N/A	N/A	N/A	N/A
Bushwick / Wyckoff Heights	N/A	N/A	N/A	N/A	N/A
Canarsie	N/A	N/A	N/A	N/A	N/A
Carroll Gardens	\$400	\$788	N/A	-49%	N/A
Clinton Hill	\$579	\$624	\$678	-7%	-15%
Cobble Hill	\$708	\$756	N/A	-6%	N/A
Columbia Street					
Waterfront District	N/A	N/A	N/A	N/A	N/A
Coney Island	\$419	\$351	\$368	19%	14%
Crown Heights	N/A	N/A	\$268	N/A	N/A
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$466	\$508	\$515	-8%	-9%
Dyker Heights	N/A	N/A	N/A	N/A	N/A
East Flatbush	\$242	\$250	N/A	-3%	N/A
East New York / Spring Creek	N/A	N/A	N/A	N/A	N/A
Flatbush / Prospect Park South	\$343	\$273	\$342	25%	0%
Flatlands	\$233	\$220	\$251	6%	-7%
Fort Greene	\$729	\$470	\$538	55%	36%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	N/A	N/A	N/A	N/A	N/A
Gravesend / Mapleton	\$256	\$286	\$247	-11%	4%
Greenpoint	\$460	\$534	N/A	-14%	N/A
Kensington / Parkville	\$297	\$339	\$317	-12%	-6%
Manhattan Beach	\$321	\$336	N/A	-4%	N/A
Marine Park / Madison	\$262	\$239	\$239	10%	9%
Midwood	\$309	\$305	\$309	1%	0%
Mill Basin	\$195	N/A	\$187	N/A	4%
Park Slope	\$712	\$656	\$670	8%	6%
Prospect Heights	\$590	\$617	\$561	-4%	5%
Prospect Park Lefferts Gardens	\$137	\$286	\$294	-52%	-53%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$268	\$296	\$265	-9%	1%
Sunset Park	\$324	\$426	\$396	-24%	-18%
Vinegar Hill / Dumbo	N/A	N/A	N/A	N/A	N/A
Williamsburg	N/A	N/A	N/A	N/A	N/A
Windsor Terrace	\$648	\$441	\$500	47%	29%

## Cooperative Sale Price Per Square Foot

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$424</b>	<b>\$390</b>	<b>\$367</b>	<b>9%</b>	<b>16%</b>
Bath Beach	\$312	\$338	\$311	-8%	0%
Bay Ridge / Fort Hamilton	\$328	\$358	\$357	-8%	-8%
Bedford Stuyvesant	N/A	N/A	N/A	N/A	N/A
Bensonhurst	\$246	\$243	\$199	1%	24%
Bergen Beach	N/A	N/A	N/A	N/A	N/A
Brighton Beach	\$731	\$689	N/A	6%	N/A
Boerum Hill	\$358	\$354	\$321	1%	12%
Borough Park	N/A	N/A	\$254	N/A	N/A
Brooklyn Heights	\$587	\$732	\$718	-20%	-18%
Brownsville / Ocean Hill	N/A	N/A	N/A	N/A	N/A
Bushwick / Wyckoff Heights	N/A	N/A	N/A	N/A	N/A
Canarsie	N/A	N/A	N/A	N/A	N/A
Carroll Gardens	\$400	\$788	N/A	-49%	N/A
Clinton Hill	\$594	\$661	\$634	-10%	-6%
Cobble Hill	\$721	\$756	N/A	-5%	N/A
Columbia Street					
Waterfront District	N/A	N/A	N/A	N/A	N/A
Coney Island	\$419	\$363	\$356	15%	18%
Crown Heights	N/A	N/A	\$268	N/A	N/A
Cypress Hills	N/A	N/A	N/A	N/A	N/A
Downtown	\$485	\$508	\$501	-4%	-3%
Dyker Heights	N/A	N/A	N/A	N/A	N/A
East Flatbush	\$238	\$262	N/A	-9%	N/A
East New York / Spring Creek	N/A	N/A	N/A	N/A	N/A
Flatbush / Prospect Park South	\$375	\$262	\$333	43%	13%
Flatlands	\$233	\$223	\$251	5%	-7%
Fort Greene	\$588	\$470	\$503	25%	17%
Gerritsen Beach	N/A	N/A	N/A	N/A	N/A
Gowanus	N/A	N/A	N/A	N/A	N/A
Gravesend / Mapleton	\$248	\$265	\$246	-7%	1%
Greenpoint	\$460	\$534	N/A	-14%	N/A
Kensington / Parkville	\$277	\$328	\$309	-16%	-10%
Manhattan Beach	\$321	\$336	N/A	-4%	N/A
Marine Park / Madison	\$243	\$226	\$196	7%	24%
Midwood	\$301	\$262	\$304	15%	-1%
Mill Basin	\$195	N/A	\$190	N/A	3%
Park Slope	\$681	\$654	\$706	4%	-4%
Prospect Heights	\$616	\$620	\$537	-1%	15%
Prospect Park Lefferts Gardens	\$137	\$273	\$326	-50%	-58%
Red Hook	N/A	N/A	N/A	N/A	N/A
SeaGate	N/A	N/A	N/A	N/A	N/A
Sheepshead Bay	\$279	\$293	\$276	-5%	1%
Sunset Park	\$292	\$426	\$415	-32%	-30%
Vinegar Hill / Dumbo	N/A	\$733	N/A	N/A	N/A
Williamsburg	N/A	N/A	N/A	N/A	N/A
Windsor Terrace	\$695	\$404	\$464	72%	50%

## One - Three Family Dwelling Sale Price

	Average				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Brooklyn</b>	<b>\$597</b>	<b>\$603</b>	<b>\$571</b>	<b>-1%</b>	<b>4%</b>
Bath Beach	\$683	\$631	\$642	8%	6%
Bay Ridge / Fort Hamilton	\$822	\$746	\$742	10%	11%
Bedford Stuyvesant	\$414	\$424	\$432	-2%	-4%
Bensonhurst	\$696	\$670	\$619	4%	12%
Bergen Beach	\$592	\$579	\$597	2%	-1%
Brighton Beach	\$1,013	\$1,155	\$1,700	-12%	-40%
Boerum Hill	\$730	\$505	\$482	44%	51%
Borough Park	\$695	\$705	\$706	-1%	-2%
Brooklyn Heights	\$3,315	\$3,319	\$2,801	0%	18%
Brownsville / Ocean Hill	\$348	\$383	\$485	-9%	-28%
Bushwick / Wyckoff Heights	\$403	\$365	\$425	10%	-5%
Canarsie	\$410	\$407	\$450	1%	-9%
Carroll Gardens	\$1,430	\$1,072	N/A	33%	N/A
Clinton Hill	\$368	\$857	\$706	-57%	-48%
Cobble Hill	\$2,207	\$1,943	\$1,978	14%	12%
Columbia Street					
Waterfront District	\$951	N/A	\$750	N/A	27%
Coney Island	\$333	\$294	\$335	13%	-1%
Crown Heights	\$462	\$512	\$554	-10%	-16%
Cypress Hills	\$327	\$348	\$392	-6%	-17%
Downtown	\$705	\$1,290	\$550	-45%	28%
Dyker Heights	\$687	\$639	\$733	7%	-6%
East Flatbush	\$395	\$383	\$395	3%	0%
East New York / Spring Creek	\$353	\$349	\$371	1%	-5%
Flatbush / Prospect Park South	\$560	\$789	\$493	-29%	14%
Flatlands	\$409	\$422	\$441	-3%	-7%
Fort Greene	\$1,038	\$1,247	\$1,565	-17%	-34%
Gerritsen Beach	\$310	\$362	\$357	-14%	-13%
Gowanus	\$1,081	\$1,014	\$1,487	7%	-27%
Gravesend / Mapleton	\$768	\$770	\$601	0%	28%
Greenpoint	\$614	\$549	\$701	12%	-12%
Kensington / Parkville	\$693	\$671	\$848	3%	-18%
Manhattan Beach	\$1,457	\$1,320	\$1,218	10%	20%
Marine Park / Madison	\$532	\$480	\$471	11%	13%
Midwood	\$636	\$702	\$783	-9%	-19%
Mill Basin	\$568	\$563	\$517	1%	10%
Park Slope	\$1,369	\$1,442	\$1,410	-5%	-3%
Prospect Heights	\$1,354	\$949	\$1,083	43%	25%
Prospect Park Lefferts Gardens	\$437	\$469	\$520	-7%	-16%
Red Hook	\$697	\$791	\$978	-12%	-29%
SeaGate	\$457	\$580	\$466	-21%	-2%
Sheepshead Bay	\$523	\$515	\$479	2%	9%
Sunset Park	\$666	\$693	\$628	-4%	6%
Vinegar Hill / Dumbo	\$995	N/A	N/A	N/A	N/A
Williamsburg	\$749	\$686	\$718	9%	4%
Windsor Terrace	\$906	\$772	\$776	17%	17%

Note: sale price in thousands

## One - Three Family Dwelling Sale Price

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Brooklyn</b>	<b>\$510</b>	<b>\$522</b>	<b>\$520</b>	<b>-2%</b>	<b>-2%</b>
Bath Beach	\$655	\$670	\$660	-2%	-1%
Bay Ridge / Fort Hamilton	\$735	\$720	\$697	2%	6%
Bedford Stuyvesant	\$390	\$403	\$408	-3%	-4%
Bensonhurst	\$725	\$690	\$610	5%	19%
Bergen Beach	\$585	\$569	\$600	3%	-3%
Brighton Beach	\$875	\$1,361	\$1,700	-36%	-49%
Boerum Hill	\$649	\$505	\$500	29%	30%
Borough Park	\$695	\$650	\$715	7%	-3%
Brooklyn Heights	\$2,750	\$3,445	\$2,801	-20%	-2%
Brownsville / Ocean Hill	\$300	\$386	\$569	-22%	-47%
Bushwick / Wyckoff Heights	\$410	\$340	\$385	21%	6%
Canarsie	\$410	\$398	\$443	3%	-7%
Carroll Gardens	\$1,426	\$1,125	N/A	27%	N/A
Clinton Hill	\$368	\$925	\$689	-60%	-47%
Cobble Hill	\$2,700	\$1,650	\$1,978	64%	37%
Columbia Street Waterfront District	\$951	N/A	\$750	N/A	27%
Coney Island	\$368	\$350	\$360	5%	2%
Crown Heights	\$460	\$475	\$524	-3%	-12%
Cypress Hills	\$331	\$320	\$355	4%	-7%
Downtown	\$705	\$1,290	\$550	-45%	28%
Dyker Heights	\$697	\$600	\$740	16%	-6%
East Flatbush	\$397	\$385	\$400	3%	-1%
East New York / Spring Creek	\$315	\$323	\$358	-2%	-12%
Flatbush / Prospect Park South	\$560	\$789	\$493	-29%	14%
Flatlands	\$420	\$423	\$453	0%	-7%
Fort Greene	\$1,071	\$1,050	\$1,720	2%	-38%
Gerritsen Beach	\$348	\$398	\$381	-12%	-8%
Gowanus	\$985	\$1,225	\$1,450	-20%	-32%
Gravesend / Mapleton	\$623	\$633	\$550	-2%	13%
Greenpoint	\$600	\$579	\$630	4%	-5%
Kensington / Parkville	\$630	\$625	\$675	1%	-7%
Manhattan Beach	\$990	\$1,200	\$1,050	-18%	-6%
Marine Park / Madison	\$532	\$480	\$471	11%	13%
Midwood	\$642	\$713	\$780	-10%	-18%
Mill Basin	\$495	\$492	\$436	1%	14%
Park Slope	\$1,150	\$1,450	\$1,275	-21%	-10%
Prospect Heights	\$1,325	\$631	\$970	110%	37%
Prospect Park Lefferts Gardens	\$364	\$407	\$420	-11%	-13%
Red Hook	\$800	\$787	\$978	2%	-18%
SeaGate	\$440	\$540	\$466	-19%	-6%
Sheepshead Bay	\$525	\$465	\$482	13%	9%
Sunset Park	\$720	\$705	\$647	2%	11%
Vinegar Hill / Dumbo	\$995	N/A	N/A	N/A	N/A
Williamsburg	\$665	\$688	\$700	-3%	-5%

Note: sale price in thousands



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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$387</b>	<b>\$399</b>	<b>\$405</b>	<b>-3%</b>	<b>-5%</b>
Astoria	\$529	\$479	\$519	11%	2%
Bayside	\$497	\$467	\$478	6%	4%
Beechhurst/Whitestone	\$468	\$493	\$479	-5%	-2%
Breezy Point/Belle Harbor/ Rockaway Park	\$506	\$500	\$768	1%	-34%
Briarwood/Jamaica Hills/ Hillcrest	\$344	\$354	\$368	-3%	-7%
College Point	\$529	\$611	\$553	-13%	-4%
Corona/East Elmhurst	\$471	\$447	\$468	5%	0%
Douglaston/Little Neck	\$470	\$531	\$476	-11%	-1%
Floral Park/Bellerose	\$378	\$352	\$394	8%	-4%
Flushing	\$402	\$419	\$421	-4%	-5%
Fresh Meadows/ Oakland Gardens	\$395	\$362	\$487	9%	-19%
Howard Beach/Broadchannel	\$321	\$436	\$320	-27%	0%
Jackson Heights/Elmhurst	\$353	\$381	\$383	-7%	-8%
Jamaica Estates/Holliswood	\$462	\$688	\$506	-33%	-9%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$348	\$353	\$349	-1%	0%
Long Island City	\$663	\$617	\$570	7%	16%
Middle Village/Maspeth	\$485	\$474	\$465	2%	4%
Queens Village/Hollis	\$327	\$346	\$334	-6%	-2%
Rego Park/Forest Hills/ Kew Gardens	\$313	\$343	\$344	-9%	-9%
Richmond Hill/ South Ozone Park/Woodhaven	\$361	\$391	\$382	-8%	-5%
Ridgewood/Glendale	\$427	\$436	\$461	-2%	-7%
Rockaways/Averne	\$344	\$368	\$415	-6%	-17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$310	\$327	\$351	-5%	-12%
Sunnyside/Woodside	\$323	\$358	\$340	-10%	-5%

Note: sale price in thousands

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

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$340</b>	<b>\$350</b>	<b>\$370</b>	<b>-3%</b>	<b>-8%</b>
Astoria	\$450	\$454	\$547	-1%	-18%
Bayside	\$468	\$403	\$416	16%	12%
Beechhurst/Whitestone	\$475	\$525	\$441	-10%	8%
Breezy Point/Belle Harbor/ Rockaway Park	\$496	\$480	\$624	3%	-21%
Briarwood/Jamaica Hills/ Hillcrest	\$305	\$280	\$340	9%	-10%
College Point	\$469	\$541	\$465	-13%	1%
Corona/East Elmhurst	\$438	\$415	\$468	6%	-7%
Douglaston/Little Neck	\$320	\$278	\$289	15%	11%
Floral Park/Bellerose	\$360	\$318	\$417	13%	-14%
Flushing	\$335	\$353	\$357	-5%	-6%
Fresh Meadows/ Oakland Gardens	\$245	\$232	\$523	6%	-53%
Howard Beach/Broadchannel	\$215	\$425	\$240	-49%	-10%
Jackson Heights/Elmhurst	\$284	\$319	\$337	-11%	-16%
Jamaica Estates/Holliswood	\$453	\$680	\$549	-33%	-18%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$350	\$348	\$338	1%	3%
Long Island City	\$609	\$540	\$540	13%	13%
Middle Village/Maspeth	\$480	\$471	\$465	2%	3%
Queens Village/Hollis	\$340	\$355	\$343	-4%	-1%
Rego Park/Forest Hills/ Kew Gardens	\$251	\$243	\$265	3%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$345	\$375	\$375	-8%	-8%
Ridgewood/Glendale	\$445	\$470	\$471	-5%	-6%
Rockaways/Averne	\$294	\$330	\$351	-11%	-16%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$304	\$305	\$340	0%	-11%
Sunnyside/Woodside	\$286	\$285	\$265	0%	8%

Note: sale price in thousands

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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$274</b>	<b>\$274</b>	<b>\$279</b>	<b>0%</b>	<b>-2%</b>
Astoria	\$364	\$361	\$246	1%	48%
Bayside	\$300	\$287	\$329	4%	-9%
Beechhurst/Whitestone	\$277	\$268	\$265	4%	5%
Breezy Point/Belle Harbor/ Rockaway Park	\$405	\$384	\$514	5%	-21%
Briarwood/Jamaica Hills/ Hillcrest	\$197	\$207	\$211	-5%	-7%
College Point	\$428	\$390	\$395	10%	8%
Corona/East Elmhurst	\$238	\$190	\$196	25%	21%
Douglaston/Little Neck	\$239	\$255	\$245	-6%	-3%
Floral Park/Bellerose	\$287	\$253	\$250	13%	15%
Flushing	\$256	\$276	\$260	-7%	-1%
Fresh Meadows/ Oakland Gardens	\$198	\$205	\$223	-3%	-11%
Howard Beach/Broadchannel	\$165	\$253	\$184	-35%	-10%
Jackson Heights/Elmhurst	\$234	\$236	\$235	-1%	-1%
Jamaica Estates/Holliswood	\$168	\$508	\$153	-67%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$148	N/A	\$218	N/A	-32%
Long Island City	\$652	\$622	\$571	5%	14%
Middle Village/Maspeth	\$254	\$252	\$217	1%	17%
Queens Village/Hollis	\$153	\$175	\$187	-13%	-18%
Rego Park/Forest Hills/ Kew Gardens	\$249	\$244	\$271	2%	-8%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$120	N/A	N/A	N/A
Ridgewood/Glendale	\$233	\$266	\$168	-12%	39%
Rockaways/Averne	\$353	\$304	\$236	16%	50%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$193	\$268	\$164	-28%	18%
Sunnyside/Woodside	\$244	\$250	\$220	-2%	11%

Note: sale price in thousands

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

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$233</b>	<b>\$235</b>	<b>\$230</b>	<b>-1%</b>	<b>1%</b>
Astoria	\$352	\$348	\$208	1%	69%
Bayside	\$243	\$248	\$260	-2%	-7%
Beechhurst/Whitestone	\$213	\$223	\$223	-4%	-4%
Breezy Point/Belle Harbor/ Rockaway Park	\$460	\$330	\$602	40%	-24%
Briarwood/Jamaica Hills/ Hillcrest	\$168	\$185	\$181	-9%	-7%
College Point	\$417	\$390	\$395	7%	6%
Corona/East Elmhurst	\$267	\$185	\$180	44%	48%
Douglaston/Little Neck	\$216	\$224	\$214	-4%	1%
Floral Park/Bellerose	\$235	\$222	\$205	6%	15%
Flushing	\$240	\$252	\$232	-5%	4%
Fresh Meadows/ Oakland Gardens	\$203	\$196	\$210	3%	-4%
Howard Beach/Broadchannel	\$156	\$248	\$170	-37%	-8%
Jackson Heights/Elmhurst	\$220	\$219	\$223	1%	-1%
Jamaica Estates/Holliswood	\$145	\$508	\$148	-71%	-2%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$148	N/A	\$218	N/A	-32%
Long Island City	\$586	\$542	\$540	8%	9%
Middle Village/Maspeth	\$260	\$265	\$230	-2%	13%
Queens Village/Hollis	\$154	\$150	\$193	3%	-20%
Rego Park/Forest Hills/ Kew Gardens	\$230	\$218	\$240	6%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$120	N/A	N/A	N/A
Ridgewood/Glendale	\$180	\$263	\$180	-32%	0%
Rockaways/Averne	\$355	\$293	\$232	21%	53%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$161	\$266	\$131	-40%	23%
Sunnyside/Woodside	\$230	\$238	\$206	-3%	12%

Note: sale price in thousands

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

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$356</b>	<b>\$373</b>	<b>\$353</b>	<b>-5%</b>	<b>1%</b>
Astoria	\$524	\$530	\$496	-1%	6%
Bayside	\$377	\$343	\$344	10%	10%
Beechhurst/Whitestone	\$306	\$417	\$323	-27%	-5%
Breezy Point/Belle Harbor/ Rockaway Park	\$322	\$322	\$358	0%	-10%
Briarwood/Jamaica Hills/ Hillcrest	\$325	\$368	\$269	-12%	21%
College Point	\$339	\$366	\$340	-7%	0%
Corona/East Elmhurst	\$317	\$280	\$333	13%	-5%
Douglaston/Little Neck	\$325	\$331	\$299	-2%	9%
Floral Park/Bellerose	\$310	\$290	\$305	7%	2%
Flushing	\$366	\$397	\$325	-8%	12%
Fresh Meadows/ Oakland Gardens	\$324	\$345	\$336	-6%	-4%
Howard Beach/Broadchannel	\$199	\$221	\$195	-10%	2%
Jackson Heights/Elmhurst	\$338	\$362	\$314	-6%	8%
Jamaica Estates/Holliswood	\$215	\$286	\$177	-25%	22%
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	N/A	N/A	N/A
Long Island City	\$634	\$623	\$712	2%	-11%
Middle Village/Maspeth	\$314	\$357	\$286	-12%	10%
Queens Village/Hollis	\$189	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$343	\$322	\$328	7%	5%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$191	N/A	N/A	N/A
Ridgewood/Glendale	\$272	\$287	\$230	-5%	18%
Rockaways/Averne	\$344	\$378	\$265	-9%	30%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$233	\$310	\$206	-25%	13%
Sunnyside/Woodside	\$348	\$384	\$317	-9%	10%



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

Median					
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Queens</b>	<b>\$329</b>	<b>\$346</b>	<b>\$310</b>	<b>-5%</b>	<b>6%</b>
Astoria	\$577	\$570	\$476	1%	21%
Bayside	\$349	\$299	\$337	17%	4%
Beechhurst/Whitestone	\$290	\$363	\$296	-20%	-2%
Breezy Point/Belle Harbor/ Rockaway Park	\$269	\$294	\$358	-9%	-25%
Briarwood/Jamaica Hills/ Hillcrest	\$345	\$361	\$226	-4%	53%
College Point	\$333	\$377	\$340	-12%	-2%
Corona/East Elmhurst	\$329	\$284	\$330	16%	-1%
Douglaston/Little Neck	\$264	\$315	\$274	-16%	-3%
Floral Park/Bellerose	\$306	\$277	\$292	10%	5%
Flushing	\$324	\$400	\$288	-19%	12%
Fresh Meadows/ Oakland Gardens	\$331	\$305	\$342	9%	-3%
Howard Beach/Broadchannel	\$187	\$223	\$180	-16%	4%
Jackson Heights/Elmhurst	\$340	\$354	\$311	-4%	9%
Jamaica Estates/Holliswood	\$210	\$286	\$171	-27%	23%
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	N/A	N/A	N/A
Long Island City	\$606	\$622	\$706	-2%	-14%
Middle Village/Maspeth	\$271	\$354	\$294	-23%	-8%
Queens Village/Hollis	\$189	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$318	\$312	\$316	2%	1%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$191	N/A	N/A	N/A
Ridgewood/Glendale	\$267	\$243	\$229	10%	16%
Rockaways/Averne	\$373	\$378	\$265	-1%	41%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$211	\$309	\$206	-32%	2%
Sunnyside/Woodside	\$340	\$376	\$298	-10%	14%

## Condominium Sale Price

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$410</b>	<b>\$392</b>	<b>\$448</b>	<b>5%</b>	<b>-8%</b>
Astoria	\$414	\$408	\$424	1%	-2%
Bayside	\$475	\$461	\$589	3%	-19%
Beechhurst/Whitestone	\$514	\$573	N/A	-10%	N/A
Breezy Point/Belle Harbor/ Rockaway Park	\$487	\$384	\$625	27%	-22%
Briarwood/Jamaica Hills/ Hillcrest	\$286	\$310	\$327	-8%	-12%
College Point	\$428	\$390	\$395	10%	8%
Corona/East Elmhurst	\$269	\$239	\$250	12%	7%
Douglaston/Little Neck	\$527	\$424	\$553	24%	-5%
Floral Park/Bellerose	N/A	N/A	N/A	N/A	N/A
Flushing	\$336	\$354	\$360	-5%	-7%
Fresh Meadows/ Oakland Gardens	\$268	\$367	\$375	-27%	-28%
Howard Beach/Broadchannel	\$217	\$253	\$228	-14%	-5%
Jackson Heights/Elmhurst	\$295	\$293	\$308	0%	-4%
Jamaica Estates/Holliswood	N/A	\$700	N/A	N/A	N/A
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	\$280	N/A	N/A
Long Island City	\$652	\$639	\$581	2%	12%
Middle Village/Maspeth	\$302	\$333	\$335	-9%	-10%
Queens Village/Hollis	N/A	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$361	\$354	\$436	2%	-17%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$125	N/A	N/A	N/A
Ridgewood/Glendale	\$363	\$371	N/A	-2%	N/A
Rockaways/Averne	\$353	\$304	\$296	16%	19%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$274	\$268	\$225	2%	22%
Sunnyside/Woodside	\$345	\$285	\$357	21%	-3%

Note: sale price in thousands

## Condominium Sale Price

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$370</b>	<b>\$354</b>	<b>\$430</b>	<b>5%</b>	<b>-14%</b>
Astoria	\$412	\$403	\$366	2%	12%
Bayside	\$445	\$402	\$529	11%	-16%
Beechhurst/Whitestone	\$638	\$573	N/A	11%	N/A
Breezy Point/Belle Harbor/ Rockaway Park	\$494	\$330	\$648	50%	-24%
Briarwood/Jamaica Hills/ Hillcrest	\$307	\$288	\$333	7%	-8%
College Point	\$417	\$390	\$395	7%	6%
Corona/East Elmhurst	\$280	\$249	\$279	12%	0%
Douglaston/Little Neck	\$515	\$502	\$530	3%	-3%
Floral Park/Bellerose	N/A	N/A	N/A	N/A	N/A
Flushing	\$338	\$354	\$354	-4%	-5%
Fresh Meadows/ Oakland Gardens	\$265	\$395	\$375	-33%	-29%
Howard Beach/Broadchannel	\$195	\$248	\$247	-21%	-21%
Jackson Heights/Elmhurst	\$288	\$295	\$311	-3%	-8%
Jamaica Estates/Holliswood	N/A	\$700	N/A	N/A	N/A
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	\$280	N/A	N/A
Long Island City	\$586	\$568	\$547	3%	7%
Middle Village/Maspeth	\$279	\$316	\$335	-12%	-17%
Queens Village/Hollis	N/A	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$317	\$330	\$353	-4%	-10%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$125	N/A	N/A	N/A
Ridgewood/Glendale	\$365	\$393	N/A	-7%	N/A
Rockaways/Averne	\$355	\$293	\$296	21%	20%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$274	\$266	\$225	3%	22%
Sunnyside/Woodside	\$340	\$235	\$357	45%	-5%

Note: sale price in thousands

## Condominium Sale Price Per Square Foot

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$455</b>	<b>\$453</b>	<b>\$539</b>	<b>0%</b>	<b>-16%</b>
Astoria	\$577	\$569	\$717	1%	-19%
Bayside	\$538	\$538	\$537	0%	0%
Beechhurst/Whitestone	\$290	\$585	N/A	-50%	N/A
Breezy Point/Belle Harbor/ Rockaway Park	\$364	\$322	N/A	13%	N/A
Briarwood/Jamaica Hills/ Hillcrest	\$354	\$366	\$326	-3%	9%
College Point	\$339	\$366	\$340	-7%	0%
Corona/East Elmhurst	\$329	\$320	\$330	3%	0%
Douglaston/Little Neck	\$514	\$449	\$395	15%	30%
Floral Park/Bellerose	N/A	N/A	N/A	N/A	N/A
Flushing	\$471	\$468	\$467	1%	1%
Fresh Meadows/ Oakland Gardens	\$440	\$472	N/A	-7%	N/A
Howard Beach/Broadchannel	\$219	\$221	\$235	-1%	-7%
Jackson Heights/Elmhurst	\$384	\$408	\$340	-6%	13%
Jamaica Estates/Holliswood	N/A	\$306	N/A	N/A	N/A
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	N/A	N/A	N/A
Long Island City	\$634	\$623	\$712	2%	-11%
Middle Village/Maspeth	\$437	\$419	\$360	4%	21%
Queens Village/Hollis	N/A	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$416	\$367	\$352	13%	18%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$239	N/A	N/A	N/A
Ridgewood/Glendale	\$345	\$390	N/A	-12%	N/A
Rockaways/Averne	\$344	\$378	\$316	-9%	9%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$342	\$310	N/A	10%	N/A
Sunnyside/Woodside	\$457	\$424	N/A	8%	N/A

## Condominium Sale Price Per Square Foot

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$443</b>	<b>\$446</b>	<b>\$549</b>	<b>-1%</b>	<b>-19%</b>
Astoria	\$640	\$580	\$701	10%	-9%
Bayside	\$512	\$539	\$547	-5%	-6%
Beechhurst/Whitestone	\$290	\$585	N/A	-50%	N/A
Breezy Point/Belle Harbor/ Rockaway Park	\$364	\$294	N/A	24%	N/A
Briarwood/Jamaica Hills/ Hillcrest	\$361	\$377	\$299	-4%	21%
College Point	\$333	\$377	339.8094151	-12%	-2%
Corona/East Elmhurst	\$329	\$333	\$330	-1%	-1%
Douglaston/Little Neck	\$488	\$444	\$406	10%	20%
Floral Park/Bellerose	N/A	N/A	N/A	N/A	N/A
Flushing	\$481	\$476	\$459	1%	5%
Fresh Meadows/ Oakland Gardens	\$405	\$472	N/A	-14%	N/A
Howard Beach/Broadchannel	\$213	\$223	\$228	-4%	-6%
Jackson Heights/Elmhurst	\$398	\$410	\$333	-3%	19%
Jamaica Estates/Holliswood	N/A	\$306	N/A	N/A	N/A
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	N/A	N/A	N/A
Long Island City	\$606	\$622	\$706	-2%	-14%
Middle Village/Maspeth	\$425	\$429	\$360	-1%	18%
Queens Village/Hollis	N/A	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$438	\$358	\$337	22%	30%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$239	N/A	N/A	N/A
Ridgewood/Glendale	\$345	\$386	N/A	-11%	N/A
Rockaways/Averne	\$373	\$378	\$316	-1%	18%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$342	\$309	N/A	11%	N/A
Sunnyside/Woodside	\$452	\$418	N/A	8%	N/A



## Cooperative Sale Price

	Average				
	2q10	1q10	2q09	Percent Change 1q10	2q09
<b>Queens</b>	<b>\$219</b>	<b>\$221</b>	<b>\$227</b>	<b>-1%</b>	<b>-4%</b>
Astoria	\$239	\$272	\$205	-12%	16%
Bayside	\$263	\$261	\$275	1%	-4%
Beechhurst/Whitestone	\$244	\$240	\$265	2%	-8%
Breezy Point/Belle Harbor/ Rockaway Park	\$157	N/A	\$179	N/A	-12%
Briarwood/Jamaica Hills/ Hillcrest	\$175	\$175	\$183	0%	-4%
College Point	N/A	N/A	N/A	N/A	N/A
Corona/East Elmhurst	\$194	\$137	\$169	42%	15%
Douglaston/Little Neck	\$196	\$217	\$211	-10%	-7%
Floral Park/Bellerose	\$287	\$253	\$250	13%	15%
Flushing	\$201	\$209	\$207	-4%	-3%
Fresh Meadows/ Oakland Gardens	\$194	\$195	\$216	-1%	-10%
Howard Beach/Broadchannel	\$150	N/A	\$159	N/A	-5%
Jackson Heights/Elmhurst	\$211	\$208	\$226	1%	-7%
Jamaica Estates/Holliswood	\$168	\$315	\$153	-47%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$148	N/A	\$155	N/A	-5%
Long Island City	\$640	\$413	\$379	55%	69%
Middle Village/Maspeth	\$213	\$184	\$205	16%	4%
Queens Village/Hollis	\$153	\$175	\$187	-13%	-18%
Rego Park/Forest Hills/ Kew Gardens	\$235	\$231	\$255	2%	-8%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$115	N/A	N/A	N/A
Ridgewood/Glendale	\$187	\$171	\$168	9%	12%
Rockaways/Averne	N/A	N/A	\$176	N/A	N/A
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$136	N/A	\$123	N/A	10%
Sunnyside/Woodside	\$225	\$238	\$212	-6%	6%

Note: sale price in thousands

## Cooperative Sale Price

	Median				
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$200</b>	<b>\$206</b>	<b>\$208</b>	<b>-3%</b>	<b>-4%</b>
Astoria	\$241	\$275	\$190	-12%	27%
Bayside	\$229	\$235	\$235	-3%	-3%
Beechhurst/Whitestone	\$208	\$207	\$223	0%	-7%
Breezy Point/Belle Harbor/ Rockaway Park	\$150	N/A	\$179	N/A	-16%
Briarwood/Jamaica Hills/ Hillcrest	\$165	\$164	\$174	1%	-5%
College Point	N/A	N/A	N/A	N/A	N/A
Corona/East Elmhurst	\$149	\$139	\$163	7%	-8%
Douglaston/Little Neck	\$203	\$220	\$193	-8%	5%
Floral Park/Bellerose	\$235	\$222	\$205	6%	15%
Flushing	\$194	\$215	\$204	-10%	-5%
Fresh Meadows/ Oakland Gardens	\$197	\$186	\$210	6%	-6%
Howard Beach/Broadchannel	\$149	N/A	\$163	N/A	-9%
Jackson Heights/Elmhurst	\$188	\$185	\$205	2%	-8%
Jamaica Estates/Holliswood	\$145	\$315	\$148	-54%	-2%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$148	N/A	\$155	N/A	-5%
Long Island City	\$640	\$405	\$363	58%	77%
Middle Village/Maspeth	\$210	\$180	\$225	17%	-6%
Queens Village/Hollis	\$154	\$150	\$193	3%	-20%
Rego Park/Forest Hills/ Kew Gardens	\$222	\$210	\$238	6%	-7%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$115	N/A	N/A	N/A
Ridgewood/Glendale	\$169	\$150	\$180	12%	-6%
Rockaways/Averne	N/A	N/A	\$176	N/A	N/A
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$130	N/A	\$125	N/A	4%
Sunnyside/Woodside	\$219	\$239	\$203	-8%	8%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$301</b>	<b>\$310</b>	<b>\$301</b>	<b>-3%</b>	<b>0%</b>
Astoria	\$399	\$392	\$401	2%	-1%
Bayside	\$310	\$297	\$329	4%	-6%
Beechhurst/Whitestone	N/A	\$1,009	N/A	N/A	N/A
Breezy Point/Belle Harbor/ Rockaway Park	\$266	N/A	\$358	N/A	-26%
Briarwood/Jamaica Hills/ Hillcrest	\$300	\$369	\$260	-19%	15%
College Point	N/A	N/A	N/A	N/A	N/A
Corona/East Elmhurst	\$311	\$201	\$336	55%	-8%
Douglaston/Little Neck	\$246	\$282	\$281	-13%	-12%
Floral Park/Bellerose	\$310	\$290	\$305	7%	2%
Flushing	\$285	\$290	\$273	-2%	4%
Fresh Meadows/ Oakland Gardens	\$292	\$308	\$336	-5%	-13%
Howard Beach/Broadchannel	\$185	N/A	\$173	N/A	7%
Jackson Heights/Elmhurst	\$309	\$323	\$310	-4%	-1%
Jamaica Estates/Holliswood	\$215	\$265	\$177	-19%	22%
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	N/A	N/A	N/A
Long Island City	N/A	N/A	N/A	N/A	N/A
Middle Village/Maspeth	\$252	\$255	\$276	-1%	-9%
Queens Village/Hollis	\$189	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$326	\$313	\$326	4%	0%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$144	N/A	N/A	N/A
Ridgewood/Glendale	\$263	\$225	\$230	17%	14%
Rockaways/Averne	N/A	N/A	\$214	N/A	N/A
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$206	N/A	\$206	N/A	0%
Sunnyside/Woodside	\$326	\$354	\$317	-8%	3%

## Cooperative Sale Price Per Square Foot

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$287</b>	<b>\$293</b>	<b>\$289</b>	<b>-2%</b>	<b>-1%</b>
Astoria	\$364	\$416	\$354	-13%	3%
Bayside	\$288	\$283	\$332	2%	-13%
Beechhurst/Whitestone	N/A	\$981	N/A	N/A	N/A
Breezy Point/Belle Harbor/ Rockaway Park	\$269	N/A	\$358	N/A	-25%
Briarwood/Jamaica Hills/ Hillcrest	\$221	\$239	\$220	-8%	0%
College Point	N/A	N/A	N/A	N/A	N/A
Corona/East Elmhurst	\$311	\$194	\$336	60%	-8%
Douglaston/Little Neck	\$237	\$264	\$271	-10%	-13%
Floral Park/Bellerose	\$306	\$277	\$292	10%	5%
Flushing	\$274	\$277	\$275	-1%	0%
Fresh Meadows/ Oakland Gardens	\$287	\$292	\$342	-2%	-16%
Howard Beach/Broadchannel	\$180	N/A	\$178	N/A	1%
Jackson Heights/Elmhurst	\$287	\$306	\$304	-6%	-6%
Jamaica Estates/Holliswood	\$210	\$265	\$171	-21%	23%
Laurelton/Cambria Heights/ St. Albans/Rosedale	N/A	N/A	N/A	N/A	N/A
Long Island City	N/A	N/A	N/A	N/A	N/A
Middle Village/Maspeth	\$257	\$250	\$291	3%	-12%
Queens Village/Hollis	\$189	N/A	N/A	N/A	N/A
Rego Park/Forest Hills/ Kew Gardens	\$308	\$301	\$314	2%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	N/A	\$144	N/A	N/A	N/A
Ridgewood/Glendale	\$254	\$230	\$229	10%	11%
Rockaways/Averne	N/A	N/A	\$214	N/A	N/A
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$206	N/A	\$206	N/A	0%
Sunnyside/Woodside	\$318	\$349	\$298	-9%	7%

## One - Three Family Dwelling Sale Price

Average					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$462</b>	<b>\$475</b>	<b>\$469</b>	<b>-3%</b>	<b>-2%</b>
Astoria	\$721	\$596	\$665	21%	8%
Bayside	\$659	\$672	\$627	-2%	5%
Beexhurst/Whitestone	\$655	\$628	\$644		
Breezy Point/Belle Harbor/ Rockaway Park	\$651	\$569	\$832	14%	-22%
Briarwood/Jamaica Hills/ Hillcrest	\$514	\$563	\$509	-9%	1%
College Point	\$562	\$628	\$564		
Corona/East Elmhurst	\$506	\$519	\$502	-2%	1%
Douglaston/Little Neck	\$753	\$926	\$862	-19%	-13%
Floral Park/Bellerose	\$495	\$459	\$467	8%	6%
Flushing	\$613	\$667	\$615	-8%	0%
Fresh Meadows/ Oakland Gardens	\$689	\$654	\$645	5%	7%
Howard Beach/Broadchannel	\$505	\$469	\$486	8%	4%
Jackson Heights/Elmhurst	\$558	\$588	\$555	-5%	1%
Jamaica Estates/Holliswood	\$658	\$701	\$644	-6%	2%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$349	\$353	\$350	-1%	0%
Long Island City	\$786	\$497	\$565	58%	39%
Middle Village/Maspeth	\$516	\$495	\$505	4%	2%
Queens Village/Hollis	\$340	\$357	\$346	-5%	-2%
Rego Park/Forest Hills/ Kew Gardens	\$698	\$749	\$744	-7%	-6%
Richmond Hill/ South Ozone Park/Woodhaven	\$361	\$394	\$382	-8%	-5%
Ridgewood/Glendale	\$478	\$505	\$484	-5%	-1%
Rockaways/Averne	\$342	\$376	\$423	-9%	-19%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$314	\$328	\$355	-4%	-12%
Sunnyside/Woodside	\$502	\$564	\$538	-11%	-7%

Note: sale price in thousands



## One - Three Family Dwelling Sale Price

Median					
	2q10	1q10	2q09	Percent Change	
				1q10	2q09
<b>Queens</b>	<b>\$425</b>	<b>\$440</b>	<b>\$438</b>	<b>-3%</b>	<b>-3%</b>
Astoria	\$688	\$600	\$688	15%	0%
Bayside	\$661	\$642	\$605	3%	9%
Beexhhurst/Whitestone	\$635	\$600	\$636		
Breezy Point/Belle Harbor/ Rockaway Park	\$635	\$565	\$648	12%	-2%
Briarwood/Jamaica Hills/ Hillcrest	\$510	\$533	\$477	-4%	7%
College Point	\$500	\$545	\$490		
Corona/East Elmhurst	\$483	\$498	\$481	-3%	0%
Douglaston/Little Neck	\$670	\$655	\$735	2%	-9%
Floral Park/Bellerose	\$471	\$460	\$450	2%	5%
Flushing	\$625	\$669	\$595	-7%	5%
Fresh Meadows/ Oakland Gardens	\$700	\$650	\$631	8%	11%
Howard Beach/Broadchannel	\$502	\$542	\$465	-7%	8%
Jackson Heights/Elmhurst	\$509	\$550	\$520	-7%	-2%
Jamaica Estates/Holliswood	\$655	\$680	\$625	-4%	5%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$350	\$348	\$339	1%	3%
Long Island City	\$650	\$380	\$565	71%	15%
Middle Village/Maspeth	\$511	\$493	\$478	4%	7%
Queens Village/Hollis	\$348	\$362	\$352	-4%	-1%
Rego Park/Forest Hills/ Kew Gardens	\$605	\$685	\$658	-12%	-8%
Richmond Hill/ South Ozone Park/Woodhaven	\$345	\$375	\$375	-8%	-8%
Ridgewood/Glendale	\$480	\$510	\$490	-6%	-2%
Rockaways/Averne	\$290	\$333	\$373	-13%	-22%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$312	\$309	\$344	1%	-9%
Sunnyside/Woodside	\$500	\$560	\$480	-11%	4%

Note: sale price in thousands

## Total Consideration

Borough	Total Consideration for Residential Transactions 2q10	Total Consideration for Residential Transactions 1q10	Total Consideration for Residential Transactions 2q09
Manhattan	\$4,463,921,104.19	\$4,055,483,386.55	\$2,131,602,226.67
Bronx	\$216,076,609.66	\$210,928,706.81	\$168,195,003.86
Brooklyn	\$1,270,475,657.33	\$1,205,150,889.19	\$776,943,714.55
Queens	\$1,313,842,663.88	\$1,244,494,621.98	\$1,058,183,199.17
Staten Island	\$293,533,136.88	\$489,967,394.27	\$236,788,006.68
<b>Total</b>	<b>\$7,557,849,171.94</b>	<b>\$7,206,024,998.80</b>	<b>\$4,371,712,150.93</b>
Borough	Percentage of Total City Residential Consideration 2q10	Percentage of Total City Residential Consideration 1q10	Percentage of Total City Residential Consideration 2q09
Manhattan	59.1%	56.3%	48.8%
Bronx	2.9%	2.9%	3.8%
Brooklyn	16.8%	16.7%	17.8%
Queens	17.4%	17.3%	24.2%
Staten Island	3.9%	6.8%	5.4%
<b>Total</b>	<b>100%</b>	<b>100.0%</b>	<b>100.0%</b>