

# REBNY®

REAL ESTATE BOARD OF NEW YORK



## New York City Residential

Second Quarter 2011

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## Executive Summary

### Introduction

The New York City residential sales market continued to post mixed results in the second quarter of 2011. The average sales price of a home in New York City increased 2 percent and the number of home sales increased 10 percent compared to the first quarter of 2011. This trend reflects the traditional seasonal variation in the residential sales market.

The residential sales market though did slow down when compared to the second quarter of 2010. The number of sales was down 4 percent Citywide led by decreases in sales volume in Queens and the Bronx. The average sales price of home in New York City though did increase 3 percent year on year due in part to the effect of higher priced Manhattan sales and fewer lower average prices in the boroughs.

Total dollar consideration for all residential transactions increased 13 percent in the second quarter of 2011 to \$7.42 billion compared to the first quarter of 2011 due to the increase in the average sales price of a home and the averages sales price during the quarter. Compared to the second quarter of 2011 total consideration was down almost 2 percent. Manhattan consideration constituted 59.39 percent of total city consideration in the second quarter of 2011; this figure was 56.59 percent in the first quarter of 2011, and 59.06 percent in the second quarter of 2010. The percentage of NYC residential consideration attributable to Brooklyn decreased slightly this quarter to 18.57 percent compared to 18.91 percent last quarter; this was still higher than the second quarter 2010 figure of 16.81 percentage.

Manhattan neighborhoods with the most sales activity this quarter were; The Upper East Side (687 sales), The Upper West Side (539), Midtown West (227) Chelsea/Flatiron (215), Midtown East (211) and Gramercy/Kips Bay (211).

Brooklyn residential sales activity was focused in Williamsburg (259 sales), Bedford Stuyvesant (153), Park Slope (137), and East New York/ Spring Creek (103).

Queens neighborhoods with the most sales were; Flushing (330 sales), Rego Park/Forest Hills/Kew Gardens (305), Spring Field Gardens/Jamaica (297), and Richmond Hill/South Ozone Park/ Woodhaven (266).

Bronx neighborhoods with most residential sales this quarter were Parkchester/Westchester Square/Castle Hill/Soundview (97 sales), Riverdale/Fieldston (89), and Woodlawn/Williamsbridge (69).

### All Homes

#### Year to Year

The average sales price of a home in New York City during the second quarter of 2011 was \$747,000, a 3 percent increase from the second quarter 2010 average. Year on year, the average price of a home in Manhattan was less than 1 percent lower to \$1,369,000. Brooklyn prices increased 6 percent to \$563,000. Queens prices decreased less than 1 percent to \$386,000.

#### Quarter to Quarter

The average price of a home in New York City (\$747,000) increased 2 percent in the second quarter of 2011 when compared to the first quarter of 2011. The average sales price of a home in Manhattan (\$1,369,000) decreased quarterly by 3 percent. In Brooklyn (\$563,000), the average price increased by 3 percent. The average price in Queens (\$386,000) decreased by 3 percent.

### All Apartments

#### Year to Year

The average sales price of an apartment in New York City during the second quarter of 2011 was \$893,000, a 3 percent increase year on year. The average price of an apartment in Manhattan in the second quarter of 2011 was \$1,334,000; a 1 percent increase from the second quarter 2010. Brooklyn's average sales price of an apartment in the second quarter of 2011 was \$518,000; an increase of 10 percent from the previous

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year's second quarter. The average price of an apartment in Queens increased by less than one percent year on year to \$275,000.

### Quarter to Quarter

The average city-wide apartment sales price (\$893,000) increased 2 percent in the second quarter of 2011 compared to the first quarter of 2011. The Manhattan average sales price (\$1,334,000) decreased less than one percent, the Brooklyn average sales price (\$518,000) increased by 4 percent, and the Queens average sales price (\$275,000) increased by 1 percent.

### Condominiums

#### Year to Year

The average sale price of a condominium in New York City in the second quarter of 2011 decreased 5 percent compared to last year's second quarter to \$1,062,000. The average price in Manhattan decreased 6 percent to \$1,546,000. The average sales price in Brooklyn was \$597,000, an increase of 9 percent year on year. The average sales price of a condominium in Queens increased 1 percent over the previous year's second quarter to \$414,000.

#### Quarter to Quarter

The average sales price of a New York City condominium (\$1,062,000) increased 1 percent in the second quarter of 2011 when compared to the first quarter of 2011, the average Manhattan sales price (\$1,546,000) decreased 6 percent, the average Brooklyn sales price (\$597,000) increased 1 percent, and the average Queens sales price (\$414,000) increased by 5 percent.

### Cooperatives

#### Year to Year

The average sales price of a cooperative unit

in New York City rose 13 percent to \$734,000 in the second quarter of 2011 when compared to the second quarter last year. The average sales price of a cooperative unit in Manhattan increased 11 percent year on year to \$1,138,000. The average sales price in Brooklyn was up 4 percent to \$358,000. The average sales price of a cooperative unit in Queens was down 1 percent to \$217,000 when compared to the second quarter of 2010.

### Quarter to Quarter

The average sales price of a New York City cooperative unit (\$734,000) increased 2 percent in the second quarter of 2011 when compared to the first quarter of 2011. Manhattan prices (\$1,138,000) increased 3 percent quarter to quarter. Brooklyn prices (\$358,000) increased 4 percent. Queens prices (\$217,000) increased 2 percent.

### 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 2011 decreased slightly year to year to \$530,000. The average sales price of a 1-3 family dwelling in Brooklyn increased 3 percent from last year to \$614,000. The average sales price of a 1-3 family dwelling in Queens was \$459,000; a 1 percent decrease from the second quarter last year. In the Bronx, the average sales price of a 1-3 family dwelling was \$397,000; 4 percent less than the second quarter of 2010.

### Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide (\$530,000) decreased 4 percent in the second quarter compared to last quarter. The average sales price of a 1-3 family dwelling in Brooklyn (\$614,000)

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increased 3 percent quarter to quarter. In Queens, the average price (459,000) decreased by 4 percent quarter to quarter. The Bronx the average sales price (\$397,000) increased 1 percent year on year.

### Manhattan Neighborhoods

The average sales price of a condominium in Midtown West during the second quarter of 2011 increased 1 percent compared to last quarter and 10 percent compared to the second quarter of last year to \$1,483,000. Midtown West's 180 sales during the quarter was 16 percent greater than the first quarter of 2011 and 20 percent greater than the second quarter of last year. The number of cooperative unit sales on the Upper East Side rose in the second quarter of 2011 to 490, which was a 26 percent increase compared to the number of coop sales in the neighborhood last quarter and a 7 percent increase compared to the second quarter of 2010. The average coop sales price of \$1,516,000 in the neighborhood was 9 percent lower than the first quarter of 2011 and 3 percent greater than the second quarter of last year.

### Brooklyn Neighborhoods

Williamsburg condominium sales continued to rise in the second quarter of 2011. There were 238 condominium sales in Williamsburg during the second quarter of 2011; this is a 16 percent increase from last quarter and almost two and a half times greater than the second quarter of last year. The second quarter average price of \$624,000 for a condominium in Williamsburg was 2 percent lower than last quarter but 17 percent greater than the average price in the second quarter of 2010.

### Queens Neighborhoods

The Flushing condominium market also continued to show robust activity during the second quarter of 2011. There were 93 condominium sales in Flushing in the second quarter of 2011; two sales more than last quarter and a 11 percent more than the second quarter of last year.

The average price of a condominium in Flushing was \$398,000; an increase of 20 percent over the previous quarter and 18 percent greater than the second quarter of 2010.

### Bronx Neighborhoods

Parkchester/Westchester Square/Castle Hill/Soundview had most sales of 1-3 family dwellings in the Bronx with 59; a 26 percent increase from the first quarter of 2011 and a 37 percent increase from the second quarter of 2010. The average price of a 1-3 family dwelling in the Parkchester/Westchester Square/Castle Hill/Soundview neighborhood was \$341,000, a decrease of 1 percent compared to last quarter and 16 percent less than the second quarter of 2010,

## New York City Residential Sales Report

### Total Consideration

Borough	Total Consideration for Residential Transactions 2q11	Total Consideration for Residential Transactions 1q11	Total Consideration for Residential Transactions 2q10
Manhattan	\$4,406,995,863	\$3,727,287,637	\$4,463,921,104
Bronx	\$192,148,240	\$169,420,477	\$216,076,610
Brooklyn	\$1,377,806,942	\$1,245,341,763	\$1,270,475,657
Queens	\$1,181,381,702	\$1,029,762,467	\$1,313,842,664
Staten Island	\$262,054,374	\$414,660,216	\$293,533,137
<b>Total</b>	<b>\$7,420,387,121</b>	<b>\$6,586,472,561</b>	<b>\$7,557,849,172</b>
Borough	Total Consideration Percentage change from 1q11	Total Consideration Percentage change from 2q10	
Manhattan	18.24%	-1.28%	
Bronx	13.42%	-11.07%	
Brooklyn	10.64%	8.45%	
Queens	14.72%	-10.08%	
Staten Island	-36.80%	-10.72%	
NYC	12.66%	-1.82%	
Borough	Percentage of Total City Residential Consideration 2q11	Percentage of Total City Residential Consideration 1q11	Percentage of Total City Residential Consideration 2q10
Manhattan	59.39%	56.59%	59.06%
Bronx	2.59%	2.57%	2.86%
Brooklyn	18.57%	18.91%	16.81%
Queens	15.92%	15.63%	17.38%
Staten Island	3.53%	6.30%	3.88%

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

AVG PRICE					
			Change From		
	2q11	1q11	2q10	1q11	2q10
New York City	\$747	\$732	\$728	2%	3%
Manhattan	\$1,369	\$1,409	\$1,374	-3%	0%
Bronx	\$344	\$351	\$358	-2%	-4%
Brooklyn	\$563	\$546	\$533	3%	6%
Queens	\$386	\$397	\$387	-3%	0%
Staten Island	\$404	\$415	\$396	-3%	2%
MEDIAN PRICE					
			Change From		
	2q11	1q11	2q10	1q11	2q10
New York City	\$465	\$459	\$460	1%	1%
Manhattan	\$809	\$785	\$815	3%	-1%
Bronx	\$320	\$351	\$360	-9%	-11%
Brooklyn	\$477	\$469	\$455	2%	5%
Queens	\$335	\$350	\$340	-4%	-1%
Staten Island	\$370	\$380	\$380	-3%	-3%
AVG PPSF					
			Change From		
	2q11	1q11	2q10	1q11	2q10
New York City	\$553	\$527	\$507	5%	9%
Manhattan	\$1,096	\$1,149	\$1,076	-5%	2%
Bronx	\$229	\$228	\$232	0%	-1%
Brooklyn	\$414	\$414	\$386	0%	7%
Queens	\$295	\$305	\$303	-3%	-3%
Staten Island	\$660	\$253	\$289	161%	129%
MEDIAN PPSF					
			Change From		
	2q11	1q11	2q10	1q11	2q10
New York City	\$350	\$346	\$336	1%	4%
Manhattan	\$983	\$973	\$972	1%	1%
Bronx	\$209	\$209	\$223	0%	-6%
Brooklyn	\$364	\$367	\$331	-1%	10%
Queens	\$272	\$283	\$279	-4%	-2%
Staten Island	\$240	\$241	\$239	0%	0%
SALES					
			Change From		
	2q11	1q11	2q10	1q11	2q10
New York City	9,931	8,999	10,378	10%	-4%
Manhattan	3,218	2,645	3,249	22%	-1%
Bronx	558	482	603	16%	-7%
Brooklyn	2,449	2,281	2,385	7%	3%
Queens	3,057	2,592	3,399	18%	-10%
Staten Island	649	999	742	-35%	-13%

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

AVG PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$893	\$875	\$867	2%	3%
Manhattan	\$1,334	\$1,340	\$1,326	0%	1%
Bronx	\$237	\$261	\$265	-9%	-10%
Brooklyn	\$518	\$498	\$471	4%	10%
Queens	\$275	\$271	\$274	1%	0%
Staten Island	\$223	\$253	\$241	-12%	-8%
MEDIAN PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$520	\$490	\$490	6%	6%
Manhattan	\$800	\$770	\$804	4%	0%
Bronx	\$196	\$210	\$230	-7%	-15%
Brooklyn	\$452	\$420	\$405	8%	12%
Queens	\$225	\$230	\$233	-2%	-3%
Staten Island	\$213	\$247	\$218	-14%	-2%
AVG PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$789	\$822	\$788	-4%	0%
Manhattan	\$1,090	\$1,140	\$1,074	-4%	1%
Bronx	\$285	\$278	\$261	3%	9%
Brooklyn	\$534	\$547	\$517	-2%	3%
Queens	\$350	\$367	\$356	-5%	-2%
Staten Island	\$242	\$250	\$261	-3%	-7%
MEDIAN PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$704	\$681	\$719	3%	-2%
Manhattan	\$982	\$969	\$971	1%	1%
Bronx	\$277	\$255	\$241	9%	15%
Brooklyn	\$539	\$551	\$511	-2%	6%
Queens	\$310	\$344	\$329	-10%	-6%
Staten Island	\$243	\$246	\$233	-1%	4%
SALES					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	5,948	5,044	6,084	18%	-2%
Manhattan	3,180	2,603	3,204	22%	-1%
Bronx	185	152	221	22%	-16%
Brooklyn	1,313	1,172	1,210	12%	9%
Queens	1,204	995	1,360	21%	-11%
Staten Island	66	122	89	-46%	-26%

## Condominium Sale Price

AVG PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$1,062	\$1,050	\$1,114	1%	-5%
Manhattan	\$1,546	\$1,641	\$1,653	-6%	-6%
Bronx	\$276	\$343	\$301	-20%	-8%
Brooklyn	\$597	\$591	\$549	1%	9%
Queens	\$414	\$395	\$410	5%	1%
Staten Island	\$241	\$260	\$264	-7%	-9%
MEDIAN PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$645	\$620	\$620	4%	4%
Manhattan	\$979	\$1,050	\$1,090	-7%	-10%
Bronx	\$268	\$378	\$337	-29%	-21%
Brooklyn	\$515	\$505	\$477	2%	8%
Queens	\$367	\$355	\$370	3%	-1%
Staten Island	\$233	\$257	\$248	-10%	-6%
AVG PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$864	\$902	\$873	-4%	-1%
Manhattan	\$1,163	\$1,278	\$1,146	-9%	1%
Bronx	\$299	\$291	\$247	3%	21%
Brooklyn	\$574	\$568	\$546	1%	5%
Queens	\$467	\$448	\$455	4%	3%
Staten Island	\$245	\$252	\$267	-3%	-8%
MEDIAN PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$768	\$720	\$833	7%	-8%
Manhattan	\$1,065	\$1,066	\$1,046	0%	2%
Bronx	\$298	\$249	\$229	20%	30%
Brooklyn	\$582	\$569	\$554	2%	5%
Queens	\$444	\$427	\$443	4%	0%
Staten Island	\$242	\$247	\$233	-2%	4%
SALES					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	2,876	2,350	2,823	22%	2%
Manhattan	1,521	1,136	1,531	34%	-1%
Bronx	77	48	84	60%	-8%
Brooklyn	877	729	749	20%	17%
Queens	353	322	391	10%	-10%
Staten Island	48	115	68	-58%	-29%

Note: sale price in thousands

## Cooperative Sale Price

AVG PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$734	\$721	\$652	2%	13%
Manhattan	\$1,138	\$1,107	\$1,027	3%	11%
Bronx	\$210	\$223	\$243	-6%	-14%
Brooklyn	\$358	\$345	\$344	4%	4%
Queens	\$217	\$212	\$219	2%	-1%
Staten Island	\$172	\$142	\$166	21%	4%
MEDIAN PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$385	\$378	\$360	2%	7%
Manhattan	\$650	\$629	\$635	3%	2%
Bronx	\$170	\$184	\$200	-8%	-15%
Brooklyn	\$270	\$270	\$275	0%	-2%
Queens	\$194	\$195	\$200	-1%	-3%
Staten Island	\$155	\$123	\$145	27%	7%
AVG PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$697	\$697	\$665	0%	5%
Manhattan	\$1,002	\$944	\$947	6%	6%
Bronx	\$275	\$268	\$272	3%	1%
Brooklyn	\$436	\$490	\$462	-11%	-6%
Queens	\$281	\$295	\$301	-5%	-7%
Staten Island	\$236	\$202	\$231	17%	2%
MEDIAN PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$611	\$629	\$591	-3%	3%
Manhattan	\$893	\$845	\$855	6%	4%
Bronx	\$265	\$255	\$257	4%	3%
Brooklyn	\$359	\$405	\$424	-11%	-15%
Queens	\$272	\$280	\$287	-3%	-5%
Staten Island	\$244	\$181	\$221	35%	11%
SALES					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	3,072	2,694	3,261	14%	-6%
Manhattan	1,659	1,467	1,673	13%	-1%
Bronx	108	104	137	4%	-21%
Brooklyn	436	443	461	-2%	-5%
Queens	851	673	969	26%	-12%
Staten Island	18	7	21	157%	-14%

### One - Three Family Dwelling Sale Price

AVG PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$530	\$550	\$532	-4%	0%
Manhattan	\$4,376	\$5,697	\$4,761	-23%	-8%
Bronx	\$397	\$393	\$412	1%	-4%
Brooklyn	\$614	\$597	\$597	3%	3%
Queens	\$459	\$476	\$462	-4%	-1%
Staten Island	\$424	\$438	\$417	-3%	2%
MEDIAN PRICE					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$420	\$445	\$436	-6%	-4%
Manhattan	\$3,990	\$4,350	\$3,000	-8%	33%
Bronx	\$370	\$395	\$395	-6%	-6%
Brooklyn	\$510	\$515	\$510	-1%	0%
Queens	\$410	\$450	\$425	-9%	-4%
Staten Island	\$383	\$400	\$400	-4%	-4%
AVG PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$357	\$297	\$301	20%	19%
Manhattan	\$1,354	\$1,516	\$1,154	-11%	17%
Bronx	\$214	\$216	\$223	-1%	-4%
Brooklyn	\$331	\$329	\$323	1%	3%
Queens	\$277	\$285	\$287	-3%	-3%
Staten Island	\$685	\$253	\$291	171%	135%
MEDIAN PPSF					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	\$255	\$260	\$260	-2%	-2%
Manhattan	\$1,348	\$1,456	\$1,015	-7%	33%
Bronx	\$194	\$200	\$213	-3%	-9%
Brooklyn	\$289	\$303	\$287	-5%	1%
Queens	\$257	\$264	\$263	-2%	-2%
Staten Island	\$240	\$240	\$240	0%	0%
SALES					
	2q11	1q11	2q10	Change From	
				1q11	2q10
New York City	3,983	3,955	4,294	1%	-7%
Manhattan	38	42	45	-10%	-16%
Bronx	373	330	382	13%	-2%
Brooklyn	1,136	1,109	1,175	2%	-3%
Queens	1,853	1,597	2,039	16%	-9%
Staten Island	583	877	653	-34%	-11%

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

Average					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,334</b>	<b>\$1,340</b>	<b>\$1,326</b>	<b>0%</b>	<b>1%</b>
Battery Park City	\$1,091	\$1,356	\$1,694	-20%	-36%
Chelsea/Flatiron	\$1,354	\$1,567	\$1,352	-14%	0%
East Harlem	\$532	\$447	\$479	19%	11%
East Village	\$1,070	\$895	\$993	20%	8%
Financial/Seaport	\$831	\$900	\$857	-8%	-3%
Gramercy/Kips Bay	\$1,081	\$1,038	\$1,153	4%	-6%
Greenwich Village	\$1,299	\$1,405	\$1,007	-8%	29%
Inwood	\$295	\$344	\$299	-14%	-1%
Lower East Side	\$609	\$581	\$779	5%	-22%
Midtown East	\$1,312	\$1,226	\$1,197	7%	10%
Midtown West	\$1,381	\$1,335	\$1,160	3%	19%
Morningside Heights	\$819	\$766	\$730	7%	12%
Murray Hill	\$631	\$673	\$681	-6%	-7%
Roosevelt Island	\$856	\$790	\$654	8%	31%
SoHo	\$2,985	\$2,102	\$2,937	42%	2%
TriBeCa	\$2,689	\$2,490	\$2,573	8%	5%
Upper East Side	\$1,605	\$1,735	\$1,663	-7%	-3%
Upper West Side	\$1,477	\$1,501	\$1,363	-2%	8%
Washington Heights	\$351	\$384	\$362	-9%	-3%
West Harlem	\$592	\$529	\$555	12%	7%
West Village	\$1,571	\$1,263	\$1,477	24%	6%
Median					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$800</b>	<b>\$770</b>	<b>\$804</b>	<b>4%</b>	<b>0%</b>
Battery Park City	\$710	\$1,193	\$1,565	-41%	-55%
Chelsea/Flatiron	\$935	\$1,220	\$950	-23%	-2%
East Harlem	\$482	\$410	\$398	17%	21%
East Village	\$807	\$636	\$931	27%	-13%
Financial/Seaport	\$714	\$750	\$698	-5%	2%
Gramercy/Kips Bay	\$715	\$646	\$797	11%	-10%
Greenwich Village	\$875	\$860	\$793	2%	10%
Inwood	\$272	\$324	\$286	-16%	-5%
Lower East Side	\$515	\$520	\$526	-1%	-2%
Midtown East	\$802	\$680	\$759	18%	6%
Midtown West	\$877	\$840	\$768	4%	14%
Morningside Heights	\$575	\$580	\$602	-1%	-5%
Murray Hill	\$530	\$580	\$613	-9%	-13%
Roosevelt Island	\$847	\$790	\$620	7%	37%
SoHo	\$2,195	\$1,730	\$2,037	27%	8%
TriBeCa	\$2,400	\$2,245	\$2,000	7%	20%
Upper East Side	\$907	\$930	\$985	-2%	-8%
Upper West Side	\$849	\$885	\$840	-4%	1%
Washington Heights	\$318	\$336	\$344	-6%	-8%
West Harlem	\$550	\$532	\$488	3%	13%
West Village	\$888	\$833	\$720	7%	23%

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

Average					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,090</b>	<b>\$1,140</b>	<b>\$1,074</b>	<b>-4%</b>	<b>1%</b>
Battery Park City	\$844	\$856	\$993	-1%	-15%
Chelsea/Flatiron	\$1,167	\$1,376	\$1,120	-15%	4%
East Harlem	\$561	\$534	\$553	5%	1%
East Village	\$1,153	\$951	\$1,049	21%	10%
Financial/Seaport	\$913	\$790	\$912	16%	0%
Gramercy/Kips Bay	\$1,091	\$1,254	\$1,016	-13%	7%
Greenwich Village	\$1,157	\$1,285	\$1,121	-10%	3%
Inwood	\$449	\$432	\$512	4%	-12%
Lower East Side	\$811	\$704	\$813	15%	0%
Midtown East	\$1,100	\$1,039	\$1,055	6%	4%
Midtown West	\$1,199	\$1,312	\$1,127	-9%	6%
Morningside Heights	\$899	\$652	\$950	38%	-5%
Murray Hill	\$840	\$918	\$990	-8%	-15%
Roosevelt Island	\$749	\$713	\$681	5%	10%
SoHo	\$1,532	\$1,487	\$1,250	3%	23%
TriBeCa	\$1,370	\$1,277	\$1,141	7%	20%
Upper East Side	\$1,095	\$1,224	\$1,093	-11%	0%
Upper West Side	\$1,178	\$1,172	\$1,131	1%	4%
Washington Heights	\$428	\$509	\$468	-16%	-8%
West Harlem	\$572	\$539	\$576	6%	-1%
West Village	\$1,568	\$1,353	\$1,435	16%	9%
Median					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$982</b>	<b>\$969</b>	<b>\$971</b>	<b>1%</b>	<b>1%</b>
Battery Park City	\$801	\$778	\$1,029	3%	-22%
Chelsea/Flatiron	\$1,104	\$1,152	\$1,044	-4%	6%
East Harlem	\$569	\$532	\$510	7%	11%
East Village	\$1,150	\$802	\$1,065	43%	8%
Financial/Seaport	\$874	\$801	\$879	9%	-1%
Gramercy/Kips Bay	\$1,035	\$1,005	\$968	3%	7%
Greenwich Village	\$1,107	\$1,007	\$1,046	10%	6%
Inwood	\$410	\$399	\$475	3%	-14%
Lower East Side	\$785	\$646	\$763	21%	3%
Midtown East	\$944	\$909	\$900	4%	5%
Midtown West	\$1,109	\$1,072	\$1,042	4%	7%
Morningside Heights	\$850	\$636	\$961	34%	-12%
Murray Hill	\$840	\$907	\$934	-7%	-10%
Roosevelt Island	\$757	\$713	\$637	6%	19%
SoHo	\$1,455	\$1,198	\$1,164	21%	25%
TriBeCa	\$1,283	\$1,189	\$1,055	8%	22%
Upper East Side	\$959	\$966	\$943	-1%	2%
Upper West Side	\$1,005	\$992	\$972	1%	3%
Washington Heights	\$438	\$532	\$456	-18%	-4%
West Harlem	\$588	\$549	\$554	7%	6%
West Village	\$1,345	\$1,165	\$1,184	15%	14%

## Condominium Sale Price

Average					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,546</b>	<b>\$1,641</b>	<b>\$1,653</b>	<b>-6%</b>	<b>-6%</b>
Battery Park City	\$1,091	\$1,356	\$1,694	-20%	-36%
Chelsea/Flatiron	\$1,796	\$1,941	\$1,803	-7%	0%
East Harlem	\$634	\$549	\$448	15%	41%
East Village	\$1,262	\$1,378	\$1,130	-8%	12%
Financial/Seaport	\$837	\$928	\$879	-10%	-5%
Gramercy/Kips Bay	\$1,655	\$1,592	\$1,689	4%	-2%
Greenwich Village	\$1,568	\$3,219	\$1,424	-51%	10%
Inwood	\$188	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Lower East Side	\$950	\$834	\$1,087	14%	-13%
Midtown East	\$1,658	\$1,625	\$1,690	2%	-2%
Midtown West	\$1,483	\$1,467	\$1,352	1%	10%
Morningside Heights	\$474	#DIV/0!	\$990	#DIV/0!	-52%
Murray Hill	\$831	\$862	\$870	-4%	-4%
Roosevelt Island	\$856	\$790	\$654	8%	31%
SoHo	\$2,820	\$2,501	\$2,746	13%	3%
TriBeCa	\$2,743	\$2,545	\$2,671	8%	3%
Upper East Side	\$1,835	\$1,903	\$2,042	-4%	-10%
Upper West Side	\$1,845	\$2,027	\$1,769	-9%	4%
Washington Heights	\$383	\$448	\$332	-14%	15%
West Harlem	\$655	\$569	\$599	15%	9%
West Village	\$2,984	\$2,251	\$2,507	33%	19%
Median					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$979</b>	<b>\$1,050</b>	<b>\$1,090</b>	<b>-7%</b>	<b>-10%</b>
Battery Park City	\$710	\$1,193	\$1,565	-41%	-55%
Chelsea/Flatiron	\$1,529	\$1,510	\$1,519	1%	1%
East Harlem	\$528	\$430	\$398	23%	33%
East Village	\$1,138	\$1,068	\$1,136	7%	0%
Financial/Seaport	\$716	\$782	\$704	-8%	2%
Gramercy/Kips Bay	\$1,175	\$1,080	\$1,222	9%	-4%
Greenwich Village	\$1,400	\$2,056	\$1,032	-32%	36%
Inwood	\$188				
Lower East Side	\$704	\$738	\$798	-5%	-12%
Midtown East	\$1,050	\$957	\$996	10%	5%
Midtown West	\$975	\$1,008	\$925	-3%	5%
Morningside Heights	\$427		\$990		-57%
Murray Hill	\$780	\$750	\$700	4%	11%
Roosevelt Island	\$847	\$790	\$620	7%	37%
SoHo	\$2,195	\$1,948	\$2,375	13%	-8%
TriBeCa	\$2,488	\$2,342	\$2,100	6%	18%
Upper East Side	\$1,255	\$1,370	\$1,589	-8%	-21%
Upper West Side	\$993	\$1,110	\$999	-11%	-1%
Washington Heights	\$318	\$446	\$325	-29%	-2%
West Harlem	\$600	\$591	\$555	2%	8%
West Village	\$1,983	\$1,501	\$1,741	32%	14%

## Condominium Sale Price Per Square Foot

Average					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,163</b>	<b>\$1,278</b>	<b>\$1,146</b>	<b>-9%</b>	<b>1%</b>
Battery Park City	\$844	\$856	\$993	-1%	-15%
Chelsea/Flatiron	\$1,231	\$1,552	\$1,246	-21%	-1%
East Harlem	\$561	\$534	\$553	5%	1%
East Village	\$1,150	\$1,052	\$1,042	9%	10%
Financial/Seaport	\$915	\$780	\$928	17%	-1%
Gramercy/Kips Bay	\$1,308	\$1,547	\$1,186	-15%	10%
Greenwich Village	\$1,383	\$1,796	\$968	-23%	43%
Inwood					
Lower East Side	\$1,043	\$820	\$941	27%	11%
Midtown East	\$1,366	\$1,192	\$1,247	15%	9%
Midtown West	\$1,256	\$1,369	\$1,171	-8%	7%
Morningside Heights	\$860		\$970		-11%
Murray Hill	\$949	\$1,025	\$1,008	-7%	-6%
Roosevelt Island	\$749	\$713	\$681	5%	10%
SoHo	\$1,643	\$1,661	\$1,297	-1%	27%
TriBeCa	\$1,389	\$1,309	\$1,172	6%	19%
Upper East Side	\$1,262	\$1,538	\$1,189	-18%	6%
Upper West Side	\$1,200	\$1,349	\$1,236	-11%	-3%
Washington Heights	\$391	\$487	\$440	-20%	-11%
West Harlem	\$572	\$551	\$530	4%	8%
West Village	\$1,988	\$1,585	\$1,524	25%	30%
Median					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,065</b>	<b>\$1,066</b>	<b>\$1,046</b>	<b>0%</b>	<b>2%</b>
Battery Park City	\$844	\$856	\$993	-1%	-15%
Chelsea/Flatiron	\$1,175	\$1,216	\$1,119	-3%	5%
East Harlem	\$569	\$532	\$510	7%	11%
East Village	\$1,151	\$990	\$1,076	16%	7%
Financial/Seaport	\$915	\$780	\$928	17%	-1%
Gramercy/Kips Bay	\$1,205	\$1,165	\$1,207	3%	0%
Greenwich Village	\$1,362	\$1,426	\$880	-4%	55%
Inwood					
Lower East Side	\$1,018	\$889	\$971	15%	5%
Midtown East	\$1,027	\$958	\$1,034	7%	-1%
Midtown West	\$1,138	\$1,101	\$1,095	3%	4%
Morningside Heights	\$823		\$970		-15%
Murray Hill	\$962	\$972	\$971	-1%	-1%
Roosevelt Island	\$757	\$713	\$637	6%	19%
SoHo	\$1,539	\$1,292	\$1,317	19%	17%
TriBeCa	\$1,303	\$1,246	\$1,073	5%	21%
Upper East Side	\$1,126	\$1,144	\$1,076	-2%	5%
Upper West Side	\$1,132	\$1,119	\$1,074	1%	5%
Washington Heights	\$351	\$520	\$427	-33%	-18%
West Harlem	\$588	\$554	\$553	6%	6%
West Village	\$1,781	\$1,412	\$1,244	26%	43%

## Cooperative Sale Price

Average					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,138</b>	<b>\$1,107</b>	<b>\$1,027</b>	<b>3%</b>	<b>11%</b>
Battery Park City					
Chelsea/Flatiron	\$831	\$1,149	\$828	-28%	0%
East Harlem	\$228	\$254	\$694	-10%	-67%
East Village	\$776	\$647	\$804	20%	-3%
Financial/Seaport	\$652	\$651	\$491	0%	33%
Gramercy/Kips Bay	\$647	\$619	\$677	5%	-4%
Greenwich Village	\$1,248	\$1,099	\$933	14%	34%
Inwood	\$310	\$344	\$299	-10%	4%
Lower East Side	\$450	\$494	\$536	-9%	-16%
Midtown East	\$1,054	\$1,012	\$849	4%	24%
Midtown West	\$991	\$956	\$767	4%	29%
Morningside Heights	\$862	\$766	\$710	13%	21%
Murray Hill	\$530	\$532	\$558	0%	-5%
Roosevelt Island					
SoHo	\$3,488	\$1,363	\$3,526	156%	-1%
TriBeCa	\$1,844	\$2,149	\$1,667	-14%	11%
Upper East Side	\$1,516	\$1,669	\$1,476	-9%	3%
Upper West Side	\$1,266	\$1,152	\$1,056	10%	20%
Washington Heights	\$323	\$359	\$373	-10%	-14%
West Harlem	\$236	\$368	\$374	-36%	-37%
West Village	\$833	\$786	\$715	6%	17%
Median					
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$650</b>	<b>\$629</b>	<b>\$635</b>	<b>3%</b>	<b>2%</b>
Battery Park City					
Chelsea/Flatiron	\$643	\$695	\$625	-8%	3%
East Harlem	\$258	\$242	\$694	6%	-63%
East Village	\$610	\$525	\$750	16%	-19%
Financial/Seaport	\$677	\$540	\$390	25%	73%
Gramercy/Kips Bay	\$540	\$533	\$529	1%	2%
Greenwich Village	\$835	\$814	\$770	3%	8%
Inwood	\$277	\$324	\$286	-15%	-3%
Lower East Side	\$440	\$460	\$493	-4%	-11%
Midtown East	\$589	\$605	\$593	-3%	-1%
Midtown West	\$468	\$531	\$520	-12%	-10%
Morningside Heights	\$585	\$580	\$573	1%	2%
Murray Hill	\$420	\$453	\$482	-7%	-13%
Roosevelt Island					
SoHo	\$2,090	\$1,088	\$1,150	92%	82%
TriBeCa	\$1,875	\$2,125	\$1,685	-12%	11%
Upper East Side	\$815	\$800	\$815	2%	0%
Upper West Side	\$775	\$750	\$758	3%	2%
Washington Heights	\$318	\$295	\$353	8%	-10%
West Harlem	\$260	\$391	\$318	-34%	-18%
West Village	\$681	\$693	\$631	-2%	8%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$1,002</b>	<b>\$944</b>	<b>\$947</b>	<b>6%</b>	<b>6%</b>
Battery Park City					
Chelsea/Flatiron	\$1,031	\$899	\$927	15%	11%
East Harlem					
East Village	\$1,156	\$857	\$994	35%	16%
Financial/Seaport	\$793	\$942	\$670	-16%	18%
Gramercy/Kips Bay	\$881	\$908	\$863	-3%	2%
Greenwich Village	\$1,078	\$1,165	\$1,172	-7%	-8%
Inwood	\$449	\$432	\$512	4%	-12%
Lower East Side	\$560	\$552	\$539	1%	4%
Midtown East	\$865	\$847	\$846	2%	2%
Midtown West	\$880	\$1,011	\$904	-13%	-3%
Morningside Heights	\$907	\$652	\$944	39%	-4%
Murray Hill	\$779	\$774	\$946	1%	-18%
Roosevelt Island					
SoHo	\$1,112	\$1,049	\$1,039	6%	7%
TriBeCa	\$1,132	\$690	\$622	64%	82%
Upper East Side	\$1,013	\$1,022	\$1,004	-1%	1%
Upper West Side	\$1,163	\$972	\$959	20%	21%
Washington Heights	\$482	\$525	\$472	-8%	2%
West Harlem		\$390	\$994		
West Village	\$1,263	\$1,122	\$1,168	13%	8%
	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Manhattan</b>	<b>\$893</b>	<b>\$845</b>	<b>\$855</b>	<b>6%</b>	<b>4%</b>
Battery Park City					
Chelsea/Flatiron	\$960	\$858	\$878	12%	9%
East Harlem					
East Village	\$1,150	\$778	\$1,000	48%	15%
Financial/Seaport	\$793	\$942	\$670	-16%	18%
Gramercy/Kips Bay	\$857	\$860	\$854	0%	0%
Greenwich Village	\$1,061	\$983	\$1,068	8%	-1%
Inwood	\$410	\$399	\$475	3%	-14%
Lower East Side	\$583	\$558	\$585	5%	0%
Midtown East	\$800	\$815	\$758	-2%	6%
Midtown West	\$849	\$893	\$814	-5%	4%
Morningside Heights	\$871	\$636	\$961	37%	-9%
Murray Hill	\$810	\$813	\$865	0%	-6%
Roosevelt Island					
SoHo	\$1,024	\$1,054	\$1,011	-3%	1%
TriBeCa	\$1,176	\$690	\$501	71%	135%
Upper East Side	\$871	\$840	\$849	4%	3%
Upper West Side	\$940	\$846	\$857	11%	10%
Washington Heights	\$472	\$555	\$468	-15%	1%
West Harlem		\$388	\$994		
West Village	\$1,180	\$1,103	\$1,084	7%	9%

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$563</b>	<b>\$546</b>	<b>\$533</b>	<b>3%</b>	<b>6%</b>
Bath Beach	\$556	\$512	\$499	9%	12%
Bay Ridge / Fort Hamilton	\$473	\$489	\$520	-3%	-9%
Bedford Stuyvesant	\$425	\$418	\$409	2%	4%
Bensonhurst	\$671	\$635	\$610	6%	10%
Bergen Beach	\$571	\$496	\$556	15%	3%
Brighton Beach	\$938	\$943	\$796	-1%	18%
Boerum Hill	\$458	\$385	\$415	19%	10%
Borough Park	\$548	\$561	\$565	-2%	-3%
Brooklyn Heights	\$693	\$859	\$946	-19%	-27%
Brownsville / Ocean Hill	\$323	\$411	\$342	-21%	-5%
Bushwick / Wyckoff Heights	\$344	\$366	\$387	-6%	-11%
Canarsie	\$385	\$414	\$404	-7%	-5%
Carroll Gardens	\$1,107	\$698	\$848	59%	30%
Clinton Hill	\$536	\$582	\$437	-8%	23%
Cobble Hill	\$1,487	\$855	\$874	74%	70%
Columbia Street					
Waterfront District	\$659	\$721	\$698	-9%	-6%
Coney Island	\$278	\$264	\$293	5%	-5%
Crown Heights	\$420	\$437	\$447	-4%	-6%
Cypress Hills	\$347	\$304	\$327	14%	6%
Downtown	\$507	\$606	\$494	-16%	3%
Dyker Heights	\$606	\$604	\$662	0%	-8%
East Flatbush	\$367	\$369	\$364	0%	1%
East New York / Spring Creek	\$304	\$316	\$319	-4%	-5%
Flatbush / Prospect Park South	\$493	\$467	\$451	6%	9%
Flatlands	\$394	\$279	\$375	41%	5%
Fort Greene	\$925	\$610	\$628	52%	47%
Gerritsen Beach	\$405	\$312	\$310	30%	30%
Gowanus	\$724	\$838	\$720	-14%	1%
Gravesend / Mapleton	\$659	\$580	\$614	14%	7%
Greenpoint	\$548	\$531	\$489	3%	12%
Kensington / Parkville	\$515	\$535	\$452	-4%	14%
Manhattan Beach	\$952	\$1,348	\$1,250	-29%	-24%
Marine Park / Madison	\$466	\$420	\$472	11%	-1%
Midwood	\$514	\$584	\$493	-12%	4%
Mill Basin	\$523	\$494	\$518	6%	1%
Park Slope	\$980	\$820	\$769	19%	27%
Prospect Heights	\$791	\$869	\$672	-9%	18%
Prospect Park Lefferts Gardens	\$328	\$437	\$406	-25%	-19%
Red Hook		\$950	\$697		
SeaGate	\$389	\$517	\$457	-25%	-15%
Sheepshead Bay	\$347	\$347	\$378	0%	-8%
Sunset Park	\$567	\$585	\$520	-3%	9%
Vinegar Hill / Dumbo	\$1,277	\$982	\$1,198	30%	7%
Williamsburg	\$617	\$629	\$561	-2%	10%
Windsor Terrace	\$714	\$586	\$653	22%	9%

Note: sale price in thousands

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$477</b>	<b>\$469</b>	<b>\$455</b>	<b>2%</b>	<b>5%</b>
Bath Beach	\$555	\$508	\$477	9%	16%
Bay Ridge / Fort Hamilton	\$393	\$400	\$400	-2%	-2%
Bedford Stuyvesant	\$404	\$385	\$390	5%	4%
Bensonhurst	\$710	\$650	\$660	9%	8%
Bergen Beach	\$565	\$485	\$540	16%	5%
Brighton Beach	\$849	\$850	\$734	0%	16%
Boerum Hill	\$450	\$350	\$401	29%	12%
Borough Park	\$526	\$570	\$537	-8%	-2%
Brooklyn Heights	\$595	\$653	\$645	-9%	-8%
Brownsville / Ocean Hill	\$275	\$370	\$304	-26%	-10%
Bushwick / Wyckoff Heights	\$312	\$340	\$357	-8%	-13%
Canarsie	\$380	\$400	\$405	-5%	-6%
Carroll Gardens	\$950	\$608	\$657	56%	45%
Clinton Hill	\$528	\$456	\$380	16%	39%
Cobble Hill	\$1,000	\$857	\$510	17%	96%
Columbia Street					
Waterfront District	\$620	\$675	\$778	-8%	-20%
Coney Island	\$255	\$265	\$285	-4%	-11%
Crown Heights	\$400	\$450	\$449	-11%	-11%
Cypress Hills	\$340	\$255	\$331	33%	3%
Downtown	\$472	\$516	\$479	-9%	-2%
Dyker Heights	\$646	\$640	\$677	1%	-5%
East Flatbush	\$365	\$363	\$379	1%	-4%
East New York / Spring Creek	\$290	\$270	\$267	7%	9%
Flatbush / Prospect Park South	\$404	\$352	\$377	15%	7%
Flatlands	\$435	\$268	\$413	62%	5%
Fort Greene	\$860	\$439	\$559	96%	54%
Gerritsen Beach	\$370	\$305	\$348	21%	6%
Gowanus	\$698	\$755	\$618	-8%	13%
Gravesend / Mapleton	\$499	\$447	\$507	12%	-2%
Greenpoint	\$495	\$453	\$446	9%	11%
Kensington / Parkville	\$355	\$440	\$336	-19%	6%
Manhattan Beach	\$975	\$900	\$985	8%	-1%
Marine Park / Madison	\$433	\$439	\$455	-1%	-5%
Midwood	\$485	\$458	\$446	6%	9%
Mill Basin	\$460	\$378	\$433	22%	6%
Park Slope	\$780	\$678	\$644	15%	21%
Prospect Heights	\$650	\$649	\$493	0%	32%
Prospect Park Lefferts Gardens	\$325	\$340	\$344	-4%	-6%
Red Hook		\$950	\$800		
SeaGate	\$350	\$480	\$440	-27%	-21%
Sheepshead Bay	\$300	\$302	\$338	-1%	-11%
Sunset Park	\$560	\$583	\$465	-4%	20%
Vinegar Hill / Dumbo	\$1,075	\$975	\$1,068	10%	1%
Williamsburg	\$524	\$573	\$535	-9%	-2%
Windsor Terrace	\$655	\$575	\$628	14%	4%

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$518</b>	<b>\$498</b>	<b>\$471</b>	<b>4%</b>	<b>10%</b>
Bath Beach	\$232	\$239	\$254	-3%	-9%
Bay Ridge / Fort Hamilton	\$275	\$269	\$262	2%	5%
Bedford Stuyvesant	\$427	\$387	\$397	10%	8%
Bensonhurst	\$301	\$254	\$303	18%	-1%
Bergen Beach	\$375	\$418	\$399	-10%	-6%
Brighton Beach	\$778	\$712	\$730	9%	7%
Boerum Hill	\$406	\$388	\$405	5%	0%
Borough Park	\$460	\$380	\$383	21%	20%
Brooklyn Heights	\$668	\$695	\$760	-4%	-12%
Brownsville / Ocean Hill	\$344	\$365	\$304	-6%	13%
Bushwick / Wyckoff Heights	\$360	\$260	\$282	39%	28%
Canarsie	\$274		\$187		47%
Carroll Gardens	\$738	\$709	\$677	4%	9%
Clinton Hill	\$491	\$389	\$440	26%	11%
Cobble Hill	\$988	\$839	\$511	18%	93%
Columbia Street					
Waterfront District	\$648	\$721	\$614	-10%	6%
Coney Island	\$250	\$250	\$285	0%	-12%
Crown Heights	\$403	\$403	\$433	0%	-7%
Cypress Hills					
Downtown	\$507	\$606	\$491	-16%	3%
Dyker Heights	\$405	\$378	\$386	7%	5%
East Flatbush	\$230	\$246	\$277	-7%	-17%
East New York / Spring Creek	\$243	\$236	\$211	3%	15%
Flatbush / Prospect Park South	\$341	\$308	\$303	11%	12%
Flatlands	\$203	\$123	\$169	66%	20%
Fort Greene	\$868	\$462	\$567	88%	53%
Gerritsen Beach					
Gowanus	\$606	\$705	\$559	-14%	8%
Gravesend / Mapleton	\$248	\$263	\$306	-5%	-19%
Greenpoint	\$512	\$507	\$461	1%	11%
Kensington / Parkville	\$275	\$293	\$289	-6%	-5%
Manhattan Beach		\$270	\$220		
Marine Park / Madison	\$209	\$192	\$191	9%	10%
Midwood	\$215	\$205	\$231	5%	-7%
Mill Basin	\$156	\$157	\$140	-1%	11%
Park Slope	\$726	\$665	\$645	9%	13%
Prospect Heights	\$743	\$844	\$601	-12%	24%
Prospect Park Lefferts Gardens	\$226	\$299	\$297	-24%	-24%
Red Hook					
SeaGate	\$401	\$480		-16%	
Sheepshead Bay	\$217	\$237	\$240	-8%	-9%
Sunset Park	\$374	\$305	\$355	23%	5%
Vinegar Hill / Dumbo	\$1,277	\$982	\$1,210	30%	6%
Williamsburg	\$618	\$629	\$529	-2%	17%
Windsor Terrace	\$420	\$440	\$400	-5%	5%

Note: sale price in thousands

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$452</b>	<b>\$420</b>	<b>\$405</b>	<b>8%</b>	<b>12%</b>
Bath Beach	\$185	\$223	\$222	-17%	-17%
Bay Ridge / Fort Hamilton	\$246	\$253	\$235	-3%	5%
Bedford Stuyvesant	\$406	\$387	\$385	5%	5%
Bensonhurst	\$208	\$203	\$219	2%	-5%
Bergen Beach	\$395	\$395	\$385	0%	3%
Brighton Beach	\$758	\$726	\$630	4%	20%
Boerum Hill	\$419	\$358	\$400	17%	5%
Borough Park	\$450	\$350	\$360	29%	25%
Brooklyn Heights	\$595	\$590	\$570	1%	4%
Brownsville / Ocean Hill	\$341	\$365	\$304	-6%	12%
Bushwick / Wyckoff Heights	\$315	\$288	\$284	9%	11%
Canarsie	\$310		\$187		66%
Carroll Gardens	\$737	\$615	\$600	20%	23%
Clinton Hill	\$489	\$331	\$380	48%	29%
Cobble Hill	\$956	\$857	\$505	12%	89%
Columbia Street					
Waterfront District	\$618	\$675	\$652	-8%	-5%
Coney Island	\$230	\$235	\$273	-2%	-16%
Crown Heights	\$366	\$350	\$447	5%	-18%
Cypress Hills					
Downtown	\$472	\$516	\$475	-9%	-1%
Dyker Heights	\$360	\$420	\$386	-14%	-7%
East Flatbush	\$215	\$210	\$250	2%	-14%
East New York / Spring Creek	\$250	\$239	\$206	5%	21%
Flatbush / Prospect Park South	\$328	\$329	\$320	0%	3%
Flatlands	\$203	\$123	\$158	66%	28%
Fort Greene	\$673	\$418	\$549	61%	23%
Gerritsen Beach					
Gowanus	\$655	\$741	\$460	-12%	42%
Gravesend / Mapleton	\$225	\$253	\$318	-11%	-29%
Greenpoint	\$459	\$444	\$399	3%	15%
Kensington / Parkville	\$260	\$230	\$246	13%	6%
Manhattan Beach		\$270	\$220		
Marine Park / Madison	\$178	\$157	\$162	13%	10%
Midwood	\$189	\$187	\$203	1%	-7%
Mill Basin	\$150	\$149	\$148	1%	2%
Park Slope	\$634	\$629	\$593	1%	7%
Prospect Heights	\$544	\$647	\$478	-16%	14%
Prospect Park Lefferts Gardens	\$210	\$302	\$275	-31%	-24%
Red Hook					
SeaGate	\$330	\$480		-31%	
Sheepshead Bay	\$206	\$196	\$218	5%	-5%
Sunset Park	\$313	\$314	\$328	-1%	-5%
Vinegar Hill / Dumbo	\$1,075	\$975	\$1,140	10%	-6%
Williamsburg	\$524	\$570	\$519	-8%	1%
Windsor Terrace	\$460	\$471	\$385	-2%	19%

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$534</b>	<b>\$547</b>	<b>\$517</b>	<b>-2%</b>	<b>3%</b>
Bath Beach	\$292	\$398	\$331	-27%	-12%
Bay Ridge / Fort Hamilton	\$336	\$376	\$352	-11%	-5%
Bedford Stuyvesant	\$399	\$311	\$355	28%	12%
Bensonhurst	\$401	\$310	\$329	29%	22%
Bergen Beach	\$316	\$338	\$349	-6%	-10%
Brighton Beach	\$697	\$831	\$733	-16%	-5%
Boerum Hill	\$376	\$373	\$393	1%	-4%
Borough Park	\$429	\$423	\$421	1%	2%
Brooklyn Heights	\$708	\$725	\$670	-2%	6%
Brownsville / Ocean Hill		\$264	\$299		
Bushwick / Wyckoff Heights	\$395	\$319	\$453	24%	-13%
Canarsie	\$365		\$230		59%
Carroll Gardens	\$777	\$671	\$597	16%	30%
Clinton Hill	\$492	\$598	\$545	-18%	-10%
Cobble Hill	\$1,191	\$682	\$693	75%	72%
Columbia Street					
Waterfront District	\$725	\$661	\$547	10%	33%
Coney Island	\$344	\$374	\$419	-8%	-18%
Crown Heights	\$438	\$384	\$499	14%	-12%
Cypress Hills					
Downtown	\$597	\$628	\$617	-5%	-3%
Dyker Heights	\$324	\$278	\$315	16%	3%
East Flatbush	\$237	\$279	\$309	-15%	-23%
East New York / Spring Creek	\$309	\$294	\$285	5%	9%
Flatbush / Prospect Park South	\$386	\$374	\$361	3%	7%
Flatlands	\$257	\$166	\$233	55%	10%
Fort Greene	\$586	\$587	\$584	0%	0%
Gerritsen Beach					
Gowanus	\$692	\$689	\$722	0%	-4%
Gravesend / Mapleton	\$291	\$323	\$325	-10%	-11%
Greenpoint	\$599	\$555	\$521	8%	15%
Kensington / Parkville	\$323	\$379	\$286	-15%	13%
Manhattan Beach		\$394	\$321		
Marine Park / Madison	\$231	\$259	\$283	-11%	-18%
Midwood	\$318	\$355	\$309	-10%	3%
Mill Basin	\$211	\$171	\$195	24%	8%
Park Slope	\$671	\$785	\$695	-15%	-3%
Prospect Heights	\$711	\$743	\$635	-4%	12%
Prospect Park Lefferts Gardens	\$252	\$293	\$194	-14%	30%
Red Hook					
SeaGate	\$332	\$347		-4%	
Sheepshead Bay	\$278	\$284	\$311	-2%	-11%
Sunset Park	\$466	\$487	\$418	-4%	12%
Vinegar Hill / Dumbo	\$899	\$790	\$907	14%	-1%
Williamsburg	\$636	\$643	\$530	-1%	20%

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$539</b>	<b>\$551</b>	<b>\$511</b>	<b>-2%</b>	<b>6%</b>
Bath Beach	\$292	\$409	\$321	-29%	-9%
Bay Ridge / Fort Hamilton	\$332	\$363	\$337	-8%	-1%
Bedford Stuyvesant	\$421	\$294	\$361	43%	17%
Bensonhurst	\$401	\$320	\$278	25%	44%
Bergen Beach	\$340	\$339	\$349	0%	-3%
Brighton Beach	\$723	\$908	\$747	-20%	-3%
Boerum Hill	\$376	\$376	\$378	0%	-1%
Borough Park	\$421	\$412	\$408	2%	3%
Brooklyn Heights	\$694	\$702	\$604	-1%	15%
Brownsville / Ocean Hill		\$264	\$299		
Bushwick / Wyckoff Heights	\$407	\$308	\$453	32%	-10%
Canarsie	\$365		\$230		59%
Carroll Gardens	\$761	\$700	\$592	9%	29%
Clinton Hill	\$479	\$584	\$566	-18%	-15%
Cobble Hill	\$1,191	\$738	\$721	61%	65%
<b>Columbia Street</b>					
Waterfront District	\$704	\$686	\$547	3%	29%
Coney Island	\$339	\$343	\$419	-1%	-19%
Crown Heights	\$394	\$360	\$508	10%	-22%
<b>Cypress Hills</b>					
Downtown	\$624	\$625	\$599	0%	4%
Dyker Heights	\$324	\$278	\$315	16%	3%
East Flatbush	\$201	\$268	\$261	-25%	-23%
East New York / Spring Creek	\$298	\$299	\$287	0%	4%
Flatbush / Prospect Park South	\$429	\$385	\$383	11%	12%
Flatlands	\$257	\$166	\$233	55%	10%
Fort Greene	\$569	\$560	\$531	2%	7%
<b>Gerritsen Beach</b>					
Gowanus	\$711	\$708	\$722	0%	-2%
Gravesend / Mapleton	\$267	\$340	\$329	-22%	-19%
Greenpoint	\$557	\$543	\$588	3%	-5%
Kensington / Parkville	\$305	\$381	\$277	-20%	10%
Manhattan Beach		\$394	\$321		
Marine Park / Madison	\$238	\$231	\$275	3%	-14%
Midwood	\$291	\$373	\$301	-22%	-3%
Mill Basin	\$211	\$171	\$195	24%	8%
Park Slope	\$657	\$670	\$680	-2%	-3%
Prospect Heights	\$633	\$653	\$643	-3%	-2%
Prospect Park Lefferts Gardens	\$280	\$307	\$180	-9%	56%
<b>Red Hook</b>					
SeaGate	\$332	\$347		-4%	
Sheepshead Bay	\$277	\$262	\$319	6%	-13%
Sunset Park	\$474	\$509	\$423	-7%	12%
Vinegar Hill / Dumbo	\$840	\$815	\$826	3%	2%
Williamsburg	\$669	\$672	\$581	0%	15%
Windsor Terrace	\$623	\$502	\$643	24%	-3%

## Condominium Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$597</b>	<b>\$591</b>	<b>\$549</b>	<b>1%</b>	<b>9%</b>
Bath Beach	\$535	\$400	\$443	34%	21%
Bay Ridge / Fort Hamilton	\$378	\$373	\$412	1%	-8%
Bedford Stuyvesant	\$427	\$387	\$390	10%	9%
Bensonhurst	\$529	\$370	\$468	43%	13%
Bergen Beach	\$375	\$418	\$399	-10%	-6%
Brighton Beach	\$829	\$635	\$778	31%	7%
Boerum Hill	\$656	\$674	\$559	-3%	17%
Borough Park	\$448	\$401	\$424	12%	6%
Brooklyn Heights	\$855	\$1,139	\$1,007	-25%	-15%
Brownsville / Ocean Hill	\$344	\$365	\$304	-6%	13%
Bushwick / Wyckoff Heights	\$360	\$295	\$282	22%	28%
Canarsie	\$274		\$187		47%
Carroll Gardens	\$761	\$789	\$688	-4%	11%
Clinton Hill	\$516	\$502	\$545	3%	-5%
Cobble Hill	\$1,116	\$991	\$673	13%	66%
Columbia Street					
Waterfront District	\$648	\$721	\$614	-10%	6%
Coney Island		\$373			
Crown Heights	\$411	\$416	\$451	-1%	-9%
Cypress Hills					
Downtown	\$557	\$639	\$536	-13%	4%
Dyker Heights	\$405	\$450	\$386	-10%	5%
East Flatbush	\$304	\$352	\$364	-14%	-16%
East New York / Spring Creek	\$243	\$236	\$211	3%	15%
Flatbush / Prospect Park South	\$610	\$280	\$365	118%	67%
Flatlands					
Fort Greene	\$956	\$542	\$607	76%	58%
Gerritsen Beach					
Gowanus	\$606	\$705	\$559	-14%	8%
Gravesend / Mapleton	\$374	\$365	\$407	2%	-8%
Greenpoint	\$519	\$507	\$480	2%	8%
Kensington / Parkville	\$410	\$739	\$490	-45%	-16%
Manhattan Beach					
Marine Park / Madison	\$320	\$357	\$323	-11%	-1%
Midwood	\$425	\$325	\$400	31%	6%
Mill Basin					
Park Slope	\$767	\$723	\$688	6%	12%
Prospect Heights	\$1,165	\$1,170	\$672	0%	73%
Prospect Park Lefferts Gardens	\$316	\$361	\$307	-12%	3%
Red Hook					
SeaGate	\$401	\$480		-16%	
Sheepshead Bay	\$379	\$357	\$364	6%	4%
Sunset Park	\$397	\$327	\$372	21%	7%
Vinegar Hill / Dumbo	\$1,277	\$982	\$1,210	30%	6%
Williamsburg	\$624	\$633	\$532	-2%	17%
Windsor Terrace	\$590	\$541	\$440	9%	34%

Note: sale price in thousands

## Condominium Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$515</b>	<b>\$505</b>	<b>\$477</b>	<b>2%</b>	<b>8%</b>
Bath Beach	\$535	\$400	\$477	34%	12%
Bay Ridge / Fort Hamilton	\$322	\$334	\$448	-4%	-28%
Bedford Stuyvesant	\$406	\$387	\$380	5%	7%
Bensonhurst	\$498	\$370	\$431	34%	15%
Bergen Beach	\$395	\$395	\$385	0%	3%
Brighton Beach	\$715	\$635	\$702	13%	2%
Boerum Hill	\$570	\$638	\$507	-11%	13%
Borough Park	\$485	\$375	\$418	29%	16%
Brooklyn Heights	\$725	\$945	\$810	-23%	-10%
Brownsville / Ocean Hill	\$341	\$365	\$304	-6%	12%
Bushwick / Wyckoff Heights	\$315	\$296	\$284	6%	11%
Canarsie	\$310		\$187		66%
Carroll Gardens	\$647	\$630	\$600	3%	8%
Clinton Hill	\$532	\$537	\$548	-1%	-3%
Cobble Hill	\$975	\$857	\$738	14%	32%
Columbia Street					
Waterfront District	\$618	\$675	\$652	-8%	-5%
Coney Island		\$373			
Crown Heights	\$370	\$413	\$454	-10%	-18%
Cypress Hills					
Downtown	\$494	\$575	\$508	-14%	-3%
Dyker Heights	\$360	\$450	\$386	-20%	-7%
East Flatbush	\$309	\$352	\$379	-12%	-19%
East New York / Spring Creek	\$250	\$239	\$206	5%	21%
Flatbush / Prospect Park South	\$610	\$292	\$366	109%	67%
Flatlands					
Fort Greene	\$722	\$428	\$572	69%	26%
Gerritsen Beach					
Gowanus	\$655	\$741	\$460	-12%	42%
Gravesend / Mapleton	\$360	\$370	\$405	-3%	-11%
Greenpoint	\$477	\$444	\$419	7%	14%
Kensington / Parkville	\$406	\$497	\$400	-18%	1%
Manhattan Beach					
Marine Park / Madison	\$320	\$342	\$343	-6%	-7%
Midwood	\$425	\$325	\$400	31%	6%
Mill Basin					
Park Slope	\$633	\$639	\$640	-1%	-1%
Prospect Heights	\$789	\$793	\$461	0%	71%
Prospect Park Lefferts Gardens	\$328	\$335	\$280	-2%	17%
Red Hook					
SeaGate	\$330	\$480		-31%	
Sheepshead Bay	\$351	\$383	\$353	-8%	-1%
Sunset Park	\$345	\$320	\$346	8%	0%
Vinegar Hill / Dumbo	\$1,075	\$975	\$1,140	10%	-6%
Williamsburg	\$524	\$573	\$527	-9%	0%
Windsor Terrace	\$590	\$487	\$440	21%	34%

Note: sale price in thousands

## Condominium Price Per Sq. Ft.

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$574</b>	<b>\$568</b>	<b>\$546</b>	<b>1%</b>	<b>5%</b>
Bath Beach		\$466	\$382		
Bay Ridge / Fort Hamilton	\$341	\$413	\$415	-18%	-18%
Bedford Stuyvesant	\$399	\$311	\$355	28%	12%
Bensonhurst	\$401	\$355	\$367	13%	9%
Bergen Beach	\$316	\$338	\$349	-6%	-10%
Brighton Beach	\$765	\$640	\$741	19%	3%
Boerum Hill	\$505	\$543	\$497	-7%	2%
Borough Park	\$386	\$369	\$393	5%	-2%
Brooklyn Heights	\$707	\$726	\$692	-3%	2%
Brownsville / Ocean Hill		\$264	\$299		
Bushwick / Wyckoff Heights	\$395	\$319	\$453	24%	-13%
Canarsie	\$365		\$230		59%
Carroll Gardens	\$716	\$676	\$625	6%	14%
Clinton Hill	\$468	\$540	\$498	-13%	-6%
Cobble Hill		\$747	\$665		
Columbia Street					
Waterfront District	\$725	\$661	\$547	10%	33%
Coney Island		\$604			
Crown Heights	\$438	\$384	\$499	14%	-12%
Cypress Hills					
Downtown	\$646	\$655	\$660	-1%	-2%
Dyker Heights	\$324	\$278	\$315	16%	3%
East Flatbush	\$375	\$332	\$376	13%	0%
East New York / Spring Creek	\$309	\$294	\$285	5%	9%
Flatbush / Prospect Park South		\$287	\$490		
Flatlands					
Fort Greene	\$571	\$568	\$533	1%	7%
Gerritsen Beach					
Gowanus	\$692	\$689	\$722	0%	-4%
Gravesend / Mapleton	\$363	\$399	\$418	-9%	-13%
Greenpoint	\$603	\$555	\$527	9%	14%
Kensington / Parkville	\$396	\$410	\$152	-3%	160%
Manhattan Beach					
Marine Park / Madison	\$327	\$338	\$391	-3%	-16%
Midwood		\$433			
Mill Basin					
Park Slope	\$649	\$694	\$679	-7%	-4%
Prospect Heights	\$869	\$830	\$660	5%	32%
Prospect Park Lefferts Gardens	\$295	\$295	\$222	0%	32%
Red Hook					
SeaGate	\$332	\$347		-4%	
Sheepshead Bay	\$383	\$348	\$433	10%	-12%
Sunset Park	\$482	\$487	\$446	-1%	8%
Vinegar Hill / Dumbo	\$899	\$790	\$907	14%	-1%
Williamsburg	\$636	\$643	\$530	-1%	20%
Windsor Terrace	\$623	\$575	\$550	8%	13%

## Condominium Price Per Sq. Ft.

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$582</b>	<b>\$569</b>	<b>\$554</b>	<b>2%</b>	<b>5%</b>
Bath Beach		\$466	\$382		
Bay Ridge / Fort Hamilton	\$369	\$429	\$444	-14%	-17%
Bedford Stuyvesant	\$421	\$294	\$361	43%	17%
Bensonhurst	\$401	\$355	\$414	13%	-3%
Bergen Beach	\$340	\$339	\$349	0%	-3%
Brighton Beach	\$767	\$640	\$747	20%	3%
Boerum Hill	\$470	\$567	\$498	-17%	-6%
Borough Park	\$378	\$365	\$378	3%	0%
Brooklyn Heights	\$695	\$678	\$610	3%	14%
Brownsville / Ocean Hill		\$264	\$299		
Bushwick / Wyckoff Heights	\$407	\$308	\$453	32%	-10%
Canarsie	\$365		\$230		59%
Carroll Gardens	\$700	\$750	\$610	-7%	15%
Clinton Hill	\$474	\$540	\$548	-12%	-14%
Cobble Hill		\$760	\$665		
Columbia Street Waterfront District	\$704	\$686	\$547	3%	29%
Coney Island		\$604			
Crown Heights	\$394	\$360	\$508	10%	-22%
Cypress Hills					
Downtown	\$645	\$635	\$639	1%	1%
Dyker Heights	\$324	\$278	\$315	16%	3%
East Flatbush	\$375	\$332	\$410	13%	-9%
East New York / Spring Creek	\$298	\$299	\$287	0%	4%
Flatbush / Prospect Park South		\$287	\$490		
Flatlands					
Fort Greene	\$569	\$559	\$511	2%	11%
Gerritsen Beach					
Gowanus	\$711	\$708	\$722	0%	-2%
Gravesend / Mapleton	\$371	\$396	\$381	-6%	-3%
Greenpoint	\$561	\$543	\$591	3%	-5%
Kensington / Parkville	\$423	\$410	\$152	3%	178%
Manhattan Beach					
Marine Park / Madison	\$327	\$382	\$391	-14%	-16%
Midwood		\$433			
Mill Basin					
Park Slope	\$647	\$666	\$668	-3%	-3%
Prospect Heights	\$804	\$690	\$653	17%	23%
Prospect Park Lefferts Gardens	\$328	\$309	\$222	6%	48%
Red Hook					
SeaGate	\$332	\$347		-4%	
Sheepshead Bay	\$354	\$348	\$444	2%	-20%
Sunset Park	\$474	\$509	\$444	-7%	7%
Vinegar Hill / Dumbo	\$840	\$815	\$826	3%	2%
Williamsburg	\$669	\$672	\$581	0%	15%
Windsor Terrace	\$623	\$570	\$550	9%	13%

## Cooperative Sale Price

	Average				
	2q11	1q11	2q10	Percent Change 1q11 2q10	
<b>Brooklyn</b>	<b>\$358</b>	<b>\$345</b>	<b>\$344</b>	<b>4%</b> <b>4%</b>	
Bath Beach	\$182	\$203	\$207	-10%	-12%
Bay Ridge / Fort Hamilton	\$254	\$252	\$241	1%	5%
Bedford Stuyvesant			\$640		
Bensonhurst	\$164	\$162	\$179	1%	-9%
Bergen Beach					
Brighton Beach	\$697	\$770	\$499	-10%	40%
Boerum Hill	\$229	\$282	\$230	-19%	0%
Borough Park	\$196	\$301	\$127	-35%	54%
Brooklyn Heights	\$543	\$572	\$558	-5%	-3%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights		\$121			
Canarsie					
Carroll Gardens	\$719	\$270	\$599	166%	20%
Clinton Hill	\$431	\$351	\$352	23%	22%
Cobble Hill	\$861	\$763	\$450	13%	91%
Columbia Street					
Waterfront District					
Coney Island	\$250	\$244	\$285	2%	-12%
Crown Heights	\$100	\$235	\$188	-57%	-47%
Cypress Hills					
Downtown	\$336	\$340	\$314	-1%	7%
Dyker Heights		\$233			
East Flatbush	\$187	\$175	\$180	7%	4%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$300	\$314	\$288	-5%	4%
Flatlands	\$203	\$123	\$169	66%	20%
Fort Greene	\$533	\$391	\$419	36%	27%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$198	\$181	\$206	10%	-4%
Greenpoint	\$317		\$282		12%
Kensington / Parkville	\$236	\$242	\$243	-3%	-3%
Manhattan Beach		\$270	\$220		
Marine Park / Madison	\$179	\$152	\$167	18%	7%
Midwood	\$201	\$179	\$217	12%	-7%
Mill Basin	\$156	\$157	\$140	-1%	11%
Park Slope	\$674	\$597	\$604	13%	12%
Prospect Heights	\$532	\$548	\$475	-3%	12%
Prospect Park Lefferts Gardens	\$172	\$237	\$279	-27%	-38%
Red Hook					
SeaGate					
Sheepshead Bay	\$192	\$184	\$182	4%	6%
Sunset Park	\$236	\$226	\$240	4%	-2%
Vinegar Hill / Dumbo					
Williamsburg	\$210	\$227	\$408	-7%	-48%
Windsor Terrace	\$389	\$413	\$389	-6%	0%

Note: sale price in thousands

## Cooperative Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$270</b>	<b>\$270</b>	<b>\$275</b>	<b>0%</b>	<b>-2%</b>
Bath Beach	\$183	\$198	\$205	-8%	-11%
Bay Ridge / Fort Hamilton	\$246	\$235	\$228	5%	8%
Bedford Stuyvesant					
Bensonhurst	\$145	\$152	\$170	-5%	-14%
Bergen Beach					
Brighton Beach	\$801	\$788	\$495	2%	62%
Boerum Hill	\$190	\$282	\$181	-33%	5%
Borough Park	\$176	\$320	\$128	-45%	38%
Brooklyn Heights	\$488	\$450	\$438	8%	11%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights		\$121			
Canarsie					
Carroll Gardens	\$761	\$270	\$599	182%	27%
Clinton Hill	\$365	\$310	\$343	18%	7%
Cobble Hill	\$930	\$763	\$452	22%	106%
Columbia Street					
Waterfront District					
Coney Island	\$230	\$235	\$273	-2%	-16%
Crown Heights	\$100	\$235	\$188	-57%	-47%
Cypress Hills					
Downtown	\$287	\$338	\$287	-15%	0%
Dyker Heights		\$233			
East Flatbush	\$150	\$170	\$175	-12%	-14%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$305	\$332	\$291	-8%	5%
Flatlands	\$203	\$123	\$158	66%	28%
Fort Greene	\$430	\$395	\$443	9%	-3%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$210	\$173	\$200	22%	5%
Greenpoint	\$317		\$315		1%
Kensington / Parkville	\$255	\$203	\$236	25%	8%
Manhattan Beach		\$270	\$220		
Marine Park / Madison	\$150	\$150	\$151	0%	-1%
Midwood	\$165	\$187	\$196	-12%	-16%
Mill Basin	\$150	\$149	\$148	1%	2%
Park Slope	\$635	\$620	\$535	2%	19%
Prospect Heights	\$470	\$466	\$479	1%	-2%
Prospect Park Lefferts Gardens	\$146	\$215	\$172	-32%	-16%
Red Hook					
SeaGate					
Sheepshead Bay	\$178	\$186	\$164	-5%	9%
Sunset Park	\$250	\$235	\$230	6%	9%
Vinegar Hill / Dumbo					
Williamsburg	\$160	\$227	\$408	-29%	-61%
Windsor Terrace	\$399	\$410	\$385	-3%	4%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$436</b>	<b>\$490</b>	<b>\$462</b>	<b>-11%</b>	<b>-6%</b>
Bath Beach	\$292	\$262	\$319	12%	-8%
Bay Ridge / Fort Hamilton	\$335	\$366	\$334	-8%	0%
Bedford Stuyvesant					
Bensonhurst		\$220	\$301		
Bergen Beach					
Brighton Beach	\$651	\$926	\$704	-30%	-8%
Boerum Hill	\$333	\$358	\$345	-7%	-3%
Borough Park	\$251	\$413		-39%	
Brooklyn Heights	\$709	\$724	\$624	-2%	14%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$824	\$650	\$400	27%	106%
Clinton Hill	\$542	\$613	\$579	-12%	-6%
Cobble Hill	\$1,191	\$595	\$708	100%	68%
Columbia Street					
Waterfront District					
Coney Island	\$344	\$346	\$419	0%	-18%
Crown Heights					
Cypress Hills					
Downtown	\$427	\$429	\$466	0%	-8%
Dyker Heights					
East Flatbush	\$183	\$227	\$242	-20%	-25%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$386	\$403	\$343	-4%	13%
Flatlands	\$257	\$166	\$233	55%	10%
Fort Greene	\$648	\$605	\$729	7%	-11%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$254	\$214	\$256	19%	-1%
Greenpoint	\$431		\$460		-6%
Kensington / Parkville	\$301	\$361	\$297	-17%	1%
Manhattan Beach		\$394	\$321		
Marine Park / Madison	\$184	\$216	\$262	-15%	-30%
Midwood	\$318	\$315	\$309	1%	3%
Mill Basin	\$211	\$171	\$195	24%	8%
Park Slope	\$698	\$938	\$712	-26%	-2%
Prospect Heights	\$616	\$601	\$590	3%	4%
Prospect Park Lefferts Gardens	\$215	\$290	\$137	-26%	56%
Red Hook					
SeaGate					
Sheepshead Bay	\$265	\$233	\$268	14%	-1%
Sunset Park	\$214		\$324		-34%
Vinegar Hill / Dumbo					
Williamsburg	\$617				
Windsor Terrace	\$591	\$417	\$648	42%	-9%

## Cooperative Sale Price Per Square Foot

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$359</b>	<b>\$405</b>	<b>\$424</b>	<b>-11%</b>	<b>-15%</b>
Bath Beach	\$292	\$262	\$312	12%	-6%
Bay Ridge / Fort Hamilton	\$332	\$346	\$328	-4%	1%
Bedford Stuyvesant					
Bensonhurst		\$220	\$246		
Bergen Beach					
Brighton Beach	\$723	\$926	\$731	-22%	-1%
Boerum Hill	\$290	\$392	\$358	-26%	-19%
Borough Park	\$251	\$413		-39%	
Brooklyn Heights	\$636	\$703	\$587	-10%	8%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$805	\$650	\$400	24%	101%
Clinton Hill	\$544	\$610	\$594	-11%	-8%
Cobble Hill	\$1,191	\$719	\$721	66%	65%
Columbia Street					
Waterfront District					
Coney Island	\$339	\$342	\$419	-1%	-19%
Crown Heights					
Cypress Hills					
Downtown	\$427	\$481	\$485	-11%	-12%
Dyker Heights					
East Flatbush	\$199	\$227	\$238	-13%	-17%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$429	\$395	\$375	9%	14%
Flatlands	\$257	\$166	\$233	55%	10%
Fort Greene	\$569	\$604	\$588	-6%	-3%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$254	\$217	\$248	17%	3%
Greenpoint	\$431		\$460		-6%
Kensington / Parkville	\$303	\$296	\$277	2%	9%
Manhattan Beach		\$394	\$321		
Marine Park / Madison	\$193	\$201	\$243	-4%	-21%
Midwood	\$291	\$315	\$301	-8%	-3%
Mill Basin	\$211	\$171	\$195	24%	8%
Park Slope	\$669	\$683	\$681	-2%	-2%
Prospect Heights	\$595	\$585	\$616	2%	-3%
Prospect Park Lefferts Gardens	\$197	\$307	\$137	-36%	43%
Red Hook					
SeaGate					
Sheepshead Bay	\$267	\$227	\$279	18%	-4%
Sunset Park	\$214		\$292		-26%
Vinegar Hill / Dumbo					
Williamsburg	\$617				
Windsor Terrace	\$591	\$407	\$695	45%	-15%

### One - Three Family Dwelling Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$614</b>	<b>\$597</b>	<b>\$597</b>	<b>3%</b>	<b>3%</b>
Bath Beach	\$651	\$662	\$683	-2%	-5%
Bay Ridge / Fort Hamilton	\$738	\$746	\$822	-1%	-10%
Bedford Stuyvesant	\$424	\$427	\$414	-1%	2%
Bensonhurst	\$770	\$710	\$696	8%	11%
Bergen Beach	\$632	\$531	\$592	19%	7%
Brighton Beach	\$1,898	\$1,348	\$1,013	41%	87%
Boerum Hill	\$438	\$428	\$730	2%	-40%
Borough Park	\$653	\$663	\$695	-2%	-6%
Brooklyn Heights	\$2,700	\$2,496	\$3,315	8%	-19%
Brownsville / Ocean Hill	\$322	\$412	\$348	-22%	-8%
Bushwick / Wyckoff Heights	\$339	\$378	\$403	-10%	-16%
Canarsie	\$391	\$414	\$410	-6%	-5%
Carroll Gardens	\$1,445	\$667	\$1,430	116%	1%
Clinton Hill	\$746	\$1,097	\$368	-32%	103%
Cobble Hill	\$2,484	\$955	\$2,207	160%	13%
Columbia Street					
Waterfront District	\$1,075		\$951		13%
Coney Island	\$375	\$326	\$333	15%	13%
Crown Heights	\$442	\$464	\$462	-5%	-4%
Cypress Hills	\$347	\$304	\$327	14%	6%
Downtown			\$705		
Dyker Heights	\$647	\$630	\$687	3%	-6%
East Flatbush	\$396	\$382	\$395	4%	0%
East New York / Spring Creek	\$314	\$337	\$353	-7%	-11%
Flatbush / Prospect Park South	\$525	\$596	\$560	-12%	-6%
Flatlands	\$423	\$332	\$409	28%	3%
Fort Greene	\$1,010	\$1,397	\$1,038	-28%	-3%
Gerritsen Beach	\$405	\$312	\$310	30%	30%
Gowanus	\$1,159	\$1,188	\$1,081	-2%	7%
Gravesend / Mapleton	\$907	\$796	\$768	14%	18%
Greenpoint	\$675	\$726	\$614	-7%	10%
Kensington / Parkville	\$885	\$731	\$693	21%	28%
Manhattan Beach	\$952	\$1,456	\$1,457	-35%	-35%
Marine Park / Madison	\$470	\$510	\$532	-8%	-12%
Midwood	\$714	\$783	\$636	-9%	12%
Mill Basin	\$550	\$542	\$568	1%	-3%
Park Slope	\$1,616	\$1,259	\$1,369	28%	18%
Prospect Heights	\$1,230	\$1,228	\$1,354	0%	-9%
Prospect Park Lefferts Gardens	\$406	\$529	\$437	-23%	-7%
Red Hook		\$950	\$697		
SeaGate	\$377	\$536	\$457	-30%	-18%
Sheepshead Bay	\$545	\$516	\$523	6%	4%
Sunset Park	\$701	\$743	\$666	-6%	5%
Vinegar Hill / Dumbo			\$995		
Williamsburg	\$598	\$624	\$749	-4%	-20%
Windsor Terrace	\$986	\$772	\$906	28%	9%

Note: sale price in thousands

## One - Three Family Dwelling Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Brooklyn</b>	<b>\$510</b>	<b>\$515</b>	<b>\$510</b>	<b>-1%</b>	<b>0%</b>
Bath Beach	\$600	\$623	\$655	-4%	-8%
Bay Ridge / Fort Hamilton	\$680	\$700	\$735	-3%	-7%
Bedford Stuyvesant	\$400	\$385	\$390	4%	3%
Bensonhurst	\$790	\$702	\$725	13%	9%
Bergen Beach	\$600	\$575	\$585	4%	3%
Brighton Beach	\$1,775	\$1,100	\$875	61%	103%
Boerum Hill	\$485	\$388	\$649	25%	-25%
Borough Park	\$650	\$680	\$695	-4%	-6%
Brooklyn Heights	\$2,700	\$2,388	\$2,750	13%	-2%
Brownsville / Ocean Hill	\$269	\$378	\$300	-29%	-10%
Bushwick / Wyckoff Heights	\$312	\$405	\$410	-23%	-24%
Canarsie	\$390	\$400	\$410	-3%	-5%
Carroll Gardens	\$1,470	\$484	\$1,426	204%	3%
Clinton Hill	\$810	\$926	\$368	-12%	120%
Cobble Hill	\$2,695	\$955	\$2,700	182%	0%
Columbia Street					
Waterfront District	\$1,075		\$951		13%
Coney Island	\$365	\$353	\$368	3%	-1%
Crown Heights	\$410	\$460	\$460	-11%	-11%
Cypress Hills	\$340	\$255	\$331	33%	3%
Downtown			\$705		
Dyker Heights	\$661	\$650	\$697	2%	-5%
East Flatbush	\$383	\$370	\$397	4%	-3%
East New York / Spring Creek	\$290	\$307	\$315	-5%	-8%
Flatbush / Prospect Park South	\$525	\$596	\$560	-12%	-6%
Flatlands	\$436	\$335	\$420	30%	4%
Fort Greene	\$948	\$1,621	\$1,071	-42%	-11%
Gerritsen Beach	\$370	\$305	\$348	21%	6%
Gowanus	\$1,183	\$924	\$985	28%	20%
Gravesend / Mapleton	\$586	\$651	\$623	-10%	-6%
Greenpoint	\$680	\$730	\$600	-7%	13%
Kensington / Parkville	\$710	\$672	\$630	6%	13%
Manhattan Beach	\$975	\$1,100	\$990	-11%	-2%
Marine Park / Madison	\$470	\$510	\$532	-8%	-12%
Midwood	\$647	\$615	\$642	5%	1%
Mill Basin	\$480	\$425	\$495	13%	-3%
Park Slope	\$1,575	\$1,094	\$1,150	44%	37%
Prospect Heights	\$1,362	\$1,320	\$1,325	3%	3%
Prospect Park Lefferts Gardens	\$388	\$438	\$364	-11%	7%
Red Hook		\$950	\$800		
SeaGate	\$370	\$536	\$440	-31%	-16%
Sheepshead Bay	\$519	\$533	\$525	-3%	-1%
Sunset Park	\$728	\$761	\$720	-4%	1%
Vinegar Hill / Dumbo			\$995		
Williamsburg	\$565	\$651	\$665	-13%	-15%
Windsor Terrace	\$984	\$835	\$975	18%	1%

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$386</b>	<b>\$397</b>	<b>\$387</b>	<b>-3%</b>	<b>0%</b>
Astoria	\$430	\$464	\$529	-7%	-19%
Bayside	\$526	\$515	\$497	2%	6%
Beechhurst/Whitestone	\$540	\$548	\$468	-1%	15%
Breezy Point/Belle Harbor/ Rockaway Park	\$683	\$412	\$506	66%	35%
Briarwood/Jamaica Hills/ Hillcrest	\$364	\$365	\$344	0%	6%
College Point	\$501	\$452	\$529	11%	-5%
Corona/East Elmhurst	\$419	\$398	\$471	5%	-11%
Douglaston/Little Neck	\$483	\$439	\$470	10%	3%
Floral Park/Bellerose	\$356	\$384	\$378	-7%	-6%
Flushing	\$410	\$448	\$402	-8%	2%
Fresh Meadows/ Oakland Gardens	\$449	\$383	\$395	17%	13%
Howard Beach/Broadchannel	\$277	\$364	\$321	-24%	-14%
Jackson Heights/Elmhurst	\$353	\$381	\$353	-7%	0%
Jamaica Estates/Holliswood	\$524	\$572	\$462	-8%	13%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$326	\$322	\$348	1%	-6%
Long Island City	\$653	\$683	\$663	-4%	-1%
Middle Village/Maspeth	\$486	\$494	\$485	-2%	0%
Queens Village/Hollis	\$303	\$311	\$327	-2%	-7%
Rego Park/Forest Hills/ Kew Gardens	\$360	\$348	\$313	3%	15%
Richmond Hill/ South Ozone Park/Woodhaven	\$352	\$346	\$361	2%	-2%
Ridgewood/Glendale	\$404	\$433	\$427	-7%	-5%
Rockaways/Averne	\$329	\$330	\$344	0%	-5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$292	\$306	\$310	-5%	-6%
Sunnyside/Woodside	\$319	\$377	\$323	-15%	-1%

Note: sale price in thousands

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$335</b>	<b>\$350</b>	<b>\$340</b>	<b>-4%</b>	<b>-1%</b>
Astoria	\$349	\$450	\$450	-23%	-23%
Bayside	\$520	\$518	\$468	0%	11%
Beechhurst/Whitestone	\$493	\$520	\$475	-5%	4%
Breezy Point/Belle Harbor/ Rockaway Park	\$621	\$410	\$496	51%	25%
Briarwood/Jamaica Hills/ Hillcrest	\$314	\$353	\$305	-11%	3%
College Point	\$460	\$447	\$469	3%	-2%
Corona/East Elmhurst	\$407	\$400	\$438	2%	-7%
Douglaston/Little Neck	\$276	\$339	\$320	-19%	-14%
Floral Park/Bellerose	\$350	\$385	\$360	-9%	-3%
Flushing	\$338	\$375	\$335	-10%	1%
Fresh Meadows/ Oakland Gardens	\$458	\$250	\$245	83%	87%
Howard Beach/Broadchannel	\$190	\$300	\$215	-37%	-12%
Jackson Heights/Elmhurst	\$315	\$329	\$284	-4%	11%
Jamaica Estates/Holliswood	\$600	\$645	\$453	-7%	33%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$335	\$332	\$350	1%	-4%
Long Island City	\$595	\$638	\$609	-7%	-2%
Middle Village/Maspeth	\$484	\$480	\$480	1%	1%
Queens Village/Hollis	\$305	\$298	\$340	3%	-10%
Rego Park/Forest Hills/ Kew Gardens	\$262	\$256	\$251	2%	4%
Richmond Hill/ South Ozone Park/Woodhaven	\$345	\$355	\$345	-3%	0%
Ridgewood/Glendale	\$403	\$440	\$445	-9%	-10%
Rockaways/Averne	\$301	\$307	\$294	-2%	2%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$286	\$276	\$304	4%	-6%
Sunnyside/Woodside	\$220	\$293	\$286	-25%	-23%

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$275</b>	<b>\$271</b>	<b>\$274</b>	<b>1%</b>	<b>0%</b>
Astoria	\$262	\$297	\$364	-12%	-28%
Bayside	\$317	\$337	\$300	-6%	6%
Beechhurst/Whitestone	\$250		\$277		-10%
Breezy Point/Belle Harbor/ Rockaway Park	\$246	\$231	\$405	7%	-39%
Briarwood/Jamaica Hills/ Hillcrest	\$212	\$210	\$197	1%	8%
College Point	\$449	\$411	\$428	9%	5%
Corona/East Elmhurst	\$226	\$154	\$238	47%	-5%
Douglaston/Little Neck	\$254	\$227	\$239	12%	7%
Floral Park/Bellerose	\$287	\$263	\$287	9%	0%
Flushing	\$289	\$275	\$256	5%	13%
Fresh Meadows/ Oakland Gardens	\$232	\$214	\$198	8%	17%
Howard Beach/Broadchannel	\$170	\$183	\$165	-7%	3%
Jackson Heights/Elmhurst	\$239	\$234	\$234	2%	2%
Jamaica Estates/Holliswood	\$169	\$156	\$168	8%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$208	\$148		
Long Island City	\$651	\$710	\$652	-8%	0%
Middle Village/Maspeth	\$190	\$225	\$254	-16%	-25%
Queens Village/Hollis	\$166	\$171	\$153	-3%	8%
Rego Park/Forest Hills/ Kew Gardens	\$261	\$239	\$249	9%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$173	\$220		-22%	
Ridgewood/Glendale	\$204	\$230	\$233	-12%	-13%
Rockaways/Averne	\$341	\$379	\$353	-10%	-3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$140	\$191	\$193	-27%	-27%
Sunnyside/Woodside	\$216	\$247	\$244	-12%	-11%

Note: sale price in thousands

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$225</b>	<b>\$230</b>	<b>\$233</b>	<b>-2%</b>	<b>-3%</b>
Astoria	\$232	\$300	\$352	-23%	-34%
Bayside	\$243	\$270	\$243	-10%	0%
Beechhurst/Whitestone	\$220		\$213		3%
Breezy Point/Belle Harbor/ Rockaway Park	\$249	\$213	\$460	17%	-46%
Briarwood/Jamaica Hills/ Hillcrest	\$180	\$172	\$168	5%	7%
College Point	\$449	\$420	\$417	7%	8%
Corona/East Elmhurst	\$254	\$145	\$267	75%	-5%
Douglaston/Little Neck	\$205	\$205	\$216	0%	-5%
Floral Park/Bellerose	\$210	\$217	\$235	-3%	-11%
Flushing	\$250	\$253	\$240	-1%	4%
Fresh Meadows/ Oakland Gardens	\$225	\$190	\$203	18%	11%
Howard Beach/Broadchannel	\$167	\$155	\$156	8%	7%
Jackson Heights/Elmhurst	\$223	\$220	\$220	1%	1%
Jamaica Estates/Holliswood	\$147	\$150	\$145	-2%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$208	\$148		
Long Island City	\$591	\$655	\$586	-10%	1%
Middle Village/Maspeth	\$195	\$220	\$260	-11%	-25%
Queens Village/Hollis	\$159	\$179	\$154	-11%	3%
Rego Park/Forest Hills/ Kew Gardens	\$230	\$217	\$230	6%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$174	\$185		-6%	
Ridgewood/Glendale	\$174	\$190	\$180	-8%	-3%
Rockaways/Averne	\$332	\$340	\$355	-2%	-7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$114	\$171	\$161	-34%	-29%
Sunnyside/Woodside	\$200	\$259	\$230	-23%	-13%

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$350</b>	<b>\$367</b>	<b>\$356</b>	<b>-5%</b>	<b>-2%</b>
Astoria	\$409	\$506	\$524	-19%	-22%
Bayside	\$354	\$437	\$377	-19%	-6%
Beechhurst/Whitestone	\$307		\$306		0%
Breezy Point/Belle Harbor/ Rockaway Park	\$331	\$283	\$322	17%	3%
Briarwood/Jamaica Hills/ Hillcrest	\$284	\$351	\$325	-19%	-13%
College Point	\$340	\$328	\$339	4%	0%
Corona/East Elmhurst	\$307	\$215	\$317	43%	-3%
Douglaston/Little Neck	\$319	\$287	\$325	11%	-2%
Floral Park/Bellerose	\$298	\$311	\$310	-4%	-4%
Flushing	\$367	\$380	\$366	-3%	0%
Fresh Meadows/ Oakland Gardens	\$343	\$349	\$324	-2%	6%
Howard Beach/Broadchannel	\$217	\$221	\$199	-2%	9%
Jackson Heights/Elmhurst	\$301	\$312	\$338	-4%	-11%
Jamaica Estates/Holliswood	\$184	\$181	\$215	2%	-14%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$706	\$695	\$634	2%	11%
Middle Village/Maspeth	\$189	\$278	\$314	-32%	-40%
Queens Village/Hollis	\$285		\$189		51%
Rego Park/Forest Hills/ Kew Gardens	\$332	\$330	\$343	1%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$203	\$210		-3%	
Ridgewood/Glendale	\$277	\$357	\$272	-22%	2%
Rockaways/Averne	\$361	\$437	\$344	-17%	5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$221	\$274	\$233	-19%	-5%
Sunnyside/Woodside	\$338	\$369	\$348	-9%	-3%

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$310</b>	<b>\$344</b>	<b>\$329</b>	<b>-10%</b>	<b>-6%</b>
Astoria	\$439	\$566	\$577	-22%	-24%
Bayside	\$298	\$443	\$349	-33%	-15%
Beechhurst/Whitestone	\$304		\$290		5%
Breezy Point/Belle Harbor/ Rockaway Park	\$326	\$358	\$269	-9%	21%
Briarwood/Jamaica Hills/ Hillcrest	\$269	\$296	\$345	-9%	-22%
College Point	\$340	\$357	\$333	-5%	2%
Corona/East Elmhurst	\$344	\$212	\$329	62%	5%
Douglaston/Little Neck	\$274	\$267	\$264	3%	4%
Floral Park/Bellerose	\$296	\$290	\$306	2%	-3%
Flushing	\$311	\$366	\$324	-15%	-4%
Fresh Meadows/ Oakland Gardens	\$367	\$371	\$331	-1%	11%
Howard Beach/Broadchannel	\$207	\$211	\$187	-2%	11%
Jackson Heights/Elmhurst	\$285	\$299	\$340	-5%	-16%
Jamaica Estates/Holliswood	\$189	\$179	\$210	6%	-10%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$711	\$680	\$606	4%	17%
Middle Village/Maspeth	\$189	\$294	\$271	-36%	-30%
Queens Village/Hollis	\$285		\$189		51%
Rego Park/Forest Hills/ Kew Gardens	\$313	\$325	\$318	-4%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$203	\$210		-3%	
Ridgewood/Glendale	\$255	\$364	\$267	-30%	-4%
Rockaways/Averne	\$377	\$397	\$373	-5%	1%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$179	\$252	\$211	-29%	-15%
Sunnyside/Woodside	\$327	\$354	\$340	-8%	-4%

## Condominium Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$414</b>	<b>\$395</b>	<b>\$410</b>	<b>5%</b>	<b>1%</b>
Astoria	\$367	\$378	\$414	-3%	-11%
Bayside	\$545	\$471	\$475	16%	15%
Beechhurst/Whitestone	\$635	\$725	\$514	-12%	23%
Breezy Point/Belle Harbor/ Rockaway Park	\$269	\$291	\$487	-8%	-45%
Briarwood/Jamaica Hills/ Hillcrest	\$332	\$342	\$286	-3%	16%
College Point	\$449	\$411	\$428	9%	5%
Corona/East Elmhurst	\$264	\$217	\$269	22%	-2%
Douglaston/Little Neck	\$550	\$516	\$527	6%	4%
Floral Park/Bellerose					
Flushing	\$398	\$332	\$336	20%	18%
Fresh Meadows/ Oakland Gardens	\$372	\$370	\$268	0%	39%
Howard Beach/Broadchannel	\$196	\$238	\$217	-18%	-10%
Jackson Heights/Elmhurst	\$315	\$324	\$295	-3%	7%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$265			
Long Island City	\$665	\$795	\$652	-16%	2%
Middle Village/Maspeth	\$198		\$302		-35%
Queens Village/Hollis	\$310				
Rego Park/Forest Hills/ Kew Gardens	\$366	\$336	\$361	9%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$179	\$238		-25%	
Ridgewood/Glendale	\$369	\$307	\$363	20%	2%
Rockaways/Averne	\$355	\$379	\$353	-6%	1%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$365	\$304	\$274	20%	33%
Sunnyside/Woodside	\$315	\$323	\$345	-2%	-9%
Rockaways/Averne	\$355	\$340	\$355	4%	0%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$365	\$304	\$274	20%	33%
Sunnyside/Woodside	\$277	\$330	\$340	-16%	-19%

Note: sale price in thousands

## Condominium Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$367</b>	<b>\$355</b>	<b>\$370</b>	<b>3%</b>	<b>-1%</b>
Astoria	\$345	\$375	\$412	-8%	-16%
Bayside	\$544	\$455	\$445	20%	22%
Beechhurst/Whitestone	\$635	\$725	\$638	-12%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$269	\$291	\$494	-8%	-46%
Briarwood/Jamaica Hills/ Hillcrest	\$331	\$350	\$307	-5%	8%
College Point	\$449	\$420	\$417	7%	8%
Corona/East Elmhurst	\$274	\$220	\$280	24%	-2%
Douglaston/Little Neck	\$543	\$610	\$515	-11%	5%
Floral Park/Bellerose					
Flushing	\$370	\$310	\$338	19%	9%
Fresh Meadows/ Oakland Gardens	\$380	\$343	\$265	11%	43%
Howard Beach/Broadchannel	\$187	\$165	\$195	14%	-4%
Jackson Heights/Elmhurst	\$334	\$315	\$288	6%	16%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$265			
Long Island City	\$600	\$728	\$586	-18%	2%
Middle Village/Maspeth	\$198		\$279		-29%
Queens Village/Hollis	\$310				
Rego Park/Forest Hills/ Kew Gardens	\$335	\$297	\$317	13%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$195	\$238		-18%	
Ridgewood/Glendale	\$369	\$308	\$365	20%	1%
Rockaways/Averne	\$355	\$340	\$355	4%	0%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$365	\$304	\$274	20%	33%
Sunnyside/Woodside	\$277	\$330	\$340	-16%	-19%

Note: sale price in thousands

### Condominium Sale Price Per Square Foot

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$467</b>	<b>\$448</b>	<b>\$455</b>	<b>4%</b>	<b>3%</b>
Astoria	\$547	\$606	\$577	-10%	-5%
Bayside	\$469	\$505	\$538	-7%	-13%
Beechhurst/Whitestone		\$322	\$290		
Breezy Point/Belle Harbor/ Rockaway Park	\$265	\$128	\$364	107%	-27%
Briarwood/Jamaica Hills/ Hillcrest	\$376	\$357	\$354	5%	6%
College Point	\$340	\$328	\$339	4%	0%
Corona/East Elmhurst	\$363	\$301	\$329	21%	11%
Douglaston/Little Neck	\$482	\$345	\$514	40%	-6%
Floral Park/Bellerose					
Flushing	\$470	\$430	\$471	9%	0%
Fresh Meadows/ Oakland Gardens	\$385	\$403	\$440	-4%	-13%
Howard Beach/Broadchannel	\$210	\$213	\$219	-2%	-4%
Jackson Heights/Elmhurst	\$399	\$402	\$384	-1%	4%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$706	\$717	\$634	-1%	11%
Middle Village/Maspeth	\$189		\$437		-57%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$422	\$400	\$416	5%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$203	\$210		-3%	
Ridgewood/Glendale	\$403	\$400	\$345	1%	17%
Rockaways/Averne	\$370	\$437	\$344	-15%	8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$457	\$376	\$342	22%	34%
Sunnyside/Woodside	\$441	\$471	\$457	-6%	-3%

### Condominium Sale Price Per Square Foot

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$444</b>	<b>\$427</b>	<b>\$443</b>	<b>4%</b>	<b>0%</b>
Astoria	\$541	\$592	\$640	-9%	-15%
Bayside	\$485	\$522	\$512	-7%	-5%
Beechhurst/Whitestone		\$322	\$290		
Breezy Point/Belle Harbor/ Rockaway Park	\$265	\$128	\$364	107%	-27%
Briarwood/Jamaica Hills/ Hillcrest	\$387	\$343	\$361	13%	7%
College Point	\$340	\$357	\$333	-5%	2%
Corona/East Elmhurst	\$351	\$301	\$329	16%	7%
Douglaston/Little Neck	\$483	\$382	\$488	27%	-1%
Floral Park/Bellerose					
Flushing	\$474	\$433	\$481	10%	-1%
Fresh Meadows/ Oakland Gardens	\$410	\$405	\$405	1%	1%
Howard Beach/Broadchannel	\$207	\$200	\$213	3%	-3%
Jackson Heights/Elmhurst	\$367	\$410	\$398	-10%	-8%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$711	\$688	\$606	3%	17%
Middle Village/Maspeth	\$189		\$425		-56%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$387	\$391	\$438	-1%	-12%
Richmond Hill/ South Ozone Park/Woodhaven	\$203	\$210		-3%	
Ridgewood/Glendale	\$403	\$370	\$345	9%	17%
Rockaways/Averne	\$378	\$397	\$373	-5%	1%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$457	\$376	\$342	22%	34%
Sunnyside/Woodside	\$444	\$461	\$452	-4%	-2%

## Cooperative Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$217</b>	<b>\$212</b>	<b>\$219</b>	<b>2%</b>	<b>-1%</b>
Astoria	\$198	\$202	\$239	-2%	-17%
Bayside	\$223	\$229	\$263	-3%	-15%
Beechhurst/Whitestone	\$234	\$218	\$244	7%	-4%
Breezy Point/Belle Harbor/ Rockaway Park	\$238	\$200	\$157	19%	52%
Briarwood/Jamaica Hills/ Hillcrest	\$169	\$167	\$175	1%	-4%
College Point					
Corona/East Elmhurst	\$141	\$130	\$194	8%	-27%
Douglaston/Little Neck	\$193	\$184	\$196	5%	-1%
Floral Park/Bellerose	\$287	\$263	\$287	9%	0%
Flushing	\$197	\$205	\$201	-4%	-2%
Fresh Meadows/ Oakland Gardens	\$207	\$186	\$194	12%	7%
Howard Beach/Broadchannel	\$156	\$159	\$150	-2%	4%
Jackson Heights/Elmhurst	\$220	\$202	\$211	9%	5%
Jamaica Estates/Holliswood	\$169	\$156	\$168	8%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$150	\$148		
Long Island City	\$437	\$413	\$640	6%	-32%
Middle Village/Maspeth	\$184	\$225	\$213	-18%	-14%
Queens Village/Hollis	\$156	\$171	\$153	-9%	2%
Rego Park/Forest Hills/ Kew Gardens	\$250	\$227	\$235	10%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$153	\$185		-17%	
Ridgewood/Glendale	\$170	\$154	\$187	11%	-9%
Rockaways/Averne	\$163				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$115	\$154	\$136	-25%	-15%
Sunnyside/Woodside	\$195	\$217	\$225	-10%	-14%

Note: sale price in thousands

## Cooperative Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$194</b>	<b>\$195</b>	<b>\$200</b>	<b>-1%</b>	<b>-3%</b>
Astoria	\$191	\$192	\$241	0%	-21%
Bayside	\$215	\$220	\$229	-2%	-6%
Beechhurst/Whitestone	\$205	\$208	\$208	-1%	-1%
Breezy Point/Belle Harbor/ Rockaway Park	\$230	\$213	\$150	8%	53%
Briarwood/Jamaica Hills/ Hillcrest	\$156	\$160	\$165	-3%	-6%
College Point					
Corona/East Elmhurst	\$130	\$126	\$149	3%	-13%
Douglaston/Little Neck	\$188	\$157	\$203	20%	-7%
Floral Park/Bellerose	\$210	\$217	\$235	-3%	-11%
Flushing	\$196	\$200	\$194	-2%	1%
Fresh Meadows/ Oakland Gardens	\$215	\$166	\$197	30%	9%
Howard Beach/Broadchannel	\$153	\$154	\$149	-1%	3%
Jackson Heights/Elmhurst	\$192	\$189	\$188	2%	2%
Jamaica Estates/Holliswood	\$147	\$150	\$145	-2%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$150	\$148		
Long Island City	\$335	\$403	\$640	-17%	-48%
Middle Village/Maspeth	\$195	\$220	\$210	-11%	-7%
Queens Village/Hollis	\$157	\$179	\$154	-12%	2%
Rego Park/Forest Hills/ Kew Gardens	\$221	\$210	\$222	5%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$153	\$185		-17%	
Ridgewood/Glendale	\$169	\$152	\$169	11%	0%
Rockaways/Averne	\$163				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$110	\$135	\$130	-19%	-15%
Sunnyside/Woodside	\$192	\$199	\$219	-4%	-12%

Note: sale price in thousands

### Cooperative Sale Price Per Square Foot

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$281</b>	<b>\$295</b>	<b>\$301</b>	<b>-5%</b>	<b>-7%</b>
Astoria	\$295	\$336	\$399	-12%	-26%
Bayside	\$278	\$316	\$310	-12%	-10%
Beechhurst/Whitestone	\$307	\$282		9%	
Breezy Point/Belle Harbor/ Rockaway Park	\$353	\$360	\$266	-2%	33%
Briarwood/Jamaica Hills/ Hillcrest	\$239	\$348	\$300	-31%	-20%
College Point					
Corona/East Elmhurst	\$204	\$201	\$311	1%	-34%
Douglaston/Little Neck	\$238	\$244	\$246	-2%	-4%
Floral Park/Bellerose	\$298	\$311	\$310	-4%	-4%
Flushing	\$262	\$284	\$285	-8%	-8%
Fresh Meadows/ Oakland Gardens	\$325	\$284	\$292	14%	11%
Howard Beach/Broadchannel	\$223	\$225	\$185	-1%	20%
Jackson Heights/Elmhurst	\$272	\$265	\$309	3%	-12%
Jamaica Estates/Holliswood	\$184	\$181	\$215	2%	-14%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City		\$500			
Middle Village/Maspeth		\$278	\$252		
Queens Village/Hollis	\$285		\$189		51%
Rego Park/Forest Hills/ Kew Gardens	\$316	\$312	\$326	1%	-3%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$245	\$229	\$263	7%	-7%
Rockaways/Averne	\$229				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$188	\$222	\$206	-16%	-9%
Sunnyside/Woodside	\$299	\$309	\$326	-3%	-8%

### Cooperative Sale Price Per Square Foot

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$272</b>	<b>\$280</b>	<b>\$287</b>	<b>-3%</b>	<b>-5%</b>
Astoria	\$255	\$358	\$364	-29%	-30%
Bayside	\$261	\$303	\$288	-14%	-10%
Beechhurst/Whitestone	\$304	\$271		12%	
Breezy Point/Belle Harbor/ Rockaway Park	\$329	\$360	\$269	-9%	22%
Briarwood/Jamaica Hills/ Hillcrest	\$225	\$241	\$221	-7%	2%
College Point					
Corona/East Elmhurst	\$190	\$200	\$311	-5%	-39%
Douglaston/Little Neck	\$214	\$235	\$237	-9%	-9%
Floral Park/Bellerose	\$296	\$290	\$306	2%	-3%
Flushing	\$273	\$279	\$274	-2%	-1%
Fresh Meadows/ Oakland Gardens	\$335	\$256	\$287	31%	17%
Howard Beach/Broadchannel	\$219	\$215	\$180	2%	22%
Jackson Heights/Elmhurst	\$264	\$252	\$287	5%	-8%
Jamaica Estates/Holliswood	\$189	\$179	\$210	6%	-10%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City		\$500			
Middle Village/Maspeth		\$294	\$257		
Queens Village/Hollis	\$285		\$189		51%
Rego Park/Forest Hills/ Kew Gardens	\$295	\$299	\$308	-2%	-4%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$247	\$229	\$254	8%	-3%
Rockaways/Averne	\$229				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$178	\$222	\$206	-20%	-14%
Sunnyside/Woodside	\$301	\$309	\$318	-3%	-5%

### One - Three Family Dwelling Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$459</b>	<b>\$476</b>	<b>\$462</b>	<b>-4%</b>	<b>-1%</b>
Astoria	\$634	\$627	\$721	1%	-12%
Bayside	\$678	\$689	\$659	-2%	3%
Beexhurst/Whitestone	\$691	\$631	\$655	10%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$792	\$485	\$651	63%	22%
Briarwood/Jamaica Hills/ Hillcrest	\$552	\$510	\$514	8%	7%
College Point	\$510	\$527	\$562	-3%	-9%
Corona/East Elmhurst	\$490	\$446	\$506	10%	-3%
Douglaston/Little Neck	\$863	\$696	\$753	24%	15%
Floral Park/Bellerose	\$442	\$503	\$495	-12%	-11%
Flushing	\$608	\$687	\$613	-12%	-1%
Fresh Meadows/ Oakland Gardens	\$655	\$618	\$689	6%	-5%
Howard Beach/Broadchannel	\$420	\$487	\$505	-14%	-17%
Jackson Heights/Elmhurst	\$530	\$587	\$558	-10%	-5%
Jamaica Estates/Holliswood	\$690	\$689	\$658	0%	5%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$326	\$323	\$349	1%	-6%
Long Island City	\$683	\$519	\$786	31%	-13%
Middle Village/Maspeth	\$504	\$517	\$516	-3%	-2%
Queens Village/Hollis	\$324	\$325	\$340	-1%	-5%
Rego Park/Forest Hills/ Kew Gardens	\$761	\$736	\$698	3%	9%
Richmond Hill/ South Ozone Park/Woodhaven	\$355	\$348	\$361	2%	-2%
Ridgewood/Glendale	\$439	\$482	\$478	-9%	-8%
Rockaways/Averne	\$324	\$311	\$342	4%	-5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$297	\$308	\$314	-4%	-5%
Sunnyside/Woodside	\$611	\$634	\$502	-4%	22%

Note: sale price in thousands

### One - Three Family Dwelling Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Queens</b>	<b>\$410</b>	<b>\$450</b>	<b>\$425</b>	<b>-9%</b>	<b>-4%</b>
Astoria	\$631	\$658	\$688	-4%	-8%
Bayside	\$623	\$700	\$661	-11%	-6%
Beexhurst/Whitestone	\$624	\$575	\$635	9%	-2%
Breezy Point/Belle Harbor/ Rockaway Park	\$716	\$528	\$635	36%	13%
Briarwood/Jamaica Hills/ Hillcrest	\$528	\$500	\$510	6%	3%
College Point	\$485	\$525	\$500	-8%	-3%
Corona/East Elmhurst	\$448	\$465	\$483	-4%	-7%
Douglaston/Little Neck	\$635	\$652	\$670	-3%	-5%
Floral Park/Bellerose	\$440	\$476	\$471	-8%	-7%
Flushing	\$600	\$622	\$625	-4%	-4%
Fresh Meadows/ Oakland Gardens	\$642	\$623	\$700	3%	-8%
Howard Beach/Broadchannel	\$410	\$540	\$502	-24%	-18%
Jackson Heights/Elmhurst	\$525	\$565	\$509	-7%	3%
Jamaica Estates/Holliswood	\$719	\$703	\$655	2%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$335	\$335	\$350	0%	-4%
Long Island City	\$735	\$595	\$650	24%	13%
Middle Village/Maspeth	\$495	\$500	\$511	-1%	-3%
Queens Village/Hollis	\$330	\$315	\$348	5%	-5%
Rego Park/Forest Hills/ Kew Gardens	\$650	\$663	\$605	-2%	7%
Richmond Hill/ South Ozone Park/Woodhaven	\$348	\$355	\$345	-2%	1%
Ridgewood/Glendale	\$429	\$475	\$480	-10%	-11%
Rockaways/Averne	\$300	\$279	\$290	8%	3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$290	\$279	\$312	4%	-7%
Sunnyside/Woodside	\$593	\$643	\$500	-8%	19%

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$344</b>	<b>\$351</b>	<b>\$358</b>	<b>-2%</b>	<b>-4%</b>
Bathgate / Crotona Park /					
East Tremont	\$360	\$300	\$336	20%	7%
Baychester / Coop City	\$340	\$334	\$343	2%	-1%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$380	\$384	\$377	-1%	1%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$356	\$420	\$425	-15%	-16%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$257	\$331	\$302	-22%	-15%
Highbidge / Morris Heights /					
Mount Hope	\$267	\$423	\$373	-37%	-28%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$327	\$295	\$317	11%	3%
Melrose / Morrisania	\$360	\$287	\$357	26%	1%
Mott Haven / Port Morris /					
Hunts Point	\$393	\$327	\$383	20%	3%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$297	\$315	\$318	-6%	-6%
Pelham Parkway South /					
Morris Park / Van Nest	\$354	\$415	\$352	-15%	1%
Riverdale / Fieldston	\$401	\$336	\$380	19%	6%
Woodlawn / Williamsbridge	\$330	\$389	\$362	-15%	-9%

Note: sale price in thousands

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

	Median				Percent Change	
	2q11	1q11	2q10	1q11	2q10	
<b>Bronx</b>	<b>\$320</b>	<b>\$351</b>	<b>\$360</b>	<b>-9%</b>	<b>-11%</b>	
Bathgate / Crotona Park /						
East Tremont	\$385	\$295	\$352	31%	9%	
Baychester / Coop City	\$320	\$325	\$358	-2%	-11%	
Bronxdale / Pelham Gardens /						
Pelham Parkway North	\$360	\$402	\$390	-10%	-8%	
City Island / Pelham Bay /						
Pelham Strip / Country Club /						
Throgs Neck / Schuylerville	\$370	\$400	\$418	-8%	-11%	
Fordham / Belmont /						
Kingsbridge Heights /						
University Heights	\$222	\$350	\$239	-37%	-7%	
Highbidge / Morris Heights /						
Mount Hope	\$196	\$439	\$371	-55%	-47%	
Kingsbridge / Jerome Park /						
Bedford Park / Norwood	\$319	\$253	\$304	26%	5%	
Melrose / Morrisania	\$341	\$244	\$325	40%	5%	
Mott Haven / Port Morris /						
Hunts Point	\$404	\$370	\$404	9%	0%	
Parkchester /						
Westchester Square /						
Castle Hill / Soundview	\$315	\$341	\$375	-8%	-16%	
Pelham Parkway South /						
Morris Park / Van Nest	\$385	\$467	\$375	-18%	3%	
Riverdale / Fieldston	\$225	\$247	\$305	-9%	-26%	
Woodlawn / Williamsbridge	\$325	\$410	\$358	-21%	-9%	

Note: sale price in thousands

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

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$237</b>	<b>\$261</b>	<b>\$265</b>	<b>-9%</b>	<b>-10%</b>
Bathgate / Crotona Park /					
East Tremont			\$272		
Baychester / Coop City	\$286	\$140	\$156	104%	84%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$151	\$159	\$157	-5%	-4%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$225	\$416	\$240	-46%	-6%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$136	\$171	\$137	-20%	-1%
Highbidge / Morris Heights /					
Mount Hope	\$195				
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$258	\$230	\$206	12%	25%
Melrose / Morrisania	\$197	\$189	\$313	4%	-37%
Mott Haven / Port Morris /					
Hunts Point	\$393				
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$229	\$271	\$265	-15%	-14%
Pelham Parkway South /					
Morris Park / Van Nest	\$122	\$120	\$141	2%	-13%
Riverdale / Fieldston	\$251	\$289	\$302	-13%	-17%
Woodlawn / Williamsbridge	\$135	\$139	\$178	-3%	-24%

Note: sale price in thousands

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$196</b>	<b>\$210</b>	<b>\$230</b>	<b>-7%</b>	<b>-15%</b>
Bathgate / Crotona Park / East Tremont			\$272		
Baychester / Coop City	\$298	\$140	\$156	113%	92%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$148	\$165	\$170	-11%	-13%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$250	\$452	\$198	-45%	27%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$130	\$171	\$138	-24%	-6%
Highbidge / Morris Heights / Mount Hope	\$196				
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$175	\$174	\$180	1%	-3%
Melrose / Morrisania	\$177	\$176	\$233	1%	-24%
Mott Haven / Port Morris / Hunts Point	\$393				
Parkchester / Westchester Square / Castle Hill / Soundview	\$161	\$204	\$224	-21%	-28%
Pelham Parkway South / Morris Park / Van Nest	\$114	\$113	\$135	1%	-16%
Riverdale / Fieldston	\$218	\$242	\$274	-10%	-20%
Woodlawn / Williamsbridge	\$138	\$139	\$190	-1%	-28%

Note: sale price in thousands

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

	Average			
	2q11	1q11	2q10	Percent Change 1q11 2q10
<b>Bronx</b>	\$285	\$278	\$261	-15% -9%
Bathgate / Crotona Park / East Tremont				
Baychester / Coop City	\$287		\$130	119%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$194		\$226	-33%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$285	\$373	\$260	-40% -14%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$255	\$160	-47% -15%
Hightside / Morris Heights / Mount Hope				
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$291	\$247	\$209	5% 24%
Melrose / Morrisania	\$190	\$219	\$242	-10% -18%
Mott Haven / Port Morris / Hunts Point				
Parkchester / Westchester Square / Castle Hill / Soundview	\$268	\$228	\$231	1% -1%
Pelham Parkway South / Morris Park / Van Nest			\$180	-32%
Riverdale / Fieldston	\$305	\$314	\$319	-20% -21%
Woodlawn / Williamsbridge	\$149		\$199	-32%

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

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	\$277	\$255	\$241	9%	15%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$280		\$130		115%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$196		\$226		-13%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$294	\$328	\$238	-10%	23%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$255	\$160	-38%	-1%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$268	\$195	\$227	38%	18%
Melrose / Morrisania	\$190	\$222	\$242	-15%	-22%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$264	\$197	\$187	34%	41%
Pelham Parkway South / Morris Park / Van Nest			\$186		
Riverdale / Fieldston	\$304	\$299	\$318	2%	-4%
Woodlawn / Williamsbridge	\$149		\$203		-27%

### Condominium Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	\$276	\$343	\$301	-20%	-8%
Bathgate / Crotona Park / East Tremont			\$272		
Baychester / Coop City	\$296				
Bronxdale / Pelham Gardens / Pelham Parkway North	\$138		\$182		-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$287	\$498	\$333	-42%	-14%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope	\$195				
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$423	\$390	\$333	8%	27%
Melrose / Morrisania	\$262	\$224	\$262	17%	0%
Mott Haven / Port Morris / Hunts Point	\$393				
Parkchester / Westchester Square / Castle Hill / Soundview	\$242	\$285	\$285	-15%	-15%
Pelham Parkway South / Morris Park / Van Nest			\$110		
Riverdale / Fieldston	\$575	\$608	\$691	-5%	-17%
Woodlawn / Williamsbridge	\$107				

Note: sale price in thousands

## Condominium Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$268</b>	<b>\$378</b>	<b>\$337</b>	<b>-29%</b>	<b>-21%</b>
Bathgate / Crotona Park / East Tremont			\$272		
Baychester / Coop City	\$302				
Bronxdale / Pelham Gardens / Pelham Parkway North	\$138		\$182		-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$290	\$452	\$333	-36%	-13%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope	\$196				
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$489	\$426	\$333	15%	47%
Melrose / Morrisania	\$262	\$225	\$244	16%	7%
Mott Haven / Port Morris / Hunts Point	\$393				
Parkchester / Westchester Square / Castle Hill / Soundview	\$150	\$385	\$373	-61%	-60%
Pelham Parkway South / Morris Park / Van Nest			\$110		
Riverdale / Fieldston	\$660	\$468	\$649	41%	2%
Woodlawn / Williamsbridge	\$107				

Note: sale price in thousands

### Condominium Sale Price Per Square Foot

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$299</b>	<b>\$291</b>	<b>\$247</b>	<b>3%</b>	<b>21%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$287				
Bronxdale / Pelham Gardens / Pelham Parkway North	\$173		\$228		-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$341	\$373	\$307	-8%	11%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Hightbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$388	\$443	\$277	-12%	40%
Melrose / Morrisania	\$190	\$205	\$244	-8%	-22%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$276	\$228	\$233	21%	19%
Pelham Parkway South / Morris Park / Van Nest			\$229		
Riverdale / Fieldston	\$455	\$482	\$531	-6%	-14%
Woodlawn / Williamsbridge	\$149				

### Condominium Sale Price Per Square Foot

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$298</b>	<b>\$249</b>	<b>\$229</b>	<b>20%</b>	<b>30%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$280				
Bronxdale / Pelham Gardens / Pelham Parkway North	\$173		\$228		-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$318	\$328	\$307	-3%	4%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Hightside / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$431	\$443	\$277	-3%	55%
Melrose / Morrisania	\$190	\$205	\$242	-7%	-22%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$292	\$197	\$190	48%	54%
Pelham Parkway South / Morris Park / Van Nest			\$229		
Riverdale / Fieldston	\$494	\$446	\$531	11%	-7%
Woodlawn / Williamsbridge	\$149				

### Cooperative Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$210</b>	<b>\$223</b>	<b>\$243</b>	<b>-6%</b>	<b>-14%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$125	\$140	\$156	-11%	-20%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$155	\$159	\$150	-2%	3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$148	\$170	\$148	-13%	0%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$136	\$171	\$137	-20%	-1%
Hightbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$154	\$157	\$186	-2%	-17%
Melrose / Morrisania	\$154	\$164	\$371	-6%	-58%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$163	\$130	\$139	26%	17%
Pelham Parkway South / Morris Park / Van Nest	\$122	\$120	\$145	2%	-15%
Riverdale / Fieldston	\$237	\$261	\$283	-9%	-16%
Woodlawn / Williamsbridge	\$144	\$139	\$178	4%	-19%

Note: sale price in thousands

### Cooperative Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$170</b>	<b>\$184</b>	<b>\$200</b>	<b>-8%</b>	<b>-15%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$125	\$140	\$156	-11%	-20%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$155	\$165	\$160	-6%	-3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$138	\$170	\$148	-19%	-6%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$130	\$171	\$138	-24%	-6%
Hightside / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$155	\$170	\$180	-9%	-14%
Melrose / Morrisania	\$165	\$165	\$217	0%	-24%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$168	\$120	\$134	40%	25%
Pelham Parkway South / Morris Park / Van Nest	\$114	\$113	\$135	1%	-16%
Riverdale / Fieldston	\$210	\$234	\$270	-10%	-22%
Woodlawn / Williamsbridge	\$155	\$139	\$190	11%	-18%

Note: sale price in thousands

### Cooperative Sale Price Per Square Foot

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	\$275	\$268	\$272	3%	1%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$130		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$201		\$224		-10%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$202		\$237		-15%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$255	\$160	-38%	-1%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$214	\$191	\$199	12%	8%
Melrose / Morrisania		\$241	\$239		
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$119		\$153		-22%
Pelham Parkway South / Morris Park / Van Nest			\$155		
Riverdale / Fieldston	\$295	\$286	\$309	3%	-4%
Woodlawn / Williamsbridge			\$199		

### Cooperative Sale Price Per Square Foot

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	\$265	\$255	\$257	4%	3%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$130		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$204		\$224		-9%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$202		\$237		-15%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$255	\$160	-38%	-1%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$197	\$193	\$215	2%	-8%
Melrose / Morrisania		\$224	\$243		
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$119		\$153		-22%
Pelham Parkway South / Morris Park / Van Nest			\$155		
Riverdale / Fieldston	\$300	\$291	\$310	3%	-3%
Woodlawn / Williamsbridge			\$203		

## One - Three Family Dwelling Sale Price

	Average				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$397</b>	<b>\$393</b>	<b>\$412</b>	<b>1%</b>	<b>-3%</b>
Bathgate / Crotona Park /					
East Tremont	\$360	\$300	\$343	20%	5%
Baychester / Coop City	\$367	\$344	\$352	7%	4%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$404	\$407	\$408	-1%	-1%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$379	\$420	\$436	-10%	-13%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$317	\$352	\$376	-10%	-16%
Highbidge / Morris Heights /					
Mount Hope	\$332	\$423	\$373	-22%	-11%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$380	\$398	\$429	-4%	-11%
Melrose / Morrisania	\$399	\$349	\$375	14%	6%
Mott Haven / Port Morris /					
Hunts Point	\$393	\$327	\$383	20%	3%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$341	\$346	\$408	-1%	-16%
Pelham Parkway South /					
Morris Park / Van Nest	\$378	\$478	\$436	-21%	-13%
Riverdale / Fieldston	\$1,368	\$839	\$819	63%	67%
Woodlawn / Williamsbridge	\$342	\$399	\$377	-14%	-9%

Note: sale price in thousands

## One - Three Family Dwelling Sale Price

	Median				
	2q11	1q11	2q10	Percent Change	
				1q11	2q10
<b>Bronx</b>	<b>\$370</b>	<b>\$395</b>	<b>\$395</b>	<b>-6%</b>	<b>-6%</b>
Bathgate / Crotona Park /					
East Tremont	\$385	\$295	\$363	31%	6%
Baychester / Coop City	\$358	\$328	\$363	9%	-2%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$387	\$403	\$414	-4%	-7%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$385	\$400	\$422	-4%	-9%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$243	\$372	\$370	-35%	-34%
Highbidge / Morris Heights /					
Mount Hope	\$370	\$439	\$371	-16%	0%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$410	\$378	\$453	9%	-10%
Melrose / Morrisania	\$399	\$375	\$360	6%	11%
Mott Haven / Port Morris /					
Hunts Point	\$413	\$370	\$404	12%	2%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$340	\$350	\$401	-3%	-15%
Pelham Parkway South /					
Morris Park / Van Nest	\$385	\$485	\$412	-21%	-6%
Riverdale / Fieldston	\$1,153	\$660	\$690	75%	67%
Woodlawn / Williamsbridge	\$330	\$419	\$360	-21%	-8%

Note: sale price in thousands