

# REBNY®

REAL ESTATE BOARD OF NEW YORK



## New York City Residential

First Quarter 2011

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## Executive Summary

### Introduction

The New York City residential sales market moved sideways in the in the first quarter of 2011 with the average price of a home declining by 1 percent while the number of transactions increased by 2 percent compared to the fourth quarter of 2010. The lack of clear direction was also demonstrated by a 1 percent increase in the total dollar consideration for all residential transactions.

Without any extraordinary gains in the job market during the past quarter, the low yet rising interest rates on residential mortgages and stable asking prices were not enough to match sales volumes of a year ago when pent-up demand and homebuyer tax credits drove up sales. It should be noted though that given the lack of new jobs which is an important demand factor, the attraction of owning New York City residential real estate was strong enough to increase the number of sales compared to the fourth quarter of 2010.

The steadying of sales during the first quarter offset the slight average price decrease to raise the total dollar consideration for all residential transactions by 1 percent over last quarter to \$6.58 billion. When compared to the first quarter of last year though, this was a 7% decrease. Manhattan consideration accounted for 56.59 percent of overall city residential consideration in the first quarter of 2011 compared to 56.66 in fourth quarter 2010 and 56.24 in the first quarter of 2010. The share of NYC total residential consideration for Brooklyn in the first quarter of 2011 increased to 18.91 percent, compared to 18.62 last quarter and 16.71 in the first quarter of 2010.

### All Homes

#### Year to Year

The average sales price of a home in New York City during the first quarter of 2011 was \$732,000, a 4 percent increase from the first quarter 2010 average. The year on year change in the average price of a home in Manhattan was up 4 percent to \$1,409,000; Brooklyn prices increased 3 percent to \$546,000; in Queens, prices rose 1 percent .

### Quarter to Quarter

The average price of a home in New York City decreased 1 percent in the first quarter of 2011 when compared to the fourth quarter of 2010. The average sales price of a home in Manhattan decreased quarterly by 3 percent; in Brooklyn, the average price increased by 1 percent; and the average price in Queens decreased by less than 1 percent.

### All Apartments

#### Year to Year

The average sales price of an apartment in New York City during the first quarter of 2011 was \$875,000, a 3 percent increase year on year. The average price of an apartment in Manhattan in the first quarter of 2011 was \$1,340,000, a 2 percent increase from the first quarter 2010. Brooklyn's average sales price of an apartment in the first quarter of 2011 was \$498,000, an increase of 9 percent from the previous year's first quarter.

### Quarter to Quarter

The average city-wide apartment sales price decreased 2 percent in the first quarter of 2011 compared to the fourth quarter of 2010. The Manhattan average sales decreased 3 percent; the Brooklyn average sales price increased by 4 percent; and the Queens average sales price decreased by 5 percent.

### Condominiums

#### Year to Year

The average sale price of a condominium in New York City in the first quarter of 2011 decreased 4 percent compared to last year's first quarter to \$1,050,000. The average price in Manhattan decreased 1 percent to \$1,641,000. The average sales price in Brooklyn was \$591,000, an increase of 7 percent year on year.

### Quarter to Quarter

The average New York City condominium price decreased 3 percent in the first quarter

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of 2011 when compared to the fourth quarter of 2010; the average Manhattan sales price decreased 2 percent; the average Brooklyn sales price increased 10 percent; and the average Queens sales price declined by 7 percent.

### Cooperatives

#### Year to Year

The average sales price of a cooperative unit in New York City rose 12 percent to \$721,000 in the first quarter of 2011 when compared to the first quarter last year. The average sales price of a cooperative unit in Manhattan increased 9 percent year on year to \$1,107,000. The average sales price in Brooklyn was up 5 percent to \$345,000. The average sales price of a cooperative unit in Queens was down 2 percent to \$212,000 when compared to the first quarter of 2010.

#### Quarter to Quarter

The average price of a New York City cooperative unit increased 1 percent in the first quarter of 2011 when compared to the fourth quarter of 2010; in Brooklyn prices decreased 3 percent; and in Queens prices decreased 5 percent.

### 1-3 Family Dwellings

#### Year to Year

The average sales price of a 1-3 family dwelling in New York City during the first quarter of 2011 increased 5 percent year to year to \$550,000. The average sales price of a 1-3 family dwelling in Brooklyn decreased 1 percent from last year to \$597,000. The average sales price of a 1-3 family dwelling in Queens was \$476,000, a 1 percent increase from the first quarter last year.

#### Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide decreased less than 1 percent in the first quarter compared to last quarter. The average sales price of a 1-3 family dwelling in Brooklyn increased by less than 1 percent quarter to quarter; in Queens the average price increased by 3 percent quarter to quarter.

### Manhattan Neighborhoods

The average sales price of a condominium in Chelsea/Flatiron during the first quarter of 2011 increased 1 percent compared to last quarter and increased 5 percent compared to the first quarter of last year to \$1,941,000. Chelsea/Flatiron had 84 sales during the quarter which was 2 percent greater than the fourth quarter of 2010, but 2 percent less than the first quarter of last year.

The number of cooperative unit sales on Upper East Side rose in the first quarter of 2011 to 389, which was an 8 percent increase compared to the 361 sales in the neighborhood last quarter. There were 476 sales in the first quarter of 2010 though. The average coop sales price of \$1,669,000 in the neighborhood was 5 percent higher than the fourth quarter of 2010 and 20 percent greater than the first quarter of last year.

### Brooklyn Neighborhoods

The Williamsburg condominium market showed an increase in activity in the first quarter of 2011. There were 205 condominium sales in Williamsburg during the first quarter of 2011; this is an 8 percent increase from last quarter and more than two times greater than the first quarter of last year. The first quarter average price of \$633,000 for a condominium in Williamsburg was 13 percent higher than last quarter and 10 percent greater than the average price in the first quarter of 2010.

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### Queens Neighborhoods

The Flushing condominium market also showed healthy activity during the first quarter of 2011. There were 91 condominium sales in Flushing in the first quarter of 2011, an increase of 40 percent over the fourth quarter of 2010 and a 6 percent increase compared to the first quarter of last year. The average price of a condominium in Flushing was \$332,000, a decrease of 9 percent over the previous quarter and 6 percent lower than the first quarter of 2010.

### Bronx Neighborhoods

Riverdale/Fieldston had the highest average sales price for 1-3 family dwellings in the Bronx at \$893,000, a decrease of 9 percent from the fourth quarter of 2010 and a 10 percent decline from the first quarter of 2010. The neighborhood with the biggest sales increases of 1-3 family dwellings during the first quarter of 2011 was Baychester/Coop City. The 40 sales in the neighborhood were 38 percent more than in the fourth quarter of 2010 and 29 percent more than the first quarter of 2010.

### Total Consideration

Borough	Total Consideration for Residential Transactions 1q11	Total Consideration for Residential Transactions 4q10	Total Consideration for Residential Transactions 1q10
Manhattan	\$3,727,287,637	\$3,687,936,423	\$4,044,819,872
Bronx	\$169,420,477	\$174,853,321	\$209,729,844
Brooklyn	\$1,245,341,763	\$1,212,166,616	\$1,201,477,967
Queens	\$1,029,762,467	\$1,180,243,395	\$1,245,508,112
Staten Island	\$414,660,216	\$253,959,042	\$490,684,508
<b>Total</b>	<b>\$6,586,472,561</b>	<b>\$6,509,158,796</b>	<b>\$7,192,220,304</b>
Borough	Total Consideration Percentage change from 4q10	Total Consideration Percentage change from 1q10	
Manhattan	1.07%	-7.85%	
Bronx	-3.11%	-19.22%	
Brooklyn	2.74%	3.65%	
Queens	-12.75%	-17.32%	
Staten Island	63.28%	-15.49%	
NYC	1.19%	-8.42%	
Borough	Percentage of Total City Residential Consideration 1q11	Percentage of Total City Residential Consideration 4q10	Percentage of Total City Residential Consideration 1q10
Manhattan	56.59%	56.66%	56.24%
Bronx	2.57%	2.69%	2.92%
Brooklyn	18.91%	18.62%	16.71%
Queens	15.63%	18.13%	17.32%
Staten Island	6.30%	3.90%	6.82%

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

<b>AVG PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>Change From</b>		
			<b>1q10</b>	<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$732</b>	<b>\$736</b>	<b>\$704</b>	<b>-1%</b>	<b>4%</b>
Manhattan	\$1,409	\$1,450	\$1,360	-3%	4%
Bronx	\$351	\$355	\$347	-1%	1%
Brooklyn	\$546	\$540	\$530	1%	3%
Queens	\$397	\$398	\$393	0%	1%
Staten Island	\$415	\$423	\$409	-2%	2%
<b>MEDIAN PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>Change From</b>		
			<b>1q10</b>	<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$459</b>	<b>\$461</b>	<b>\$450</b>	<b>0%</b>	<b>2%</b>
Manhattan	\$785	\$820	\$795	-4%	-1%
Bronx	\$351	\$340	\$330	3%	6%
Brooklyn	\$469	\$466	\$460	1%	2%
Queens	\$350	\$360	\$345	-3%	1%
Staten Island	\$380	\$385	\$385	-1%	-1%
<b>AVG PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>Change From</b>		
			<b>1q10</b>	<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$527</b>	<b>\$516</b>	<b>\$495</b>	<b>2%</b>	<b>6%</b>
Manhattan	\$1,149	\$1,097	\$1,082	5%	6%
Bronx	\$228	\$233	\$233	-2%	-2%
Brooklyn	\$414	\$409	\$400	1%	3%
Queens	\$305	\$307	\$305	-1%	0%
Staten Island	\$253	\$266	\$254	-5%	-1%
<b>MEDIAN PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>Change From</b>		
			<b>1q10</b>	<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$346</b>	<b>\$357</b>	<b>\$333</b>	<b>-3%</b>	<b>4%</b>
Manhattan	\$973	\$986	\$968	-1%	0%
Bronx	\$209	\$212	\$208	-2%	0%
Brooklyn	\$367	\$365	\$358	0%	2%
Queens	\$283	\$280	\$282	1%	0%
Staten Island	\$241	\$244	\$244	-1%	-1%
<b>SALES</b>					
	<b>1q11</b>	<b>4q10</b>	<b>Change From</b>		
			<b>1q10</b>	<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>8,999</b>	<b>8,845</b>	<b>10,221</b>	<b>2%</b>	<b>-12%</b>
Manhattan	2,645	2,544	2,975	4%	-11%
Bronx	482	492	604	-2%	-20%
Brooklyn	2,281	2,245	2,268	2%	1%
Queens	2,592	2,963	3,173	-13%	-18%
Staten Island	999	601	1,201	66%	-17%

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

<b>AVG PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$875</b>	<b>\$889</b>	<b>\$850</b>	<b>-2%</b>	<b>3%</b>
Manhattan	\$1,340	\$1,375	\$1,310	-3%	2%
Bronx	\$261	\$261	\$264	0%	-1%
Brooklyn	\$498	\$479	\$456	4%	9%
Queens	\$271	\$284	\$268	-5%	1%
Staten Island	\$253	\$242	\$242	5%	5%
<b>MEDIAN PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$490</b>	<b>\$495</b>	<b>\$477</b>	<b>-1%</b>	<b>3%</b>
Manhattan	\$770	\$813	\$789	-5%	-2%
Bronx	\$210	\$222	\$199	-5%	6%
Brooklyn	\$420	\$411	\$395	2%	6%
Queens	\$230	\$232	\$230	-1%	0%
Staten Island	\$247	\$225	\$235	10%	5%
<b>AVG PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$822</b>	<b>\$783</b>	<b>\$781</b>	<b>5%</b>	<b>5%</b>
Manhattan	\$1,140	\$1,090	\$1,079	5%	6%
Bronx	\$278	\$266	\$285	4%	-3%
Brooklyn	\$547	\$529	\$504	3%	9%
Queens	\$367	\$365	\$364	1%	1%
Staten Island	\$250	\$256	\$266	-3%	-6%
<b>MEDIAN PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$681</b>	<b>\$687</b>	<b>\$685</b>	<b>-1%</b>	<b>-1%</b>
Manhattan	\$969	\$980	\$967	-1%	0%
Bronx	\$255	\$239	\$255	7%	0%
Brooklyn	\$551	\$534	\$489	3%	13%
Queens	\$344	\$341	\$336	1%	3%
Staten Island	\$246	\$242	\$263	2%	-7%
<b>SALES</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>5,044</b>	<b>4,824</b>	<b>5,606</b>	<b>5%</b>	<b>-10%</b>
Manhattan	2,603	2,490	2,937	5%	-11%
Bronx	152	152	218	0%	-30%
Brooklyn	1,172	1,074	1,111	9%	5%
Queens	995	1,039	1,229	-4%	-19%
Staten Island	122	69	111	77%	10%

## Condominium Sale Price

<b>AVG PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$1,050</b>	<b>\$1,082</b>	<b>\$1,100</b>	<b>-3%</b>	<b>-4%</b>
Manhattan	\$1,641	\$1,682	\$1,662	-2%	-1%
Bronx	\$343	\$293	\$311	17%	10%
Brooklyn	\$591	\$538	\$551	10%	7%
Queens	\$395	\$424	\$392	-7%	1%
Staten Island	\$260	\$255	\$255	2%	2%
<b>MEDIAN PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$620</b>	<b>\$613</b>	<b>\$610</b>	<b>1%</b>	<b>2%</b>
Manhattan	\$1,050	\$1,000	\$985	5%	7%
Bronx	\$378	\$245	\$210	54%	80%
Brooklyn	\$505	\$469	\$490	8%	3%
Queens	\$355	\$374	\$354	-5%	0%
Staten Island	\$257	\$235	\$251	9%	2%
<b>AVG PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$902</b>	<b>\$845</b>	<b>\$868</b>	<b>7%</b>	<b>4%</b>
Manhattan	\$1,278	\$1,175	\$1,168	9%	9%
Bronx	\$291	\$241	\$286	21%	2%
Brooklyn	\$568	\$552	\$542	3%	5%
Queens	\$448	\$455	\$453	-2%	-1%
Staten Island	\$252	\$260	\$271	-3%	-7%
<b>MEDIAN PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$720</b>	<b>\$726</b>	<b>\$792</b>	<b>-1%</b>	<b>-9%</b>
Manhattan	\$1,066	\$1,054	\$1,036	1%	3%
Bronx	\$249	\$205	\$270	21%	-8%
Brooklyn	\$569	\$577	\$538	-1%	6%
Queens	\$427	\$429	\$446	0%	-4%
Staten Island	\$247	\$242	\$266	2%	-7%
<b>SALES</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>2,350</b>	<b>2,304</b>	<b>2,552</b>	<b>2%</b>	<b>-8%</b>
Manhattan	1,136	1,152	1,357	-1%	-16%
Bronx	48	57	92	-16%	-48%
Brooklyn	729	725	644	1%	13%
Queens	322	315	362	2%	-11%
Staten Island	115	55	97	109%	19%

## Cooperative Sale Price

<b>AVG PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$721</b>	<b>\$713</b>	<b>\$646</b>	<b>1%</b>	<b>12%</b>
Manhattan	\$1,107	\$1,110	\$1,013	0%	9%
Bronx	\$223	\$242	\$232	-8%	-4%
Brooklyn	\$345	\$356	\$329	-3%	5%
Queens	\$212	\$223	\$216	-5%	-2%
Staten Island	\$142	\$187	\$149	-24%	-5%
<b>MEDIAN PRICE</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$378</b>	<b>\$375</b>	<b>\$360</b>	<b>1%</b>	<b>5%</b>
Manhattan	\$629	\$650	\$625	-3%	1%
Bronx	\$184	\$200	\$184	-8%	0%
Brooklyn	\$270	\$275	\$270	-2%	0%
Queens	\$195	\$202	\$203	-3%	-4%
Staten Island	\$123	\$157	\$148	-22%	-17%
<b>AVG PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$697</b>	<b>\$689</b>	<b>\$655</b>	<b>1%</b>	<b>6%</b>
Manhattan	\$944	\$968	\$935	-2%	1%
Bronx	\$268	\$285	\$287	-6%	-7%
Brooklyn	\$490	\$458	\$441	7%	11%
Queens	\$295	\$292	\$301	1%	-2%
Staten Island	\$202	\$220	\$181	-8%	12%
<b>MEDIAN PPSF</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>\$629</b>	<b>\$625</b>	<b>\$589</b>	<b>1%</b>	<b>7%</b>
Manhattan	\$845	\$854	\$840	-1%	1%
Bronx	\$255	\$255	\$230	0%	11%
Brooklyn	\$405	\$414	\$383	-2%	6%
Queens	\$280	\$290	\$284	-3%	-1%
Staten Island	\$181	\$218	\$181	-17%	0%
<b>SALES</b>					
	<b>1q11</b>	<b>4q10</b>	<b>1q10</b>	<b>Change From</b>	
				<b>4q10</b>	<b>1q10</b>
<b>New York City</b>	<b>2,694</b>	<b>2,520</b>	<b>3,054</b>	<b>7%</b>	<b>-12%</b>
Manhattan	1,467	1,338	1,580	10%	-7%
Bronx	104	95	126	9%	-17%
Brooklyn	443	349	467	27%	-5%
Queens	673	724	867	-7%	-22%
Staten Island	7	14	14	-50%	-50%

## One - Three Family Dwelling Sale Price

<b>AVG PRICE</b>					
	1q11	4q10	1q10	Change From	
				4q10	1q10
<b>New York City</b>	<b>\$550</b>	<b>\$552</b>	<b>\$525</b>	<b>0%</b>	<b>5%</b>
Manhattan	\$5,697	\$4,912	\$5,195	16%	10%
Bronx	\$393	\$398	\$394	-1%	0%
Brooklyn	\$597	\$596	\$601	0%	-1%
Queens	\$476	\$460	\$472	3%	1%
Staten Island	\$438	\$446	\$426	-2%	3%
<b>MEDIAN PRICE</b>					
	1q11	4q10	1q10	Change From	
				4q10	1q10
<b>New York City</b>	<b>\$445</b>	<b>\$440</b>	<b>\$435</b>	<b>1%</b>	<b>2%</b>
Manhattan	\$4,350	\$3,800	\$2,950	14%	47%
Bronx	\$395	\$383	\$383	3%	3%
Brooklyn	\$515	\$520	\$520	-1%	-1%
Queens	\$450	\$426	\$435	6%	3%
Staten Island	\$400	\$410	\$400	-2%	0%
<b>AVG PPSF</b>					
	1q11	4q10	1q10	Change From	
				4q10	1q10
<b>New York City</b>	<b>\$297</b>	<b>\$307</b>	<b>\$295</b>	<b>-3%</b>	<b>1%</b>
Manhattan	\$1,516	\$1,316	\$1,233	15%	23%
Bronx	\$216	\$224	\$217	-3%	0%
Brooklyn	\$329	\$330	\$342	-1%	-4%
Queens	\$285	\$290	\$286	-2%	-1%
Staten Island	\$253	\$267	\$254	-5%	0%
<b>MEDIAN PPSF</b>					
	1q11	4q10	1q10	Change From	
				4q10	1q10
<b>New York City</b>	<b>\$260</b>	<b>\$262</b>	<b>\$261</b>	<b>0%</b>	<b>0%</b>
Manhattan	\$1,456	\$1,360	\$1,039	7%	40%
Bronx	\$200	\$204	\$197	-2%	2%
Brooklyn	\$303	\$292	\$311	4%	-3%
Queens	\$264	\$261	\$264	1%	0%
Staten Island	\$240	\$244	\$241	-2%	-1%
<b>SALES</b>					
	1q11	4q10	1q10	Change From	
				4q10	1q10
<b>New York City</b>	<b>3,955</b>	<b>4,021</b>	<b>4,615</b>	<b>-2%</b>	<b>-14%</b>
Manhattan	42	54	38	-22%	11%
Bronx	330	340	386	-3%	-15%
Brooklyn	1,109	1,171	1,157	-5%	-4%
Queens	1,597	1,924	1,944	-17%	-18%
Staten Island	877	532	1,090	65%	-20%

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

Average					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,340</b>	<b>\$1,375</b>	<b>\$1,310</b>	<b>-3%</b>	<b>2%</b>
Battery Park City	\$1,356	\$1,477	\$1,010	-8%	34%
Chelsea/Flatiron	\$1,567	\$1,484	\$1,384	6%	13%
East Harlem	\$447	\$522	\$582	-14%	-23%
East Village	\$895	\$853	\$917	5%	-2%
Financial/Seaport	\$900	\$884	\$793	2%	13%
Gramercy/Kips Bay	\$1,038	\$1,052	\$1,258	-1%	-18%
Greenwich Village	\$1,405	\$1,333	\$1,381	5%	2%
Inwood	\$344	\$341	\$313	1%	10%
Lower East Side	\$581	\$702	\$756	-17%	-23%
Midtown East	\$1,226	\$1,401	\$1,254	-12%	-2%
Midtown West	\$1,335	\$1,477	\$1,186	-10%	13%
Morningside Heights	\$766	\$693	\$512	11%	49%
Murray Hill	\$673	\$623	\$609	8%	10%
Roosevelt Island	\$790	\$740	\$729	7%	8%
SoHo	\$2,102	\$2,931	\$2,206	-28%	-5%
TriBeCa	\$2,490	\$2,262	\$2,299	10%	8%
Upper East Side	\$1,735	\$1,573	\$1,557	10%	11%
Upper West Side	\$1,501	\$1,561	\$1,342	-4%	12%
Washington Heights	\$384	\$593	\$366	-35%	5%
West Harlem	\$529	\$575	\$545	-8%	-3%
West Village	\$1,263	\$1,560	\$2,176	-19%	-42%
Median					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$770</b>	<b>\$813</b>	<b>\$789</b>	<b>-5%</b>	<b>-2%</b>
Battery Park City	\$1,193	\$1,400	\$600	-15%	99%
Chelsea/Flatiron	\$1,220	\$1,045	\$950	17%	28%
East Harlem	\$410	\$443	\$450	-7%	-9%
East Village	\$636	\$660	\$711	-4%	-11%
Financial/Seaport	\$750	\$744	\$759	1%	-1%
Gramercy/Kips Bay	\$646	\$785	\$705	-18%	-8%
Greenwich Village	\$860	\$865	\$858	-1%	0%
Inwood	\$324	\$300	\$286	8%	13%
Lower East Side	\$520	\$565	\$554	-8%	-6%
Midtown East	\$680	\$825	\$655	-18%	4%
Midtown West	\$840	\$815	\$878	3%	-4%
Morningside Heights	\$580	\$495	\$495	17%	17%
Murray Hill	\$580	\$573	\$565	1%	3%
Roosevelt Island	\$790	\$740	\$675	7%	17%
SoHo	\$1,730	\$1,863	\$1,793	-7%	-3%
TriBeCa	\$2,245	\$2,054	\$1,841	9%	22%
Upper East Side	\$930	\$815	\$900	14%	3%
Upper West Side	\$885	\$953	\$867	-7%	2%
Washington Heights	\$336	\$450	\$320	-25%	5%
West Harlem	\$532	\$534	\$549	0%	-3%
West Village	\$833	\$869	\$1,210	-4%	-31%

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

Average					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,140</b>	<b>\$1,090</b>	<b>\$1,079</b>	<b>5%</b>	<b>6%</b>
Battery Park City	\$856	\$1,017	\$854	-16%	0%
Chelsea/Flatiron	\$1,376	\$1,127	\$1,174	22%	17%
East Harlem	\$534	\$542	\$613	-1%	-13%
East Village	\$951	\$923	\$1,038	3%	-8%
Financial/Seaport	\$790	\$916	\$937	-14%	-16%
Gramercy/Kips Bay	\$1,254	\$1,088	\$1,193	15%	5%
Greenwich Village	\$1,285	\$1,190	\$1,244	8%	3%
Inwood	\$432	\$465	\$429	-7%	1%
Lower East Side	\$704	\$787	\$920	-11%	-24%
Midtown East	\$1,039	\$1,105	\$1,081	-6%	-4%
Midtown West	\$1,312	\$1,242	\$1,152	6%	14%
Morningside Heights	\$652	\$773	\$783	-16%	-17%
Murray Hill	\$918	\$941	\$895	-2%	2%
Roosevelt Island	\$713		\$685		4%
SoHo	\$1,487	\$1,372	\$1,320	8%	13%
TriBeCa	\$1,277	\$1,254	\$1,216	2%	5%
Upper East Side	\$1,224	\$1,083	\$1,068	13%	15%
Upper West Side	\$1,172	\$1,198	\$1,156	-2%	1%
Washington Heights	\$509	\$525	\$495	-3%	3%
West Harlem	\$539	\$597	\$517	-10%	4%
West Village	\$1,353	\$1,281	\$1,366	6%	-1%
Median					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$969</b>	<b>\$980</b>	<b>\$967</b>	<b>-1%</b>	<b>0%</b>
Battery Park City	\$778	\$993	\$727	-22%	7%
Chelsea/Flatiron	\$1,152	\$1,065	\$1,097	8%	5%
East Harlem	\$532	\$550	\$604	-3%	-12%
East Village	\$802	\$954	\$963	-16%	-17%
Financial/Seaport	\$801	\$873	\$901	-8%	-11%
Gramercy/Kips Bay	\$1,005	\$1,057	\$1,093	-5%	-8%
Greenwich Village	\$1,007	\$1,071	\$1,077	-6%	-6%
Inwood	\$399	\$467	\$520	-15%	-23%
Lower East Side	\$646	\$799	\$884	-19%	-27%
Midtown East	\$909	\$888	\$906	2%	0%
Midtown West	\$1,072	\$1,058	\$1,043	1%	3%
Morningside Heights	\$636	\$820	\$703	-22%	-10%
Murray Hill	\$907	\$867	\$891	5%	2%
Roosevelt Island	\$713		\$653		9%
SoHo	\$1,198	\$1,220	\$1,233	-2%	-3%
TriBeCa	\$1,189	\$1,205	\$1,178	-1%	1%
Upper East Side	\$966	\$913	\$935	6%	3%
Upper West Side	\$992	\$1,050	\$981	-6%	1%
Washington Heights	\$532	\$525	\$479	1%	11%
West Harlem	\$549	\$598	\$528	-8%	4%
West Village	\$1,165	\$1,237	\$1,239	-6%	-6%

## Condominium Sale Price

Average					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,641</b>	<b>\$1,682</b>	<b>\$1,656</b>	<b>-2%</b>	<b>-1%</b>
Battery Park City	\$1,356	\$1,477	\$1,010	-8%	34%
Chelsea/Flatiron	\$1,941	\$1,926	\$1,844	1%	5%
East Harlem	\$549	\$600	\$588	-9%	-7%
East Village	\$1,378	\$1,306	\$1,197	6%	15%
Financial/Seaport	\$928	\$903	\$815	3%	14%
Gramercy/Kips Bay	\$1,592	\$1,335	\$2,065	19%	-23%
Greenwich Village	\$3,219	\$1,983	\$3,819	62%	-16%
Inwood			\$177		
Lower East Side	\$834	\$1,089	\$1,140	-23%	-27%
Midtown East	\$1,625	\$2,230	\$2,146	-27%	-24%
Midtown West	\$1,467	\$1,767	\$1,283	-17%	14%
Morningside Heights		\$1,291	\$830		
Murray Hill	\$862	\$800	\$771	8%	12%
Roosevelt Island	\$790	\$740	\$729	7%	8%
SoHo	\$2,501	\$3,808	\$2,801	-34%	-11%
TriBeCa	\$2,545	\$2,404	\$2,300	6%	11%
Upper East Side	\$1,903	\$1,528	\$1,937	24%	-2%
Upper West Side	\$2,027	\$2,028	\$1,682	0%	20%
Washington Heights	\$448	\$612	\$362	-27%	24%
West Harlem	\$569	\$616	\$556	-8%	2%
West Village	\$2,251	\$2,565	\$3,600	-12%	-37%
Median					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,050</b>	<b>\$1,000</b>	<b>\$980</b>	<b>5%</b>	<b>7%</b>
Battery Park City	\$1,193	\$1,400	\$600	-15%	99%
Chelsea/Flatiron	\$1,510	\$1,458	\$1,375	4%	10%
East Harlem	\$430	\$463	\$450	-7%	-4%
East Village	\$1,068	\$945	\$1,049	13%	2%
Financial/Seaport	\$782	\$753	\$764	4%	2%
Gramercy/Kips Bay	\$1,080	\$1,141	\$1,393	-5%	-22%
Greenwich Village	\$2,056	\$1,553	\$1,600	32%	28%
Inwood			\$177		
Lower East Side	\$738	\$766	\$945	-4%	-22%
Midtown East	\$957	\$1,113	\$907	-14%	6%
Midtown West	\$1,008	\$945	\$963	7%	5%
Morningside Heights		\$1,291	\$830		
Murray Hill	\$750	\$699	\$690	7%	9%
Roosevelt Island	\$790	\$740	\$675	7%	17%
SoHo	\$1,948	\$2,778	\$2,184	-30%	-11%
TriBeCa	\$2,342	\$2,300	\$1,841	2%	27%
Upper East Side	\$1,370	\$920	\$1,200	49%	14%
Upper West Side	\$1,110	\$1,200	\$1,040	-7%	7%
Washington Heights	\$446	\$620	\$320	-28%	39%
West Harlem	\$591	\$575	\$595	3%	-1%
West Village	\$1,501	\$1,435	\$2,300	5%	-35%

## Condominium Sale Price Per Square Foot

Average					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,278</b>	<b>\$1,175</b>	<b>\$1,169</b>	<b>9%</b>	<b>9%</b>
Battery Park City	\$856	\$1,017	\$854	-16%	0%
Chelsea/Flatiron	\$1,552	\$1,219	\$1,260	27%	23%
East Harlem	\$534	\$542	\$613	-1%	-13%
East Village	\$1,052	\$1,015	\$1,003	4%	5%
Financial/Seaport	\$780	\$916	\$947	-15%	-18%
Gramercy/Kips Bay	\$1,547	\$1,213	\$1,416	28%	9%
Greenwich Village	\$1,796	\$1,420	\$1,521	27%	18%
Inwood			\$268		
Lower East Side	\$820	\$982	\$1,041	-16%	-21%
Midtown East	\$1,192	\$1,471	\$1,311	-19%	-9%
Midtown West	\$1,369	\$1,290	\$1,200	6%	14%
Morningside Heights		\$896	\$1,012		
Murray Hill	\$1,025	\$888	\$935	15%	10%
Roosevelt Island	\$713		\$685		4%
SoHo	\$1,661	\$1,629	\$1,484	2%	12%
TriBeCa	\$1,309	\$1,284	\$1,232	2%	6%
Upper East Side	\$1,538	\$1,110	\$1,197	39%	28%
Upper West Side	\$1,349	\$1,312	\$1,261	3%	7%
Washington Heights	\$487	\$539	\$430	-10%	13%
West Harlem	\$551	\$595	\$518	-7%	6%
West Village	\$1,585	\$1,382	\$1,637	15%	-3%
Median					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,066</b>	<b>\$1,054</b>	<b>\$1,034</b>	<b>1%</b>	<b>3%</b>
Battery Park City	\$856	\$1,017	\$854	-16%	0%
Chelsea/Flatiron	\$1,216	\$1,124	\$1,179	8%	3%
East Harlem	\$532	\$550	\$604	-3%	-12%
East Village	\$990	\$1,003	\$956	-1%	3%
Financial/Seaport	\$780	\$916	\$947	-15%	-18%
Gramercy/Kips Bay	\$1,165	\$1,087	\$1,260	7%	-8%
Greenwich Village	\$1,426	\$1,445	\$1,571	-1%	-9%
Inwood			\$268		
Lower East Side	\$889	\$1,032	\$968	-14%	-8%
Midtown East	\$958	\$1,114	\$1,006	-14%	-5%
Midtown West	\$1,101	\$1,068	\$1,070	3%	3%
Morningside Heights		\$896	\$1,012		
Murray Hill	\$972	\$895	\$905	9%	7%
Roosevelt Island	\$713		\$653		9%
SoHo	\$1,292	\$1,581	\$1,386	-18%	-7%
TriBeCa	\$1,246	\$1,217	\$1,178	2%	6%
Upper East Side	\$1,144	\$1,012	\$1,056	13%	8%
Upper West Side	\$1,119	\$1,171	\$1,064	-4%	5%
Washington Heights	\$520	\$525	\$438	-1%	19%
West Harlem	\$554	\$603	\$530	-8%	4%
West Village	\$1,412	\$1,356	\$1,450	4%	-3%

## Cooperative Sale Price

Average					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$1,107</b>	<b>\$1,110</b>	<b>\$1,013</b>	<b>0%</b>	<b>9%</b>
Battery Park City					
Chelsea/Flatiron	\$1,149	\$957	\$835	20%	38%
East Harlem	\$254	\$207	\$450	23%	-44%
East Village	\$647	\$595	\$742	9%	-13%
Financial/Seaport	\$651	\$698	\$485	-7%	34%
Gramercy/Kips Bay	\$619	\$699	\$686	-11%	-10%
Greenwich Village	\$1,099	\$1,044	\$1,011	5%	9%
Inwood	\$344	\$341	\$335	1%	3%
Lower East Side	\$494	\$474	\$500	4%	-1%
Midtown East	\$1,012	\$955	\$860	6%	18%
Midtown West	\$956	\$650	\$889	47%	8%
Morningside Heights	\$766	\$661	\$501	16%	53%
Murray Hill	\$532	\$538	\$502	-1%	6%
Roosevelt Island					
SoHo	\$1,363	\$2,054	\$1,525	-34%	-11%
TriBeCa	\$2,149	\$1,285	\$2,285	67%	-6%
Upper East Side	\$1,669	\$1,591	\$1,391	5%	20%
Upper West Side	\$1,152	\$1,215	\$1,049	-5%	10%
Washington Heights	\$359	\$580	\$367	-38%	-2%
West Harlem	\$368	\$290	\$499	27%	-26%
West Village	\$786	\$778	\$776	1%	1%
Median					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$629</b>	<b>\$650</b>	<b>\$625</b>	<b>-3%</b>	<b>1%</b>
Battery Park City					
Chelsea/Flatiron	\$695	\$723	\$670	-4%	4%
East Harlem	\$242	\$207	\$450	17%	-46%
East Village	\$525	\$602	\$565	-13%	-7%
Financial/Seaport	\$540	\$660	\$360	-18%	50%
Gramercy/Kips Bay	\$533	\$550	\$520	-3%	2%
Greenwich Village	\$814	\$778	\$818	5%	-1%
Inwood	\$324	\$300	\$317	8%	2%
Lower East Side	\$460	\$423	\$482	9%	-5%
Midtown East	\$605	\$725	\$579	-17%	5%
Midtown West	\$531	\$500	\$590	6%	-10%
Morningside Heights	\$580	\$465	\$490	25%	18%
Murray Hill	\$453	\$483	\$445	-6%	2%
Roosevelt Island					
SoHo	\$1,088	\$1,465	\$1,125	-26%	-3%
TriBeCa	\$2,125	\$1,211	\$2,300	75%	-8%
Upper East Side	\$800	\$710	\$760	13%	5%
Upper West Side	\$750	\$825	\$730	-9%	3%
Washington Heights	\$295	\$306	\$327	-4%	-10%
West Harlem	\$391	\$268	\$300	46%	30%
West Village	\$693	\$619	\$588	12%	18%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$944</b>	<b>\$968</b>	<b>\$935</b>	<b>-2%</b>	<b>1%</b>
Battery Park City					
Chelsea/Flatiron	\$899	\$957	\$996	-6%	-10%
East Harlem					
East Village	\$857	\$822	\$1,081	4%	-21%
Financial/Seaport	\$942		\$767		23%
Gramercy/Kips Bay	\$908	\$868	\$916	5%	-1%
Greenwich Village	\$1,165	\$995	\$1,138	17%	2%
Inwood	\$432	\$465	\$493	-7%	-12%
Lower East Side	\$552	\$591	\$647	-7%	-15%
Midtown East	\$847	\$816	\$872	4%	-3%
Midtown West	\$1,011	\$896	\$827	13%	22%
Morningside Heights	\$652	\$762	\$768	-14%	-15%
Murray Hill	\$774	\$980	\$842	-21%	-8%
Roosevelt Island					
SoHo	\$1,049	\$923	\$990	14%	6%
TriBeCa	\$690	\$696	\$901	-1%	-23%
Upper East Side	\$1,022	\$1,064	\$968	-4%	5%
Upper West Side	\$972	\$1,058	\$984	-8%	-1%
Washington Heights	\$525	\$506	\$526	4%	0%
West Harlem	\$390	\$630	\$483	-38%	-19%
West Village	\$1,122	\$1,151	\$977	-3%	15%
	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Manhattan</b>	<b>\$845</b>	<b>\$854</b>	<b>\$840</b>	<b>-1%</b>	<b>1%</b>
Battery Park City					
Chelsea/Flatiron	\$858	\$980	\$924	-12%	-7%
East Harlem					
East Village	\$778	\$904	\$975	-14%	-20%
Financial/Seaport	\$942		\$767		23%
Gramercy/Kips Bay	\$860	\$840	\$871	2%	-1%
Greenwich Village	\$983	\$968	\$985	1%	0%
Inwood	\$399	\$467	\$543	-15%	-26%
Lower East Side	\$558	\$542	\$601	3%	-7%
Midtown East	\$815	\$771	\$806	6%	1%
Midtown West	\$893	\$814	\$718	10%	24%
Morningside Heights	\$636	\$771	\$689	-17%	-8%
Murray Hill	\$813	\$863	\$833	-6%	-2%
Roosevelt Island					
SoHo	\$1,054	\$967	\$963	9%	10%
TriBeCa	\$690	\$696	\$901	-1%	-23%
Upper East Side	\$840	\$846	\$833	-1%	1%
Upper West Side	\$846	\$870	\$861	-3%	-2%
Washington Heights	\$555	\$517	\$537	7%	3%
West Harlem	\$388	\$563	\$483	-31%	-20%
West Village	\$1,103	\$1,203	\$999	-8%	10%

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

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$546</b>	<b>\$540</b>	<b>\$530</b>	<b>1%</b>	<b>3%</b>
Bath Beach	\$512	\$557	\$477	-8%	7%
Bay Ridge / Fort Hamilton	\$489	\$551	\$482	-11%	2%
Bedford Stuyvesant	\$418	\$400	\$419	4%	0%
Bensonhurst	\$635	\$610	\$613	4%	4%
Bergen Beach	\$496	\$611	\$517	-19%	-4%
Brighton Beach	\$943	\$795	\$921	19%	2%
Boerum Hill	\$385	\$420	\$476	-8%	-19%
Borough Park	\$561	\$546	\$606	3%	-8%
Brooklyn Heights	\$859	\$820	\$830	5%	4%
Brownsville/Ocean Hill	\$411	\$375	\$382	10%	8%
Bushwick/Wyckoff Heights	\$366	\$429	\$361	-15%	1%
Canarsie	\$414	\$376	\$395	10%	5%
Carroll Gardens	\$698	\$873	\$796	-20%	-12%
Clinton Hill	\$582	\$452	\$494	29%	18%
Cobble Hill	\$855	\$1,448	\$1,121	-41%	-24%
Columbia Street Waterfront					
District	\$721	\$677	\$523	6%	38%
Coney Island	\$264	\$297	\$308	-11%	-14%
Crown Heights	\$437	\$435	\$494	0%	-12%
Cypress Hills	\$304	\$399	\$347	-24%	-12%
Downtown	\$606	\$454	\$504	33%	20%
Dyker Heights	\$604	\$655	\$631	-8%	-4%
East Flatbush	\$369	\$396	\$344	-7%	7%
East New York/Spring Creek	\$316	\$292	\$310	8%	2%
Flatbush/Prospect Park South	\$467	\$489	\$550	-5%	-15%
Flatlands	\$279	\$438	\$347	-36%	-19%
Fort Greene	\$610	\$658	\$646	-7%	-6%
Gerritsen Beach	\$312	\$391	\$362	-20%	-14%
Gowanus	\$838	\$599	\$656	40%	28%
Gravesend/Mapleton	\$580	\$623	\$613	-7%	-5%
Greenpoint	\$531	\$561	\$553	-5%	-4%
Kensington/Parkville	\$535	\$519	\$425	3%	26%
Manhattan Beach	\$1,348	\$1,101	\$1,092	22%	23%
Marine Park/Madison	\$420	\$466	\$411	-10%	2%
Midwood	\$584	\$548	\$503	7%	16%
Mill Basin	\$494	\$557	\$565	-11%	-13%
Park Slope	\$820	\$952	\$735	-14%	12%
Prospect Heights	\$869	\$671	\$607	30%	43%
Prospect Park Lefferts Gardens	\$437	\$388	\$378	13%	16%
Red Hook	\$950	\$213	\$686	347%	38%
SeaGate	\$517	\$492	\$580	5%	-11%
Sheepshead Bay	\$347	\$346	\$349	0%	-1%
Sunset Park	\$585	\$567	\$570	3%	3%
Vinegar Hill/Dumbo	\$982	\$1,059	\$1,234	-7%	-20%
Williamsburg	\$629	\$585	\$585	8%	8%
Windsor Terrace	\$586	\$581	\$578	1%	1%

Note: sale price in thousands

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$469</b>	<b>\$466</b>	<b>\$460</b>	<b>1%</b>	<b>2%</b>
Bath Beach	\$508	\$618	\$487	-18%	4%
Bay Ridge / Fort Hamilton	\$400	\$528	\$365	-24%	10%
Bedford Stuyvesant	\$385	\$375	\$400	3%	-4%
Bensonhurst	\$650	\$603	\$635	8%	2%
Bergen Beach	\$485	\$600	\$515	-19%	-6%
Brighton Beach	\$850	\$838	\$860	1%	-1%
Boerum Hill	\$350	\$355	\$470	-1%	-26%
Borough Park	\$570	\$500	\$565	14%	1%
Brooklyn Heights	\$653	\$647	\$678	1%	-4%
Brownsville/Ocean Hill	\$370	\$340	\$350	9%	6%
Bushwick/Wyckoff Heights	\$340	\$445	\$340	-24%	0%
Canarsie	\$400	\$400	\$387	0%	3%
Carroll Gardens	\$608	\$673	\$757	-10%	-20%
Clinton Hill	\$456	\$365	\$435	25%	5%
Cobble Hill	\$857	\$1,040	\$776	-18%	10%
Columbia Street Waterfront					
District	\$675	\$650	\$523	4%	29%
Coney Island	\$265	\$292	\$313	-9%	-15%
Crown Heights	\$450	\$436	\$468	3%	-4%
Cypress Hills	\$255	\$403	\$320	-37%	-20%
Downtown	\$516	\$393	\$481	31%	7%
Dyker Heights	\$640	\$640	\$598	0%	7%
East Flatbush	\$363	\$365	\$347	-1%	4%
East New York/Spring Creek	\$270	\$250	\$276	8%	-2%
Flatbush/Prospect Park South	\$352	\$409	\$430	-14%	-18%
Flatlands	\$268	\$410	\$396	-35%	-32%
Fort Greene	\$439	\$673	\$556	-35%	-21%
Gerritsen Beach	\$305	\$405	\$398	-25%	-23%
Gowanus	\$755	\$618	\$560	22%	35%
Gravesend/Mapleton	\$447	\$520	\$518	-14%	-14%
Greenpoint	\$453	\$499	\$503	-9%	-10%
Kensington/Parkville	\$440	\$362	\$341	21%	29%
Manhattan Beach	\$900	\$1,089	\$1,200	-17%	-25%
Marine Park/Madison	\$439	\$470	\$438	-7%	0%
Midwood	\$458	\$498	\$495	-8%	-8%
Mill Basin	\$378	\$440	\$492	-14%	-23%
Park Slope	\$678	\$780	\$598	-13%	13%
Prospect Heights	\$649	\$608	\$465	7%	40%
Prospect Park Lefferts Gardens	\$340	\$343	\$360	-1%	-5%
Red Hook	\$950	\$213	\$784	347%	21%
SeaGate	\$480	\$450	\$540	7%	-11%
Sheepshead Bay	\$302	\$282	\$312	7%	-3%
Sunset Park	\$583	\$550	\$563	6%	4%
Vinegar Hill/Dumbo	\$975	\$935	\$1,108	4%	-12%
Williamsburg	\$573	\$521	\$547	10%	5%
Windsor Terrace	\$575	\$555	\$530	4%	8%

Note: sale price in thousands

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

	Average				
	1q11	4q10	1q10	Percent Change 4q10	1q10
<b>Brooklyn</b>	<b>\$498</b>	<b>\$479</b>	<b>\$456</b>	<b>4%</b>	<b>9%</b>
Bath Beach	\$239	\$239	\$275	0%	-13%
Bay Ridge / Fort Hamilton	\$269	\$270	\$254	0%	6%
Bedford Stuyvesant	\$387	\$388	\$417	0%	-7%
Bensonhurst	\$254	\$373	\$435	-32%	-42%
Bergen Beach	\$418	\$450	\$420	-7%	-1%
Brighton Beach	\$712	\$790	\$721	-10%	-1%
Boerum Hill	\$388	\$442	\$413	-12%	-6%
Borough Park	\$380	\$405	\$475	-6%	-20%
Brooklyn Heights	\$695	\$805	\$699	-14%	0%
Brownsville / Ocean Hill	\$365	\$340	\$343	7%	6%
Bushwick / Wyckoff Heights	\$260	\$287	\$322	-10%	-19%
Canarsie		\$256	\$224		
Carroll Gardens	\$709	\$732	\$736	-3%	-4%
Clinton Hill	\$389	\$370	\$418	5%	-7%
Cobble Hill	\$839	\$791	\$533	6%	57%
Columbia Street Waterfront					
District	\$721	\$592	\$523	22%	38%
Coney Island	\$250	\$305	\$305	-18%	-18%
Crown Heights	\$403	\$411	\$470	-2%	-14%
Cypress Hills					
Downtown	\$606	\$454	\$493	33%	23%
Dyker Heights	\$378	\$442	\$385	-15%	-2%
East Flatbush	\$246	\$201	\$175	22%	41%
East New York/Spring Creek	\$236	\$190	\$209	24%	13%
Flatbush/Prospect Park South	\$308	\$356	\$278	-13%	11%
Flatlands	\$123		\$165		-26%
Fort Greene	\$462	\$602	\$546	-23%	-15%
Gerritsen Beach					
Gowanus	\$705	\$564	\$461	25%	53%
Gravesend/Mapleton	\$263	\$319	\$329	-18%	-20%
Greenpoint	\$507	\$510	\$555	-1%	-9%
Kensington/Parkville	\$293	\$254	\$295	16%	-1%
Manhattan Beach	\$270		\$308		-12%
Marine Park/Madison	\$192	\$266	\$179	-28%	7%
Midwood	\$205	\$255	\$200	-19%	3%
Mill Basin	\$157				
Park Slope	\$665	\$703	\$546	-5%	22%
Prospect Heights	\$844	\$627	\$576	35%	46%
Prospect Park Lefferts Gardens	\$299	\$288	\$293	4%	2%
Red Hook					
SeaGate	\$480				
Sheepshead Bay	\$237	\$241	\$254	-2%	-7%
Sunset Park	\$305	\$312	\$356	-2%	-14%
Vinegar Hill/Dumbo	\$982	\$1,059	\$1,234	-7%	-20%
Williamsburg	\$629	\$559	\$575	13%	9%
Windsor Terrace	\$440	\$414	\$411	6%	7%

Note: sale price in thousands

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$420</b>	<b>\$411</b>	<b>\$395</b>	<b>2%</b>	<b>6%</b>
Bath Beach	\$223	\$225	\$250	-1%	-11%
Bay Ridge/Fort Hamilton	\$253	\$241	\$245	5%	3%
Bedford Stuyvesant	\$387	\$354	\$465	9%	-17%
Bensonhurst	\$203	\$368	\$433	-45%	-53%
Bergen Beach	\$395	\$474	\$406	-17%	-3%
Brighton Beach	\$726	\$850	\$655	-15%	11%
Boerum Hill	\$358	\$449	\$400	-20%	-11%
Borough Park	\$350	\$341	\$460	3%	-24%
Brooklyn Heights	\$590	\$641	\$658	-8%	-10%
Brownsville/Ocean Hill	\$365	\$340	\$319	7%	14%
Bushwick/Wyckoff Heights	\$288	\$302	\$281	-5%	2%
Canarsie		\$279	\$218		
Carroll Gardens	\$615	\$567	\$680	8%	-10%
Clinton Hill	\$331	\$360	\$400	-8%	-17%
Cobble Hill	\$857	\$825	\$475	4%	80%
Columbia Street Waterfront					
District	\$675	\$643	\$523	5%	29%
Coney Island	\$235	\$299	\$310	-21%	-24%
Crown Heights	\$350	\$402	\$473	-13%	-26%
Cypress Hills					
Downtown	\$516	\$393	\$480	31%	7%
Dyker Heights	\$420	\$416	\$385	1%	9%
East Flatbush	\$210	\$140	\$170	50%	24%
East New York/Spring Creek	\$239	\$186	\$200	28%	20%
Flatbush/Prospect Park South	\$329	\$325	\$287	1%	15%
Flatlands	\$123		\$165		-26%
Fort Greene	\$418	\$465	\$544	-10%	-23%
Gerritsen Beach					
Gowanus	\$741	\$490	\$454	51%	63%
Gravesend/Mapleton	\$253	\$320	\$318	-21%	-20%
Greenpoint	\$444	\$480	\$495	-7%	-10%
Kensington/Parkville	\$230	\$255	\$255	-10%	-10%
Manhattan Beach	\$270		\$308		-12%
Marine Park/Madison	\$157	\$190	\$168	-17%	-6%
Midwood	\$187	\$228	\$183	-18%	2%
Mill Basin	\$149				
Park Slope	\$629	\$644	\$535	-2%	18%
Prospect Heights	\$647	\$545	\$465	19%	39%
Prospect Park Lefferts Gardens	\$302	\$292	\$298	3%	1%
Red Hook					
SeaGate	\$480				
Sheepshead Bay	\$196	\$192	\$203	2%	-3%
Sunset Park	\$314	\$327	\$327	-4%	-4%
Vinegar Hill/Dumbo	\$975	\$935	\$1,108	4%	-12%
Williamsburg	\$570	\$515	\$537	11%	6%
Windsor Terrace	\$471	\$376	\$383	25%	23%

Note: sale price in thousands

# ResidentialNYC.com<sup>TM</sup>

From the Real Estate Board of New York

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

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$547</b>	<b>\$529</b>	<b>\$504</b>	<b>3%</b>	<b>9%</b>
Bath Beach	\$398	\$316	\$345	26%	15%
Bay Ridge/Fort Hamilton	\$376	\$381	\$377	-1%	0%
Bedford Stuyvesant	\$311	\$343	\$372	-9%	-16%
Bensonhurst	\$310	\$437	\$357	-29%	-13%
Bergen Beach	\$338	\$316	\$350	7%	-3%
Brighton Beach	\$831	\$699	\$757	19%	10%
Boerum Hill	\$373	\$356	\$437	5%	-15%
Borough Park	\$423	\$423	\$436	0%	-3%
Brooklyn Heights	\$725	\$760	\$699	-5%	4%
Brownsville/Ocean Hill	\$264	\$381	\$345	-31%	-23%
Bushwick/Wyckoff Heights	\$319	\$353	\$537	-10%	-41%
Canarsie		\$301	\$287		
Carroll Gardens	\$671	\$693	\$594	-3%	13%
Clinton Hill	\$598	\$578	\$589	4%	2%
Cobble Hill	\$682	\$882	\$872	-23%	-22%
Columbia Street Waterfront					
District	\$661	\$629	\$547	5%	21%
Coney Island	\$374	\$422	\$413	-11%	-9%
Crown Heights	\$384	\$388	\$424	-1%	-9%
Cypress Hills					
Downtown	\$628	\$602	\$635	4%	-1%
Dyker Heights	\$278	\$435		-36%	
East Flatbush	\$279	\$293	\$250	-5%	12%
East New York/Spring Creek	\$294	\$303	\$289	-3%	2%
Flatbush/Prospect Park South	\$374	\$397	\$254	-6%	47%
Flatlands	\$166		\$220		-25%
Fort Greene	\$587	\$618	\$592	-5%	-1%
Gerritsen Beach					
Gowanus	\$689	\$688	\$597	0%	15%
Gravesend/Mapleton	\$323	\$329	\$341	-2%	-5%
Greenpoint	\$555	\$624	\$548	-11%	1%
Kensington/Parkville	\$379	\$397	\$360	-4%	5%
Manhattan Beach	\$394		\$336		17%
Marine Park/Madison	\$259	\$351	\$236	-26%	10%
Midwood	\$355	\$319	\$308	11%	15%
Mill Basin	\$171				
Park Slope	\$785	\$659	\$599	19%	31%
Prospect Heights	\$743	\$673	\$589	10%	26%
Prospect Park Lefferts Gardens	\$293	\$385	\$283	-24%	4%
Red Hook					
SeaGate	\$347				
Sheepshead Bay	\$284	\$324	\$362	-12%	-22%
Sunset Park	\$487	\$413	\$452	18%	8%
Vinegar Hill/Dumbo	\$790	\$769	\$899	3%	-12%
Williamsburg	\$643	\$619	\$581	4%	11%
Windsor Terrace	\$496	\$460	\$451	8%	10%

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$551</b>	<b>\$534</b>	<b>\$489</b>	<b>3%</b>	<b>13%</b>
Bath Beach	\$409	\$286	\$350	43%	17%
Bay Ridge/Fort Hamilton	\$363	\$366	\$368	-1%	-1%
Bedford Stuyvesant	\$294	\$335	\$387	-12%	-24%
Bensonhurst	\$320	\$446	\$379	-28%	-16%
Bergen Beach	\$339	\$311	\$348	9%	-3%
Brighton Beach	\$908	\$744	\$784	22%	16%
Boerum Hill	\$376	\$360	\$397	4%	-5%
Borough Park	\$412	\$425	\$434	-3%	-5%
Brooklyn Heights	\$702	\$693	\$716	1%	-2%
Brownsville/Ocean Hill	\$264	\$381	\$368	-31%	-28%
Bushwick/Wyckoff Heights	\$308	\$333	\$537	-7%	-43%
Canarsie		\$326	\$271		
Carroll Gardens	\$700	\$687	\$644	2%	9%
Clinton Hill	\$584	\$581	\$559	1%	4%
Cobble Hill	\$738	\$882	\$823	-16%	-10%
Columbia Street Waterfront					
District	\$686	\$688	\$547	0%	26%
Coney Island	\$343	\$389	\$364	-12%	-6%
Crown Heights	\$360	\$376	\$482	-4%	-25%
Cypress Hills					
Downtown	\$625	\$598	\$596	5%	5%
Dyker Heights	\$278	\$435		-36%	
East Flatbush	\$268	\$293	\$262	-8%	2%
East New York/Spring Creek	\$299	\$299	\$287	0%	4%
Flatbush/Prospect Park South	\$385	\$392	\$239	-2%	61%
Flatlands	\$166		\$223		-26%
Fort Greene	\$560	\$663	\$616	-16%	-9%
Gerritsen Beach					
Gowanus	\$708	\$696	\$624	2%	14%
Gravesend/Mapleton	\$340	\$365	\$369	-7%	-8%
Greenpoint	\$543	\$575	\$607	-6%	-11%
Kensington/Parkville	\$381	\$367	\$368	4%	3%
Manhattan Beach	\$394		\$336		17%
Marine Park/Madison	\$231	\$370	\$226	-37%	2%
Midwood	\$373	\$300	\$311	24%	20%
Mill Basin	\$171				
Park Slope	\$670	\$675	\$630	-1%	6%
Prospect Heights	\$653	\$648	\$544	1%	20%
Prospect Park Lefferts Gardens	\$307	\$369	\$269	-17%	14%
Red Hook					
SeaGate	\$347				
Sheepshead Bay	\$262	\$282	\$351	-7%	-26%
Sunset Park	\$509	\$404	\$442	26%	15%
Vinegar Hill/Dumbo	\$815	\$788	\$859	3%	-5%
Williamsburg	\$672	\$655	\$653	3%	3%
Windsor Terrace	\$502	\$501	\$406	0%	24%

## Condominium Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$591</b>	<b>\$538</b>	<b>\$548</b>	<b>10%</b>	<b>8%</b>
Bath Beach	\$400	\$320	\$381	25%	5%
Bay Ridge/Fort Hamilton	\$373	\$386	\$318	-3%	17%
Bedford Stuyvesant	\$387	\$388	\$417	0%	-7%
Bensonhurst	\$370	\$396	\$473	-7%	-22%
Bergen Beach	\$418	\$450	\$420	-7%	-1%
Brighton Beach	\$635	\$801	\$988	-21%	-36%
Boerum Hill	\$674	\$646	\$636	4%	6%
Borough Park	\$401	\$453	\$450	-11%	-11%
Brooklyn Heights	\$1,139	\$1,057	\$909	8%	25%
Brownsville/Ocean Hill	\$365	\$340	\$343	7%	6%
Bushwick/Wyckoff Heights	\$295	\$302	\$271	-2%	9%
Canarsie		\$256	\$224		
Carroll Gardens	\$789	\$686	\$753	15%	5%
Clinton Hill	\$502	\$497	\$509	1%	-1%
Cobble Hill	\$991	\$950	\$743	4%	33%
Columbia Street Waterfront District	\$721	\$592	\$523	22%	38%
Coney Island	\$373	\$429	\$468	-13%	-20%
Crown Heights	\$416	\$423	\$470	-2%	-12%
Cypress Hills					
Downtown	\$639	\$468	\$543	37%	18%
Dyker Heights	\$450	\$442	\$385	2%	17%
East Flatbush	\$352	\$380	\$170	-7%	107%
East New York/Spring Creek	\$236	\$190	\$209	24%	13%
Flatbush/Prospect Park South	\$280	\$442		-37%	
Flatlands					
Fort Greene	\$542	\$706	\$557	-23%	-3%
Gerritsen Beach					
Gowanus	\$705	\$564	\$461	25%	53%
Gravesend/Mapleton	\$365	\$428	\$407	-15%	-10%
Greenpoint	\$507	\$510	\$578	-1%	-12%
Kensington/Parkville	\$739	\$329	\$498	125%	48%
Manhattan Beach					
Marine Park/Madison	\$357	\$406	\$361	-12%	-1%
Midwood	\$325	\$397	\$190	-18%	71%
Mill Basin					
Park Slope	\$723	\$780	\$556	-7%	30%
Prospect Heights	\$1,170	\$753	\$674	55%	74%
Prospect Park Lefferts Gardens	\$361	\$292	\$351	23%	3%
Red Hook					
SeaGate	\$480				
Sheepshead Bay	\$357	\$445	\$448	-20%	-20%
Sunset Park	\$327	\$332	\$322	-1%	2%
Vinegar Hill/Dumbo	\$982	\$1,059	\$1,255	-7%	-22%
Williamsburg	\$633	\$559	\$578	13%	10%
Windsor Terrace	\$541	\$515	\$530	5%	2%

Note: sale price in thousands

## Condominium Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$505</b>	<b>\$469</b>	<b>\$490</b>	<b>8%</b>	<b>3%</b>
Bath Beach	\$400	\$320	\$402	25%	0%
Bay Ridge/Fort Hamilton	\$334	\$428	\$297	-22%	12%
Bedford Stuyvesant	\$387	\$354	\$465	9%	-17%
Bensonhurst	\$370	\$386	\$446	-4%	-17%
Bergen Beach	\$395	\$474	\$406	-17%	-3%
Brighton Beach	\$635	\$850	\$926	-25%	-31%
Boerum Hill	\$638	\$638	\$586	0%	9%
Borough Park	\$375	\$456	\$461	-18%	-19%
Brooklyn Heights	\$945	\$875	\$865	8%	9%
Brownsville/Ocean Hill	\$365	\$340	\$319	7%	14%
Bushwick/Wyckoff Heights	\$296	\$306	\$257	-3%	15%
Canarsie		\$279	\$218		
Carroll Gardens	\$630	\$554	\$715	14%	-12%
Clinton Hill	\$537	\$421	\$436	27%	23%
Cobble Hill	\$857	\$950	\$753	-10%	14%
Columbia Street Waterfront					
District	\$675	\$643	\$523	5%	29%
Coney Island	\$373	\$420	\$468	-11%	-20%
Crown Heights	\$413	\$403	\$473	2%	-13%
Cypress Hills					
Downtown	\$575	\$394	\$496	46%	16%
Dyker Heights	\$450	\$416	\$385	8%	17%
East Flatbush	\$352	\$380	\$170	-7%	107%
East New York/Spring Creek	\$239	\$186	\$200	28%	20%
Flatbush/Prospect Park South	\$292	\$475		-39%	
Flatlands					
Fort Greene	\$428	\$683	\$547	-37%	-22%
Gerritsen Beach					
Gowanus	\$741	\$490	\$454	51%	63%
Gravesend/Mapleton	\$370	\$418	\$399	-11%	-7%
Greenpoint	\$444	\$480	\$508	-7%	-12%
Kensington/Parkville	\$497	\$328	\$400	52%	24%
Manhattan Beach					
Marine Park/Madison	\$342	\$385	\$361	-11%	-5%
Midwood	\$325	\$390	\$190	-17%	71%
Mill Basin					
Park Slope	\$639	\$699	\$537	-9%	19%
Prospect Heights	\$793	\$660	\$440	20%	80%
Prospect Park Lefferts Gardens	\$335	\$314	\$334	7%	0%
Red Hook					
SeaGate	\$480				
Sheepshead Bay	\$383	\$365	\$421	5%	-9%
Sunset Park	\$320	\$333	\$308	-4%	4%
Vinegar Hill/Dumbo	\$975	\$935	\$1,125	4%	-13%
Williamsburg	\$573	\$515	\$540	11%	6%
Windsor Terrace	\$487	\$515	\$530	-5%	-8%

Note: sale price in thousands

## Condominium Price Per Sq. Ft.

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$568</b>	<b>\$552</b>	<b>\$536</b>	<b>3%</b>	<b>6%</b>
Bath Beach	\$466	\$377	\$352	24%	32%
Bay Ridge/Fort Hamilton	\$413	\$453	\$416	-9%	-1%
Bedford Stuyvesant	\$311	\$343	\$372	-9%	-16%
Bensonhurst	\$355	\$453	\$382	-22%	-7%
Bergen Beach	\$338	\$316	\$350	7%	-3%
Brighton Beach	\$640	\$699	\$792	-8%	-19%
Boerum Hill	\$543	\$535	\$492	2%	10%
Borough Park	\$369	\$356	\$437	4%	-16%
Brooklyn Heights	\$726	\$774	\$706	-6%	3%
Brownsville/Ocean Hill	\$264	\$381	\$345	-31%	-23%
Bushwick/Wyckoff Heights	\$319	\$353	\$537	-10%	-41%
Canarsie		\$301	\$287		
Carroll Gardens	\$676	\$692	\$566	-2%	19%
Clinton Hill	\$540	\$507	\$540	7%	0%
Cobble Hill	\$747	\$882	\$948	-15%	-21%
Columbia Street Waterfront					
District	\$661	\$629	\$547	5%	21%
Coney Island	\$604	\$510	\$598	18%	1%
Crown Heights	\$384	\$388	\$424	-1%	-9%
Cypress Hills					
Downtown	\$655	\$613	\$668	7%	-2%
Dyker Heights	\$278	\$435		-36%	
East Flatbush	\$332	\$408		-19%	
East New York/Spring Creek	\$294	\$303	\$289	-3%	2%
Flatbush/Prospect Park South	\$287	\$414		-31%	
Flatlands					
Fort Greene	\$568	\$638	\$601	-11%	-6%
Gerritsen Beach					
Gowanus	\$689	\$688	\$597	0%	15%
Gravesend/Mapleton	\$399	\$407	\$363	-2%	10%
Greenpoint	\$555	\$624	\$551	-11%	1%
Kensington/Parkville	\$410	\$522	\$405	-22%	1%
Manhattan Beach					
Marine Park/Madison	\$338	\$381		-11%	
Midwood	\$433	\$343	\$320	26%	35%
Mill Basin					
Park Slope	\$694	\$620	\$574	12%	21%
Prospect Heights	\$830	\$696	\$566	19%	47%
Prospect Park Lefferts Gardens	\$295	\$354	\$290	-17%	2%
Red Hook					
SeaGate	\$347				
Sheepshead Bay	\$348	\$404	\$508	-14%	-32%
Sunset Park	\$487	\$419	\$454	16%	7%
Vinegar Hill/Dumbo	\$790	\$769	\$908	3%	-13%
Williamsburg	\$643	\$619	\$581	4%	11%
Windsor Terrace	\$575	\$566	\$518	2%	11%

## Condominium Price Per Sq. Ft.

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$569</b>	<b>\$577</b>	<b>\$531</b>	<b>-1%</b>	<b>7%</b>
Bath Beach	\$466	\$377	\$413	24%	13%
Bay Ridge / Fort Hamilton	\$429	\$493	\$393	-13%	9%
Bedford Stuyvesant	\$294	\$335	\$387	-12%	-24%
Bensonhurst	\$355	\$450	\$390	-21%	-9%
Bergen Beach	\$339	\$311	\$348	9%	-3%
Brighton Beach	\$640	\$744	\$803	-14%	-20%
Boerum Hill	\$567	\$516	\$500	10%	13%
Borough Park	\$365	\$360	\$397	1%	-8%
Brooklyn Heights	\$678	\$717	\$688	-5%	-2%
Brownsville/Ocean Hill	\$264	\$381	\$368	-31%	-28%
Bushwick/Wyckoff Heights	\$308	\$333	\$537	-7%	-43%
Canarsie		\$326	\$271		
Carroll Gardens	\$750	\$675	\$616	11%	22%
Clinton Hill	\$540	\$507	\$533	7%	1%
Cobble Hill	\$760	\$882	\$1,015	-14%	-25%
Columbia Street Waterfront					
District	\$686	\$688	\$547	0%	26%
Coney Island	\$604	\$485	\$598	24%	1%
Crown Heights	\$360	\$376	\$482	-4%	-25%
Cypress Hills					
Downtown	\$635	\$602	\$638	6%	0%
Dyker Heights	\$278	\$435		-36%	
East Flatbush	\$332	\$408		-19%	
East New York/Spring Creek	\$299	\$299	\$287	0%	4%
Flatbush/Prospect Park South	\$287	\$450		-36%	
Flatlands					
Fort Greene	\$559	\$671	\$616	-17%	-9%
Gerritsen Beach					
Gowanus	\$708	\$696	\$624	2%	14%
Gravesend/Mapleton	\$396	\$408	\$373	-3%	6%
Greenpoint	\$543	\$575	\$624	-6%	-13%
Kensington/Parkville	\$410	\$647	\$402	-37%	2%
Manhattan Beach					
Marine Park/Madison	\$382	\$378		1%	
Midwood	\$433	\$363	\$320	19%	35%
Mill Basin					
Park Slope	\$666	\$635	\$579	5%	15%
Prospect Heights	\$690	\$698	\$491	-1%	41%
Prospect Park Lefferts Gardens	\$309	\$354	\$271	-13%	14%
Red Hook					
SeaGate	\$347				
Sheepshead Bay	\$348	\$399	\$448	-13%	-22%
Sunset Park	\$509	\$391	\$457	30%	11%
Vinegar Hill/Dumbo	\$815	\$788	\$867	3%	-6%
Williamsburg	\$672	\$655	\$653	3%	3%
Windsor Terrace	\$570	\$566	\$518	1%	10%

## Cooperative Sale Price

	Average				
	1q11	4q10	1q10	Percent Change 4q10	1q10
<b>Brooklyn</b>	<b>\$345</b>	<b>\$356</b>	<b>\$329</b>	<b>-3%</b>	<b>5%</b>
Bath Beach	\$203	\$207	\$198	-2%	2%
Bay Ridge/Fort Hamilton	\$252	\$250	\$246	1%	2%
Bedford Stuyvesant					
Bensonhurst	\$162	\$195	\$208	-17%	-22%
Bergen Beach					
Brighton Beach	\$770	\$765	\$364	1%	112%
Boerum Hill	\$282	\$258	\$253	9%	11%
Borough Park	\$301	\$163	\$214	85%	41%
Brooklyn Heights	\$572	\$662	\$589	-14%	-3%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights	\$121	\$200	\$473	-40%	-74%
Canarsie					
Carroll Gardens	\$270	\$933	\$563	-71%	-52%
Clinton Hill	\$351	\$325	\$373	8%	-6%
Cobble Hill	\$763	\$633	\$376	21%	103%
Columbia Street Waterfront District					
Coney Island	\$244	\$273	\$286	-10%	-15%
Crown Heights	\$235	\$128		84%	
Cypress Hills					
Downtown	\$340	\$342	\$316	-1%	8%
Dyker Heights	\$233				
East Flatbush	\$175	\$156	\$175	12%	0%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$314	\$292	\$278	7%	13%
Flatlands	\$123		\$165		-26%
Fort Greene	\$391	\$369	\$341	6%	15%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$181	\$174	\$234	4%	-23%
Greenpoint			\$257		
Kensington/Parkville	\$242	\$242	\$252	0%	-4%
Manhattan Beach	\$270		\$308		-12%
Marine Park/Madison	\$152	\$169	\$170	-10%	-11%
Midwood	\$179	\$198	\$200	-10%	-11%
Mill Basin	\$157				
Park Slope	\$597	\$622	\$535	-4%	11%
Prospect Heights	\$548	\$444	\$473	23%	16%
Prospect Park Lefferts Gardens	\$237	\$286	\$231	-17%	3%
Red Hook					
SeaGate					
Sheepshead Bay	\$184	\$175	\$188	5%	-2%
Sunset Park	\$226	\$261	\$528	-13%	-57%
Vinegar Hill/Dumbo			\$795		
Williamsburg	\$227		\$280		-19%
Windsor Terrace	\$413	\$391	\$402	5%	3%

Note: sale price in thousands

## Cooperative Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$270</b>	<b>\$275</b>	<b>\$270</b>	<b>-2%</b>	<b>0%</b>
Bath Beach	\$198	\$193	\$190	3%	4%
Bay Ridge/Fort Hamilton	\$235	\$238	\$230	-1%	2%
Bedford Stuyvesant					
Bensonhurst	\$152	\$195	\$208	-22%	-27%
Bergen Beach					
Brighton Beach	\$788	\$765	\$400	3%	97%
Boerum Hill	\$282	\$245	\$250	15%	13%
Borough Park	\$320	\$163	\$195	97%	64%
Brooklyn Heights	\$450	\$500	\$558	-10%	-19%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights	\$121	\$200	\$473	-40%	-74%
Canarsie					
Carroll Gardens	\$270	\$840	\$563	-68%	-52%
Clinton Hill	\$310	\$328	\$345	-6%	-10%
Cobble Hill	\$763	\$633	\$390	21%	96%
Columbia Street Waterfront District					
Coney Island	\$235	\$270	\$310	-13%	-24%
Crown Heights	\$235	\$128		84%	
Cypress Hills					
Downtown	\$338	\$334	\$291	1%	16%
Dyker Heights	\$233				
East Flatbush	\$170	\$140	\$170	21%	0%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$332	\$305	\$287	9%	16%
Flatlands	\$123		\$165		-26%
Fort Greene	\$395	\$403	\$313	-2%	26%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$173	\$168	\$210	3%	-18%
Greenpoint			\$257		
Kensington/Parkville	\$203	\$239	\$241	-15%	-16%
Manhattan Beach	\$270		\$308		-12%
Marine Park/Madison	\$150	\$169	\$165	-11%	-9%
Midwood	\$187	\$179	\$177	4%	6%
Mill Basin	\$149				
Park Slope	\$620	\$610	\$510	2%	22%
Prospect Heights	\$466	\$400	\$465	16%	0%
Prospect Park Lefferts Gardens	\$215	\$270	\$265	-20%	-19%
Red Hook					
SeaGate					
Sheepshead Bay	\$186	\$179	\$181	4%	3%
Sunset Park	\$235	\$265	\$434	-11%	-46%
Vinegar Hill/Dumbo			\$795		
Williamsburg	\$227		\$280		-19%
Windsor Terrace	\$410	\$325	\$365	26%	12%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$490</b>	<b>\$458</b>	<b>\$441</b>	<b>7%</b>	<b>11%</b>
Bath Beach	\$262	\$195	\$337	34%	-22%
Bay Ridge/Fort Hamilton	\$366	\$362	\$368	1%	-1%
Bedford Stuyvesant					
Bensonhurst	\$220	\$336	\$243	-35%	-10%
Bergen Beach					
Brighton Beach	\$926		\$689		34%
Boerum Hill	\$358	\$353	\$330	1%	9%
Borough Park	\$413				
Brooklyn Heights	\$724	\$742	\$691	-2%	5%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights					
Canarsie					
Carroll Gardens	\$650	\$700	\$788	-7%	-17%
Clinton Hill	\$613	\$595	\$621	3%	-1%
Cobble Hill	\$595		\$756		-21%
Columbia Street Waterfront District					
Coney Island	\$346	\$372	\$351	-7%	-2%
Crown Heights					
Cypress Hills					
Downtown	\$429	\$462	\$506	-7%	-15%
Dyker Heights					
East Flatbush	\$227	\$178	\$250	27%	-9%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$403	\$363	\$254	11%	59%
Flatlands	\$166		\$220		-25%
Fort Greene	\$605	\$536	\$470	13%	29%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$214	\$251	\$286	-15%	-25%
Greenpoint			\$534		
Kensington/Parkville	\$361	\$365	\$338	-1%	7%
Manhattan Beach	\$394		\$336		17%
Marine Park/Madison	\$216	\$305	\$236	-29%	-9%
Midwood	\$315	\$294	\$305	7%	3%
Mill Basin	\$171				
Park Slope	\$938	\$711	\$655	32%	43%
Prospect Heights	\$601	\$544	\$613	11%	-2%
Prospect Park Lefferts Gardens	\$290	\$406	\$275	-29%	6%
Red Hook					
SeaGate					
Sheepshead Bay	\$233	\$286	\$290	-19%	-20%
Sunset Park		\$393	\$426		
Vinegar Hill/Dumbo			\$733		
Williamsburg					
Windsor Terrace	\$417	\$433	\$439	-4%	-5%

## Cooperative Sale Price Per Square Foot

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$405</b>	<b>\$414</b>	<b>\$383</b>	<b>-2%</b>	<b>6%</b>
Bath Beach	\$262	\$195	\$338	34%	-22%
Bay Ridge/Fort Hamilton	\$346	\$358	\$358	-3%	-3%
Bedford Stuyvesant					
Bensonhurst	\$220	\$336	\$243	-35%	-10%
Bergen Beach					
Brighton Beach	\$926		\$689		34%
Boerum Hill	\$392	\$376	\$341	4%	15%
Borough Park	\$413				
Brooklyn Heights	\$703	\$679	\$732	4%	-4%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights					
Canarsie					
Carroll Gardens	\$650	\$700	\$788	-7%	-17%
Clinton Hill	\$610	\$617	\$652	-1%	-6%
Cobble Hill	\$719		\$756		-5%
Columbia Street Waterfront District					
Coney Island	\$342	\$375	\$363	-9%	-6%
Crown Heights					
Cypress Hills					
Downtown	\$481	\$456	\$502	5%	-4%
Dyker Heights					
East Flatbush	\$227	\$178	\$262	27%	-13%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$395	\$367	\$239	8%	65%
Flatlands	\$166		\$223		-26%
Fort Greene	\$604	\$500	\$470	21%	29%
Gerritsen Beach					
Gowanus					
Gravesend/Mapleton	\$217	\$244	\$265	-11%	-18%
Greenpoint			\$534		
Kensington/Parkville	\$296	\$335	\$320	-12%	-7%
Manhattan Beach	\$394		\$336		17%
Marine Park/Madison	\$201	\$298	\$226	-33%	-11%
Midwood	\$315	\$278	\$262	13%	21%
Mill Basin	\$171				
Park Slope	\$683	\$698	\$654	-2%	5%
Prospect Heights	\$585	\$544	\$614	8%	-5%
Prospect Park Lefferts Gardens	\$307	\$446	\$251	-31%	22%
Red Hook					
SeaGate					
Sheepshead Bay	\$227	\$281	\$282	-19%	-20%
Sunset Park		\$417	\$426		
Vinegar Hill/Dumbo			\$733		
Williamsburg					
Windsor Terrace	\$407	\$455	\$404	-11%	1%

## One - Three Family Dwelling Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$597</b>	<b>\$596</b>	<b>\$601</b>	<b>0%</b>	<b>-1%</b>
Bath Beach	\$662	\$659	\$630	0%	5%
Bay Ridge/Fort Hamilton	\$746	\$768	\$738	-3%	1%
Bedford Stuyvesant	\$427	\$406	\$419	5%	2%
Bensonhurst	\$710	\$653	\$672	9%	6%
Bergen Beach	\$531	\$650	\$579	-18%	-8%
Brighton Beach	\$1,348	\$827	\$1,155	63%	17%
Boerum Hill	\$428	\$488	\$505	-12%	-15%
Borough Park	\$663	\$590	\$705	12%	-6%
Brooklyn Heights	\$2,496	\$1,731	\$3,319	44%	-25%
Brownsville/Ocean Hill	\$412	\$376	\$390	10%	6%
Bushwick/Wyckoff Heights	\$378	\$448	\$364	-16%	4%
Canarsie	\$414	\$391	\$407	6%	2%
Carroll Gardens	\$667	\$1,061	\$1,072	-37%	-38%
Clinton Hill	\$1,097	\$840	\$857	31%	28%
Cobble Hill	\$955	\$2,323	\$1,943	-59%	-51%
Columbia Street Waterfront District		\$1,190			
Coney Island	\$326	\$100	\$316	226%	3%
Crown Heights	\$464	\$457	\$506	2%	-8%
Cypress Hills	\$304	\$399	\$347	-24%	-12%
Downtown			\$1,290		
Dyker Heights	\$630	\$673	\$639	-6%	-2%
East Flatbush	\$382	\$412	\$384	-7%	0%
East New York/Spring Creek	\$337	\$317	\$347	6%	-3%
Flatbush/Prospect Park South	\$596	\$540	\$789	10%	-24%
Flatlands	\$332	\$438	\$422	-24%	-21%
Fort Greene	\$1,397	\$1,023	\$1,247	37%	12%
Gerritsen Beach	\$312	\$391	\$362	-20%	-14%
Gowanus	\$1,188	\$809	\$1,014	47%	17%
Gravesend/Mapleton	\$796	\$860	\$770	-7%	3%
Greenpoint	\$726	\$727	\$549	0%	32%
Kensington/Parkville	\$731	\$804	\$655	-9%	12%
Manhattan Beach	\$1,456	\$1,101	\$1,316	32%	11%
Marine Park/Madison	\$510	\$540	\$482	-6%	6%
Midwood	\$783	\$676	\$702	16%	12%
Mill Basin	\$542	\$557	\$565	-3%	-4%
Park Slope	\$1,259	\$1,617	\$1,440	-22%	-13%
Prospect Heights	\$1,228	\$1,158	\$949	6%	29%
Prospect Park Lefferts Gardens	\$529	\$424	\$463	25%	14%
Red Hook	\$950	\$213	\$686	347%	38%
SeaGate	\$536	\$492	\$580	9%	-8%
Sheepshead Bay	\$516	\$480	\$515	8%	0%
Sunset Park	\$743	\$690	\$693	8%	7%
Vinegar Hill/Dumbo					
Williamsburg	\$624	\$867	\$686	-28%	-9%
Windsor Terrace	\$772	\$766	\$772	1%	0%

Note: sale price in thousands

## One - Three Family Dwelling Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Brooklyn</b>	<b>\$515</b>	<b>\$520</b>	<b>\$520</b>	<b>-1%</b>	<b>-1%</b>
Bath Beach	\$623	\$690	\$670	-10%	-7%
Bay Ridge/Fort Hamilton	\$700	\$713	\$720	-2%	-3%
Bedford Stuyvesant	\$385	\$395	\$395	-3%	-3%
Bensonhurst	\$702	\$643	\$690	9%	2%
Bergen Beach	\$575	\$675	\$569	-15%	1%
Brighton Beach	\$1,100	\$827	\$1,361	33%	-19%
Boerum Hill	\$388	\$418	\$505	-7%	-23%
Borough Park	\$680	\$583	\$650	17%	5%
Brooklyn Heights	\$2,388	\$1,731	\$3,445	38%	-31%
Brownsville/Ocean Hill	\$378	\$340	\$406	11%	-7%
Bushwick/Wyckoff Heights	\$405	\$457	\$345	-11%	17%
Canarsie	\$400	\$415	\$398	-4%	1%
Carroll Gardens	\$484	\$1,075	\$1,125	-55%	-57%
Clinton Hill	\$926	\$830	\$925	12%	0%
Cobble Hill	\$955	\$2,500	\$1,650	-62%	-42%
Columbia Street Waterfront District		\$1,190			
Coney Island	\$353	\$100	\$350	253%	1%
Crown Heights	\$460	\$450	\$468	2%	-2%
Cypress Hills	\$255	\$403	\$320	-37%	-20%
Downtown			\$1,290		
Dyker Heights	\$650	\$650	\$600	0%	8%
East Flatbush	\$370	\$369	\$385	0%	-4%
East New York/Spring Creek	\$307	\$278	\$323	10%	-5%
Flatbush/Prospect Park South	\$596	\$540	\$789	10%	-24%
Flatlands	\$335	\$410	\$423	-18%	-21%
Fort Greene	\$1,621	\$1,000	\$1,050	62%	54%
Gerritsen Beach	\$305	\$405	\$398	-25%	-23%
Gowanus	\$924	\$785	\$1,225	18%	-25%
Gravesend/Mapleton	\$651	\$674	\$633	-3%	3%
Greenpoint	\$730	\$763	\$579	-4%	26%
Kensington/Parkville	\$672	\$610	\$650	10%	3%
Manhattan Beach	\$1,100	\$1,089	\$1,200	1%	-8%
Marine Park/Madison	\$510	\$540	\$482	-6%	6%
Midwood	\$615	\$631	\$713	-3%	-14%
Mill Basin	\$425	\$440	\$492	-4%	-14%
Park Slope	\$1,094	\$1,350	\$1,450	-19%	-25%
Prospect Heights	\$1,320	\$1,158	\$631	14%	109%
Prospect Park Lefferts Gardens	\$438	\$385	\$407	14%	8%
Red Hook	\$950	\$213	\$784	347%	21%
SeaGate	\$536	\$450	\$540	19%	-1%
Sheepshead Bay	\$533	\$480	\$465	11%	15%
Sunset Park	\$761	\$680	\$705	12%	8%
Vinegar Hill/Dumbo					
Williamsburg	\$651	\$675	\$688	-3%	-5%
Windsor Terrace	\$835	\$738	\$830	13%	1%

Note: sale price in thousands

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

	Average				
	1q11	4q10	1q10	Percent Change 4q10	1q10
<b>Queens</b>	<b>\$397</b>	<b>\$398</b>	<b>\$399</b>	<b>0%</b>	<b>0%</b>
Astoria	\$464	\$439	\$479	6%	-3%
Bayside	\$515	\$506	\$467	2%	10%
Beechhurst/Whitestone	\$548	\$510	\$493	7%	11%
Breezy Point/Belle Harbor/ Rockaway Park	\$412	\$549	\$500	-25%	-18%
Briarwood/Jamaica Hills/ Hillcrest	\$365	\$403	\$354	-9%	3%
College Point	\$452	\$507	\$611	-11%	-26%
Corona/East Elmhurst	\$398	\$463	\$447	-14%	-11%
Douglaston/Little Neck	\$439	\$483	\$531	-9%	-17%
Floral Park/Bellerose	\$384	\$381	\$352	1%	9%
Flushing	\$448	\$458	\$419	-2%	7%
Fresh Meadows/ Oakland Gardens	\$383	\$399	\$362	-4%	6%
Howard Beach/Broadchannel	\$364	\$335	\$436	9%	-16%
Jackson Heights/Elmhurst	\$381	\$379	\$381	1%	0%
Jamaica Estates/Holliswood	\$572	\$494	\$688	16%	-17%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$322	\$337	\$353	-5%	-9%
Long Island City	\$683	\$666	\$617	3%	11%
Middle Village/Maspeth	\$494	\$485	\$474	2%	4%
Queens Village/Hollis	\$311	\$337	\$346	-8%	-10%
Rego Park/Forest Hills/ Kew Gardens	\$348	\$339	\$343	3%	2%
Richmond Hill/ South Ozone Park/Woodhaven	\$346	\$375	\$391	-8%	-12%
Ridgewood/Glendale	\$433	\$423	\$436	2%	-1%
Rockaways/Averne	\$330	\$341	\$368	-3%	-10%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$306	\$303	\$327	1%	-7%
Sunnyside/Woodside	\$377	\$385	\$358	-2%	5%

Note: sale price in thousands

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$350</b>	<b>\$360</b>	<b>\$350</b>	<b>-3%</b>	<b>0%</b>
Astoria	\$450	\$426	\$454	6%	-1%
Bayside	\$518	\$485	\$403	7%	28%
Beechhurst/Whitestone	\$520	\$545	\$525	-5%	-1%
Breezy Point/Belle Harbor/ Rockaway Park	\$410	\$554	\$480	-26%	-15%
Briarwood/Jamaica Hills/ Hillcrest	\$353	\$384	\$280	-8%	26%
College Point	\$447	\$461	\$541	-3%	-17%
Corona/East Elmhurst	\$400	\$448	\$415	-11%	-3%
Douglaston/Little Neck	\$339	\$404	\$278	-16%	22%
Floral Park/Bellerose	\$385	\$395	\$318	-3%	21%
Flushing	\$375	\$450	\$353	-17%	6%
Fresh Meadows/ Oakland Gardens	\$250	\$263	\$232	-5%	8%
Howard Beach/Broadchannel	\$300	\$265	\$425	13%	-29%
Jackson Heights/Elmhurst	\$329	\$300	\$319	10%	3%
Jamaica Estates/Holliswood	\$645	\$530	\$680	22%	-5%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$332	\$341	\$348	-3%	-5%
Long Island City	\$638	\$635	\$540	0%	18%
Middle Village/Maspeth	\$480	\$475	\$471	1%	2%
Queens Village/Hollis	\$298	\$344	\$355	-13%	-16%
Rego Park/Forest Hills/ Kew Gardens	\$256	\$250	\$243	2%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$355	\$359	\$375	-1%	-5%
Ridgewood/Glendale	\$440	\$420	\$470	5%	-6%
Rockaways/Averne	\$307	\$312	\$330	-2%	-7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$276	\$290	\$305	-5%	-10%
Sunnyside/Woodside	\$293	\$375	\$285	-22%	3%

Note: sale price in thousands

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

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$271</b>	<b>\$284</b>	<b>\$268</b>	<b>-5%</b>	<b>1%</b>
Astoria	\$297	\$317	\$361	-6%	-18%
Bayside	\$337	\$310	\$287	9%	17%
Beechhurst/Whitestone		\$265	\$268		
Breezy Point/Belle Harbor/					
Rockaway Park	\$231	\$495	\$334	-53%	-31%
Briarwood/Jamaica Hills/					
Hillcrest	\$210	\$211	\$199	-1%	6%
College Point	\$411	\$447	\$390	-8%	5%
Corona/East Elmhurst	\$154	\$187	\$190	-18%	-19%
Douglaston/Little Neck	\$227	\$206	\$255	10%	-11%
Floral Park/Bellerose	\$263	\$312	\$252	-16%	4%
Flushing	\$275	\$279	\$275	-1%	0%
Fresh Meadows/					
Oakland Gardens	\$214	\$228	\$205	-6%	5%
Howard Beach/Broadchannel	\$183	\$186	\$160	-2%	14%
Jackson Heights/Elmhurst	\$234	\$230	\$236	2%	-1%
Jamaica Estates/Holliswood	\$156	\$166	\$207	-6%	-25%
Laurelton/Cambria Heights/					
St. Albans/Rosedale	\$208	\$120		73%	
Long Island City	\$710	\$677	\$620	5%	15%
Middle Village/Maspeth	\$225	\$266	\$251	-16%	-11%
Queens Village/Hollis	\$171	\$171	\$164	0%	4%
Rego Park/Forest Hills/					
Kew Gardens	\$239	\$247	\$243	-3%	-2%
Richmond Hill/					
South Ozone Park/Woodhaven	\$220	\$266	\$120	-17%	83%
Ridgewood/Glendale	\$230	\$244	\$266	-6%	-13%
Rockaways/Averne	\$379	\$374	\$295	1%	29%
Springfield Gardens/Jamaica/					
South Jamaica/Baisley Park	\$191	\$234	\$203	-18%	-6%
Sunnyside/Woodside	\$247	\$254	\$249	-3%	-1%

Note: sale price in thousands

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$230</b>	<b>\$232</b>	<b>\$230</b>	<b>-1%</b>	<b>0%</b>
Astoria	\$300	\$330	\$348	-9%	-14%
Bayside	\$270	\$255	\$248	6%	9%
Beechhurst/Whitestone		\$230	\$223		
Breezy Point/Belle Harbor/ Rockaway Park	\$213	\$472	\$320	-55%	-34%
Briarwood/Jamaica Hills/ Hillcrest	\$172	\$210	\$175	-18%	-2%
College Point	\$420	\$385	\$390	9%	8%
Corona/East Elmhurst	\$145	\$166	\$185	-12%	-22%
Douglaston/Little Neck	\$205	\$187	\$224	10%	-9%
Floral Park/Bellerose	\$217	\$238	\$222	-9%	-2%
Flushing	\$253	\$245	\$250	3%	1%
Fresh Meadows/ Oakland Gardens	\$190	\$208	\$196	-8%	-3%
Howard Beach/Broadchannel	\$155	\$175	\$140	-11%	11%
Jackson Heights/Elmhurst	\$220	\$216	\$215	2%	2%
Jamaica Estates/Holliswood	\$150	\$168	\$134	-11%	12%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$208	\$120		73%	
Long Island City	\$655	\$639	\$538	3%	22%
Middle Village/Maspeth	\$220	\$234	\$265	-6%	-17%
Queens Village/Hollis	\$179	\$170	\$150	5%	19%
Rego Park/Forest Hills/ Kew Gardens	\$217	\$219	\$217	-1%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$185	\$273	\$120	-32%	54%
Ridgewood/Glendale	\$190	\$225	\$263	-16%	-28%
Rockaways/Averne	\$340	\$377	\$291	-10%	17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$171	\$226	\$215	-24%	-20%
Sunnyside/Woodside	\$259	\$240	\$238	8%	9%

Note: sale price in thousands

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

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$367</b>	<b>\$365</b>	<b>\$364</b>	<b>1%</b>	<b>1%</b>
Astoria	\$506	\$500	\$528	1%	-4%
Bayside	\$437	\$353	\$343	24%	27%
Beechhurst/Whitestone		\$347	\$417		
Breezy Point/Belle Harbor/ Rockaway Park	\$283	\$397	\$361	-29%	-22%
Briarwood/Jamaica Hills/ Hillcrest	\$351	\$296	\$347	19%	1%
College Point	\$328	\$348	\$366	-6%	-10%
Corona/East Elmhurst	\$215	\$300	\$278	-28%	-23%
Douglaston/Little Neck	\$287	\$312	\$331	-8%	-13%
Floral Park/Bellerose	\$311	\$329	\$288	-6%	8%
Flushing	\$380	\$362	\$395	5%	-4%
Fresh Meadows/ Oakland Gardens	\$349	\$379	\$344	-8%	1%
Howard Beach/Broadchannel	\$221	\$183	\$193	21%	15%
Jackson Heights/Elmhurst	\$312	\$332	\$358	-6%	-13%
Jamaica Estates/Holliswood	\$181	\$183	\$213	-1%	-15%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$695	\$730	\$618	-5%	13%
Middle Village/Maspeth	\$278	\$291	\$357	-4%	-22%
Queens Village/Hollis			\$231		
Rego Park/Forest Hills/ Kew Gardens	\$330	\$333	\$319	-1%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$210	\$226	\$191	-7%	10%
Ridgewood/Glendale	\$357	\$300	\$287	19%	24%
Rockaways/Averne	\$437	\$370	\$311	18%	40%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$274	\$287	\$239	-5%	14%
Sunnyside/Woodside	\$369	\$393	\$382	-6%	-3%

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$344</b>	<b>\$341</b>	<b>\$336</b>	<b>1%</b>	<b>3%</b>
Astoria	\$566	\$542	\$566	4%	0%
Bayside	\$443	\$313	\$299	42%	48%
Beechhurst/Whitestone		\$333	\$363		
Breezy Point/Belle Harbor/ Rockaway Park	\$358	\$397	\$299	-10%	20%
Briarwood/Jamaica Hills/ Hillcrest	\$296	\$298	\$312	-1%	-5%
College Point	\$357	\$346	\$377	3%	-5%
Corona/East Elmhurst	\$212	\$309	\$284	-31%	-25%
Douglaston/Little Neck	\$267	\$294	\$315	-9%	-15%
Floral Park/Bellerose	\$290	\$334	\$277	-13%	5%
Flushing	\$366	\$355	\$400	3%	-8%
Fresh Meadows/ Oakland Gardens	\$371	\$391	\$305	-5%	22%
Howard Beach/Broadchannel	\$211	\$193	\$192	9%	10%
Jackson Heights/Elmhurst	\$299	\$327	\$353	-9%	-15%
Jamaica Estates/Holliswood	\$179	\$184	\$200	-3%	-10%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$680	\$673	\$614	1%	11%
Middle Village/Maspeth	\$294	\$285	\$351	3%	-16%
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$325	\$334	\$312	-3%	4%
Richmond Hill/ South Ozone Park/Woodhaven	\$210	\$228	\$191	-8%	10%
Ridgewood/Glendale	\$364	\$312	\$243	16%	50%
Rockaways/Averne	\$397	\$352	\$311	13%	28%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$252	\$269	\$227	-7%	11%
Sunnyside/Woodside	\$354	\$341	\$376	4%	-6%

## Condominium Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$395</b>	<b>\$424</b>	<b>\$391</b>	<b>-7%</b>	<b>1%</b>
Astoria	\$378	\$395	\$407	-4%	-7%
Bayside	\$471	\$467	\$461	1%	2%
Beechhurst/Whitestone	\$725		\$573		27%
Breezy Point/Belle Harbor/ Rockaway Park	\$291	\$533	\$379	-45%	-23%
Briarwood/Jamaica Hills/ Hillcrest	\$342	\$294	\$310	16%	10%
College Point	\$411	\$447	\$390	-8%	5%
Corona/East Elmhurst	\$217	\$259	\$238	-16%	-9%
Douglaston/Little Neck	\$516	\$505	\$424	2%	22%
Floral Park/Bellerose					
Flushing	\$332	\$366	\$353	-9%	-6%
Fresh Meadows/ Oakland Gardens	\$370	\$407	\$367	-9%	1%
Howard Beach/Broadchannel	\$238	\$247	\$253	-4%	-6%
Jackson Heights/Elmhurst	\$324	\$320	\$293	1%	11%
Jamaica Estates/Holliswood		\$170	\$700		
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$265				
Long Island City	\$795	\$727	\$636	9%	25%
Middle Village/Maspeth		\$374	\$332		
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$336	\$371	\$354	-9%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$238	\$279	\$125	-15%	90%
Ridgewood/Glendale	\$307	\$343	\$371	-11%	-17%
Rockaways/Averne	\$379	\$374	\$295	1%	29%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$304	\$324	\$268	-6%	13%
Sunnyside/Woodside	\$323	\$383	\$285	-16%	13%

Note: sale price in thousands

## Condominium Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$355</b>	<b>\$374</b>	<b>\$352</b>	<b>-5%</b>	<b>1%</b>
Astoria	\$375	\$363	\$397	3%	-5%
Bayside	\$455	\$415	\$402	10%	13%
Beechhurst/Whitestone	\$725		\$573		27%
Breezy Point/Belle Harbor/ Rockaway Park	\$291	\$599	\$327	-51%	-11%
Briarwood/Jamaica Hills/ Hillcrest	\$350	\$285	\$288	23%	22%
College Point	\$420	\$385	\$390	9%	8%
Corona/East Elmhurst	\$220	\$284	\$249	-23%	-12%
Douglaston/Little Neck	\$610	\$505	\$502	21%	22%
Floral Park/Bellerose					
Flushing	\$310	\$365	\$352	-15%	-12%
Fresh Meadows/ Oakland Gardens	\$343	\$445	\$395	-23%	-13%
Howard Beach/Broadchannel	\$165	\$233	\$248	-29%	-34%
Jackson Heights/Elmhurst	\$315	\$289	\$295	9%	7%
Jamaica Estates/Holliswood		\$170	\$700		
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$265				
Long Island City	\$728	\$680	\$565	7%	29%
Middle Village/Maspeth		\$380	\$316		
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$297	\$337	\$330	-12%	-10%
Richmond Hill/ South Ozone Park/Woodhaven	\$238	\$319	\$125	-26%	90%
Ridgewood/Glendale	\$308	\$355	\$393	-13%	-22%
Rockaways/Averne	\$340	\$377	\$291	-10%	17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$304	\$304	\$266	0%	14%
Sunnyside/Woodside	\$330	\$377	\$235	-13%	40%

Note: sale price in thousands

### Condominium Sale Price Per Square Foot

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$448</b>	<b>\$455</b>	<b>\$451</b>	<b>-2%</b>	<b>-1%</b>
Astoria	\$606	\$559	\$567	9%	7%
Bayside	\$505	\$432	\$538	17%	-6%
Beechhurst/Whitestone	\$322		\$585		-45%
Breezy Point/Belle Harbor/ Rockaway Park	\$128	\$397	\$317	-68%	-60%
Briarwood/Jamaica Hills/ Hillcrest	\$357	\$378	\$366	-6%	-2%
College Point	\$328	\$348	\$366	-6%	-10%
Corona/East Elmhurst	\$301	\$360	\$317	-16%	-5%
Douglaston/Little Neck	\$345	\$444	\$449	-22%	-23%
Floral Park/Bellerose					
Flushing	\$430	\$424	\$467	2%	-8%
Fresh Meadows/ Oakland Gardens	\$403	\$407	\$472	-1%	-15%
Howard Beach/Broadchannel	\$213	\$202	\$221	5%	-3%
Jackson Heights/Elmhurst	\$402	\$407	\$407	-1%	-1%
Jamaica Estates/Holliswood			\$306		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$717	\$730	\$618	-2%	16%
Middle Village/Maspeth		\$372	\$418		
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$400	\$410	\$367	-3%	9%
Richmond Hill/ South Ozone Park/Woodhaven	\$210	\$226	\$239	-7%	-12%
Ridgewood/Glendale	\$400	\$338	\$390	18%	2%
Rockaways/Averne	\$437	\$370	\$311	18%	40%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$376	\$383	\$310	-2%	21%
Sunnyside/Woodside	\$471	\$484	\$424	-3%	11%

## Condominium Sale Price Per Square Foot

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$427</b>	<b>\$429</b>	<b>\$444</b>	<b>0%</b>	<b>-4%</b>
Astoria	\$592	\$562	\$580	5%	2%
Bayside	\$522	\$466	\$539	12%	-3%
Beechhurst/Whitestone	\$322		\$585		-45%
Breezy Point/Belle Harbor/ Rockaway Park	\$128	\$397	\$290	-68%	-56%
Briarwood/Jamaica Hills/ Hillcrest	\$343	\$383	\$377	-10%	-9%
College Point	\$357	\$346	\$377	3%	-5%
Corona/East Elmhurst	\$301	\$373	\$330	-19%	-9%
Douglaston/Little Neck	\$382	\$444	\$444	-14%	-14%
Floral Park/Bellerose					
Flushing	\$433	\$429	\$473	1%	-8%
Fresh Meadows/ Oakland Gardens	\$405	\$405	\$472	0%	-14%
Howard Beach/Broadchannel	\$200	\$200	\$223	0%	-10%
Jackson Heights/Elmhurst	\$410	\$407	\$410	1%	0%
Jamaica Estates/Holliswood			\$306		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$688	\$673	\$614	2%	12%
Middle Village/Maspeth		\$372	\$429		
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$391	\$416	\$358	-6%	9%
Richmond Hill/ South Ozone Park/Woodhaven	\$210	\$228	\$239	-8%	-12%
Ridgewood/Glendale	\$370	\$344	\$386	8%	-4%
Rockaways/Averne	\$397	\$352	\$311	13%	28%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$376	\$344	\$309	9%	22%
Sunnyside/Woodside	\$461	\$497	\$418	-7%	10%

## Cooperative Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$212</b>	<b>\$223</b>	<b>\$216</b>	<b>-5%</b>	<b>-2%</b>
Astoria	\$202	\$205	\$272	-1%	-26%
Bayside	\$229	\$261	\$261	-12%	-12%
Beechhurst/Whitestone	\$218	\$265	\$240	-18%	-9%
Breezy Point/Belle Harbor/ Rockaway Park	\$200	\$225	\$244	-11%	-18%
Briarwood/Jamaica Hills/ Hillcrest	\$167	\$179	\$169	-7%	-1%
College Point					
Corona/East Elmhurst	\$130	\$142	\$137	-8%	-5%
Douglaston/Little Neck	\$184	\$192	\$217	-4%	-15%
Floral Park/Bellerose	\$263	\$312	\$252	-16%	4%
Flushing	\$205	\$206	\$208	0%	-1%
Fresh Meadows/ Oakland Gardens	\$186	\$196	\$195	-5%	-5%
Howard Beach/Broadchannel	\$159	\$151	\$135	5%	18%
Jackson Heights/Elmhurst	\$202	\$195	\$208	4%	-3%
Jamaica Estates/Holliswood	\$156	\$166	\$152	-6%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$150	\$120		25%	
Long Island City	\$413	\$390	\$413	6%	0%
Middle Village/Maspeth	\$225	\$194	\$184	16%	22%
Queens Village/Hollis	\$171	\$171	\$164	0%	4%
Rego Park/Forest Hills/ Kew Gardens	\$227	\$232	\$230	-2%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$185	\$198	\$115	-7%	61%
Ridgewood/Glendale	\$154	\$209	\$171	-26%	-10%
Rockaways/Averne Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$154	\$143	\$146	7%	5%
Sunnyside/Woodside	\$217	\$226	\$237	-4%	-9%

Note: sale price in thousands

## Cooperative Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$195</b>	<b>\$202</b>	<b>\$203</b>	<b>-3%</b>	<b>-4%</b>
Astoria	\$192	\$192	\$275	0%	-30%
Bayside	\$220	\$242	\$235	-9%	-6%
Beechhurst/Whitestone	\$208	\$230	\$207	-10%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$213	\$225	\$260	-6%	-18%
Briarwood/Jamaica Hills/ Hillcrest	\$160	\$165	\$160	-3%	0%
College Point					
Corona/East Elmhurst	\$126	\$148	\$139	-15%	-9%
Douglaston/Little Neck	\$157	\$186	\$220	-16%	-29%
Floral Park/Bellerose	\$217	\$238	\$222	-9%	-2%
Flushing	\$200	\$211	\$214	-5%	-7%
Fresh Meadows/ Oakland Gardens	\$166	\$190	\$186	-13%	-11%
Howard Beach/Broadchannel	\$154	\$135	\$135	14%	14%
Jackson Heights/Elmhurst	\$189	\$200	\$184	-6%	3%
Jamaica Estates/Holliswood	\$150	\$162	\$133	-7%	13%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$150	\$120		25%	
Long Island City	\$403	\$370	\$405	9%	-1%
Middle Village/Maspeth	\$220	\$178	\$180	24%	22%
Queens Village/Hollis	\$179	\$170	\$150	5%	19%
Rego Park/Forest Hills/ Kew Gardens	\$210	\$208	\$210	1%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$185	\$198	\$115	-7%	61%
Ridgewood/Glendale	\$152	\$215	\$150	-30%	1%
Rockaways/Averne Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$135	\$151	\$132	-11%	2%
Sunnyside/Woodside	\$199	\$219	\$239	-9%	-17%

Note: sale price in thousands

### Cooperative Sale Price Per Square Foot

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$295</b>	<b>\$292</b>	<b>\$301</b>	<b>1%</b>	<b>-2%</b>
Astoria	\$336	\$334	\$392	0%	-14%
Bayside	\$316	\$299	\$297	6%	6%
Beechhurst/Whitestone	\$282	\$347	\$1,009	-19%	-72%
Breezy Point/Belle Harbor/ Rockaway Park	\$360		\$472		-24%
Briarwood/Jamaica Hills/ Hillcrest	\$348	\$224	\$333	55%	5%
College Point					
Corona/East Elmhurst	\$201	\$225	\$201	-11%	0%
Douglaston/Little Neck	\$244	\$293	\$282	-17%	-14%
Floral Park/Bellerose	\$311	\$329	\$288	-6%	8%
Flushing	\$284	\$275	\$289	3%	-2%
Fresh Meadows/ Oakland Gardens	\$284	\$339	\$308	-16%	-8%
Howard Beach/Broadchannel	\$225	\$165	\$175	37%	29%
Jackson Heights/Elmhurst	\$265	\$281	\$317	-5%	-16%
Jamaica Estates/Holliswood	\$181	\$183	\$190	-1%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$500				
Middle Village/Maspeth	\$278	\$271	\$255	3%	9%
Queens Village/Hollis			\$231		
Rego Park/Forest Hills/ Kew Gardens	\$312	\$317	\$310	-1%	1%
Richmond Hill/ South Ozone Park/Woodhaven			\$144		
Ridgewood/Glendale	\$229	\$277	\$225	-17%	2%
Rockaways/Averne					
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$222	\$191	\$203	17%	9%
Sunnyside/Woodside	\$309	\$354	\$352	-13%	-12%

## Cooperative Sale Price Per Square Foot

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$280</b>	<b>\$290</b>	<b>\$284</b>	<b>-3%</b>	<b>-1%</b>
Astoria	\$358	\$313	\$416	14%	-14%
Bayside	\$303	\$282	\$283	7%	7%
Beechhurst/Whitestone	\$271	\$333	\$981	-19%	-72%
Breezy Point/Belle Harbor/ Rockaway Park	\$360		\$472		-24%
Briarwood/Jamaica Hills/ Hillcrest	\$241	\$227	\$239	6%	1%
College Point					
Corona/East Elmhurst	\$200	\$214	\$194	-6%	3%
Douglaston/Little Neck	\$235	\$287	\$264	-18%	-11%
Floral Park/Bellerose	\$290	\$334	\$277	-13%	5%
Flushing	\$279	\$266	\$277	5%	1%
Fresh Meadows/ Oakland Gardens	\$256	\$324	\$292	-21%	-12%
Howard Beach/Broadchannel	\$215	\$184	\$180	17%	19%
Jackson Heights/Elmhurst	\$252	\$296	\$306	-15%	-18%
Jamaica Estates/Holliswood	\$179	\$184	\$175	-3%	2%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$500				
Middle Village/Maspeth	\$294	\$283	\$250	4%	18%
Queens Village/Hollis			\$231		
Rego Park/Forest Hills/ Kew Gardens	\$299	\$314	\$301	-5%	-1%
Richmond Hill/ South Ozone Park/Woodhaven			\$144		
Ridgewood/Glendale	\$229	\$267	\$230	-14%	-1%
Rockaways/Averne Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$222	\$191	\$196	17%	13%
Sunnyside/Woodside	\$309	\$323	\$334	-4%	-7%

### One - Three Family Dwelling Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$476</b>	<b>\$460</b>	<b>\$475</b>	<b>3%</b>	<b>0%</b>
Astoria	\$627	\$612	\$596	2%	5%
Bayside	\$689	\$670	\$672	3%	3%
Beechhurst/Whitestone	\$631	\$609	\$628	4%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$485	\$585	\$569	-17%	-15%
Briarwood/Jamaica Hills/ Hillcrest	\$510	\$535	\$563	-5%	-9%
College Point	\$527	\$544	\$628	-3%	-16%
Corona/East Elmhurst	\$446	\$510	\$519	-13%	-14%
Douglaston/Little Neck	\$696	\$760	\$926	-8%	-25%
Floral Park/Bellerose	\$503	\$458	\$459	10%	10%
Flushing	\$687	\$644	\$667	7%	3%
Fresh Meadows/ Oakland Gardens	\$618	\$661	\$654	-7%	-5%
Howard Beach/Broadchannel	\$487	\$498	\$469	-2%	4%
Jackson Heights/Elmhurst	\$587	\$569	\$588	3%	0%
Jamaica Estates/Holliswood	\$689	\$747	\$701	-8%	-2%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$323	\$338	\$353	-5%	-9%
Long Island City	\$519	\$442	\$497	17%	5%
Middle Village/Maspeth	\$517	\$510	\$495	1%	4%
Queens Village/Hollis	\$325	\$344	\$357	-6%	-9%
Rego Park/Forest Hills/ Kew Gardens	\$736	\$695	\$749	6%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$348	\$377	\$394	-8%	-12%
Ridgewood/Glendale	\$482	\$471	\$505	2%	-5%
Rockaways/Averne	\$311	\$327	\$376	-5%	-17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$308	\$305	\$328	1%	-6%
Sunnyside/Woodside	\$634	\$528	\$564	20%	12%

Note: sale price in thousands

### One - Three Family Dwelling Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Queens</b>	<b>\$450</b>	<b>\$426</b>	<b>\$440</b>	<b>6%</b>	<b>2%</b>
Astoria	\$658	\$628	\$600	5%	10%
Bayside	\$700	\$642	\$642	9%	9%
Beechhurst/Whitestone	\$575	\$593	\$600	-3%	-4%
Breezy Point/Belle Harbor/ Rockaway Park	\$528	\$554	\$565	-5%	-7%
Briarwood/Jamaica Hills/ Hillcrest	\$500	\$530	\$533	-6%	-6%
College Point	\$525	\$570	\$545	-8%	-4%
Corona/East Elmhurst	\$465	\$500	\$498	-7%	-7%
Douglaston/Little Neck	\$652	\$680	\$655	-4%	0%
Floral Park/Bellerose	\$476	\$455	\$460	5%	3%
Flushing	\$622	\$625	\$669	0%	-7%
Fresh Meadows/ Oakland Gardens	\$623	\$682	\$650	-9%	-4%
Howard Beach/Broadchannel	\$540	\$514	\$542	5%	0%
Jackson Heights/Elmhurst	\$565	\$565	\$550	0%	3%
Jamaica Estates/Holliswood	\$703	\$689	\$680	2%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$335	\$341	\$348	-2%	-4%
Long Island City	\$595	\$608	\$380	-2%	57%
Middle Village/Maspeth	\$500	\$495	\$493	1%	2%
Queens Village/Hollis	\$315	\$350	\$362	-10%	-13%
Rego Park/Forest Hills/ Kew Gardens	\$663	\$638	\$685	4%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$355	\$360	\$375	-1%	-5%
Ridgewood/Glendale	\$475	\$478	\$510	-1%	-7%
Rockaways/Averne	\$279	\$265	\$333	5%	-16%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$279	\$290	\$309	-4%	-10%
Sunnyside/Woodside	\$643	\$538	\$560	20%	15%

Note: sale price in thousands

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

Average					
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$351</b>	<b>\$355</b>	<b>\$347</b>	<b>-1%</b>	<b>1%</b>
Bathgate/Crotona Park/					
East Tremont	\$300	\$319	\$342	-6%	-12%
Baychester/Coop City	\$334	\$289	\$386	16%	-13%
Bronxdale/Pelham Gardens/					
Pelham Parkway North	\$384	\$378	\$368	1%	4%
City Island /Pelham Bay/					
Pelham Strip/Country Club/					
Throgs Neck/Schuylerville	\$420	\$407	\$413	3%	2%
Fordham/Belmont/					
Kingsbridge Heights/					
University Heights	\$331	\$265	\$266	25%	24%
Highbidge / Morris Heights/					
Mount Hope	\$423	\$402	\$350	5%	21%
Kingsbridge /Jerome Park /					
Bedford Park/Norwood	\$295	\$306	\$287	-4%	3%
Melrose/Morrisania	\$287	\$338	\$272	-15%	5%
Mott Haven/Port Morris/					
Hunts Point	\$327	\$269	\$311	22%	5%
Parkchester/					
WestchesterSquare/					
Castle Hill/Soundview	\$315	\$324	\$292	-3%	8%
Pelham Parkway South /					
Morris Park/Van Nest	\$415	\$348	\$334	19%	25%
Riverdale/Fieldston	\$336	\$441	\$418	-24%	-20%
Woodlawn/Williamsbridge	\$389	\$310	\$351	25%	11%

Note: sale price in thousands

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$351</b>	<b>\$340</b>	<b>\$330</b>	<b>3%</b>	<b>6%</b>
Bathgate/Crotona Park/					
East Tremont	\$295	\$304	\$357	-3%	-17%
Baychester/Coop City	\$325	\$270	\$398	20%	-18%
Bronxdale/Pelham Gardens/					
Pelham Parkway North	\$402	\$385	\$365	5%	10%
City Island/Pelham Bay/					
Pelham Strip/Country Club/					
Throgs Neck / Schuylerville	\$400	\$404	\$387	-1%	3%
Fordham/Belmont/					
Kingsbridge Heights/					
University Heights	\$350	\$242	\$210	44%	67%
Highbidge/Morris Heights/					
Mount Hope	\$439	\$390	\$375	13%	17%
Kingsbridge/Jerome Park/					
Bedford Park/Norwood	\$253	\$299	\$303	-15%	-17%
Melrose/Morrisania	\$244	\$303	\$240	-19%	2%
Mott Haven/Port Morris/					
Hunts Point	\$370	\$300	\$340	23%	9%
Parkchester/Westchester Square/					
Castle Hill/Soundview	\$341	\$351	\$300	-3%	14%
Pelham Parkway South/					
Morris Park/Van Nest	\$467	\$365	\$360	28%	30%
Riverdale/Fieldston	\$247	\$286	\$272	-14%	-9%
Woodlawn/Williamsbridge	\$410	\$285	\$347	44%	18%

Note: sale price in thousands

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

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$261</b>	<b>\$261</b>	<b>\$264</b>	<b>0%</b>	<b>-1%</b>
Bathgate/Crotona Park/ East Tremont			\$452		
Baychester/Coop City	\$140		\$165		-15%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$159	\$162	\$178	-2%	-11%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$416	\$201	\$278	107%	50%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$171	\$151	\$113	13%	51%
Hightside/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$230	\$185	\$205	24%	12%
Melrose/Morrisania	\$189	\$191	\$204	-1%	-7%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview	\$271	\$242	\$228	12%	19%
Pelham Parkway South/ Morris Park/Van Nest	\$120	\$134	\$146	-10%	-18%
Riverdale/Fieldston	\$289	\$326	\$339	-11%	-15%
Woodlawn/Williamsbridge	\$139	\$155	\$146	-10%	-4%

Note: sale price in thousands

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$210</b>	<b>\$222</b>	<b>\$199</b>	<b>-5%</b>	<b>6%</b>
Bathgate/Crotona Park/ East Tremont			\$452		
Baychester/Coop City	\$140		\$165		-15%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$165	\$168	\$190	-2%	-13%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$452	\$201	\$210	125%	115%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$171	\$155	\$113	10%	52%
Highbidge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$174	\$165	\$150	5%	16%
Melrose/Morrisania	\$176	\$185	\$200	-5%	-12%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill / Soundview	\$204	\$171	\$166	20%	23%
Pelham Parkway South/ Morris Park/Van Nest	\$113	\$133	\$153	-15%	-26%
Riverdale/Fieldston	\$242	\$262	\$250	-8%	-3%
Woodlawn/Williamsbridge	\$139	\$175	\$150	-20%	-7%

Note: sale price in thousands

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

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$278</b>	<b>\$266</b>	<b>\$285</b>	<b>4%</b>	<b>-3%</b>
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$213	\$185		
City Island/Pelham Bay/ Pelham Strip/Country Club/					
Throgs Neck / Schuylerville	\$373	\$232	\$262	61%	42%
Fordham/Belmont/ Kingsbridge Heights/					
University Heights	\$255	\$158	\$163	62%	56%
Hightbridge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$247	\$223	\$221	11%	12%
Melrose/Morrisania	\$219	\$209	\$263	5%	-17%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill / Soundview	\$228	\$219	\$251	4%	-9%
Pelham Parkway South/ Morris Park/Van Nest		\$228	\$181		
Riverdale Fieldston	\$314	\$336	\$370	-7%	-15%
Woodlawn/Williamsbridge			\$187		

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

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	\$255	\$239	\$255	7%	0%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$213	\$185		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$328	\$232	\$198	42%	66%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$255	\$161	\$162	59%	57%
Hightbridge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$195	\$218	\$225	-11%	-13%
Melrose/Morrisania	\$222	\$213	\$259	4%	-14%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview	\$197	\$187	\$215	6%	-8%
Pelham Parkway South/ Morris Park/Van Nest		\$228	\$173		
Riverdale/Fieldston	\$299	\$306	\$324	-2%	-8%
Woodlawn/Williamsbridge			\$187		

## Condominium Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$343</b>	<b>\$293</b>	<b>\$311</b>	<b>17%</b>	<b>10%</b>
Bathgate/Crotona Park/ East Tremont			\$452		
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$193	\$150		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$498	\$303	\$269	65%	85%
Fordham/Belmont/ Kingsbridge Heights/ University Heights					
Highbidge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$390	\$295	\$366	32%	7%
Melrose/Morrisania	\$224	\$245	\$208	-9%	8%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill / Soundview	\$285	\$253	\$246	13%	16%
Pelham Parkway South/ Morris Park/Van Nest					
Riverdale/ Fieldston	\$608	\$578	\$795	5%	-24%
Woodlawn/Williamsbridge					

Note: sale price in thousands

## Condominium Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	\$378	\$245	\$210	54%	80%
Bathgate/Crotona Park/ East Tremont			\$452		
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$193	\$150		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$452	\$303	\$210	49%	115%
Fordham/Belmont/ Kingsbridge Heights/ University Heights					
Hightidge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$426	\$295	\$366	44%	16%
Melrose/Morrisania	\$225	\$215	\$200	5%	13%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview	\$385	\$224	\$180	72%	114%
Pelham Parkway South/ Morris Park/Van Nest					
Riverdale/Fieldston	\$468	\$415	\$839	13%	-44%
Woodlawn/Williamsbridge					

Note: sale price in thousands

## Condominium Sale Price Per Square Foot

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	\$291	\$241	\$286	21%	2%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$213	\$185		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$373	\$329	\$281	13%	32%
Fordham/Belmont/ Kingsbridge Heights/ University Heights					
Hightside/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$443		\$284		56%
Melrose/Morrisania	\$205	\$182	\$269	13%	-24%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview	\$228	\$219	\$253	4%	-10%
Pelham Parkway South/ Morris Park/Van Nest					
Riverdale/Fieldston	\$482	\$437	\$535	10%	-10%
Woodlawn/Williamsbridge					

### Condominium Sale Price Per Square Foot

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	\$249	\$205	\$270	21%	-8%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North		\$213	\$185		
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$328	\$329	\$221	0%	48%
Fordham/Belmont/ Kingsbridge Heights/ University Heights					
Hightside/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$443		\$284		56%
Melrose/Morrisania	\$205	\$182	\$259	13%	-21%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview	\$197	\$187	\$215	6%	-8%
Pelham Parkway South/ Morris Park/Van Nest					
Riverdale/Fieldston	\$446	\$454	\$541	-2%	-18%
Woodlawn/Williamsbridge					

## Cooperative Sale Price

	Average			
	1q11	4q10	1q10	Percent Change 4q10 1q10
<b>Bronx</b>	\$223	\$242	\$233	-8% -4%
Bathgate/Crotona Park/ East Tremont				
Baychester/Coop City	\$140		\$165	-15%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$159	\$130	\$197	22% -19%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$170	\$100	\$312	70% -45%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$171	\$151	\$113	13% 51%
Highbidge/Morris Heights/ Mount Hope				
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$157	\$163	\$177	-3% -11%
Melrose / Morrisania	\$164	\$159	\$195	3% -16%
Mott Haven/Port Morris/ Hunts Point				
Parkchester/Westchester Square/ Castle Hill/Soundview	\$130	\$161	\$160	-19% -19%
Pelham Parkway South/ Morris Park/Van Nest	\$120	\$134	\$146	-10% -18%
Riverdale/Fieldston	\$261	\$296	\$274	-12% -5%
Woodlawn/Williamsbridge	\$139	\$155	\$146	-10% -4%

Note: sale price in thousands

### Cooperative Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$184</b>	<b>\$200</b>	<b>\$185</b>	<b>-8%</b>	<b>0%</b>
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City	\$140		\$165		-15%
Bronxdale/Pelham Gardens/ Pelham Parkway North	\$165	\$130	\$190	27%	-13%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville	\$170	\$100	\$110	70%	55%
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$171	\$155	\$113	10%	52%
Highbidge/Morris Heights/ Mount Hope Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$170	\$153	\$150	11%	13%
Melrose/Morrisania	\$165	\$160	\$189	3%	-12%
Mott Haven/Port Morris/ Hunts Point Parkchester/Westchester Square/ Castle Hill / Soundview	\$120	\$161	\$161	-25%	-25%
Pelham Parkway South/ Morris Park/Van Nest	\$113	\$133	\$153	-15%	-26%
Riverdale/Fieldston	\$234	\$260	\$230	-10%	2%
Woodlawn/Williamsbridge	\$139	\$175	\$150	-20%	-7%

Note: sale price in thousands

### Cooperative Sale Price Per Square Foot

	Average				
	1q11	4q10	1q10	Percent Change 4q10	1q10
<b>Bronx</b>	\$268	\$285	\$291	-6%	-8%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North					
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville		\$135	\$175		
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$255	\$158	\$163	62%	56%
Highbidge/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$191	\$223	\$211	-15%	-9%
Melrose/Morrisania	\$241	\$218	\$236	11%	2%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview					
Pelham Parkway South/ Morris Park/Van Nest		\$228	\$181		
Riverdale/Fieldston	\$286	\$325	\$338	-12%	-16%
Woodlawn/Williamsbridge			\$187		

### Cooperative Sale Price Per Square Foot

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	\$255	\$255	\$232	0%	10%
Bathgate/Crotona Park/ East Tremont					
Baychester/Coop City					
Bronxdale/Pelham Gardens/ Pelham Parkway North					
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck/Schuylerville		\$135	\$175		
Fordham/Belmont/ Kingsbridge Heights/ University Heights	\$255	\$161	\$162	59%	57%
Hightside/Morris Heights/ Mount Hope					
Kingsbridge/Jerome Park/ Bedford Park/Norwood	\$193	\$218	\$226	-11%	-14%
Melrose / Morrisania	\$224	\$224	\$236	0%	-5%
Mott Haven/Port Morris/ Hunts Point					
Parkchester/Westchester Square/ Castle Hill/Soundview					
Pelham Parkway South/ Morris Park/Van Nest		\$228	\$173		
Riverdale / Fieldston	\$291	\$301	\$306	-3%	-5%
Woodlawn/Williamsbridge			\$187		

### One - Three Family Dwelling Sale Price

	Average				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$393</b>	<b>\$398</b>	<b>\$399</b>	<b>-1%</b>	<b>-1%</b>
Bathgate/Crotona Park/					
East Tremont	\$300	\$319	\$338	-6%	-11%
Baychester/Coop City	\$344	\$289	\$384	19%	-11%
Bronxdale/Pelham Gardens/					
Pelham Parkway North	\$407	\$414	\$393	-2%	3%
City Island/Pelham Bay/					
Pelham Strip/Country Club/					
Throgs Neck / Schuylerville	\$420	\$412	\$450	2%	-7%
Fordham/Belmont/					
Kingsbridge Heights/					
University Heights	\$352	\$317	\$315	11%	12%
Highbidge/Morris Heights/					
Mount Hope	\$423	\$402	\$323	5%	31%
Kingsbridge/Jerome Park/					
Bedford Park/Norwood	\$398	\$428	\$350	-7%	14%
Melrose/Morrisania	\$349	\$396	\$332	-12%	5%
Mott Haven/Port Morris/					
Hunts Point	\$327	\$269	\$311	22%	5%
Parkchester/Westchester Square/					
Castle Hill/Soundview	\$346	\$393	\$371	-12%	-7%
Pelham Parkway South/					
Morris Park/Van Nest	\$478	\$380	\$417	26%	15%
Riverdale/Fieldston	\$839	\$917	\$933	-9%	-10%
Woodlawn/Williamsbridge	\$399	\$321	\$373	24%	7%

Note: sale price in thousands

## One - Three Family Dwelling Sale Price

	Median				
	1q11	4q10	1q10	Percent Change	
				4q10	1q10
<b>Bronx</b>	<b>\$395</b>	<b>\$383</b>	<b>\$385</b>	<b>3%</b>	<b>3%</b>
Bathgate/Crotona Park/					
East Tremont	\$295	\$304	\$357	-3%	-17%
Baychester/Coop City	\$328	\$270	\$405	21%	-19%
Bronxdale/Pelham Gardens/					
Pelham Parkway North	\$403	\$397	\$390	1%	3%
City Island/Pelham Bay/					
Pelham Strip/Country Club/					
Throgs Neck/Schuylerville	\$400	\$416	\$420	-4%	-5%
Fordham/Belmont/					
Kingsbridge Heights/					
University Heights	\$372	\$325	\$294	15%	27%
Hightidge/Morris Heights/					
Mount Hope	\$439	\$390	\$302	13%	46%
Kingsbridge/Jerome Park/					
Bedford Park/Norwood	\$378	\$428	\$370	-12%	2%
Melrose/Morrisania	\$375	\$418	\$363	-10%	3%
Mott Haven/Port Morris/					
Hunts Point	\$370	\$300	\$340	23%	9%
Parkchester/Westchester Square/					
Castle Hill/Soundview	\$350	\$410	\$350	-15%	0%
Pelham Parkway South/					
Morris Park/Van Nest	\$485	\$375	\$432	29%	12%
Riverdale/Fieldston	\$660	\$645	\$805	2%	-18%
Woodlawn/Williamsbridge	\$419	\$285	\$360	47%	16%

Note: sale price in thousands