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REAL ESTATE BOARD OF NEW YORK



New York City Residential Sales Report

Third Quarter 2009

Stephen M. Ross, Chairperson / Steven Spinola, President

570 Lexington Avenue / New York NY 10022 / 212.532.3100 / www.rebny.com

New York City Residential Sales Report



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Executive Summary

The residential real estate market in New York City came back to life in the third quarter of 2009. Sales prices and transaction volume reversed the trend of falling quarter on quarter figures in many markets. These quarter to quarter market improvements were due to factors other than the typical summer boost in activity. These improved market indicators are represented in much of the borough-wide data, and equally apparent when analyzing the neighborhoods by property class. Nevertheless, it should be stated that the recovery in the residential real estate market in New York City is fragile and needs to continue through the next two quarters before we can say with irrefutable confidence that a recovery is underway. Analyzing the year to year changes, it is clear that the market is not back to the high velocity of transactions and sales prices of the pre-financial crisis period which established a record for the number of sales and for the average sales price.

Homes

Year to Year

The average sales price of a home in New York City during the third quarter of 2009 was \$670,000, a 14% drop compared to the average price during the third quarter of 2008. The year on year change in the average price of a home in Manhattan was down 17% to \$1,233; in Brooklyn prices fell 5% to \$534,000; in Queens prices fell 6% to \$406,000.

Quarter to Quarter

When compared to the second quarter of 2009 the average price of a home in New York City increased 4%. The average sales price of a home in Queens and Brooklyn also increased quarterly by 1% and 6% respectively. The number of home sales city-wide and in each borough rose quarter to quarter. City-wide sales increased 35% to 9,734; Manhattan sales increased 59% to 2,840; and sales in Brooklyn increased 27% to 2,102.

All Apartments

Year to Year

The average sales price of an apartment in New York City during the third quarter of 2009 was \$786,000, a 12% drop year on year. The average price of an apartment in Manhattan in the third quarter of 2009 was \$1,180,000 a drop of 17% from the third quarter of last year. Brooklyn's average sales price of an apartment in the third quarter of 2009 was \$459,000, an increase of 1% from the previous year's third quarter.

Quarter to Quarter

The average sales price of an apartment in New York City rose 2% from the previous quarter. In Manhattan though the average apartment sales price fell 5% quarterly while prices rose quarter to quarter in Brooklyn by 9%. City-wide apartment sales increased 43% to 5,264, Manhattan sales increased 59% to 2,800; and Brooklyn sales increased 25% to 933.

Condominiums

Year to Year

The average sales price of a condominium in New York City in the third quarter of this year fell 15% to \$1,075,000. Manhattan experienced a 15% drop in the average sales price to \$1,513,000. The average sales price of \$551,000 in Brooklyn was an increase of 1% year on year.

Quarter to Quarter

Quarter to quarter, prices increased city-wide by 1% and in Brooklyn the average sales price increased 3%. City-wide condominium sales increased 31% to 2,119; Manhattan sales increased 46% to 1,240; and Brooklyn sales increased 14% to 434.

Executive Summary

Cooperatives

Year to Year

The average sales price of a cooperative unit in New York City fell by 11% to \$591,000 this quarter, compared to the third quarter last year. The average sales price in Manhattan fell 17% year on year to \$915,000. The average sales price in Brooklyn was up 2% year on year to \$379,000.

Quarter to Quarter

Quarter to quarter, the average price of a cooperative unit increased 8% city-wide and by 26% in Brooklyn. City-wide cooperative unit sales increased 52% to 3,145; Manhattan sales increased 71% to 1,560; and Brooklyn sales increased 37% to 499.

1-3 Family Dwellings

Year to Year

The average sales price of a New York City 1-3 family dwelling in the third quarter of 2009 fell by 14% year on year to \$534,000. The average sales price of a 1-3 family dwelling in Brooklyn declined 12% year on year to \$594,000. The average price of a 1-3 family dwelling in Queens was \$489,000, a 10% drop.

Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide increased 5%. Quarter to quarter, the average sales price of a 1-3 family dwelling increased in Brooklyn by 4%, in Queens by 4%, and in the Bronx by 1%. Sales volume also increased quarter to quarter in the boroughs by 28% in Brooklyn, 23% in Queens, and 28% in the Bronx.

Manhattan Neighborhoods

The average condominium unit sales price in TriBeCa in the third quarter of 2009 was

\$2,858,000, a 26% increase compared to the third quarter of 2008. The number of sales of condominium units in TriBeCa rose this quarter to 38 from 32 last quarter.

The average sales price of a condominium unit on the Upper East Side decreased 7% to \$1,933,000 this quarter when compared to the third quarter of 2008. Quarter to quarter the average sales price increased 5%, while sales in the neighborhood increased quarterly as well from 183 to 225.

The average sales price of a cooperative unit on the Upper East Side was \$1,230,000 which is a drop of 26% compared to the third quarter of last year. Sales increased though from 237 in the second quarter of 2009 to 417 in the third quarter of 2009.

The average price of a cooperative unit on the Upper West Side fell 15% to \$946,000 this quarter compared to the third quarter of last year. Sales increased from 202 in the second quarter of 2009 to 404 in the third quarter of 2009.

Brooklyn Neighborhoods

The average sales price of a condominium unit in Park Slope in the third quarter of 2009 was \$716,000, an increase of 14% over the third quarter of last year. Sales in the neighborhood increased slightly quarter to quarter.

The average sales price of a 1-3 family dwelling fell in most Brooklyn neighborhoods in the third quarter of 2009, compared to the third quarter of last year. While sales increased strongly quarter to quarter in the more traditional neighborhoods for 1-3 family dwellings. Sales quarter to quarter increased in Gravesend/Mapleton from 43 to 86, in Marine Park/Madison sales increased from 54 to 75, and in Bedford Stuyvesant sales increased from 52 to 74.



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

AVG PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$670	\$644	\$783	4%	-14%
Manhattan	\$1,233	\$1,297	\$1,492	-5%	-17%
Bronx	\$367	\$356	\$401	3%	-8%
Brooklyn	\$534	\$503	\$563	6%	-5%
Queens	\$406	\$403	\$431	1%	-6%
Staten Island	\$382	\$388	\$409	-1%	-6%
MEDIAN PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$460	\$445	\$510	3%	-10%
Manhattan	\$750	\$800	\$850	-6%	-12%
Bronx	\$347	\$340	\$389	2%	-11%
Brooklyn	\$466	\$450	\$500	4%	-7%
Queens	\$365	\$369	\$400	-1%	-9%
Staten Island	\$363	\$370	\$390	-2%	-7%
AVG PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$482	\$453	\$585	6%	-18%
Manhattan	\$1,002	\$1,021	\$1,250	-2%	-20%
Bronx	\$249	\$235	\$260	6%	-4%
Brooklyn	\$388	\$361	\$430	7%	-10%
Queens	\$307	\$303	\$344	1%	-11%
Staten Island	\$249	\$250	\$270	0%	-8%
MEDIAN PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$342	\$317	\$380	8%	-10%
Manhattan	\$911	\$951	\$1,118	-4%	-19%
Bronx	\$237	\$218	\$239	9%	-1%
Brooklyn	\$347	\$324	\$371	7%	-6%
Queens	\$289	\$278	\$321	4%	-10%
Staten Island	\$239	\$235	\$258	2%	-7%
SALES					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	9,734	7,194	12,098	35%	-20%
Manhattan	2,840	1,788	3,709	59%	-23%
Bronx	591	487	781	21%	-24%
Brooklyn	2,102	1,660	2,781	27%	-24%
Queens	3,367	2,653	4,087	27%	-18%
Staten Island	834	606	740	38%	13%



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Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$786	\$771	\$896	2%	-12%
Manhattan	\$1,180	\$1,248	\$1,415	-5%	-17%
Bronx	\$261	\$253	\$229	3%	14%
Brooklyn	\$459	\$421	\$453	9%	1%
Queens	\$264	\$282	\$269	-6%	-2%
Staten Island	\$255	\$238	\$243	8%	5%
MEDIAN PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$470	\$450	\$500	4%	-6%
Manhattan	\$745	\$800	\$845	-7%	-12%
Bronx	\$210	\$235	\$186	-10%	13%
Brooklyn	\$390	\$366	\$390	7%	0%
Queens	\$220	\$235	\$231	-6%	-5%
Staten Island	\$255	\$225	\$226	13%	13%
AVG PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$721	\$696	\$866	3%	-17%
Manhattan	\$994	\$1,021	\$1,242	-3%	-20%
Bronx	\$276	\$275	\$272	1%	2%
Brooklyn	\$493	\$452	\$512	9%	-4%
Queens	\$338	\$354	\$372	-4%	-9%
Staten Island	\$240	\$240	\$276	0%	-13%
MEDIAN PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$675	\$635	\$789	6%	-14%
Manhattan	\$910	\$951	\$1,118	-4%	-19%
Bronx	\$246	\$280	\$235	-12%	5%
Brooklyn	\$475	\$400	\$448	19%	6%
Queens	\$313	\$314	\$345	0%	-9%
Staten Island	\$237	\$231	\$257	3%	-8%
SALES					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	5,264	3,678	7,094	43%	-26%
Manhattan	2,800	1,762	3,664	59%	-24%
Bronx	202	182	262	11%	-23%
Brooklyn	933	745	1,399	25%	-33%
Queens	1,243	920	1,669	35%	-26%
Staten Island	86	69	100	25%	-14%



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Condominium Sale Price

AVG PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$1,075	\$1,060	\$1,260	1%	-15%
Manhattan	\$1,513	\$1,598	\$1,782	-5%	-15%
Bronx	\$305	\$299	\$211	2%	44%
Brooklyn	\$551	\$537	\$546	3%	1%
Queens	\$403	\$438	\$428	-8%	-6%
Staten Island	\$268	\$268	\$263	0%	2%
MEDIAN PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$655	\$635	\$755	3%	-13%
Manhattan	\$965	\$1,100	\$1,150	-12%	-16%
Bronx	\$230	\$263	\$170	-13%	35%
Brooklyn	\$484	\$467	\$495	4%	-2%
Queens	\$353	\$425	\$380	-17%	-7%
Staten Island	\$267	\$265	\$255	1%	5%
AVG PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$844	\$857	\$1,008	-2%	-16%
Manhattan	\$1,109	\$1,144	\$1,335	-3%	-17%
Bronx	\$268	\$286	\$232	-6%	16%
Brooklyn	\$509	\$509	\$544	0%	-6%
Queens	\$441	\$512	\$493	-14%	-10%
Staten Island	\$242	\$247	\$280	-2%	-14%
MEDIAN PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$818	\$816	\$958	0%	-15%
Manhattan	\$1,013	\$1,058	\$1,205	-4%	-16%
Bronx	\$239	\$293	\$208	-18%	15%
Brooklyn	\$517	\$517	\$540	0%	-4%
Queens	\$422	\$476	\$452	-11%	-7%
Staten Island	\$238	\$237	\$262	1%	-9%
SALES					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	2,119	1,614	2,783	31%	-24%
Manhattan	1,240	850	1,675	46%	-26%
Bronx	73	86	80	-15%	-9%
Brooklyn	434	381	660	14%	-34%
Queens	297	246	291	21%	2%
Staten Island	75	51	77	47%	-3%



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Cooperative Sale Price

AVG PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$591	\$545	\$660	8%	-11%
Manhattan	\$915	\$922	\$1,106	-1%	-17%
Bronx	\$236	\$212	\$237	12%	0%
Brooklyn	\$379	\$300	\$370	26%	2%
Queens	\$221	\$225	\$236	-2%	-6%
Staten Island	\$166	\$152	\$176	9%	-6%
MEDIAN PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$360	\$318	\$363	13%	-1%
Manhattan	\$595	\$590	\$660	1%	-10%
Bronx	\$200	\$183	\$190	9%	5%
Brooklyn	\$280	\$250	\$272	12%	3%
Queens	\$200	\$205	\$215	-2%	-7%
Staten Island	\$130	\$152	\$155	-14%	-16%
AVG PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$632	\$590	\$698	7%	-9%
Manhattan	\$898	\$914	\$1,092	-2%	-18%
Bronx	\$281	\$267	\$304	5%	-8%
Brooklyn	\$482	\$418	\$469	15%	3%
Queens	\$301	\$300	\$321	0%	-6%
Staten Island	\$221	\$221	\$249	0%	-12%
MEDIAN PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$594	\$464	\$563	28%	5%
Manhattan	\$818	\$856	\$974	-4%	-16%
Bronx	\$252	\$243	\$276	4%	-9%
Brooklyn	\$436	\$363	\$393	20%	11%
Queens	\$288	\$288	\$312	0%	-8%
Staten Island	\$207	\$213	\$229	-3%	-10%
SALES					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	3,145	2,064	4,311	52%	-27%
Manhattan	1,560	912	1,989	71%	-22%
Bronx	129	96	182	34%	-29%
Brooklyn	499	364	739	37%	-32%
Queens	946	674	1,378	40%	-31%
Staten Island	11	18	23	-39%	-52%



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One - Three Family Dwelling Sale Price

AVG PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$534	\$511	\$624	5%	-14%
Manhattan	\$4,864	\$4,593	\$7,716	6%	-37%
Bronx	\$424	\$418	\$488	1%	-13%
Brooklyn	\$594	\$570	\$674	4%	-12%
Queens	\$489	\$468	\$543	4%	-10%
Staten Island	\$397	\$407	\$434	-2%	-9%
MEDIAN PRICE					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$455	\$440	\$518	3%	-12%
Manhattan	\$3,650	\$2,090	\$4,396	75%	-17%
Bronx	\$406	\$405	\$465	0%	-13%
Brooklyn	\$527	\$520	\$600	1%	-12%
Queens	\$469	\$438	\$520	7%	-10%
Staten Island	\$378	\$385	\$414	-2%	-9%
AVG PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$303	\$288	\$341	5%	-11%
Manhattan	\$1,386	\$1,021	\$1,684	36%	-18%
Bronx	\$241	\$220	\$256	9%	-6%
Brooklyn	\$335	\$319	\$376	5%	-11%
Queens	\$296	\$285	\$334	4%	-11%
Staten Island	\$250	\$251	\$269	0%	-7%
MEDIAN PPSF					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	\$273	\$262	\$303	4%	-10%
Manhattan	\$1,265	\$952	\$1,221	33%	4%
Bronx	\$236	\$208	\$242	13%	-2%
Brooklyn	\$313	\$294	\$336	6%	-7%
Queens	\$278	\$265	\$311	5%	-11%
Staten Island	\$240	\$236	\$258	2%	-7%
SALES					
	3q09	2q09	3q08	Change From	
				2q09	2q08
New York City	4,470	3,516	5,004	27%	-11%
Manhattan	40	26	45	54%	-11%
Bronx	389	305	519	28%	-25%
Brooklyn	1,169	915	1,382	28%	-15%
Queens	2,124	1,733	2,418	23%	-12%
Staten Island	748	537	640	39%	17%



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Apartment Sale Price (includes all condominium & cooperative units)

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$1,180	\$1,248	\$1,415	-5%	-17%
Battery Park City	\$1,415	\$2,132	\$795	-34%	78%
Chelsea/Flatiron	\$1,186	\$1,303	\$1,228	-9%	-3%
East Harlem	\$585	\$483	\$548	21%	7%
East Village	\$1,043	\$657	\$1,029	59%	1%
Financial/Seaport	\$890	\$858	\$937	4%	-5%
Gramercy/Kips Bay	\$885	\$1,086	\$1,163	-19%	-24%
Greenwich Village	\$1,197	\$940	\$1,343	27%	-11%
Inwood	\$320	\$337	\$369	-5%	-13%
Lower East Side	\$625	\$815	\$803	-23%	-22%
Midtown East	\$1,104	\$891	\$1,043	24%	6%
Midtown West	\$1,130	\$1,489	\$2,080	-24%	-46%
Morningside Heights	\$518	\$649	\$658	-20%	-21%
Murray Hill	\$638	\$680	\$844	-6%	-24%
Roosevelt Island	\$492	\$600	\$684	-18%	-28%
SoHo	\$2,264	\$2,284	\$2,372	-1%	-5%
TriBeCa	\$2,743	\$2,635	\$2,246	4%	22%
Upper East Side	\$1,446	\$1,563	\$1,769	-7%	-18%
Upper West Side	\$1,256	\$1,160	\$1,553	8%	-19%
Washington Heights	\$353	\$420	\$406	-16%	-13%
West Harlem	\$546	\$520	\$594	5%	-8%
West Village	\$1,028	\$1,052	\$1,232	-2%	-17%

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$745	\$800	\$845	-7%	-12%
Battery Park City	\$1,256	\$1,940	\$625	-35%	101%
Chelsea/Flatiron	\$925	\$1,140	\$890	-19%	4%
East Harlem	\$500	\$450	\$405	11%	23%
East Village	\$738	\$609	\$688	21%	7%
Financial/Seaport	\$755	\$702	\$860	8%	-12%
Gramercy/Kips Bay	\$688	\$688	\$888	0%	-23%
Greenwich Village	\$890	\$741	\$1,073	20%	-17%
Inwood	\$358	\$340	\$343	5%	4%
Lower East Side	\$503	\$588	\$545	-15%	-8%
Midtown East	\$692	\$615	\$710	13%	-3%
Midtown West	\$730	\$835	\$999	-13%	-27%
Morningside Heights	\$450	\$623	\$544	-28%	-17%
Murray Hill	\$583	\$575	\$700	1%	-17%
Roosevelt Island	\$470	\$600	\$665	-22%	-29%
SoHo	\$1,570	\$2,439	\$2,050	-36%	-23%
TriBeCa	\$2,410	\$2,585	\$1,865	-7%	29%
Upper East Side	\$794	\$947	\$849	-16%	-7%
Upper West Side	\$800	\$795	\$950	1%	-16%
Washington Heights	\$311	\$380	\$385	-18%	-19%
West Harlem	\$491	\$455	\$529	8%	-7%
West Village	\$775	\$865	\$713	-10%	9%



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

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$994	\$1,021	\$1,242	-3%	-20%
Battery Park City	\$1,035	\$1,330	\$961	-22%	8%
Chelsea/Flatiron	\$1,031	\$1,141	\$1,201	-10%	-14%
East Harlem	\$623	\$672	\$678	-7%	-8%
East Village	\$1,021	\$963	\$1,262	6%	-19%
Financial/Seaport	\$949	\$912	\$1,033	4%	-8%
Gramercy/Kips Bay	\$964	\$1,049	\$1,167	-8%	-17%
Greenwich Village	\$1,080	\$1,040	\$1,380	4%	-22%
Inwood	\$385	\$451	\$554	-15%	-30%
Lower East Side	\$736	\$749	\$875	-2%	-16%
Midtown East	\$951	\$970	\$1,121	-2%	-15%
Midtown West	\$1,069	\$1,130	\$1,697	-5%	-37%
Morningside Heights	\$729	\$647	\$949	13%	-23%
Murray Hill	\$876	\$889	\$1,052	-1%	-17%
Roosevelt Island	n/a	\$873	\$817	n/a	n/a
SoHo	\$1,107	\$1,128	\$1,440	-2%	-23%
TriBeCa	\$1,152	\$1,156	\$1,304	0%	-12%
Upper East Side	\$986	\$1,044	\$1,209	-6%	-18%
Upper West Side	\$1,059	\$997	\$1,355	6%	-22%
Washington Heights	\$475	\$466	\$594	2%	-20%
West Harlem	\$555	\$565	\$559	-2%	-1%
West Village	\$1,118	\$1,173	\$1,633	-5%	-32%

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$910	\$951	\$1,118	-4%	-19%
Battery Park City	\$940	\$1,292	\$944	-27%	0%
Chelsea/Flatiron	\$1,030	\$1,090	\$1,203	-5%	-14%
East Harlem	\$638	\$602	\$576	6%	11%
East Village	\$949	\$944	\$1,174	1%	-19%
Financial/Seaport	\$869	\$906	\$1,000	-4%	-13%
Gramercy/Kips Bay	\$928	\$988	\$1,161	-6%	-20%
Greenwich Village	\$967	\$980	\$1,285	-1%	-25%
Inwood	\$381	\$452	\$497	-16%	-23%
Lower East Side	\$748	\$676	\$799	11%	-6%
Midtown East	\$837	\$928	\$1,030	-10%	-19%
Midtown West	\$997	\$1,033	\$1,329	-4%	-25%
Morningside Heights	\$705	\$685	\$983	3%	-28%
Murray Hill	\$868	\$874	\$1,002	-1%	-13%
Roosevelt Island	n/a	\$873	\$714	n/a	n/a
SoHo	\$1,016	\$1,100	\$1,414	-8%	-28%
TriBeCa	\$1,075	\$1,078	\$1,289	0%	-17%
Upper East Side	\$869	\$913	\$1,052	-5%	-17%
Upper West Side	\$929	\$908	\$1,180	2%	-21%
Washington Heights	\$467	\$524	\$593	-11%	-21%
West Harlem	\$573	\$543	\$562	5%	2%
West Village	\$1,069	\$1,127	\$1,355	-5%	-21%

Condominium Sale Price

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$1,513	\$1,598	\$1,782	-5%	-15%
Battery Park City	\$1,415	\$2,132	\$795	-34%	78%
Chelsea/Flatiron	\$1,430	\$1,589	\$1,603	-10%	-11%
East Harlem	\$642	\$512	\$451	26%	43%
East Village	\$1,698	\$868	\$1,371	96%	24%
Financial/Seaport	\$907	\$869	\$922	4%	-2%
Gramercy/Kips Bay	\$1,212	\$1,660	\$1,532	-27%	-21%
Greenwich Village	\$1,900	\$1,709	\$1,610	11%	18%
Inwood	n/a	\$355	\$325	n/a	n/a
Lower East Side	\$774	\$1,309	\$1,040	-41%	-26%
Midtown East	\$1,328	\$1,273	\$1,357	4%	-2%
Midtown West	\$1,362	\$1,793	\$2,373	-24%	-43%
Morningside Heights	\$1,955	n/a	\$1,065	n/a	84%
Murray Hill	\$856	\$887	\$1,152	-3%	-26%
Roosevelt Island	\$492	\$600	\$684	-18%	-28%
SoHo	\$3,107	\$2,868	\$2,944	8%	6%
TriBeCa	\$2,858	\$2,736	\$2,266	4%	26%
Upper East Side	\$1,933	\$1,839	\$2,082	5%	-7%
Upper West Side	\$1,865	\$1,438	\$2,196	30%	-15%
Washington Heights	\$389	\$320	\$471	22%	-17%
West Harlem	\$605	\$606	\$646	0%	-6%
West Village	\$1,636	\$1,319	\$2,255	24%	-27%

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$965	\$1,100	\$1,150	-12%	-16%
Battery Park City	\$1,220	\$1,940	\$625	-37%	95%
Chelsea/Flatiron	\$1,200	\$1,355	\$1,425	-11%	-16%
East Harlem	\$510	\$450	\$435	13%	17%
East Village	\$1,200	\$800	\$1,270	50%	-6%
Financial/Seaport	\$773	\$704	\$862	10%	-10%
Gramercy/Kips Bay	\$980	\$1,263	\$1,397	-22%	-30%
Greenwich Village	\$1,621	\$1,350	\$1,238	20%	31%
Inwood	n/a	\$355	\$325	n/a	n/a
Lower East Side	\$532	\$705	\$604	-25%	-12%
Midtown East	\$805	\$750	\$786	7%	2%
Midtown West	\$803	\$900	\$1,150	-11%	-30%
Morningside Heights	\$1,955	n/a	\$980	n/a	99%
Murray Hill	\$756	\$823	\$988	-8%	-23%
Roosevelt Island	\$470	\$600	\$665	-22%	-29%
SoHo	\$2,290	\$2,544	\$2,300	-10%	0%
TriBeCa	\$2,451	\$2,633	\$1,869	-7%	31%
Upper East Side	\$1,000	\$1,300	\$1,185	-23%	-16%
Upper West Side	\$997	\$1,013	\$1,185	-1%	-16%
Washington Heights	\$341	\$320	\$499	7%	-32%
West Harlem	\$550	\$508	\$591	8%	-7%
West Village	\$1,594	\$1,325	\$1,450	20%	10%



REAL ESTATE BOARD OF NEW YORK

Condominium Sale Price Per Square Foot

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$1,109	\$1,144	\$1,335	-3%	-17%
Battery Park City	\$1,035	\$1,332	\$961	-22%	8%
Chelsea/Flatiron	\$1,108	\$1,246	\$1,245	-11%	-11%
East Harlem	\$623	\$672	\$678	-7%	-8%
East Village	\$1,055	\$970	\$1,192	9%	-12%
Financial/Seaport	\$957	\$908	\$1,010	5%	-5%
Gramercy/Kips Bay	\$1,099	\$1,164	\$1,244	-6%	-12%
Greenwich Village	\$1,322	\$1,368	\$1,551	-3%	-15%
Inwood	n/a	\$568	\$391	n/a	n/a
Lower East Side	\$858	\$972	\$961	-12%	-11%
Midtown East	\$1,144	\$1,147	\$1,227	0%	-7%
Midtown West	\$1,151	\$1,197	\$1,757	-4%	-34%
Morningside Heights	n/a	n/a	\$978	n/a	n/a
Murray Hill	\$936	\$1,021	\$1,112	-8%	-16%
Roosevelt Island	n/a	\$873	\$817	n/a	n/a
SoHo	\$1,198	\$1,300	\$1,532	-8%	-22%
TriBeCa	\$1,158	\$1,176	\$1,304	-2%	-11%
Upper East Side	\$1,118	\$1,055	\$1,307	6%	-14%
Upper West Side	\$1,255	\$1,075	\$1,515	17%	-17%
Washington Heights	\$396	\$472	\$707	-16%	-44%
West Harlem	\$561	\$525	\$559	7%	0%
West Village	\$1,268	\$1,286	\$1,999	-1%	-37%

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$1,013	\$1,058	\$1,205	-4%	-16%
Battery Park City	\$1,035	\$1,332	\$961	-22%	8%
Chelsea/Flatiron	\$1,076	\$1,263	\$1,240	-15%	-13%
East Harlem	\$638	\$602	\$576	6%	11%
East Village	\$967	\$847	\$1,160	14%	-17%
Financial/Seaport	\$957	\$908	\$1,010	5%	-5%
Gramercy/Kips Bay	\$1,085	\$1,150	\$1,230	-6%	-12%
Greenwich Village	\$1,222	\$1,392	\$1,542	-12%	-21%
Inwood	n/a	\$568	\$391	n/a	n/a
Lower East Side	\$934	\$1,004	\$1,010	-7%	-8%
Midtown East	\$954	\$1,038	\$1,093	-8%	-13%
Midtown West	\$1,029	\$1,064	\$1,345	-3%	-24%
Morningside Heights	n/a	n/a	\$1,047	n/a	n/a
Murray Hill	\$909	\$946	\$1,042	-4%	-13%
Roosevelt Island	n/a	\$873	\$714	n/a	n/a
SoHo	\$1,226	\$1,281	\$1,453	-4%	-16%
TriBeCa	\$1,097	\$1,225	\$1,289	-10%	-15%
Upper East Side	\$972	\$1,017	\$1,149	-4%	-15%
Upper West Side	\$1,062	\$1,002	\$1,263	6%	-16%
Washington Heights	\$436	\$472	\$593	-8%	-26%
West Harlem	\$587	\$571	\$562	3%	5%
West Village	\$1,213	\$1,202	\$1,625	1%	-25%

Cooperative Sale Price

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$915	\$922	\$1,106	-1%	-17%
Chelsea/Flatiron	\$787	\$790	\$923	0%	-15%
East Harlem	\$261	\$228	\$593	15%	-56%
East Village	\$614	\$634	\$862	-3%	-29%
Financial/Seaport	\$590	\$626	\$1,121	-6%	-47%
Gramercy/Kips Bay	\$644	\$633	\$784	2%	-18%
Greenwich Village	\$1,077	\$707	\$1,283	52%	-16%
Inwood	\$320	\$335	\$370	-5%	-14%
Lower East Side	\$488	\$543	\$671	-10%	-27%
Midtown East	\$935	\$671	\$767	39%	22%
Midtown West	\$561	\$709	\$1,034	-21%	-46%
Morningside Heights	\$468	\$649	\$594	-28%	-21%
Murray Hill	\$501	\$577	\$592	-13%	-15%
SoHo	\$1,209	\$1,536	\$1,756	-21%	-31%
TriBeCa	\$1,870	\$1,563	\$2,055	20%	-9%
Upper East Side	\$1,230	\$1,337	\$1,656	-8%	-26%
Upper West Side	\$946	\$978	\$1,115	-3%	-15%
Washington Heights	\$344	\$424	\$397	-19%	-13%
West Harlem	\$308	\$264	\$354	17%	-13%
West Village	\$755	\$876	\$830	-14%	-9%

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$595	\$590	\$660	1%	-10%
Chelsea/Flatiron	\$605	\$615	\$650	-2%	-7%
East Harlem	\$250	\$228	\$278	10%	-10%
East Village	\$535	\$590	\$615	-9%	-13%
Financial/Seaport	\$470	\$572	\$777	-18%	-40%
Gramercy/Kips Bay	\$505	\$533	\$655	-5%	-23%
Greenwich Village	\$823	\$650	\$987	27%	-17%
Inwood	\$358	\$325	\$345	10%	4%
Lower East Side	\$495	\$498	\$535	-1%	-7%
Midtown East	\$640	\$528	\$575	21%	11%
Midtown West	\$483	\$475	\$656	2%	-26%
Morningside Heights	\$450	\$623	\$520	-28%	-13%
Murray Hill	\$468	\$499	\$500	-6%	-6%
SoHo	\$1,153	\$656	\$1,539	76%	-25%
TriBeCa	\$1,850	\$1,650	\$1,850	12%	0%
Upper East Side	\$670	\$665	\$770	1%	-13%
Upper West Side	\$682	\$675	\$774	1%	-12%
Washington Heights	\$300	\$383	\$347	-22%	-14%
West Harlem	\$272	\$253	\$275	8%	-1%
West Village	\$642	\$637	\$630	1%	2%

Cooperative Sale Price Per Square Foot

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$898	\$914	\$1,092	-2%	-18%
Chelsea/Flatiron	\$890	\$954	\$1,151	-7%	-23%
East Village	\$981	\$962	\$1,430	2%	-31%
Financial/Seaport	\$807	\$1,033	\$1,310	-22%	-38%
Gramercy/Kips Bay	\$843	\$950	\$1,031	-11%	-18%
Greenwich Village	\$1,024	\$883	\$1,313	16%	-22%
Inwood	\$385	\$441	\$572	-13%	-33%
Lower East Side	\$563	\$576	\$701	-2%	-20%
Midtown East	\$811	\$865	\$984	-6%	-18%
Midtown West	\$816	\$940	\$1,158	-13%	-30%
Morningside Heights	\$729	\$647	\$942	13%	-23%
Murray Hill	\$813	\$809	\$959	0%	-15%
SoHo	\$1,003	\$1,037	\$1,183	-3%	-15%
TriBeCa	\$1,095	\$994	\$1,308	10%	-16%
Upper East Side	\$939	\$947	\$1,145	-1%	-18%
Upper West Side	\$938	\$955	\$1,132	-2%	-17%
Washington Heights	\$495	\$466	\$566	6%	-13%
West Harlem	\$446	\$686	n/a	-35%	n/a
West Village	\$1,025	\$1,093	\$1,267	-6%	-19%

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Manhattan	\$818	\$856	\$974	-4%	-16%
Chelsea/Flatiron	\$854	\$905	\$1,076	-6%	-21%
East Village	\$949	\$965	\$1,469	-2%	-35%
Financial/Seaport	\$807	\$1,033	\$1,310	-22%	-38%
Gramercy/Kips Bay	\$823	\$900	\$997	-9%	-17%
Greenwich Village	\$911	\$850	\$1,151	7%	-21%
Inwood	\$381	\$450	\$505	-15%	-25%
Lower East Side	\$544	\$566	\$648	-4%	-16%
Midtown East	\$741	\$792	\$905	-7%	-18%
Midtown West	\$761	\$911	\$867	-16%	-12%
Morningside Heights	\$705	\$685	\$948	3%	-26%
Murray Hill	\$794	\$830	\$933	-4%	-15%
SoHo	\$964	\$1,053	\$1,273	-8%	-24%
TriBeCa	\$1,009	\$1,059	\$1,290	-5%	-22%
Upper East Side	\$807	\$842	\$960	-4%	-16%
Upper West Side	\$857	\$852	\$995	1%	-14%
Washington Heights	\$475	\$532	\$541	-11%	-12%
West Harlem	\$446	\$473	n/a	-6%	n/a
West Village	\$971	\$1,079	\$1,242	-10%	-22%



REAL ESTATE BOARD OF NEW YORK

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

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$534	\$503	\$563	6%	-5%
Bath Beach	\$489	\$491	\$496	0%	-1%
Bay Ridge / Fort Hamilton	\$508	\$478	\$474	6%	7%
Bedford Stuyvesant	\$458	\$441	\$480	4%	-4%
Bensonhurst	\$637	\$574	\$652	11%	-2%
Bergen Beach	\$581	\$544	\$538	7%	8%
Brighton Beach	\$721	\$760	\$1,072	-5%	-33%
Boerum Hill	\$449	\$381	\$443	18%	1%
Borough Park	\$621	\$633	\$637	-2%	-2%
Brooklyn Heights	\$927	\$741	\$898	25%	3%
Brownsville / Ocean Hill	\$442	\$484	\$494	-9%	-11%
Bushwick / Wyckoff Heights	\$412	\$426	\$465	-3%	-11%
Canarsie	\$421	\$434	\$479	-3%	-12%
Carroll Gardens	\$717	\$561	\$897	28%	-20%
Clinton Hill	\$451	\$450	\$561	0%	-20%
Cobble Hill	\$936	\$1,360	\$938	-31%	0%
Columbia St Waterfront District	\$505	\$590	\$656	-14%	-23%
Coney Island	\$279	\$287	\$270	-3%	3%
Crown Heights	\$462	\$476	\$452	-3%	2%
Cypress Hills	\$342	\$392	\$444	-13%	-23%
Downtown	\$512	\$517	\$476	-1%	7%
Dyker Heights	\$670	\$719	\$809	-7%	-17%
East Flatbush	\$367	\$378	\$405	-3%	-9%
East New York / Spring Creek	\$332	\$346	\$341	-4%	-3%
Flatbush / Prospect Park South	\$444	\$377	\$458	18%	-3%
Flatlands	\$372	\$330	\$410	13%	-9%
Fort Greene	\$591	\$859	\$787	-31%	-25%
Gerritsen Beach	\$355	\$357	\$449	0%	-21%
Gowanus	\$687	\$780	\$752	-12%	-9%
Gravesend / Mapleton	\$584	\$481	\$534	21%	9%
Greenpoint	\$521	\$553	\$628	-6%	-17%
Kensington / Parkville	\$490	\$642	\$522	-24%	-6%
Manhattan Beach	\$560	\$1,218	\$1,258	-54%	-55%
Marine Park / Madison	\$448	\$413	\$440	8%	2%
Midwood	\$423	\$502	\$519	-16%	-18%
Mill Basin	\$487	\$460	\$547	6%	-11%
Park Slope	\$797	\$732	\$769	9%	4%
Prospect Heights	\$725	\$765	\$634	-5%	14%
Prospect Park Lefferts Gardens	\$520	\$416	\$529	25%	-2%
Red Hook	\$715	\$978	\$920	-27%	-22%
SeaGate	\$363	\$466	\$499	-22%	-27%
Sheepshead Bay	\$331	\$309	\$359	7%	-8%
Sunset Park	\$537	\$484	\$608	11%	-12%
Vinegar Hill / Dumbo	\$965	\$1,068	\$1,051	-10%	-8%
Williamsburg	\$637	\$561	\$643	13%	-1%
Windsor Terrace	\$568	\$567	\$578	0%	-2%



REAL ESTATE BOARD OF NEW YORK

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

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$466	\$450	\$500	4%	-7%
Bath Beach	\$560	\$457	\$490	23%	14%
Bay Ridge / Fort Hamilton	\$465	\$379	\$378	23%	23%
Bedford Stuyvesant	\$443	\$413	\$468	7%	-5%
Bensonhurst	\$665	\$603	\$650	10%	2%
Bergen Beach	\$590	\$546	\$549	8%	7%
Brighton Beach	\$584	\$624	\$773	-6%	-24%
Boerum Hill	\$395	\$310	\$413	27%	-4%
Borough Park	\$576	\$650	\$655	-11%	-12%
Brooklyn Heights	\$611	\$490	\$607	25%	1%
Brownsville / Ocean Hill	\$470	\$569	\$499	-17%	-6%
Bushwick / Wyckoff Heights	\$437	\$390	\$452	12%	-3%
Canarsie	\$417	\$432	\$480	-3%	-13%
Carroll Gardens	\$568	\$550	\$778	3%	-27%
Clinton Hill	\$365	\$409	\$450	-11%	-19%
Cobble Hill	\$763	\$1,393	\$578	-45%	32%
Columbia St Waterfront District	\$505	\$590	\$540	-14%	-6%
Coney Island	\$265	\$295	\$260	-10%	2%
Crown Heights	\$499	\$495	\$463	1%	8%
Cypress Hills	\$377	\$350	\$412	8%	-8%
Downtown	\$380	\$436	\$478	-13%	-21%
Dyker Heights	\$673	\$735	\$680	-9%	-1%
East Flatbush	\$385	\$372	\$429	3%	-10%
East New York / Spring Creek	\$298	\$357	\$278	-16%	7%
Flatbush / Prospect Park South	\$365	\$307	\$338	19%	8%
Flatlands	\$371	\$328	\$402	13%	-8%
Fort Greene	\$465	\$654	\$695	-29%	-33%
Gerritsen Beach	\$354	\$381	\$464	-7%	-24%
Gowanus	\$539	\$587	\$618	-8%	-13%
Gravesend / Mapleton	\$479	\$455	\$484	5%	-1%
Greenpoint	\$475	\$491	\$583	-3%	-19%
Kensington / Parkville	\$405	\$409	\$345	-1%	17%
Manhattan Beach	\$540	\$1,050	\$1,095	-49%	-51%
Marine Park / Madison	\$449	\$435	\$450	3%	0%
Midwood	\$423	\$307	\$487	38%	-13%
Mill Basin	\$422	\$417	\$485	1%	-13%
Park Slope	\$630	\$649	\$635	-3%	-1%
Prospect Heights	\$560	\$510	\$610	10%	-8%
Prospect Park Lefferts Gardens	\$461	\$363	\$477	27%	-3%
Red Hook	\$715	\$978	\$910	-27%	-21%
SeaGate	\$363	\$466	\$435	-22%	-17%
Sheepshead Bay	\$300	\$275	\$290	9%	3%
Sunset Park	\$500	\$418	\$652	20%	-23%
Vinegar Hill / Dumbo	\$965	\$875	\$1,008	10%	-4%
Williamsburg	\$600	\$527	\$540	14%	11%
Windsor Terrace	\$505	\$556	\$495	-9%	2%



REAL ESTATE BOARD OF NEW YORK

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$459	\$421	\$453	9%	1%
Bath Beach	\$213	\$234	\$350	-9%	-39%
Bay Ridge / Fort Hamilton	\$277	\$290	\$278	-4%	0%
Bedford Stuyvesant	\$444	\$442	\$401	0%	11%
Bensonhurst	\$360	\$317	\$300	14%	20%
Bergen Beach	\$404	\$378	\$425	7%	-5%
Brighton Beach	\$569	\$604	\$668	-6%	-15%
Boerum Hill	\$464	\$497	\$334	-7%	39%
Borough Park	\$464	\$370	\$435	25%	7%
Brooklyn Heights	\$816	\$576	\$738	42%	10%
Brownsville / Ocean Hill	\$115	n/a	\$225	n/a	-49%
Bushwick / Wyckoff Heights	\$328	\$499	\$380	-34%	-14%
Canarsie	\$270	\$247	\$274	9%	-1%
Carroll Gardens	\$530	\$561	\$660	-6%	-20%
Clinton Hill	\$361	\$375	\$456	-4%	-21%
Cobble Hill	\$646	\$743	\$588	-13%	10%
Columbia St Waterfront District	\$505	\$430	\$511	17%	-1%
Coney Island	\$277	\$281	\$263	-2%	5%
Crown Heights	\$446	\$363	\$421	23%	6%
Downtown	\$436	\$515	\$476	-15%	-9%
Dyker Heights	\$280	\$300	\$500	-7%	-44%
East Flatbush	\$216	\$237	\$137	-8%	58%
East New York / Spring Creek	\$217	\$193	\$207	12%	5%
Flatbush / Prospect Park South	\$309	\$286	\$268	8%	15%
Flatlands	\$205	\$182	\$164	13%	25%
Fort Greene	\$499	\$507	\$755	-2%	-34%
Gowanus	\$572	\$544	\$553	5%	3%
Gravesend / Mapleton	\$229	\$195	\$253	17%	-10%
Greenpoint	\$427	\$499	\$573	-14%	-25%
Kensington / Parkville	\$285	\$476	\$289	-40%	-2%
Marine Park / Madison	\$227	\$202	\$235	12%	-4%
Midwood	\$212	\$201	\$213	5%	-1%
Mill Basin	\$151	\$146	\$166	4%	-9%
Park Slope	\$644	\$624	\$644	3%	0%
Prospect Heights	\$718	\$701	\$608	2%	18%
Prospect Park Lefferts Gardens	\$307	\$276	\$162	11%	90%
SeaGate	n/a	n/a	\$437	n/a	n/a
Sheepshead Bay	\$215	\$205	\$209	5%	3%
Sunset Park	\$312	\$315	\$396	-1%	-21%
Vinegar Hill / Dumbo	\$965	\$1,068	\$1,051	-10%	-8%
Williamsburg	\$628	\$552	\$615	14%	2%
Windsor Terrace	\$427	\$400	\$406	7%	5%



REAL ESTATE BOARD OF NEW YORK

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$390	\$366	\$390	7%	0%
Bath Beach	\$192	\$200	\$380	-4%	-49%
Bay Ridge / Fort Hamilton	\$248	\$280	\$254	-12%	-3%
Bedford Stuyvesant	\$406	\$410	\$410	-1%	-1%
Bensonhurst	\$395	\$358	\$236	10%	67%
Bergen Beach	\$385	\$408	\$420	-6%	-8%
Brighton Beach	\$550	\$600	\$661	-8%	-17%
Boerum Hill	\$475	\$499	\$305	-5%	56%
Borough Park	\$370	\$305	\$375	21%	-1%
Brooklyn Heights	\$600	\$485	\$585	24%	3%
Brownsville / Ocean Hill	\$115	n/a	\$225	n/a	-49%
Bushwick / Wyckoff Heights	\$328	\$499	\$382	-34%	-14%
Canarsie	\$270	\$200	\$325	35%	-17%
Carroll Gardens	\$532	\$550	\$654	-3%	-19%
Clinton Hill	\$350	\$345	\$402	1%	-13%
Cobble Hill	\$630	\$743	\$500	-15%	26%
Columbia St Waterfront District	\$505	\$430	\$515	17%	-2%
Coney Island	\$265	\$285	\$255	-7%	4%
Crown Heights	\$475	\$395	\$438	20%	9%
Downtown	\$370	\$400	\$478	-8%	-23%
Dyker Heights	\$280	\$300	\$500	-7%	-44%
East Flatbush	\$235	\$231	\$129	2%	82%
East New York / Spring Creek	\$209	\$186	\$201	12%	4%
Flatbush / Prospect Park South	\$310	\$292	\$255	6%	22%
Flatlands	\$200	\$195	\$164	3%	22%
Fort Greene	\$509	\$422	\$692	21%	-26%
Gowanus	\$529	\$485	\$576	9%	-8%
Gravesend / Mapleton	\$200	\$165	\$218	21%	-8%
Greenpoint	\$425	\$465	\$552	-9%	-23%
Kensington / Parkville	\$240	\$254	\$265	-6%	-9%
Marine Park / Madison	\$213	\$178	\$197	20%	8%
Midwood	\$179	\$185	\$193	-3%	-7%
Mill Basin	\$156	\$155	\$160	1%	-3%
Park Slope	\$590	\$615	\$580	-4%	2%
Prospect Heights	\$553	\$490	\$589	13%	-6%
Prospect Park Lefferts Gardens	\$305	\$224	\$132	36%	131%
SeaGate	n/a	n/a	\$421	n/a	n/a
Sheepshead Bay	\$179	\$170	\$180	5%	-1%
Sunset Park	\$308	\$264	\$373	17%	-17%
Vinegar Hill / Dumbo	\$965	\$875	\$1,008	10%	-4%
Williamsburg	\$575	\$525	\$523	10%	10%
Windsor Terrace	\$425	\$318	\$384	34%	11%



REAL ESTATE BOARD OF NEW YORK

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

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$493	\$452	\$512	9%	-4%
Bath Beach	\$326	\$313	\$361	4%	-10%
Bay Ridge / Fort Hamilton	\$390	\$390	\$398	0%	-2%
Bedford Stuyvesant	\$346	\$377	\$401	-8%	-14%
Bensonhurst	\$363	\$333	\$338	9%	7%
Bergen Beach	\$354	\$301	\$378	17%	-6%
Brighton Beach	\$622	\$659	\$672	-6%	-7%
Boerum Hill	\$349	\$342	\$332	2%	5%
Borough Park	\$429	\$404	\$478	6%	-10%
Brooklyn Heights	\$796	\$701	\$856	13%	-7%
Brownsville / Ocean Hill	\$121	n/a	\$280	n/a	-57%
Bushwick / Wyckoff Heights	n/a	n/a	\$552	n/a	n/a
Canarsie	\$260	n/a	\$310	n/a	-16%
Carroll Gardens	\$637	\$645	\$658	-1%	-3%
Clinton Hill	\$559	\$664	\$657	-16%	-15%
Cobble Hill	\$618	\$678	\$785	-9%	-21%
Columbia St Waterfront District	\$577	\$594	\$612	-3%	-6%
Coney Island	\$353	\$369	\$340	-4%	4%
Crown Heights	\$410	\$515	\$391	-20%	5%
Downtown	\$500	\$587	\$550	-15%	-9%
Dyker Heights	\$409	n/a	\$492	n/a	-17%
East Flatbush	\$252	\$270	\$208	-7%	21%
East New York / Spring Creek	\$285	\$288	\$277	-1%	3%
Flatbush / Prospect Park South	\$378	\$333	\$377	14%	0%
Flatlands	\$202	\$251	\$220	-19%	-8%
Fort Greene	\$500	\$572	\$727	-13%	-31%
Gowanus	\$563	n/a	\$772	n/a	-27%
Gravesend / Mapleton	\$292	\$260	\$312	12%	-7%
Greenpoint	\$539	\$645	\$629	-16%	-14%
Kensington / Parkville	\$335	\$337	\$365	-1%	-8%
Marine Park / Madison	\$316	\$256	\$297	24%	7%
Midwood	\$281	\$323	\$265	-13%	6%
Mill Basin	\$191	\$187	\$199	2%	-4%
Park Slope	\$670	\$672	\$696	0%	-4%
Prospect Heights	\$595	\$584	\$636	2%	-6%
Prospect Park Lefferts Gardens	\$368	\$287	\$203	28%	81%
Sheepshead Bay	\$292	\$270	\$277	8%	5%
Sunset Park	\$435	\$415	\$500	5%	-13%
Vinegar Hill / Dumbo	\$720	\$815	\$863	-12%	-17%
Williamsburg	\$617	\$529	\$611	17%	1%
Windsor Terrace	\$538	\$508	\$540	6%	0%



REAL ESTATE BOARD OF NEW YORK

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

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$475	\$400	\$448	19%	6%
Bath Beach	\$326	\$341	\$388	-5%	-16%
Bay Ridge / Fort Hamilton	\$338	\$376	\$388	-10%	-13%
Bedford Stuyvesant	\$318	\$374	\$375	-15%	-15%
Bensonhurst	\$390	\$358	\$353	9%	10%
Bergen Beach	\$359	\$301	\$362	19%	-1%
Brighton Beach	\$610	\$668	\$667	-9%	-9%
Boerum Hill	\$360	\$356	\$353	1%	2%
Borough Park	\$426	\$369	\$415	16%	3%
Brooklyn Heights	\$808	\$718	\$882	13%	-8%
Brownsville / Ocean Hill	\$121	n/a	\$280	n/a	-57%
Bushwick / Wyckoff Heights	n/a	n/a	\$552	n/a	n/a
Canarsie	\$260	n/a	\$310	n/a	-16%
Carroll Gardens	\$642	\$630	\$660	2%	-3%
Clinton Hill	\$580	\$631	\$670	-8%	-13%
Cobble Hill	\$618	\$678	\$759	-9%	-19%
Columbia St Waterfront District	\$577	\$594	\$631	-3%	-9%
Coney Island	\$344	\$356	\$341	-3%	1%
Crown Heights	\$448	\$622	\$360	-28%	25%
Downtown	\$468	\$546	\$524	-14%	-11%
Dyker Heights	\$409	n/a	\$492	n/a	-17%
East Flatbush	\$254	\$271	\$195	-6%	30%
East New York / Spring Creek	\$287	\$286	\$277	1%	4%
Flatbush / Prospect Park South	\$411	\$336	\$378	22%	9%
Flatlands	\$233	\$251	\$220	-7%	6%
Fort Greene	\$483	\$491	\$764	-2%	-37%
Gowanus	\$555	n/a	\$750	n/a	-26%
Gravesend / Mapleton	\$265	\$253	\$301	5%	-12%
Greenpoint	\$573	\$630	\$658	-9%	-13%
Kensington / Parkville	\$309	\$335	\$370	-8%	-16%
Marine Park / Madison	\$305	\$204	\$259	50%	18%
Midwood	\$296	\$305	\$250	-3%	18%
Mill Basin	\$196	\$190	\$205	3%	-4%
Park Slope	\$639	\$681	\$679	-6%	-6%
Prospect Heights	\$569	\$622	\$640	-8%	-11%
Prospect Park Lefferts Gardens	\$330	\$315	\$176	5%	88%
SeaGate	n/a	n/a	\$560	n/a	n/a
Sheepshead Bay	\$295	\$276	\$260	7%	14%
Sunset Park	\$476	\$418	\$514	14%	-7%
Vinegar Hill / Dumbo	\$772	\$787	\$804	-2%	-4%
Williamsburg	\$667	\$530	\$664	26%	0%
Windsor Terrace	\$513	\$474	\$564	8%	-9%



REAL ESTATE BOARD OF NEW YORK

Condominium Sale Price

	Average				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$551	\$537	\$546	3%	1%
Bath Beach	n/a	\$374	\$444	n/a	n/a
Bay Ridge / Fort Hamilton	\$403	\$488	\$409	-17%	-1%
Bedford Stuyvesant	\$444	\$442	\$401	0%	11%
Bensonhurst	\$413	\$406	\$405	2%	2%
Bergen Beach	\$404	\$433	\$425	-7%	-5%
Brighton Beach	\$624	\$612	\$667	2%	-6%
Boerum Hill	\$637	\$564	\$652	13%	-2%
Borough Park	\$498	\$524	\$392	-5%	27%
Brooklyn Heights	\$1,266	n/a	\$878	n/a	44%
Brownsville / Ocean Hill	\$115	n/a	\$225	n/a	-49%
Bushwick / Wyckoff Heights	\$328	\$499	\$380	-34%	-14%
Canarsie	\$270	\$366	\$337	-26%	-20%
Carroll Gardens	\$497	\$561	\$612	-11%	-19%
Clinton Hill	\$456	\$466	\$616	-2%	-26%
Cobble Hill	\$675	\$600	\$695	12%	-3%
Columbia St Waterfront District	\$505	\$430	\$511	17%	-1%
Coney Island	\$403	\$310	\$329	30%	22%
Crown Heights	\$507	\$460	\$463	10%	9%
Downtown	\$650	\$756	\$617	-14%	5%
Dyker Heights	\$280	\$300	\$500	-7%	-44%
East Flatbush	\$254	\$237	n/a	8%	n/a
East New York / Spring Creek	\$217	\$193	\$207	12%	5%
Flatbush / Prospect Park South	\$419	\$353	\$382	19%	10%
Fort Greene	\$608	\$801	\$972	-24%	-37%
Gowanus	\$577	\$544	\$604	6%	-4%
Gravesend / Mapleton	\$372	\$273	\$388	36%	-4%
Greenpoint	\$427	\$499	\$573	-14%	-25%
Kensington / Parkville	\$514	\$975	\$551	-47%	-7%
Marine Park / Madison	\$357	\$345	\$452	4%	-21%
Midwood	\$282	\$303	\$326	-7%	-13%
Park Slope	\$716	\$686	\$627	4%	14%
Prospect Heights	\$837	\$1,244	\$539	-33%	55%
Prospect Park Lefferts Gardens	\$432	\$463	n/a	-7%	n/a
SeaGate	n/a	n/a	\$437	n/a	n/a
Sheepshead Bay	\$361	\$339	\$416	6%	-13%
Sunset Park	\$348	\$339	\$444	3%	-22%
Vinegar Hill / Dumbo	\$965	\$1,068	\$1,015	-10%	-5%
Williamsburg	\$635	\$560	\$623	14%	2%
Windsor Terrace	\$508	\$314	\$565	62%	-10%



REAL ESTATE BOARD OF NEW YORK

Condominium Sale Price

	Median				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$484	\$467	\$495	4%	-2%
Bath Beach	n/a	\$374	\$485	n/a	n/a
Bay Ridge / Fort Hamilton	\$453	\$499	\$409	-9%	11%
Bedford Stuyvesant	\$406	\$410	\$410	-1%	-1%
Bensonhurst	\$427	\$410	\$419	4%	2%
Bergen Beach	\$385	\$430	\$420	-10%	-8%
Brighton Beach	\$595	\$600	\$661	-1%	-10%
Boerum Hill	\$603	\$470	\$669	28%	-10%
Borough Park	\$487	\$543	\$390	-10%	25%
Brooklyn Heights	\$1,170	n/a	\$800	n/a	46%
Brownsville / Ocean Hill	\$115	n/a	\$225	n/a	-49%
Bushwick / Wyckoff Heights	\$328	\$499	\$382	-34%	-14%
Canarsie	\$270	\$366	\$337	-26%	-20%
Carroll Gardens	\$502	\$550	\$633	-9%	-21%
Clinton Hill	\$437	\$413	\$595	6%	-27%
Cobble Hill	\$763	\$600	\$599	27%	27%
Columbia St Waterfront District	\$505	\$430	\$515	17%	-2%
Coney Island	\$358	\$310	\$318	15%	13%
Crown Heights	\$512	\$455	\$475	13%	8%
Downtown	\$703	\$750	\$550	-6%	28%
Dyker Heights	\$280	\$300	\$500	-7%	-44%
East Flatbush	\$256	\$231	n/a	11%	n/a
East New York / Spring Creek	\$209	\$186	\$201	12%	4%
Flatbush / Prospect Park South	\$431	\$344	\$376	25%	15%
Fort Greene	\$590	\$800	\$1,015	-26%	-42%
Gowanus	\$532	\$485	\$576	10%	-8%
Gravesend / Mapleton	\$385	\$260	\$380	48%	1%
Greenpoint	\$425	\$465	\$552	-9%	-23%
Kensington / Parkville	\$470	\$515	\$545	-9%	-14%
Marine Park / Madison	\$360	\$383	\$450	-6%	-20%
Midwood	\$262	\$285	\$365	-8%	-28%
Park Slope	\$695	\$663	\$618	5%	12%
Prospect Heights	\$663	\$733	\$560	-9%	18%
Prospect Park Lefferts Gardens	\$420	\$469	n/a	-10%	n/a
SeaGate	n/a	n/a	\$421	n/a	n/a
Sheepshead Bay	\$350	\$370	\$402	-5%	-13%
Sunset Park	\$354	\$330	\$410	7%	-14%
Vinegar Hill / Dumbo	\$965	\$875	\$975	10%	-1%
Williamsburg	\$575	\$525	\$526	10%	9%
Windsor Terrace	\$505	\$314	\$575	61%	-12%



REAL ESTATE BOARD OF NEW YORK

Condominium Price Per Sq. Ft.

	Average				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$509	\$509	\$544	0%	-6%
Bath Beach	n/a	\$385	\$372	n/a	n/a
Bay Ridge / Fort Hamilton	\$516	\$548	\$525	-6%	-2%
Bedford Stuyvesant	\$346	\$377	\$401	-8%	-14%
Bensonhurst	\$388	\$400	\$387	-3%	0%
Bergen Beach	\$354	\$301	\$378	17%	-6%
Brighton Beach	\$638	\$659	\$646	-3%	-1%
Boerum Hill	\$514	\$510	\$535	1%	-4%
Borough Park	\$362	\$357	\$347	1%	5%
Brooklyn Heights	\$960	n/a	\$1,003	n/a	-4%
Brownsville / Ocean Hill	\$121	n/a	\$280	n/a	-57%
Bushwick / Wyckoff Heights	n/a	n/a	\$552	n/a	n/a
Canarsie	\$260	n/a	\$310	n/a	-16%
Carroll Gardens	\$592	\$645	\$613	-8%	-3%
Clinton Hill	\$496	\$586	\$601	-15%	-17%
Cobble Hill	\$505	\$678	\$725	-26%	-30%
Columbia St Waterfront District	\$577	\$594	\$612	-3%	-6%
Coney Island	\$417	\$410	\$363	2%	15%
Crown Heights	\$385	\$646	\$400	-40%	-4%
Downtown	n/a	\$713	\$575	n/a	n/a
Dyker Heights	\$409	n/a	\$492	n/a	-17%
East Flatbush	\$253	\$270	n/a	-6%	n/a
East New York / Spring Creek	\$285	\$288	\$277	-1%	3%
Flatbush / Prospect Park South	\$477	\$337	\$438	42%	9%
Fort Greene	\$508	\$802	\$807	-37%	-37%
Gowanus	\$560	n/a	\$772	n/a	-27%
Gravesend / Mapleton	\$414	\$333	\$377	24%	10%
Greenpoint	\$539	\$645	\$629	-16%	-14%
Kensington / Parkville	\$432	\$388	\$433	11%	0%
Marine Park / Madison	\$380	\$389	\$444	-2%	-14%
Midwood	\$298	\$390	\$314	-24%	-5%
Park Slope	\$595	\$675	\$668	-12%	-11%
Prospect Heights	\$600	\$685	\$494	-12%	21%
Prospect Park Lefferts Gardens	\$667	\$327	n/a	104%	n/a
SeaGate	n/a	n/a	\$560	n/a	n/a
Sheepshead Bay	\$443	\$315	\$415	41%	7%
Sunset Park	\$476	\$433	\$531	10%	-10%
Vinegar Hill / Dumbo	\$720	\$815	\$869	-12%	-17%
Williamsburg	\$617	\$529	\$610	17%	1%
Windsor Terrace	\$506	\$564	\$585	-10%	-14%



REAL ESTATE BOARD OF NEW YORK

Condominium Price Per Sq. Ft.

	Median				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$517	\$517	\$540	0%	-4%
Bath Beach	n/a	\$385	\$389	n/a	n/a
Bay Ridge / Fort Hamilton	\$553	\$551	\$541	0%	2%
Bedford Stuyvesant	\$318	\$374	\$375	-15%	-15%
Bensonhurst	\$390	\$400	\$399	-2%	-2%
Bergen Beach	\$359	\$301	\$362	19%	-1%
Brighton Beach	\$568	\$668	\$666	-15%	-15%
Boerum Hill	\$434	\$502	\$473	-14%	-8%
Borough Park	\$365	\$374	\$363	-2%	1%
Brooklyn Heights	\$918	n/a	\$959	n/a	-4%
Brownsville / Ocean Hill	\$121	n/a	\$280	n/a	-57%
Bushwick / Wyckoff Heights	n/a	n/a	\$552	n/a	n/a
Canarsie	\$260	n/a	\$310	n/a	-16%
Carroll Gardens	\$600	\$630	\$650	-5%	-8%
Clinton Hill	\$470	\$586	\$551	-20%	-15%
Cobble Hill	\$551	\$678	\$725	-19%	-24%
Columbia St Waterfront District	\$577	\$594	\$631	-3%	-9%
Coney Island	\$440	\$410	\$388	7%	14%
Crown Heights	\$415	\$646	\$360	-36%	15%
Downtown	n/a	\$725	\$520	n/a	n/a
Dyker Heights	\$409	n/a	\$492	n/a	-17%
East Flatbush	\$253	\$271	n/a	-7%	n/a
East New York / Spring Creek	\$287	\$286	\$277	1%	4%
Flatbush / Prospect Park South	\$477	\$338	\$438	41%	9%
Fort Greene	\$467	\$802	\$826	-42%	-43%
Gowanus	\$553	n/a	\$750	n/a	-26%
Gravesend / Mapleton	\$414	\$333	\$405	24%	2%
Greenpoint	\$573	\$630	\$658	-9%	-13%
Kensington / Parkville	\$432	\$441	\$447	-2%	-4%
Marine Park / Madison	\$380	\$389	\$318	-2%	20%
Midwood	\$298	\$390	\$314	-24%	-5%
Park Slope	\$606	\$670	\$648	-10%	-7%
Prospect Heights	\$586	\$676	\$495	-13%	18%
Prospect Park Lefferts Gardens	\$667	\$327	n/a	104%	n/a
SeaGate	n/a	n/a	\$560	n/a	n/a
Sheepshead Bay	\$458	\$339	\$414	35%	11%
Sunset Park	\$493	\$430	\$533	15%	-7%
Vinegar Hill / Dumbo	\$772	\$787	\$803	-2%	-4%
Williamsburg	\$667	\$530	\$660	26%	1%
Windsor Terrace	\$497	\$564	\$599	-12%	-17%

Cooperative Sale Price

	Average				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$379	\$300	\$370	26%	2%
Bath Beach	\$213	\$203	\$174	5%	22%
Bay Ridge / Fort Hamilton	\$261	\$261	\$267	0%	-2%
Bensonhurst	\$237	\$184	\$169	29%	40%
Bergen Beach	n/a	\$105	n/a	n/a	n/a
Brighton Beach	\$438	\$580	\$673	-25%	-35%
Boerum Hill	\$241	\$176	\$285	37%	-16%
Borough Park	\$194	\$278	\$151	-30%	29%
Brooklyn Heights	\$785	\$576	\$726	36%	8%
Canarsie	n/a	\$188	\$150	n/a	n/a
Carroll Gardens	\$590	n/a	\$743	n/a	-21%
Clinton Hill	\$319	\$355	\$409	-10%	-22%
Cobble Hill	\$588	\$885	\$540	-34%	9%
Coney Island	\$260	\$280	\$255	-7%	2%
Crown Heights	\$241	\$168	\$321	43%	-25%
Downtown	\$319	\$346	\$353	-8%	-10%
East Flatbush	\$186	n/a	\$137	n/a	36%
Flatbush / Prospect Park South	\$290	\$244	\$254	19%	14%
Flatlands	\$205	\$182	\$164	13%	25%
Fort Greene	\$389	\$381	\$415	2%	-6%
Gowanus	\$475	n/a	\$400	n/a	19%
Gravesend / Mapleton	\$193	\$173	\$200	12%	-3%
Kensington / Parkville	\$226	\$202	\$246	12%	-8%
Marine Park / Madison	\$183	\$169	\$181	8%	1%
Midwood	\$177	\$170	\$197	4%	-10%
Mill Basin	\$151	\$146	\$166	4%	-9%
Park Slope	\$602	\$552	\$667	9%	-10%
Prospect Heights	\$556	\$445	\$626	25%	-11%
Prospect Park Lefferts Gardens	\$245	\$201	\$162	22%	51%
Sheepshead Bay	\$169	\$176	\$171	-4%	-1%
Sunset Park	\$202	\$248	\$180	-18%	12%
Vinegar Hill / Dumbo	n/a	n/a	\$1,450	n/a	n/a
Williamsburg	\$214	\$108	\$390	98%	-45%
Windsor Terrace	\$407	\$410	\$357	-1%	14%

Cooperative Sale Price

	Median				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$280	\$250	\$272	12%	3%
Bath Beach	\$192	\$192	\$168	0%	14%
Bay Ridge / Fort Hamilton	\$238	\$260	\$246	-9%	-3%
Bensonhurst	\$235	\$184	\$170	28%	38%
Bergen Beach	n/a	\$105	n/a	n/a	n/a
Brighton Beach	\$540	\$600	\$689	-10%	-22%
Boerum Hill	\$203	\$148	\$235	37%	-14%
Borough Park	\$162	\$350	\$140	-54%	16%
Brooklyn Heights	\$583	\$485	\$580	20%	0%
Canarsie	n/a	\$188	\$150	n/a	n/a
Carroll Gardens	\$594	n/a	\$775	n/a	-23%
Clinton Hill	\$330	\$340	\$380	-3%	-13%
Cobble Hill	\$400	\$885	\$475	-55%	-16%
Coney Island	\$255	\$284	\$240	-10%	6%
Crown Heights	\$209	\$185	\$315	13%	-34%
Downtown	\$320	\$355	\$338	-10%	-5%
East Flatbush	\$155	n/a	\$129	n/a	20%
Flatbush / Prospect Park South	\$280	\$238	\$248	18%	13%
Flatlands	\$200	\$195	\$164	3%	22%
Fort Greene	\$375	\$375	\$380	0%	-1%
Gowanus	\$475	n/a	\$400	n/a	19%
Gravesend / Mapleton	\$182	\$160	\$187	14%	-3%
Kensington / Parkville	\$230	\$188	\$236	22%	-2%
Marine Park / Madison	\$165	\$150	\$180	10%	-8%
Midwood	\$163	\$169	\$175	-4%	-7%
Mill Basin	\$156	\$155	\$160	1%	-3%
Park Slope	\$560	\$585	\$565	-4%	-1%
Prospect Heights	\$450	\$475	\$610	-5%	-26%
Prospect Park Lefferts Gardens	\$221	\$209	\$132	6%	67%
Sheepshead Bay	\$166	\$155	\$171	7%	-3%
Sunset Park	\$190	\$226	\$180	-16%	6%
Vinegar Hill / Dumbo	n/a	n/a	\$1,450	n/a	n/a
Williamsburg	\$214	\$108	\$299	98%	-28%
Windsor Terrace	\$388	\$318	\$375	22%	3%

Cooperative Sale Price Per Square Foot

	Average				
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$482	\$418	\$469	15%	3%
Bath Beach	\$326	\$289	\$222	13%	46%
Bay Ridge / Fort Hamilton	\$377	\$366	\$381	3%	-1%
Bensonhurst	\$235	\$199	\$259	18%	-9%
Brighton Beach	\$581	n/a	\$900	n/a	-35%
Boerum Hill	\$303	\$319	\$385	-5%	-21%
Borough Park	\$275	\$254	\$219	9%	26%
Brooklyn Heights	\$777	\$701	\$830	11%	-6%
Carroll Gardens	\$716	n/a	\$821	n/a	-13%
Clinton Hill	\$570	\$675	\$680	-16%	-16%
Cobble Hill	\$958	n/a	\$845	n/a	13%
Coney Island	\$333	\$367	\$333	-9%	0%
Crown Heights	\$536	\$253	\$304	112%	76%
Downtown	\$500	\$515	\$520	-3%	-4%
East Flatbush	\$251	n/a	\$208	n/a	21%
Flatbush / Prospect Park South	\$362	\$333	\$370	9%	-2%
Flatlands	\$202	\$251	\$220	-19%	-8%
Fort Greene	\$497	\$533	\$566	-7%	-12%
Gowanus	\$617	n/a	n/a	n/a	n/a
Gravesend / Mapleton	\$273	\$246	\$279	11%	-2%
Kensington / Parkville	\$368	\$317	\$346	16%	7%
Marine Park / Madison	\$302	\$239	\$269	26%	12%
Midwood	\$279	\$301	\$262	-7%	7%
Mill Basin	\$191	\$187	\$199	2%	-4%
Park Slope	\$707	\$670	\$747	5%	-5%
Prospect Heights	\$588	\$554	\$678	6%	-13%
Prospect Park Lefferts Gardens	\$219	\$282	\$203	-22%	8%
Sheepshead Bay	\$251	\$264	\$242	-5%	4%
Sunset Park	\$302	\$396	\$340	-24%	-11%
Vinegar Hill / Dumbo	n/a	n/a	\$806	n/a	n/a
Williamsburg	n/a	n/a	\$741	n/a	n/a
Windsor Terrace	\$547	\$500	\$521	9%	5%



REAL ESTATE BOARD OF NEW YORK

Cooperative Sale Price Per Square Foot

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$436	\$363	\$393	20%	11%
Bath Beach	\$326	\$311	\$222	5%	46%
Bay Ridge / Fort Hamilton	\$337	\$356	\$379	-5%	-11%
Bensonhurst	\$235	\$199	\$246	18%	-5%
Brighton Beach	\$651	n/a	\$900	n/a	-28%
Boerum Hill	\$279	\$292	\$378	-5%	-26%
Borough Park	\$293	\$254	\$219	15%	34%
Brooklyn Heights	\$786	\$718	\$838	9%	-6%
Carroll Gardens	\$697	n/a	\$912	n/a	-24%
Clinton Hill	\$634	\$632	\$684	0%	-7%
Cobble Hill	\$958	n/a	\$845	n/a	13%
Columbia St Waterfront District	n/a	n/a	n/a	n/a	n/a
Coney Island	\$334	\$354	\$329	-6%	1%
Crown Heights	\$536	\$253	\$304	112%	76%
Downtown	\$468	\$501	\$529	-7%	-12%
East Flatbush	\$265	n/a	\$195	n/a	36%
Flatbush / Prospect Park South	\$402	\$333	\$371	21%	8%
Flatlands	\$233	\$251	\$220	-7%	6%
Fort Greene	\$491	\$489	\$602	1%	-18%
Gowanus	\$617	n/a	n/a	n/a	n/a
Gravesend / Mapleton	\$260	\$246	\$271	6%	-4%
Kensington / Parkville	\$309	\$309	\$330	0%	-6%
Marine Park / Madison	\$293	\$196	\$231	50%	26%
Midwood	\$281	\$293	\$243	-4%	16%
Mill Basin	\$196	\$190	\$205	3%	-4%
Park Slope	\$667	\$706	\$740	-6%	-10%
Prospect Heights	\$543	\$537	\$650	1%	-16%
Prospect Park Lefferts Gardens	\$229	\$303	\$176	-24%	30%
Sheepshead Bay	\$236	\$261	\$241	-9%	-2%
Sunset Park	\$296	\$415	\$340	-29%	-13%
Vinegar Hill / Dumbo	n/a	n/a	\$806	n/a	n/a
Williamsburg	n/a	n/a	\$741	n/a	n/a
Windsor Terrace	\$523	\$464	\$511	13%	2%



REAL ESTATE BOARD OF NEW YORK

One - Three Family Dwelling Sale Price

Average					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$594	\$570	\$674	4%	-12%
Bath Beach	\$594	\$640	\$604	-7%	-2%
Bay Ridge / Fort Hamilton	\$712	\$742	\$734	-4%	-3%
Bedford Stuyvesant	\$462	\$439	\$514	5%	-10%
Bensonhurst	\$694	\$619	\$746	12%	-7%
Bergen Beach	\$648	\$596	\$608	9%	7%
Brighton Beach	\$1,239	\$1,700	\$1,879	-27%	-34%
Boerum Hill	\$381	\$482	\$502	-21%	-24%
Borough Park	\$695	\$706	\$752	-2%	-8%
Brooklyn Heights	\$3,267	\$2,801	\$3,289	17%	-1%
Brownsville / Ocean Hill	\$447	\$484	\$502	-8%	-11%
Bushwick / Wyckoff Heights	\$409	\$424	\$474	-4%	-14%
Canarsie	\$426	\$443	\$487	-4%	-13%
Carroll Gardens	\$1,590	n/a	\$1,397	n/a	14%
Clinton Hill	\$888	\$706	\$892	26%	-1%
Cobble Hill	\$2,679	\$1,978	\$2,055	35%	30%
Columbia St Waterfront District	n/a	\$750	\$1,093	n/a	n/a
Coney Island	\$305	\$335	\$367	-9%	-17%
Crown Heights	\$478	\$533	\$472	-10%	1%
Cypress Hills	\$342	\$392	\$444	-13%	-23%
Downtown	\$1,800	\$550	n/a	227%	n/a
Dyker Heights	\$686	\$733	\$816	-6%	-16%
East Flatbush	\$392	\$395	\$470	-1%	-17%
East New York / Spring Creek	\$353	\$371	\$433	-5%	-19%
Flatbush / Prospect Park South	\$595	\$493	\$665	21%	-11%
Flatlands	\$414	\$441	\$448	-6%	-8%
Fort Greene	\$933	\$1,563	\$1,930	-40%	-52%
Gerritsen Beach	\$355	\$357	\$449	0%	-21%
Gowanus	\$990	\$1,487	\$1,150	-33%	-14%
Gravesend / Mapleton	\$708	\$601	\$770	18%	-8%
Greenpoint	\$680	\$701	\$703	-3%	-3%
Kensington / Parkville	\$755	\$847	\$904	-11%	-16%
Manhattan Beach	\$560	\$1,218	\$1,258	-54%	-55%
Marine Park / Madison	\$488	\$471	\$500	4%	-2%
Midwood	\$560	\$782	\$734	-28%	-24%
Mill Basin	\$522	\$517	\$591	1%	-12%
Park Slope	\$1,457	\$1,408	\$1,689	3%	-14%
Prospect Heights	\$1,100	\$1,083	\$977	2%	13%
Prospect Park Lefferts Gardens	\$626	\$520	\$691	20%	-9%
Red Hook	\$715	\$978	\$920	-27%	-22%
SeaGate	\$363	\$466	\$537	-22%	-32%
Sheepshead Bay	\$483	\$479	\$571	1%	-16%
Sunset Park	\$668	\$627	\$700	6%	-5%
Williamsburg	\$677	\$643	\$824	5%	-18%
Windsor Terrace	\$920	\$776	\$977	19%	-6%

One - Three Family Dwelling Sale Price

Median					
	3q09	2q09	3q08	Percent Change	
				2q09	2q08
Brooklyn	\$527	\$520	\$600	1%	-12%
Bath Beach	\$630	\$660	\$575	-5%	10%
Bay Ridge / Fort Hamilton	\$670	\$697	\$742	-4%	-10%
Bedford Stuyvesant	\$461	\$423	\$511	9%	-10%
Bensonhurst	\$699	\$610	\$720	15%	-3%
Bergen Beach	\$643	\$600	\$589	7%	9%
Brighton Beach	\$1,200	\$1,700	\$1,900	-29%	-37%
Boerum Hill	\$400	\$500	\$510	-20%	-22%
Borough Park	\$703	\$715	\$715	-2%	-2%
Brooklyn Heights	\$3,500	\$2,801	\$3,325	25%	5%
Brownsville / Ocean Hill	\$470	\$569	\$500	-17%	-6%
Bushwick / Wyckoff Heights	\$437	\$385	\$480	14%	-9%
Canarsie	\$418	\$435	\$503	-4%	-17%
Carroll Gardens	\$1,518	n/a	\$1,325	n/a	15%
Clinton Hill	\$888	\$689	\$650	29%	37%
Cobble Hill	\$2,679	\$1,978	\$2,250	35%	19%
Columbia St Waterfront District	n/a	\$750	\$1,093	n/a	n/a
Coney Island	\$305	\$360	\$365	-15%	-16%
Crown Heights	\$573	\$500	\$472	15%	21%
Cypress Hills	\$377	\$350	\$412	8%	-8%
Downtown	\$1,800	\$550	n/a	227%	n/a
Dyker Heights	\$675	\$740	\$700	-9%	-4%
East Flatbush	\$398	\$400	\$450	-1%	-12%
East New York / Spring Creek	\$355	\$357	\$425	-1%	-16%
Flatbush / Prospect Park South	\$595	\$493	\$665	21%	-11%
Flatlands	\$405	\$453	\$440	-10%	-8%
Fort Greene	\$340	\$1,720	\$1,930	-80%	-82%
Gerritsen Beach	\$354	\$381	\$464	-7%	-24%
Gowanus	\$1,068	\$1,450	\$1,150	-26%	-7%
Gravesend / Mapleton	\$560	\$550	\$660	2%	-15%
Greenpoint	\$713	\$630	\$758	13%	-6%
Kensington / Parkville	\$668	\$675	\$729	-1%	-8%
Manhattan Beach	\$540	\$1,050	\$1,095	-49%	-51%
Marine Park / Madison	\$488	\$471	\$500	4%	-2%
Midwood	\$550	\$780	\$629	-29%	-13%
Mill Basin	\$450	\$436	\$515	3%	-13%
Park Slope	\$1,225	\$1,275	\$1,433	-4%	-14%
Prospect Heights	\$1,100	\$970	\$998	13%	10%
Prospect Park Lefferts Gardens	\$511	\$420	\$603	22%	-15%
Red Hook	\$715	\$978	\$910	-27%	-21%
SeaGate	\$363	\$466	\$440	-22%	-18%
Sheepshead Bay	\$500	\$482	\$572	4%	-13%
Sunset Park	\$708	\$647	\$730	9%	-3%
Williamsburg	\$709	\$700	\$840	1%	-16%
Windsor Terrace	\$909	\$855	\$893	6%	2%