



REAL ESTATE BOARD OF NEW YORK



# New York City Residential

Third Quarter 2010

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# New York City Residential Sales Report

## Table of Contents

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Executive Summary .....	2
Total Consideration .....	5
Citywide and Borough Sales .....	6
Manhattan Neighborhood Sales .....	11
Brooklyn Neighborhood Sales .....	17
Queens Neighborhood Sales .....	33

## Executive Summary

### Introduction

The New York City residential sales market remained on steady footing during third quarter of 2010 overcoming the obstacles of the expiration of the first time homebuyer's tax credit and loss of momentum in the overall economic recovery. The total consideration for residential property was \$8.36 billion up 10.75 percent quarterly and 26.2 percent when compared to the third quarter of 2009, the first quarter in the NYC residential market recovery. Manhattan residential consideration during the third quarter of 2010 constituted 57.51 percent of the total market compared to 53.72 percent in the second quarter of 2010. Brooklyn saw a 20 percent increase in total consideration compared to the last quarter. This was the largest quarter to quarter percentage increase in the five boroughs. Sales volume for all homes in New York City when compared to the third quarter of 2009 increased by 18 percent. All homes sales in New York City were also up 12 percent quarter to quarter. Sales volume was strongest in Brooklyn and Manhattan where all homes sales were up over the third quarter 2009, when the market recovery began, by 32 percent and 25 percent respectively. Much of this all homes increase was due to strength in condo sales. Brooklyn condo sales increased more than twofold over the third quarter of 2009 and Manhattan sales increased 26 percent. The market for 1-3 family homes in New York City was still above the sales levels of the third quarter of 2009 though not by the margin seen in the condo market. City wide sales of 1-3 family homes were up 6 percent over last year's third quarter.

Despite negative global and national economic news, the New York City residential sales market has continued to expand. One possible explanation for this is that residential real estate has returned to its long term seasonal cycles. This theory would explain the strong market in the third quarter and predict a slower fourth quarter barring unanticipated strong growth in employment. Also, as the labor market has settled, albeit it at a dismally low level, those who have remained employed during the recession have gained confidence that they will retain their jobs and we expect these potential buyers to take

advantage of historically low interest rates and lower home prices and return to the housing market.

### All Homes

#### Year to Year

The average sales price of a home in New York City during the third quarter of 2010 was \$722,000, a 7 percent increase from the third quarter 2009 average. The year on year change in the average price of a home in Manhattan was up 8 percent to \$1,332,000; Brooklyn prices rose 1 percent to \$544,000; in Queens, prices fell 3 percent to \$396,000. The number of home sales increased city-wide by 18 percent, and in Manhattan the number of sales rose 25 percent.

#### Quarter to Quarter

The number of home sales increased city-wide by 12 percent, and in Manhattan the number of sales rose 11 percent. When compared to the second quarter of 2010, the average price of a home in New York City decreased 1 percent. The average sales price of a home in Manhattan decreased quarterly by 3 percent; in Brooklyn, the average price increased by 2 percent; and the average price in Queens increased by 3 percent.

### All Apartments

#### Year to Year

The average sales price of an apartment in New York City during the third quarter of 2010 was \$854,000, a 8 percent increase year on year. The average price of an apartment in Manhattan in the third quarter of 2010 was \$1,293,000, a 9 percent increase from the third quarter 2009. Brooklyn's average sales price of an apartment in the third quarter of 2010 was \$478,000, an increase of 3 percent from the previous year's third quarter.

#### Quarter to Quarter

City-wide apartment sales increased 12 per-

## Executive Summary

cent to 6,814, Manhattan sales increased 11 percent to 3,572; and Brooklyn sales increased 27 percent to 1,536. The average sales price of an apartment in New York City fell 1 percent from the previous quarter. In Queens and Brooklyn average apartment sales price rose, 1 percent and 2 percent respectively, compared to last quarter. While in Manhattan, the apartment average sales price fell 2 percent compared to the previous quarter.

### Condominiums

#### Year to Year

The average sale price of a condominium in New York City in the third quarter of 2010 decreased less than a percent compared to last year's third quarter to \$1,070,000. Manhattan experienced a 5 percent increase in the average sales price to \$1,592,000. The average sales price of \$541,000 in Brooklyn was a decrease of 3 percent year on year.

#### Quarter to Quarter

City-wide condominium sales increased 9 percent to 3,063; Manhattan sales increased 6 percent to 1,619; and Brooklyn sales increased 22 percent to 914. The average sales price city-wide for condominiums decreased 4 percent, quarter to quarter. Manhattan also showed a 4 percent decline in average sales price.

### Cooperatives

#### Year to Year

The average sales price of a cooperative unit in New York City rose 14 percent to \$678,000 this quarter compared to the third quarter last year. Manhattan's average sales price increased 14 percent year on year to \$1,046,000. The average sales price in Brooklyn was up 1 percent to \$385,000.

#### Quarter to Quarter

City-wide cooperative unit sales increased 15 percent to 3,751; Manhattan sales increased 17 percent to 1,953; and Brooklyn sales increased 35 percent to 622. Quarter to quarter, the average price of a cooperative unit increased 4 percent city-wide and increased 2 percent in Manhattan.

### 1-3 Family Dwellings

#### Year to Year

The average sales price of a 1-3 family dwelling in New York City during the third quarter of 2010 decreased 1 percent year to year to \$533,000. The average sales price of a 1-3 family dwelling in Brooklyn increased 5 percent to \$623,000. The average sales price of a 1-3 family dwelling in Queens was \$470,000, a 4 percent decline from the third quarter last year.

#### Quarter to Quarter

Sales volume increased quarter to quarter by 9 percent in Queens, 18 percent in the Bronx, and 9 percent in Brooklyn. The average sales price of a 1-3 family dwelling city-wide increased by less than a percent quarter to quarter. The average sales price of a 1-3 family dwelling in Brooklyn increased by 4 percent; in Queens the average price increased by 2 percent.

### Manhattan Neighborhoods

The Upper West Side and the Upper East Side had the largest number of condominium sales in the third quarter of 2010 with 247 and 242 respectively. The average condominium sales price in the West Village in the third quarter of 2010 was \$3,078,000. This was the highest average price for any neighborhood in the city and a 23 percent average price increase from last quarter.



## Executive Summary

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The Upper East Side and the Upper West Side had the largest number of cooperative sales in the third quarter of 2010 with 534 and 416 respectively. Tribeca led all neighborhoods with the highest average sales price of a cooperative unit at \$2,479,000. The average sales price of a cooperative unit on the Upper East Side (\$1,407,000) and the Upper West Side (\$1,212,000) increased by 14 percent and 28 percent respectively compared to last year.

### Brooklyn Neighborhoods

All home sales in Park Slope totaled 201 in the third quarter of 2010, a 50 percent increase compared to the second quarter and a 65 percent increase compared to a year ago. Williamsburg led all neighborhoods in all homes sales with 214, an 83 percent increase from last quarter and 193 percent increase from a year ago. Cobble Hill and Brooklyn Heights led all Brooklyn neighborhoods in all homes average sales price at \$1,537,000 and \$1,050,000, respectively.

### Queens Neighborhoods

The Springfield Gardens-Jamaica neighborhood led all Queens neighborhoods with 411 home sales, a 24 percent increase compared to both last quarter and last year. The Rego Park-Forest Hills neighborhood and Flushing were the next two highest in home sales with 346 and 309, respectively. The highest average sales price of a condo in Queens was in Long Island City. The neighborhood, which is home to many new developments, had an average condominium sales price of \$703,000. This is an increase of 8 percent compared to last quarter and 6 percent compared to the third quarter of last year. The average condominium sales price in Flushing was \$361,000, a 7 percent increase compared to last quarter and a 9 percent increase compared to last year.

## New York City Residential Sales Report

### Total Consideration

Borough	Total Consideration for Residential Transactions 3q10	Total Consideration for Residential Transactions 2q10	Total Consideration for Residential Transactions 3q09
Manhattan	\$4,813,940,960	\$4,463,921,104	\$3,562,688,168
Bronx	\$237,798,676	\$216,076,610	\$219,284,918
Brooklyn	\$1,528,966,680	\$1,270,475,657	\$1,144,334,699
Queens	\$1,420,561,382	\$1,313,842,664	\$1,378,588,120
Staten Island	\$368,694,073	\$293,533,137	\$327,199,530
<b>Total</b>	<b>\$8,369,961,770</b>	<b>\$7,557,849,172</b>	<b>\$6,632,095,436</b>
Borough	Total Consideration Percentage change from 2q10	Total Consideration Percentage change from 3q09	
Manhattan	7.84%	35.12%	
Bronx	10.05%	8.44%	
Brooklyn	20.35%	33.61%	
Queens	8.12%	3.04%	
Staten Island	25.61%	12.68%	
NYC	10.75%	26.20%	
Borough	Percentage of Total City Residential Consideration 3q10	Percentage of Total City Residential Consideration 2q10	Percentage of Total City Residential Consideration 3q09
Manhattan	57.51%	59.06%	53.72%
Bronx	2.84%	2.86%	3.31%
Brooklyn	18.27%	16.81%	17.25%
Queens	16.97%	17.38%	20.79%
Staten Island	4.40%	3.88%	4.93%

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

<b>AVG PRICE</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$722</b>	<b>\$728</b>	<b>\$675</b>	<b>-1%</b>	<b>7%</b>
Manhattan	\$1,332	\$1,374	\$1,236	-3%	8%
Bronx	\$349	\$358	\$370	-3%	-6%
Brooklyn	\$544	\$533	\$538	2%	1%
Queens	\$396	\$387	\$409	3%	-3%
Staten Island	\$407	\$396	\$384	3%	6%
<b>MEDIAN PRICE</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$465</b>	<b>\$460</b>	<b>\$464</b>	<b>1%</b>	<b>0%</b>
Manhattan	\$810	\$815	\$750	-1%	8%
Bronx	\$350	\$360	\$350	-3%	0%
Brooklyn	\$465	\$455	\$470	2%	-1%
Queens	\$355	\$340	\$370	4%	-4%
Staten Island	\$390	\$380	\$360	3%	8%
<b>AVG PPSF</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$528</b>	<b>\$507</b>	<b>\$487</b>	<b>4%</b>	<b>9%</b>
Manhattan	\$1,074	\$1,076	\$1,012	0%	6%
Bronx	\$237	\$232	\$250	2%	-5%
Brooklyn	\$421	\$386	\$390	9%	8%
Queens	\$309	\$303	\$308	2%	0%
Staten Island	\$253	\$289	\$250	-12%	1%
<b>MEDIAN PPSF</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$367</b>	<b>\$336</b>	<b>\$344</b>	<b>9%</b>	<b>6%</b>
Manhattan	\$992	\$972	\$914	2%	8%
Bronx	\$220	\$223	\$238	-2%	-8%
Brooklyn	\$379	\$331	\$348	14%	9%
Queens	\$284	\$279	\$289	2%	-2%
Staten Island	\$245	\$239	\$240	2%	2%
<b>SALES</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>11,597</b>	<b>10,378</b>	<b>9,827</b>	<b>12%</b>	<b>18%</b>
Manhattan	3,613	3,249	2,882	11%	25%
Bronx	682	603	592	13%	15%
Brooklyn	2,811	2,385	2,126	18%	32%
Queens	3,585	3,399	3,374	5%	6%
Staten Island	906	742	853	22%	6%

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

<b>AVG PRICE</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$854</b>	<b>\$867</b>	<b>\$793</b>	<b>-1%</b>	<b>8%</b>
Manhattan	\$1,293	\$1,326	\$1,185	-2%	9%
Bronx	\$271	\$265	\$264	2%	2%
Brooklyn	\$478	\$471	\$465	2%	3%
Queens	\$276	\$274	\$267	1%	3%
Staten Island	\$263	\$241	\$268	9%	-2%
<b>MEDIAN PRICE</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$500</b>	<b>\$490</b>	<b>\$477</b>	<b>2%</b>	<b>5%</b>
Manhattan	\$803	\$804	\$750	0%	7%
Bronx	\$218	\$230	\$210	-5%	4%
Brooklyn	\$418	\$405	\$399	3%	5%
Queens	\$225	\$233	\$225	-3%	0%
Staten Island	\$260	\$218	\$255	20%	2%
<b>AVG PPSF</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$772</b>	<b>\$788</b>	<b>\$731</b>	<b>-2%</b>	<b>6%</b>
Manhattan	\$1,072	\$1,074	\$1,004	0%	7%
Bronx	\$291	\$261	\$280	12%	4%
Brooklyn	\$510	\$517	\$498	-1%	2%
Queens	\$365	\$356	\$343	3%	7%
Staten Island	\$263	\$261	\$243	1%	8%
<b>MEDIAN PPSF</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$679</b>	<b>\$719</b>	<b>\$683</b>	<b>-6%</b>	<b>-1%</b>
Manhattan	\$991	\$971	\$914	2%	8%
Bronx	\$283	\$241	\$248	17%	14%
Brooklyn	\$506	\$511	\$483	-1%	5%
Queens	\$333	\$329	\$314	1%	6%
Staten Island	\$254	\$233	\$240	9%	6%
<b>SALES</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>6,814</b>	<b>6,084</b>	<b>5,318</b>	<b>12%</b>	<b>28%</b>
Manhattan	3,572	3,204	2,842	11%	26%
Bronx	230	221	201	4%	14%
Brooklyn	1,536	1,210	942	27%	63%
Queens	1,361	1,360	1,236	0%	10%
Staten Island	115	89	97	29%	19%

Note: sale price in thousands



## Condominium Sale Price

<b>AVG PRICE</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$1,070</b>	<b>\$1,114</b>	<b>\$1,075</b>	<b>-4%</b>	<b>0%</b>
Manhattan	\$1,592	\$1,653	\$1,510	-4%	5%
Bronx	\$322	\$301	\$306	7%	5%
Brooklyn	\$541	\$549	\$557	-1%	-3%
Queens	\$435	\$410	\$407	6%	7%
Staten Island	\$283	\$264	\$282	7%	1%
<b>MEDIAN PRICE</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$636</b>	<b>\$620</b>	<b>\$660</b>	<b>3%</b>	<b>-4%</b>
Manhattan	\$1,025	\$1,090	\$966	-6%	6%
Bronx	\$322	\$337	\$230	-4%	40%
Brooklyn	\$484	\$477	\$486	1%	0%
Queens	\$383	\$370	\$358	4%	7%
Staten Island	\$275	\$248	\$268	11%	3%
<b>AVG PPSF</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$856</b>	<b>\$873</b>	<b>\$851</b>	<b>-2%</b>	<b>1%</b>
Manhattan	\$1,150	\$1,146	\$1,112	0%	3%
Bronx	\$297	\$247	\$269	20%	10%
Brooklyn	\$528	\$546	\$513	-3%	3%
Queens	\$478	\$455	\$445	5%	7%
Staten Island	\$271	\$267	\$245	1%	11%
<b>MEDIAN PPSF</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>\$749</b>	<b>\$833</b>	<b>\$830</b>	<b>-10%</b>	<b>-10%</b>
Manhattan	\$1,061	\$1,046	\$1,014	1%	5%
Bronx	\$297	\$229	\$239	29%	24%
Brooklyn	\$543	\$554	\$524	-2%	4%
Queens	\$474	\$443	\$423	7%	12%
Staten Island	\$257	\$233	\$240	10%	7%
<b>SALES</b>					
	3q10	2q10	3q09	Change From	
				2q10	3q09
<b>New York City</b>	<b>3,063</b>	<b>2,823</b>	<b>2,193</b>	<b>9%</b>	<b>40%</b>
Manhattan	1,619	1,531	1,284	6%	26%
Bronx	90	84	75	7%	20%
Brooklyn	914	749	445	22%	105%
Queens	348	391	303	-11%	15%
Staten Island	92	68	86	35%	7%

## Cooperative Sale Price

<b>AVG PRICE</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$678</b>	<b>\$652</b>	<b>\$595</b>	<b>4%</b>	<b>14%</b>
Manhattan	\$1,046	\$1,027	\$917	2%	14%
Bronx	\$238	\$243	\$239	-2%	-1%
Brooklyn	\$385	\$344	\$383	12%	1%
Queens	\$221	\$219	\$222	1%	-1%
Staten Island	\$181	\$166	\$166	9%	9%
<b>MEDIAN PRICE</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$393</b>	<b>\$360</b>	<b>\$365</b>	<b>9%</b>	<b>8%</b>
Manhattan	\$650	\$635	\$597	2%	9%
Bronx	\$193	\$200	\$204	-4%	-5%
Brooklyn	\$299	\$275	\$280	9%	7%
Queens	\$198	\$200	\$203	-1%	-2%
Staten Island	\$160	\$145	\$130	10%	23%
<b>AVG PPSF</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$674</b>	<b>\$665</b>	<b>\$635</b>	<b>1%</b>	<b>6%</b>
Manhattan	\$967	\$947	\$900	2%	7%
Bronx	\$286	\$272	\$287	5%	0%
Brooklyn	\$473	\$462	\$487	2%	-3%
Queens	\$304	\$301	\$302	1%	1%
Staten Island	\$225	\$231	\$221	-2%	2%
<b>MEDIAN PPSF</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$621</b>	<b>\$591</b>	<b>\$597</b>	<b>5%</b>	<b>4%</b>
Manhattan	\$875	\$855	\$819	2%	7%
Bronx	\$260	\$257	\$268	1%	-3%
Brooklyn	\$415	\$424	\$440	-2%	-6%
Queens	\$289	\$287	\$287	1%	1%
Staten Island	\$196	\$221	\$207	-11%	-5%
<b>SALES</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>3,751</b>	<b>3,261</b>	<b>3,125</b>	<b>15%</b>	<b>20%</b>
Manhattan	1,953	1,673	1,558	17%	25%
Bronx	140	137	126	2%	11%
Brooklyn	622	461	497	35%	25%
Queens	1,013	969	933	5%	9%
Staten Island	23	21	11	10%	109%

## One - Three Family Dwelling Sale Price

<b>AVG PRICE</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$533</b>	<b>\$532</b>	<b>\$536</b>	<b>0%</b>	<b>-1%</b>
Manhattan	\$4,732	\$4,761	\$4,870	-1%	-3%
Bronx	\$388	\$412	\$425	-6%	-9%
Brooklyn	\$623	\$597	\$596	4%	5%
Queens	\$470	\$462	\$490	2%	-4%
Staten Island	\$428	\$417	\$398	3%	7%
<b>MEDIAN PRICE</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$437</b>	<b>\$436</b>	<b>\$455</b>	<b>0%</b>	<b>-4%</b>
Manhattan	\$3,275	\$3,000	\$3,650	9%	-10%
Bronx	\$382	\$395	\$406	-3%	-6%
Brooklyn	\$522	\$510	\$530	2%	-2%
Queens	\$435	\$425	\$470	2%	-7%
Staten Island	\$405	\$400	\$377	1%	7%
<b>AVG PPSF</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$299</b>	<b>\$301</b>	<b>\$304</b>	<b>-1%</b>	<b>-2%</b>
Manhattan	\$1,179	\$1,154	\$1,388	2%	-15%
Bronx	\$218	\$223	\$240	-2%	-9%
Brooklyn	\$345	\$323	\$336	7%	3%
Queens	\$290	\$287	\$297	1%	-2%
Staten Island	\$252	\$291	\$251	-13%	1%
<b>MEDIAN PPSF</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>\$263</b>	<b>\$260</b>	<b>\$275</b>	<b>1%</b>	<b>-4%</b>
Manhattan	\$1,255	\$1,015	\$1,265	24%	-1%
Bronx	\$208	\$213	\$236	-2%	-12%
Brooklyn	\$306	\$287	\$313	7%	-2%
Queens	\$266	\$263	\$279	1%	-5%
Staten Island	\$242	\$240	\$241	1%	1%
<b>SALES</b>					
	<b>3q10</b>	<b>2q10</b>	<b>3q09</b>	<b>Change From</b>	
				<b>2q10</b>	<b>3q09</b>
<b>New York City</b>	<b>4,783</b>	<b>4,294</b>	<b>4,509</b>	<b>11%</b>	<b>6%</b>
Manhattan	41	45	40	-9%	3%
Bronx	452	382	391	18%	16%
Brooklyn	1,275	1,175	1,184	9%	8%
Queens	2,224	2,039	2,138	9%	4%
Staten Island	791	653	756	21%	5%

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

Average					
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Manhattan</b>	<b>\$1,293</b>	<b>\$1,326</b>	<b>\$1,185</b>	<b>-2%</b>	<b>9%</b>
Battery Park City	\$1,247	\$1,694	\$1,435	-26%	-13%
Chelsea/Flatiron	\$1,359	\$1,352	\$1,191	1%	14%
East Harlem	\$482	\$479	\$607	1%	-21%
East Village	\$966	\$993	\$1,046	-3%	-8%
Financial/Seaport	\$862	\$857	\$901	1%	-4%
Gramercy/Kips Bay	\$1,058	\$1,153	\$900	-8%	17%
Greenwich Village	\$1,363	\$1,007	\$1,209	35%	13%
Inwood	\$364	\$299	\$318	22%	15%
Lower East Side	\$781	\$779	\$630	0%	24%
Midtown East	\$1,237	\$1,197	\$1,107	3%	12%
Midtown West	\$1,283	\$1,160	\$1,148	11%	12%
Morningside Heights	\$609	\$730	\$520	-17%	17%
Murray Hill	\$679	\$681	\$642	0%	6%
Roosevelt Island	\$572	\$654	\$494	-13%	16%
SoHo	\$2,251	\$2,937	\$2,274	-23%	-1%
TriBeCa	\$2,338	\$2,573	\$2,759	-9%	-15%
Upper East Side	\$1,526	\$1,663	\$1,449	-8%	5%
Upper West Side	\$1,461	\$1,363	\$1,258	7%	16%
Washington Heights	\$400	\$362	\$354	11%	13%
West Harlem	\$581	\$555	\$549	5%	6%
West Village	\$1,510	\$1,477	\$1,042	2%	45%
Median					
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Manhattan</b>	<b>\$803</b>	<b>\$804</b>	<b>\$750</b>	<b>0%</b>	<b>7%</b>
Battery Park City	\$1,034	\$1,565	\$1,242	-34%	-17%
Chelsea/Flatiron	\$999	\$950	\$925	5%	8%
East Harlem	\$425	\$398	\$507	7%	-16%
East Village	\$780	\$931	\$738	-16%	6%
Financial/Seaport	\$770	\$698	\$780	10%	-1%
Gramercy/Kips Bay	\$753	\$797	\$693	-6%	9%
Greenwich Village	\$975	\$793	\$950	23%	3%
Inwood	\$378	\$286	\$365	32%	3%
Lower East Side	\$540	\$526	\$510	3%	6%
Midtown East	\$730	\$759	\$692	-4%	5%
Midtown West	\$800	\$768	\$730	4%	10%
Morningside Heights	\$490	\$602	\$455	-19%	8%
Murray Hill	\$550	\$613	\$585	-10%	-6%
Roosevelt Island	\$499	\$620	\$477	-19%	5%
SoHo	\$1,995	\$2,037	\$1,570	-2%	27%
TriBeCa	\$1,935	\$2,000	\$2,410	-3%	-20%
Upper East Side	\$944	\$985	\$785	-4%	20%
Upper West Side	\$888	\$840	\$803	6%	11%
Washington Heights	\$361	\$344	\$311	5%	16%
West Harlem	\$567	\$488	\$496	16%	14%
West Village	\$790	\$720	\$775	10%	2%

Note: sale price in thousands

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

Average					
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Manhattan</b>	<b>\$1,072</b>	<b>\$1,074</b>	<b>\$1,004</b>	<b>0%</b>	<b>7%</b>
Battery Park City	\$974	\$993	\$1,047	-2%	-7%
Chelsea/Flatiron	\$1,136	\$1,120	\$1,034	1%	10%
East Harlem	\$552	\$553	\$628	0%	-12%
East Village	\$1,020	\$1,049	\$1,021	-3%	0%
Financial/Seaport	\$897	\$912	\$957	-2%	-6%
Gramercy/Kips Bay	\$1,040	\$1,016	\$979	2%	6%
Greenwich Village	\$1,286	\$1,121	\$1,103	15%	17%
Inwood	\$400	\$512	\$390	-22%	2%
Lower East Side	\$900	\$813	\$738	11%	22%
Midtown East	\$1,084	\$1,055	\$955	3%	14%
Midtown West	\$1,225	\$1,127	\$1,086	9%	13%
Morningside Heights	\$827	\$950	\$729	-13%	13%
Murray Hill	\$925	\$990	\$878	-7%	5%
Roosevelt Island	\$678	\$681		0%	
SoHo	\$1,316	\$1,250	\$1,110	5%	19%
TriBeCa	\$1,214	\$1,141	\$1,155	6%	5%
Upper East Side	\$1,100	\$1,093	\$1,004	1%	10%
Upper West Side	\$1,143	\$1,131	\$1,063	1%	8%
Washington Heights	\$469	\$468	\$476	0%	-1%
West Harlem	\$607	\$576	\$556	5%	9%
West Village	\$1,383	\$1,435	\$1,121	-4%	23%
Median					
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Manhattan</b>	<b>\$991</b>	<b>\$971</b>	<b>\$914</b>	<b>2%</b>	<b>8%</b>
Battery Park City	\$944	\$1,029	\$940	-8%	0%
Chelsea/Flatiron	\$1,100	\$1,044	\$1,035	5%	6%
East Harlem	\$596	\$510	\$648	17%	-8%
East Village	\$1,016	\$1,065	\$949	-5%	7%
Financial/Seaport	\$839	\$879	\$871	-5%	-4%
Gramercy/Kips Bay	\$1,018	\$968	\$942	5%	8%
Greenwich Village	\$1,216	\$1,046	\$996	16%	22%
Inwood	\$395	\$475	\$395	-17%	0%
Lower East Side	\$948	\$763	\$748	24%	27%
Midtown East	\$933	\$900	\$839	4%	11%
Midtown West	\$1,120	\$1,042	\$1,009	8%	11%
Morningside Heights	\$755	\$961	\$705	-21%	7%
Murray Hill	\$891	\$934	\$869	-5%	3%
Roosevelt Island	\$676	\$637		6%	
SoHo	\$1,325	\$1,164	\$1,016	14%	30%
TriBeCa	\$1,167	\$1,055	\$1,075	11%	8%
Upper East Side	\$993	\$943	\$875	5%	14%
Upper West Side	\$1,021	\$972	\$931	5%	10%
Washington Heights	\$470	\$456	\$467	3%	1%
West Harlem	\$609	\$554	\$574	10%	6%
West Village	\$1,336	\$1,184	\$1,069	13%	25%



## Condominium Sale Price

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$1,592</b>	<b>\$1,653</b>	<b>\$1,510</b>	<b>-4%</b>	<b>5%</b>
Battery Park City	\$1,247	\$1,694	\$1,435	-26%	-13%
Chelsea/Flatiron	\$1,795	\$1,803	\$1,438	0%	25%
East Harlem	\$485	\$448	\$647	8%	-25%
East Village	\$1,309	\$1,130	\$1,704	16%	-23%
Financial/Seaport	\$883	\$879	\$922	0%	-4%
Gramercy/Kips Bay	\$1,337	\$1,689	\$1,236	-21%	8%
Greenwich Village	\$2,180	\$1,424	\$1,788	53%	22%
Inwood					
Lower East Side	\$1,218	\$1,087	\$779	12%	56%
Midtown East	\$1,918	\$1,690	\$1,333	14%	44%
Midtown West	\$1,502	\$1,352	\$1,388	11%	8%
Morningside Heights	\$999	\$990	\$1,955	1%	-49%
Murray Hill	\$990	\$870	\$831	14%	19%
Roosevelt Island	\$572	\$654	\$494	-13%	16%
SoHo	\$2,717	\$2,746	\$3,126	-1%	-13%
TriBeCa	\$2,311	\$2,671	\$2,876	-13%	-20%
Upper East Side	\$1,790	\$2,042	\$1,815	-12%	-1%
Upper West Side	\$1,878	\$1,769	\$1,863	6%	1%
Washington Heights	\$448	\$332	\$396	35%	13%
West Harlem	\$622	\$599	\$609	4%	2%
West Village	\$3,078	\$2,507	\$1,627	23%	89%
Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$1,025</b>	<b>\$1,090</b>	<b>\$966</b>	<b>-6%</b>	<b>6%</b>
Battery Park City	\$1,034	\$1,565	\$1,242	-34%	-17%
Chelsea/Flatiron	\$1,530	\$1,519	\$1,222	1%	25%
East Harlem	\$428	\$398	\$519	8%	-18%
East Village	\$1,186	\$1,136	\$1,200	4%	-1%
Financial/Seaport	\$770	\$704	\$780	9%	-1%
Gramercy/Kips Bay	\$989	\$1,222	\$998	-19%	-1%
Greenwich Village	\$1,733	\$1,032	\$1,525	68%	14%
Inwood					
Lower East Side	\$1,198	\$798	\$561	50%	114%
Midtown East	\$914	\$996	\$805	-8%	14%
Midtown West	\$970	\$925	\$810	5%	20%
Morningside Heights	\$999	\$990	\$1,955	1%	-49%
Murray Hill	\$821	\$700	\$755	17%	9%
Roosevelt Island	\$499	\$620	\$477	-19%	5%
SoHo	\$2,187	\$2,375	\$2,310	-8%	-5%
TriBeCa	\$1,935	\$2,100	\$2,451	-8%	-21%
Upper East Side	\$1,208	\$1,589	\$982	-24%	23%
Upper West Side	\$1,235	\$999	\$996	24%	24%
Washington Heights	\$400	\$325	\$373	23%	7%
West Harlem	\$638	\$555	\$555	15%	15%
West Village	\$2,025	\$1,741	\$1,538	16%	32%

## Condominium Sale Price Per Square Foot

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$1,150</b>	<b>\$1,146</b>	<b>\$1,112</b>	<b>0%</b>	<b>3%</b>
Battery Park City	\$974	\$993	\$1,047	-2%	-7%
Chelsea/Flatiron	\$1,210	\$1,246	\$1,112	-3%	9%
East Harlem	\$552	\$553	\$628	0%	-12%
East Village	\$1,037	\$1,042	\$1,056	0%	-2%
Financial/Seaport	\$911	\$928	\$965	-2%	-6%
Gramercy/Kips Bay	\$1,168	\$1,186	\$1,119	-2%	4%
Greenwich Village	\$1,519	\$968	\$1,324	57%	15%
Inwood					
Lower East Side	\$1,139	\$941	\$862	21%	32%
Midtown East	\$1,336	\$1,247	\$1,146	7%	17%
Midtown West	\$1,316	\$1,171	\$1,154	12%	14%
Morningside Heights		\$970			
Murray Hill	\$1,008	\$1,008	\$936	0%	8%
Roosevelt Island	\$678	\$681		0%	
SoHo	\$1,396	\$1,297	\$1,204	8%	16%
TriBeCa	\$1,233	\$1,172	\$1,161	5%	6%
Upper East Side	\$1,216	\$1,189	\$1,105	2%	10%
Upper West Side	\$1,250	\$1,236	\$1,262	1%	-1%
Washington Heights	\$432	\$440	\$398	-2%	8%
West Harlem	\$612	\$530	\$563	16%	9%
West Village	\$1,632	\$1,524	\$1,270	7%	29%

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$1,061</b>	<b>\$1,046</b>	<b>\$1,014</b>	<b>1%</b>	<b>5%</b>
Battery Park City	\$974	\$993	\$1,047	-2%	-7%
Chelsea/Flatiron	\$1,129	\$1,119	\$1,076	1%	5%
East Harlem	\$596	\$510	\$648	17%	-8%
East Village	\$1,066	\$1,076	\$967	-1%	10%
Financial/Seaport	\$911	\$928	\$965	-2%	-6%
Gramercy/Kips Bay	\$1,093	\$1,207	\$1,088	-9%	0%
Greenwich Village	\$1,518	\$880	\$1,328	72%	14%
Inwood					
Lower East Side	\$1,068	\$971	\$934	10%	14%
Midtown East	\$1,020	\$1,034	\$954	-1%	7%
Midtown West	\$1,164	\$1,095	\$1,038	6%	12%
Morningside Heights		\$970			
Murray Hill	\$924	\$971	\$909	-5%	2%
Roosevelt Island	\$676	\$637		6%	
SoHo	\$1,346	\$1,317	\$1,226	2%	10%
TriBeCa	\$1,200	\$1,073	\$1,097	12%	9%
Upper East Side	\$1,071	\$1,076	\$952	-1%	13%
Upper West Side	\$1,095	\$1,074	\$1,062	2%	3%
Washington Heights	\$460	\$427	\$436	8%	5%
West Harlem	\$610	\$553	\$590	10%	3%
West Village	\$1,603	\$1,244	\$1,213	29%	32%

## Cooperative Sale Price

	Average				
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$1,046</b>	<b>\$1,027</b>	<b>\$917</b>	<b>2%</b>	<b>14%</b>
Battery Park City					
Chelsea/Flatiron	\$835	\$828	\$787	1%	6%
East Harlem	\$459	\$694	\$267	-34%	72%
East Village	\$642	\$804	\$614	-20%	5%
Financial/Seaport	\$702	\$491	\$570	43%	23%
Gramercy/Kips Bay	\$782	\$677	\$643	16%	22%
Greenwich Village	\$1,043	\$933	\$1,066	12%	-2%
Inwood	\$364	\$299	\$318	22%	15%
Lower East Side	\$538	\$536	\$488	0%	10%
Midtown East	\$822	\$849	\$935	-3%	-12%
Midtown West	\$858	\$767	\$562	12%	53%
Morningside Heights	\$595	\$710	\$471	-16%	26%
Murray Hill	\$521	\$558	\$503	-7%	4%
Roosevelt Island					
SoHo	\$1,418	\$3,526	\$1,209	-60%	17%
TriBeCa	\$2,479	\$1,667	\$1,870	49%	33%
Upper East Side	\$1,407	\$1,476	\$1,236	-5%	14%
Upper West Side	\$1,212	\$1,056	\$947	15%	28%
Washington Heights	\$389	\$373	\$345	4%	13%
West Harlem	\$304	\$374	\$308	-19%	-1%
West Village	\$804	\$715	\$779	12%	3%
	Median				
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$650</b>	<b>\$635</b>	<b>\$597</b>	<b>2%</b>	<b>9%</b>
Battery Park City					
Chelsea/Flatiron	\$619	\$625	\$605	-1%	2%
East Harlem	\$412	\$694	\$267	-41%	54%
East Village	\$548	\$750	\$535	-27%	2%
Financial/Seaport	\$604	\$390	\$470	55%	28%
Gramercy/Kips Bay	\$574	\$529	\$500	8%	15%
Greenwich Village	\$847	\$770	\$815	10%	4%
Inwood	\$378	\$286	\$365	32%	3%
Lower East Side	\$487	\$493	\$495	-1%	-2%
Midtown East	\$629	\$593	\$623	6%	1%
Midtown West	\$580	\$520	\$483	12%	20%
Morningside Heights	\$475	\$573	\$450	-17%	6%
Murray Hill	\$430	\$482	\$468	-11%	-8%
Roosevelt Island					
SoHo	\$1,325	\$1,150	\$1,153	15%	15%
TriBeCa	\$2,213	\$1,685	\$1,850	31%	20%
Upper East Side	\$856	\$815	\$681	5%	26%
Upper West Side	\$775	\$758	\$682	2%	14%
Washington Heights	\$350	\$353	\$300	-1%	17%
West Harlem	\$270	\$318	\$272	-15%	-1%
West Village	\$617	\$631	\$676	-2%	-9%

## Cooperative Sale Price Per Square Foot

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$967</b>	<b>\$947</b>	<b>\$900</b>	<b>2%</b>	<b>7%</b>
Battery Park City					
Chelsea/Flatiron	\$1,005	\$927	\$890	8%	13%
East Harlem					
East Village	\$992	\$994	\$981	0%	1%
Financial/Seaport	\$742	\$670	\$807	11%	-8%
Gramercy/Kips Bay	\$886	\$863	\$847	3%	5%
Greenwich Village	\$1,113	\$1,172	\$1,025	-5%	9%
Inwood	\$400	\$512	\$390	-22%	2%
Lower East Side	\$601	\$539	\$563	12%	7%
Midtown East	\$860	\$846	\$811	2%	6%
Midtown West	\$881	\$904	\$817	-3%	8%
Morningside Heights	\$827	\$944	\$729	-12%	13%
Murray Hill	\$855	\$946	\$814	-10%	5%
Roosevelt Island					
SoHo	\$1,081	\$1,039	\$1,003	4%	8%
TriBeCa	\$1,003	\$622	\$1,095	61%	-8%
Upper East Side	\$1,010	\$1,004	\$940	1%	7%
Upper West Side	\$1,039	\$959	\$940	8%	11%
Washington Heights	\$485	\$472	\$495	3%	-2%
West Harlem	\$447	\$994	\$446	-55%	0%
West Village	\$1,238	\$1,168	\$1,028	6%	20%
Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Manhattan</b>	<b>\$875</b>	<b>\$855</b>	<b>\$819</b>	<b>2%</b>	<b>7%</b>
Battery Park City					
Chelsea/Flatiron	\$945	\$878	\$854	8%	11%
East Harlem					
East Village	\$883	\$1,000	\$949	-12%	-7%
Financial/Seaport	\$742	\$670	\$807	11%	-8%
Gramercy/Kips Bay	\$865	\$854	\$823	1%	5%
Greenwich Village	\$1,106	\$1,068	\$911	4%	21%
Inwood	\$395	\$475	\$395	-17%	0%
Lower East Side	\$630	\$585	\$544	8%	16%
Midtown East	\$763	\$758	\$741	1%	3%
Midtown West	\$844	\$814	\$761	4%	11%
Morningside Heights	\$755	\$961	\$705	-21%	7%
Murray Hill	\$800	\$865	\$794	-8%	1%
Roosevelt Island					
SoHo	\$1,105	\$1,011	\$964	9%	15%
TriBeCa	\$904	\$501	\$1,009	81%	-10%
Upper East Side	\$875	\$849	\$807	3%	8%
Upper West Side	\$946	\$857	\$857	10%	10%
Washington Heights	\$479	\$468	\$475	2%	1%
West Harlem	\$506	\$994	\$446	-49%	13%
West Village	\$1,194	\$1,084	\$1,020	10%	17%

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

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$544</b>	<b>\$533</b>	<b>\$538</b>	<b>2%</b>	<b>1%</b>
Bath Beach	\$457	\$499	\$466	-9%	-2%
Bay Ridge / Fort Hamilton	\$437	\$520	\$507	-16%	-14%
Bedford Stuyvesant	\$425	\$409	\$464	4%	-9%
Bensonhurst	\$589	\$610	\$638	-3%	-8%
Bergen Beach	\$528	\$556	\$590	-5%	-11%
Brighton Beach	\$1,017	\$796	\$724	28%	41%
Boerum Hill	\$450	\$415	\$454	9%	-1%
Borough Park	\$588	\$565	\$613	4%	-4%
Brooklyn Heights	\$1,050	\$946	\$945	11%	11%
Brownsville / Ocean Hill	\$312	\$342	\$447	-9%	-30%
Bushwick / Wyckoff Heights	\$387	\$387	\$413	0%	-6%
Canarsie	\$406	\$404	\$421	1%	-4%
Carroll Gardens	\$943	\$848	\$719	11%	31%
Clinton Hill	\$521	\$437	\$452	19%	15%
Cobble Hill	\$1,537	\$874	\$938	76%	64%
Columbia Street					
Waterfront District	\$740	\$698	\$505	6%	47%
Coney Island	\$311	\$293	\$286	6%	9%
Crown Heights	\$429	\$447	\$491	-4%	-13%
Cypress Hills	\$356	\$327	\$342	9%	4%
Downtown	\$503	\$494	\$514	2%	-2%
Dyker Heights	\$620	\$662	\$670	-6%	-7%
East Flatbush	\$386	\$364	\$367	6%	5%
East New York / Spring Creek	\$297	\$319	\$333	-7%	-11%
Flatbush / Prospect Park South	\$485	\$451	\$446	8%	9%
Flatlands	\$345	\$375	\$372	-8%	-7%
Fort Greene	\$710	\$628	\$595	13%	19%
Gerritsen Beach	\$336	\$310	\$355	8%	-5%
Gowanus	\$619	\$720	\$717	-14%	-14%
Gravesend / Mapleton	\$513	\$614	\$585	-16%	-12%
Greenpoint	\$531	\$489	\$519	9%	2%
Kensington / Parkville	\$517	\$452	\$488	14%	6%
Manhattan Beach	\$856	\$1,250	\$560	-32%	53%
Marine Park / Madison	\$405	\$472	\$450	-14%	-10%
Midwood	\$451	\$493	\$423	-9%	6%
Mill Basin	\$517	\$518	\$502	0%	3%
Park Slope	\$861	\$769	\$819	12%	5%
Prospect Heights	\$710	\$672	\$729	6%	-3%
Prospect Park Lefferts Gardens	\$387	\$406	\$523	-5%	-26%
Red Hook	\$572	\$697	\$715	-18%	-20%
SeaGate	\$489	\$457	\$363	7%	35%
Sheepshead Bay	\$389	\$378	\$331	3%	17%
Sunset Park	\$492	\$520	\$545	-6%	-10%
Vinegar Hill / Dumbo	\$802	\$1,198	\$965	-33%	-17%
Williamsburg	\$549	\$561	\$638	-2%	-14%
Windsor Terrace	\$612	\$653	\$572	-6%	7%

Note: sale price in thousands



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

	Median				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$465</b>	<b>\$455</b>	<b>\$470</b>	<b>2%</b>	<b>-1%</b>
Bath Beach	\$500	\$477	\$485	5%	3%
Bay Ridge / Fort Hamilton	\$350	\$400	\$465	-13%	-25%
Bedford Stuyvesant	\$371	\$390	\$450	-5%	-18%
Bensonhurst	\$605	\$660	\$665	-8%	-9%
Bergen Beach	\$535	\$540	\$593	-1%	-10%
Brighton Beach	\$775	\$734	\$589	6%	32%
Boerum Hill	\$395	\$401	\$395	-1%	0%
Borough Park	\$560	\$537	\$572	4%	-2%
Brooklyn Heights	\$700	\$645	\$610	9%	15%
Brownsville / Ocean Hill	\$284	\$304	\$470	-6%	-39%
Bushwick / Wyckoff Heights	\$375	\$357	\$437	5%	-14%
Canarsie	\$424	\$405	\$417	5%	2%
Carroll Gardens	\$786	\$657	\$570	20%	38%
Clinton Hill	\$442	\$380	\$365	16%	21%
Cobble Hill	\$1,225	\$510	\$769	140%	59%
Columbia Street					
Waterfront District	\$660	\$778	\$505	-15%	31%
Coney Island	\$315	\$285	\$265	11%	19%
Crown Heights	\$411	\$449	\$525	-8%	-22%
Cypress Hills	\$330	\$331	\$380	0%	-13%
Downtown	\$470	\$479	\$383	-2%	23%
Dyker Heights	\$620	\$677	\$673	-8%	-8%
East Flatbush	\$382	\$379	\$385	1%	-1%
East New York / Spring Creek	\$256	\$267	\$298	-4%	-14%
Flatbush / Prospect Park South	\$413	\$377	\$383	10%	8%
Flatlands	\$385	\$413	\$371	-7%	4%
Fort Greene	\$545	\$559	\$465	-3%	17%
Gerritsen Beach	\$355	\$348	\$354	2%	0%
Gowanus	\$540	\$618	\$550	-13%	-2%
Gravesend / Mapleton	\$440	\$507	\$483	-13%	-9%
Greenpoint	\$496	\$446	\$475	11%	4%
Kensington / Parkville	\$333	\$336	\$400	-1%	-17%
Manhattan Beach	\$710	\$985	\$540	-28%	31%
Marine Park / Madison	\$432	\$455	\$450	-5%	-4%
Midwood	\$399	\$446	\$423	-10%	-5%
Mill Basin	\$452	\$433	\$422	4%	7%
Park Slope	\$733	\$644	\$640	14%	15%
Prospect Heights	\$673	\$493	\$560	37%	20%
Prospect Park Lefferts Gardens	\$318	\$344	\$468	-8%	-32%
Red Hook	\$500	\$800	\$715	-38%	-30%
SeaGate	\$500	\$440	\$363	14%	38%
Sheepshead Bay	\$360	\$338	\$300	6%	20%
Sunset Park	\$400	\$465	\$525	-14%	-24%
Vinegar Hill / Dumbo	\$775	\$1,068	\$965	-27%	-20%
Williamsburg	\$500	\$535	\$600	-6%	-17%
Windsor Terrace	\$600	\$628	\$505	-4%	19%

Note: sale price in thousands

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

	Average				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$478</b>	<b>\$471</b>	<b>\$465</b>	<b>2%</b>	<b>3%</b>
Bath Beach	\$258	\$254	\$238	1%	8%
Bay Ridge / Fort Hamilton	\$272	\$262	\$281	4%	-3%
Bedford Stuyvesant	\$404	\$397	\$470	2%	-14%
Bensonhurst	\$317	\$303	\$362	5%	-12%
Bergen Beach	\$441	\$399	\$408	10%	8%
Brighton Beach	\$760	\$730	\$572	4%	33%
Boerum Hill	\$449	\$405	\$465	11%	-3%
Borough Park	\$447	\$383	\$470	17%	-5%
Brooklyn Heights	\$798	\$760	\$837	5%	-5%
Brownsville / Ocean Hill	\$316	\$304	\$115	4%	175%
Bushwick / Wyckoff Heights	\$316	\$282	\$333	12%	-5%
Canarsie	\$253	\$187	\$270	35%	-6%
Carroll Gardens	\$814	\$677	\$533	20%	53%
Clinton Hill	\$432	\$440	\$362	-2%	19%
Cobble Hill	\$743	\$511	\$648	46%	15%
Columbia Street					
Waterfront District	\$564	\$614	\$505	-8%	12%
Coney Island	\$304	\$285	\$284	7%	7%
Crown Heights	\$389	\$433	\$505	-10%	-23%
Cypress Hills					
Downtown	\$503	\$491	\$439	2%	15%
Dyker Heights	\$390	\$386	\$280	1%	39%
East Flatbush	\$265	\$277	\$217	-5%	22%
East New York / Spring Creek	\$217	\$211	\$217	3%	0%
Flatbush / Prospect Park South	\$350	\$303	\$320	15%	10%
Flatlands	\$188	\$169	\$206	11%	-9%
Fort Greene	\$539	\$567	\$504	-5%	7%
Gerritsen Beach					
Gowanus	\$572	\$559	\$578	2%	-1%
Gravesend / Mapleton	\$326	\$306	\$229	7%	42%
Greenpoint	\$483	\$461	\$425	5%	14%
Kensington / Parkville	\$237	\$289	\$286	-18%	-17%
Manhattan Beach	\$325	\$220		48%	
Marine Park / Madison	\$206	\$191	\$229	8%	-10%
Midwood	\$259	\$231	\$213	12%	22%
Mill Basin	\$148	\$140	\$151	6%	-2%
Park Slope	\$725	\$645	\$656	12%	11%
Prospect Heights	\$643	\$601	\$722	7%	-11%
Prospect Park Lefferts Gardens	\$232	\$297	\$290	-22%	-20%
Red Hook	\$500				
SeaGate					
Sheepshead Bay	\$239	\$240	\$216	0%	11%
Sunset Park	\$341	\$355	\$317	-4%	8%
Vinegar Hill / Dumbo	\$802	\$1,210	\$965	-34%	-17%
Williamsburg	\$546	\$529	\$631	3%	-13%
Windsor Terrace	\$434	\$400	\$432	8%	0%

Note: sale price in thousands

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

	Median				
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$418</b>	<b>\$405</b>	<b>\$399</b>	<b>3%</b>	<b>5%</b>
Bath Beach	\$205	\$222	\$196	-8%	4%
Bay Ridge / Fort Hamilton	\$267	\$235	\$248	14%	8%
Bedford Stuyvesant	\$350	\$385	\$415	-9%	-16%
Bensonhurst	\$312	\$219	\$395	43%	-21%
Bergen Beach	\$466	\$385	\$390	21%	19%
Brighton Beach	\$715	\$630	\$550	13%	30%
Boerum Hill	\$477	\$400	\$482	19%	-1%
Borough Park	\$393	\$360	\$376	9%	4%
Brooklyn Heights	\$664	\$570	\$600	16%	11%
Brownsville / Ocean Hill	\$328	\$304	\$115	8%	185%
Bushwick / Wyckoff Heights	\$290	\$284	\$333	2%	-13%
Canarsie	\$300	\$187	\$270	60%	11%
Carroll Gardens	\$742	\$600	\$532	24%	39%
Clinton Hill	\$407	\$380	\$350	7%	16%
Cobble Hill	\$715	\$505	\$641	42%	11%
Columbia Street					
Waterfront District	\$535	\$652	\$505	-18%	6%
Coney Island	\$280	\$273	\$265	3%	6%
Crown Heights	\$381	\$447	\$499	-15%	-24%
Cypress Hills					
Downtown	\$470	\$475	\$370	-1%	27%
Dyker Heights	\$390	\$386	\$280	1%	39%
East Flatbush	\$212	\$250	\$235	-15%	-10%
East New York / Spring Creek	\$214	\$206	\$209	4%	2%
Flatbush / Prospect Park South	\$344	\$320	\$315	8%	9%
Flatlands	\$200	\$158	\$200	27%	0%
Fort Greene	\$514	\$549	\$518	-6%	-1%
Gerritsen Beach					
Gowanus	\$497	\$460	\$539	8%	-8%
Gravesend / Mapleton	\$335	\$318	\$200	5%	67%
Greenpoint	\$433	\$399	\$420	8%	3%
Kensington / Parkville	\$221	\$246	\$240	-10%	-8%
Manhattan Beach	\$345	\$220		57%	
Marine Park / Madison	\$179	\$162	\$210	11%	-15%
Midwood	\$204	\$203	\$179	1%	14%
Mill Basin	\$148	\$148	\$156	1%	-5%
Park Slope	\$690	\$593	\$599	16%	15%
Prospect Heights	\$635	\$478	\$553	33%	15%
Prospect Park Lefferts Gardens	\$231	\$275	\$270	-16%	-14%
Red Hook	\$500				
SeaGate					
Sheepshead Bay	\$190	\$218	\$179	-13%	6%
Sunset Park	\$299	\$328	\$312	-9%	-4%
Vinegar Hill / Dumbo	\$775	\$1,140	\$965	-32%	-20%
Williamsburg	\$500	\$519	\$575	-4%	-13%
Windsor Terrace	\$415	\$385	\$431	8%	-4%

Note: sale price in thousands

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

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$510</b>	<b>\$517</b>	<b>\$498</b>	<b>-1%</b>	<b>2%</b>
Bath Beach	\$334	\$331	\$326	1%	3%
Bay Ridge / Fort Hamilton	\$366	\$352	\$384	4%	-5%
Bedford Stuyvesant	\$341	\$355	\$348	-4%	-2%
Bensonhurst	\$302	\$329	\$364	-8%	-17%
Bergen Beach	\$315	\$349	\$357	-10%	-12%
Brighton Beach	\$751	\$733	\$625	2%	20%
Boerum Hill	\$376	\$393	\$349	-4%	8%
Borough Park	\$454	\$421	\$433	8%	5%
Brooklyn Heights	\$769	\$670	\$811	15%	-5%
Brownsville / Ocean Hill	\$380	\$299	\$121	27%	213%
Bushwick / Wyckoff Heights	\$439	\$453		-3%	
Canarsie	\$296	\$230	\$260	29%	14%
Carroll Gardens	\$639	\$597	\$641	7%	0%
Clinton Hill	\$649	\$545	\$561	19%	16%
Cobble Hill	\$648	\$693	\$621	-7%	4%
Columbia Street					
Waterfront District	\$586	\$547	\$577	7%	2%
Coney Island	\$339	\$419	\$353	-19%	-4%
Crown Heights	\$430	\$499	\$488	-14%	-12%
Cypress Hills					
Downtown	\$589	\$617	\$500	-5%	18%
Dyker Heights	\$363	\$315	\$409	15%	-11%
East Flatbush	\$282	\$309	\$253	-9%	12%
East New York / Spring Creek	\$290	\$285	\$285	2%	2%
Flatbush / Prospect Park South	\$396	\$361	\$383	10%	3%
Flatlands	\$227	\$233	\$202	-3%	12%
Fort Greene	\$596	\$584	\$509	2%	17%
Gerritsen Beach					
Gowanus	\$654	\$722	\$568	-10%	15%
Gravesend / Mapleton	\$349	\$325	\$293	7%	19%
Greenpoint	\$600	\$521	\$541	15%	11%
Kensington / Parkville	\$355	\$286	\$370	24%	-4%
Manhattan Beach	\$460	\$321		43%	
Marine Park / Madison	\$292	\$283	\$319	3%	-9%
Midwood	\$333	\$309	\$281	8%	19%
Mill Basin	\$184	\$195	\$191	-6%	-3%
Park Slope	\$690	\$695	\$672	-1%	3%
Prospect Heights	\$640	\$635	\$596	1%	7%
Prospect Park Lefferts Gardens	\$298	\$194	\$429	53%	-31%
Red Hook	\$386				
SeaGate					
Sheepshead Bay	\$313	\$311	\$293	1%	7%
Sunset Park	\$448	\$418	\$441	7%	2%
Vinegar Hill / Dumbo	\$719	\$907	\$720	-21%	0%
Williamsburg	\$567	\$530	\$622	7%	-9%
Windsor Terrace	\$563	\$615	\$544	-8%	3%

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

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$506</b>	<b>\$511</b>	<b>\$483</b>	<b>-1%</b>	<b>5%</b>
Bath Beach	\$321	\$321	\$326	0%	-1%
Bay Ridge / Fort Hamilton	\$369	\$337	\$338	10%	9%
Bedford Stuyvesant	\$342	\$361	\$318	-5%	8%
Bensonhurst	\$282	\$278	\$390	1%	-28%
Bergen Beach	\$327	\$349	\$364	-6%	-10%
Brighton Beach	\$756	\$747	\$610	1%	24%
Boerum Hill	\$370	\$378	\$360	-2%	3%
Borough Park	\$425	\$408	\$426	4%	0%
Brooklyn Heights	\$740	\$604	\$808	23%	-8%
Brownsville / Ocean Hill	\$358	\$299	\$121	20%	195%
Bushwick / Wyckoff Heights	\$414	\$453		-9%	
Canarsie	\$293	\$230	\$260	27%	13%
Carroll Gardens	\$702	\$592	\$642	19%	9%
Clinton Hill	\$612	\$566	\$580	8%	5%
Cobble Hill	\$690	\$721	\$623	-4%	11%
Columbia Street					
Waterfront District	\$612	\$547	\$577	12%	6%
Coney Island	\$333	\$419	\$344	-20%	-3%
Crown Heights	\$466	\$508	\$509	-8%	-8%
Cypress Hills	UM!				
Downtown	\$593	\$599	\$468	-1%	27%
Dyker Heights	\$363	\$315	\$409	15%	-11%
East Flatbush	\$275	\$261	\$257	5%	7%
East New York / Spring Creek	\$295	\$287	\$287	3%	3%
Flatbush / Prospect Park South	\$446	\$383	\$411	17%	9%
Flatlands	\$238	\$233	\$233	2%	2%
Fort Greene	\$581	\$531	\$492	9%	18%
Gerritsen Beach					
Gowanus	\$684	\$722	\$555	-5%	23%
Gravesend / Mapleton	\$361	\$329	\$265	10%	36%
Greenpoint	\$610	\$588	\$573	4%	6%
Kensington / Parkville	\$339	\$277	\$323	22%	5%
Manhattan Beach	\$460	\$321		43%	
Marine Park / Madison	\$291	\$275	\$339	6%	-14%
Midwood	\$304	\$301	\$296	1%	3%
Mill Basin	\$184	\$195	\$196	-6%	-6%
Park Slope	\$699	\$680	\$639	3%	9%
Prospect Heights	\$644	\$643	\$577	0%	12%
Prospect Park Lefferts Gardens	\$291	\$180	\$351	62%	-17%
Red Hook	\$386				
SeaGate					
Sheepshead Bay	\$315	\$319	\$295	-1%	7%
Sunset Park	\$457	\$423	\$476	8%	-4%
Vinegar Hill / Dumbo	\$712	\$826	\$772	-14%	-8%
Williamsburg	\$599	\$581	\$667	3%	-10%
Windsor Terrace	\$507	\$643	\$532	-21%	-5%



## Condominium Sale Price

	Average				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$541</b>	<b>\$549</b>	<b>\$557</b>	<b>-1%</b>	<b>-3%</b>
Bath Beach	\$384	\$443	\$440	-13%	-13%
Bay Ridge / Fort Hamilton	\$306	\$412	\$395	-26%	-23%
Bedford Stuyvesant	\$404	\$390	\$470	4%	-14%
Bensonhurst	\$425	\$468	\$416	-9%	2%
Bergen Beach	\$441	\$399	\$408	10%	8%
Brighton Beach	\$790	\$778	\$627	2%	26%
Boerum Hill	\$631	\$559	\$641	13%	-2%
Borough Park	\$468	\$424	\$499	10%	-6%
Brooklyn Heights	\$1,160	\$1,007	\$1,145	15%	1%
Brownsville / Ocean Hill	\$316	\$304	\$115	4%	175%
Bushwick / Wyckoff Heights	\$316	\$282	\$333	12%	-5%
Canarsie	\$284	\$187	\$270	52%	5%
Carroll Gardens	\$906	\$688	\$501	32%	81%
Clinton Hill	\$556	\$545	\$458	2%	21%
Cobble Hill	\$931	\$673	\$678	38%	37%
Columbia Street					
Waterfront District	\$564	\$614	\$505	-8%	12%
Coney Island	\$533		\$422		26%
Crown Heights	\$414	\$451	\$584	-8%	-29%
Cypress Hills					
Downtown	\$538	\$536	\$658	0%	-18%
Dyker Heights	\$390	\$386	\$280	1%	39%
East Flatbush	\$442	\$364	\$255	22%	73%
East New York / Spring Creek	\$217	\$211	\$217	3%	0%
Flatbush / Prospect Park South	\$443	\$365	\$421	22%	5%
Flatlands					
Fort Greene	\$656	\$607	\$613	8%	7%
Gerritsen Beach					
Gowanus	\$572	\$559	\$584	2%	-2%
Gravesend / Mapleton	\$405	\$407	\$373	-1%	9%
Greenpoint	\$483	\$480	\$425	1%	14%
Kensington / Parkville	\$286	\$490	\$519	-42%	-45%
Manhattan Beach					
Marine Park / Madison	\$357	\$323	\$361	11%	-1%
Midwood	\$412	\$400	\$284	3%	45%
Mill Basin					
Park Slope	\$801	\$688	\$741	17%	8%
Prospect Heights	\$621	\$672	\$844	-8%	-26%
Prospect Park Lefferts Gardens	\$316	\$307	\$432	3%	-27%
Red Hook	\$500				
SeaGate					
Sheepshead Bay	\$413	\$364	\$362	13%	14%
Sunset Park	\$380	\$372	\$353	2%	8%
Vinegar Hill / Dumbo	\$796	\$1,210	\$965	-34%	-17%
Williamsburg	\$550	\$532	\$638	3%	-14%
Windsor Terrace	\$573	\$440	\$510	30%	12%

Note: sale price in thousands

## Condominium Sale Price

	Median				
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$484</b>	<b>\$477</b>	<b>\$486</b>	<b>1%</b>	<b>0%</b>
Bath Beach	\$355	\$477	\$440	-26%	-19%
Bay Ridge / Fort Hamilton	\$269	\$448	\$453	-40%	-41%
Bedford Stuyvesant	\$350	\$380	\$415	-8%	-16%
Bensonhurst	\$436	\$431	\$427	1%	2%
Bergen Beach	\$466	\$385	\$390	21%	19%
Brighton Beach	\$725	\$702	\$600	3%	21%
Boerum Hill	\$525	\$507	\$603	4%	-13%
Borough Park	\$493	\$418	\$491	18%	0%
Brooklyn Heights	\$993	\$810	\$875	23%	13%
Brownsville / Ocean Hill	\$328	\$304	\$115	8%	185%
Bushwick / Wyckoff Heights	\$290	\$284	\$333	2%	-13%
Canarsie	\$313	\$187	\$270	67%	16%
Carroll Gardens	\$800	\$600	\$502	33%	59%
Clinton Hill	\$565	\$548	\$437	3%	29%
Cobble Hill	\$1,150	\$738	\$769	56%	50%
Columbia Street					
Waterfront District	\$535	\$652	\$505	-18%	6%
Coney Island	\$533		\$417		28%
Crown Heights	\$406	\$454	\$540	-11%	-25%
Cypress Hills					
Downtown	\$495	\$508	\$712	-2%	-30%
Dyker Heights	\$390	\$386	\$280	1%	39%
East Flatbush	\$395	\$379	\$258	4%	53%
East New York / Spring Creek	\$214	\$206	\$209	4%	2%
Flatbush / Prospect Park South	\$473	\$366	\$410	29%	15%
Flatlands					
Fort Greene	\$608	\$572	\$601	6%	1%
Gerritsen Beach					
Gowanus	\$497	\$460	\$539	8%	-8%
Gravesend / Mapleton	\$421	\$405	\$387	4%	9%
Greenpoint	\$430	\$419	\$420	3%	2%
Kensington / Parkville	\$313	\$400	\$477	-22%	-34%
Manhattan Beach					
Marine Park / Madison	\$355	\$343	\$365	3%	-3%
Midwood	\$500	\$400	\$262	25%	91%
Mill Basin					
Park Slope	\$760	\$640	\$720	19%	6%
Prospect Heights	\$616	\$461	\$669	33%	-8%
Prospect Park Lefferts Gardens	\$303	\$280	\$420	8%	-28%
Red Hook	\$500				
SeaGate					
Sheepshead Bay	\$345	\$353	\$350	-2%	-1%
Sunset Park	\$348	\$346	\$367	0%	-5%
Vinegar Hill / Dumbo	\$735	\$1,140	\$965	-36%	-24%
Williamsburg	\$510	\$527	\$575	-3%	-11%
Windsor Terrace	\$598	\$440	\$505	36%	18%

Note: sale price in thousands

## Condominium Price Per Sq. Ft.

Average					
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$528</b>	<b>\$546</b>	<b>\$513</b>	<b>-3%</b>	<b>3%</b>
Bath Beach	\$349	\$382		-9%	
Bay Ridge / Fort Hamilton	\$336	\$415	\$430	-19%	-22%
Bedford Stuyvesant	\$341	\$355	\$348	-4%	-2%
Bensonhurst	\$327	\$367	\$389	-11%	-16%
Bergen Beach	\$315	\$349	\$357	-10%	-12%
Brighton Beach	\$765	\$741	\$640	3%	20%
Boerum Hill	\$530	\$497	\$515	7%	3%
Borough Park	\$385	\$393	\$363	-2%	6%
Brooklyn Heights	\$763	\$692	\$969	10%	-21%
Brownsville / Ocean Hill	\$380	\$299	\$121	27%	213%
Bushwick / Wyckoff Heights	\$439	\$453		-3%	
Canarsie	\$296	\$230	\$260	29%	14%
Carroll Gardens	\$657	\$625	\$598	5%	10%
Clinton Hill	\$699	\$498	\$498	40%	40%
Cobble Hill	\$698	\$665	\$508	5%	37%
Columbia Street					
Waterfront District	\$586	\$547	\$577	7%	2%
Coney Island	\$408		\$421		-3%
Crown Heights	\$430	\$499	\$478	-14%	-10%
Cypress Hills					
Downtown	\$617	\$660		-6%	
Dyker Heights	\$363	\$315	\$409	15%	-11%
East Flatbush	\$424	\$376	\$254	13%	67%
East New York / Spring Creek	\$290	\$285	\$285	2%	2%
Flatbush / Prospect Park South	\$434	\$490	\$485	-11%	-11%
Flatlands					
Fort Greene	\$614	\$533	\$514	15%	20%
Gerritsen Beach					
Gowanus	\$651	\$722	\$566	-10%	15%
Gravesend / Mapleton	\$387	\$418	\$414	-7%	-6%
Greenpoint	\$602	\$527	\$541	14%	11%
Kensington / Parkville	\$378	\$152	\$435	148%	-13%
Manhattan Beach					
Marine Park / Madison	\$372	\$391	\$383	-5%	-3%
Midwood	\$294		\$298		-1%
Mill Basin					
Park Slope	\$634	\$679	\$597	-6%	6%
Prospect Heights	\$611	\$660	\$603	-7%	1%
Prospect Park Lefferts Gardens	\$285	\$222	\$667	28%	-57%
Red Hook	\$386				
SeaGate					
Sheepshead Bay	\$468	\$433	\$443	8%	6%
Sunset Park	\$469	\$446	\$484	5%	-3%
Vinegar Hill / Dumbo	\$732	\$907	\$720	-19%	2%
Williamsburg	\$567	\$530	\$622	7%	-9%
Windsor Terrace	\$541	\$550	\$508	-2%	6%

## Condominium Price Per Sq. Ft.

	Median				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$543</b>	<b>\$554</b>	<b>\$524</b>	<b>-2%</b>	<b>4%</b>
Bath Beach	\$357	\$382		-6%	
Bay Ridge / Fort Hamilton	\$311	\$444	\$491	-30%	-37%
Bedford Stuyvesant	\$342	\$361	\$318	-5%	8%
Bensonhurst	\$300	\$414	\$390	-27%	-23%
Bergen Beach	\$327	\$349	\$364	-6%	-10%
Brighton Beach	\$758	\$747	\$568	1%	33%
Boerum Hill	\$503	\$498	\$434	1%	16%
Borough Park	\$380	\$378	\$365	1%	4%
Brooklyn Heights	\$740	\$610	\$927	21%	-20%
Brownsville / Ocean Hill	\$358	\$299	\$121	20%	195%
Bushwick / Wyckoff Heights	\$414	\$453		-9%	
Canarsie	\$293	\$230	\$260	27%	13%
Carroll Gardens	\$629	\$610	\$607	3%	4%
Clinton Hill	\$629	\$548	\$470	15%	34%
Cobble Hill	\$721	\$665	\$556	8%	30%
Columbia Street					
Waterfront District	\$612	\$547	\$577	12%	6%
Coney Island	\$408		\$440		-7%
Crown Heights	\$466	\$508	\$482	-8%	-3%
Cypress Hills					
Downtown	\$606	\$639		-5%	
Dyker Heights	\$363	\$315	\$409	15%	-11%
East Flatbush	\$424	\$410	\$255	4%	66%
East New York / Spring Creek	\$295	\$287	\$287	3%	3%
Flatbush / Prospect Park South	\$453	\$490	\$485	-7%	-7%
Flatlands					
Fort Greene	\$602	\$511	\$476	18%	27%
Gerritsen Beach					
Gowanus	\$682	\$722	\$553	-6%	23%
Gravesend / Mapleton	\$380	\$381	\$414	0%	-8%
Greenpoint	\$612	\$591	\$573	4%	7%
Kensington / Parkville	\$435	\$152	\$435	186%	0%
Manhattan Beach					
Marine Park / Madison	\$376	\$391	\$383	-4%	-2%
Midwood	\$294		\$298		-1%
Mill Basin					
Park Slope	\$661	\$668	\$611	-1%	8%
Prospect Heights	\$570	\$653	\$590	-13%	-3%
Prospect Park Lefferts Gardens	\$266	\$222	\$667	19%	-60%
Red Hook	\$386				
SeaGate					
Sheepshead Bay	\$463	\$444	\$458	4%	1%
Sunset Park	\$464	\$444	\$500	5%	-7%
Vinegar Hill / Dumbo	\$735	\$826	\$772	-11%	-5%
Williamsburg	\$599	\$581	\$667	3%	-10%
Windsor Terrace	\$538	\$550	\$497	-2%	8%

## Cooperative Sale Price

	Average				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$385</b>	<b>\$344</b>	<b>\$383</b>	<b>12%</b>	<b>1%</b>
Bath Beach	\$194	\$207	\$213	-6%	-9%
Bay Ridge / Fort Hamilton	\$259	\$241	\$262	7%	-1%
Bedford Stuyvesant		\$640			
Bensonhurst	\$155	\$179	\$237	-14%	-35%
Bergen Beach					
Brighton Beach	\$564	\$499	\$440	13%	28%
Boerum Hill	\$307	\$230	\$250	34%	23%
Borough Park	\$257	\$127	\$194	103%	33%
Brooklyn Heights	\$657	\$558	\$810	18%	-19%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie	\$130				
Carroll Gardens	\$711	\$599	\$590	19%	21%
Clinton Hill	\$358	\$352	\$320	2%	12%
Cobble Hill	\$587	\$450	\$588	30%	0%
Columbia Street					
Waterfront District					
Coney Island	\$275	\$285	\$260	-4%	6%
Crown Heights	\$253	\$188	\$241	35%	5%
Cypress Hills					
Downtown	\$371	\$314	\$319	18%	16%
Dyker Heights					
East Flatbush	\$176	\$180	\$187	-3%	-6%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$297	\$288	\$293	3%	1%
Flatlands	\$188	\$169	\$206	11%	-9%
Fort Greene	\$371	\$419	\$395	-11%	-6%
Gerritsen Beach					
Gowanus	\$575		\$475		21%
Gravesend / Mapleton	\$184	\$206	\$193	-10%	-5%
Greenpoint	\$496	\$282		76%	
Kensington / Parkville	\$233	\$243	\$227	-4%	3%
Manhattan Beach	\$325	\$220		48%	
Marine Park / Madison	\$175	\$167	\$181	5%	-3%
Midwood	\$219	\$217	\$177	1%	24%
Mill Basin	\$148	\$140	\$151	6%	-2%
Park Slope	\$665	\$604	\$604	10%	10%
Prospect Heights	\$664	\$475	\$556	40%	19%
Prospect Park Lefferts Gardens	\$212	\$279	\$204	-24%	4%
Red Hook					
SeaGate					
Sheepshead Bay	\$188	\$182	\$170	3%	11%
Sunset Park	\$259	\$240	\$202	8%	28%
Vinegar Hill / Dumbo	\$843				
Williamsburg	\$451	\$408	\$214	11%	111%
Windsor Terrace	\$387	\$389	\$413	0%	-6%

Note: sale price in thousands



## Cooperative Sale Price

	Median				
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$299</b>	<b>\$275</b>	<b>\$280</b>	<b>9%</b>	<b>7%</b>
Bath Beach	\$185	\$205	\$193	-10%	-4%
Bay Ridge / Fort Hamilton	\$265	\$228	\$238	16%	12%
Bedford Stuyvesant		\$640			
Bensonhurst	\$148	\$170	\$235	-13%	-37%
Bergen Beach					
Brighton Beach	\$564	\$495	\$540	14%	4%
Boerum Hill	\$344	\$181	\$212	91%	63%
Borough Park	\$251	\$128	\$162	96%	55%
Brooklyn Heights	\$526	\$438	\$583	20%	-10%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie	\$130				
Carroll Gardens	\$713	\$599	\$594	19%	20%
Clinton Hill	\$368	\$343	\$330	7%	11%
Cobble Hill	\$446	\$452	\$400	-1%	12%
Columbia Street					
Waterfront District					
Coney Island	\$273	\$273	\$255	0%	7%
Crown Heights	\$250	\$188	\$209	33%	20%
Cypress Hills					
Downtown	\$335	\$287	\$320	17%	5%
Dyker Heights					
East Flatbush	\$168	\$175	\$157	-4%	7%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$282	\$291	\$280	-3%	1%
Flatlands	\$200	\$158	\$200	27%	0%
Fort Greene	\$317	\$443	\$400	-28%	-21%
Gerritsen Beach					
Gowanus	\$575		\$475		21%
Gravesend / Mapleton	\$168	\$200	\$182	-16%	-8%
Greenpoint	\$496	\$315		57%	
Kensington / Parkville	\$220	\$236	\$227	-7%	-3%
Manhattan Beach	\$345	\$220		57%	
Marine Park / Madison	\$171	\$151	\$164	13%	4%
Midwood	\$193	\$196	\$163	-2%	18%
Mill Basin	\$148	\$148	\$156	1%	-5%
Park Slope	\$649	\$535	\$563	21%	15%
Prospect Heights	\$660	\$479	\$450	38%	47%
Prospect Park Lefferts Gardens	\$165	\$172	\$222	-4%	-25%
Red Hook					
SeaGate					
Sheepshead Bay	\$175	\$164	\$168	7%	4%
Sunset Park	\$245	\$230	\$190	7%	29%
Vinegar Hill / Dumbo	\$843				
Williamsburg	\$270	\$408	\$214	-34%	26%
Windsor Terrace	\$378	\$385	\$401	-2%	-6%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$473</b>	<b>\$462</b>	<b>\$487</b>	<b>2%</b>	<b>-3%</b>
Bath Beach	\$309	\$319	\$326	-3%	-5%
Bay Ridge / Fort Hamilton	\$382	\$334	\$378	14%	1%
Bedford Stuyvesant					
Bensonhurst	\$228	\$301	\$235	-24%	-3%
Bergen Beach					
Brighton Beach	\$583	\$704	\$588	-17%	-1%
Boerum Hill	\$378	\$345	\$310	10%	22%
Borough Park	\$234		\$275		-15%
Brooklyn Heights	\$775	\$624	\$793	24%	-2%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$623	\$400	\$716	56%	-13%
Clinton Hill	\$592	\$579	\$573	2%	3%
Cobble Hill	\$446	\$708	\$958	-37%	-54%
Columbia Street					
Waterfront District					
Coney Island	\$322	\$419	\$333	-23%	-3%
Crown Heights					
Cypress Hills					
Downtown	\$488	\$466	\$500	5%	-2%
Dyker Heights					
East Flatbush	\$254	\$242	\$251	5%	1%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$361	\$343	\$366	5%	-1%
Flatlands	\$227	\$233	\$202	-3%	12%
Fort Greene	\$556	\$729	\$508	-24%	10%
Gerritsen Beach					
Gowanus	\$747		\$617		21%
Gravesend / Mapleton	\$250	\$256	\$274	-2%	-9%
Greenpoint	\$539	\$460		17%	!
Kensington / Parkville	\$352	\$297	\$365	19%	-3%
Manhattan Beach	\$460	\$321		43%	
Marine Park / Madison	\$268	\$262	\$303	2%	-12%
Midwood	\$341	\$309	\$279	10%	22%
Mill Basin	\$184	\$195	\$191	-6%	-3%
Park Slope	\$740	\$712	\$709	4%	4%
Prospect Heights	\$675	\$590	\$588	14%	15%
Prospect Park Lefferts Gardens	\$302	\$137	\$271	120%	12%
Red Hook					
SeaGate					
Sheepshead Bay	\$272	\$268	\$252	1%	8%
Sunset Park	\$406	\$324	\$302	25%	34%
Vinegar Hill / Dumbo	\$596				
Williamsburg					
Windsor Terrace	\$575	\$648	\$555	-11%	4%

## Cooperative Sale Price Per Square Foot

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$415</b>	<b>\$424</b>	<b>\$440</b>	<b>-2%</b>	<b>-6%</b>
Bath Beach	\$293	\$312	\$326	-6%	-10%
Bay Ridge / Fort Hamilton	\$386	\$328	\$337	18%	15%
Bedford Stuyvesant					
Bensonhurst	\$228	\$246	\$235	-8%	-3%
Bergen Beach					
Brighton Beach	\$583	\$731	\$661	-20%	-12%
Boerum Hill	\$414	\$358	\$292	15%	42%
Borough Park	\$234		\$293		-20%
Brooklyn Heights	\$731	\$587	\$786	25%	-7%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$733	\$400	\$697	83%	5%
Clinton Hill	\$602	\$594	\$634	1%	-5%
Cobble Hill	\$446	\$721	\$958	-38%	-54%
Columbia Street					
Waterfront District					
Coney Island	\$332	\$419	\$334	-21%	0%
Crown Heights			\$536		
Cypress Hills					
Downtown	\$473	\$485	\$468	-2%	1%
Dyker Heights					
East Flatbush	\$271	\$238	\$265	14%	2%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$356	\$375	\$402	-5%	-11%
Flatlands	\$238	\$233	\$233	2%	2%
Fort Greene	\$538	\$588	\$494	-9%	9%
Gerritsen Beach					
Gowanus	\$747		\$617		21%
Gravesend / Mapleton	\$241	\$248	\$260	-3%	-7%
Greenpoint	\$539	\$460		17%	
Kensington / Parkville	\$338	\$277	\$296	22%	14%
Manhattan Beach	\$460	\$321		43%	
Marine Park / Madison	\$249	\$243	\$297	3%	-16%
Midwood	\$312	\$301	\$281	4%	11%
Mill Basin	\$184	\$195	\$196	-6%	-6%
Park Slope	\$725	\$681	\$667	7%	9%
Prospect Heights	\$673	\$616	\$543	9%	24%
Prospect Park Lefferts Gardens	\$316	\$137	\$331	130%	-5%
Red Hook					
SeaGate					
Sheepshead Bay	\$291	\$279	\$236	4%	23%
Sunset Park	\$414	\$292	\$296	42%	40%
Vinegar Hill / Dumbo	\$596				
Williamsburg					
Windsor Terrace	\$444	\$695	\$541	-36%	-18%

## One - Three Family Dwelling Sale Price

	Average				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Brooklyn</b>	<b>\$623</b>	<b>\$597</b>	<b>\$596</b>	<b>4%</b>	<b>5%</b>
Bath Beach	\$606	\$683	\$556	-11%	9%
Bay Ridge / Fort Hamilton	\$703	\$822	\$715	-14%	-2%
Bedford Stuyvesant	\$433	\$414	\$463	5%	-6%
Bensonhurst	\$642	\$696	\$694	-8%	-8%
Bergen Beach	\$579	\$592	\$653	-2%	-11%
Brighton Beach	\$1,568	\$1,013	\$1,239	55%	26%
Boerum Hill	\$459	\$730	\$381	-37%	20%
Borough Park	\$723	\$695	\$678	4%	7%
Brooklyn Heights	\$2,947	\$3,315	\$3,267	-11%	-10%
Brownsville / Ocean Hill	\$312	\$348	\$452	-10%	-31%
Bushwick / Wyckoff Heights	\$396	\$403	\$415	-2%	-5%
Canarsie	\$419	\$410	\$427	2%	-2%
Carroll Gardens	\$1,186	\$1,430	\$1,590	-17%	-25%
Clinton Hill	\$807	\$368	\$888	119%	-9%
Cobble Hill	\$2,410	\$2,207	\$2,679	9%	-10%
Columbia Street					
Waterfront District	\$1,268	\$951		33%	
Coney Island	\$338	\$333	\$305	2%	11%
Crown Heights	\$475	\$462	\$478	3%	-1%
Cypress Hills	\$356	\$327	\$342	9%	4%
Downtown		\$705	\$1,800		
Dyker Heights	\$629	\$687	\$686	-8%	-8%
East Flatbush	\$407	\$395	\$392	3%	4%
East New York / Spring Creek	\$336	\$353	\$354	-5%	-5%
Flatbush / Prospect Park South	\$553	\$560	\$595	-1%	-7%
Flatlands	\$400	\$409	\$414	-2%	-3%
Fort Greene	\$1,394	\$1,038	\$933	34%	49%
Gerritsen Beach	\$336	\$310	\$355	8%	-5%
Gowanus	\$829	\$1,081	\$1,010	-23%	-18%
Gravesend / Mapleton	\$732	\$768	\$706	-5%	4%
Greenpoint	\$668	\$614	\$697	9%	-4%
Kensington / Parkville	\$900	\$693	\$755	30%	19%
Manhattan Beach	\$1,055	\$1,457	\$560	-28%	88%
Marine Park / Madison	\$529	\$532	\$488	-1%	8%
Midwood	\$627	\$636	\$561	-1%	12%
Mill Basin	\$549	\$568	\$537	-3%	2%
Park Slope	\$1,484	\$1,369	\$1,522	8%	-2%
Prospect Heights	\$1,048	\$1,354	\$1,100	-23%	-5%
Prospect Park Lefferts Gardens	\$470	\$437	\$626	8%	-25%
Red Hook	\$608	\$697	\$715	-13%	-15%
SeaGate	\$489	\$457	\$363	7%	35%
Sheepshead Bay	\$547	\$523	\$483	5%	13%
Sunset Park	\$647	\$666	\$677	-3%	-4%
Vinegar Hill / Dumbo		\$995			
Williamsburg	\$578	\$749	\$677	-23%	-15%
Windsor Terrace	\$817	\$906	\$920	-10%	-11%

Note: sale price in thousands

## One - Three Family Dwelling Sale Price

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Brooklyn</b>	<b>\$522</b>	<b>\$510</b>	<b>\$530</b>	<b>2%</b>	<b>-2%</b>
Bath Beach	\$583	\$655	\$610	-11%	-5%
Bay Ridge / Fort Hamilton	\$680	\$735	\$670	-7%	1%
Bedford Stuyvesant	\$374	\$390	\$460	-4%	-19%
Bensonhurst	\$642	\$725	\$699	-11%	-8%
Bergen Beach	\$615	\$585	\$660	5%	-7%
Brighton Beach	\$1,625	\$875	\$1,200	86%	35%
Boerum Hill	\$420	\$649	\$400	-35%	5%
Borough Park	\$731	\$695	\$697	5%	5%
Brooklyn Heights	\$2,290	\$2,750	\$3,500	-17%	-35%
Brownsville / Ocean Hill	\$284	\$300	\$470	-5%	-40%
Bushwick / Wyckoff Heights	\$389	\$410	\$440	-5%	-12%
Canarsie	\$427	\$410	\$418	4%	2%
Carroll Gardens	\$1,050	\$1,426	\$1,518	-26%	-31%
Clinton Hill	\$762	\$368	\$888	107%	-14%
Cobble Hill	\$2,138	\$2,700	\$2,679	-21%	-20%
Columbia Street					
Waterfront District	\$1,125	\$951		18%	
Coney Island	\$338	\$368	\$305	-8%	11%
Crown Heights	\$465	\$460	\$573	1%	-19%
Cypress Hills	\$330	\$331	\$380	0%	-13%
Downtown		\$705	\$1,800		
Dyker Heights	\$630	\$697	\$675	-10%	-7%
East Flatbush	\$386	\$397	\$398	-3%	-3%
East New York / Spring Creek	\$339	\$315	\$357	8%	-5%
Flatbush / Prospect Park South	\$553	\$560	\$595	-1%	-7%
Flatlands	\$410	\$420	\$405	-2%	1%
Fort Greene	\$1,175	\$1,071	\$340	10%	246%
Gerritsen Beach	\$355	\$348	\$354	2%	0%
Gowanus	\$700	\$985	\$1,086	-29%	-36%
Gravesend / Mapleton	\$630	\$623	\$573	1%	10%
Greenpoint	\$723	\$600	\$713	20%	1%
Kensington / Parkville	\$750	\$630	\$668	19%	12%
Manhattan Beach	\$1,055	\$990	\$540	7%	95%
Marine Park / Madison	\$529	\$532	\$488	-1%	8%
Midwood	\$633	\$642	\$550	-1%	15%
Mill Basin	\$467	\$495	\$450	-6%	4%
Park Slope	\$1,463	\$1,150	\$1,350	27%	8%
Prospect Heights	\$1,000	\$1,325	\$1,100	-25%	-9%
Prospect Park Lefferts Gardens	\$472	\$364	\$511	30%	-8%
Red Hook	\$608	\$800	\$715	-24%	-15%
SeaGate	\$500	\$440	\$363	14%	38%
Sheepshead Bay	\$545	\$525	\$500	4%	9%
Sunset Park	\$700	\$720	\$708	-3%	-1%
Vinegar Hill / Dumbo		\$995			
Williamsburg	\$503	\$665	\$709	-24%	-29%
Windsor Terrace	\$775	\$975	\$909	-21%	-15%

Note: sale price in thousands



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

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$396</b>	<b>\$387</b>	<b>\$409</b>	<b>3%</b>	<b>-3%</b>
Astoria	\$463	\$529	\$544	-13%	-15%
Bayside	\$508	\$497	\$509	2%	0%
Beechhurst/Whitestone	\$497	\$468	\$497	6%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$578	\$506	\$619	14%	-7%
Briarwood/Jamaica Hills/ Hillcrest	\$348	\$344	\$364	1%	-4%
College Point	\$466	\$529	\$580	-12%	-20%
Corona/East Elmhurst	\$450	\$471	\$451	-4%	0%
Douglaston/Little Neck	\$515	\$470	\$466	9%	10%
Floral Park/Bellerose	\$378	\$378	\$391	0%	-3%
Flushing	\$409	\$402	\$430	2%	-5%
Fresh Meadows/ Oakland Gardens	\$356	\$395	\$354	-10%	0%
Howard Beach/Broadchannel	\$383	\$321	\$336	19%	14%
Jackson Heights/Elmhurst	\$357	\$353	\$358	1%	0%
Jamaica Estates/Holliswood	\$639	\$462	\$550	38%	16%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$342	\$348	\$367	-2%	-7%
Long Island City	\$691	\$663	\$638	4%	8%
Middle Village/Maspeth	\$499	\$485	\$513	3%	-3%
Queens Village/Hollis	\$342	\$327	\$359	5%	-5%
Rego Park/Forest Hills/ Kew Gardens	\$367	\$313	\$357	17%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$362	\$361	\$376	0%	-4%
Ridgewood/Glendale	\$390	\$427	\$462	-9%	-16%
Rockaways/Averne	\$359	\$344	\$431	4%	-17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$311	\$310	\$340	0%	-9%
Sunnyside/Woodside	\$338	\$323	\$360	5%	-6%

Note: sale price in thousands

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

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$355</b>	<b>\$340</b>	<b>\$370</b>	<b>4%</b>	<b>-4%</b>
Astoria	\$433	\$450	\$498	-4%	-13%
Bayside	\$510	\$468	\$490	9%	4%
Beechhurst/Whitestone	\$418	\$475	\$494	-12%	-15%
Breezy Point/Belle Harbor/ Rockaway Park	\$519	\$496	\$593	5%	-12%
Briarwood/Jamaica Hills/ Hillcrest	\$309	\$305	\$355	1%	-13%
College Point	\$442	\$469	\$552	-6%	-20%
Corona/East Elmhurst	\$430	\$438	\$418	-2%	3%
Douglaston/Little Neck	\$250	\$320	\$365	-22%	-32%
Floral Park/Bellerose	\$380	\$360	\$401	6%	-5%
Flushing	\$350	\$335	\$382	4%	-8%
Fresh Meadows/ Oakland Gardens	\$238	\$245	\$225	-3%	6%
Howard Beach/Broadchannel	\$345	\$215	\$275	60%	25%
Jackson Heights/Elmhurst	\$308	\$284	\$290	8%	6%
Jamaica Estates/Holliswood	\$676	\$453	\$654	49%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$339	\$350	\$369	-3%	-8%
Long Island City	\$628	\$609	\$601	3%	5%
Middle Village/Maspeth	\$490	\$480	\$499	2%	-2%
Queens Village/Hollis	\$343	\$340	\$356	1%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$265	\$251	\$250	6%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$360	\$345	\$360	4%	0%
Ridgewood/Glendale	\$410	\$445	\$468	-8%	-12%
Rockaways/Averne	\$339	\$294	\$413	15%	-18%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$303	\$304	\$321	0%	-6%
Sunnyside/Woodside	\$275	\$286	\$295	-4%	-7%

Note: sale price in thousands

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

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$276</b>	<b>\$274</b>	<b>\$267</b>	<b>1%</b>	<b>3%</b>
Astoria	\$318	\$364	\$353	-13%	-10%
Bayside	\$317	\$300	\$337	6%	-6%
Beechhurst/Whitestone	\$244	\$277	\$257	-12%	-5%
Breezy Point/Belle Harbor/ Rockaway Park	\$322	\$405	\$330	-20%	-2%
Briarwood/Jamaica Hills/ Hillcrest	\$201	\$197	\$206	2%	-3%
College Point	\$396	\$428	\$304	-7%	30%
Corona/East Elmhurst	\$169	\$238	\$214	-29%	-21%
Douglaston/Little Neck	\$240	\$239	\$253	0%	-5%
Floral Park/Bellerose	\$292	\$287	\$267	2%	9%
Flushing	\$251	\$256	\$248	-2%	1%
Fresh Meadows/ Oakland Gardens	\$210	\$198	\$209	6%	0%
Howard Beach/Broadchannel	\$191	\$165	\$160	16%	19%
Jackson Heights/Elmhurst	\$233	\$234	\$234	0%	0%
Jamaica Estates/Holliswood	\$166	\$168	\$149	-1%	11%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$148			
Long Island City	\$686	\$652	\$639	5%	7%
Middle Village/Maspeth	\$224	\$254	\$261	-12%	-14%
Queens Village/Hollis	\$166	\$153	\$150	8%	11%
Rego Park/Forest Hills/ Kew Gardens	\$262	\$249	\$236	6%	11%
Richmond Hill/ South Ozone Park/Woodhaven	\$294		\$223		32%
Ridgewood/Glendale	\$242	\$233	\$166	4%	46%
Rockaways/Averne	\$371	\$353	\$188	5%	97%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$268	\$193	\$200	39%	34%
Sunnyside/Woodside	\$230	\$244	\$247	-6%	-7%

Note: sale price in thousands

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

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$225</b>	<b>\$233</b>	<b>\$225</b>	<b>-3%</b>	<b>0%</b>
Astoria	\$333	\$352	\$349	-6%	-5%
Bayside	\$255	\$243	\$285	5%	-11%
Beechhurst/Whitestone	\$218	\$213	\$245	2%	-11%
Breezy Point/Belle Harbor/ Rockaway Park	\$269	\$460	\$290	-42%	-7%
Briarwood/Jamaica Hills/ Hillcrest	\$174	\$168	\$195	3%	-11%
College Point	\$400	\$417	\$260	4%	54%
Corona/East Elmhurst	\$161	\$267	\$220	-40%	-27%
Douglaston/Little Neck	\$210	\$216	\$220	-3%	-5%
Floral Park/Bellerose	\$238	\$235	\$205	1%	16%
Flushing	\$216	\$240	\$224	-10%	-4%
Fresh Meadows/ Oakland Gardens	\$212	\$203	\$185	5%	15%
Howard Beach/Broadchannel	\$150	\$156	\$143	-4%	5%
Jackson Heights/Elmhurst	\$203	\$220	\$206	-8%	-2%
Jamaica Estates/Holliswood	\$152	\$145	\$154	4%	-2%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$148			
Long Island City	\$620	\$586	\$591	6%	5%
Middle Village/Maspeth	\$214	\$260	\$254	-18%	-16%
Queens Village/Hollis	\$154	\$154	\$148	0%	4%
Rego Park/Forest Hills/ Kew Gardens	\$228	\$230	\$215	-1%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$332		\$245		36%
Ridgewood/Glendale	\$200	\$180	\$166	11%	20%
Rockaways/Averne	\$382	\$355	\$188	8%	104%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$317	\$161	\$213	97%	49%
Sunnyside/Woodside	\$205	\$230	\$225	-11%	-9%

Note: sale price in thousands

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

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$365</b>	<b>\$356</b>	<b>\$343</b>	<b>3%</b>	<b>7%</b>
Astoria	\$481	\$524	\$493	-8%	-2%
Bayside	\$381	\$377	\$398	1%	-4%
Beechhurst/Whitestone	\$314	\$306	\$304	3%	3%
Breezy Point/Belle Harbor/ Rockaway Park	\$350	\$322	\$349	9%	0%
Briarwood/Jamaica Hills/ Hillcrest	\$334	\$325	\$341	3%	-2%
College Point	\$340	\$339	\$252	0%	35%
Corona/East Elmhurst	\$279	\$317	\$325	-12%	-14%
Douglaston/Little Neck	\$294	\$325	\$320	-10%	-8%
Floral Park/Bellerose	\$320	\$310	\$319	3%	0%
Flushing	\$373	\$366	\$329	2%	13%
Fresh Meadows/ Oakland Gardens	\$361	\$324	\$345	11%	5%
Howard Beach/Broadchannel	\$207	\$199	\$202	4%	3%
Jackson Heights/Elmhurst	\$324	\$338	\$313	-4%	3%
Jamaica Estates/Holliswood	\$201	\$215	\$211	-7%	-5%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$663	\$634	\$636	5%	4%
Middle Village/Maspeth	\$317	\$314	\$335	1%	-5%
Queens Village/Hollis		\$189			
Rego Park/Forest Hills/ Kew Gardens	\$344	\$343	\$319	0%	8%
Richmond Hill/ South Ozone Park/Woodhaven	\$310		\$260		19%
Ridgewood/Glendale	\$309	\$272	\$214	14%	44%
Rockaways/Averne	\$348	\$344		1%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$438	\$233	\$247	88%	77%
Sunnyside/Woodside	\$363	\$348	\$344	4%	6%



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

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$333</b>	<b>\$329</b>	<b>\$314</b>	<b>1%</b>	<b>6%</b>
Astoria	\$538	\$577	\$489	-7%	10%
Bayside	\$363	\$349	\$407	4%	-11%
Beechhurst/Whitestone	\$301	\$290	\$312	4%	-3%
Breezy Point/Belle Harbor/ Rockaway Park	\$347	\$269	\$302	29%	15%
Briarwood/Jamaica Hills/ Hillcrest	\$304	\$345	\$299	-12%	2%
College Point	\$356	\$333	\$277	7%	28%
Corona/East Elmhurst	\$253	\$329	\$308	-23%	-18%
Douglaston/Little Neck	\$264	\$264	\$299	0%	-12%
Floral Park/Bellerose	\$310	\$306	\$295	1%	5%
Flushing	\$330	\$324	\$300	2%	10%
Fresh Meadows/ Oakland Gardens	\$388	\$331	\$334	17%	16%
Howard Beach/Broadchannel	\$200	\$187	\$204	7%	-2%
Jackson Heights/Elmhurst	\$311	\$340	\$306	-8%	2%
Jamaica Estates/Holliswood	\$241	\$210	\$217	15%	11%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$643	\$606	\$617	6%	4%
Middle Village/Maspeth	\$270	\$271	\$311	0%	-13%
Queens Village/Hollis		\$189			
Rego Park/Forest Hills/ Kew Gardens	\$322	\$318	\$304	1%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$332		\$288		16%
Ridgewood/Glendale	\$262	\$267	\$214	-2%	22%
Rockaways/Averne	\$352	\$373		-6%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$464	\$211	\$246	120%	89%
Sunnyside/Woodside	\$369	\$340	\$336	9%	10%

## Condominium Sale Price

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$435</b>	<b>\$410</b>	<b>\$407</b>	<b>6%</b>	<b>7%</b>
Astoria	\$399	\$414	\$411	-4%	-3%
Bayside	\$492	\$475	\$511	4%	-4%
Beechhurst/Whitestone	\$503	\$514	\$600	-2%	-16%
Breezy Point/Belle Harbor/ Rockaway Park	\$374	\$487	\$483	-23%	-23%
Briarwood/Jamaica Hills/ Hillcrest	\$298	\$286	\$308	4%	-3%
College Point	\$396	\$428	\$304	-8%	30%
Corona/East Elmhurst	\$193	\$269	\$263	-28%	-27%
Douglaston/Little Neck	\$543	\$527	\$491	3%	10%
Floral Park/Bellerose	\$480				
Flushing	\$361	\$336	\$331	7%	9%
Fresh Meadows/ Oakland Gardens	\$409	\$268	\$350	52%	17%
Howard Beach/Broadchannel	\$304	\$217	\$179	40%	70%
Jackson Heights/Elmhurst	\$317	\$295	\$294	7%	8%
Jamaica Estates/Holliswood			\$219		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$703	\$652	\$661	8%	6%
Middle Village/Maspeth	\$293	\$302	\$329	-3%	-11%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$404	\$361	\$299	12%	35%
Richmond Hill/ South Ozone Park/Woodhaven	\$294		\$246		20%
Ridgewood/Glendale	\$341	\$363		-6%	
Rockaways/Averne	\$379	\$353	\$188	7%	102%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$358	\$274	\$250	30%	43%
Sunnyside/Woodside	\$351	\$345	\$374	2%	-6%

Note: sale price in thousands

## Condominium Sale Price

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$383</b>	<b>\$370</b>	<b>\$358</b>	<b>4%</b>	<b>7%</b>
Astoria	\$381	\$412	\$410	-7%	-7%
Bayside	\$510	\$445	\$542	15%	-6%
Beechhurst/Whitestone	\$503	\$638	\$600	-21%	-16%
Breezy Point/Belle Harbor/ Rockaway Park	\$390	\$494	\$459	-21%	-15%
Briarwood/Jamaica Hills/ Hillcrest	\$300	\$307	\$310	-2%	-3%
College Point	\$400	\$417	\$260	-4%	54%
Corona/East Elmhurst	\$183	\$280	\$269	-35%	-32%
Douglaston/Little Neck	\$585	\$515	\$504	14%	16%
Floral Park/Bellerose	\$480				
Flushing	\$348	\$338	\$330	3%	6%
Fresh Meadows/ Oakland Gardens	\$396	\$265	\$308	49%	29%
Howard Beach/Broadchannel	\$205	\$195	\$180	5%	14%
Jackson Heights/Elmhurst	\$319	\$288	\$300	11%	6%
Jamaica Estates/Holliswood			\$219		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$640	\$586	\$609	9%	5%
Middle Village/Maspeth	\$275	\$279	\$330	-1%	-17%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$355	\$317	\$301	12%	18%
Richmond Hill/ South Ozone Park/Woodhaven	\$332		\$270		23%
Ridgewood/Glendale	\$354	\$365		-3%	
Rockaways/Averne	\$415	\$355	\$188	17%	121%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$365	\$274	\$250	33%	46%
Sunnyside/Woodside	\$323	\$340	\$374	-5%	-14%

Note: sale price in thousands

## Condominium Sale Price Per Square Foot

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$478</b>	<b>\$455</b>	<b>\$445</b>	<b>5%</b>	<b>7%</b>
Astoria	\$573	\$577	\$573	-1%	0%
Bayside	\$488	\$538	\$541	-9%	-10%
Beechhurst/Whitestone	\$448	\$290		54%	
Breezy Point/Belle Harbor/ Rockaway Park	\$389	\$364	\$354	7%	10%
Briarwood/Jamaica Hills/ Hillcrest	\$395	\$354	\$393	12%	0%
College Point	\$340	\$339	\$252	0%	35%
Corona/East Elmhurst	\$308	\$329	\$326	-6%	-5%
Douglaston/Little Neck	\$403	\$514	\$431	-22%	-7%
Floral Park/Bellerose					
Flushing	\$472	\$471	\$437	0%	8%
Fresh Meadows/ Oakland Gardens	\$418	\$440	\$396	-5%	5%
Howard Beach/Broadchannel	\$229	\$219	\$220	4%	4%
Jackson Heights/Elmhurst	\$366	\$384	\$358	-5%	2%
Jamaica Estates/Holliswood			\$287		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$663	\$634	\$636	5%	4%
Middle Village/Maspeth	\$445	\$437	\$400	2%	11%
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$474	\$416	\$427	14%	11%
Richmond Hill/ South Ozone Park/Woodhaven	\$310		\$260		19%
Ridgewood/Glendale	\$408	\$345		18%	
Rockaways/Averne	\$364	\$344		6%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$438	\$342		28%	
Sunnyside/Woodside	\$488	\$457	\$453	7%	8%

## Condominium Sale Price Per Square Foot

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$474</b>	<b>\$443</b>	<b>\$423</b>	<b>7%</b>	<b>12%</b>
Astoria	\$581	\$640	\$556	-9%	4%
Bayside	\$521	\$512	\$548	2%	-5%
Beechhurst/Whitestone	\$448	\$290		54%	
Breezy Point/Belle Harbor/ Rockaway Park	\$392	\$364	\$354	8%	11%
Briarwood/Jamaica Hills/ Hillcrest	\$397	\$361	\$395	10%	1%
College Point	\$356	\$333	\$277	7%	28%
Corona/East Elmhurst	\$359	\$329	\$333	9%	8%
Douglaston/Little Neck	\$403	\$488	\$422	-17%	-4%
Floral Park/Bellerose					
Flushing	\$474	\$481	\$442	-2%	7%
Fresh Meadows/ Oakland Gardens	\$436	\$405	\$395	8%	10%
Howard Beach/Broadchannel	\$216	\$213	\$217	1%	0%
Jackson Heights/Elmhurst	\$361	\$398	\$354	-9%	2%
Jamaica Estates/Holliswood			\$287		
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$643	\$606	\$617	6%	4%
Middle Village/Maspeth	\$437	\$425	\$381	3%	15%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$492	\$438	\$422	12%	17%
Richmond Hill/ South Ozone Park/Woodhaven	\$332		\$288		16%
Ridgewood/Glendale	\$409	\$345		18%	
Rockaways/Averne	\$371	\$373		-1%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$464	\$342		36%	
Sunnyside/Woodside	\$497	\$452	\$453	10%	10%



## Cooperative Sale Price

	Average				
	3q10	2q10	3q09	Percent Change 2q10	3q09
<b>Queens</b>	<b>\$221</b>	<b>\$219</b>	<b>\$222</b>	<b>1%</b>	<b>-1%</b>
Astoria	\$219	\$239	\$315	-8%	-30%
Bayside	\$250	\$263	\$297	-5%	-16%
Beechhurst/Whitestone	\$238	\$244	\$243	-2%	-2%
Breezy Point/Belle Harbor/ Rockaway Park	\$143	\$157	\$176	-9%	-19%
Briarwood/Jamaica Hills/ Hillcrest	\$171	\$175	\$174	-3%	-2%
College Point					
Corona/East Elmhurst	\$153	\$194	\$159	-21%	-4%
Douglaston/Little Neck	\$194	\$196	\$201	-1%	-3%
Floral Park/Bellerose	\$289	\$287	\$267	1%	8%
Flushing	\$196	\$201	\$209	-2%	-6%
Fresh Meadows/ Oakland Gardens	\$201	\$194	\$192	4%	5%
Howard Beach/Broadchannel	\$149	\$150	\$148	-1%	1%
Jackson Heights/Elmhurst	\$215	\$211	\$212	2%	1%
Jamaica Estates/Holliswood	\$166	\$168	\$142	-1%	17%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$148			
Long Island City	\$460	\$640	\$353	-28%	30%
Middle Village/Maspeth	\$189	\$213	\$192	-11%	-2%
Queens Village/Hollis	\$166	\$153	\$150	8%	11%
Rego Park/Forest Hills/ Kew Gardens	\$246	\$235	\$230	4%	7%
Richmond Hill/ South Ozone Park/Woodhaven			\$110		
Ridgewood/Glendale	\$185	\$187	\$166	-1%	11%
Rockaways/Averne	\$330				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$119	\$136	\$183	-12%	-35%
Sunnyside/Woodside	\$209	\$225	\$242	-7%	-13%

Note: sale price in thousands

## Cooperative Sale Price

	Median				
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$198</b>	<b>\$200</b>	<b>\$203</b>	<b>-1%</b>	<b>-2%</b>
Astoria	\$169	\$241	\$310	-30%	-45%
Bayside	\$229	\$229	\$265	0%	-14%
Beechhurst/Whitestone	\$217	\$208	\$240	5%	-9%
Breezy Point/Belle Harbor/ Rockaway Park	\$143	\$150	\$150	-5%	-5%
Briarwood/Jamaica Hills/ Hillcrest	\$163	\$165	\$164	-1%	-1%
College Point					
Corona/East Elmhurst	\$155	\$149	\$150	4%	3%
Douglaston/Little Neck	\$183	\$203	\$203	-10%	-10%
Floral Park/Bellerose	\$231	\$235	\$205	-2%	13%
Flushing	\$184	\$194	\$206	-5%	-11%
Fresh Meadows/ Oakland Gardens	\$209	\$197	\$180	6%	16%
Howard Beach/Broadchannel	\$147	\$149	\$141	-1%	4%
Jackson Heights/Elmhurst	\$186	\$188	\$187	-1%	0%
Jamaica Estates/Holliswood	\$152	\$145	\$138	4%	10%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$148			
Long Island City	\$530	\$640	\$345	-17%	54%
Middle Village/Maspeth	\$208	\$210	\$180	-1%	15%
Queens Village/Hollis	\$154	\$154	\$148	0%	4%
Rego Park/Forest Hills/ Kew Gardens	\$220	\$222	\$212	-1%	4%
Richmond Hill/ South Ozone Park/Woodhaven			\$110		
Ridgewood/Glendale	\$179	\$169	\$166	6%	7%
Rockaways/Averne	\$330				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$120	\$130	\$199	-8%	-40%
Sunnyside/Woodside	\$198	\$219	\$223	-9%	-11%

Note: sale price in thousands

## Cooperative Sale Price Per Square Foot

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$304</b>	<b>\$301</b>	<b>\$302</b>	<b>1%</b>	<b>1%</b>
Astoria	\$281	\$399	\$414	-29%	-32%
Bayside	\$316	\$310	\$343	2%	-8%
Beechhurst/Whitestone	\$855		\$916		-7%
Breezy Point/Belle Harbor/ Rockaway Park	\$194	\$266	\$345	-27%	-44%
Briarwood/Jamaica Hills/ Hillcrest	\$291	\$300	\$317	-3%	-8%
College Point					
Corona/East Elmhurst	\$254	\$311	\$324	-18%	-21%
Douglaston/Little Neck	\$257	\$246	\$264	4%	-2%
Floral Park/Bellerose	\$320	\$310	\$319	3%	0%
Flushing	\$284	\$285	\$274	0%	4%
Fresh Meadows/ Oakland Gardens	\$348	\$292	\$315	19%	10%
Howard Beach/Broadchannel	\$199	\$185	\$187	8%	7%
Jackson Heights/Elmhurst	\$314	\$309	\$295	2%	6%
Jamaica Estates/Holliswood	\$201	\$215	\$200	-7%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City					
Middle Village/Maspeth	\$240	\$252	\$253	-5%	-5%
Queens Village/Hollis		\$189			
Rego Park/Forest Hills/ Kew Gardens	\$324	\$326	\$308	-1%	5%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$246	\$263	\$214	-7%	15%
Rockaways/Averne	\$300				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$206	\$247		
Sunnyside/Woodside	\$332	\$326	\$336	2%	-1%

## Cooperative Sale Price Per Square Foot

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$289</b>	<b>\$287</b>	<b>\$287</b>	<b>1%</b>	<b>1%</b>
Astoria	\$198	\$364	\$411	-46%	-52%
Bayside	\$296	\$288	\$335	2%	-12%
Beechhurst/Whitestone	\$790		\$888		-11%
Breezy Point/Belle Harbor/ Rockaway Park	\$194	\$269	\$300	-28%	-35%
Briarwood/Jamaica Hills/ Hillcrest	\$221	\$221	\$258	0%	-14%
College Point					
Corona/East Elmhurst	\$218	\$311	\$280	-30%	-22%
Douglaston/Little Neck	\$235	\$237	\$250	-1%	-6%
Floral Park/Bellerose	\$310	\$306	\$295	1%	5%
Flushing	\$275	\$274	\$271	0%	2%
Fresh Meadows/ Oakland Gardens	\$387	\$287	\$320	35%	21%
Howard Beach/Broadchannel	\$176	\$180	\$176	-2%	0%
Jackson Heights/Elmhurst	\$306	\$287	\$286	7%	7%
Jamaica Estates/Holliswood	\$241	\$210	\$210	15%	15%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City					
Middle Village/Maspeth	\$251	\$257	\$241	-2%	4%
Queens Village/Hollis		\$189			
Rego Park/Forest Hills/ Kew Gardens	\$312	\$308	\$296	1%	5%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$229	\$254	\$214	-10%	7%
Rockaways/Averne	\$300				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$206	\$246		
Sunnyside/Woodside	\$324	\$318	\$331	2%	-2%

## One - Three Family Dwelling Sale Price

Average					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$470</b>	<b>\$462</b>	<b>\$490</b>	<b>2%</b>	<b>-4%</b>
Astoria	\$626	\$721	\$613	-13%	2%
Bayside	\$682	\$659	\$682	3%	0%
Beexhhurst/Whitestone	\$726	\$655	\$654	11%	11%
Breezy Point/Belle Harbor/ Rockaway Park	\$648	\$651	\$803	0%	-19%
Briarwood/Jamaica Hills/ Hillcrest	\$520	\$514	\$536	1%	-3%
College Point	\$509	\$562	\$617	-9%	-17%
Corona/East Elmhurst	\$510	\$506	\$515	1%	-1%
Douglaston/Little Neck	\$898	\$753	\$734	19%	22%
Floral Park/Bellerose	\$481	\$495	\$487	-3%	-1%
Flushing	\$629	\$613	\$637	3%	-1%
Fresh Meadows/ Oakland Gardens	\$619	\$689	\$714	-10%	-13%
Howard Beach/Broadchannel	\$544	\$505	\$491	8%	11%
Jackson Heights/Elmhurst	\$561	\$558	\$557	0%	1%
Jamaica Estates/Holliswood	\$753	\$658	\$693	14%	9%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$342	\$349	\$367	-2%	-7%
Long Island City	\$742	\$786	\$624	-6%	19%
Middle Village/Maspeth	\$523	\$516	\$547	1%	-4%
Queens Village/Hollis	\$355	\$340	\$366	4%	-3%
Rego Park/Forest Hills/ Kew Gardens	\$763	\$698	\$778	9%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$363	\$361	\$379	1%	-4%
Ridgewood/Glendale	\$449	\$478	\$473	-6%	-5%
Rockaways/Averne	\$358	\$342	\$433	5%	-17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$312	\$314	\$342	-1%	-9%
Sunnyside/Woodside	\$588	\$502	\$589	17%	0%

Note: sale price in thousands



## One - Three Family Dwelling Sale Price

Median					
	3q10	2q10	3q09	Percent Change	
				2q10	3q09
<b>Queens</b>	<b>\$435</b>	<b>\$425</b>	<b>\$470</b>	<b>2%</b>	<b>-7%</b>
Astoria	\$630	\$688	\$603	-8%	5%
Bayside	\$670	\$661	\$665	1%	1%
Beexhurst/Whitestone	\$630	\$635	\$598	-1%	5%
Breezy Point/Belle Harbor/ Rockaway Park	\$550	\$635	\$743	-13%	-26%
Briarwood/Jamaica Hills/ Hillcrest	\$499	\$510	\$495	-2%	1%
College Point	\$492	\$500	\$575	-2%	-14%
Corona/East Elmhurst	\$473	\$483	\$470	-2%	1%
Douglaston/Little Neck	\$863	\$670	\$645	29%	34%
Floral Park/Bellerose	\$480	\$471	\$478	2%	0%
Flushing	\$640	\$625	\$593	2%	8%
Fresh Meadows/ Oakland Gardens	\$633	\$700	\$650	-10%	-3%
Howard Beach/Broadchannel	\$555	\$502	\$512	11%	8%
Jackson Heights/Elmhurst	\$528	\$509	\$525	4%	0%
Jamaica Estates/Holliswood	\$720	\$655	\$700	10%	3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$339	\$350	\$369	-3%	-8%
Long Island City	\$710	\$650	\$656	9%	8%
Middle Village/Maspeth	\$505	\$511	\$516	-1%	-2%
Queens Village/Hollis	\$350	\$348	\$363	1%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$647	\$605	\$640	7%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$365	\$345	\$361	6%	1%
Ridgewood/Glendale	\$450	\$480	\$477	-6%	-6%
Rockaways/Averne	\$323	\$290	\$418	11%	-23%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$303	\$312	\$323	-3%	-6%
Sunnyside/Woodside	\$560	\$500	\$550	12%	2%

Note: sale price in thousands