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Executive Summary

Introduction

The New York City residential sales market in the fourth quarter of 2010 saw a continuing and sustainable rise in the average sales price and a sharp decline in the number of transactions. Average sales price increases over the last year have been driven by record low mortgage rates, the federal home buyer tax credit, a significant slowdown in the supply of new housing, and modest job growth in New York. The decline in transactions was the result of the end of the homebuyer tax credit along with the extension of the closing deadline that inflated sales in the third quarter of 2010, a drop-off in the pent-up demand that produced an uncharacteristic surge in transactions in the fourth quarter of 2009, and a return to typical seasonal sales activity in the market.

Despite the rise in prices, the decline in transactions lowered total consideration for residential property substantially. Residential sales consideration during the fourth quarter of 2010 in New York City was \$6.5 billion, down 22.2 percent quarterly and 16.3 percent from the fourth quarter of last year. Manhattan consideration during the fourth quarter of 2010 accounted for 56.7 percent of overall city residential consideration, compared to 57.5 percent in the previous quarter. Total residential consideration in Brooklyn was \$1.2 billion, down 20.7 percent compared the third quarter of 2010 and down 4.9 percent compared to the fourth quarter of last year.

The markets return to a more seasonal and a more typical fourth quarter of sales activity and the sustainable rise in average sales price is an encouraging sign for the New York City housing market

All Homes

Year to Year

The average sales price of a home in New York City during the fourth quarter of 2010 was \$736,000, a 10 percent increase from the fourth quarter 2009 average. The year on year change in the average price of a home in Manhattan was up 13 percent to

\$1,450,000; Brooklyn prices increased 8 percent to \$540,000; in Queens, prices rose 2 percent to \$398,000.

Quarter to Quarter

The average price of a home in New York City increased 2 percent in the fourth quarter of 2010 when compared to the third quarter. The average sales price of a home in Manhattan increased quarterly by 9 percent; in Brooklyn, the average sales price decreased 1 percent; and the average sales price in Queens increased by 1 percent.

All Apartments

Year to Year

The average sales price of an apartment in New York City during the fourth quarter of 2010 was \$889,000, a 13 percent increase year on year. The average sales price of an apartment in Manhattan in the fourth quarter of 2010 was \$1,375,000, a 10 percent increase from the fourth quarter 2009. Brooklyn's average sales price of an apartment in the third quarter of 2010 was \$479,000, an increase of 12 percent from the previous year's fourth quarter.

Quarter to Quarter

The average city-wide apartment sales price increased 4 percent in the fourth quarter of 2010 compared to the third quarter of 2010. The Manhattan average sales price increased 6 percent; the Brooklyn average sales price increased by less than 1 percent; and the Queens average sales price increased by 3 percent.

Condominiums

Year to Year

The average sale price of a condominium in New York City in the fourth quarter of 2010 increased 1 percent compared to last year's fourth quarter to \$1,082,000. The average sales price in Manhattan increased 4 percent to \$1,682,000. The average sales price in Brooklyn was \$538,000 an increase of 7 percent year on year.

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Quarter to Quarter

The average New York City condominium price increased 1 percent in the fourth quarter of 2010 when compared to the third quarter; the average Manhattan sales price increased 6 percent; the average Brooklyn sales price decreased 1 percent; and the average Queens sales price declined by 3 percent.

Cooperatives

Year to Year

The average sales price of a cooperative unit in New York City rose 26 percent to \$713,000 in the fourth quarter of 2010 when compared to the fourth quarter last year. This large increase was due to Manhattan's larger share of the total sales along with a higher average sales price in Manhattan. The average sales price of a cooperative unit in Manhattan increased 20 percent year on year to \$1,110,000. The average sales price in Brooklyn was up 3 percent to \$356,000. The average sales price of a cooperative unit in Queens was up 1 percent to \$223,000 when compared to the fourth quarter of 2009.

Quarter to Quarter

The average price of a New York City cooperative unit increased 5 percent in the fourth quarter of 2010 when compared to the third quarter of 2010; in Manhattan the average price increased 6 percent; in Brooklyn the average sales price decreased 8 percent; and in Queens the average sales price increased 1 percent.

1-3 Family Dwellings

Year to Year

The average sales price of a 1-3 family dwelling in New York City during the fourth quarter of 2010 increased 7 percent year to year to \$552,000. The average sales price

of a 1-3 family dwelling in Brooklyn increased 3 percent from last year to \$596,000. The average sales price of a 1-3 family dwelling in Queens was \$460,000, a 3 percent decline from the fourth quarter last year.

Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide increased 4 percent in the fourth quarter compared to last quarter. The average sales price of a 1-3 family dwelling in Brooklyn decreased by 4 percent quarter to quarter; in Queens the average sales price decreased by 2 percent quarter to quarter.

Manhattan Neighborhoods

The average sales price of a condominium in Battery Park City during the fourth quarter of 2010 increased 18 percent compared to last quarter and 5 percent compared to the fourth quarter of last year to \$1,477,000. Battery Park City had 39 sales during the quarter which was 8 percent higher than the third quarter of 2010 and 15 percent higher than the fourth quarter of last year.

The number of cooperative unit sales on Upper East Side fell sharply in the fourth quarter of 2010 to 361; there were 534 sales in the neighborhood last quarter and 476 in the fourth quarter of 2009. The average sales price of \$1,591,000 in the neighborhood though was 13 percent higher than the third quarter in 2010 and 24 percent greater than the fourth quarter of last year.

Brooklyn Neighborhoods

The Williamsburg condominium market was stable in the fourth quarter of 2010. There were 189 condominium sales in Williamsburg during the fourth quarter of 2010; this is unchanged

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from last quarter and 64 percent greater than the fourth quarter of last year. The fourth quarter average sales price of \$559,000 for a condominium in Williamsburg was 2 percent higher than last quarter but 5 percent lower than the average price in the fourth quarter of 2009. The neighborhoods with the highest average sales price for all homes in the fourth quarter of 2010 were Cobble Hill (\$1,448,000) and Manhattan Beach (1,101,000). The neighborhoods with the most sales for all homes were Williamsburg (206) and East New York / Spring Creek (123).

Queens Neighborhoods

The Flushing condominium market also remained stable during the fourth quarter of 2010. The average sales price of a condominium in Flushing was \$366,000, an increase of 1 percent over the previous quarter and 8 percent greater than the fourth quarter of 2009. There were 65 condominium sales in Flushing in the fourth quarter of 2010, an increase of 8 percent over the third quarter of 2010 and a 4 percent decline compared to the fourth quarter of last year. The neighborhoods with the highest average sales price for all homes in the fourth quarter of 2010 were Long Island City (\$666,000) and Breezy Point/Belle Harbor/ Rockaway Park (\$549,000). The neighborhoods with the most sales for all homes were Richmond Hill/ South Ozone Park/Woodhaven (308) and Rego Park/Forest Hills/Kew Gardens (303).

New York City Residential Sales Report

Total Consideration

Borough	Total Consideration for Residential Transactions 4q10	Total Consideration for Residential Transactions 3q10	Total Consideration for Residential Transactions 4q09
Manhattan	\$3,687,936,423	\$4,813,940,960	\$4,263,039,607
Bronx	\$174,853,321	\$237,798,676	\$255,503,111
Brooklyn	\$1,212,166,616	\$1,528,966,680	\$1,274,884,896
Queens	\$1,180,243,395	\$1,420,561,382	\$1,616,422,862
Staten Island	\$253,959,042	\$368,694,073	\$367,840,023
Total	\$6,509,158,796	\$8,369,961,770	\$7,777,690,499
Borough	Total Consideration Percentage change from 2q10	Total Consideration Percentage change from 3q09	
Manhattan	7.84%	-13.49%	
Bronx	10.05%	-31.57%	
Brooklyn	20.35%	-4.92%	
Queens	8.12%	-26.98%	
Staten Island	25.61%	-30.96%	
NYC	10.75%	-16.31%	
Borough	Percentage of Total City Residential Consideration 4q10	Percentage of Total City Residential Consideration 3q10	Percentage of Total City Residential Consideration 4q09
Manhattan	56.66%	57.51%	54.81%
Bronx	2.69%	2.84%	3.29%
Brooklyn	18.62%	18.27%	16.39%
Queens	18.13%	16.97%	20.78%
Staten Island	3.90%	4.40%	4.73%

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

AVG PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$736	\$722	\$668	2%	10%
Manhattan	\$1,450	\$1,332	\$1,287	9%	13%
Bronx	\$355	\$349	\$350	2%	1%
Brooklyn	\$540	\$544	\$501	-1%	8%
Queens	\$398	\$396	\$392	1%	2%
Staten Island	\$423	\$407	\$396	4%	7%
MEDIAN PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$461	\$465	\$450	-1%	2%
Manhattan	\$820	\$810	\$765	1%	7%
Bronx	\$340	\$350	\$350	-3%	-3%
Brooklyn	\$466	\$465	\$450	0%	4%
Queens	\$360	\$355	\$350	1%	3%
Staten Island	\$385	\$390	\$377	-1%	2%
AVG PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$516	\$528	\$466	-2%	11%
Manhattan	\$1,097	\$1,074	\$1,040	2%	5%
Bronx	\$233	\$237	\$237	-2%	-2%
Brooklyn	\$409	\$421	\$385	-3%	6%
Queens	\$307	\$309	\$302	-1%	2%
Staten Island	\$266	\$253	\$257	5%	3%
MEDIAN PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$357	\$367	\$331	-3%	8%
Manhattan	\$986	\$992	\$932	-1%	6%
Bronx	\$212	\$220	\$225	-3%	-5%
Brooklyn	\$365	\$379	\$354	-4%	3%
Queens	\$280	\$284	\$281	-1%	0%
Staten Island	\$244	\$245	\$246	0%	-1%
SALES					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	8,845	11,597	11,640	-24%	-24%
Manhattan	2,544	3,613	3,312	-30%	-23%
Bronx	492	682	729	-28%	-33%
Brooklyn	2,245	2,811	2,545	-20%	-12%
Queens	2,963	3,585	4,126	-17%	-28%
Staten Island	601	906	928	-34%	-35%

Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$889	\$854	\$784	4%	13%
Manhattan	\$1,375	\$1,293	\$1,247	6%	10%
Bronx	\$261	\$271	\$253	-4%	3%
Brooklyn	\$479	\$478	\$426	0%	12%
Queens	\$284	\$276	\$262	3%	8%
Staten Island	\$242	\$263	\$235	-8%	3%
MEDIAN PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$495	\$500	\$450	-1%	10%
Manhattan	\$813	\$803	\$760	1%	7%
Bronx	\$222	\$218	\$214	2%	4%
Brooklyn	\$411	\$418	\$379	-2%	8%
Queens	\$232	\$225	\$222	3%	5%
Staten Island	\$225	\$260	\$229	-13%	-2%
AVG PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$783	\$772	\$726	1%	8%
Manhattan	\$1,090	\$1,072	\$1,035	2%	5%
Bronx	\$266	\$291	\$266	-9%	0%
Brooklyn	\$529	\$510	\$488	4%	8%
Queens	\$365	\$365	\$345	0%	6%
Staten Island	\$256	\$263	\$268	-3%	-4%
MEDIAN PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$687	\$679	\$639	1%	7%
Manhattan	\$980	\$991	\$929	-1%	5%
Bronx	\$239	\$283	\$245	-16%	-2%
Brooklyn	\$534	\$506	\$466	5%	15%
Queens	\$341	\$333	\$317	2%	7%
Staten Island	\$242	\$254	\$247	-5%	-2%
SALES					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	4,824	6,814	6,603	-29%	-27%
Manhattan	2,490	3,572	3,284	-30%	-24%
Bronx	152	230	259	-34%	-41%
Brooklyn	1,074	1,536	1,312	-30%	-18%
Queens	1,039	1,361	1,622	-24%	-36%
Staten Island	69	115	126	-40%	-45%

Condominium Sale Price

AVG PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$1,082	\$1,070	\$1,068	1%	1%
Manhattan	\$1,682	\$1,592	\$1,614	6%	4%
Bronx	\$293	\$322	\$293	-9%	0%
Brooklyn	\$538	\$541	\$501	-1%	7%
Queens	\$424	\$435	\$409	-3%	4%
Staten Island	\$255	\$283	\$253	-10%	1%
MEDIAN PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$613	\$636	\$618	-4%	-1%
Manhattan	\$1,000	\$1,025	\$966	-2%	3%
Bronx	\$245	\$322	\$275	-24%	-11%
Brooklyn	\$469	\$484	\$460	-3%	2%
Queens	\$374	\$383	\$365	-2%	3%
Staten Island	\$235	\$275	\$253	-14%	-7%
AVG PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$845	\$856	\$843	-1%	0%
Manhattan	\$1,175	\$1,150	\$1,152	2%	2%
Bronx	\$241	\$297	\$266	-19%	-9%
Brooklyn	\$552	\$528	\$517	4%	7%
Queens	\$455	\$478	\$458	-5%	-1%
Staten Island	\$260	\$271	\$284	-4%	-9%
MEDIAN PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$726	\$749	\$721	-3%	1%
Manhattan	\$1,054	\$1,061	\$1,029	-1%	2%
Bronx	\$205	\$297	\$257	-31%	-20%
Brooklyn	\$577	\$543	\$522	6%	11%
Queens	\$429	\$474	\$438	-10%	-2%
Staten Island	\$242	\$257	\$257	-6%	-6%
SALES					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	2,304	3,063	2,858	-25%	-19%
Manhattan	1,152	1,619	1,530	-29%	-25%
Bronx	57	90	105	-37%	-46%
Brooklyn	725	914	736	-21%	-1%
Queens	315	348	384	-9%	-18%
Staten Island	55	92	103	-40%	-47%

Cooperative Sale Price

AVG PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$713	\$678	\$567	5%	26%
Manhattan	\$1,110	\$1,046	\$927	6%	20%
Bronx	\$242	\$238	\$225	2%	7%
Brooklyn	\$356	\$385	\$329	-8%	8%
Queens	\$223	\$221	\$217	1%	3%
Staten Island	\$187	\$181	\$155	3%	21%
MEDIAN PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$375	\$393	\$335	-5%	12%
Manhattan	\$650	\$650	\$620	0%	5%
Bronx	\$200	\$193	\$191	4%	4%
Brooklyn	\$275	\$299	\$273	-8%	1%
Queens	\$202	\$198	\$199	2%	2%
Staten Island	\$157	\$160	\$140	-2%	12%
AVG PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$689	\$674	\$609	2%	13%
Manhattan	\$968	\$967	\$900	0%	8%
Bronx	\$285	\$286	\$267	0%	7%
Brooklyn	\$458	\$473	\$445	-3%	3%
Queens	\$292	\$304	\$295	-4%	-1%
Staten Island	\$220	\$225	\$212	-2%	4%
MEDIAN PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$625	\$621	\$531	1%	18%
Manhattan	\$854	\$875	\$838	-2%	2%
Bronx	\$255	\$260	\$234	-2%	9%
Brooklyn	\$414	\$415	\$416	0%	-1%
Queens	\$290	\$289	\$281	0%	3%
Staten Island	\$218	\$196	\$207	11%	5%
SALES					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	2,520	3,751	3,745	-33%	-33%
Manhattan	1,338	1,953	1,754	-31%	-24%
Bronx	95	140	154	-32%	-38%
Brooklyn	349	622	576	-44%	-39%
Queens	724	1,013	1,238	-29%	-42%
Staten Island	14	23	23	-39%	-39%

One - Three Family Dwelling Sale Price

AVG PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$552	\$533	\$517	4%	7%
Manhattan	\$4,912	\$4,732	\$5,963	4%	-18%
Bronx	\$398	\$388	\$404	2%	-2%
Brooklyn	\$596	\$623	\$581	-4%	3%
Queens	\$460	\$470	\$476	-2%	-3%
Staten Island	\$446	\$428	\$422	4%	6%
MEDIAN PRICE					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$440	\$437	\$448	1%	-2%
Manhattan	\$3,800	\$3,275	\$4,845	16%	-22%
Bronx	\$383	\$382	\$405	0%	-6%
Brooklyn	\$520	\$522	\$525	0%	-1%
Queens	\$426	\$435	\$445	-2%	-4%
Staten Island	\$410	\$405	\$399	1%	3%
AVG PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$307	\$299	\$293	3%	5%
Manhattan	\$1,316	\$1,179	\$1,303	12%	1%
Bronx	\$224	\$218	\$228	3%	-2%
Brooklyn	\$330	\$345	\$325	-4%	2%
Queens	\$290	\$290	\$289	0%	0%
Staten Island	\$267	\$252	\$257	6%	4%
MEDIAN PPSF					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	\$262	\$263	\$266	-1%	-2%
Manhattan	\$1,360	\$1,255	\$1,350	8%	1%
Bronx	\$204	\$208	\$219	-2%	-7%
Brooklyn	\$292	\$306	\$302	-5%	-3%
Queens	\$261	\$266	\$268	-2%	-2%
Staten Island	\$244	\$242	\$246	1%	-1%
SALES					
	4q10	3q10	4q09	Change From	
				3q10	4q09
New York City	4,021	4,783	5,037	-16%	-20%
Manhattan	54	41	28	32%	93%
Bronx	340	452	470	-25%	-28%
Brooklyn	1,171	1,275	1,233	-8%	-5%
Queens	1,924	2,224	2,504	-13%	-23%
Staten Island	532	791	802	-33%	-34%

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,375	\$1,293	\$1,247	6%	10%
Battery Park City	\$1,477	\$1,247	\$1,409	18%	5%
Chelsea/Flatiron	\$1,484	\$1,359	\$1,291	9%	15%
East Harlem	\$522	\$482	\$572	8%	-9%
East Village	\$853	\$966	\$922	-12%	-7%
Financial/Seaport	\$884	\$862	\$902	3%	-2%
Gramercy/Kips Bay	\$1,052	\$1,058	\$937	-1%	12%
Greenwich Village	\$1,333	\$1,363	\$1,271	-2%	5%
Inwood	\$341	\$364	\$307	-6%	11%
Lower East Side	\$702	\$781	\$762	-10%	-8%
Midtown East	\$1,401	\$1,237	\$1,137	13%	23%
Midtown West	\$1,477	\$1,283	\$1,110	15%	33%
Morningside Heights	\$693	\$609	\$502	14%	38%
Murray Hill	\$623	\$679	\$608	-8%	3%
Roosevelt Island	\$740	\$572	\$656	29%	13%
SoHo	\$2,931	\$2,251	\$2,093	30%	40%
TriBeCa	\$2,262	\$2,338	\$2,001	-3%	13%
Upper East Side	\$1,573	\$1,526	\$1,405	3%	12%
Upper West Side	\$1,561	\$1,461	\$1,311	7%	19%
Washington Heights	\$593	\$400	\$410	48%	45%
West Harlem	\$575	\$581	\$519	-1%	11%
West Village	\$1,560	\$1,510	\$2,555	3%	-39%
Median					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$813	\$803	\$760	1%	7%
Battery Park City	\$1,400	\$1,034	\$941	35%	49%
Chelsea/Flatiron	\$1,045	\$999	\$843	5%	24%
East Harlem	\$443	\$425	\$499	4%	-11%
East Village	\$660	\$780	\$731	-15%	-10%
Financial/Seaport	\$744	\$770	\$822	-3%	-10%
Gramercy/Kips Bay	\$785	\$753	\$613	4%	28%
Greenwich Village	\$865	\$975	\$853	-11%	1%
Inwood	\$300	\$378	\$306	-21%	-2%
Lower East Side	\$565	\$540	\$535	5%	6%
Midtown East	\$825	\$730	\$720	13%	15%
Midtown West	\$815	\$800	\$738	2%	10%
Morningside Heights	\$495	\$490	\$468	1%	6%
Murray Hill	\$573	\$550	\$525	4%	9%
Roosevelt Island	\$740	\$499	\$660	48%	12%
SoHo	\$1,863	\$1,995	\$1,918	-7%	-3%
TriBeCa	\$2,054	\$1,935	\$1,813	6%	13%
Upper East Side	\$815	\$944	\$835	-14%	-2%
Upper West Side	\$953	\$888	\$870	7%	9%
Washington Heights	\$450	\$361	\$385	25%	17%
West Harlem	\$534	\$567	\$475	-6%	12%
West Village	\$869	\$790	\$1,191	10%	-27%

Note: sale price in thousands

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

Average					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,090	\$1,072	\$1,035	2%	5%
Battery Park City	\$1,017	\$974	\$1,101	4%	-8%
Chelsea/Flatiron	\$1,127	\$1,136	\$1,126	-1%	0%
East Harlem	\$542	\$552	\$670	-2%	-19%
East Village	\$923	\$1,020	\$1,097	-9%	-16%
Financial/Seaport	\$916	\$897	\$970	2%	-6%
Gramercy/Kips Bay	\$1,088	\$1,040	\$964	5%	13%
Greenwich Village	\$1,190	\$1,286	\$1,090	-8%	9%
Inwood	\$465	\$400	\$449	16%	4%
Lower East Side	\$787	\$900	\$844	-13%	-7%
Midtown East	\$1,105	\$1,084	\$993	2%	11%
Midtown West	\$1,242	\$1,225	\$1,095	1%	13%
Morningside Heights	\$773	\$827	\$828	-7%	-7%
Murray Hill	\$941	\$925	\$844	2%	11%
Roosevelt Island		\$678	\$635		#
SoHo	\$1,372	\$1,316	\$1,250	4%	10%
TriBeCa	\$1,254	\$1,214	\$1,041	3%	21%
Upper East Side	\$1,083	\$1,100	\$982	-2%	10%
Upper West Side	\$1,198	\$1,143	\$1,128	5%	6%
Washington Heights	\$525	\$469	\$562	12%	-7%
West Harlem	\$597	\$607	\$531	-2%	12%
West Village	\$1,281	\$1,383	\$1,588	-7%	-19%
Median					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$980	\$991	\$929	-1%	5%
Battery Park City	\$993	\$944	\$1,102	5%	-10%
Chelsea/Flatiron	\$1,065	\$1,100	\$1,039	-3%	3%
East Harlem	\$550	\$596	\$621	-8%	-11%
East Village	\$954	\$1,016	\$1,013	-6%	-6%
Financial/Seaport	\$873	\$839	\$895	4%	-2%
Gramercy/Kips Bay	\$1,057	\$1,018	\$876	4%	21%
Greenwich Village	\$1,071	\$1,216	\$1,083	-12%	-1%
Inwood	\$467	\$395	\$395	18%	18%
Lower East Side	\$799	\$948	\$771	-16%	4%
Midtown East	\$888	\$933	\$866	-5%	3%
Midtown West	\$1,058	\$1,120	\$1,007	-6%	5%
Morningside Heights	\$820	\$755	\$787	9%	4%
Murray Hill	\$867	\$891	\$841	-3%	3%
Roosevelt Island		\$676	\$623		
SoHo	\$1,220	\$1,325	\$1,210	-8%	1%
TriBeCa	\$1,205	\$1,167	\$1,014	3%	19%
Upper East Side	\$913	\$993	\$889	-8%	3%
Upper West Side	\$1,050	\$1,021	\$987	3%	6%
Washington Heights	\$525	\$470	\$485	12%	8%
West Harlem	\$598	\$609	\$537	-2%	11%
West Village	\$1,237	\$1,336	\$1,261	-7%	-2%

Condominium Sale Price

Average					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,682	\$1,592	\$1,614	6%	4%
Battery Park City	\$1,477	\$1,247	\$1,409	18%	5%
Chelsea/Flatiron	\$1,926	\$1,795	\$1,779	7%	8%
East Harlem	\$600	\$485	\$578	24%	4%
East Village	\$1,306	\$1,309	\$1,295	0%	1%
Financial/Seaport	\$903	\$883	\$903	2%	0%
Gramercy/Kips Bay	\$1,335	\$1,337	\$1,701	0%	-22%
Greenwich Village	\$1,983	\$2,180	\$1,660	-9%	19%
Inwood			\$244		
Lower East Side	\$1,089	\$1,218	\$1,182	-11%	-8%
Midtown East	\$2,230	\$1,918	\$1,552	16%	44%
Midtown West	\$1,767	\$1,502	\$1,178	18%	50%
Morningside Heights	\$1,291	\$999		29%	
Murray Hill	\$800	\$990	\$761	-19%	5%
Roosevelt Island	\$740	\$572	\$656	29%	13%
SoHo	\$3,808	\$2,717	\$2,642	40%	44%
TriBeCa	\$2,404	\$2,311	\$2,163	4%	11%
Upper East Side	\$1,528	\$1,790	\$1,651	-15%	-7%
Upper West Side	\$2,028	\$1,878	\$1,777	8%	14%
Washington Heights	\$612	\$448	\$387	37%	58%
West Harlem	\$616	\$622	\$562	-1%	10%
West Village	\$2,565	\$3,078	\$4,567	-17%	-44%
Median					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,000	\$1,025	\$966	-2%	3%
Battery Park City	\$1,400	\$1,034	\$941	35%	49%
Chelsea/Flatiron	\$1,458	\$1,530	\$1,110	-5%	31%
East Harlem	\$463	\$428	\$502	8%	-8%
East Village	\$945	\$1,186	\$1,060	-20%	-11%
Financial/Seaport	\$753	\$770	\$822	-2%	-8%
Gramercy/Kips Bay	\$1,141	\$989	\$1,365	15%	-16%
Greenwich Village	\$1,553	\$1,733	\$1,673	-10%	-7%
Inwood			\$244		
Lower East Side	\$766	\$1,198	\$577	-36%	33%
Midtown East	\$1,113	\$914	\$999	22%	11%
Midtown West	\$945	\$970	\$795	-3%	19%
Morningside Heights	\$1,291	\$999		29%	
Murray Hill	\$699	\$821	\$770	-15%	-9%
Roosevelt Island	\$740	\$499	\$660	48%	12%
SoHo	\$2,778	\$2,187	\$2,513	27%	11%
TriBeCa	\$2,300	\$1,935	\$2,037	19%	13%
Upper East Side	\$920	\$1,208	\$993	-24%	-7%
Upper West Side	\$1,200	\$1,235	\$1,085	-3%	11%
Washington Heights	\$620	\$400	\$415	55%	49%
West Harlem	\$575	\$638	\$523	-10%	10%
West Village	\$1,435	\$2,025	\$3,118	-29%	-54%

Condominium Sale Price Per Square Foot

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,175	\$1,150	\$1,152	2%	2%
Battery Park City	\$1,017	\$974	\$1,101	4%	-8%
Chelsea/Flatiron	\$1,219	\$1,210	\$1,272	1%	-4%
East Harlem	\$542	\$552	\$670	-2%	-19%
East Village	\$1,015	\$1,037	\$1,169	-2%	-13%
Financial/Seaport	\$916	\$911	\$982	1%	-7%
Gramercy/Kips Bay	\$1,213	\$1,168	\$1,119	4%	8%
Greenwich Village	\$1,420	\$1,519	\$1,311	-7%	8%
Inwood			\$285		
Lower East Side	\$982	\$1,139	\$981	-14%	0%
Midtown East	\$1,471	\$1,336	\$1,162	10%	27%
Midtown West	\$1,290	\$1,316	\$1,132	-2%	14%
Morningside Heights	\$896				
Murray Hill	\$888	\$1,008	\$913	-12%	-3%
Roosevelt Island		\$678	\$635		
SoHo	\$1,629	\$1,396	\$1,333	17%	22%
TriBeCa	\$1,284	\$1,233	\$1,074	4%	20%
Upper East Side	\$1,110	\$1,216	\$1,081	-9%	3%
Upper West Side	\$1,312	\$1,250	\$1,317	5%	0%
Washington Heights	\$539	\$432	\$451	25%	19%
West Harlem	\$595	\$612	\$530	-3%	12%
West Village	\$1,382	\$1,632	\$2,048	-15%	-32%

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,054	\$1,061	\$1,029	-1%	2%
Battery Park City	\$1,017	\$974	\$1,101	4%	-8%
Chelsea/Flatiron	\$1,124	\$1,129	\$1,127	0%	0%
East Harlem	\$550	\$596	\$621	-8%	-11%
East Village	\$1,003	\$1,066	\$1,199	-6%	-16%
Financial/Seaport	\$916	\$911	\$982	1%	-7%
Gramercy/Kips Bay	\$1,087	\$1,093	\$1,066	-1%	2%
Greenwich Village	\$1,445	\$1,518	\$1,312	-5%	10%
Inwood			\$285		
Lower East Side	\$1,032	\$1,068	\$990	-3%	4%
Midtown East	\$1,114	\$1,020	\$1,008	9%	11%
Midtown West	\$1,068	\$1,164	\$1,027	-8%	4%
Morningside Heights	\$896				
Murray Hill	\$895	\$924	\$947	-3%	-5%
Roosevelt Island		\$676	\$623		
SoHo	\$1,581	\$1,346	\$1,395	17%	13%
TriBeCa	\$1,217	\$1,200	\$1,102	1%	10%
Upper East Side	\$1,012	\$1,071	\$1,005	-5%	1%
Upper West Side	\$1,171	\$1,095	\$1,178	7%	-1%
Washington Heights	\$525	\$460	\$439	14%	20%
West Harlem	\$603	\$610	\$541	-1%	12%
West Village	\$1,356	\$1,603	\$2,030	-15%	-33%

Cooperative Sale Price

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$1,110	\$1,046	\$927	6%	20%
Battery Park City					
Chelsea/Flatiron	\$957	\$835	\$729	15%	31%
East Harlem	\$207	\$459	\$513	-55%	-60%
East Village	\$595	\$642	\$635	-7%	-6%
Financial/Seaport	\$698	\$702	\$870	-1%	-20%
Gramercy/Kips Bay	\$699	\$782	\$587	-11%	19%
Greenwich Village	\$1,044	\$1,043	\$1,207	0%	-14%
Inwood	\$341	\$364	\$314	-6%	9%
Lower East Side	\$474	\$538	\$552	-12%	-14%
Midtown East	\$955	\$822	\$893	16%	7%
Midtown West	\$650	\$858	\$918	-24%	-29%
Morningside Heights	\$661	\$595	\$502	11%	32%
Murray Hill	\$538	\$521	\$535	3%	1%
Roosevelt Island					
SoHo	\$2,054	\$1,418	\$1,230	45%	67%
TriBeCa	\$1,285	\$2,479	\$1,437	-48%	-11%
Upper East Side	\$1,591	\$1,407	\$1,283	13%	24%
Upper West Side	\$1,215	\$1,212	\$909	0%	34%
Washington Heights	\$580	\$389	\$417	49%	39%
West Harlem	\$290	\$304	\$312	-5%	-7%
West Village	\$778	\$804	\$739	-3%	5%
	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$650	\$650	\$620	0%	5%
Battery Park City					
Chelsea/Flatiron	\$723	\$619	\$586	17%	23%
East Harlem	\$207	\$412	\$270	-50%	-23%
East Village	\$602	\$548	\$503	10%	20%
Financial/Seaport	\$660	\$604	\$764	9%	-14%
Gramercy/Kips Bay	\$550	\$574	\$522	-4%	5%
Greenwich Village	\$778	\$847	\$828	-8%	-6%
Inwood	\$300	\$378	\$308	-21%	-3%
Lower East Side	\$423	\$487	\$511	-13%	-17%
Midtown East	\$725	\$629	\$615	15%	18%
Midtown West	\$500	\$580	\$500	-14%	0%
Morningside Heights	\$465	\$475	\$468	-2%	-1%
Murray Hill	\$483	\$430	\$425	12%	14%
Roosevelt Island					
SoHo	\$1,465	\$1,325	\$1,020	11%	44%
TriBeCa	\$1,211	\$2,213	\$1,250	-45%	-3%
Upper East Side	\$710	\$856	\$750	-17%	-5%
Upper West Side	\$825	\$775	\$705	6%	17%
Washington Heights	\$306	\$350	\$385	-13%	-21%
West Harlem	\$268	\$270	\$305	-1%	-12%
West Village	\$619	\$617	\$559	0%	11%

Cooperative Sale Price Per Square Foot

Average					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$968	\$967	\$900	0%	8%
Battery Park City					
Chelsea/Flatiron	\$957	\$1,005	\$892	-5%	7%
East Harlem					
East Village	\$822	\$992	\$1,026	-17%	-20%
Financial/Seaport		\$742	\$646		
Gramercy/Kips Bay	\$868	\$886	\$890	-2%	-2%
Greenwich Village	\$995	\$1,113	\$1,027	-11%	-3%
Inwood	\$465	\$400	\$496	16%	-6%
Lower East Side	\$591	\$601	\$706	-2%	-16%
Midtown East	\$816	\$860	\$859	-5%	-5%
Midtown West	\$896	\$881	\$935	2%	-4%
Morningside Heights	\$762	\$827	\$829	-8%	-8%
Murray Hill	\$980	\$855	\$801	15%	22%
Roosevelt Island					
SoHo	\$923	\$1,081	\$1,051	-15%	-12%
TriBeCa	\$696	\$1,003	\$812	-31%	-14%
Upper East Side	\$1,064	\$1,010	\$923	5%	15%
Upper West Side	\$1,058	\$1,039	\$919	2%	15%
Washington Heights	\$506	\$485	\$599	4%	-16%
West Harlem	\$630	\$447	\$534	41%	18%
West Village	\$1,151	\$1,238	\$1,021	-7%	13%
Median					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Manhattan	\$854	\$875	\$838	-2%	2%
Battery Park City					
Chelsea/Flatiron	\$980	\$945	\$854	4%	15%
East Harlem					
East Village	\$904	\$883	\$989	2%	-9%
Financial/Seaport		\$742	\$646		
Gramercy/Kips Bay	\$840	\$865	\$838	-3%	0%
Greenwich Village	\$968	\$1,106	\$1,018	-12%	-5%
Inwood	\$467	\$395	\$437	18%	7%
Lower East Side	\$542	\$630	\$600	-14%	-10%
Midtown East	\$771	\$763	\$741	1%	4%
Midtown West	\$814	\$844	\$744	-4%	9%
Morningside Heights	\$771	\$755	\$788	2%	-2%
Murray Hill	\$863	\$800	\$760	8%	14%
Roosevelt Island					
SoHo	\$967	\$1,105	\$1,082	-13%	-11%
TriBeCa	\$696	\$904	\$815	-23%	-14%
Upper East Side	\$846	\$875	\$827	-3%	2%
Upper West Side	\$870	\$946	\$864	-8%	1%
Washington Heights	\$517	\$479	\$551	8%	-6%
West Harlem	\$563	\$506	\$534	11%	5%
West Village	\$1,203	\$1,194	\$993	1%	21%

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

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$540	\$544	\$501	-1%	8%
Bath Beach	\$557	\$457	\$576	22%	-3%
Bay Ridge/Fort Hamilton	\$551	\$437	\$420	26%	31%
Bedford Stuyvesant	\$400	\$425	\$437	-6%	-8%
Bensonhurst	\$610	\$589	\$509	3%	20%
Bergen Beach	\$611	\$528	\$553	16%	10%
Brighton Beach	\$795	\$1,017	\$778	-22%	2%
Boerum Hill	\$420	\$450	\$384	-7%	9%
Borough Park	\$546	\$588	\$606	-7%	-10%
Brooklyn Heights	\$820	\$1,050	\$696	-22%	18%
Brownsville/Ocean Hill	\$375	\$312	\$342	20%	10%
Bushwick/Wyckoff Heights	\$429	\$387	\$368	11%	16%
Canarsie	\$376	\$406	\$421	-7%	-11%
Carroll Gardens	\$873	\$943	\$590	-7%	48%
Clinton Hill	\$452	\$521	\$535	-13%	-16%
Cobble Hill	\$1,448	\$1,537	\$822	-6%	76%
Columbia Street					
Waterfront District	\$677	\$740	\$579	-9%	17%
Coney Island	\$297	\$311	\$279	-5%	6%
Crown Heights	\$435	\$429	\$468	1%	-7%
Cypress Hills	\$399	\$356	\$370	12%	8%
Downtown	\$454	\$503	\$427	-10%	6%
Dyker Heights	\$655	\$620	\$619	6%	6%
East Flatbush	\$396	\$386	\$391	2%	1%
East New York/Spring Creek	\$292	\$297	\$299	-2%	-3%
Flatbush/Prospect Park South	\$489	\$485	\$400	1%	22%
Flatlands	\$438	\$345	\$383	27%	14%
Fort Greene	\$658	\$710	\$604	-7%	9%
Gerritsen Beach	\$391	\$336	\$373	17%	5%
Gowanus	\$599	\$619	\$571	-3%	5%
Gravesend/Mapleton	\$623	\$513	\$544	21%	15%
Greenpoint	\$561	\$531	\$697	6%	-19%
Kensington/Parkville	\$519	\$517	\$437	0%	19%
Manhattan Beach	\$1,101	\$856	\$1,119	29%	-2%
Marine Park/Madison	\$466	\$405	\$421	15%	11%
Midwood	\$548	\$451	\$526	22%	4%
Mill Basin	\$557	\$517	\$573	8%	-3%
Park Slope	\$952	\$861	\$725	11%	31%
Prospect Heights	\$671	\$710	\$569	-6%	18%
Prospect Park Lefferts Gardens	\$388	\$387	\$346	0%	12%
Red Hook	\$213	\$572	\$500	-63%	-57%
SeaGate	\$492	\$489	\$540	1%	-9%
Sheepshead Bay	\$346	\$389	\$376	-11%	-8%
Sunset Park	\$567	\$492	\$493	15%	15%
Vinegar Hill/Dumbo	\$1,059	\$802	\$1,157	32%	-8%
Williamsburg	\$585	\$549	\$597	7%	-2%
Windsor Terrace	\$581	\$612	\$551	-5%	5%

Note: sale price in thousands

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

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$466	\$465	\$450	0%	4%
Bath Beach	\$618	\$500	\$505	24%	22%
Bay Ridge/Fort Hamilton	\$528	\$350	\$329	51%	61%
Bedford Stuyvesant	\$375	\$371	\$424	1%	-12%
Bensonhurst	\$603	\$605	\$490	0%	23%
Bergen Beach	\$600	\$535	\$500	12%	20%
Brighton Beach	\$838	\$775	\$675	8%	24%
Boerum Hill	\$355	\$395	\$351	-10%	1%
Borough Park	\$500	\$560	\$559	-11%	-11%
Brooklyn Heights	\$647	\$700	\$530	-8%	22%
Brownsville/Ocean Hill	\$340	\$284	\$345	19%	-1%
Bushwick/Wyckoff Heights	\$445	\$375	\$330	19%	35%
Canarsie	\$400	\$424	\$422	-6%	-5%
Carroll Gardens	\$673	\$786	\$433	-14%	55%
Clinton Hill	\$365	\$442	\$393	-17%	-7%
Cobble Hill	\$1,040	\$1,225	\$815	-15%	28%
Columbia Street					
Waterfront District	\$650	\$660	\$535	-2%	21%
Coney Island	\$292	\$315	\$269	-7%	9%
Crown Heights	\$436	\$411	\$454	6%	-4%
Cypress Hills	\$403	\$330	\$383	22%	5%
Downtown	\$393	\$470	\$382	-16%	3%
Dyker Heights	\$640	\$620	\$619	3%	3%
East Flatbush	\$365	\$382	\$390	-4%	-6%
East New York/Spring Creek	\$250	\$256	\$250	-2%	0%
Flatbush/Prospect Park South	\$409	\$413	\$345	-1%	18%
Flatlands	\$410	\$385	\$378	6%	9%
Fort Greene	\$673	\$545	\$602	23%	12%
Gerritsen Beach	\$405	\$355	\$375	14%	8%
Gowanus	\$618	\$540	\$482	15%	28%
Gravesend/Mapleton	\$520	\$440	\$515	18%	1%
Greenpoint	\$499	\$496	\$740	1%	-33%
Kensington/Parkville	\$362	\$333	\$330	9%	10%
Manhattan Beach	\$1,089	\$710	\$1,300	53%	-16%
Marine Park/Madison	\$470	\$432	\$455	9%	3%
Midwood	\$498	\$399	\$529	25%	-6%
Mill Basin	\$440	\$452	\$490	-3%	-10%
Park Slope	\$780	\$733	\$585	6%	33%
Prospect Heights	\$608	\$673	\$479	-10%	27%
Prospect Park Lefferts Gardens	\$343	\$318	\$300	8%	14%
Red Hook	\$213	\$500	\$500	-58%	-57%
SeaGate	\$450	\$500	\$525	-10%	-14%
Sheepshead Bay	\$282	\$360	\$365	-22%	-23%
Sunset Park	\$550	\$400	\$410	38%	34%
Vinegar Hill/Dumbo	\$935	\$775	\$1,238	21%	-24%
Williamsburg	\$521	\$500	\$552	4%	-6%
Windsor Terrace	\$555	\$600	\$453	-8%	23%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$479	\$478	\$426	0%	12%
Bath Beach	\$239	\$258	\$371	-7%	-35%
Bay Ridge/Fort Hamilton	\$270	\$272	\$262	-1%	3%
Bedford Stuyvesant	\$388	\$404	\$381	-4%	2%
Bensonhurst	\$373	\$317	\$329	18%	14%
Bergen Beach	\$450	\$441	\$362	2%	24%
Brighton Beach	\$790	\$760	\$635	4%	24%
Boerum Hill	\$442	\$449	\$445	-1%	-1%
Borough Park	\$405	\$447	\$369	-10%	10%
Brooklyn Heights	\$805	\$798	\$611	1%	32%
Brownsville/Ocean Hill	\$340	\$316	\$187	8%	81%
Bushwick/Wyckoff Heights	\$287	\$316	\$306	-9%	-6%
Canarsie	\$256	\$253	\$293	1%	-13%
Carroll Gardens	\$732	\$814	\$537	-10%	36%
Clinton Hill	\$370	\$432	\$385	-14%	-4%
Cobble Hill	\$791	\$743	\$710	6%	12%
Columbia Street					
Waterfront District	\$592	\$564	\$579	5%	2%
Coney Island	\$305	\$304	\$261	1%	17%
Crown Heights	\$411	\$389	\$447	6%	-8%
Cypress Hills					
Downtown	\$454	\$503	\$427	-10%	6%
Dyker Heights	\$442	\$390	\$461	13%	-4%
East Flatbush	\$201	\$265	\$190	-24%	6%
East New York/Spring Creek	\$190	\$217	\$203	-12%	-6%
Flatbush/Prospect Park South	\$356	\$350	\$304	2%	17%
Flatlands		\$188	\$176		
Fort Greene	\$602	\$539	\$579	12%	4%
Gerritsen Beach					
Gowanus	\$564	\$572	\$541	-2%	4%
Gravesend/Mapleton	\$319	\$326	\$313	-2%	2%
Greenpoint	\$510	\$483	\$579	6%	-12%
Kensington/Parkville	\$254	\$237	\$269	7%	-6%
Manhattan Beach		\$325			
Marine Park/Madison	\$266	\$206	\$230	29%	15%
Midwood	\$255	\$259	\$196	-2%	30%
Mill Basin		\$148	\$153		
Park Slope	\$703	\$725	\$589	-3%	19%
Prospect Heights	\$627	\$643	\$523	-2%	20%
Prospect Park Lefferts Gardens	\$288	\$232	\$211	24%	37%
Red Hook		\$500			
SeaGate					
Sheepshead Bay	\$241	\$239	\$276	1%	-13%
Sunset Park	\$312	\$341	\$310	-8%	1%
Vinegar Hill/Dumbo	\$1,059	\$802	\$1,157	32%	-8%
Williamsburg	\$559	\$546	\$584	2%	-4%
Windsor Terrace	\$414	\$434	\$367	-5%	13%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median			
	4q10	3q10	4q09	Percent Change 3q10 4q09
Brooklyn	\$411	\$418	\$379	-2% 8%
Bath Beach	\$225	\$205	\$379	10% -41%
Bay Ridge/Fort Hamilton	\$241	\$267	\$231	-10% 4%
Bedford Stuyvesant	\$354	\$350	\$375	1% -6%
Bensonhurst	\$368	\$312	\$315	18% 17%
Bergen Beach	\$474	\$466	\$365	2% 30%
Brighton Beach	\$850	\$715	\$600	19% 42%
Boerum Hill	\$449	\$477	\$493	-6% -9%
Borough Park	\$341	\$393	\$320	-13% 7%
Brooklyn Heights	\$641	\$664	\$527	-3% 22%
Brownsville/Ocean Hill	\$340	\$328	\$172	3% 98%
Bushwick/Wyckoff Heights	\$302	\$290	\$315	4% -4%
Canarsie	\$279	\$300	\$347	-7% -20%
Carroll Gardens	\$567	\$742	\$416	-24% 36%
Clinton Hill	\$360	\$407	\$350	-11% 3%
Cobble Hill	\$825	\$715	\$775	15% 6%
Columbia Street				
Waterfront District	\$643	\$535	\$535	20% 20%
Coney Island	\$299	\$280	\$262	7% 14%
Crown Heights	\$402	\$381	\$445	5% -10%
Cypress Hills				
Downtown	\$393	\$470	\$382	-16% 3%
Dyker Heights	\$416	\$390	\$461	7% -10%
East Flatbush	\$140	\$212	\$191	-34% -27%
East New York/Spring Creek	\$186	\$214	\$183	-13% 2%
Flatbush/Prospect Park South	\$325	\$344	\$309	-5% 5%
Flatlands		\$200	\$170	
Fort Greene	\$465	\$514	\$560	-9% -17%
Gerritsen Beach				
Gowanus	\$490	\$497	\$466	-1% 5%
Gravesend/Mapleton	\$320	\$335	\$301	-4% 6%
Greenpoint	\$480	\$433	\$580	11% -17%
Kensington/Parkville	\$255	\$221	\$240	15% 6%
Manhattan Beach		\$345		
Marine Park/Madison	\$190	\$179	\$200	6% -5%
Midwood	\$228	\$204	\$174	11% 30%
Mill Basin		\$148	\$165	
Park Slope	\$644	\$690	\$555	-7% 16%
Prospect Heights	\$545	\$635	\$470	-14% 16%
Prospect Park Lefferts Gardens	\$292	\$231	\$172	26% 70%
Red Hook		\$500		
SeaGate				
Sheepshead Bay	\$192	\$190	\$197	1% -2%
Sunset Park	\$327	\$299	\$272	9% 20%
Vinegar Hill/Dumbo	\$935	\$775	\$1,238	21% -24%
Williamsburg	\$515	\$500	\$542	3% -5%
Windsor Terrace	\$376	\$415	\$365	-9% 3%

Note: sale price in thousands

ResidentialNYC.comTM

From the Real Estate Board of New York

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

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$529	\$510	\$488	4%	8%
Bath Beach	\$316	\$334	\$341	-5%	-7%
Bay Ridge/Fort Hamilton	\$381	\$366	\$377	4%	1%
Bedford Stuyvesant	\$343	\$341	\$353	1%	-3%
Bensonhurst	\$437	\$302	\$394	45%	11%
Bergen Beach	\$316	\$315	\$337	0%	-6%
Brighton Beach	\$699	\$751	\$759	-7%	-8%
Boerum Hill	\$356	\$376	\$396	-5%	-10%
Borough Park	\$423	\$454	\$430	-7%	-2%
Brooklyn Heights	\$760	\$769	\$742	-1%	2%
Brownsville/Ocean Hill	\$381	\$380	\$333	0%	14%
Bushwick/Wyckoff Heights	\$353	\$439	\$469	-20%	-25%
Canarsie	\$301	\$296	\$390	1%	-23%
Carroll Gardens	\$693	\$639	\$572	9%	21%
Clinton Hill	\$578	\$649	\$543	-11%	6%
Cobble Hill	\$882	\$648	\$677	36%	30%
Columbia Street					
Waterfront District	\$629	\$586	\$638	7%	-1%
Coney Island	\$422	\$339	\$378	24%	12%
Crown Heights	\$388	\$430	\$515	-10%	-25%
Cypress Hills					
Downtown	\$602	\$589	\$520	2%	16%
Dyker Heights	\$435	\$363		20%	
East Flatbush	\$293	\$282	\$215	4%	36%
East New York/Spring Creek	\$303	\$290	\$268	4%	13%
Flatbush/Prospect Park South	\$397	\$396	\$397	0%	0%
Flatlands		\$227	\$184		
Fort Greene	\$618	\$596	\$561	4%	10%
Gerritsen Beach					
Gowanus	\$688	\$654	\$691	5%	0%
Gravesend/Mapleton	\$329	\$349	\$314	-6%	5%
Greenpoint	\$624	\$600	\$652	4%	-4%
Kensington/Parkville	\$397	\$355	\$342	12%	16%
Manhattan Beach		\$460			
Marine Park/Madison	\$351	\$292	\$332	20%	6%
Midwood	\$319	\$333	\$260	-4%	22%
Mill Basin		\$184			
Park Slope	\$659	\$690	\$668	-4%	-1%
Prospect Heights	\$673	\$640	\$578	5%	16%
Prospect Park Lefferts Gardens	\$385	\$298	\$208	29%	85%
Red Hook		\$386			
SeaGate					
Sheepshead Bay	\$324	\$313	\$325	4%	0%
Sunset Park	\$413	\$448	\$425	-8%	-3%
Vinegar Hill/Dumbo	\$769	\$719	\$730	7%	5%
Williamsburg	\$619	\$567	\$591	9%	5%
Windsor Terrace	\$460	\$563	\$501	-18%	-8%

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

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$534	\$506	\$466	5%	15%
Bath Beach	\$286	\$321	\$357	-11%	-20%
Bay Ridge/Fort Hamilton	\$366	\$369	\$367	-1%	0%
Bedford Stuyvesant	\$335	\$342	\$340	-2%	-1%
Bensonhurst	\$446	\$282	\$406	58%	10%
Bergen Beach	\$311	\$327	\$348	-5%	-11%
Brighton Beach	\$744	\$756	\$758	-2%	-2%
Boerum Hill	\$360	\$370	\$377	-3%	-5%
Borough Park	\$425	\$425	\$407	0%	4%
Brooklyn Heights	\$693	\$740	\$679	-6%	2%
Brownsville/Ocean Hill	\$381	\$358	\$353	6%	8%
Bushwick/Wyckoff Heights	\$333	\$414	\$440	-20%	-24%
Canarsie	\$326	\$293	\$415	11%	-21%
Carroll Gardens	\$687	\$702	\$620	-2%	11%
Clinton Hill	\$581	\$612	\$540	-5%	8%
Cobble Hill	\$882	\$690	\$618	28%	43%
Columbia Street					
Waterfront District	\$688	\$612	\$623	12%	10%
Coney Island	\$389	\$333	\$346	17%	13%
Crown Heights	\$376	\$466	\$497	-19%	-24%
Cypress Hills					
Downtown	\$598	\$593	\$492	1%	22%
Dyker Heights	\$435	\$363		20%	
East Flatbush	\$293	\$275	\$225	7%	30%
East New York/Spring Creek	\$299	\$295	\$287	1%	4%
Flatbush/Prospect Park South	\$392	\$446	\$432	-12%	-9%
Flatlands		\$238	\$203		
Fort Greene	\$663	\$581	\$587	14%	13%
Gerritsen Beach					
Gowanus	\$696	\$684	\$694	2%	0%
Gravesend/Mapleton	\$365	\$361	\$310	1%	18%
Greenpoint	\$575	\$610	\$642	-6%	-10%
Kensington/Parkville	\$367	\$339	\$336	8%	9%
Manhattan Beach		\$460			
Marine Park/Madison	\$370	\$291	\$331	27%	12%
Midwood	\$300	\$304	\$235	-1%	28%
Mill Basin		\$184			
Park Slope	\$675	\$699	\$662	-3%	2%
Prospect Heights	\$648	\$644	\$573	1%	13%
Prospect Park Lefferts Gardens	\$369	\$291	\$208	27%	77%
Red Hook		\$386			
SeaGate					
Sheepshead Bay	\$282	\$315	\$303	-10%	-7%
Sunset Park	\$404	\$457	\$402	-12%	1%
Vinegar Hill/Dumbo	\$788	\$712	\$687	11%	15%
Williamsburg	\$655	\$599	\$611	9%	7%
Windsor Terrace	\$501	\$507	\$527	-1%	-5%

Condominium Sale Price

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$538	\$541	\$501	-1%	7%
Bath Beach	\$320	\$384	\$435	-17%	-26%
Bay Ridge/Fort Hamilton	\$386	\$306	\$389	26%	-1%
Bedford Stuyvesant	\$388	\$404	\$381	-4%	2%
Bensonhurst	\$396	\$425	\$372	-7%	6%
Bergen Beach	\$450	\$441	\$362	2%	24%
Brighton Beach	\$801	\$790	\$649	1%	23%
Boerum Hill	\$646	\$631	\$512	2%	26%
Borough Park	\$453	\$468	\$467	-3%	-3%
Brooklyn Heights	\$1,057	\$1,160	\$772	-9%	37%
Brownsville/Ocean Hill	\$340	\$316	\$187	8%	81%
Bushwick/Wyckoff Heights	\$302	\$316	\$306	-4%	-1%
Canarsie	\$256	\$284	\$320	-10%	-20%
Carroll Gardens	\$686	\$906	\$553	-24%	24%
Clinton Hill	\$497	\$556	\$384	-11%	29%
Cobble Hill	\$950	\$931	\$771	2%	23%
Columbia Street					
Waterfront District	\$592	\$564	\$579	5%	2%
Coney Island	\$429	\$533	\$371	-20%	16%
Crown Heights	\$423	\$414	\$494	2%	-14%
Cypress Hills					
Downtown	\$468	\$538	\$579	-13%	-19%
Dyker Heights	\$442	\$390	\$461	13%	-4%
East Flatbush	\$380	\$442		-14%	
East New York/Spring Creek	\$190	\$217	\$203	-12%	-6%
Flatbush/Prospect Park South	\$442	\$443	\$367	0%	21%
Flatlands					
Fort Greene	\$706	\$656	\$709	8%	-1%
Gerritsen Beach					
Gowanus	\$564	\$572	\$541	-2%	4%
Gravesend/Mapleton	\$428	\$405	\$430	6%	0%
Greenpoint	\$510	\$483	\$579	6%	-12%
Kensington/Parkville	\$329	\$286	\$394	15%	-16%
Manhattan Beach					
Marine Park/Madison	\$406	\$357	\$407	14%	0%
Midwood	\$397	\$412	\$279	-3%	42%
Mill Basin					
Park Slope	\$780	\$801	\$644	-3%	21%
Prospect Heights	\$753	\$621	\$521	21%	45%
Prospect Park Lefferts Gardens	\$292	\$316	\$280	-7%	4%
Red Hook		\$500			
SeaGate					
Sheepshead Bay	\$445	\$413	\$476	8%	-7%
Sunset Park	\$332	\$380	\$318	-13%	5%
Vinegar Hill/Dumbo	\$1,059	\$796	\$1,183	33%	-10%
Williamsburg	\$559	\$550	\$588	2%	-5%
Windsor Terrace	\$515	\$573	\$441	-10%	17%

Note: sale price in thousands

Condominium Sale Price

	Median				
	4q10	3q10	4q09	Percent Change 3q10 4q09	
Brooklyn	\$469	\$484	\$460	-3% 2%	
Bath Beach	\$320	\$355	\$395	-10%	-19%
Bay Ridge/Fort Hamilton	\$428	\$269	\$349	59%	23%
Bedford Stuyvesant	\$354	\$350	\$375	1%	-6%
Bensonhurst	\$386	\$436	\$345	-12%	12%
Bergen Beach	\$474	\$466	\$365	2%	30%
Brighton Beach	\$850	\$725	\$605	17%	40%
Boerum Hill	\$638	\$525	\$487	21%	31%
Borough Park	\$456	\$493	\$499	-7%	-9%
Brooklyn Heights	\$875	\$993	\$617	-12%	42%
Brownsville/Ocean Hill	\$340	\$328	\$172	3%	98%
Bushwick/Wyckoff Heights	\$306	\$290	\$315	5%	-3%
Canarsie	\$279	\$313	\$350	-11%	-20%
Carroll Gardens	\$554	\$800	\$483	-31%	15%
Clinton Hill	\$421	\$565	\$375	-26%	12%
Cobble Hill	\$950	\$1,150	\$853	-17%	11%
Columbia Street					
Waterfront District	\$643	\$535	\$535	20%	20%
Coney Island	\$420	\$533	\$355	-21%	18%
Crown Heights	\$403	\$406	\$492	-1%	-18%
Cypress Hills					
Downtown	\$394	\$495	\$500	-20%	-21%
Dyker Heights	\$416	\$390	\$461	7%	-10%
East Flatbush	\$380	\$395		-4%	
East New York/Spring Creek	\$186	\$214	\$183	-13%	2%
Flatbush/Prospect Park South	\$475	\$473	\$365	0%	30%
Flatlands					
Fort Greene	\$683	\$608	\$680	12%	0%
Gerritsen Beach					
Gowanus	\$490	\$497	\$466	-1%	5%
Gravesend/Mapleton	\$418	\$421	\$436	-1%	-4%
Greenpoint	\$480	\$430	\$580	12%	-17%
Kensington/Parkville	\$328	\$313	\$403	5%	-19%
Manhattan Beach					
Marine Park/Madison	\$385	\$355	\$402	9%	-4%
Midwood	\$390	\$500	\$279	-22%	40%
Mill Basin					
Park Slope	\$699	\$760	\$590	-8%	18%
Prospect Heights	\$660	\$616	\$461	7%	43%
Prospect Park Lefferts Gardens	\$314	\$303	\$289	4%	9%
Red Hook		\$500			
SeaGate					
Sheepshead Bay	\$365	\$345	\$500	6%	-27%
Sunset Park	\$333	\$348	\$299	-4%	11%
Vinegar Hill/Dumbo	\$935	\$735	\$1,275	27%	-27%
Williamsburg	\$515	\$510	\$545	1%	-6%
Windsor Terrace	\$515	\$598	\$487	-14%	6%

Note: sale price in thousands

Condominium Price Per Sq. Ft.

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$552	\$528	\$517	4%	7%
Bath Beach	\$377	\$349	\$341	8%	10%
Bay Ridge/Fort Hamilton	\$453	\$336	\$503	35%	-10%
Bedford Stuyvesant	\$343	\$341	\$353	1%	-3%
Bensonhurst	\$453	\$327	\$422	39%	7%
Bergen Beach	\$316	\$315	\$337	0%	-6%
Brighton Beach	\$699	\$765	\$764	-9%	-8%
Boerum Hill	\$535	\$530	\$488	1%	10%
Borough Park	\$356	\$385	\$405	-7%	-12%
Brooklyn Heights	\$774	\$763	\$727	1%	6%
Brownsville/Ocean Hill	\$381	\$380	\$333	0%	14%
Bushwick/Wyckoff Heights	\$353	\$439	\$469	-20%	-25%
Canarsie	\$301	\$296	\$390	1%	-23%
Carroll Gardens	\$692	\$657	\$589	5%	18%
Clinton Hill	\$507	\$699	\$455	-28%	11%
Cobble Hill	\$882	\$698	\$624	26%	41%
Columbia Street					
Waterfront District	\$629	\$586	\$638	7%	-1%
Coney Island	\$510	\$408	\$453	25%	13%
Crown Heights	\$388	\$430	\$532	-10%	-27%
Cypress Hills					
Downtown	\$613	\$617	\$615	-1%	0%
Dyker Heights	\$435	\$363		20%	
East Flatbush	\$408	\$424		-4%	
East New York/Spring Creek	\$303	\$290	\$268	4%	13%
Flatbush/Prospect Park South	\$414	\$434	\$443	-5%	-7%
Flatlands					
Fort Greene	\$638	\$614	\$614	4%	4%
Gerritsen Beach					
Gowanus	\$688	\$651	\$691	6%	0%
Gravesend/Mapleton	\$407	\$387	\$378	5%	8%
Greenpoint	\$624	\$602	\$652	4%	-4%
Kensington/Parkville	\$522	\$378	\$377	38%	38%
Manhattan Beach					
Marine Park/Madison	\$381	\$372	\$443	3%	-14%
Midwood	\$343	\$294	\$394	17%	-13%
Mill Basin					
Park Slope	\$620	\$634	\$634	-2%	-2%
Prospect Heights	\$696	\$611	\$544	14%	28%
Prospect Park Lefferts Gardens	\$354	\$285	\$274	24%	29%
Red Hook		\$386			
SeaGate					
Sheepshead Bay	\$404	\$468	\$439	-14%	-8%
Sunset Park	\$419	\$469	\$429	-11%	-2%
Vinegar Hill/Dumbo	\$769	\$732	\$730	5%	5%
Williamsburg	\$619	\$567	\$591	9%	5%
Windsor Terrace	\$566	\$541	\$555	5%	2%

Condominium Price Per Sq. Ft.

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$577	\$543	\$522	6%	11%
Bath Beach	\$377	\$357	\$357	5%	5%
Bay Ridge/Fort Hamilton	\$493	\$311	\$508	59%	-3%
Bedford Stuyvesant	\$335	\$342	\$340	-2%	-1%
Bensonhurst	\$450	\$300	\$407	50%	11%
Bergen Beach	\$311	\$327	\$348	-5%	-11%
Brighton Beach	\$744	\$758	\$778	-2%	-4%
Boerum Hill	\$516	\$503	\$432	3%	19%
Borough Park	\$360	\$380	\$380	-5%	-5%
Brooklyn Heights	\$717	\$740	\$693	-3%	3%
Brownsville/Ocean Hill	\$381	\$358	\$353	6%	8%
Bushwick/Wyckoff Heights	\$333	\$414	\$440	-20%	-24%
Canarsie	\$326	\$293	\$415	11%	-21%
Carroll Gardens	\$675	\$629	\$624	7%	8%
Clinton Hill	\$507	\$629	\$497	-20%	2%
Cobble Hill	\$882	\$721	\$589	22%	50%
Columbia Street					
Waterfront District	\$688	\$612	\$623	12%	10%
Coney Island	\$485	\$408	\$422	19%	15%
Crown Heights	\$376	\$466	\$497	-19%	-24%
Cypress Hills					
Downtown	\$602	\$606	\$617	-1%	-2%
Dyker Heights	\$435	\$363		20%	
East Flatbush	\$408	\$424		-4%	
East New York/Spring Creek	\$299	\$295	\$287	1%	4%
Flatbush/Prospect Park South	\$450	\$453	\$452	-1%	0%
Flatlands					
Fort Greene	\$671	\$602	\$605	11%	11%
Gerritsen Beach					
Gowanus	\$696	\$682	\$694	2%	0%
Gravesend/Mapleton	\$408	\$380	\$402	7%	1%
Greenpoint	\$575	\$612	\$642	-6%	-10%
Kensington/Parkville	\$647	\$435	\$388	49%	67%
Manhattan Beach					
Marine Park/Madison	\$378	\$376	\$394	1%	-4%
Midwood	\$363	\$294	\$394	23%	-8%
Mill Basin					
Park Slope	\$635	\$661	\$664	-4%	-4%
Prospect Heights	\$698	\$570	\$536	23%	30%
Prospect Park Lefferts Gardens	\$354	\$266	\$274	33%	29%
Red Hook		\$386			
SeaGate					
Sheepshead Bay	\$399	\$463	\$396	-14%	1%
Sunset Park	\$391	\$464	\$422	-16%	-7%
Vinegar Hill/Dumbo	\$788	\$735	\$687	7%	15%
Williamsburg	\$655	\$599	\$611	9%	7%
Windsor Terrace	\$566	\$538	\$546	5%	4%

Cooperative Sale Price

	Average			
	4q10	3q10	4q09	Percent Change 3q10 4q09
Brooklyn	\$356	\$385	\$329	-8% 8%
Bath Beach	\$207	\$194	\$243	6% -15%
Bay Ridge/Fort Hamilton	\$250	\$259	\$249	-4% 0%
Bedford Stuyvesant				
Bensonhurst	\$195	\$155	\$186	26% 5%
Bergen Beach				
Brighton Beach	\$765	\$564	\$574	36% 33%
Boerum Hill	\$258	\$307	\$275	-16% -6%
Borough Park	\$163	\$257	\$185	-37% -12%
Brooklyn Heights	\$662	\$657	\$566	1% 17%
Brownsville/Ocean Hill				
Bushwick/Wyckoff Heights	\$200			
Canarsie		\$130	\$134	
Carroll Gardens	\$933	\$711	\$410	31% 127%
Clinton Hill	\$325	\$358	\$385	-9% -16%
Cobble Hill	\$633	\$587	\$669	8% -5%
Columbia Street				
Waterfront District				
Coney Island	\$273	\$275	\$248	-1% 10%
Crown Heights	\$128	\$253	\$232	-49% -45%
Cypress Hills				
Downtown	\$342	\$371	\$292	-8% 17%
Dyker Heights				
East Flatbush	\$156	\$176	\$190	-11% -18%
East New York/Spring Creek				
Flatbush/Prospect Park South	\$292	\$297	\$288	-2% 2%
Flatlands		\$188	\$176	
Fort Greene	\$369	\$371	\$421	-1% -12%
Gerritsen Beach				
Gowanus		\$575		
Gravesend/Mapleton	\$174	\$184	\$171	-6% 2%
Greenpoint		\$496		
Kensington/Parkville	\$242	\$233	\$240	4% 1%
Manhattan Beach		\$325		
Marine Park/Madison	\$169	\$175	\$186	-4% -9%
Midwood	\$198	\$219	\$181	-10% 10%
Mill Basin		\$148	\$153	
Park Slope	\$622	\$665	\$538	-7% 16%
Prospect Heights	\$444	\$664	\$528	-33% -16%
Prospect Park Lefferts Gardens	\$286	\$212	\$132	35% 117%
Red Hook				
SeaGate				
Sheepshead Bay	\$175	\$188	\$199	-7% -12%
Sunset Park	\$261	\$259	\$222	1% 17%
Vinegar Hill/Dumbo		\$843	\$875	
Williamsburg		\$451	\$141	
Windsor Terrace	\$391	\$387	\$347	1% 13%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$275	\$299	\$273	-8%	1%
Bath Beach	\$193	\$185	\$240	4%	-20%
Bay Ridge/Fort Hamilton	\$238	\$265	\$228	-10%	4%
Bedford Stuyvesant					
Bensonhurst	\$195	\$148	\$194	32%	1%
Bergen Beach					
Brighton Beach	\$765	\$564	\$491	36%	56%
Boerum Hill	\$245	\$344	\$265	-29%	-8%
Borough Park	\$163	\$251	\$191	-35%	-15%
Brooklyn Heights	\$500	\$526	\$448	-5%	12%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights	\$200				
Canarsie		\$130	\$134		
Carroll Gardens	\$840	\$713	\$400	18%	110%
Clinton Hill	\$328	\$368	\$347	-11%	-5%
Cobble Hill	\$633	\$446	\$626	42%	1%
Columbia Street					
Waterfront District					
Coney Island	\$270	\$273	\$253	-1%	7%
Crown Heights	\$128	\$250	\$208	-49%	-38%
Cypress Hills					
Downtown	\$334	\$335	\$290	0%	15%
Dyker Heights					
East Flatbush	\$140	\$168	\$191	-17%	-27%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$305	\$282	\$290	8%	5%
Flatlands		\$200	\$170		
Fort Greene	\$403	\$317	\$386	27%	4%
Gerritsen Beach					
Gowanus		\$575			
Gravesend/Mapleton	\$168	\$168	\$174	0%	-3%
Greenpoint		\$496			
Kensington/Parkville	\$239	\$220	\$223	8%	7%
Manhattan Beach		\$345			
Marine Park/Madison	\$169	\$171	\$177	-1%	-5%
Midwood	\$179	\$193	\$161	-7%	11%
Mill Basin		\$148	\$165		
Park Slope	\$610	\$649	\$533	-6%	14%
Prospect Heights	\$400	\$660	\$524	-39%	-24%
Prospect Park Lefferts Gardens	\$270	\$165	\$129	63%	109%
Red Hook					
SeaGate					
Sheepshead Bay	\$179	\$175	\$174	2%	3%
Sunset Park	\$265	\$245	\$260	8%	2%
Vinegar Hill/Dumbo		\$843	\$875		
Williamsburg		\$270	\$141		
Windsor Terrace	\$325	\$378	\$325	-14%	0%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$458	\$473	\$445	-3%	3%
Bath Beach	\$195	\$309		-37%	
Bay Ridge/Fort Hamilton	\$362	\$382	\$363	-5%	0%
Bedford Stuyvesant					
Bensonhurst	\$336	\$228	\$278	48%	21%
Bergen Beach					
Brighton Beach		\$583	\$719		
Boerum Hill	\$353	\$378	\$378	-7%	-6%
Borough Park		\$234	\$202		
Brooklyn Heights	\$742	\$775	\$747	-4%	-1%
Brownsville/Ocean Hill					
Bushwick/Wyckoff Heights					
Canarsie					
Carroll Gardens	\$700	\$623	\$317	12%	121%
Clinton Hill	\$595	\$592	\$610	0%	-2%
Cobble Hill		\$446	\$890		
Columbia Street Waterfront District					
Coney Island	\$372	\$322	\$350	16%	6%
Crown Heights			\$413		
Cypress Hills					
Downtown	\$462	\$488	\$487	-5%	-5%
Dyker Heights					
East Flatbush	\$178	\$254	\$215	-30%	-17%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$363	\$361	\$376	0%	-4%
Flatlands		\$227	\$184		
Fort Greene	\$536	\$556	\$502	-4%	7%
Gerritsen Beach					
Gowanus		\$747			
Gravesend/Mapleton	\$251	\$250	\$249	0%	1%
Greenpoint		\$539			
Kensington/Parkville	\$365	\$352	\$327	4%	12%
Manhattan Beach		\$460			
Marine Park/Madison	\$305	\$268	\$295	14%	3%
Midwood	\$294	\$341	\$233	-14%	26%
Mill Basin		\$184			
Park Slope	\$711	\$740	\$700	-4%	1%
Prospect Heights	\$544	\$675	\$652	-19%	-17%
Prospect Park Lefferts Gardens	\$406	\$302	\$141	34%	188%
Red Hook					
SeaGate					
Sheepshead Bay	\$286	\$272	\$284	5%	1%
Sunset Park	\$393	\$406	\$376	-3%	4%
Vinegar Hill/Dumbo		\$596			
Williamsburg					
Windsor Terrace	\$433	\$575	\$481	-25%	-10%

Cooperative Sale Price Per Square Foot

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$414	\$415	\$416	0%	-1%
Bath Beach	\$195	\$293		-34%	
Bay Ridge/Fort Hamilton	\$358	\$386	\$351	-7%	2%
Bedford Stuyvesant					
Bensonhurst	\$336	\$228	\$324	48%	4%
Bergen Beach					
Brighton Beach		\$583	\$719		
Boerum Hill	\$376	\$414	\$393	-9%	-4%
Borough Park		\$234	\$202		
Brooklyn Heights	\$679	\$731	\$652	-7%	4%
Brownsville / Ocean Hill	M				
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$700	\$733	\$317	-5%	121%
Clinton Hill	\$617	\$602	\$613	3%	1%
Cobble Hill		\$446	\$890		
Columbia Street					
Waterfront District					
Coney Island	\$375	\$332	\$336	13%	12%
Crown Heights			\$413		
Cypress Hills					
Downtown	\$456	\$473	\$481	-4%	-5%
Dyker Heights					
East Flatbush	\$178	\$271	\$226	-34%	-21%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$367	\$356	\$416	3%	-12%
Flatlands		\$238	\$203		
Fort Greene	\$500	\$538	\$487	-7%	3%
Gerritsen Beach					
Gowanus		\$747			
Gravesend/Mapleton	\$244	\$241	\$233	1%	5%
Greenpoint		\$539			
Kensington/Parkville	\$335	\$338	\$309	-1%	8%
Manhattan Beach		\$460			
Marine Park/Madison	\$298	\$249	\$306	20%	-2%
Midwood	\$278	\$312	\$229	-11%	21%
Mill Basin		\$184			
Park Slope	\$698	\$725	\$659	-4%	6%
Prospect Heights	\$544	\$673	\$659	-19%	-18%
Prospect Park Lefferts Gardens	\$446	\$316	\$141	41%	216%
Red Hook					
SeaGate					
Sheepshead Bay	\$281	\$291	\$259	-3%	9%
Sunset Park	\$417	\$414	\$376	1%	11%
Vinegar Hill/Dumbo		\$596			
Williamsburg					
Windsor Terrace	\$455	\$444	\$478	3%	-5%

One - Three Family Dwelling Sale Price

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	\$596	\$623	\$581	-4%	3%
Bath Beach	\$659	\$606	\$678	9%	-3%
Bay Ridge/Fort Hamilton	\$768	\$703	\$710	9%	8%
Bedford Stuyvesant	\$406	\$433	\$459	-6%	-12%
Bensonhurst	\$653	\$642	\$642	2%	2%
Bergen Beach	\$650	\$579	\$688	12%	-6%
Brighton Beach	\$827	\$1,568	\$1,378	-47%	-40%
Boerum Hill	\$488	\$459	\$518	6%	-6%
Borough Park	\$590	\$723	\$733	-18%	-19%
Brooklyn Heights	\$1,731	\$2,947	\$1,785	-41%	-3%
Brownsville/Ocean Hill	\$376	\$312	\$407	20%	-8%
Bushwick/Wyckoff Heights	\$448	\$396	\$378	13%	19%
Canarsie	\$391	\$419	\$447	-7%	-13%
Carroll Gardens	\$1,061	\$1,186	\$792	-11%	34%
Clinton Hill	\$840	\$807	\$1,096	4%	-23%
Cobble Hill	\$2,323	\$2,410	\$1,945	-4%	19%
Columbia Street					
Waterfront District	\$1,190	\$1,268		-6%	
Coney Island	\$100	\$338	\$377	-70%	-73%
Crown Heights	\$457	\$475	\$485	-4%	-6%
Cypress Hills	\$399	\$356	\$370	12%	8%
Downtown					
Dyker Heights	\$673	\$629	\$624	7%	8%
East Flatbush	\$412	\$407	\$404	1%	2%
East New York/Spring Creek	\$317	\$336	\$324	-6%	-2%
Flatbush/Prospect Park South	\$540	\$553	\$520	-2%	4%
Flatlands	\$438	\$400	\$440	9%	0%
Fort Greene	\$1,023	\$1,394	\$799	-27%	28%
Gerritsen Beach	\$391	\$336	\$373	17%	5%
Gowanus	\$809	\$829	\$768	-2%	5%
Gravesend/Mapleton	\$860	\$732	\$658	18%	31%
Greenpoint	\$727	\$668	\$776	9%	-6%
Kensington/Parkville	\$804	\$900	\$742	-11%	8%
Manhattan Beach	\$1,101	\$1,055	\$1,119	4%	-2%
Marine Park/Madison	\$540	\$529	\$489	2%	10%
Midwood	\$676	\$627	\$664	8%	2%
Mill Basin	\$557	\$549	\$606	1%	-8%
Park Slope	\$1,617	\$1,484	\$1,415	9%	14%
Prospect Heights	\$1,158	\$1,048	\$1,138	10%	2%
Prospect Park Lefferts Gardens	\$424	\$470	\$431	-10%	-2%
Red Hook	\$213	\$608	\$500	-65%	-57%
SeaGate	\$492	\$489	\$540	1%	-9%
Sheepshead Bay	\$480	\$547	\$541	-12%	-11%
Sunset Park	\$690	\$647	\$666	7%	4%
Vinegar Hill/Dumbo					
Williamsburg	\$867	\$578	\$779	50%	11%
Windsor Terrace	\$766	\$817	\$810	-6%	-5%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Brooklyn	520	\$522	\$525	0%	-1%
Bath Beach	\$690	\$583	\$643	18%	7%
Bay Ridge/Fort Hamilton	\$713	\$680	\$698	5%	2%
Bedford Stuyvesant	\$395	\$374	\$450	6%	-12%
Bensonhurst	\$643	\$642	\$645	0%	0%
Bergen Beach	\$675	\$615	\$600	10%	13%
Brighton Beach	\$827	\$1,625	\$1,400	-49%	-41%
Boerum Hill	\$418	\$420	\$575	-1%	-27%
Borough Park	\$583	\$731	\$713	-20%	-18%
Brooklyn Heights	\$1,731	\$2,290	\$1,075	-24%	61%
Brownsville / Ocean Hill	\$340	\$284	\$410	20%	-17%
Bushwick / Wyckoff Heights	\$457	\$389	\$383	17%	19%
Canarsie	\$415	\$427	\$448	-3%	-7%
Carroll Gardens	\$1,075	\$1,050	\$970	2%	11%
Clinton Hill	\$830	\$762	\$1,135	9%	-27%
Cobble Hill	\$2,500	\$2,138	\$1,945	17%	29%
Columbia Street					
Waterfront District	\$1,190	\$1,125		6%	
Coney Island	\$100	\$338	\$368	-70%	-73%
Crown Heights	\$450	\$465	\$468	-3%	-4%
Cypress Hills	\$403	\$330	\$383	22%	5%
Downtown					
Dyker Heights	\$650	\$630	\$620	3%	5%
East Flatbush	\$369	\$386	\$400	-4%	-8%
East New York/Spring Creek	\$278	\$339	\$323	-18%	-14%
Flatbush/Prospect Park South	\$540	\$553	\$520	-2%	4%
Flatlands	\$410	\$410	\$435	0%	-6%
Fort Greene	\$1,000	\$1,175	\$820	-15%	22%
Gerritsen Beach	\$405	\$355	\$375	14%	8%
Gowanus	\$785	\$700	\$820	12%	-4%
Gravesend/Mapleton	\$674	\$630	\$585	7%	15%
Greenpoint	\$763	\$723	\$765	6%	0%
Kensington/Parkville	\$610	\$750	\$650	-19%	-6%
Manhattan Beach	\$1,089	\$1,055	\$1,300	3%	-16%
Marine Park/Madison	\$540	\$529	\$489	2%	10%
Midwood	\$631	\$633	\$645	0%	-2%
Mill Basin	\$440	\$467	\$498	-6%	-12%
Park Slope	\$1,350	\$1,463	\$1,335	-8%	1%
Prospect Heights	\$1,158	\$1,000	\$1,180	16%	-2%
Prospect Park Lefferts Gardens	\$385	\$472	\$432	-18%	-11%
Red Hook	\$213	\$608	\$500	-65%	-57%
SeaGate	\$450	\$500	\$525	-10%	-14%
Sheepshead Bay	\$480	\$545	\$511	-12%	-6%
Sunset Park	\$680	\$700	\$685	-3%	-1%
Vinegar Hill/Dumbo					
Williamsburg	\$675	\$503	\$791	34%	-15%
Windsor Terrace	\$738	\$775	\$888	-5%	-17%

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

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$398	\$396	\$392	1%	2%
Astoria	\$439	\$463	\$462	-5%	-5%
Bayside	\$506	\$508	\$474	0%	7%
Beechhurst/Whitestone	\$510	\$497	\$481	3%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$549	\$578	\$565	-5%	-3%
Briarwood/Jamaica Hills/ Hillcrest	\$403	\$348	\$343	16%	17%
College Point	\$507	\$466	\$525	9%	-3%
Corona/East Elmhurst	\$463	\$450	\$437	3%	6%
Douglaston/Little Neck	\$483	\$515	\$525	-6%	-8%
Floral Park/Bellerose	\$381	\$378	\$390	1%	-2%
Flushing	\$458	\$409	\$421	12%	9%
Fresh Meadows/ Oakland Gardens	\$399	\$356	\$344	12%	16%
Howard Beach/Broadchannel	\$335	\$383	\$337	-13%	-1%
Jackson Heights/Elmhurst	\$379	\$357	\$372	6%	2%
Jamaica Estates/Holliswood	\$494	\$639	\$500	-23%	-1%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$337	\$342	\$344	-1%	-2%
Long Island City	\$666	\$691	\$615	-4%	8%
Middle Village/Maspeth	\$485	\$499	\$489	-3%	-1%
Queens Village/Hollis	\$337	\$342	\$346	-2%	-3%
Rego Park/Forest Hills/ Kew Gardens	\$339	\$367	\$323	-8%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$375	\$362	\$388	3%	-3%
Ridgewood/Glendale	\$423	\$390	\$415	9%	2%
Rockaways/Averne	\$341	\$359	\$351	-5%	-3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$303	\$311	\$320	-2%	-5%
Sunnyside/Woodside	\$385	\$338	\$352	14%	9%

Note: sale price in thousands

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

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$360	\$355	\$350	1%	3%
Astoria	\$426	\$433	\$415	-2%	3%
Bayside	\$485	\$510	\$475	-5%	2%
Beechhurst/Whitestone	\$545	\$418	\$479	31%	14%
Breezy Point/Belle Harbor/ Rockaway Park	\$554	\$519	\$568	7%	-2%
Briarwood/Jamaica Hills/ Hillcrest	\$384	\$309	\$297	24%	29%
College Point	\$461	\$442	\$470	4%	-2%
Corona/East Elmhurst	\$448	\$430	\$390	4%	15%
Douglaston/Little Neck	\$404	\$250	\$465	62%	-13%
Floral Park/Bellerose	\$395	\$380	\$401	4%	-1%
Flushing	\$450	\$350	\$333	29%	35%
Fresh Meadows/ Oakland Gardens	\$263	\$238	\$236	10%	11%
Howard Beach/Broadchannel	\$265	\$345	\$263	-23%	1%
Jackson Heights/Elmhurst	\$300	\$308	\$312	-3%	-4%
Jamaica Estates/Holliswood	\$530	\$676	\$625	-22%	-15%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$341	\$339	\$355	1%	-4%
Long Island City	\$635	\$628	\$573	1%	11%
Middle Village/Maspeth	\$475	\$490	\$480	-3%	-1%
Queens Village/Hollis	\$344	\$343	\$347	0%	-1%
Rego Park/Forest Hills/ Kew Gardens	\$250	\$265	\$242	-6%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$359	\$360	\$378	0%	-5%
Ridgewood/Glendale	\$420	\$410	\$431	2%	-3%
Rockaways/Averne	\$312	\$339	\$295	-8%	6%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$290	\$303	\$311	-4%	-7%
Sunnyside/Woodside	\$375	\$275	\$261	36%	44%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$284	\$276	\$262	3%	8%
Astoria	\$317	\$318	\$297	0%	7%
Bayside	\$310	\$317	\$356	-2%	-13%
Beechhurst/Whitestone	\$265	\$244	\$264	8%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$495	\$322	\$430	54%	15%
Briarwood/Jamaica Hills/ Hillcrest	\$211	\$201	\$196	5%	8%
College Point	\$447	\$396	\$353	13%	27%
Corona/East Elmhurst	\$187	\$169	\$202	11%	-8%
Douglaston/Little Neck	\$206	\$240	\$238	-14%	-14%
Floral Park/Bellerose	\$312	\$292	\$306	7%	2%
Flushing	\$279	\$251	\$237	11%	17%
Fresh Meadows/ Oakland Gardens	\$228	\$210	\$203	9%	13%
Howard Beach/Broadchannel	\$186	\$191	\$186	-2%	0%
Jackson Heights/Elmhurst	\$230	\$233	\$241	-1%	-5%
Jamaica Estates/Holliswood	\$166	\$166	\$152	0%	9%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$120		\$129		-7%
Long Island City	\$677	\$686	\$622	-1%	9%
Middle Village/Maspeth	\$266	\$224	\$233	19%	14%
Queens Village/Hollis	\$171	\$166	\$175	3%	-2%
Rego Park/Forest Hills/ Kew Gardens	\$247	\$262	\$238	-6%	4%
Richmond Hill/ South Ozone Park/Woodhaven	\$266	\$294	\$169	-10%	57%
Ridgewood/Glendale	\$244	\$242	\$180	1%	36%
Rockaways/Averne	\$374	\$371	\$254	1%	47%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$234	\$268	\$120	-13%	94%
Sunnyside/Woodside	\$254	\$230	\$216	11%	18%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$232	\$225	\$222	3%	5%
Astoria	\$330	\$333	\$267	-1%	24%
Bayside	\$255	\$255	\$335	0%	-24%
Beechhurst/Whitestone	\$230	\$218	\$232	6%	-1%
Breezy Point/Belle Harbor/ Rockaway Park	\$472	\$269	\$418	76%	13%
Briarwood/Jamaica Hills/ Hillcrest	\$210	\$174	\$163	21%	29%
College Point	\$385	\$400	\$380	-4%	1%
Corona/East Elmhurst	\$166	\$161	\$208	3%	-20%
Douglaston/Little Neck	\$187	\$210	\$210	-11%	-11%
Floral Park/Bellerose	\$238	\$238	\$245	0%	-3%
Flushing	\$245	\$216	\$211	14%	16%
Fresh Meadows/ Oakland Gardens	\$208	\$212	\$198	-2%	5%
Howard Beach/Broadchannel	\$175	\$150	\$167	17%	5%
Jackson Heights/Elmhurst	\$216	\$203	\$225	7%	-4%
Jamaica Estates/Holliswood	\$168	\$152	\$140	11%	20%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$120		\$133		-10%
Long Island City	\$639	\$620	\$580	3%	10%
Middle Village/Maspeth	\$234	\$214	\$190	9%	23%
Queens Village/Hollis	\$170	\$154	\$159	11%	7%
Rego Park/Forest Hills/ Kew Gardens	\$219	\$228	\$221	-4%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$273	\$332	\$158	-18%	72%
Ridgewood/Glendale	\$225	\$200	\$168	13%	34%
Rockaways/Averne	\$377	\$382	\$291	-1%	29%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$226	\$317	\$112	-29%	103%
Sunnyside/Woodside	\$240	\$205	\$213	17%	13%

Note: sale price in thousands

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

Average					
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$365	\$365	\$345	0%	6%
Astoria	\$500	\$481	\$515	4%	-3%
Bayside	\$353	\$381	\$404	-7%	-13%
Beechhurst/Whitestone	\$347	\$314	\$305	10%	14%
Breezy Point/Belle Harbor/ Rockaway Park	\$397	\$350	\$374	14%	6%
Briarwood/Jamaica Hills/ Hillcrest	\$296	\$334	\$320	-11%	-7%
College Point	\$348	\$340		2%	
Corona/East Elmhurst	\$300	\$279	\$318	8%	-6%
Douglaston/Little Neck	\$312	\$294	\$316	6%	-1%
Floral Park/Bellerose	\$329	\$320	\$309	3%	7%
Flushing	\$362	\$373	\$339	-3%	7%
Fresh Meadows/ Oakland Gardens	\$379	\$361	\$355	5%	7%
Howard Beach/Broadchannel	\$183	\$207	\$197	-12%	-7%
Jackson Heights/Elmhurst	\$332	\$324	\$328	2%	1%
Jamaica Estates/Holliswood	\$183	\$201	\$180	-9%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$730	\$663	\$630	10%	16%
Middle Village/Maspeth	\$291	\$317	\$275	-8%	6%
Queens Village/Hollis			\$344		
Rego Park/Forest Hills/ Kew Gardens	\$333	\$344	\$316	-3%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$226	\$310	\$233	-27%	-3%
Ridgewood/Glendale	\$300	\$309	\$269	-3%	11%
Rockaways/Averne	\$370	\$348	\$234	6%	58%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$287	\$438	\$201	-35%	43%
Sunnyside/Woodside	\$393	\$363	\$307	8%	28%

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

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$341	\$333	\$317	2%	7%
Astoria	\$542	\$538	\$529	1%	3%
Bayside	\$313	\$363	\$433	-14%	-28%
Beechhurst/Whitestone	\$333	\$301	\$298	11%	12%
Breezy Point/Belle Harbor/ Rockaway Park	\$397	\$347	\$417	14%	-5%
Briarwood/Jamaica Hills/ Hillcrest	\$298	\$304	\$299	-2%	-1%
College Point	\$346	\$356		-3%	
Corona/East Elmhurst	\$309	\$253	\$353	22%	-12%
Douglaston/Little Neck	\$294	\$264	\$266	11%	11%
Floral Park/Bellerose	\$334	\$310	\$313	8%	7%
Flushing	\$355	\$330	\$293	8%	21%
Fresh Meadows/ Oakland Gardens	\$391	\$388	\$360	1%	9%
Howard Beach/Broadchannel	\$193	\$200	\$203	-4%	-5%
Jackson Heights/Elmhurst	\$327	\$311	\$317	5%	3%
Jamaica Estates/Holliswood	\$184	\$241	\$162	-24%	14%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$673	\$643	\$600	5%	12%
Middle Village/Maspeth	\$285	\$270	\$234	5%	22%
Queens Village/Hollis			\$344		
Rego Park/Forest Hills/ Kew Gardens	\$334	\$322	\$308	4%	8%
Richmond Hill/ South Ozone Park/Woodhaven	\$228	\$332	\$233	-31%	-2%
Ridgewood/Glendale	\$312	\$262	\$270	19%	15%
Rockaways/Averne	\$352	\$352	\$239	0%	47%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$269	\$464	\$218	-42%	23%
Sunnyside/Woodside	\$341	\$369	\$300	-8%	14%

Condominium Sale Price

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$424	\$435	\$409	-3%	4%
Astoria	\$395	\$399	\$414	-1%	-5%
Bayside	\$467	\$492	\$513	-5%	-9%
Beechhurst/Whitestone		\$503	\$486		
Breezy Point/Belle Harbor/ Rockaway Park	\$533	\$374	\$430	43%	24%
Briarwood/Jamaica Hills/ Hillcrest	\$294	\$298	\$316	-2%	-7%
College Point	\$447	\$396	\$353	13%	27%
Corona/East Elmhurst	\$259	\$193	\$233	34%	11%
Douglaston/Little Neck	\$505	\$543	\$436	-7%	16%
Floral Park/Bellerose		\$480			
Flushing	\$366	\$361	\$340	1%	8%
Fresh Meadows/ Oakland Gardens	\$407	\$409	\$336	0%	21%
Howard Beach/Broadchannel	\$247	\$304	\$240	-19%	3%
Jackson Heights/Elmhurst	\$320	\$317	\$332	1%	-4%
Jamaica Estates/Holliswood	\$170				
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$727	\$703	\$667	4%	9%
Middle Village/Maspeth	\$374	\$293	\$359	27%	4%
Queens Village/Hollis			\$300		
Rego Park/Forest Hills/ Kew Gardens	\$371	\$404	\$375	-8%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$279	\$294	\$185	-5%	51%
Ridgewood/Glendale	\$343	\$341	\$222	1%	55%
Rockaways/Averne	\$374	\$379	\$282	-1%	32%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$324	\$358		-9%	
Sunnyside/Woodside	\$383	\$351	\$294	9%	30%

Note: sale price in thousands

Condominium Sale Price

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$374	\$383	\$365	-2%	3%
Astoria	\$363	\$381	\$403	-5%	-10%
Bayside	\$415	\$510	\$514	-19%	-19%
Beechhurst/Whitestone		\$503	\$600		
Breezy Point/Belle Harbor/ Rockaway Park	\$599	\$390	\$418	54%	43%
Briarwood/Jamaica Hills/ Hillcrest	\$285	\$300	\$317	-5%	-10%
College Point	\$385	\$400	\$380	-4%	1%
Corona/East Elmhurst	\$284	\$183	\$250	55%	14%
Douglaston/Little Neck	\$505	\$585	\$428	-14%	18%
Floral Park/Bellerose		\$480			
Flushing	\$365	\$348	\$333	5%	10%
Fresh Meadows/ Oakland Gardens	\$445	\$396	\$300	12%	48%
Howard Beach/Broadchannel	\$233	\$205	\$238	13%	-2%
Jackson Heights/Elmhurst	\$289	\$319	\$332	-10%	-13%
Jamaica Estates/Holliswood	\$170				
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$680	\$640	\$602	6%	13%
Middle Village/Maspeth	\$380	\$275	\$385	38%	-1%
Queens Village/Hollis			\$300		
Rego Park/Forest Hills/ Kew Gardens	\$337	\$355	\$350	-5%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$319	\$332	\$165	-4%	93%
Ridgewood/Glendale	\$355	\$354	\$144	0%	146%
Rockaways/Averne	\$377	\$415	\$293	-9%	28%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$304	\$365		-17%	
Sunnyside/Woodside	\$377	\$323	\$265	17%	42%

Note: sale price in thousands

Condominium Sale Price Per Square Foot

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$455	\$478	\$458	-5%	-1%
Astoria	\$559	\$573	\$574	-2%	-3%
Bayside	\$432	\$488	\$499	-11%	-13%
Beechhurst/Whitestone		\$448			
Breezy Point/Belle Harbor/ Rockaway Park	\$397	\$389	\$374	2%	6%
Briarwood/Jamaica Hills/ Hillcrest	\$378	\$395	\$369	-4%	2%
College Point	\$348	\$340	\$398	2%	-12%
Corona/East Elmhurst	\$360	\$308	\$348	17%	3%
Douglaston/Little Neck	\$444	\$403	\$431	10%	3%
Floral Park/Bellerose					
Flushing	\$424	\$472	\$454	-10%	-7%
Fresh Meadows/ Oakland Gardens	\$407	\$418	\$439	-3%	-7%
Howard Beach/Broadchannel	\$202	\$229	\$233	-12%	-13%
Jackson Heights/Elmhurst	\$407	\$366	\$415	11%	-2%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$730	\$663	\$636	10%	15%
Middle Village/Maspeth	\$372	\$445	\$425	-16%	-12%
Queens Village/Hollis			\$344		
Rego Park/Forest Hills/ Kew Gardens	\$410	\$474	\$404	-14%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$226	\$310	\$233	-27%	-3%
Ridgewood/Glendale	\$338	\$408	\$284	-17%	19%
Rockaways/Averne	\$370	\$364	\$266	1%	39%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$383	\$438		-13%	
Sunnyside/Woodside	\$484	\$488	\$419	-1%	15%

Condominium Sale Price Per Square Foot

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$429	\$474	\$438	-10%	-2%
Astoria	\$562	\$581	\$582	-3%	-4%
Bayside	\$466	\$521	\$497	-10%	-6%
Beechhurst/Whitestone		\$448			
Breezy Point/Belle Harbor/ Rockaway Park	\$397	\$392	\$417	1%	-5%
Briarwood/Jamaica Hills/ Hillcrest	\$383	\$397	\$377	-4%	2%
College Point	\$346	\$356	\$409	-3%	-15%
Corona/East Elmhurst	\$373	\$359	\$362	4%	3%
Douglaston/Little Neck	\$444	\$403	\$429	10%	4%
Floral Park/Bellerose					
Flushing	\$429	\$474	\$439	-9%	-2%
Fresh Meadows/ Oakland Gardens	\$405	\$436	\$431	-7%	-6%
Howard Beach/Broadchannel	\$200	\$216	\$239	-7%	-16%
Jackson Heights/Elmhurst	\$407	\$361	\$431	13%	-5%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$673	\$643	\$602	5%	12%
Middle Village/Maspeth	\$372	\$437	\$428	-15%	-13%
Queens Village/Hollis			\$344		
Rego Park/Forest Hills/ Kew Gardens	\$416	\$492	\$411	-16%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$228	\$332	\$233	-31%	-2%
Ridgewood/Glendale	\$344	\$409	\$309	-16%	11%
Rockaways/Averne	\$352	\$371	\$266	-5%	32%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$344	\$464		-26%	
Sunnyside/Woodside	\$497	\$497	\$420	0%	18%

Cooperative Sale Price

	Average				
	4q10	3q10	4q09	Percent Change 3q10 4q09	
Queens	\$223	\$221	\$217	1% 3%	
Astoria	\$205	\$219	\$221	-6%	-7%
Bayside	\$261	\$250	\$303	4%	-14%
Beechhurst/Whitestone	\$265	\$238	\$250	11%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$225	\$143		58%	
Briarwood/Jamaica Hills/ Hillcrest	\$179	\$171	\$170	5%	5%
College Point					
Corona/East Elmhurst	\$142	\$153	\$154	-7%	-8%
Douglaston/Little Neck	\$192	\$194	\$203	-1%	-5%
Floral Park/Bellerose	\$312	\$289	\$306	8%	2%
Flushing	\$206	\$196	\$195	5%	6%
Fresh Meadows/ Oakland Gardens	\$196	\$201	\$196	-2%	0%
Howard Beach/Broadchannel	\$151	\$149	\$157	1%	-4%
Jackson Heights/Elmhurst	\$195	\$215	\$203	-9%	-4%
Jamaica Estates/Holliswood	\$166	\$166	\$152	0%	9%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$120		\$129		-7%
Long Island City	\$390	\$460	\$326	-15%	20%
Middle Village/Maspeth	\$194	\$189	\$170	3%	14%
Queens Village/Hollis	\$171	\$166	\$154	3%	11%
Rego Park/Forest Hills/ Kew Gardens	\$232	\$246	\$229	-6%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$198		\$122		63%
Ridgewood/Glendale	\$209	\$185	\$166	13%	26%
Rockaways/Averne		\$330	\$155		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$143	\$119	\$120	21%	19%
Sunnyside/Woodside	\$226	\$209	\$202	8%	11%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$202	\$198	\$199	2%	2%
Astoria	\$192	\$169	\$225	13%	-15%
Bayside	\$242	\$229	\$250	6%	-3%
Beechhurst/Whitestone	\$230	\$217	\$227	6%	1%
Breezy Point/Belle Harbor/ Rockaway Park	\$225	\$143		58%	
Briarwood/Jamaica Hills/ Hillcrest	\$165	\$163	\$159	1%	4%
College Point					
Corona/East Elmhurst	\$148	\$155	\$147	-5%	0%
Douglaston/Little Neck	\$186	\$183	\$205	2%	-9%
Floral Park/Bellerose	\$238	\$231	\$245	3%	-3%
Flushing	\$211	\$184	\$189	15%	12%
Fresh Meadows/ Oakland Gardens	\$190	\$209	\$191	-9%	-1%
Howard Beach/Broadchannel	\$135	\$147	\$157	-8%	-14%
Jackson Heights/Elmhurst	\$200	\$186	\$190	7%	5%
Jamaica Estates/Holliswood	\$162	\$152	\$140	7%	15%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$120		\$133		-10%
Long Island City	\$370	\$530	\$328	-30%	13%
Middle Village/Maspeth	\$178	\$208	\$173	-14%	3%
Queens Village/Hollis	\$170	\$154	\$152	11%	12%
Rego Park/Forest Hills/ Kew Gardens	\$208	\$220	\$215	-5%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$198		\$122		63%
Ridgewood/Glendale	\$215	\$179	\$170	20%	26%
Rockaways/Averne		\$330	\$155		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$151	\$120	\$112	26%	35%
Sunnyside/Woodside	\$219	\$198	\$191	11%	15%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$292	\$304	\$295	-4%	-1%
Astoria	\$334	\$281	\$447	19%	-25%
Bayside	\$299	\$316	\$376	-5%	-20%
Beechhurst/Whitestone	\$347	\$855	\$974	-59%	-64%
Breezy Point/Belle Harbor/ Rockaway Park		\$194			
Briarwood/Jamaica Hills/ Hillcrest	\$224	\$291	\$300	-23%	-25%
College Point					
Corona/East Elmhurst	\$225	\$254	\$245	-12%	-8%
Douglaston/Little Neck	\$293	\$257	\$254	14%	15%
Floral Park/Bellerose	\$329	\$320	\$309	3%	7%
Flushing	\$275	\$284	\$262	-3%	5%
Fresh Meadows/ Oakland Gardens	\$339	\$348	\$336	-2%	1%
Howard Beach/Broadchannel	\$165	\$199	\$177	-17%	-7%
Jackson Heights/Elmhurst	\$281	\$314	\$281	-11%	0%
Jamaica Estates/Holliswood	\$183	\$201	\$180	-9%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City			\$363		
Middle Village/Maspeth	\$271	\$240	\$226	13%	20%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$317	\$324	\$310	-2%	2%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$277	\$246	\$260	13%	6%
Rockaways/Averne		\$300	\$169		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$191		\$201		-5%
Sunnyside/Woodside	\$354	\$332	\$290	7%	22%

Cooperative Sale Price Per Square Foot

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$290	\$289	\$281	0%	3%
Astoria	\$313	\$198	\$433	58%	-28%
Bayside	\$282	\$296	\$366	-5%	-23%
Beechhurst/Whitestone	\$333	\$790	\$882	-58%	-62%
Breezy Point/Belle Harbor/ Rockaway Park		\$194			
Briarwood/Jamaica Hills/ Hillcrest	\$227	\$221	\$242	3%	-6%
College Point					
Corona/East Elmhurst	\$214	\$218	\$192	-2%	11%
Douglaston/Little Neck	\$287	\$235	\$255	22%	13%
Floral Park/Bellerose	\$334	\$310	\$313	8%	7%
Flushing	\$266	\$275	\$264	-3%	1%
Fresh Meadows/ Oakland Gardens	\$324	\$387	\$353	-16%	-8%
Howard Beach/Broadchannel	\$184	\$176	\$171	5%	8%
Jackson Heights/Elmhurst	\$296	\$306	\$290	-3%	2%
Jamaica Estates/Holliswood	\$184	\$241	\$162	-24%	14%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City			\$363		
Middle Village/Maspeth	\$283	\$251	\$219	13%	29%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$314	\$312	\$303	1%	4%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$267	\$229	\$267	17%	0%
Rockaways/Averne		\$300	\$169		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$191		\$218		-12%
Sunnyside/Woodside	\$323	\$324	\$274	0%	18%

One - Three Family Dwelling Sale Price

	Average				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$460	\$470	\$476	-2%	-3%
Astoria	\$612	\$626	\$642	-2%	-5%
Bayside	\$670	\$682	\$617	-2%	9%
Beechhurst/Whitestone	\$609	\$726	\$621	-94%	-93%
Breezy Point/Belle Harbor/ Rockaway Park	\$585	\$648	\$655	-10%	-11%
Briarwood/Jamaica Hills/ Hillcrest	\$535	\$520	\$512	3%	4%
College Point	\$544	\$509	\$575	7%	-5%
Corona/East Elmhurst	\$510	\$510	\$525	0%	-3%
Douglaston/Little Neck	\$760	\$898	\$812	-15%	-6%
Floral Park/Bellerose	\$458	\$481	\$461	-5%	0%
Flushing	\$644	\$629	\$671	2%	-4%
Fresh Meadows/ Oakland Gardens	\$661	\$619	\$602	7%	10%
Howard Beach/Broadchannel	\$498	\$544	\$522	-9%	-5%
Jackson Heights/Elmhurst	\$569	\$561	\$607	2%	-6%
Jamaica Estates/Holliswood	\$747	\$753	\$627	-1%	19%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$338	\$342	\$346	-1%	-2%
Long Island City	\$442	\$742	\$566	-40%	-22%
Middle Village/Maspeth	\$510	\$523	\$518	-2%	-2%
Queens Village/Hollis	\$344	\$355	\$363	-3%	-5%
Rego Park/Forest Hills/ Kew Gardens	\$695	\$763	\$720	-9%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$377	\$363	\$390	4%	-3%
Ridgewood/Glendale	\$471	\$449	\$458	5%	3%
Rockaways/Averne	\$327	\$358	\$359	-9%	-9%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$305	\$312	\$323	-2%	-6%
Sunnyside/Woodside	\$528	\$588	\$584	-10%	-10%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	4q10	3q10	4q09	Percent Change	
				3q10	4q09
Queens	\$426	\$435	\$445	-2%	-4%
Astoria	\$628	\$630	\$650	0%	-3%
Bayside	\$642	\$670	\$633	-4%	1%
Beechhurst/Whitestone	\$593	\$630	\$594	-94%	-93%
Breezy Point/Belle Harbor/ Rockaway Park	\$554	\$550	\$644	1%	-14%
Briarwood/Jamaica Hills/ Hillcrest	\$530	\$499	\$488	6%	9%
College Point	\$570	\$492	\$537	16%	6%
Corona/East Elmhurst	\$500	\$473	\$471	6%	6%
Douglaston/Little Neck	\$680	\$863	\$717	-21%	-5%
Floral Park/Bellerose	\$455	\$480	\$449	-5%	1%
Flushing	\$625	\$640	\$650	-2%	-4%
Fresh Meadows/ Oakland Gardens	\$682	\$633	\$600	8%	14%
Howard Beach/Broadchannel	\$514	\$555	\$533	-7%	-4%
Jackson Heights/Elmhurst	\$565	\$528	\$580	7%	-3%
Jamaica Estates/Holliswood	\$689	\$720	\$662	-4%	4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$341	\$339	\$355	1%	-4%
Long Island City	\$608	\$710	\$513	-14%	19%
Middle Village/Maspeth	\$495	\$505	\$495	-2%	0%
Queens Village/Hollis	\$350	\$350	\$360	0%	-3%
Rego Park/Forest Hills/ Kew Gardens	\$638	\$647	\$655	-1%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$360	\$365	\$380	-1%	-5%
Ridgewood/Glendale	\$478	\$450	\$455	6%	5%
Rockaways/Averne	\$265	\$323	\$310	-18%	-15%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$290	\$303	\$314	-4%	-8%
Sunnyside/Woodside	\$538	\$560	\$550	-4%	-2%

Note: sale price in thousands