

REBNY®

REAL ESTATE BOARD OF NEW YORK



New York City Residential

Third Quarter 2011

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Executive Summary

Introduction

Despite the continued national economic weakness, tumultuous credit and equity markets, and the disarray in Euro economies, the New York City residential sales market stood firm. Total NYC residential sales consideration was up 8.41 percent from the second quarter to \$8.04B. Compared to last year, residential consideration was down 3.89 percent. This was mainly due to the first time home buyer tax credit closing deadline being extended into the third quarter of 2010. Due to that extension many sales that were being rushed to close in the second quarter closed in the third quarter, raising the total consideration for that quarter. Therefore the tax credit extension had the effect of artificially making the third quarter of 2011 look weaker in comparison.

Manhattan's share of total consideration edged up to 60.29 percent of New York City's total from 59.39 percent last quarter and 57.51 percent a year ago. This is mostly a reflection of the increased average sales price in the borough both quarter to quarter and year on year. Manhattan sales volume also decreased the least during 3q11 when compared to year on year changes compared to any other borough.

Brooklyn performed similarly with the share of total NYC residential sales rising to 19.24 percent from 18.57 percent last quarter and 18.27 percent from the third quarter last year. Although home sales declined 8 percent year on year during the third quarter of 2011, average sales price increased the most of any borough, raising the total share of consideration.

Manhattan neighborhoods with the most sales activity this quarter were; the Upper East Side (723 sales), the Upper West Side (647) – these two neighborhoods each had more sales than the entire borough of Staten Island, Midtown West (278) Chelsea/Flatiron (227), Gramercy/Kips Bay (214), and Midtown East (212).

Brooklyn residential sales activity was focused in Williamsburg (235 sales), Park Slope (187), Bedford Stuyvesant (164), and Brooklyn Heights (112).

Queens neighborhoods with the most sales were; Flushing (338 sales), Rego Park/Forest Hills/Kew Gardens (303), Richmond Hill/South Ozone Park/ Woodhaven (268), and Springfield Gardens/Jamaica (238).

Bronx neighborhoods with most residential sales this quarter were Parkchester/Westchester Square/Castle Hill/Soundview (109 sales), City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville (88), Woodlawn/Williamsbridge (68), and Riverdale/Fieldston (66).

All Homes

Year to Year

The average sales price of a home in New York City during the third quarter of 2011 was \$780,000, an 8 percent increase from the third quarter 2010 average. Year on year, the average sales price of a home in Manhattan was 5 percent higher to \$1,393,000. Brooklyn average sales price increased 8 percent to \$589,000. Queens average sales price increased 1 percent to \$399,000. The average sales price in the Bronx increased less than 1 percent to \$350,000.

Quarter to Quarter

The average sales price of a home in New York City (\$780,000) increased 4 percent in the third quarter of 2011 when compared to the second quarter of 2011. The average sales price of a home in Manhattan (\$1,393,000) increased quarterly by 2 percent. In Brooklyn, the average sales price (\$589,000) increased by 5 percent. The average sales price in Queens (\$399,000) increased by 3 percent. The average sales price in the Bronx (\$350,000) increased by 2 percent.

All Apartments

Year to Year

The average sales price of an apartment in

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New York City during the third quarter of 2011 was \$905,000, a 6 percent increase year on year. The average price of an apartment in Manhattan in the third quarter of 2011 was \$1,314,000; a 2 percent increase from the third quarter 2010. Brooklyn's average sales price of an apartment in the third quarter of 2011 was \$530,000 an increase of 11 percent from the previous year's third quarter. The average price of an apartment in Queens increased 4 percent year on year to \$288,000.

Quarter to Quarter

The average city-wide apartment sales price (\$905,000) increased 1 percent in the third quarter of 2011 compared to the second quarter of 2011. The Manhattan average sales price (\$1,314,000) decreased one percent, the Brooklyn average sales price (\$530,000) increased by 2 percent, and the Queens average sales price (\$288,000) increased by 5 percent.

Condominiums

Year to Year

The average sales price of a condominium in New York City in the third quarter of 2011 increased 1 percent compared to last year's third quarter, to \$1,078,000. The average sales price in Manhattan decreased 5 percent to \$1,509,000. The average sales price in Brooklyn was \$616,000, an increase of 14 percent year on year. The average sales price of a condominium in Queens increased 3 percent over the previous year's third quarter to \$447,000.

Quarter to Quarter

The average sales price of a New York City condominium (\$1,078,000) increased 1 percent in the third quarter of 2011 when compared to the second quarter of 2011, the average Manhattan sales price (\$1,509,000)

decreased 2 percent, the average Brooklyn sales price (\$616,000) increased 3 percent, and the average Queens sales price (\$447,000) increased by 8 percent.

Cooperatives

Year to Year

The average sales price of a cooperative unit in New York City rose 12 percent to \$758,000 in the third quarter of 2011 when compared to the third quarter last year. The average sales price of a cooperative unit in Manhattan increased 10 percent year on year to \$1,148,000. The average sales price in Brooklyn was up 2 percent to \$395,000. The average sales price of a cooperative unit in Queens was up 2 percent to \$226,000 when compared to the third quarter of 2010.

Quarter to Quarter

The average sales price of a New York City cooperative unit (\$758,000) increased 3 percent in the third quarter of 2011 when compared to the second quarter of 2011. Manhattan average sales price (\$1,148,000) increased 1 percent quarter to quarter. Brooklyn average sales price (\$395,000) increased 10 percent. Queens average sales price (\$226,000) increased 4 percent.

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 2011 increased 11 percent year to year to \$592,000. The average sales price of a 1-3 family dwelling in Brooklyn increased 5 percent from last year to \$653,000. The average sales price of a 1-3 family dwelling in Queens was \$471,000; less than a percent increase from the third quarter last year. In the Bronx, the average sales price of a 1-3 family dwelling was

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\$389,000; less than 1 percent more than the third quarter of 2010.

Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide (\$592,000) increased 12 percent in the third quarter compared to last quarter. The average sales price of a 1-3 family dwelling in Brooklyn (\$653,000) increased 5 percent quarter to quarter. In Queens, the average sales price (\$471,000) increased by 3 percent quarter to quarter. The Bronx the average sales price (\$389,000) decreased 2 percent quarter to quarter.

Manhattan Neighborhoods

The average sales price of a condominium in Chelsea/Flatiron during the third quarter of 2011 increased 16 percent compared to last quarter and 16 percent compared to the third quarter of last year to \$2,081,000. Chelsea/Flatiron's 121 sales during the quarter was 4 percent greater than the second quarter of 2011 and 2 percent greater than the third quarter of last year.

The number of cooperative unit sales on the Upper East Side declined in the third quarter of 2011 to 477, which was a 3 percent decrease compared to the number of coop sales in the neighborhood last quarter and an 11 percent decrease compared to the third quarter of 2010. The average coop sales price of \$1,733,000 on the Upper West Side was 14 percent higher than the second quarter of 2011 and 23 percent greater than the third quarter of last year.

Brooklyn Neighborhoods

The Williamsburg condominium sales volume was mixed in the third quarter of 2011. There were 216 condominium sales in Williamsburg during the third quarter of 2011; this is a 9 percent decrease from last quarter but 14 percent greater than the third quarter of last year. The third quarter 2011 average sales price of \$665,000 for a condominium in Williamsburg was 7 percent greater than last quarter and 21

percent greater than the average price in the third quarter of 2010.

The market for 1-3 family homes in Park Slope was strong in the third quarter of 2011. The 60 sales in the neighborhood were 54 percent more than last quarter and 67 percent more than the third quarter of 2010. The average price for a 1-3 family home in Park Slope was \$1,559,000, 4 percent lower than last quarter but 5 percent greater than the third quarter of 2010.

Queens Neighborhoods

Flushing condominium sales remained at a vigorous pace during the third quarter of 2011. There were 93 condominium sales in Flushing in the third quarter of 2011. This is the same amount of sales as last quarter and 35 percent more than the third quarter of last year. The average sales price of a condominium in Flushing was \$465,000; an increase of 17 percent over the previous quarter and 29 percent greater than the third quarter of 2010.

The condominium market in Long Island City was also active in the third quarter of 2011. There were 51 sales in the neighborhood, compared to 59 last quarter and 66 during the third quarter of 2011. The average price of a condominium unit in Long Island City was \$713,000 during the third quarter of 2011. This was 7 percent higher than last quarter and 2 percent higher than the third quarter of 2010.

Bronx Neighborhoods

City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville had most sales of 1-3 family dwellings in the Bronx with 78; a 47 percent increase from the second quarter of 2011 and a 5 percent increase from the third quarter of 2010. The average price of a 1-3 family dwelling in the neighborhood was \$392,000, an increase of 3 percent compared to last quarter and 6 percent less than the third quarter of 2010.

Total Consideration

Borough	Total Consideration for Residential Transactions 3q11	Total Consideration for Residential Transactions 2q11	Total Consideration for Residential Transactions 3q10
Manhattan	\$4,850,104,000	\$4,406,995,863	\$4,813,940,960
Bronx	\$198,789,001	\$192,148,240	\$237,798,676
Brooklyn	\$1,547,716,001	\$1,377,806,942	\$1,528,966,680
Queens	\$1,233,120,001	\$1,181,381,702	\$1,420,561,382
Staten Island	\$214,385,000	\$262,054,374	\$368,694,073
Total	\$8,044,114,003	\$7,420,387,121	\$8,369,961,770
Borough	Total Consideration Percentage change from 2q11	Total Consideration Percentage change from 3q10	
Manhattan	10.05%	0.75%	
Bronx	3.46%	-16.40%	
Brooklyn	12.33%	1.23%	
Queens	4.38%	-13.19%	
Staten Island	-18.19%	-41.85%	
NYC	8.41%	-3.89%	
Borough	Percentage of Total City Residential Consideration 3q11	Percentage of Total City Residential Consideration 2q11	Percentage of Total City Residential Consideration 3q10
Manhattan	60.29%	59.39%	57.51%
Bronx	2.47%	2.59%	2.84%
Brooklyn	19.24%	18.57%	18.27%
Queens	15.33%	15.92%	16.97%
Staten Island	2.67%	3.53%	4.40%

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

AVG PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$780	\$747	\$722	4%	8%
Manhattan	\$1,393	\$1,369	\$1,332	2%	5%
Bronx	\$350	\$344	\$349	2%	0%
Brooklyn	\$589	\$563	\$544	5%	8%
Queens	\$399	\$386	\$396	3%	1%
Staten Island	\$393	\$404	\$407	-3%	-3%
MEDIAN PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$490	\$465	\$465	5%	5%
Manhattan	\$824	\$809	\$810	2%	2%
Bronx	\$343	\$320	\$350	7%	-2%
Brooklyn	\$490	\$477	\$465	3%	5%
Queens	\$357	\$335	\$355	7%	1%
Staten Island	\$371	\$370	\$390	0%	-5%
AVG PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$568	\$553	\$528	3%	8%
Manhattan	\$1,108	\$1,096	\$1,074	1%	3%
Bronx	\$223	\$229	\$237	-3%	-6%
Brooklyn	\$443	\$414	\$421	7%	5%
Queens	\$308	\$295	\$309	4%	0%
Staten Island	\$250	\$660	\$253	-62%	-1%
MEDIAN PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$390	\$350	\$367	12%	6%
Manhattan	\$997	\$983	\$992	1%	1%
Bronx	\$207	\$209	\$220	-1%	-5%
Brooklyn	\$388	\$364	\$379	7%	2%
Queens	\$286	\$272	\$284	5%	1%
Staten Island	\$245	\$240	\$245	2%	0%
SALES					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	10,308	9,931	11,597	4%	-11%
Manhattan	3,481	3,218	3,613	8%	-4%
Bronx	568	558	682	2%	-17%
Brooklyn	2,626	2,449	2,811	7%	-7%
Queens	3,088	3,057	3,585	1%	-14%
Staten Island	545	649	906	-16%	-40%

Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$905	\$893	\$854	1%	6%
Manhattan	\$1,314	\$1,334	\$1,293	-1%	2%
Bronx	\$242	\$237	\$271	2%	-10%
Brooklyn	\$530	\$518	\$478	2%	11%
Queens	\$288	\$275	\$276	5%	4%
Staten Island	\$230	\$223	\$263	3%	-12%
MEDIAN PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$543	\$520	\$500	4%	9%
Manhattan	\$810	\$800	\$803	1%	1%
Bronx	\$188	\$196	\$218	-4%	-14%
Brooklyn	\$459	\$452	\$418	2%	10%
Queens	\$228	\$225	\$225	1%	1%
Staten Island	\$230	\$213	\$260	8%	-12%
AVG PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$828	\$789	\$772	5%	7%
Manhattan	\$1,104	\$1,090	\$1,072	1%	3%
Bronx	\$256	\$285	\$291	-10%	-12%
Brooklyn	\$565	\$534	\$510	6%	11%
Queens	\$362	\$350	\$365	4%	-1%
Staten Island	\$223	\$242	\$263	-8%	-15%
MEDIAN PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$741	\$704	\$679	5%	9%
Manhattan	\$996	\$982	\$991	1%	1%
Bronx	\$233	\$277	\$283	-16%	-18%
Brooklyn	\$575	\$539	\$506	7%	14%
Queens	\$331	\$310	\$333	7%	-1%
Staten Island	\$219	\$243	\$254	-10%	-14%
SALES					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	6,208	5,948	6,814	4%	-9%
Manhattan	3,422	3,180	3,572	8%	-4%
Bronx	152	185	230	-18%	-34%
Brooklyn	1,351	1,313	1,536	3%	-12%
Queens	1,210	1,204	1,361	0%	-11%
Staten Island	73	66	115	11%	-37%

Condominium Sale Price

AVG PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$1,078	\$1,062	\$1,070	1%	1%
Manhattan	\$1,509	\$1,546	\$1,592	-2%	-5%
Bronx	\$305	\$276	\$322	11%	-5%
Brooklyn	\$616	\$597	\$541	3%	14%
Queens	\$447	\$414	\$435	8%	3%
Staten Island	\$256	\$241	\$283	6%	-10%
MEDIAN PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$680	\$645	\$636	5%	7%
Manhattan	\$980	\$979	\$1,025	0%	-4%
Bronx	\$259	\$268	\$322	-3%	-20%
Brooklyn	\$531	\$515	\$484	3%	10%
Queens	\$388	\$367	\$383	6%	1%
Staten Island	\$264	\$233	\$275	13%	-4%
AVG PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$911	\$864	\$856	5%	6%
Manhattan	\$1,190	\$1,163	\$1,150	2%	3%
Bronx	\$250	\$299	\$297	-17%	-16%
Brooklyn	\$588	\$574	\$528	2%	11%
Queens	\$466	\$467	\$478	0%	-3%
Staten Island	\$233	\$245	\$271	-5%	-14%
MEDIAN PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$817	\$768	\$749	6%	9%
Manhattan	\$1,075	\$1,065	\$1,061	1%	1%
Bronx	\$226	\$298	\$297	-24%	-24%
Brooklyn	\$600	\$582	\$543	3%	10%
Queens	\$452	\$444	\$474	2%	-5%
Staten Island	\$226	\$242	\$257	-7%	-12%
SALES					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	2,847	2,876	3,063	-1%	-7%
Manhattan	1,577	1,521	1,619	4%	-3%
Bronx	52	77	90	-32%	-42%
Brooklyn	823	877	914	-6%	-10%
Queens	338	353	348	-4%	-3%
Staten Island	57	48	92	19%	-38%

Note: sale price in thousands

Cooperative Sale Price

AVG PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$758	\$734	\$678	3%	12%
Manhattan	\$1,148	\$1,138	\$1,046	1%	10%
Bronx	\$210	\$210	\$238	0%	-12%
Brooklyn	\$395	\$358	\$385	10%	2%
Queens	\$226	\$217	\$221	4%	2%
Staten Island	\$139	\$172	\$181	-19%	-23%
MEDIAN PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$400	\$385	\$393	4%	2%
Manhattan	\$665	\$650	\$650	2%	2%
Bronx	\$171	\$170	\$193	1%	-11%
Brooklyn	\$305	\$270	\$299	13%	2%
Queens	\$200	\$194	\$198	3%	1%
Staten Island	\$131	\$155	\$160	-15%	-18%
AVG PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$708	\$697	\$674	2%	5%
Manhattan	\$976	\$1,002	\$967	-3%	1%
Bronx	\$262	\$275	\$286	-5%	-8%
Brooklyn	\$508	\$436	\$473	17%	7%
Queens	\$292	\$281	\$304	4%	-4%
Staten Island	\$179	\$236	\$225	-24%	-21%
MEDIAN PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$636	\$611	\$621	4%	2%
Manhattan	\$869	\$893	\$875	-3%	-1%
Bronx	\$233	\$265	\$260	-12%	-11%
Brooklyn	\$459	\$359	\$415	28%	11%
Queens	\$280	\$272	\$289	3%	-3%
Staten Island	\$179	\$244	\$196	-27%	-9%
SALES					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	3,361	3,072	3,751	9%	-10%
Manhattan	1,845	1,659	1,953	11%	-6%
Bronx	100	108	140	-7%	-29%
Brooklyn	528	436	622	21%	-15%
Queens	872	851	1,013	2%	-14%
Staten Island	16	18	23	-11%	-30%

One - Three Family Dwelling Sale Price

AVG PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$592	\$530	\$533	12%	11%
Manhattan	\$5,970	\$4,376	\$4,732	36%	26%
Bronx	\$389	\$397	\$388	-2%	0%
Brooklyn	\$653	\$614	\$623	6%	5%
Queens	\$471	\$459	\$470	3%	0%
Staten Island	\$419	\$424	\$428	-1%	-2%
MEDIAN PRICE					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$449	\$420	\$437	7%	3%
Manhattan	\$3,850	\$3,990	\$3,275	-4%	18%
Bronx	\$375	\$370	\$382	1%	-2%
Brooklyn	\$530	\$510	\$522	4%	2%
Queens	\$439	\$410	\$435	7%	1%
Staten Island	\$391	\$383	\$405	2%	-3%
AVG PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$313	\$357	\$299	-12%	5%
Manhattan	\$1,270	\$1,354	\$1,179	-6%	8%
Bronx	\$216	\$214	\$218	1%	-1%
Brooklyn	\$356	\$331	\$345	7%	3%
Queens	\$289	\$277	\$290	4%	-1%
Staten Island	\$253	\$685	\$252	-63%	0%
MEDIAN PPSF					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	\$267	\$255	\$263	5%	1%
Manhattan	\$1,077	\$1,348	\$1,255	-20%	-14%
Bronx	\$202	\$194	\$208	4%	-3%
Brooklyn	\$313	\$289	\$306	8%	2%
Queens	\$266	\$257	\$266	3%	0%
Staten Island	\$248	\$240	\$242	3%	2%
SALES					
	3q11	2q11	3q10	Change From	
				2q11	3q10
New York City	4,100	3,983	4,783	3%	-14%
Manhattan	59	38	41	55%	44%
Bronx	416	373	452	12%	-8%
Brooklyn	1,275	1,136	1,275	12%	0%
Queens	1,878	1,853	2,224	1%	-16%
Staten Island	472	583	791	-19%	-40%

Apartment Sale Price (includes all condominium & cooperative units)

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$1,314	\$1,334	\$1,293	-1%	2%
Battery Park City	\$1,121	\$1,091	\$1,247	3%	-10%
Chelsea/Flatiron	\$1,551	\$1,354	\$1,359	15%	14%
East Harlem	\$603	\$532	\$482	13%	25%
East Village	\$847	\$1,070	\$966	-21%	-12%
Financial/Seaport	\$959	\$831	\$862	15%	11%
Gramercy/Kips Bay	\$1,094	\$1,081	\$1,058	1%	3%
Greenwich Village	\$1,288	\$1,299	\$1,363	-1%	-6%
Inwood	\$307	\$295	\$364	4%	-16%
Lower East Side	\$654	\$609	\$781	7%	-16%
Midtown East	\$1,147	\$1,312	\$1,237	-13%	-7%
Midtown West	\$1,287	\$1,381	\$1,283	-7%	0%
Morningside Heights	\$603	\$819	\$609	-26%	-1%
Murray Hill	\$624	\$631	\$679	-1%	-8%
Roosevelt Island	\$583	\$856	\$572	-32%	2%
SoHo	\$1,881	\$2,985	\$2,251	-37%	-16%
TriBeCa	\$2,357	\$2,689	\$2,338	-12%	1%
Upper East Side	\$1,717	\$1,605	\$1,526	7%	13%
Upper West Side	\$1,406	\$1,477	\$1,461	-5%	-4%
Washington Heights	\$429	\$351	\$400	22%	7%
West Harlem	\$535	\$592	\$581	-10%	-8%
West Village	\$1,440	\$1,571	\$1,510	-8%	-5%
Median					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$810	\$800	\$803	1%	1%
Battery Park City	\$789	\$710	\$1,034	11%	-24%
Chelsea/Flatiron	\$1,133	\$935	\$999	21%	13%
East Harlem	\$490	\$482	\$425	2%	15%
East Village	\$694	\$807	\$780	-14%	-11%
Financial/Seaport	\$770	\$714	\$770	8%	0%
Gramercy/Kips Bay	\$710	\$715	\$753	-1%	-6%
Greenwich Village	\$818	\$875	\$975	-6%	-16%
Inwood	\$300	\$272	\$378	10%	-21%
Lower East Side	\$555	\$515	\$540	8%	3%
Midtown East	\$784	\$802	\$730	-2%	7%
Midtown West	\$858	\$877	\$800	-2%	7%
Morningside Heights	\$545	\$575	\$490	-5%	11%
Murray Hill	\$543	\$530	\$550	2%	-1%
Roosevelt Island	\$545	\$847	\$499	-36%	9%
SoHo	\$1,522	\$2,195	\$1,995	-31%	-24%
TriBeCa	\$2,025	\$2,400	\$1,935	-16%	5%
Upper East Side	\$950	\$907	\$944	5%	1%
Upper West Side	\$901	\$849	\$888	6%	2%
Washington Heights	\$383	\$318	\$361	20%	6%
West Harlem	\$484	\$550	\$567	-12%	-15%
West Village	\$843	\$888	\$790	-5%	7%

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

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$1,104	\$1,090	\$1,072	1%	3%
Battery Park City	\$909	\$844	\$974	8%	-7%
Chelsea/Flatiron	\$1,284	\$1,167	\$1,136	10%	13%
East Harlem	\$580	\$561	\$552	3%	5%
East Village	\$1,071	\$1,153	\$1,020	-7%	5%
Financial/Seaport	\$1,032	\$913	\$897	13%	15%
Gramercy/Kips Bay	\$1,083	\$1,091	\$1,040	-1%	4%
Greenwich Village	\$1,218	\$1,157	\$1,286	5%	-5%
Inwood	\$430	\$449	\$400	-4%	8%
Lower East Side	\$803	\$811	\$900	-1%	-11%
Midtown East	\$1,033	\$1,100	\$1,084	-6%	-5%
Midtown West	\$1,238	\$1,199	\$1,225	3%	1%
Morningside Heights	\$690	\$899	\$827	-23%	-17%
Murray Hill	\$874	\$840	\$925	4%	-6%
Roosevelt Island	\$693	\$749	\$678	-7%	2%
SoHo	\$1,561	\$1,532	\$1,316	2%	19%
TriBeCa	\$1,259	\$1,370	\$1,214	-8%	4%
Upper East Side	\$1,145	\$1,095	\$1,100	5%	4%
Upper West Side	\$1,167	\$1,178	\$1,143	-1%	2%
Washington Heights	\$486	\$428	\$469	13%	4%
West Harlem	\$547	\$572	\$607	-4%	-10%
West Village	\$1,351	\$1,568	\$1,383	-14%	-2%
Median					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$996	\$982	\$991	1%	1%
Battery Park City	\$858	\$801	\$944	7%	-9%
Chelsea/Flatiron	\$1,184	\$1,104	\$1,100	7%	8%
East Harlem	\$583	\$569	\$596	3%	-2%
East Village	\$1,057	\$1,150	\$1,016	-8%	4%
Financial/Seaport	\$905	\$874	\$839	4%	8%
Gramercy/Kips Bay	\$1,018	\$1,035	\$1,018	-2%	0%
Greenwich Village	\$1,156	\$1,107	\$1,216	4%	-5%
Inwood	\$395	\$410	\$395	-4%	0%
Lower East Side	\$804	\$785	\$948	2%	-15%
Midtown East	\$972	\$944	\$933	3%	4%
Midtown West	\$1,074	\$1,109	\$1,120	-3%	-4%
Morningside Heights	\$683	\$850	\$755	-20%	-9%
Murray Hill	\$884	\$840	\$891	5%	-1%
Roosevelt Island	\$714	\$757	\$676	-6%	6%
SoHo	\$1,545	\$1,455	\$1,325	6%	17%
TriBeCa	\$1,183	\$1,283	\$1,167	-8%	1%
Upper East Side	\$959	\$959	\$993	0%	-3%
Upper West Side	\$1,019	\$1,005	\$1,021	1%	0%
Washington Heights	\$488	\$438	\$470	12%	4%
West Harlem	\$574	\$588	\$609	-2%	-6%
West Village	\$1,265	\$1,345	\$1,336	-6%	-5%

Condominium Sale Price

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$1,509	\$1,546	\$1,592	-2%	-2%
Battery Park City	\$1,121	\$1,091	\$1,247	3%	3%
Chelsea/Flatiron	\$2,081	\$1,796	\$1,795	16%	16%
East Harlem	\$666	\$634	\$485	5%	5%
East Village	\$1,049	\$1,262	\$1,309	-17%	-17%
Financial/Seaport	\$959	\$837	\$883	15%	15%
Gramercy/Kips Bay	\$1,579	\$1,655	\$1,337	-5%	-5%
Greenwich Village	\$2,504	\$1,568	\$2,180	60%	60%
Inwood		\$188			
Lower East Side	\$968	\$950	\$1,218	2%	2%
Midtown East	\$1,388	\$1,658	\$1,918	-16%	-16%
Midtown West	\$1,467	\$1,483	\$1,502	-1%	-1%
Morningside Heights	\$260	\$474	\$999	-45%	-45%
Murray Hill	\$852	\$831	\$990	3%	3%
Roosevelt Island	\$583	\$856	\$572	-32%	-32%
SoHo	\$1,993	\$2,820	\$2,717	-29%	-29%
TriBeCa	\$2,467	\$2,743	\$2,311	-10%	-10%
Upper East Side	\$1,685	\$1,835	\$1,790	-8%	-8%
Upper West Side	\$1,727	\$1,845	\$1,878	-6%	-6%
Washington Heights	\$505	\$383	\$448	32%	32%
West Harlem	\$600	\$655	\$622	-8%	-8%
West Village	\$2,174	\$2,984	\$3,078	-27%	-27%
Median					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$980	\$979	\$1,025	0%	0%
Battery Park City	\$789	\$710	\$1,034	11%	11%
Chelsea/Flatiron	\$1,600	\$1,529	\$1,530	5%	5%
East Harlem	\$540	\$528	\$428	2%	2%
East Village	\$825	\$1,138	\$1,186	-28%	-28%
Financial/Seaport	\$770	\$716	\$770	8%	8%
Gramercy/Kips Bay	\$1,050	\$1,175	\$989	-11%	-11%
Greenwich Village	1900	\$1,400	\$1,733	36%	36%
Inwood		\$188			
Lower East Side	\$761	\$704	\$1,198	8%	8%
Midtown East	\$989	\$1,050	\$914	-6%	-6%
Midtown West	\$940	\$975	\$970	-4%	-4%
Morningside Heights	\$260	\$427	\$999	-39%	-39%
Murray Hill	\$800	\$780	\$821	3%	3%
Roosevelt Island	\$545	\$847	\$499	-36%	-36%
SoHo	\$1,522	\$2,195	\$2,187	-31%	-31%
TriBeCa	\$2,113	\$2,488	\$1,935	-15%	-15%
Upper East Side	\$1,100	\$1,255	\$1,208	-12%	-12%
Upper West Side	\$1,168	\$993	\$1,235	18%	18%
Washington Heights	\$477	\$318	\$400	50%	50%
West Harlem	\$559	\$600	\$638	-7%	-7%
West Village	\$1,650	\$1,983	\$2,025	-17%	-17%

Condominium Sale Price Per Square Foot

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$1,190	\$1,163	\$1,150	2%	3%
Battery Park City	\$909	\$844	\$974	8%	-7%
Chelsea/Flatiron	\$1,347	\$1,231	\$1,210	9%	11%
East Harlem	\$580	\$561	\$552	3%	5%
East Village	\$1,102	\$1,150	\$1,037	-4%	6%
Financial/Seaport	\$1,025	\$915	\$911	12%	12%
Gramercy/Kips Bay	\$1,258	\$1,308	\$1,168	-4%	8%
Greenwich Village	\$1,525	\$1,383	\$1,519	10%	0%
Inwood					
Lower East Side	\$996	\$1,043	\$1,139	-5%	-13%
Midtown East	\$1,170	\$1,366	\$1,336	-14%	-12%
Midtown West	\$1,304	\$1,256	\$1,316	4%	-1%
Morningside Heights	\$909	\$860		6%	%
Murray Hill	\$943	\$949	\$1,008	-1%	-6%
Roosevelt Island	\$693	\$749	\$678	-7%	2%
SoHo	\$1,691	\$1,643	\$1,396	3%	21%
TriBeCa	\$1,279	\$1,389	\$1,233	-8%	4%
Upper East Side	\$1,271	\$1,262	\$1,216	1%	5%
Upper West Side	\$1,274	\$1,200	\$1,250	6%	2%
Washington Heights	\$448	\$391	\$432	15%	4%
West Harlem	\$581	\$572	\$612	1%	-5%
West Village	\$1,574	\$1,988	\$1,632	-21%	-4%
Median					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$1,075	\$1,065	\$1,061	1%	1%
Battery Park City	\$909	\$844	\$974	8%	-7%
Chelsea/Flatiron	\$1,263	\$1,175	\$1,129	7%	12%
East Harlem	\$583	\$569	\$596	3%	-2%
East Village	\$1,119	\$1,151	\$1,066	-3%	5%
Financial/Seaport	\$1,025	\$915	\$911	12%	12%
Gramercy/Kips Bay	\$1,201	\$1,205	\$1,093	0%	10%
Greenwich Village	\$1,445	\$1,362	\$1,518	6%	-5%
Inwood					
Lower East Side	\$947	\$1,018	\$1,068	-7%	-11%
Midtown East	\$1,037	\$1,027	\$1,020	1%	2%
Midtown West	\$1,094	\$1,138	\$1,164	-4%	-6%
Morningside Heights	\$909	\$823		11%	
Murray Hill	\$935	\$962	\$924	-3%	1%
Roosevelt Island	\$714	\$757	\$676	-6%	6%
SoHo	\$1,832	\$1,539	\$1,346	19%	36%
TriBeCa	\$1,190	\$1,303	\$1,200	-9%	-1%
Upper East Side	\$1,101	\$1,126	\$1,071	-2%	3%
Upper West Side	\$1,123	\$1,132	\$1,095	-1%	3%
Washington Heights	\$455	\$351	\$460	30%	-1%
West Harlem	\$588	\$588	\$610	0%	-4%
West Village	\$1,481	\$1,781	\$1,603	-17%	-8%

Cooperative Sale Price

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$1,148	\$1,138	\$1,046	1%	10%
Battery Park City					
Chelsea/Flatiron	\$934	\$831	\$835	12%	12%
East Harlem	\$204	\$228	\$459	-11%	-56%
East Village	\$685	\$776	\$642	-12%	7%
Financial/Seaport	\$945	\$652	\$702	45%	35%
Gramercy/Kips Bay	\$746	\$647	\$782	15%	-5%
Greenwich Village	\$1,077	\$1,248	\$1,043	-14%	3%
Inwood	\$307	\$310	\$364	-1%	-16%
Lower East Side	\$509	\$450	\$538	13%	-5%
Midtown East	\$980	\$1,054	\$822	-7%	19%
Midtown West	\$673	\$991	\$858	-32%	-22%
Morningside Heights	\$614	\$862	\$595	-29%	3%
Murray Hill	\$482	\$530	\$521	-9%	-7%
Roosevelt Island					
SoHo	\$1,733	\$3,488	\$1,418	-50%	22%
TriBeCa	\$1,937	\$1,844	\$2,479	5%	-22%
Upper East Side	\$1,733	\$1,516	\$1,407	14%	23%
Upper West Side	\$1,220	\$1,266	\$1,212	-4%	1%
Washington Heights	\$391	\$323	\$389	21%	0%
West Harlem	\$276	\$236	\$304	17%	-9%
West Village	\$1,079	\$833	\$804	29%	34%
Median					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Manhattan	\$665	\$650	\$650	2%	2%
Battery Park City					
Chelsea/Flatiron	\$713	\$643	\$619	11%	15%
East Harlem	\$186	\$258	\$412	-28%	-55%
East Village	\$580	\$610	\$548	-5%	6%
Financial/Seaport	\$988	\$677	\$604	46%	64%
Gramercy/Kips Bay	\$601	\$540	\$574	11%	5%
Greenwich Village	\$765	\$835	\$847	-8%	-10%
Inwood	\$300	\$277	\$378	8%	-21%
Lower East Side	\$485	\$440	\$487	10%	-1%
Midtown East	\$650	\$589	\$629	10%	3%
Midtown West	\$500	\$468	\$580	7%	-14%
Morningside Heights	\$558	\$585	\$475	-5%	17%
Murray Hill	\$413	\$420	\$430	-2%	-4%
Roosevelt Island					
SoHo	\$1,540	\$2,090	\$1,325	-26%	16%
TriBeCa	\$1,795	\$1,875	\$2,213	-4%	-19%
Upper East Side	\$860	\$815	\$856	6%	0%
Upper West Side	\$790	\$775	\$775	2%	2%
Washington Heights	\$350	\$318	\$350	10%	0%
West Harlem	\$255	\$260	\$270	-2%	-6%
West Village	\$700	\$681	\$617	3%	13%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	3q11	2q11	3q10	Percent Change 2q11	3q10
Manhattan	\$976	\$1,002	\$967	-3%	1%
Battery Park City					
Chelsea/Flatiron	\$1,136	\$1,031	\$1,005	10%	13%
East Harlem					
East Village	\$1,030	\$1,156	\$992	-11%	4%
Financial/Seaport	\$1,231	\$793	\$742	55%	66%
Gramercy/Kips Bay	\$892	\$881	\$886	1%	1%
Greenwich Village	\$1,126	\$1,078	\$1,113	4%	1%
Inwood	\$430	\$449	\$400	-4%	8%
Lower East Side	\$610	\$560	\$601	9%	1%
Midtown East	\$870	\$865	\$860	1%	1%
Midtown West	\$819	\$880	\$881	-7%	-7%
Morningside Heights	\$676	\$907	\$827	-25%	-18%
Murray Hill	\$799	\$779	\$855	3%	-6%
Roosevelt Island					
SoHo	\$1,302	\$1,112	\$1,081	17%	20%
TriBeCa	\$1,122	\$1,132	\$1,003	-1%	12%
Upper East Side	\$1,034	\$1,013	\$1,010	2%	2%
Upper West Side	\$1,053	\$1,163	\$1,039	-9%	1%
Washington Heights	\$525	\$482	\$485	9%	8%
West Harlem	\$226		\$447		-49%
West Village	\$1,128	\$1,263	\$1,238	-11%	-9%
	Median				
	3q11	2q11	3q10	Percent Change 2q11	3q10
Manhattan	\$869	\$893	\$875	-3%	-1%
Battery Park City					
Chelsea/Flatiron	\$992	\$960	\$945	3%	5%
East Harlem					
East Village	\$973	\$1,150	\$883	-15%	10%
Financial/Seaport	\$1,231	\$793	\$742	55%	66%
Gramercy/Kips Bay	\$867	\$857	\$865	1%	0%
Greenwich Village	\$990	\$1,061	\$1,106	-7%	-10%
Inwood	\$395	\$410	\$395	-4%	0%
Lower East Side	\$585	\$583	\$630	0%	-7%
Midtown East	\$749	\$800	\$763	-6%	-2%
Midtown West	\$770	\$849	\$844	-9%	-9%
Morningside Heights	\$662	\$871	\$755	-24%	-12%
Murray Hill	\$812	\$810	\$800	0%	1%
Roosevelt Island					
SoHo	\$1,103	\$1,024	\$1,105	8%	0%
TriBeCa	\$1,022	\$1,176	\$904	-13%	13%
Upper East Side	\$868	\$871	\$875	0%	-1%
Upper West Side	\$900	\$940	\$946	-4%	-5%
Washington Heights	\$561	\$472	\$479	19%	17%
West Harlem	\$172		\$506		-66%
West Village	\$1,163	\$1,180	\$1,194	-1%	-3%

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

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$589	\$563	\$544	5%	8%
Bath Beach	\$493	\$556	\$457	-11%	8%
Bay Ridge / Fort Hamilton	\$524	\$473	\$437	11%	20%
Bedford Stuyvesant	\$433	\$425	\$425	2%	2%
Bensonhurst	\$649	\$671	\$589	-3%	10%
Bergen Beach	\$555	\$571	\$528	-3%	5%
Brighton Beach	\$1,266	\$938	\$1,017	35%	25%
Boerum Hill	\$469	\$458	\$450	2%	4%
Borough Park	\$633	\$548	\$588	15%	8%
Brooklyn Heights	\$917	\$693	\$1,050	32%	-13%
Brownsville / Ocean Hill	\$363	\$323	\$312	12%	16%
Bushwick / Wyckoff Heights	\$336	\$344	\$387	-2%	-13%
Canarsie	\$368	\$385	\$406	-4%	-9%
Carroll Gardens	\$973	\$1,107	\$943	-12%	3%
Clinton Hill	\$585	\$536	\$521	9%	12%
Cobble Hill	\$1,358	\$1,487	\$1,537	-9%	-12%
Columbia Street/ Waterfront District	\$692	\$659	\$740	5%	-6%
Coney Island	\$290	\$278	\$311	4%	-7%
Crown Heights	\$429	\$420	\$429	2%	0%
Cypress Hills	\$292	\$347	\$356	-16%	-18%
Downtown	\$624	\$507	\$503	23%	24%
Dyker Heights	\$721	\$606	\$620	19%	16%
East Flatbush	\$362	\$367	\$386	-1%	-6%
East New York / Spring Creek	\$308	\$304	\$297	1%	4%
Flatbush / Prospect Park South	\$530	\$493	\$485	7%	9%
Flatlands	\$381	\$394	\$345	-3%	10%
Fort Greene	\$881	\$925	\$710	-5%	24%
Gerritsen Beach	\$358	\$405	\$336	-12%	7%
Gowanus	\$682	\$724	\$619	-6%	10%
Gravesend / Mapleton	\$515	\$659	\$513	-22%	0%
Greenpoint	\$607	\$548	\$531	11%	14%
Kensington / Parkville	\$513	\$515	\$517	0%	-1%
Manhattan Beach	\$1,370	\$952	\$856	44%	60%
Marine Park / Madison	\$481	\$466	\$405	3%	19%
Midwood	\$575	\$514	\$451	12%	28%
Mill Basin	\$479	\$523	\$517	-8%	-7%
Park Slope	\$941	\$980	\$861	-4%	9%
Prospect Heights	\$744	\$791	\$710	-6%	5%
Prospect Park Lefferts Gardens	\$461	\$328	\$387	40%	19%
Red Hook	\$883		\$572		54%
SeaGate	\$547	\$389	\$489	41%	12%
Sheepshead Bay	\$365	\$347	\$389	5%	-6%
Sunset Park	\$593	\$567	\$492	5%	21%
Vinegar Hill / Dumbo	\$1,428	\$1,277	\$802	12%	78%
Williamsburg	\$667	\$617	\$549	8%	21%
Windsor Terrace	\$560	\$714	\$612	-22%	-9%

Note: sale price in thousands

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

	Median				
	3q11	2q11	3q10	Percent Change 2q11	3q10
Brooklyn	\$490	\$477	\$465	3%	5%
Bath Beach	\$515	\$555	\$500	-7%	3%
Bay Ridge / Fort Hamilton	\$416	\$393	\$350	6%	19%
Bedford Stuyvesant	\$411	\$404	\$371	2%	11%
Bensonhurst	\$653	\$710	\$605	-8%	8%
Bergen Beach	\$530	\$565	\$535	-6%	-1%
Brighton Beach	\$1,120	\$849	\$775	32%	45%
Boerum Hill	\$461	\$450	\$395	3%	17%
Borough Park	\$600	\$526	\$560	14%	7%
Brooklyn Heights	\$712	\$595	\$700	20%	2%
Brownsville / Ocean Hill	\$368	\$275	\$284	34%	29%
Bushwick / Wyckoff Heights	\$302	\$312	\$375	-3%	-19%
Canarsie	\$375	\$380	\$424	-1%	-12%
Carroll Gardens	\$800	\$950	\$786	-16%	2%
Clinton Hill	\$490	\$528	\$442	-7%	11%
Cobble Hill	\$1,035	\$1,000	\$1,225	4%	-16%
Columbia Street/ Waterfront District	\$651	\$620	\$660	5%	-1%
Coney Island	\$303	\$255	\$315	19%	-4%
Crown Heights	\$435	\$400	\$411	9%	6%
Cypress Hills	\$295	\$340	\$330	-13%	-11%
Downtown	\$557	\$472	\$470	18%	18%
Dyker Heights	\$695	\$646	\$620	8%	12%
East Flatbush	\$350	\$365	\$382	-4%	-8%
East New York / Spring Creek	\$290	\$290	\$256	0%	13%
Flatbush / Prospect Park South	\$413	\$404	\$413	2%	0%
Flatlands	\$385	\$435	\$385	-11%	0%
Fort Greene	\$625	\$860	\$545	-27%	15%
Gerritsen Beach	\$350	\$370	\$355	-6%	-2%
Gowanus	\$656	\$698	\$540	-6%	22%
Gravesend / Mapleton	\$441	\$499	\$440	-12%	0%
Greenpoint	\$595	\$495	\$496	20%	20%
Kensington / Parkville	\$351	\$355	\$333	-1%	6%
Manhattan Beach	\$958	\$975	\$710	-2%	35%
Marine Park / Madison	\$479	\$433	\$432	11%	11%
Midwood	\$550	\$485	\$399	13%	38%
Mill Basin	\$409	\$460	\$452	-11%	-9%
Park Slope	\$754	\$780	\$733	-3%	3%
Prospect Heights	\$650	\$650	\$673	0%	-3%
Prospect Park Lefferts Gardens	\$395	\$325	\$318	22%	24%
Red Hook	\$825		\$500		65%
SeaGate	\$560	\$350	\$500	60%	12%
Sheepshead Bay	\$320	\$300	\$360	7%	-11%
Sunset Park	\$579	\$560	\$400	3%	45%
Vinegar Hill / Dumbo	\$1,150	\$1,075	\$775	7%	48%
Williamsburg	\$565	\$524	\$500	8%	13%
Windsor Terrace	\$487	\$655	\$600	-26%	-19%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$530	\$518	\$478	2%	11%
Bath Beach	\$217	\$232	\$258	-6%	-16%
Bay Ridge / Fort Hamilton	\$291	\$275	\$272	6%	7%
Bedford Stuyvesant	\$415	\$427	\$404	-3%	3%
Bensonhurst	\$390	\$301	\$317	30%	23%
Bergen Beach	\$428	\$375	\$441	14%	-3%
Brighton Beach	\$851	\$778	\$760	9%	12%
Boerum Hill	\$409	\$406	\$449	1%	-9%
Borough Park	\$481	\$460	\$447	5%	8%
Brooklyn Heights	\$759	\$668	\$798	14%	-5%
Brownsville / Ocean Hill	\$325	\$344	\$316	-6%	3%
Bushwick / Wyckoff Heights	\$429	\$360	\$316	19%	36%
Canarsie	\$242	\$274	\$253	-12%	-4%
Carroll Gardens	\$767	\$738	\$814	4%	-6%
Clinton Hill	\$433	\$491	\$432	-12%	0%
Cobble Hill	\$869	\$988	\$743	-12%	17%
Columbia Street/ Waterfront District	\$692	\$648	\$564	7%	23%
Coney Island	\$276	\$250	\$304	10%	-9%
Crown Heights	\$389	\$403	\$389	-4%	0%
Cypress Hills					
Downtown	\$590	\$507	\$503	16%	17%
Dyker Heights		\$405	\$390		
East Flatbush	\$201	\$230	\$265	-12%	-24%
East New York / Spring Creek	\$233	\$243	\$217	-4%	8%
Flatbush / Prospect Park South	\$339	\$341	\$350	-1%	-3%
Flatlands		\$203	\$188		
Fort Greene	\$794	\$868	\$539	-8%	47%
Gerritsen Beach					
Gowanus	\$645	\$606	\$572	6%	13%
Gravesend / Mapleton	\$244	\$248	\$326	-2%	-25%
Greenpoint	\$540	\$512	\$483	6%	12%
Kensington / Parkville	\$269	\$275	\$237	-2%	14%
Manhattan Beach			\$325		
Marine Park / Madison	\$208	\$209	\$206	0%	1%
Midwood	\$266	\$215	\$259	24%	2%
Mill Basin	\$188	\$156	\$148	20%	26%
Park Slope	\$649	\$726	\$725	-11%	-10%
Prospect Heights	\$682	\$743	\$643	-8%	6%
Prospect Park Lefferts Gardens	\$321	\$226	\$232	42%	39%
Red Hook			\$500		
SeaGate		\$401			
Sheepshead Bay	\$235	\$217	\$239	8%	-2%
Sunset Park	\$327	\$374	\$341	-13%	-4%
Vinegar Hill / Dumbo	\$1,428	\$1,277	\$802	12%	78%
Williamsburg	\$660	\$618	\$546	7%	21%
Windsor Terrace	\$424	\$420	\$434	1%	-2%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$459	\$452	\$418	2%	10%
Bath Beach	\$188	\$185	\$205	2%	-8%
Bay Ridge / Fort Hamilton	\$269	\$246	\$267	9%	1%
Bedford Stuyvesant	\$411	\$406	\$350	1%	17%
Bensonhurst	\$398	\$208	\$312	92%	27%
Bergen Beach	\$385	\$395	\$466	-3%	-17%
Brighton Beach	\$830	\$758	\$715	9%	16%
Boerum Hill	\$400	\$419	\$477	-5%	-16%
Borough Park	\$466	\$450	\$393	4%	19%
Brooklyn Heights	\$645	\$595	\$664	8%	-3%
Brownsville / Ocean Hill	\$325	\$341	\$328	-5%	-1%
Bushwick / Wyckoff Heights	\$416	\$315	\$290	32%	43%
Canarsie	\$258	\$310	\$300	-17%	-14%
Carroll Gardens	\$750	\$737	\$742	2%	1%
Clinton Hill	\$423	\$489	\$407	-13%	4%
Cobble Hill	\$895	\$956	\$715	-6%	25%
Columbia Street/ Waterfront District	\$651	\$618	\$535	5%	22%
Coney Island	\$289	\$230	\$280	25%	3%
Crown Heights	\$379	\$366	\$381	3%	-1%
Cypress Hills					
Downtown	\$553	\$472	\$470	17%	18%
Dyker Heights		\$360	\$390		
East Flatbush	\$163	\$215	\$212	-24%	-23%
East New York / Spring Creek	\$200	\$250	\$214	-20%	-7%
Flatbush / Prospect Park South	\$315	\$328	\$344	-4%	-8%
Flatlands		\$203	\$200		
Fort Greene	\$585	\$673	\$514	-13%	14%
Gerritsen Beach					
Gowanus	\$641	\$655	\$497	-2%	29%
Gravesend / Mapleton	\$210	\$225	\$335	-7%	-37%
Greenpoint	\$560	\$459	\$433	22%	29%
Kensington / Parkville	\$257	\$260	\$221	-1%	16%
Manhattan Beach			\$345		
Marine Park / Madison	\$158	\$178	\$179	-11%	-12%
Midwood	\$210	\$189	\$204	11%	3%
Mill Basin	\$188	\$150	\$148	25%	26%
Park Slope	\$608	\$634	\$690	-4%	-12%
Prospect Heights	\$586	\$544	\$635	8%	-8%
Prospect Park Lefferts Gardens	\$280	\$210	\$231	33%	21%
Red Hook			\$500		
SeaGate		\$330			
Sheepshead Bay	\$173	\$206	\$190	-16%	-9%
Sunset Park	\$298	\$313	\$299	-5%	0%
Vinegar Hill / Dumbo	\$1,150	\$1,075	\$775	7%	48%
Williamsburg	\$544	\$524	\$500	4%	9%
Windsor Terrace	\$395	\$460	\$415	-14%	-5%

Note: sale price in thousands

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

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$565	\$534	\$510	6%	11%
Bath Beach	\$273	\$292	\$334	-7%	-18%
Bay Ridge / Fort Hamilton	\$394	\$336	\$366	17%	8%
Bedford Stuyvesant	\$362	\$399	\$341	-9%	6%
Bensonhurst	\$348	\$401	\$302	-13%	15%
Bergen Beach	\$303	\$316	\$315	-4%	-4%
Brighton Beach	\$839	\$697	\$751	20%	12%
Boerum Hill	\$364	\$376	\$376	-3%	-3%
Borough Park	\$448	\$429	\$454	4%	-1%
Brooklyn Heights	\$799	\$708	\$769	13%	4%
Brownsville / Ocean Hill	\$370		\$380		-3%
Bushwick / Wyckoff Heights	\$475	\$395	\$439	20%	8%
Canarsie	\$276	\$365	\$296	-24%	-7%
Carroll Gardens	\$713	\$777	\$639	-8%	12%
Clinton Hill	\$528	\$492	\$649	7%	-19%
Cobble Hill	\$816	\$1,191	\$648	-31%	26%
Columbia Street/ Waterfront District	\$723	\$725	\$586	0%	23%
Coney Island	\$385	\$344	\$339	12%	14%
Crown Heights	\$458	\$438	\$430	5%	7%
Cypress Hills					
Downtown	\$634	\$597	\$589	6%	8%
Dyker Heights		\$324	\$363		
East Flatbush	\$280	\$237	\$282	18%	-1%
East New York / Spring Creek	\$295	\$309	\$290	-5%	1%
Flatbush / Prospect Park South	\$340	\$386	\$396	-12%	-14%
Flatlands		\$257	\$227		
Fort Greene	\$658	\$586	\$596	12%	10%
Gerritsen Beach					
Gowanus	\$712	\$692	\$654	3%	9%
Gravesend / Mapleton	\$306	\$291	\$349	5%	-12%
Greenpoint	\$602	\$599	\$600	0%	0%
Kensington / Parkville	\$339	\$323	\$355	5%	-5%
Manhattan Beach			\$460		
Marine Park / Madison	\$238	\$231	\$292	3%	-18%
Midwood	\$338	\$318	\$333	6%	2%
Mill Basin	\$183	\$211	\$184	-14%	-1%
Park Slope	\$708	\$671	\$690	6%	3%
Prospect Heights	\$697	\$711	\$640	-2%	9%
Prospect Park Lefferts Gardens	\$261	\$252	\$298	4%	-13%
Red Hook			\$386		
SeaGate		\$332			
Sheepshead Bay	\$291	\$278	\$313	5%	-7%
Sunset Park	\$457	\$466	\$448	-2%	2%
Vinegar Hill / Dumbo	\$873	\$899	\$719	-3%	21%
Williamsburg	\$658	\$636	\$567	3%	16%
Windsor Terrace	\$578	\$607	\$563	-5%	3%

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

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$575	\$539	\$506	7%	14%
Bath Beach	\$257	\$292	\$321	-12%	-20%
Bay Ridge / Fort Hamilton	\$386	\$332	\$369	16%	4%
Bedford Stuyvesant	\$368	\$421	\$342	-13%	8%
Bensonhurst	\$294	\$401	\$282	-27%	4%
Bergen Beach	\$322	\$340	\$327	-5%	-1%
Brighton Beach	\$842	\$723	\$756	16%	11%
Boerum Hill	\$346	\$376	\$370	-8%	-6%
Borough Park	\$431	\$421	\$425	2%	1%
Brooklyn Heights	\$767	\$694	\$740	10%	4%
Brownsville / Ocean Hill	\$370		\$358		3%
Bushwick / Wyckoff Heights	\$488	\$407	\$414	20%	18%
Canarsie	\$266	\$365	\$293	-27%	-9%
Carroll Gardens	\$730	\$761	\$702	-4%	4%
Clinton Hill	\$535	\$479	\$612	12%	-13%
Cobble Hill	\$820	\$1,191	\$690	-31%	19%
Columbia Street/ Waterfront District	\$705	\$704	\$612	0%	15%
Coney Island	\$393	\$339	\$333	16%	18%
Crown Heights	\$468	\$394	\$466	19%	0%
Cypress Hills					
Downtown	\$641	\$624	\$593	3%	8%
Dyker Heights		\$324	\$363		
East Flatbush	\$321	\$201	\$275	60%	17%
East New York / Spring Creek	\$303	\$298	\$295	2%	3%
Flatbush / Prospect Park South	\$358	\$429	\$446	-17%	-20%
Flatlands		\$257	\$238		
Fort Greene	\$597	\$569	\$581	5%	3%
Gerritsen Beach					
Gowanus	\$704	\$711	\$684	-1%	3%
Gravesend / Mapleton	\$305	\$267	\$361	14%	-16%
Greenpoint	\$634	\$557	\$610	14%	4%
Kensington / Parkville	\$315	\$305	\$339	3%	-7%
Manhattan Beach			\$460		
Marine Park / Madison	\$191	\$238	\$291	-20%	-34%
Midwood	\$350	\$291	\$304	20%	15%
Mill Basin	\$183	\$211	\$184	-14%	-1%
Park Slope	\$693	\$657	\$699	6%	-1%
Prospect Heights	\$684	\$633	\$644	8%	6%
Prospect Park Lefferts Gardens	\$304	\$280	\$291	8%	5%
Red Hook			\$386		
SeaGate		\$332			
Sheepshead Bay	\$260	\$277	\$315	-6%	-17%
Sunset Park	\$475	\$474	\$457	0%	4%
Vinegar Hill / Dumbo	\$815	\$840	\$712	-3%	14%
Williamsburg	\$700	\$669	\$599	5%	17%
Windsor Terrace	\$604	\$623	\$507	-3%	19%

Condominium Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$616	\$597	\$541	3%	14%
Bath Beach	\$480	\$535	\$384	-10%	25%
Bay Ridge / Fort Hamilton	\$423	\$378	\$306	12%	38%
Bedford Stuyvesant	\$415	\$427	\$404	-3%	3%
Bensonhurst	\$417	\$529	\$425	-21%	-2%
Bergen Beach	\$428	\$375	\$441	14%	-3%
Brighton Beach	\$1,022	\$829	\$790	23%	29%
Boerum Hill	\$605	\$656	\$631	-8%	-4%
Borough Park	\$447	\$448	\$468	0%	-4%
Brooklyn Heights	\$963	\$855	\$1,160	13%	-17%
Brownsville / Ocean Hill	\$325	\$344	\$316	-6%	3%
Bushwick / Wyckoff Heights	\$429	\$360	\$316	19%	36%
Canarsie	\$242	\$274	\$284	-12%	-15%
Carroll Gardens	\$861	\$761	\$906	13%	-5%
Clinton Hill	\$540	\$516	\$556	5%	-3%
Cobble Hill	\$1,021	\$1,116	\$931	-9%	10%
Columbia Street/ Waterfront District	\$692	\$648	\$564	7%	23%
Coney Island	\$307		\$533		-42%
Crown Heights	\$397	\$411	\$414	-3%	-4%
Cypress Hills					
Downtown	\$671	\$557	\$538	20%	25%
Dyker Heights		\$405	\$390		
East Flatbush	\$347	\$304	\$442	14%	-22%
East New York / Spring Creek	\$233	\$243	\$217	-4%	8%
Flatbush / Prospect Park South	\$570	\$610	\$443	-7%	29%
Flatlands					
Fort Greene	\$943	\$956	\$656	-1%	44%
Gerritsen Beach					
Gowanus	\$645	\$606	\$572	6%	13%
Gravesend / Mapleton	\$380	\$374	\$405	2%	-6%
Greenpoint	\$540	\$519	\$483	4%	12%
Kensington / Parkville	\$324	\$410	\$286	-21%	13%
Manhattan Beach					
Marine Park / Madison	\$490	\$320	\$357	53%	37%
Midwood	\$385	\$425	\$412	-10%	-7%
Mill Basin					
Park Slope	\$680	\$767	\$801	-11%	-15%
Prospect Heights	\$856	\$1,165	\$621	-26%	38%
Prospect Park Lefferts Gardens	\$346	\$316	\$316	9%	10%
Red Hook			\$500		
SeaGate		\$401			
Sheepshead Bay	\$438	\$379	\$413	15%	6%
Sunset Park	\$350	\$397	\$380	-12%	-8%
Vinegar Hill / Dumbo	\$1,452	\$1,277	\$796	14%	82%
Williamsburg	\$665	\$624	\$550	7%	21%
Windsor Terrace	\$539	\$590	\$573	-9%	-6%

Note: sale price in thousands

Condominium Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$531	\$515	\$484	3%	10%
Bath Beach	\$480	\$535	\$355	-10%	35%
Bay Ridge / Fort Hamilton	\$426	\$322	\$269	32%	58%
Bedford Stuyvesant	\$411	\$406	\$350	1%	17%
Bensonhurst	\$425	\$498	\$436	-15%	-3%
Bergen Beach	\$385	\$395	\$466	-3%	-17%
Brighton Beach	\$945	\$715	\$725	32%	30%
Boerum Hill	\$511	\$570	\$525	-10%	-3%
Borough Park	\$416	\$485	\$493	-14%	-16%
Brooklyn Heights	\$850	\$725	\$993	17%	-14%
Brownsville / Ocean Hill	\$325	\$341	\$328	-5%	-1%
Bushwick / Wyckoff Heights	\$416	\$315	\$290	32%	43%
Canarsie	\$258	\$310	\$313	-17%	-18%
Carroll Gardens	\$774	\$647	\$800	20%	-3%
Clinton Hill	\$565	\$532	\$565	6%	0%
Cobble Hill	\$980	\$975	\$1,150	1%	-15%
Columbia Street/ Waterfront District	\$651	\$618	\$535	5%	22%
Coney Island	\$307		\$533		-42%
Crown Heights	\$403	\$370	\$406	9%	-1%
Cypress Hills					
Downtown	\$620	\$494	\$495	25%	25%
Dyker Heights		\$360	\$390		
East Flatbush	\$347	\$309	\$395	12%	-12%
East New York / Spring Creek	\$200	\$250	\$214	-20%	-7%
Flatbush / Prospect Park South	\$570	\$610	\$473	-7%	21%
Flatlands					
Fort Greene	\$630	\$722	\$608	-13%	4%
Gerritsen Beach					
Gowanus	\$641	\$655	\$497	-2%	29%
Gravesend / Mapleton	\$370	\$360	\$421	3%	-12%
Greenpoint	\$560	\$477	\$430	17%	30%
Kensington / Parkville	\$240	\$406	\$313	-41%	-23%
Manhattan Beach					
Marine Park / Madison	\$490	\$320	\$355	53%	38%
Midwood	\$426	\$425	\$500	0%	-15%
Mill Basin					
Park Slope	\$630	\$633	\$760	-1%	-17%
Prospect Heights	\$808	\$789	\$616	2%	31%
Prospect Park Lefferts Gardens	\$328	\$328	\$303	0%	8%
Red Hook			\$500		
SeaGate		\$330			
Sheepshead Bay	\$415	\$351	\$345	18%	20%
Sunset Park	\$322	\$345	\$348	-7%	-7%
Vinegar Hill / Dumbo	\$1,140	\$1,075	\$735	6%	55%
Williamsburg	\$549	\$524	\$510	5%	8%
Windsor Terrace	\$525	\$590	\$598	-11%	-12%

Note: sale price in thousands

Condominium Price Per Sq. Ft.

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$588	\$574	\$528	2%	11%
Bath Beach	\$385		\$349		10%
Bay Ridge / Fort Hamilton	\$419	\$341	\$336	23%	25%
Bedford Stuyvesant	\$362	\$399	\$341	-9%	6%
Bensonhurst	\$362	\$401	\$327	-10%	11%
Bergen Beach	\$303	\$316	\$315	-4%	-4%
Brighton Beach	\$816	\$765	\$765	7%	7%
Boerum Hill	\$472	\$505	\$530	-7%	-11%
Borough Park	\$368	\$386	\$385	-5%	-4%
Brooklyn Heights	\$783	\$707	\$763	11%	3%
Brownsville / Ocean Hill	\$370		\$380		-3%
Bushwick / Wyckoff Heights	\$475	\$395	\$439	20%	8%
Canarsie	\$276	\$365	\$296	-24%	-7%
Carroll Gardens	\$736	\$716	\$657	3%	12%
Clinton Hill	\$518	\$468	\$699	11%	-26%
Cobble Hill	\$851		\$698		22%
Columbia Street/ Waterfront District	\$723	\$725	\$586	0%	23%
Coney Island	\$398		\$408		-2%
Crown Heights	\$458	\$438	\$430	5%	7%
Cypress Hills					
Downtown	\$656	\$646	\$617	2%	6%
Dyker Heights		\$324	\$363		
East Flatbush	\$356	\$375	\$424	-5%	-16%
East New York / Spring Creek	\$295	\$309	\$290	-5%	1%
Flatbush / Prospect Park South	\$302		\$434		-30%
Flatlands					
Fort Greene	\$669	\$571	\$614	17%	9%
Gerritsen Beach					
Gowanus	\$712	\$692	\$651	3%	9%
Gravesend / Mapleton	\$387	\$363	\$387	7%	0%
Greenpoint	\$602	\$603	\$602	0%	0%
Kensington / Parkville	\$353	\$396	\$378	-11%	-7%
Manhattan Beach					
Marine Park / Madison	\$391	\$327	\$372	20%	5%
Midwood	\$412		\$294		40%
Mill Basin					
Park Slope	\$681	\$649	\$634	5%	7%
Prospect Heights	\$706	\$869	\$611	-19%	16%
Prospect Park Lefferts Gardens	\$352	\$295	\$285	20%	24%
Red Hook			\$386		
SeaGate		\$332			
Sheepshead Bay	\$415	\$383	\$468	9%	-11%
Sunset Park	\$467	\$482	\$469	-3%	-1%
Vinegar Hill / Dumbo	\$895	\$899	\$732	-1%	22%
Williamsburg	\$658	\$636	\$567	3%	16%
Windsor Terrace	\$634	\$623	\$541	2%	17%

Condominium Price Per Sq. Ft.

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$600	\$582	\$543	3%	10%
Bath Beach	\$385		\$357		8%
Bay Ridge / Fort Hamilton	\$424	\$369	\$311	15%	36%
Bedford Stuyvesant	\$368	\$421	\$342	-13%	8%
Bensonhurst	\$365	\$401	\$300	-9%	22%
Bergen Beach	\$322	\$340	\$327	-5%	-1%
Brighton Beach	\$836	\$767	\$758	9%	10%
Boerum Hill	\$434	\$470	\$503	-8%	-14%
Borough Park	\$355	\$378	\$380	-6%	-7%
Brooklyn Heights	\$756	\$695	\$740	9%	2%
Brownsville / Ocean Hill	\$370		\$358		3%
Bushwick / Wyckoff Heights	\$488	\$407	\$414	20%	18%
Canarsie	\$266	\$365	\$293	-27%	-9%
Carroll Gardens	\$703	\$700	\$629	1%	12%
Clinton Hill	\$505	\$474	\$629	7%	-20%
Cobble Hill	\$873		\$721		21%
Columbia Street/ Waterfront District	\$705	\$704	\$612	0%	15%
Coney Island	\$398		\$408		-2%
Crown Heights	\$468	\$394	\$466	19%	0%
Cypress Hills					
Downtown	\$657	\$645	\$606	2%	8%
Dyker Heights		\$324	\$363		
East Flatbush	\$356	\$375	\$424	-5%	-16%
East New York / Spring Creek	\$303	\$298	\$295	2%	3%
Flatbush / Prospect Park South	\$302		\$453		-33%
Flatlands					
Fort Greene	\$577	\$569	\$602	1%	-4%
Gerritsen Beach					
Gowanus	\$704	\$711	\$682	-1%	3%
Gravesend / Mapleton	\$391	\$371	\$380	5%	3%
Greenpoint	\$634	\$561	\$612	13%	4%
Kensington / Parkville	\$303	\$423	\$435	-28%	-30%
Manhattan Beach					
Marine Park / Madison	\$391	\$327	\$376	20%	4%
Midwood	\$404		\$294		37%
Mill Basin					
Park Slope	\$676	\$647	\$661	5%	2%
Prospect Heights	\$695	\$804	\$570	-14%	22%
Prospect Park Lefferts Gardens	\$362	\$328	\$266	10%	36%
Red Hook			\$386		
SeaGate		\$332			
Sheepshead Bay	\$412	\$354	\$463	16%	-11%
Sunset Park	\$477	\$474	\$464	1%	3%
Vinegar Hill / Dumbo	\$818	\$840	\$735	-3%	11%
Williamsburg	\$700	\$669	\$599	5%	17%
Windsor Terrace	\$604	\$623	\$538	-3%	12%

Cooperative Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$395	\$358	\$385	10%	2%
Bath Beach	\$193	\$182	\$194	6%	-1%
Bay Ridge / Fort Hamilton	\$261	\$254	\$259	3%	1%
Bedford Stuyvesant					
Bensonhurst	\$197	\$164	\$155	20%	27%
Bergen Beach					
Brighton Beach	\$466	\$697	\$564	-33%	-17%
Boerum Hill	\$277	\$229	\$307	21%	-10%
Borough Park	\$282	\$196	\$257	44%	10%
Brooklyn Heights	\$677	\$543	\$657	25%	3%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie			\$130		
Carroll Gardens	\$637	\$719	\$711	-11%	-10%
Clinton Hill	\$330	\$431	\$358	-23%	-8%
Cobble Hill	\$626	\$861	\$587	-27%	7%
Columbia Street/ Waterfront District					
Coney Island	\$274	\$250	\$275	9%	-1%
Crown Heights	\$256	\$100	\$253	156%	1%
Cypress Hills					
Downtown	\$337	\$336	\$371	0%	-9%
Dyker Heights					
East Flatbush	\$153	\$187	\$176	-18%	-13%
East New York/ Spring Creek					
Flatbush/Prospect Park South	\$319	\$300	\$297	6%	7%
Flatlands		\$203	\$188		
Fort Greene	\$455	\$533	\$371	-15%	22%
Gerritsen Beach					
Gowanus			\$575		
Gravesend / Mapleton	\$191	\$198	\$184	-4%	4%
Greenpoint		\$317	\$496		
Kensington / Parkville	\$254	\$236	\$233	8%	9%
Manhattan Beach			\$325		
Marine Park / Madison	\$161	\$179	\$175	-10%	-8%
Midwood	\$187	\$201	\$219	-7%	-15%
Mill Basin	\$188	\$156	\$148	20%	26%
Park Slope	\$625	\$674	\$665	-7%	-6%
Prospect Heights	\$556	\$532	\$664	5%	-16%
Prospect Park Lefferts Gardens	\$308	\$172	\$212	78%	45%
Red Hook					
SeaGate					
Sheepshead Bay	\$152	\$192	\$188	-21%	-19%
Sunset Park	\$197	\$236	\$259	-17%	-24%
Vinegar Hill / Dumbo	\$1,150		\$843		36%
Williamsburg	\$191	\$210	\$451	-9%	-58%
Windsor Terrace	\$394	\$389	\$387	1%	2%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	3q11	2q11	3q10	Percent Change 2q11	3q10
Brooklyn	\$305	\$270	\$299	13%	2%
Bath Beach	\$184	\$183	\$185	1%	0%
Bay Ridge / Fort Hamilton	\$236	\$246	\$265	-4%	-11%
Bedford Stuyvesant					
Bensonhurst	\$197	\$145	\$148	36%	34%
Bergen Beach					
Brighton Beach	\$430	\$801	\$564	-46%	-24%
Boerum Hill	\$240	\$190	\$344	26%	-30%
Borough Park	\$263	\$176	\$251	49%	4%
Brooklyn Heights	\$540	\$488	\$526	11%	3%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie			\$130		
Carroll Gardens	\$610	\$761	\$713	-20%	-14%
Clinton Hill	\$315	\$365	\$368	-14%	-14%
Cobble Hill	\$505	\$930	\$446	-46%	13%
Columbia Street/ Waterfront District					
Coney Island	\$277	\$230	\$273	20%	2%
Crown Heights	\$256	\$100	\$250	156%	2%
Cypress Hills					
Downtown	\$302	\$287	\$335	5%	-10%
Dyker Heights					
East Flatbush	\$140	\$150	\$168	-7%	-17%
East New York/ Spring Creek					
Flatbush/Prospect Park South	\$310	\$305	\$282	2%	10%
Flatlands		\$203	\$200		
Fort Greene	\$453	\$430	\$317	5%	43%
Gerritsen Beach					
Gowanus			\$575		
Gravesend / Mapleton	\$189	\$210	\$168	-10%	13%
Greenpoint		\$317	\$496		
Kensington / Parkville	\$258	\$255	\$220	1%	17%
Manhattan Beach			\$345		
Marine Park / Madison	\$146	\$150	\$171	-3%	-15%
Midwood	\$183	\$165	\$193	11%	-5%
Mill Basin	\$188	\$150	\$148	25%	26%
Park Slope	\$585	\$635	\$649	-8%	-10%
Prospect Heights	\$455	\$470	\$660	-3%	-31%
Prospect Park Lefferts Gardens	\$255	\$146	\$165	75%	54%
Red Hook					
SeaGate					
Sheepshead Bay	\$144	\$178	\$175	-19%	-18%
Sunset Park	\$190	\$250	\$245	-24%	-23%
Vinegar Hill / Dumbo	\$1,150		\$843		36%
Williamsburg	\$191	\$160	\$270	19%	-29%
Windsor Terrace	\$363	\$399	\$378	-9%	-4%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$508	\$436	\$473	17%	7%
Bath Beach	\$235	\$292	\$309	-20%	-24%
Bay Ridge / Fort Hamilton	\$383	\$335	\$382	15%	0%
Bedford Stuyvesant					
Bensonhurst	\$294		\$228		29%
Bergen Beach					
Brighton Beach	\$892	\$651	\$583	37%	53%
Boerum Hill	\$386	\$333	\$378	16%	2%
Borough Park	\$338	\$251	\$234	35%	44%
Brooklyn Heights	\$814	\$709	\$775	15%	5%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$676	\$824	\$623	-18%	9%
Clinton Hill	\$540	\$542	\$592	0%	-9%
Cobble Hill	\$577	\$1,191	\$446	-52%	29%
Columbia Street/ Waterfront District					
Coney Island	\$378	\$344	\$322	10%	18%
Crown Heights					
Cypress Hills					
Downtown	\$534	\$427	\$488	25%	9%
Dyker Heights					
East Flatbush	\$230	\$183	\$254	26%	-9%
East New York/Spring Creek					
Flatbush / Prospect Park South	\$348	\$386	\$361	-10%	-4%
Flatlands		\$257	\$227		
Fort Greene	\$614	\$648	\$556	-5%	10%
Gerritsen Beach					
Gowanus			\$747		
Gravesend / Mapleton	\$265	\$254	\$250	4%	6%
Greenpoint		\$431	\$539		
Kensington / Parkville	\$329	\$301	\$352	9%	-7%
Manhattan Beach			\$460		
Marine Park / Madison	\$177	\$184	\$268	-4%	-34%
Midwood	\$279	\$318	\$341	-12%	-18%
Mill Basin	\$183	\$211	\$184	-14%	-1%
Park Slope	\$744	\$698	\$740	6%	0%
Prospect Heights	\$688	\$616	\$675	12%	2%
Prospect Park Lefferts Gardens	\$169	\$215	\$302	-21%	-44%
Red Hook					
SeaGate					
Sheepshead Bay	\$229	\$265	\$272	-14%	-16%
Sunset Park	\$378	\$214	\$406	76%	-7%
Vinegar Hill / Dumbo	\$632		\$596		6%
Williamsburg		\$617			
Windsor Terrace	\$550	\$591	\$575	-7%	-4%

Cooperative Sale Price Per Square Foot

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$459	\$359	\$415	28%	11%
Bath Beach	\$214	\$292	\$293	-27%	-27%
Bay Ridge / Fort Hamilton	\$374	\$332	\$386	13%	-3%
Bedford Stuyvesant					
Bensonhurst	\$294		\$228		29%
Bergen Beach					
Brighton Beach	\$958	\$723	\$583	33%	64%
Boerum Hill	\$369	\$290	\$414	27%	-11%
Borough Park	\$299	\$251	\$234	19%	28%
Brooklyn Heights	\$783	\$636	\$731	23%	7%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$733	\$805	\$733	-9%	0%
Clinton Hill	\$583	\$544	\$602	7%	-3%
Cobble Hill	\$577	\$1,191	\$446	-52%	29%
Columbia Street/ Waterfront District					
Coney Island	\$378	\$339	\$332	12%	14%
Crown Heights					
Cypress Hills					
Downtown	\$505	\$427	\$473	18%	7%
Dyker Heights					
East Flatbush	\$194	\$199	\$271	-2%	-28%
East New York/Spring Creek					
Flatbush / Prospect Park South	\$358	\$429	\$356	-17%	0%
Flatlands		\$257	\$238		
Fort Greene	\$601	\$569	\$538	6%	12%
Gerritsen Beach					
Gowanus			\$747		
Gravesend / Mapleton	\$269	\$254	\$241	6%	11%
Greenpoint		\$431	\$539		
Kensington / Parkville	\$322	\$303	\$338	6%	-5%
Manhattan Beach			\$460		
Marine Park / Madison	\$179	\$193	\$249	-7%	-28%
Midwood	\$263	\$291	\$312	-10%	-16%
Mill Basin	\$183	\$211	\$184	-14%	-1%
Park Slope	\$750	\$669	\$725	12%	3%
Prospect Heights	\$665	\$595	\$673	12%	-1%
Prospect Park Lefferts Gardens	\$120	\$197	\$316	-39%	-62%
Red Hook					
SeaGate					
Sheepshead Bay	\$182	\$267	\$291	-32%	-37%
Sunset Park	\$378	\$214	\$414	76%	-9%
Vinegar Hill / Dumbo	\$632		\$596		6%
Williamsburg		\$617			
Windsor Terrace	\$561	\$591	\$444	-5%	26%

One - Three Family Dwelling Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$653	\$614	\$623	6%	5%
Bath Beach	\$667	\$651	\$606	2%	10%
Bay Ridge / Fort Hamilton	\$851	\$738	\$703	15%	21%
Bedford Stuyvesant	\$441	\$424	\$433	4%	2%
Bensonhurst	\$703	\$770	\$642	-9%	10%
Bergen Beach	\$600	\$632	\$579	-5%	4%
Brighton Beach	\$1,806	\$1,898	\$1,568	-5%	15%
Boerum Hill	\$387	\$438	\$459	-12%	-16%
Borough Park	\$790	\$653	\$723	21%	9%
Brooklyn Heights	\$3,299	\$2,700	\$2,947	22%	12%
Brownsville / Ocean Hill	\$364	\$322	\$312	13%	17%
Bushwick / Wyckoff Heights	\$324	\$339	\$396	-4%	-18%
Canarsie	\$375	\$391	\$419	-4%	-10%
Carroll Gardens	\$1,464	\$1,445	\$1,186	1%	23%
Clinton Hill	\$1,233	\$746	\$807	65%	53%
Cobble Hill	\$2,947	\$2,484	\$2,410	19%	22%
Columbia Street/ Waterfront District		\$1,075	\$1,268		
Coney Island	\$339	\$375	\$338	-10%	0%
Crown Heights	\$469	\$442	\$475	6%	-1%
Cypress Hills	\$292	\$347	\$356	-16%	-18%
Downtown	\$3,400				
Dyker Heights	\$721	\$647	\$629	12%	15%
East Flatbush	\$386	\$396	\$407	-2%	-5%
East New York / Spring Creek	\$323	\$314	\$336	3%	-4%
Flatbush / Prospect Park South	\$740	\$525	\$553	41%	34%
Flatlands	\$381	\$423	\$400	-10%	-5%
Fort Greene	\$1,379	\$1,010	\$1,394	37%	-1%
Gerritsen Beach	\$358	\$405	\$336	-12%	7%
Gowanus	\$856	\$1,159	\$829	-26%	3%
Gravesend / Mapleton	\$680	\$907	\$732	-25%	-7%
Greenpoint	\$744	\$675	\$668	10%	11%
Kensington / Parkville	\$883	\$885	\$900	0%	-2%
Manhattan Beach	\$1,370	\$952	\$1,055	44%	30%
Marine Park / Madison	\$505	\$470	\$529	7%	-4%
Midwood	\$712	\$714	\$627	0%	14%
Mill Basin	\$500	\$550	\$549	-9%	-9%
Park Slope	\$1,559	\$1,616	\$1,484	-4%	5%
Prospect Heights	\$1,137	\$1,230	\$1,048	-8%	8%
Prospect Park Lefferts Gardens	\$531	\$406	\$470	31%	13%
Red Hook	\$883		\$608		45%
SeaGate	\$547	\$377	\$489	45%	12%
Sheepshead Bay	\$526	\$545	\$547	-3%	-4%
Sunset Park	\$744	\$701	\$647	6%	15%
Vinegar Hill / Dumbo					
Williamsburg	\$745	\$598	\$578	25%	29%
Windsor Terrace	\$945	\$986	\$817	-4%	16%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Brooklyn	\$530	\$510	\$522	4%	2%
Bath Beach	\$615	\$600	\$583	3%	6%
Bay Ridge / Fort Hamilton	\$746	\$680	\$680	10%	10%
Bedford Stuyvesant	\$410	\$400	\$374	3%	10%
Bensonhurst	\$690	\$790	\$642	-13%	7%
Bergen Beach	\$558	\$600	\$615	-7%	-9%
Brighton Beach	\$1,713	\$1,775	\$1,625	-4%	5%
Boerum Hill	\$450	\$485	\$420	-7%	7%
Borough Park	\$750	\$650	\$731	15%	3%
Brooklyn Heights	\$3,200	\$2,700	\$2,290	19%	40%
Brownsville / Ocean Hill	\$375	\$269	\$284	39%	32%
Bushwick / Wyckoff Heights	\$276	\$312	\$389	-12%	-29%
Canarsie	\$380	\$390	\$427	-2%	-11%
Carroll Gardens	\$1,625	\$1,470	\$1,050	11%	55%
Clinton Hill	\$1,213	\$810	\$762	50%	59%
Cobble Hill	\$2,885	\$2,695	\$2,138	7%	35%
Columbia Street/ Waterfront District		\$1,075	\$1,125		
Coney Island	\$344	\$365	\$338	-6%	2%
Crown Heights	\$490	\$410	\$465	19%	5%
Cypress Hills	\$295	\$340	\$330	-13%	-11%
Downtown	\$3,400				
Dyker Heights	\$695	\$661	\$630	5%	10%
East Flatbush	\$375	\$383	\$386	-2%	-3%
East New York / Spring Creek	\$300	\$290	\$339	3%	-12%
Flatbush / Prospect Park South	\$740	\$525	\$553	41%	34%
Flatlands	\$385	\$436	\$410	-12%	-6%
Fort Greene	\$1,433	\$948	\$1,175	51%	22%
Gerritsen Beach	\$350	\$370	\$355	-6%	-2%
Gowanus	\$750	\$1,183	\$700	-37%	7%
Gravesend / Mapleton	\$620	\$586	\$630	6%	-2%
Greenpoint	\$680	\$680	\$723	0%	-6%
Kensington / Parkville	\$685	\$710	\$750	-4%	-9%
Manhattan Beach	\$958	\$975	\$1,055	-2%	-9%
Marine Park / Madison	\$505	\$470	\$529	7%	-4%
Midwood	\$682	\$647	\$633	5%	8%
Mill Basin	\$440	\$480	\$467	-8%	-6%
Park Slope	\$1,503	\$1,575	\$1,463	-5%	3%
Prospect Heights	\$1,118	\$1,362	\$1,000	-18%	12%
Prospect Park Lefferts Gardens	\$477	\$388	\$472	23%	1%
Red Hook	\$825		\$608		36%
SeaGate	\$560	\$370	\$500	51%	12%
Sheepshead Bay	\$539	\$519	\$545	4%	-1%
Sunset Park	\$763	\$728	\$700	5%	9%
Vinegar Hill / Dumbo					
Williamsburg	\$745	\$565	\$503	32%	48%
Windsor Terrace	\$875	\$984	\$775	-11%	13%

Note: sale price in thousands

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

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$399	\$386	\$396	3%	1%
Astoria	\$497	\$430	\$463	16%	8%
Bayside	\$495	\$526	\$508	-6%	-3%
Beechhurst/Whitestone	\$497	\$540	\$497	-8%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$559	\$683	\$578	-18%	-3%
Briarwood/Jamaica Hills/ Hillcrest	\$361	\$364	\$348	-1%	4%
College Point	\$585	\$501	\$466	17%	26%
Corona/East Elmhurst	\$391	\$419	\$450	-7%	-13%
Douglaston/Little Neck	\$493	\$483	\$515	2%	-4%
Floral Park/Bellerose	\$375	\$356	\$378	5%	-1%
Flushing	\$421	\$410	\$409	3%	3%
Fresh Meadows/ Oakland Gardens	\$409	\$449	\$356	-9%	15%
Howard Beach/Broadchannel	\$403	\$277	\$383	45%	5%
Jackson Heights/Elmhurst	\$396	\$353	\$357	12%	11%
Jamaica Estates/Holliswood	\$542	\$524	\$639	3%	-15%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$319	\$326	\$342	-2%	-7%
Long Island City	\$667	\$653	\$691	2%	-3%
Middle Village/Maspeth	\$452	\$486	\$499	-7%	-9%
Queens Village/Hollis	\$328	\$303	\$342	8%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$343	\$360	\$367	-5%	-6%
Richmond Hill/ South Ozone Park/Woodhaven	\$364	\$352	\$362	3%	1%
Ridgewood/Glendale	\$429	\$404	\$390	6%	10%
Rockaways/Averne	\$370	\$329	\$359	12%	3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$314	\$292	\$311	8%	1%
Sunnyside/Woodside	\$361	\$319	\$338	13%	7%

Note: sale price in thousands

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

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$357	\$335	\$340	7%	5%
Astoria	\$499	\$349	\$450	43%	11%
Bayside	\$473	\$520	\$468	-9%	1%
Beechhurst/Whitestone	\$495	\$493	\$475	1%	4%
Breezy Point/Belle Harbor/ Rockaway Park	\$540	\$621	\$496	-13%	9%
Briarwood/Jamaica Hills/ Hillcrest	\$315	\$314	\$305	0%	3%
College Point	\$545	\$460	\$469	18%	16%
Corona/East Elmhurst	\$379	\$407	\$438	-7%	-13%
Douglaston/Little Neck	\$350	\$276	\$320	27%	9%
Floral Park/Bellerose	\$370	\$350	\$360	6%	3%
Flushing	\$387	\$338	\$335	14%	15%
Fresh Meadows/ Oakland Gardens	\$259	\$458	\$245	-43%	6%
Howard Beach/Broadchannel	\$430	\$190	\$215	126%	100%
Jackson Heights/Elmhurst	\$359	\$315	\$284	14%	26%
Jamaica Estates/Holliswood	\$640	\$600	\$453	7%	41%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$325	\$335	\$350	-3%	-7%
Long Island City	\$621	\$595	\$609	4%	2%
Middle Village/Maspeth	\$453	\$484	\$480	-6%	-6%
Queens Village/Hollis	\$340	\$305	\$340	11%	0%
Rego Park/Forest Hills/ Kew Gardens	\$260	\$262	\$251	-1%	4%
Richmond Hill/ South Ozone Park/Woodhaven	\$360	\$345	\$345	4%	4%
Ridgewood/Glendale	\$456	\$403	\$445	13%	2%
Rockaways/Averne	\$360	\$301	\$294	20%	23%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$309	\$286	\$304	8%	1%
Sunnyside/Woodside	\$266	\$220	\$286	21%	-7%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$288	\$275	\$276	5%	4%
Astoria	\$308	\$262	\$318	17%	-3%
Bayside	\$295	\$317	\$317	-7%	-7%
Beechhurst/Whitestone	\$295	\$250	\$244	18%	21%
Breezy Point/Belle Harbor/ Rockaway Park	\$170	\$246	\$322	-31%	-47%
Briarwood/Jamaica Hills/ Hillcrest	\$217	\$212	\$201	2%	8%
College Point	\$411	\$449	\$396	-8%	4%
Corona/East Elmhurst	\$220	\$226	\$169	-3%	30%
Douglaston/Little Neck	\$263	\$254	\$240	3%	10%
Floral Park/Bellerose	\$327	\$287	\$292	14%	12%
Flushing	\$317	\$289	\$251	10%	26%
Fresh Meadows/ Oakland Gardens	\$212	\$232	\$210	-9%	1%
Howard Beach/Broadchannel	\$164	\$170	\$191	-4%	-14%
Jackson Heights/Elmhurst	\$244	\$239	\$233	2%	4%
Jamaica Estates/Holliswood	\$159	\$169	\$166	-6%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$134				
Long Island City	\$684	\$651	\$686	5%	0%
Middle Village/Maspeth	\$265	\$190	\$224	40%	18%
Queens Village/Hollis	\$165	\$166	\$166	-1%	0%
Rego Park/Forest Hills/ Kew Gardens	\$253	\$261	\$262	-3%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$275	\$173	\$294	59%	-6%
Ridgewood/Glendale	\$193	\$204	\$242	-5%	-20%
Rockaways/Averne	\$408	\$341	\$371	20%	10%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$171	\$140	\$268	22%	-36%
Sunnyside/Woodside	\$214	\$216	\$230	-1%	-7%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$228	\$225	\$225	1%	1%
Astoria	\$323	\$232	\$333	39%	-3%
Bayside	\$235	\$243	\$255	-3%	-8%
Beechhurst/Whitestone	\$270	\$220	\$218	23%	24%
Breezy Point/Belle Harbor/ Rockaway Park	\$160	\$249	\$269	-36%	-40%
Briarwood/Jamaica Hills/ Hillcrest	\$189	\$180	\$174	5%	9%
College Point	\$420	\$449	\$400	-7%	5%
Corona/East Elmhurst	\$196	\$254	\$161	-23%	22%
Douglaston/Little Neck	\$213	\$205	\$210	4%	1%
Floral Park/Bellerose	\$288	\$210	\$238	37%	21%
Flushing	\$240	\$250	\$216	-4%	11%
Fresh Meadows/ Oakland Gardens	\$201	\$225	\$212	-10%	-5%
Howard Beach/Broadchannel	\$151	\$167	\$150	-10%	1%
Jackson Heights/Elmhurst	\$209	\$223	\$203	-6%	3%
Jamaica Estates/Holliswood	\$145	\$147	\$152	-1%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$134				
Long Island City	\$627	\$591	\$620	6%	1%
Middle Village/Maspeth	\$274	\$195	\$214	40%	28%
Queens Village/Hollis	\$146	\$159	\$154	-8%	-5%
Rego Park/Forest Hills/ Kew Gardens	\$215	\$230	\$228	-7%	-5%
Richmond Hill/ South Ozone Park/Woodhaven	\$293	\$174	\$332	68%	-12%
Ridgewood/Glendale	\$173	\$174	\$200	-1%	-14%
Rockaways/Averne	\$411	\$332	\$382	24%	8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$152	\$114	\$317	33%	-52%
Sunnyside/Woodside	\$207	\$200	\$205	4%	1%

Note: sale price in thousands

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

	Average				
	3q11	2q11	3q10	Percent Change 2q11	3q10
Queens	\$362	\$350	\$365	4%	-1%
Astoria	\$523	\$409	\$481	28%	9%
Bayside	\$375	\$354	\$381	6%	-2%
Beechhurst/Whitestone	\$293	\$307	\$314	-5%	-7%
Breezy Point/Belle Harbor/ Rockaway Park	\$264	\$331	\$350	-20%	-24%
Briarwood/Jamaica Hills/ Hillcrest	\$309	\$284	\$334	9%	-8%
College Point	\$376	\$340	\$340	11%	11%
Corona/East Elmhurst	\$276	\$307	\$279	-10%	-1%
Douglaston/Little Neck	\$279	\$319	\$294	-13%	-5%
Floral Park/Bellerose	\$306	\$298	\$320	2%	-5%
Flushing	\$400	\$367	\$373	9%	7%
Fresh Meadows/ Oakland Gardens	\$317	\$343	\$361	-8%	-12%
Howard Beach/Broadchannel	\$199	\$217	\$207	-8%	-4%
Jackson Heights/Elmhurst	\$330	\$301	\$324	10%	2%
Jamaica Estates/Holliswood	\$183	\$184	\$201	-1%	-9%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$680	\$706	\$663	-4%	3%
Middle Village/Maspeth	\$346	\$189	\$317	83%	9%
Queens Village/Hollis	\$303	\$285		6%	
Rego Park/Forest Hills/ Kew Gardens	\$335	\$332	\$344	1%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$223	\$203	\$310	10%	-28%
Ridgewood/Glendale	\$342	\$277	\$309	23%	11%
Rockaways/Averne	\$377	\$361	\$348	5%	8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$247	\$221	\$438	11%	-44%
Sunnyside/Woodside	\$343	\$338	\$363	1%	-6%

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

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$331	\$310	\$333	7%	-1%
Astoria	\$542	\$439	\$538	24%	1%
Bayside	\$400	\$298	\$363	34%	10%
Beechhurst/Whitestone	\$294	\$304	\$301	-3%	-2%
Breezy Point/Belle Harbor/ Rockaway Park	\$263	\$326	\$347	-19%	-24%
Briarwood/Jamaica Hills/ Hillcrest	\$303	\$269	\$304	12%	-1%
College Point	\$360	\$340	\$356	6%	1%
Corona/East Elmhurst	\$305	\$344	\$253	-11%	21%
Douglaston/Little Neck	\$234	\$274	\$264	-15%	-11%
Floral Park/Bellerose	\$300	\$296	\$310	2%	-3%
Flushing	\$357	\$311	\$330	15%	8%
Fresh Meadows/ Oakland Gardens	\$320	\$367	\$388	-13%	-17%
Howard Beach/Broadchannel	\$201	\$207	\$200	-3%	0%
Jackson Heights/Elmhurst	\$321	\$285	\$311	13%	3%
Jamaica Estates/Holliswood	\$178	\$189	\$241	-6%	-26%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$669	\$711	\$643	-6%	4%
Middle Village/Maspeth	\$352	\$189	\$270	87%	30%
Queens Village/Hollis	\$303	\$285		6%	
Rego Park/Forest Hills/ Kew Gardens	\$317	\$313	\$322	1%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$209	\$203	\$332	3%	-37%
Ridgewood/Glendale	\$284	\$255	\$262	11%	8%
Rockaways/Averne	\$392	\$377	\$352	4%	11%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$192	\$179	\$464	7%	-59%
Sunnyside/Woodside	\$330	\$327	\$369	1%	-11%

Condominium Sale Price

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$447	\$414	\$435	8%	3%
Astoria	\$382	\$367	\$399	4%	-4%
Bayside	\$501	\$545	\$492	-8%	2%
Beechhurst/Whitestone	\$565	\$635	\$503	-11%	12%
Breezy Point/Belle Harbor/ Rockaway Park		\$269	\$374		
Briarwood/Jamaica Hills/ Hillcrest	\$330	\$332	\$298	-1%	10%
College Point	\$411	\$449	\$396	-9%	4%
Corona/East Elmhurst	\$283	\$264	\$193	7%	46%
Douglaston/Little Neck	\$518	\$550	\$543	-6%	-5%
Floral Park/Bellerose			\$480		
Flushing	\$465	\$398	\$361	17%	29%
Fresh Meadows/ Oakland Gardens	\$513	\$372	\$409	38%	25%
Howard Beach/Broadchannel	\$225	\$196	\$304	15%	-26%
Jackson Heights/Elmhurst	\$296	\$315	\$317	-6%	-7%
Jamaica Estates/Holliswood Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$713	\$665	\$703	7%	2%
Middle Village/Maspeth	\$348	\$198	\$293	76%	19%
Queens Village/Hollis	\$269	\$310		-13%	
Rego Park/Forest Hills/ Kew Gardens	\$372	\$366	\$404	2%	-8%
Richmond Hill/ South Ozone Park/Woodhaven	\$275	\$179	\$294	54%	-6%
Ridgewood/Glendale	\$256	\$369	\$341	-31%	-25%
Rockaways/Averne	\$421	\$355	\$379	18%	11%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$262	\$365	\$358	-28%	-27%
Sunnyside/Woodside	\$254	\$315	\$351	-19%	-28%

Note: sale price in thousands

Condominium Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$388	\$367	\$383	6%	1%
Astoria	\$350	\$345	\$381	1%	-8%
Bayside	\$465	\$544	\$510	-15%	-9%
Beechhurst/Whitestone	\$565	\$635	\$503	-11%	12%
Breezy Point/Belle Harbor/ Rockaway Park		\$269	\$390		
Briarwood/Jamaica Hills/ Hillcrest	\$350	\$331	\$300	6%	17%
College Point	\$420	\$449	\$400	-7%	5%
Corona/East Elmhurst	\$299	\$274	\$183	9%	64%
Douglaston/Little Neck	\$570	\$543	\$585	5%	-3%
Floral Park/Bellerose			\$480		
Flushing	\$400	\$370	\$348	8%	15%
Fresh Meadows/ Oakland Gardens	\$513	\$380	\$396	35%	29%
Howard Beach/Broadchannel	\$210	\$187	\$205	12%	2%
Jackson Heights/Elmhurst	\$310	\$334	\$319	-7%	-3%
Jamaica Estates/Holliswood Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$650	\$600	\$640	8%	2%
Middle Village/Maspeth	\$360	\$198	\$275	82%	31%
Queens Village/Hollis	\$269	\$310		-13%	
Rego Park/Forest Hills/ Kew Gardens	\$331	\$335	\$355	-1%	-7%
Richmond Hill/ South Ozone Park/ Woodhaven	\$293	\$195	\$332	50%	-12%
Ridgewood/Glendale	\$256	\$369	\$354	-31%	-28%
Rockaways/Averne	\$414	\$355	\$415	17%	0%
Springfield Gardens/ Jamaica/ South Jamaica /Baisley Park	\$262	\$365	\$365	-28%	-28%
Sunnyside/Woodside	\$265	\$277	\$323	-4%	-18%

Note: sale price in thousands

Condominium Sale Price Per Square Foot

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$466	\$467	\$478	0%	-3%
Astoria	\$555	\$547	\$573	1%	-3%
Bayside	\$492	\$469	\$488	5%	1%
Beechhurst/Whitestone	\$306		\$448		-32%
Breezy Point/Belle Harbor/ Rockaway Park		\$265	\$389		
Briarwood/Jamaica Hills/ Hillcrest	\$372	\$376	\$395	-1%	-6%
College Point	\$376	\$340	\$340	11%	11%
Corona/East Elmhurst	\$378	\$363	\$308	4%	23%
Douglaston/Little Neck	\$370	\$482	\$403	-23%	-8%
Floral Park/Bellerose					
Flushing	\$499	\$470	\$472	6%	6%
Fresh Meadows/ Oakland Gardens	\$342	\$385	\$418	-11%	-18%
Howard Beach/Broadchannel	\$199	\$210	\$229	-5%	-13%
Jackson Heights/Elmhurst	\$359	\$399	\$366	-10%	-2%
Jamaica Estates/Holliswood Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$680	\$706	\$663	-4%	3%
Middle Village/Maspeth	\$414	\$189	\$445	120%	-7%
Queens Village/Hollis	\$303				
Rego Park/Forest Hills/ Kew Gardens	\$404	\$422	\$474	-4%	-15%
Richmond Hill/ South Ozone Park/Woodhaven	\$223	\$203	\$310	10%	-28%
Ridgewood/Glendale	\$465	\$403	\$408	15%	14%
Rockaways/Averne	\$392	\$370	\$364	6%	7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$373	\$457	\$438	-18%	-15%
Sunnyside/Woodside	\$437	\$441	\$488	-1%	-11%

Condominium Sale Price Per Square Foot

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$452	\$444	\$474	2%	-5%
Astoria	\$557	\$541	\$581	3%	-4%
Bayside	\$507	\$485	\$521	5%	-3%
Beechhurst/Whitestone	\$306		\$448		-32%
Breezy Point/Belle Harbor/ Rockaway Park		\$265	\$392		
Briarwood/Jamaica Hills/ Hillcrest	\$371	\$387	\$397	-4%	-7%
College Point	\$360	\$340	\$356	6%	1%
Corona/East Elmhurst	\$386	\$351	\$359	10%	8%
Douglaston/Little Neck	\$344	\$483	\$403	-29%	-15%
Floral Park/Bellerose					
Flushing	\$500	\$474	\$474	5%	6%
Fresh Meadows/ Oakland Gardens	\$342	\$410	\$436	-17%	-22%
Howard Beach/Broadchannel	\$201	\$207	\$216	-3%	-7%
Jackson Heights/Elmhurst	\$355	\$367	\$361	-3%	-2%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$669	\$711	\$643	-6%	4%
Middle Village/Maspeth	\$442	\$189	\$437	134%	1%
Queens Village/Hollis	\$303				
Rego Park/Forest Hills/ Kew Gardens	\$363	\$387	\$492	-6%	-26%
Richmond Hill/ South Ozone Park/Woodhaven	\$209	\$203	\$332	3%	-37%
Ridgewood/Glendale	\$465	\$403	\$409	15%	14%
Rockaways/Averne	\$397	\$378	\$371	5%	7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$373	\$457	\$464	-18%	-20%
Sunnyside/Woodside	\$420	\$444		-5%	

Cooperative Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$226	\$217	\$221	4%	2%
Astoria	\$225	\$198	\$219	14%	2%
Bayside	\$232	\$223	\$250	4%	-7%
Beechhurst/Whitestone	\$278	\$234	\$238	19%	17%
Breezy Point/Belle Harbor/ Rockaway Park	\$170	\$238	\$143	-29%	20%
Briarwood/Jamaica Hills/ Hillcrest	\$173	\$169	\$171	2%	1%
College Point					
Corona/East Elmhurst	\$158	\$141	\$153	12%	3%
Douglaston/Little Neck	\$201	\$193	\$194	4%	3%
Floral Park/Bellerose	\$327	\$287	\$289	14%	13%
Flushing	\$201	\$197	\$196	2%	3%
Fresh Meadows/ Oakland Gardens	\$199	\$207	\$201	-4%	-1%
Howard Beach/Broadchannel	\$148	\$156	\$149	-5%	-1%
Jackson Heights/Elmhurst	\$229	\$220	\$215	4%	7%
Jamaica Estates/Holliswood	\$159	\$169	\$166	-6%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$134				
Long Island City	\$500	\$437	\$460	14%	9%
Middle Village/Maspeth	\$181	\$184	\$189	-2%	-4%
Queens Village/Hollis	\$151	\$156	\$166	-3%	-9%
Rego Park/Forest Hills/ Kew Gardens	\$236	\$250	\$246	-5%	-4%
Richmond Hill/ South Ozone Park/Woodhave		\$153			
Ridgewood/Glendale	\$169	\$170	\$185	-1%	-9%
Rockaways/Averne	\$120	\$163	\$330	-26%	-64%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$134	\$115	\$119	16%	13%
Sunnyside/Woodside	\$207	\$195	\$209	7%	-1%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$200	\$194	\$198	3%	1%
Astoria	\$217	\$191	\$169	13%	28%
Bayside	\$205	\$215	\$229	-5%	-10%
Beechhurst/Whitestone	\$245	\$205	\$217	20%	13%
Breezy Point/Belle Harbor/ Rockaway Park	\$160	\$230	\$143	-30%	12%
Briarwood/Jamaica Hills/ Hillcrest	\$169	\$156	\$163	9%	4%
College Point					
Corona/East Elmhurst	\$148	\$130	\$155	14%	-5%
Douglaston/Little Neck	\$210	\$188	\$183	12%	15%
Floral Park/Bellerose	\$288	\$210	\$231	37%	25%
Flushing	\$200	\$196	\$184	2%	9%
Fresh Meadows/ Oakland Gardens	\$195	\$215	\$209	-9%	-6%
Howard Beach/Broadchannel	\$145	\$153	\$147	-5%	-1%
Jackson Heights/Elmhurst	\$199	\$192	\$186	4%	7%
Jamaica Estates/Holliswood	\$145	\$147	\$152	-1%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$134				
Long Island City	\$554	\$335	\$530	65%	4%
Middle Village/Maspeth	\$175	\$195	\$208	-10%	-16%
Queens Village/Hollis	\$140	\$157	\$154	-11%	-9%
Rego Park/Forest Hills/ Kew Gardens	\$209	\$221	\$220	-5%	-5%
Richmond Hill/ South Ozone Park/Woodhaven		\$153			
Ridgewood/Glendale	\$160	\$169	\$179	-5%	-10%
Rockaways/Averne	\$120	\$163	\$330	-26%	-64%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$122	\$110	\$120	11%	2%
Sunnyside/Woodside	\$190	\$192	\$198	-1%	-4%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$292	\$281	\$304	4%	-4%
Astoria	\$404	\$295	\$281	37%	44%
Bayside	\$286	\$278	\$316	3%	-9%
Beechhurst/Whitestone	\$292	\$307	\$855	-5%	-66%
Breezy Point/Belle Harbor/ Rockaway Park	\$264	\$353	\$194	-25%	36%
Briarwood/Jamaica Hills/ Hillcrest	\$255	\$239	\$291	7%	-12%
College Point					
Corona/East Elmhurst	\$174	\$204	\$254	-15%	-32%
Douglaston/Little Neck	\$233	\$238	\$257	-2%	-9%
Floral Park/Bellerose	\$306	\$298	\$320	2%	-5%
Flushing	\$272	\$262	\$284	4%	-4%
Fresh Meadows/ Oakland Gardens	\$312	\$325	\$348	-4%	-10%
Howard Beach/Broadchannel	\$199	\$223	\$199	-11%	0%
Jackson Heights/Elmhurst	\$316	\$272	\$314	16%	1%
Jamaica Estates/Holliswood	\$183	\$184	\$201	-1%	-9%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City					
Middle Village/Maspeth	\$243		\$240		1%
Queens Village/Hollis		\$285			
Rego Park/Forest Hills/ Kew Gardens	\$320	\$316	\$324	1%	-1%
Richmond Hill/ South Ozone Park/ Woodhaven					
Ridgewood/Glendale	\$259	\$245	\$246	6%	5%
Rockaways/Averne	\$120	\$229	\$300	-48%	-60%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$184	\$188		-2%	
Sunnyside/Woodside	\$318	\$299	\$332	6%	-4%

Cooperative Sale Price Per Square Foot

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$280	\$272	\$289	3%	-3%
Astoria	\$413	\$255	\$198	62%	109%
Bayside	\$264	\$261	\$296	1%	-11%
Beechhurst/Whitestone	\$294	\$304	\$790	-3%	-63%
Breezy Point/Belle Harbor/ Rockaway Park	\$263	\$329	\$194	-20%	36%
Briarwood/Jamaica Hills/ Hillcrest	\$238	\$225	\$221	6%	8%
College Point					
Corona/East Elmhurst	\$152	\$190	\$218	-20%	-30%
Douglaston/Little Neck	\$225	\$214	\$235	5%	-4%
Floral Park/Bellerose	\$300	\$296	\$310	2%	-3%
Flushing	\$265	\$273	\$275	-3%	-4%
Fresh Meadows/ Oakland Gardens	\$320	\$335	\$387	-4%	-17%
Howard Beach/Broadchannel	\$201	\$219	\$176	-8%	14%
Jackson Heights/Elmhurst	\$278	\$264	\$306	5%	-9%
Jamaica Estates/Holliswood	\$178	\$189	\$241	-6%	-26%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City					
Middle Village/Maspeth	\$243		\$251		-3%
Queens Village/Hollis		\$285			
Rego Park/Forest Hills/ Kew Gardens	\$310	\$295	\$312	5%	-1%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$280	\$247	\$229	13%	22%
Rockaways/Averne	\$120	\$229	\$300	-48%	-60%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$184	\$178		3%	
Sunnyside/Woodside	\$296	\$301	\$324	-2%	-9%

One - Three Family Dwelling Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$471	\$459	\$470	3%	0%
Astoria	\$649	\$634	\$626	2%	4%
Bayside	\$699	\$678	\$682	3%	3%
Beexhurst/Whitestone	\$597	\$691	\$726	-14%	-18%
Breezy Point/Belle Harbor/ Rockaway Park	\$661	\$792	\$648	-17%	2%
Briarwood/Jamaica Hills/ Hillcrest	\$536	\$552	\$520	-3%	3%
College Point	\$631	\$510	\$509	24%	24%
Corona/East Elmhurst	\$441	\$490	\$510	-10%	-13%
Douglaston/Little Neck	\$753	\$863	\$898	-13%	-16%
Floral Park/Bellerose	\$455	\$442	\$481	3%	-5%
Flushing	\$593	\$608	\$629	-2%	-6%
Fresh Meadows/ Oakland Gardens	\$679	\$655	\$619	4%	10%
Howard Beach/Broadchannel	\$542	\$420	\$544	29%	0%
Jackson Heights/Elmhurst	\$571	\$530	\$561	8%	2%
Jamaica Estates/Holliswood	\$710	\$690	\$753	3%	-6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$320	\$326	\$342	-2%	-6%
Long Island City	\$494	\$683	\$742	-28%	-33%
Middle Village/Maspeth	\$463	\$504	\$523	-8%	-11%
Queens Village/Hollis	\$339	\$324	\$355	5%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$702	\$761	\$763	-8%	-8%
Richmond Hill/ South Ozone Park/Woodhaven	\$366	\$355	\$363	3%	1%
Ridgewood/Glendale	\$461	\$439	\$449	5%	3%
Rockaways/Averne	\$355	\$324	\$358	10%	-1%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$318	\$297	\$312	7%	2%
Sunnyside/Woodside	\$643	\$611	\$588	5%	9%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Queens	\$439	\$410	\$435	7%	1%
Astoria	\$682	\$631	\$630	8%	8%
Bayside	\$683	\$623	\$670	10%	2%
Beexhurst/Whitestone	\$569	\$624	\$630	-9%	-10%
Breezy Point/Belle Harbor/ Rockaway Park	\$615	\$716	\$550	-14%	12%
Briarwood/Jamaica Hills/ Hillcrest	\$516	\$528	\$499	-2%	3%
College Point	\$558	\$485	\$492	15%	13%
Corona/East Elmhurst	\$412	\$448	\$473	-8%	-13%
Douglaston/Little Neck	\$738	\$635	\$863	16%	-15%
Floral Park/Bellerose	\$450	\$440	\$480	2%	-6%
Flushing	\$584	\$600	\$640	-3%	-9%
Fresh Meadows/ Oakland Gardens	\$666	\$642	\$633	4%	5%
Howard Beach/Broadchannel	\$590	\$410	\$555	44%	6%
Jackson Heights/Elmhurst	\$540	\$525	\$528	3%	2%
Jamaica Estates/Holliswood	\$680	\$719	\$720	-5%	-6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$325	\$335	\$339	-3%	-4%
Long Island City	\$384	\$735	\$710	-48%	-46%
Middle Village/Maspeth	\$460	\$495	\$505	-7%	-9%
Queens Village/Hollis	\$347	\$330	\$350	5%	-1%
Rego Park/Forest Hills/ Kew Gardens	\$650	\$650	\$647	0%	1%
Richmond Hill/ South Ozone Park/Woodhaven	\$360	\$348	\$365	4%	-1%
Ridgewood/Glendale	\$473	\$429	\$450	10%	5%
Rockaways/Averne	\$270	\$300	\$323	-10%	-16%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$310	\$290	\$303	7%	2%
Sunnyside/Woodside	\$648	\$593	\$560	9%	16%

Note: sale price in thousands

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

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$350	\$344	\$349	2%	0%
Bathgate/Crotona Park/ East Tremont	\$337	\$360	\$311	-6%	9%
Baychester / Coop City	\$365	\$340	\$331	7%	10%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$382	\$380	\$368	1%	4%
City Island/Pelham Bay/ Pelham Strip/Country Club/ Throgs Neck / Schuylerville	\$380	\$356	\$413	7%	-8%
Fordham/Belmont/ Kingsbridge Heights / University Heights	\$271	\$257	\$357	6%	-24%
Highbidge / Morris Heights / Mount Hope	\$331	\$267	\$380	24%	-13%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$341	\$327	\$294	4%	16%
Melrose / Morrisania	\$348	\$360	\$331	-3%	5%
Mott Haven / Port Morris / Hunts Point	\$343	\$393	\$264	-13%	30%
Parkchester/Westchester Square/ Castle Hill / Soundview	\$297	\$297	\$314	0%	-5%
Pelham Parkway South / Morris Park / Van Nest	\$399	\$354	\$360	13%	11%
Riverdale / Fieldston	\$414	\$401	\$365	3%	14%
Woodlawn / Williamsbridge	\$317	\$330	\$360	-4%	-12%

Note: sale price in thousands

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

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$343	\$320	\$350	7%	-2%
Bathgate / Crotona Park /					
East Tremont	\$360	\$385	\$305	-7%	18%
Baychester / Coop City	\$360	\$320	\$339	13%	6%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$389	\$360	\$385	8%	1%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$372	\$370	\$400	1%	-7%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$281	\$222	\$375	26%	-25%
Highbidge / Morris Heights /					
Mount Hope	\$360	\$196	\$345	84%	4%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$336	\$319	\$314	5%	7%
Melrose / Morrisania	\$358	\$341	\$240	5%	49%
Mott Haven / Port Morris /					
Hunts Point	\$266	\$404	\$255	-34%	4%
Parkchester/Westchester Square/					
Castle Hill / Soundview	\$280	\$315	\$347	-11%	-19%
Pelham Parkway South /					
Morris Park / Van Nest	\$426	\$385	\$366	11%	17%
Riverdale / Fieldston	\$261	\$225	\$275	16%	-5%
Woodlawn / Williamsbridge	\$327	\$325	\$356	1%	-8%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$242	\$237	\$271	2%	-10%
Bathgate / Crotona Park /					
East Tremont			\$305		
Baychester / Coop City	\$287	\$286	\$180	1%	60%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$160	\$151	\$159	6%	1%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$284	\$225	\$389	26%	-27%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$137	\$136	\$148	1%	-8%
Highbidge / Morris Heights /					
Mount Hope	\$197	\$195	\$200	1%	-2%
Kingsbridge / Jerome Park/					
Bedford Park / Norwood	\$202	\$258	\$235	-22%	-14%
Melrose / Morrisania	\$159	\$197	\$201	-19%	-21%
Mott Haven / Port Morris /					
Hunts Point		\$393			
Parkchester/Westchester Square/					
Castle Hill / Soundview	\$214	\$229	\$254	-7%	-16%
Pelham Parkway South /					
Morris Park / Van Nest	\$158	\$122	\$135	29%	17%
Riverdale / Fieldston	\$299	\$251	\$312	19%	-4%
Woodlawn / Williamsbridge	\$153	\$135	\$175	13%	-13%

Note: sale price in thousands

Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$188	\$196	\$218	-4%	-14%
Bathgate / Crotona Park / East Tremont			\$305		
Baychester / Coop City	\$277	\$298	\$180	-7%	54%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$157	\$148	\$165	6%	-5%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$273	\$250	\$359	9%	-24%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$150	\$130	\$148	15%	1%
Highbidge / Morris Heights / Mount Hope	\$196	\$196	\$200	0%	-2%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$186	\$175	\$175	6%	6%
Melrose / Morrisania	\$160	\$177	\$204	-10%	-21%
Mott Haven / Port Morris / Hunts Point		\$393			
Parkchester/Westchester Square/ Castle Hill / Soundview	\$161	\$161	\$229	0%	-30%
Pelham Parkway South / Morris Park / Van Nest	\$155	\$114	\$132	36%	18%
Riverdale / Fieldston	\$230	\$218	\$269	6%	-14%
Woodlawn / Williamsbridge	\$153	\$138	\$168	11%	-9%

Note: sale price in thousands

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

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$256	\$285	\$291	-15%	-17%
Bathgate / Crotona Park / East Tremont			\$322		
Baychester / Coop City	\$286	\$287		0%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$205	\$194	\$211	-17%	-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$341	\$285	\$445	0%	-36%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$153	\$159		-14%	
Hightside / Morris Heights / Mount Hope	\$128		\$220		-11%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$229	\$291	\$267	-31%	-24%
Melrose / Morrisania	\$195	\$190	\$250	-16%	-36%
Mott Haven / Port Morris / Hunts Point					
Parkchester/Westchester Square/ Castle Hill / Soundview	\$206	\$268	\$235	-20%	-9%
Pelham Parkway South / Morris Park / Van Nest	\$211		\$157		0%
Riverdale / Fieldston	\$319	\$305	\$338	-2%	-12%
Woodlawn / Williamsbridge	\$202	\$149	\$204	2%	-25%

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

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$233	\$277	\$283	-16%	-18%
Bathgate / Crotona Park / East Tremont			\$322		
Baychester / Coop City	\$276	\$280		-1%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$209	\$196	\$213	7%	-2%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$294	\$294	\$470	0%	-37%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$159		-2%	
Hightside / Morris Heights / Mount Hope	\$128		\$220		-42%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$239	\$268	\$236	-11%	1%
Melrose / Morrisania	\$186	\$190	\$259	-2%	-28%
Mott Haven / Port Morris / Hunts Point					
Parkchester/Westchester Square/ Castle Hill / Soundview	\$170	\$264	\$202	-36%	-16%
Pelham Parkway South / Morris Park / Van Nest	\$211		\$157		34%
Riverdale / Fieldston	\$313	\$304	\$329	3%	-5%
Woodlawn / Williamsbridge	\$202	\$149	\$190	36%	7%

Condominium Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$305	\$276	\$322	11%	-5%
Bathgate / Crotona Park / East Tremont			\$305		
Baychester / Coop City	\$287	\$296		-3%	
Bronxdale / Pelham Gardens / Pelham Parkway North		\$138	\$192		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$354	\$287	\$490	23%	-28%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope	\$197	\$195	\$200	1%	-2%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$263	\$423	\$373	-38%	-30%
Melrose / Morrisania	\$160	\$262	\$187	-39%	-14%
Mott Haven / Port Morris / Hunts Point		\$393			
Parkchester/Westchester Square/ Castle Hill / Soundview	\$237	\$242	\$273	-2%	-13%
Pelham Parkway South / Morris Park / Van Nest	\$216				
Riverdale / Fieldston	\$1,134	\$575	\$571	97%	99%
Woodlawn / Williamsbridge		\$107	\$262		

Note: sale price in thousands

Condominium Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$259	\$268	\$322	-3%	-20%
Bathgate / Crotona Park / East Tremont			\$305		
Baychester / Coop City	\$277	\$302		-9%	
Bronxdale / Pelham Gardens / Pelham Parkway North		\$138	\$182		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$295	\$290	\$464	2%	-36%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope	\$196	\$196	\$200	0%	-2%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$263	\$489	\$363	-46%	-27%
Melrose / Morrisania	\$160	\$262	\$184	-39%	-13%
Mott Haven / Port Morris / Hunts Point		\$393			
Parkchester/Westchester Square/ Castle Hill / Soundview	\$160	\$150	\$269	6%	-40%
Pelham Parkway South / Morris Park / Van Nest	\$216				
Riverdale / Fieldston	\$1,525	\$660	\$447	131%	241%
Woodlawn/Williamsbridge		\$107	\$262		

Note: sale price in thousands

Condominium Sale Price Per Square Foot

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$250	\$299	\$297	-17%	-16%
Bathgate / Crotona Park /					
East Tremont			\$322		
Baychester / Coop City	\$286	\$287		0%	
Bronxdale / Pelham Gardens/					
Pelham Parkway North		\$173	\$216		
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$346	\$341	\$487	1%	-29%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights					
Hightbridge / Morris Heights /					
Mount Hope	\$128		\$220		-42%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood		\$388	\$383		
Melrose / Morrisania	\$148	\$190	\$284	-22%	-48%
Mott Haven / Port Morris /					
Hunts Point					
Parkchester/Westchester Square/					
Castle Hill / Soundview	\$209	\$276	\$238	-24%	-12%
Pelham Parkway South /					
Morris Park / Van Nest	\$253				
Riverdale / Fieldston	\$566	\$455	\$459	25%	23%
Woodlawn / Williamsbridge		\$149	\$283		

Condominium Sale Price Per Square Foot

	Median				
	3q11	2q11	3q10	Percent Change 2q11	3q10
Bronx	\$212	\$298	\$297	-29%	-29%
Bathgate / Crotona Park /					
East Tremont	\$226		\$322		-30%
Baychester / Coop City		\$280			
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$276	\$173	\$215	60%	28%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville		\$318	\$523		
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$294				
Hightbridge / Morris Heights /					
Mount Hope			\$220		
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$128	\$431	\$422	-70%	-70%
Melrose / Morrisania		\$190	\$290		
Mott Haven / Port Morris /					
Hunts Point	\$148				
Parkchester/Westchester Square/					
Castle Hill / Soundview		\$292	\$210		
Pelham Parkway South /					
Morris Park / Van Nest	\$171				
Riverdale / Fieldston	\$253	\$494	\$471	-49%	-46%
Woodlawn / Williamsbridge	\$566	\$149	\$283	279%	100%

Cooperative Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$210	\$210	\$238	0%	-12%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$125	\$180		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$160	\$155	\$139	4%	15%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$122	\$148	\$139	-17%	-12%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$137	\$136	\$148	1%	-8%
Hightbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$191	\$154	\$152	24%	26%
Melrose / Morrisania	\$158	\$154	\$208	3%	-24%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$174	\$163	\$156	6%	11%
Pelham Parkway South / Morris Park / Van Nest	\$128	\$122	\$135	5%	-5%
Riverdale / Fieldston	\$252	\$237	\$283	6%	-11%
Woodlawn / Williamsbridge	\$153	\$144	\$146	6%	5%

Note: sale price in thousands

Cooperative Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$171	\$170	\$193	1%	-11%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$125	\$180		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$157	\$155	\$141	1%	12%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$120	\$138	\$139	-13%	-13%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$150	\$130	\$148	15%	1%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$173	\$155	\$148	12%	17%
Melrose / Morrisania	\$160	\$165	\$214	-3%	-25%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$161	\$168	\$138	-4%	16%
Pelham Parkway South / Morris Park / Van Nest	\$128	\$114	\$132	13%	-3%
Riverdale / Fieldston	\$230	\$210	\$257	10%	-11%
Woodlawn / Williamsbridge	\$153	\$155	\$146	-2%	4%

Note: sale price in thousands

Cooperative Sale Price Per Square Foot

Average					
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$262	\$275	\$286	-5%	-8%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$205	\$201	\$206	2%	-1%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$331	\$202	\$238	64%	39%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$153	\$159		-4%	
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$229	\$214	\$202	7%	13%
Melrose / Morrisania	\$226		\$216		5%
Mott Haven / Port Morris / Hunts Point					
Parkchester/Westchester Square/ Castle Hill / Soundview	\$125	\$119	\$166	5%	-25%
Pelham Parkway South / Morris Park / Van Nest	\$168		\$157		7%
Riverdale / Fieldston	\$302	\$295	\$318	2%	-5%
Woodlawn / Williamsbridge	\$202		\$165		23%

Cooperative Sale Price Per Square Foot

	Median				Percent Change	
	3q11	2q11	3q10	2q11	3q10	
Bronx	\$233	\$265	\$260	-12%	-11%	
Bathgate / Crotona Park / East Tremont						
Baychester / Coop City						
Bronxdale / Pelham Gardens / Pelham Parkway North	\$209	\$204	\$204	3%	3%	
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$331	\$202	\$238	64%	39%	
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$159		-2%		
Hightside / Morris Heights / Mount Hope						
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$239	\$197	\$200	21%	19%	
Melrose / Morrisania	\$209		\$226		-7%	
Mott Haven / Port Morris / Hunts Point						
Parkchester/Westchester Square/ Castle Hill / Soundview	\$125	\$119	\$166	5%	-25%	
Pelham Parkway South / Morris Park / Van Nest	\$168		\$157		7%	
Riverdale / Fieldston	\$297	\$300	\$311	-1%	-5%	
Woodlawn / Williamsbridge	\$202		\$165		23%	

One - Three Family Dwelling Sale Price

	Average				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$389	\$397	\$388	-2%	0%
Bathgate / Crotona Park /					
East Tremont	\$337	\$360	\$311	-6%	8%
Baychester / Coop City	\$377	\$367	\$334	3%	13%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$420	\$404	\$406	4%	4%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$392	\$379	\$415	3%	-6%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$313	\$317	\$373	-1%	-16%
Highbidge / Morris Heights /					
Mount Hope	\$397	\$332	\$400	20%	-1%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$395	\$380	\$402	4%	-2%
Melrose / Morrisania	\$394	\$399	\$370	-1%	6%
Mott Haven / Port Morris /					
Hunts Point	\$343	\$393	\$264	-13%	30%
Parkchester/Westchester Square/					
Castle Hill / Soundview	\$355	\$341	\$372	4%	-5%
Pelham Parkway South /					
Morris Park / Van Nest	\$431	\$378	\$402	14%	7%
Riverdale / Fieldston	\$1,060	\$1,368	\$773	-23%	37%
Woodlawn / Williamsbridge	\$325	\$342	\$369	-5%	-12%

Note: sale price in thousands

One - Three Family Dwelling Sale Price

	Median				
	3q11	2q11	3q10	Percent Change	
				2q11	3q10
Bronx	\$375	\$370	\$382	1%	-2%
Bathgate / Crotona Park /					
East Tremont	\$360	\$385	\$304	-7%	18%
Baychester / Coop City	\$373	\$358	\$339	4%	10%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$415	\$387	\$398	7%	4%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$375	\$385	\$400	-3%	-6%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$298	\$243	\$385	23%	-22%
Highbidge / Morris Heights /					
Mount Hope	\$378	\$370	\$380	2%	-1%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$397	\$410	\$439	-3%	-10%
Melrose / Morrisania	\$399	\$399	\$340	0%	17%
Mott Haven / Port Morris /					
Hunts Point	\$266	\$413	\$255	-36%	4%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$373	\$340	\$373	10%	0%
Pelham Parkway South /					
Morris Park / Van Nest	\$440	\$385	\$400	14%	10%
Riverdale / Fieldston	\$763	\$1,153	\$675	-34%	13%
Woodlawn / Williamsbridge	\$334	\$330	\$365	1%	-9%

Note: sale price in thousands