



THE REAL ESTATE BOARD OF NEW YORK

NEW YORK CITY RESIDENTIAL SALES REPORT THIRD QUARTER 2016



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of New York.

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Executive Summary

In the third quarter of 2016, the New York City residential sales market posted a new all-time high in citywide total consideration (monetary value for completed transactions) at \$13.6 billion, a 15 percent rise from the third quarter of 2015.

Bouncing back from a lukewarm second quarter 2016, the average sales prices for a home (cooperatives, condominiums, and one-to-three-family dwellings) in Brooklyn, Queens and the Bronx also set new records since the Real Estate Board of New York (REBNY) began tracking home sales data in 2006. The average sales price for a home hit \$891,000 in Brooklyn; \$523,000 in Queens; and \$400,000 in the Bronx.

The average sales price for a condominium in Manhattan also hit a new record of \$2,952,000 driven by sales in high-priced, new developments.

The average sales price of a New York City home increased eleven percent to \$981,000 in the third quarter of 2016 compared to \$888,000 in the third quarter of 2015. All five boroughs individually posted year-over-year increases in the average sales price for a home.

Demonstrating the breadth of demand for New York City homes, the median sales price for a home also increased in all the boroughs this quarter compared to last year. The median price for a home in New York City increased four percent to \$580,000.

Home sales volume increased year-over-year in each borough, except for Manhattan with the total number of New York City homes sales registering at 13,899 in the third quarter of 2016, a four percent rise from last year. The total number of home sales transactions rose two percent to 3,257 in Brooklyn; seven percent to 4,303 in Queens; 13 percent to 1,034 in the Bronx; and 32 percent to 1,647 in Staten Island. Manhattan posted 3,658 sales, a six percent decrease from the third quarter of 2015.

New records for total residential sales consideration were also set for both Manhattan and Brooklyn in the third quarter of 2016. Year-over-year, total consideration increased 16 percent to \$7.31 billion in Manhattan and 11 percent to \$2.90 billion in Brooklyn. Total residential sales consideration rose 12 percent to \$2.25 billion in Queens; 16 percent to \$413.9 million in the Bronx; and 41 percent to \$767.3 million in Staten Island in the third quarter of 2016 compared to last year's third quarter.

All Homes

The average sales price of a home in New York City during the third quarter of 2016 was \$981,000, an 11 percent increase from the third quarter of 2015. The average sales price of a home in Manhattan increased 24 percent from last year's third quarter to \$1,997,000. When compared to the third quarter of last year, the average sales price of a home: in Brooklyn, rose by eight percent to \$891,000; in Queens, grew by six percent to \$523,000; in the Bronx, increased three percent to \$400,000; and in Staten Island, rose by seven percent to \$466,000.

Condominiums

The average sales price of a condominium unit in New York City increased 31 percent to \$1,918,000 in the third quarter of 2016 from \$1,460,000 the third quarter of 2015. The average sales price of a condo in Manhattan during the quarter was \$2,952,000, a 44 percent increase over the year, while the Brooklyn average sales price increased 14 percent to \$1,034,000. The average sales price for a condominium unit in Queens was \$568,000 this quarter, a 13 percent increase from last year's third quarter average.

Cooperatives

The average sales price of a cooperative unit in New York City during the third quarter of 2016 was \$761,000, down two percent from last year's third quarter average. When compared to the third quarter of 2015, the average sales price of a coop in Manhattan increased two percent to \$1,214,000. Brooklyn saw a seven percent increase in the average coop sales price, rising to \$535,000 from the third quarter of 2015, while the average sales price of a coop in Queens rose three percent to \$266,000. The average sales price of a coop unit in the Bronx decreased four percent to \$239,000 from last year's third quarter.

One-to-Three Family Dwellings

The average sales price of a one-to-three family dwelling in New York City during the third quarter of 2016 increased two percent from last year's third quarter average to \$731,000. In Manhattan, the average sales price for a one-to-three family home rose three percent to \$7,170,000. The Brooklyn average sales price for a one-to-three family home was \$980,000, up six percent from the third quarter of 2015, while the average sales price in Queens rose by six percent to \$647,000. The average sales price for a one-to-three family dwelling in the Bronx increased seven percent to \$472,000 and eight percent to \$494,000 in Staten Island.

Manhattan Neighborhood Highlights

In the third quarter of 2016, the average sales price of a condominium in Midtown East increased over three times to \$6,795,000 compared to the third quarter of 2015. The number of condo sales in Midtown East was 98, a nine percent increase from this quarter last year. This steep average price increase was largely due to sales at 432 Park Avenue where there were 24 sales recorded this quarter that averaged \$20.9 million.

Demand for cooperative units fell in Manhattan this quarter with sales on the Upper East Side declining 15 percent to 518 compared to 613 in the third quarter of 2015. The average price of a coop unit on the Upper East Side increased slightly to \$1,501,000.

Brooklyn Neighborhood Highlights

The average price of a Williamsburg condo fell five percent this quarter to \$969,000 compared to the third quarter of 2015. The number of sales in the neighborhood increased 2 percent to 120 sales year-over-year.

In Bedford Stuyvesant, the average sales price of a one-to-three family home increased 19 percent to \$1,284,000 compared to the third quarter of last year. Year-over-year, the number of sales in Bedford Stuyvesant dropped 29 percent to 106 sales.

Queens Neighborhood Highlights

Flushing recorded the most condominium sales in Queens this quarter tallying 86, an increase of 28 percent from the third quarter of 2015. The average sales price of a condominium in Flushing was \$518,000, a six percent increase year-over-year.

The number of one-to-three family home sales in Springfield Gardens / Jamaica / South Jamaica / Baisley Park increased 15 percent to 313 sales this quarter compared to last year. Year-over-year, the average sales price of a one-to-three family home in Springfield Gardens / Jamaica / South Jamaica / Baisley Park increased five percent to \$406,000.

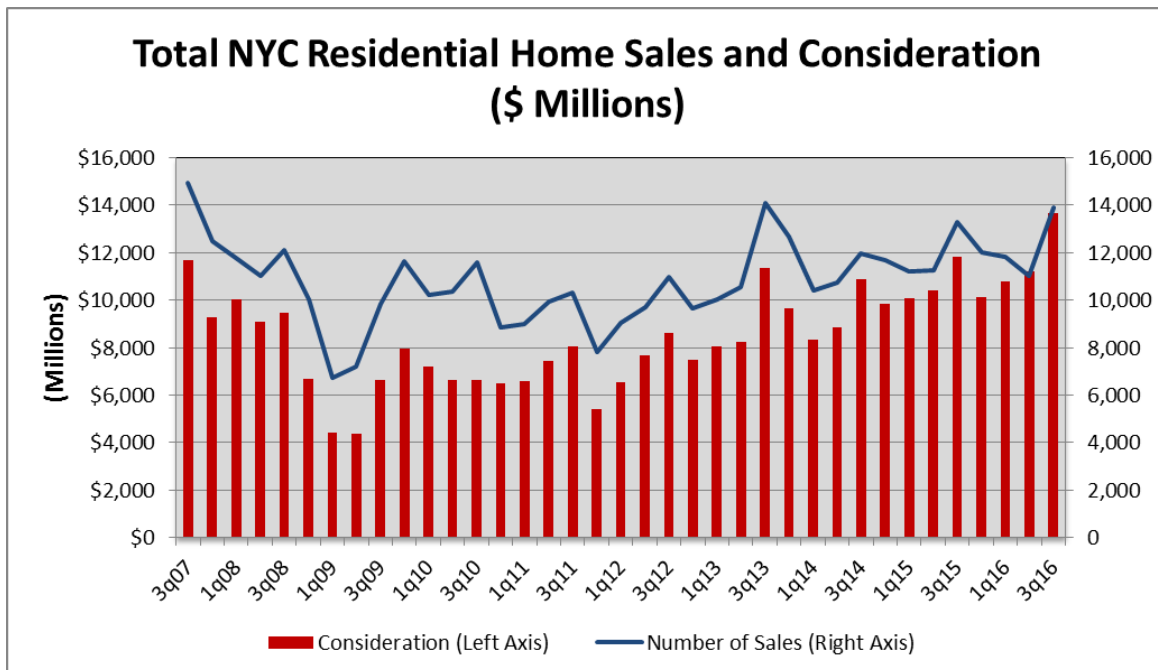
Bronx Neighborhood Highlights

City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville registered 120 sales of one-to-three family home sales this quarter, a six percent decrease from the third quarter of 2015. The average sales price of a one-to-three family dwelling in the area was \$525,000, an increase of 14 percent year-over-year.

TOTAL CONSIDERATION

Borough	Total Consideration for Residential Sales 3q16	Total Consideration for Residential Sales 2q16	Total Consideration for Residential Sales 3q15
Manhattan	\$7,306,089,085	\$6,517,954,319	\$6,283,744,748
Bronx	\$413,950,912	\$339,949,466	\$356,300,550
Brooklyn	\$2,902,307,989	\$2,167,581,078	\$2,625,117,290
Queens	\$2,249,184,892	\$1,743,985,957	\$1,999,652,469
Staten Island	\$767,304,763	\$456,159,660	\$543,489,974
NYC	\$13,638,837,640	\$11,225,630,481	\$11,808,305,031
Borough		Total Consideration Percentage Change From 2q16	Total Consideration Percentage Change From 3q15
Manhattan		10.79%	16.27%
Bronx		17.88%	16.18%
Brooklyn		25.32%	10.56%
Queens		22.46%	12.48%
Staten Island		40.55%	41.18%
NYC		17.69%	15.50%

TOTAL CONSIDERATION HISTORY



CITYWIDE AND BOROUGH SALES DATA

HOME SALE PRICE

(includes all condominium, cooperative units & one-to-three family dwellings)

AVG PRICE (in thousands)					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$981	\$1,018	\$888	-4%	11%
Manhattan	\$1,997	\$2,118	\$1,609	-6%	24%
Bronx	\$400	\$382	\$389	5%	3%
Brooklyn	\$891	\$820	\$822	9%	8%
Queens	\$523	\$514	\$495	2%	6%
Staten Island	\$466	\$444	\$436	5%	7%
MEDIAN PRICE (in thousands)					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$580	\$582	\$560	0%	4%
Manhattan	\$1,045	\$1,099	\$920	-5%	14%
Bronx	\$379	\$360	\$361	5%	5%
Brooklyn	\$685	\$661	\$650	4%	5%
Queens	\$450	\$450	\$426	0%	6%
Staten Island	\$440	\$410	\$410	7%	7%
AVG PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$690	\$561	\$633	23%	9%
Manhattan	\$1,505	\$1,456	\$1,425	3%	6%
Bronx	\$260	\$253	\$218	3%	19%
Brooklyn	\$619	\$588	\$520	5%	19%
Queens	\$410	\$397	\$356	3%	15%
Staten Island	\$290	\$281	\$265	3%	9%
MEDIAN PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$450	\$458	\$392	-2%	15%
Manhattan	\$1,315	\$1,287	\$1,295	2%	2%
Bronx	\$246	\$231	\$198	6%	24%
Brooklyn	\$512	\$500	\$417	2%	23%
Queens	\$376	\$360	\$329	5%	14%
Staten Island	\$276	\$270	\$256	2%	8%
SALES					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	13,899	11,031	13,302	26%	4%
Manhattan	3,658	3,078	3,906	19%	-6%
Bronx	1,034	889	917	16%	13%
Brooklyn	3,257	2,642	3,193	23%	2%
Queens	4,303	3,395	4,040	27%	7%
Staten Island	1,647	1,027	1,246	60%	32%

CONDOMINIUM SALE PRICE

AVG PRICE					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$1,918	\$1,945	\$1,460	-1%	31%
Manhattan	\$2,952	\$2,843	\$2,056	4%	44%
Bronx	\$229	\$239	\$308	-4%	-26%
Brooklyn	\$1,034	\$923	\$905	12%	14%
Queens	\$568	\$535	\$504	6%	13%
Staten Island	\$288	\$270	\$326	7%	-12%
MEDIAN PRICE					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$955	\$959	\$885	0%	8%
Manhattan	\$1,603	\$1,563	\$1,275	3%	26%
Bronx	\$154	\$130	\$164	18%	-6%
Brooklyn	\$789	\$749	\$775	5%	2%
Queens	\$495	\$479	\$425	3%	16%
Staten Island	\$281	\$265	\$295	6%	-5%
AVG PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$1,280	\$1,262	\$1,203	1%	6%
Manhattan	\$1,780	\$1,708	\$1,577	4%	13%
Bronx	\$239	\$231	\$263	4%	-9%
Brooklyn	\$908	\$827	\$867	10%	5%
Queens	\$664	\$621	\$572	7%	16%
Staten Island	\$291	\$260	\$249	12%	17%
MEDIAN PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$1,190	\$1,168	\$1,164	2%	2%
Manhattan	\$1,556	\$1,515	\$1,451	3%	7%
Bronx	\$190	\$182	\$188	4%	1%
Brooklyn	\$956	\$822	\$901	16%	6%
Queens	\$581	\$569	\$509	2%	14%
Staten Island	\$272	\$257	\$249	6%	9%
SALES					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	2,818	2,698	2,666	4%	6%
Manhattan	1,487	1,570	1,501	-5%	-1%
Bronx	87	85	59	2%	47%
Brooklyn	717	606	641	18%	12%
Queens	361	328	323	10%	12%
Staten Island	166	109	142	52%	17%

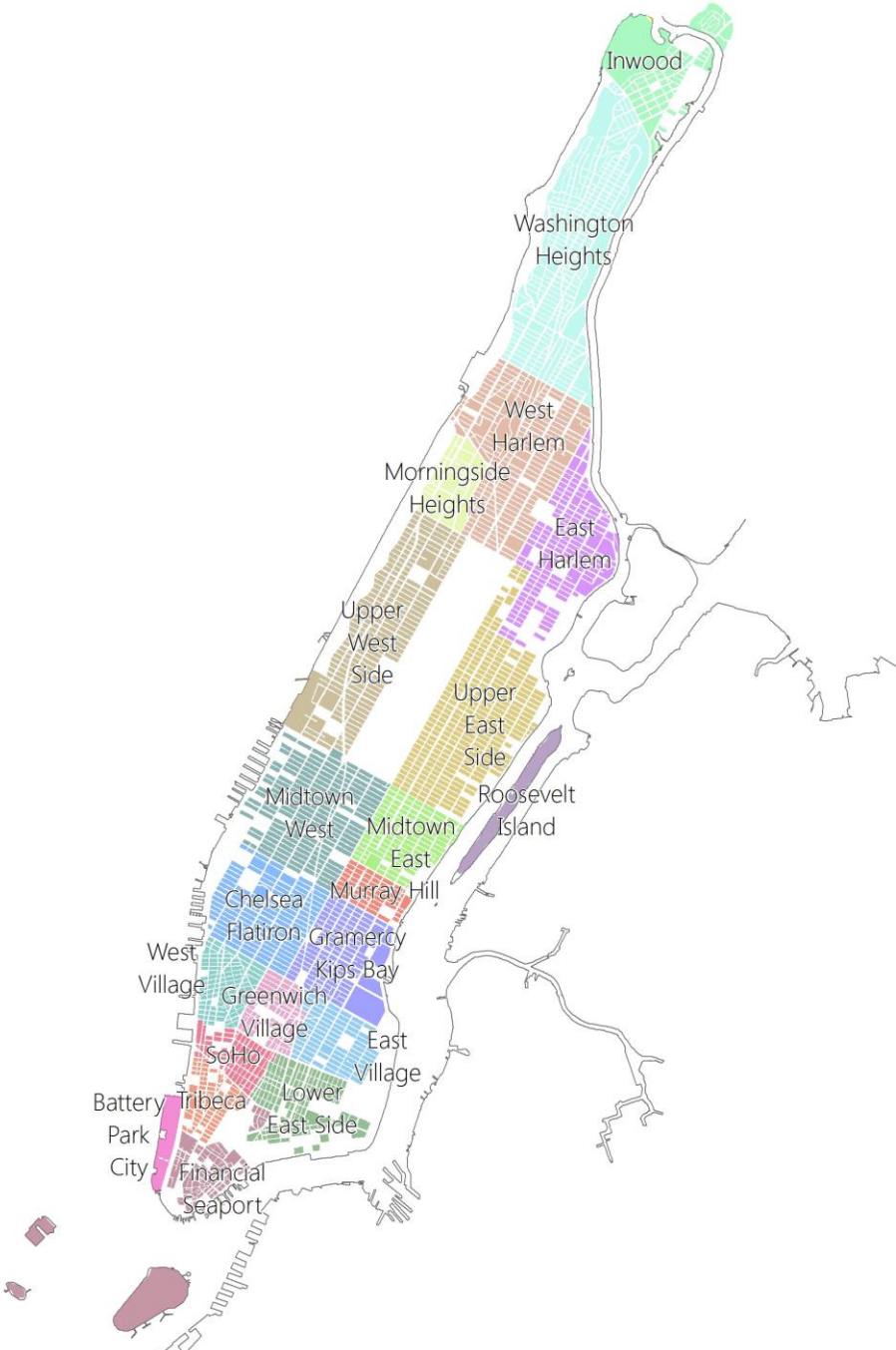
COOPERATIVE SALE PRICE

AVG PRICE					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$761	\$742	\$778	2%	-2%
Manhattan	\$1,214	\$1,235	\$1,193	-2%	2%
Bronx	\$239	\$236	\$249	1%	-4%
Brooklyn	\$535	\$464	\$500	15%	7%
Queens	\$266	\$262	\$259	2%	3%
Staten Island	\$157	\$159	\$189	-1%	-17%
MEDIAN PRICE					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$440	\$410	\$445	7%	-1%
Manhattan	\$780	\$749	\$744	4%	5%
Bronx	\$195	\$200	\$200	-2%	-2%
Brooklyn	\$410	\$358	\$365	15%	12%
Queens	\$240	\$230	\$225	4%	7%
Staten Island	\$139	\$152	\$150	-9%	-7%
AVG PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$860	\$798	\$861	8%	0%
Manhattan	\$1,284	\$1,215	\$1,237	6%	4%
Bronx	\$304	\$278	\$285	9%	7%
Brooklyn	\$584	\$615	\$622	-5%	-6%
Queens	\$372	\$357	\$337	4%	10%
Staten Island	\$242	\$247	\$246	-2%	-2%
MEDIAN PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$745	\$673	\$787	11%	-5%
Manhattan	\$1,126	\$1,090	\$1,108	3%	2%
Bronx	\$289	\$257	\$267	13%	8%
Brooklyn	\$494	\$504	\$478	-2%	3%
Queens	\$348	\$345	\$320	1%	8%
Staten Island	\$228	\$230	\$231	-1%	-1%
SALES					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	4,453	3,163	4,567	41%	-2%
Manhattan	2,124	1,462	2,348	45%	-10%
Bronx	227	180	208	26%	9%
Brooklyn	738	514	741	44%	0%
Queens	1,328	986	1,245	35%	7%
Staten Island	36	21	25	71%	44%

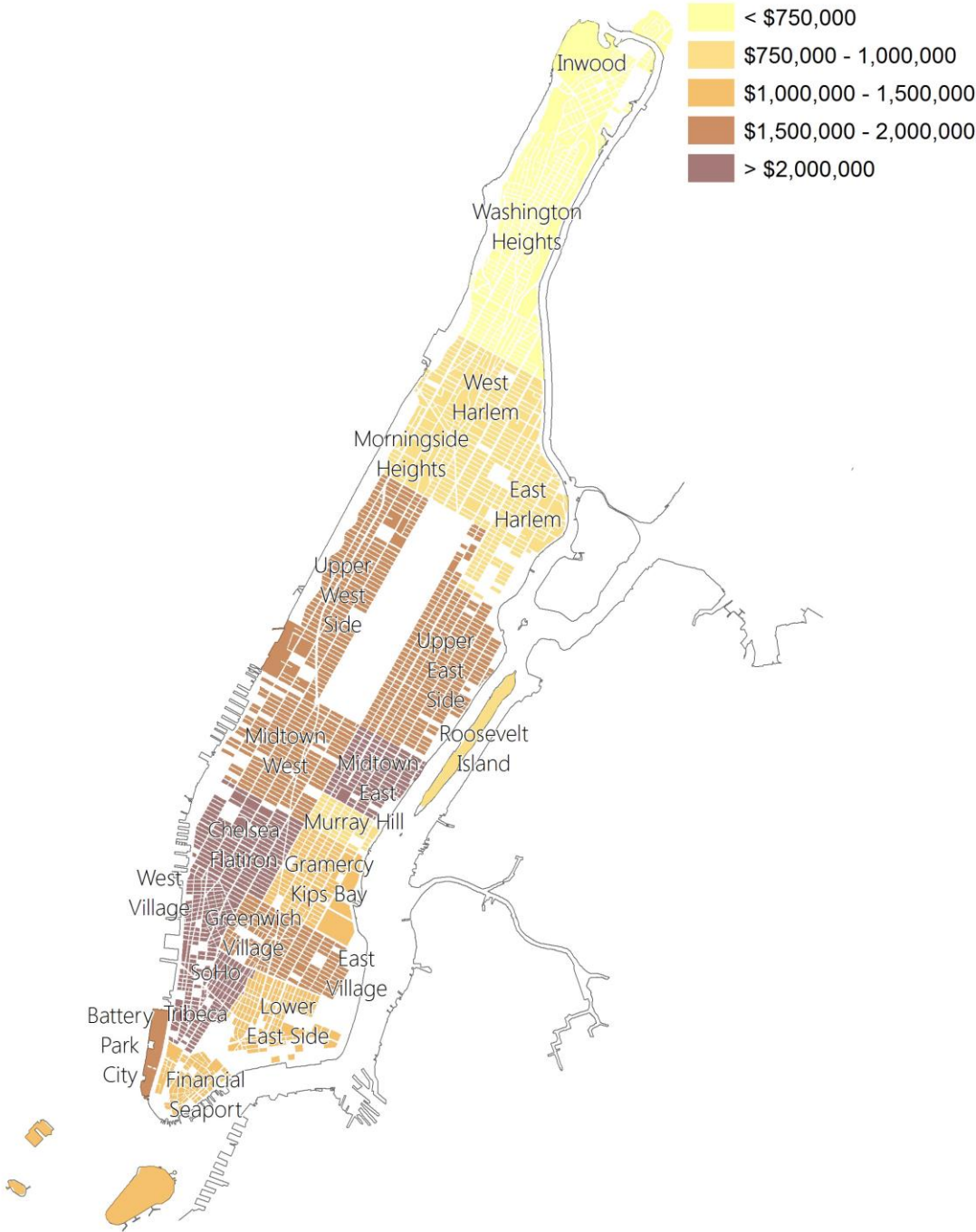
ONE – THREE FAMILY DWELLING SALE PRICE

AVG PRICE (price in thousands)					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$731	\$702	\$719	4%	2%
Manhattan	\$7,170	\$5,412	\$6,948	32%	3%
Bronx	\$472	\$444	\$440	6%	7%
Brooklyn	\$980	\$900	\$925	9%	6%
Queens	\$647	\$630	\$612	3%	6%
Staten Island	\$494	\$472	\$456	5%	8%
MEDIAN PRICE (price in thousands)					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$563	\$550	\$540	2%	4%
Manhattan	\$6,700	\$3,350	\$5,657	100%	18%
Bronx	\$435	\$420	\$420	4%	4%
Brooklyn	\$790	\$742	\$730	6%	8%
Queens	\$604	\$595	\$565	2%	7%
Staten Island	\$460	\$440	\$425	5%	8%
AVG PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$408	\$393	\$337	4%	21%
Manhattan	\$2,282	\$1,432	\$1,304	59%	75%
Bronx	\$253	\$251	\$206	1%	23%
Brooklyn	\$533	\$501	\$397	6%	34%
Queens	\$393	\$379	\$335	4%	17%
Staten Island	\$291	\$284	\$266	2%	9%
MEDIAN PPSF					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	\$343	\$328	\$283	4%	21%
Manhattan	\$1,922	\$1,297	\$838	48%	129%
Bronx	\$244	\$234	\$186	4%	31%
Brooklyn	\$462	\$444	\$327	4%	42%
Queens	\$368	\$344	\$310	7%	19%
Staten Island	\$279	\$272	\$260	3%	7%
SALES					
	3q16	2q16	3q15	Change From	
				2q16	3q15
New York City	6,628	5,166	6,069	28%	9%
Manhattan	47	46	57	2%	-18%
Bronx	720	623	650	16%	11%
Brooklyn	1,802	1,521	1,811	18%	0%
Queens	2,614	2,079	2,472	26%	6%
Staten Island	1,445	897	1,079	61%	34%

MANHATTAN NEIGHBORHOODS MAP



MANHATTAN AVERAGE SALES PRICE MAP



MANHATTAN NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$2,952	\$2,843	\$2,056	4%	44%
Battery Park City	\$1,985	\$1,956	\$1,163	1%	71%
Chelsea/Flatiron	\$4,759	\$3,464	\$2,655	37%	79%
East Harlem	\$883	\$744	\$638	19%	38%
East Village	\$1,692	\$1,453	\$1,723	16%	-2%
Financial/Seaport	\$1,273	\$1,247	\$1,151	2%	11%
Gramercy/Kips Bay	\$2,107	\$2,140	\$1,952	-2%	8%
Greenwich Village	\$3,906	\$6,260	\$4,313	-38%	-9%
Inwood	\$363	\$275	\$299	32%	21%
Lower East Side	\$1,629	\$1,216	\$1,186	34%	37%
Midtown East	\$6,795	\$4,929	\$2,094	38%	225%
Midtown West	\$1,901	\$2,308	\$2,699	-18%	-30%
Morningside Heights	\$1,034		\$731		41%
Murray Hill	\$1,261	\$1,215	\$1,269	4%	-1%
Roosevelt Island	\$1,200	\$1,750	\$921	-31%	30%
SoHo	\$5,279	\$4,826	\$3,753	9%	41%
TriBeCa	\$4,560	\$4,594	\$4,058	-1%	12%
Upper East Side	\$2,221	\$2,754	\$2,393	-19%	-7%
Upper West Side	\$2,226	\$2,247	\$2,108	-1%	6%
Washington Heights	\$637	\$629	\$535	1%	19%
West Harlem	\$890	\$817	\$886	9%	0%
West Village	\$5,652	\$6,033	\$2,292	-6%	147%

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$1,603	\$1,563	\$1,275	3%	26%
Battery Park City	\$1,110	\$1,225	\$780	-9%	42%
Chelsea/Flatiron	\$2,798	\$2,432	\$1,913	15%	46%
East Harlem	\$801	\$659	\$570	22%	41%
East Village	\$1,521	\$1,232	\$1,578	23%	-4%
Financial/Seaport	\$1,153	\$1,000	\$918	15%	26%
Gramercy/Kips Bay	\$1,538	\$1,629	\$1,400	-6%	10%
Greenwich Village	\$2,795	\$3,048	\$2,750	-8%	2%
Inwood	\$363	\$279	\$299	30%	21%
Lower East Side	\$1,495	\$950	\$893	57%	67%
Midtown East	\$1,971	\$1,856	\$1,093	6%	80%
Midtown West	\$1,236	\$1,375	\$1,221	-10%	1%
Morningside Heights	\$837		\$731		15%
Murray Hill	\$1,229	\$1,100	\$1,250	12%	-2%
Roosevelt Island	\$1,200	\$1,750	\$868	-31%	38%
SoHo	\$4,636	\$3,447	\$2,918	35%	59%
TriBeCa	\$4,397	\$4,050	\$3,645	9%	21%
Upper East Side	\$1,543	\$1,501	\$1,378	3%	12%
Upper West Side	\$1,475	\$1,362	\$1,341	8%	10%
Washington Heights	\$638	\$521	\$497	23%	28%
West Harlem	\$775	\$743	\$825	4%	-6%
West Village	\$3,638	\$4,531	\$1,929	-20%	89%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$1,780	\$1,708	\$1,577	4%	13%
Battery Park City	\$1,435	\$1,609	\$1,122	-11%	28%
Chelsea/Flatiron	\$2,056	\$2,012	\$1,935	2%	6%
East Harlem	\$939	\$814	\$678	15%	38%
East Village	\$1,629	\$1,671	\$1,768	-3%	-8%
Financial/Seaport	\$1,327	\$1,247	\$1,284	6%	3%
Gramercy/Kips Bay	\$1,757	\$1,782	\$1,624	-1%	8%
Greenwich Village	\$2,208	\$2,599	\$2,449	-15%	-10%
Inwood	\$510	\$390	\$380	31%	34%
Lower East Side	\$1,607	\$1,265	\$1,200	27%	34%
Midtown East	\$2,025	\$1,976	\$1,562	2%	30%
Midtown West	\$1,749	\$1,710	\$1,858	2%	-6%
Morningside Heights	\$1,266		\$1,108		14%
Murray Hill	\$1,435	\$1,360	\$1,417	5%	1%
Roosevelt Island	\$1,116	\$1,221	\$1,015	-9%	10%
SoHo	\$2,350	\$2,172	\$2,385	8%	-1%
TriBeCa	\$2,407	\$1,951	\$1,942	23%	24%
Upper East Side	\$1,637	\$1,592	\$1,621	3%	1%
Upper West Side	\$1,720	\$1,722	\$1,644	0%	5%
Washington Heights	\$733	\$713	\$652	3%	12%
West Harlem	\$938	\$945	\$930	-1%	1%
West Village	\$2,840	\$2,687	\$2,100	6%	35%

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$1,556	\$1,515	\$1,451	3%	7%
Battery Park City	\$1,435	\$1,609	\$1,122	-11%	28%
Chelsea/Flatiron	\$1,796	\$1,952	\$1,854	-8%	-3%
East Harlem	\$890	\$864	\$760	3%	17%
East Village	\$1,625	\$1,586	\$1,612	2%	1%
Financial/Seaport	\$1,327	\$1,247	\$1,284	6%	3%
Gramercy/Kips Bay	\$1,760	\$1,701	\$1,534	3%	15%
Greenwich Village	\$2,029	\$2,419	\$1,990	-16%	2%
Inwood	\$510	\$410	\$380	24%	34%
Lower East Side	\$1,553	\$1,244	\$1,153	25%	35%
Midtown East	\$1,476	\$1,515	\$1,405	-3%	5%
Midtown West	\$1,526	\$1,588	\$1,582	-4%	-4%
Morningside Heights	\$1,261		\$1,108		14%
Murray Hill	\$1,339	\$1,342	\$1,357	0%	-1%
Roosevelt Island	\$1,116	\$1,221	\$1,017	-9%	10%
SoHo	\$2,281	\$2,128	\$1,806	7%	26%
TriBeCa	\$2,360	\$1,919	\$1,934	23%	22%
Upper East Side	\$1,398	\$1,360	\$1,358	3%	3%
Upper West Side	\$1,553	\$1,499	\$1,513	4%	3%
Washington Heights	\$742	\$736	\$661	1%	12%
West Harlem	\$949	\$964	\$936	-2%	1%
West Village	\$2,654	\$2,650	\$2,009	0%	32%

COOPERATIVE SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$1,214	\$1,235	\$1,193	-2%	2%
Battery Park City					
Chelsea/Flatiron	\$1,223	\$1,015	\$1,209	21%	1%
East Harlem	\$667	\$388	\$409	72%	63%
East Village	\$1,256	\$767	\$1,118	64%	12%
Financial/Seaport	\$898	\$776	\$1,423	16%	-37%
Gramercy/Kips Bay	\$827	\$974	\$828	-15%	0%
Greenwich Village	\$1,488	\$1,653	\$1,409	-10%	6%
Inwood	\$409	\$434	\$376	-6%	9%
Lower East Side	\$816	\$827	\$681	-1%	20%
Midtown East	\$942	\$1,023	\$1,016	-8%	-7%
Midtown West	\$1,219	\$818	\$1,012	49%	20%
Morningside Heights	\$780	\$1,011	\$827	-23%	-6%
Murray Hill	\$647	\$585	\$637	11%	2%
Roosevelt Island	\$742	\$855	\$377	-13%	97%
SoHo	\$2,575	\$2,044	\$4,198	26%	-39%
TriBeCa	\$3,087	\$2,939	\$2,686	5%	15%
Upper East Side	\$1,501	\$1,721	\$1,496	-13%	0%
Upper West Side	\$1,429	\$1,366	\$1,450	5%	-1%
Washington Heights	\$648	\$466	\$567	39%	14%
West Harlem	\$393	\$411	\$347	-4%	13%
West Village	\$1,124	\$1,185	\$1,031	-5%	9%

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$780	\$749	\$744	4%	5%
Battery Park City					
Chelsea/Flatiron	\$938	\$730	\$773	28%	21%
East Harlem	\$600	\$285	\$345	111%	74%
East Village	\$825	\$638	\$780	29%	6%
Financial/Seaport	\$825	\$708	\$1,400	17%	-41%
Gramercy/Kips Bay	\$640	\$703	\$625	-9%	2%
Greenwich Village	\$1,200	\$1,180	\$1,100	2%	9%
Inwood	\$379	\$369	\$315	3%	21%
Lower East Side	\$705	\$755	\$629	-7%	12%
Midtown East	\$652	\$678	\$740	-4%	-12%
Midtown West	\$640	\$670	\$625	-4%	2%
Morningside Heights	\$702	\$740	\$643	-5%	9%
Murray Hill	\$505	\$484	\$542	4%	-7%
Roosevelt Island	\$573	\$645	\$409	-11%	40%
SoHo	\$2,483	\$1,549	\$2,600	60%	-5%
TriBeCa	\$2,825	\$3,100	\$2,650	-9%	7%
Upper East Side	\$876	\$878	\$900	0%	-3%
Upper West Side	\$970	\$850	\$904	14%	7%
Washington Heights	\$498	\$410	\$500	21%	0%
West Harlem	\$315	\$380	\$325	-17%	-3%
West Village	\$777	\$925	\$905	-16%	-14%

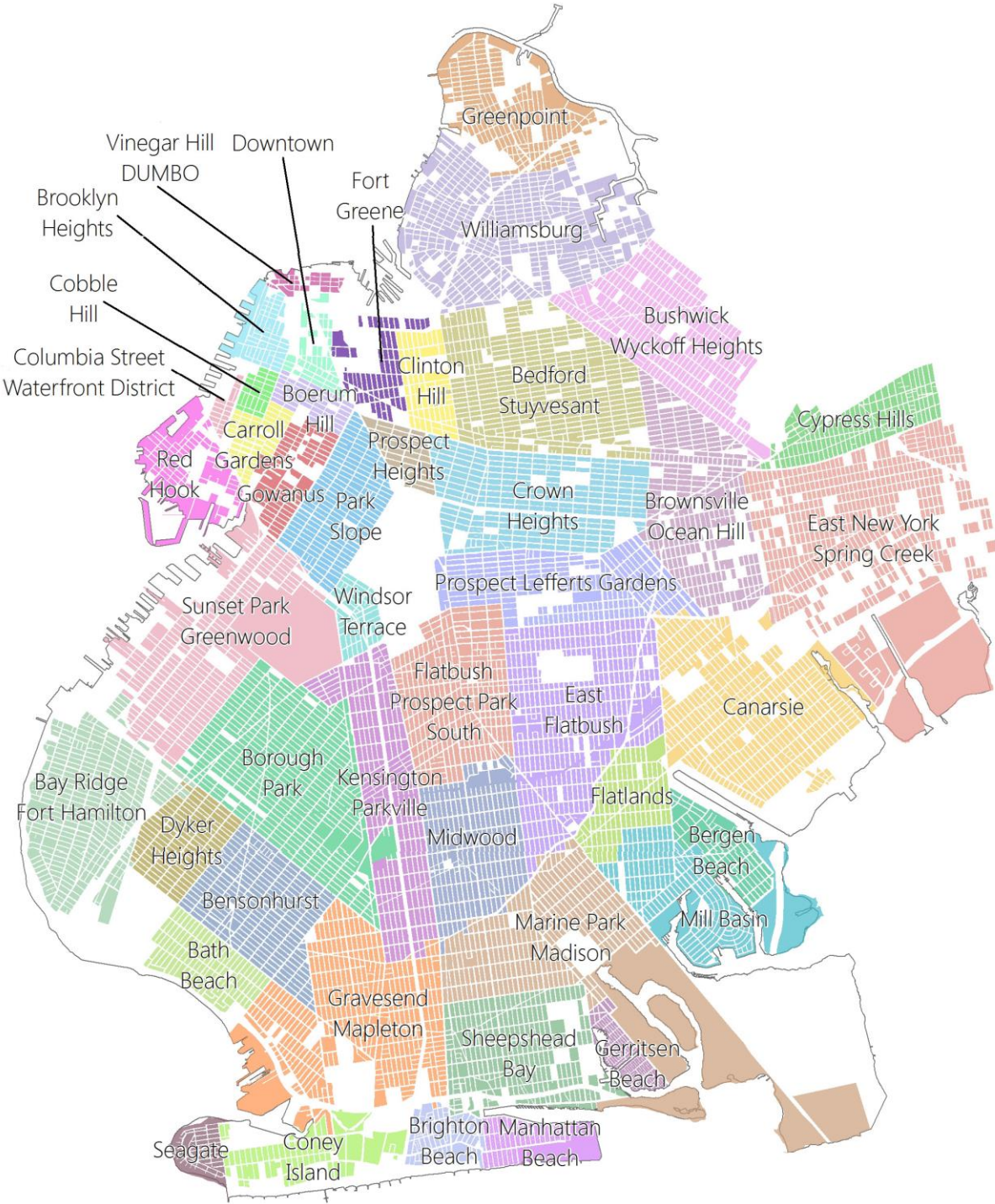
Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

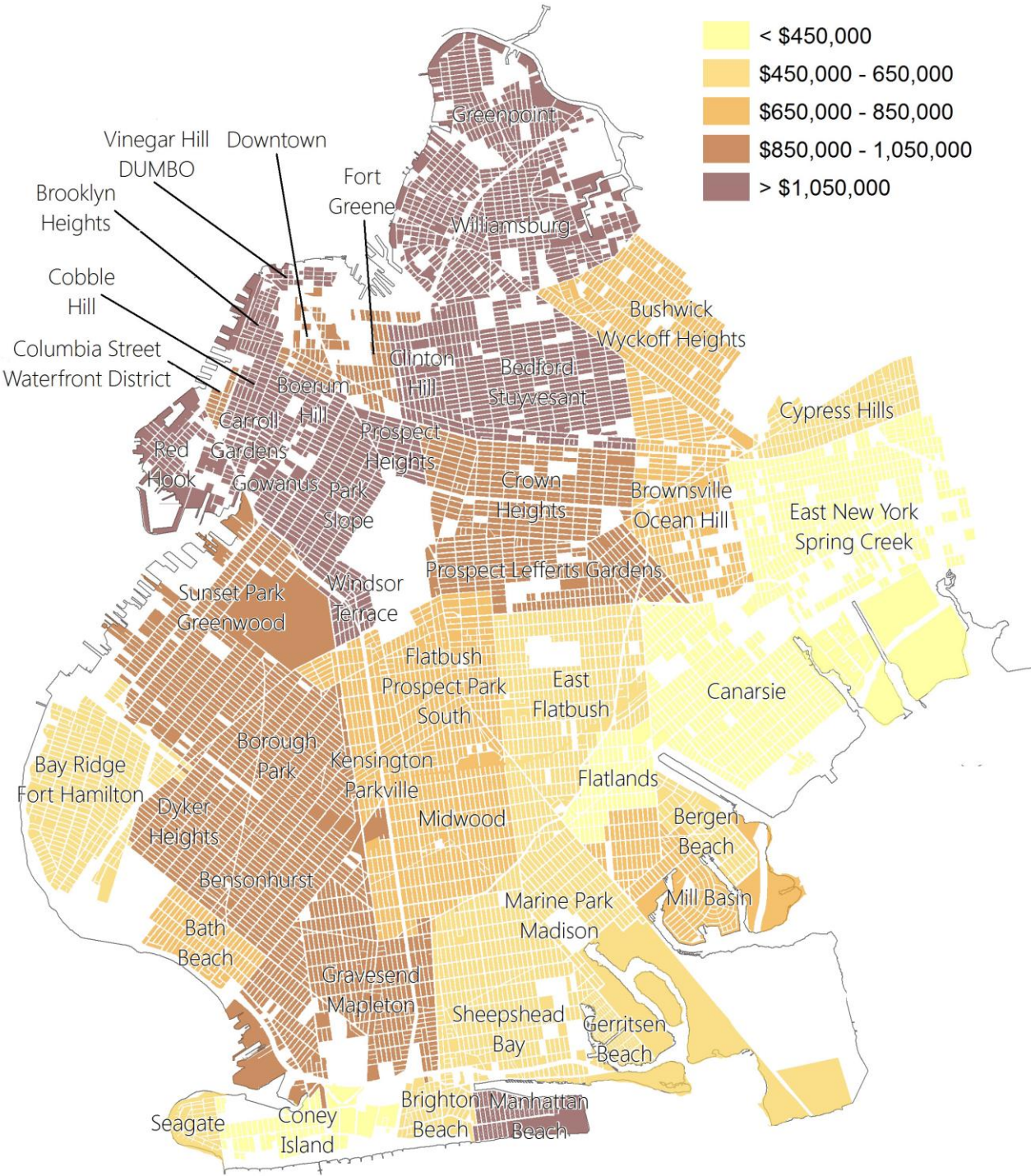
AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$1,227	\$1,215	\$1,237	1%	-1%
Battery Park City					
Chelsea/Flatiron	\$1,440	\$1,402	\$1,421	3%	1%
East Harlem					
East Village	\$1,436	\$1,208	\$1,503	19%	-4%
Financial/Seaport	\$1,095	\$880	\$1,171	24%	-7%
Gramercy/Kips Bay	\$1,224	\$1,246	\$1,204	-2%	2%
Greenwich Village	\$1,517	\$1,480	\$1,661	2%	-9%
Inwood	\$581	\$491	\$560	18%	4%
Lower East Side	\$1,006	\$961	\$991	5%	2%
Midtown East	\$1,009	\$1,008	\$1,065	0%	-5%
Midtown West	\$1,146	\$1,129	\$1,167	2%	-2%
Morningside Heights	\$968	\$992	\$1,065	-2%	-9%
Murray Hill	\$1,041	\$1,032	\$1,008	1%	3%
Roosevelt Island					
SoHo	\$1,577	\$1,751	\$1,698	-10%	-7%
TriBeCa	\$1,734	\$1,553	\$1,254	12%	38%
Upper East Side	\$1,237	\$1,231	\$1,263	0%	-2%
Upper West Side	\$1,298	\$1,221	\$1,321	6%	-2%
Washington Heights	\$775	\$685	\$606	13%	28%
West Harlem	\$741	\$644	\$505	15%	47%
West Village	\$1,629	\$1,800	\$1,568	-10%	4%

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Manhattan	\$1,118	\$1,090	\$1,108	3%	1%
Battery Park City					
Chelsea/Flatiron	\$1,412	\$1,275	\$1,349	11%	5%
East Harlem					
East Village	\$1,320	\$1,218	\$1,423	8%	-7%
Financial/Seaport	\$1,095	\$880	\$1,171	24%	-7%
Gramercy/Kips Bay	\$1,122	\$1,193	\$1,099	-6%	2%
Greenwich Village	\$1,565	\$1,378	\$1,654	14%	-5%
Inwood	\$558	\$493	\$561	13%	-1%
Lower East Side	\$921	\$938	\$935	-2%	-1%
Midtown East	\$956	\$959	\$990	0%	-3%
Midtown West	\$1,091	\$1,080	\$1,033	1%	6%
Morningside Heights	\$997	\$1,000	\$863	0%	16%
Murray Hill	\$1,050	\$1,038	\$1,000	1%	5%
Roosevelt Island					
SoHo	\$1,588	\$1,750	\$1,726	-9%	-8%
TriBeCa	\$1,579	\$1,692	\$1,320	-7%	20%
Upper East Side	\$1,102	\$1,032	\$1,084	7%	2%
Upper West Side	\$1,174	\$1,132	\$1,159	4%	1%
Washington Heights	\$727	\$688	\$581	6%	25%
West Harlem	\$431	\$658	\$400	-35%	8%
West Village	\$1,548	\$1,703	\$1,479	-9%	5%

BROOKLYN NEIGHBORHOODS MAP



BROOKLYN AVERAGE SALES PRICE MAP



BROOKLYN NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$1,034	\$923	\$905	12%	14%
Bath Beach	\$662	\$483	\$533	37%	24%
Bay Ridge / Fort Hamilton	\$517	\$495	\$521	5%	-1%
Bedford Stuyvesant	\$802	\$823	\$723	-3%	11%
Bensonhurst	\$682	\$592	\$490	15%	39%
Bergen Beach	\$412	\$420	\$452	-2%	-9%
Boerum Hill	\$1,751	\$1,969	\$1,226	-11%	43%
Borough Park	\$531	\$629	\$586	-16%	-9%
Brighton Beach	\$807	\$847	\$821	-5%	-2%
Brooklyn Heights	\$1,924	\$2,158	\$1,358	-11%	42%
Brownsville / Ocean Hill	\$423	\$335	\$151	26%	180%
Bushwick / Wyckoff Heights	\$551	\$498	\$598	11%	-8%
Canarsie	\$299	\$249	\$335	20%	-11%
Carroll Gardens	\$1,301	\$1,412	\$1,268	-8%	3%
Clinton Hill	\$1,134	\$1,013	\$768	12%	48%
Cobble Hill	\$1,269	\$710	\$770	79%	65%
Columbia Street Waterfront District	\$943	\$766	\$1,154	23%	-18%
Coney Island	\$415	\$416	\$458	0%	-9%
Crown Heights	\$817	\$907	\$668	-10%	22%
Cypress Hills					
Downtown	\$1,065	\$1,269	\$1,157	-16%	-8%
Dyker Heights	\$597		\$434		38%
East Flatbush	\$365	\$350	\$312	4%	17%
East New York / Spring Creek	\$260	\$265	\$255	-2%	2%
Flatbush / Prospect Park South	\$508	\$495	\$529	3%	-4%
Flatlands					
Fort Greene	\$775	\$1,077	\$1,190	-28%	-35%
Gerritsen Beach					
Gowanus	\$1,113	\$998	\$1,003	12%	11%
Gravesend / Mapleton	\$450	\$618	\$565	-27%	-20%
Greenpoint	\$1,114	\$759	\$967	47%	15%
Kensington / Parkville	\$824	\$808	\$627	2%	31%
Manhattan Beach	\$501	\$916		-45%	
Marine Park / Madison	\$510	\$428	\$554	19%	-8%
Midwood	\$627	\$523	\$396	20%	58%
Mill Basin			\$370		
Park Slope	\$1,135	\$1,170	\$1,320	-3%	-14%
Prospect Heights	\$1,142	\$1,119	\$1,087	2%	5%
Prospect Park Lefferts Gardens	\$601	\$598	\$507	1%	18%
Red Hook					
SeaGate		\$444			
Sheepshead Bay	\$510	\$504	\$456	1%	12%
Sunset Park	\$626	\$715	\$448	-12%	40%
Vinegar Hill / Dumbo	\$2,400	\$1,511	\$1,617	59%	48%
Williamsburg	\$969	\$937	\$1,019	3%	-5%
Windsor Terrace	\$916	\$538	\$733	70%	25%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$789	\$749	\$775	5%	2%
Bath Beach	\$662	\$520	\$569	27%	16%
Bay Ridge / Fort Hamilton	\$498	\$460	\$555	8%	-10%
Bedford Stuyvesant	\$698	\$832	\$694	-16%	1%
Bensonhurst	\$635	\$669	\$490	-5%	30%
Bergen Beach	\$462	\$346	\$500	33%	-8%
Boerum Hill	\$1,632	\$1,413	\$1,100	16%	48%
Borough Park	\$518	\$611	\$550	-15%	-6%
Brighton Beach	\$800	\$745	\$795	7%	1%
Brooklyn Heights	\$1,798	\$1,430	\$1,210	26%	49%
Brownsville / Ocean Hill	\$315	\$335	\$151	-6%	109%
Bushwick / Wyckoff Heights	\$507	\$495	\$499	2%	2%
Canarsie	\$310	\$274	\$384	13%	-19%
Carroll Gardens	\$1,112	\$1,180	\$1,198	-6%	-7%
Clinton Hill	\$985	\$865	\$741	14%	33%
Cobble Hill	\$1,108	\$710	\$575	56%	93%
Columbia Street Waterfront District	\$778	\$780	\$1,105	0%	-30%
Coney Island	\$415	\$430	\$499	-3%	-17%
Crown Heights	\$640	\$780	\$698	-18%	-8%
Cypress Hills					
Downtown	\$997	\$995	\$1,075	0%	-7%
Dyker Heights	\$597		\$445		34%
East Flatbush	\$365	\$350	\$312	4%	17%
East New York / Spring Creek	\$290	\$282	\$273	3%	6%
Flatbush / Prospect Park South	\$502	\$580	\$473	-13%	6%
Flatlands					
Fort Greene	\$533	\$1,012	\$1,113	-47%	-52%
Gerritsen Beach					
Gowanus	\$1,065	\$890	\$885	20%	20%
Gravesend / Mapleton	\$458	\$487	\$462	-6%	-1%
Greenpoint	\$1,079	\$730	\$878	48%	23%
Kensington / Parkville	\$842	\$699	\$627	20%	34%
Manhattan Beach	\$525	\$916		-43%	
Marine Park / Madison	\$540	\$430	\$480	26%	13%
Midwood	\$646	\$450	\$304	43%	112%
Mill Basin			\$370		
Park Slope	\$1,055	\$1,070	\$1,261	-1%	-16%
Prospect Heights	\$885	\$889	\$915	0%	-3%
Prospect Park Lefferts Gardens	\$518	\$643	\$482	-19%	7%
Red Hook					
SeaGate		\$438			
Sheepshead Bay	\$480	\$415	\$400	16%	20%
Sunset Park	\$597	\$637	\$370	-6%	61%
Vinegar Hill / Dumbo	\$2,050	\$1,447	\$1,350	42%	52%
Williamsburg	\$797	\$654	\$837	22%	-5%
Windsor Terrace	\$900	\$538	\$772	67%	17%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Brooklyn	\$908	\$827	\$867	10%	5%	
Bath Beach		\$464	\$516			
Bay Ridge / Fort Hamilton	\$615	\$596	\$501	3%	23%	
Bedford Stuyvesant	\$720	\$767	\$734	-6%	-2%	
Bensonhurst	\$513	\$449	\$583	14%	-12%	
Bergen Beach	\$399	\$322	\$368	24%	9%	
Boerum Hill	\$1,197	\$1,107	\$1,181	8%	1%	
Borough Park	\$542	\$495	\$439	10%	24%	
Brighton Beach	\$674	\$645	\$643	5%	5%	
Brooklyn Heights	\$1,311	\$1,367	\$1,269	-4%	3%	
Brownsville / Ocean Hill	\$398	\$411	\$198	-3%	101%	
Bushwick / Wyckoff Heights	\$761	\$697	\$756	9%	1%	
Canarsie	\$319	\$281	\$316	13%	1%	
Carroll Gardens	\$1,110	\$1,199	\$1,134	-7%	-2%	
Clinton Hill	\$919	\$931	\$968	-1%	-5%	
Cobble Hill	\$1,001	\$859	\$820	17%	22%	
Columbia Street Waterfront District	\$911	\$907	\$1,038	0%	-12%	
Coney Island	\$440	\$454	\$511	-3%	-14%	
Crown Heights	\$905	\$747	\$767	21%	18%	
Cypress Hills						
Downtown	\$1,163	\$1,201	\$1,146	-3%	1%	
Dyker Heights	\$615		\$583		6%	
East Flatbush	\$368	\$383	\$340	-4%	8%	
East New York / Spring Creek	\$333	\$329	\$315	1%	6%	
Flatbush / Prospect Park South	\$626	\$666	\$522	-6%	20%	
Flatlands						
Fort Greene	\$863	\$1,066	\$1,120	-19%	-23%	
Gerritsen Beach						
Gowanus	\$1,074	\$1,218	\$1,058	-12%	2%	
Gravesend / Mapleton	\$471	\$479	\$464	-2%	1%	
Greenpoint	\$1,125	\$1,008	\$1,075	12%	5%	
Kensington / Parkville	\$721	\$581	\$616	24%	17%	
Manhattan Beach	\$620	\$763		-19%		
Marine Park / Madison	\$525	\$481	\$475	9%	11%	
Midwood	\$523	\$533	\$407	-2%	28%	
Mill Basin			\$324			
Park Slope	\$1,138	\$1,110	\$1,187	3%	-4%	
Prospect Heights	\$1,180	\$1,073	\$819	10%	44%	
Prospect Park Lefferts Gardens	\$479	\$401	\$461	19%	4%	
Red Hook						
SeaGate		\$537				
Sheepshead Bay	\$479	\$493	\$488	-3%	-2%	
Sunset Park	\$757	\$669	\$644	13%	18%	
Vinegar Hill / Dumbo	\$1,456	\$1,212	\$1,279	20%	14%	
Williamsburg	\$886	\$889	\$962	0%	-8%	
Windsor Terrace	\$932	\$775	\$867	20%	7%	

CONDOMINIUM SALE PRICE PER SQUARE FOOT

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$956	\$822	\$901	16%	6%
Bath Beach		\$496	\$534		
Bay Ridge / Fort Hamilton	\$607	\$618	\$534	-2%	14%
Bedford Stuyvesant	\$756	\$810	\$821	-7%	-8%
Bensonhurst	\$578	\$444	\$583	30%	-1%
Bergen Beach	\$403	\$306	\$346	32%	16%
Boerum Hill	\$1,054	\$1,090	\$1,200	-3%	-12%
Borough Park	\$539	\$513	\$462	5%	17%
Brighton Beach	\$664	\$619	\$633	7%	5%
Brooklyn Heights	\$1,240	\$1,294	\$1,226	-4%	1%
Brownsville / Ocean Hill	\$404	\$411	\$198	-2%	104%
Bushwick / Wyckoff Heights	\$732	\$697	\$804	5%	-9%
Canarsie	\$310	\$271	\$319	14%	-3%
Carroll Gardens	\$1,058	\$1,233	\$1,088	-14%	-3%
Clinton Hill	\$983	\$903	\$962	9%	2%
Cobble Hill	\$1,011	\$859	\$748	18%	35%
Columbia Street Waterfront District	\$934	\$987	\$1,012	-5%	-8%
Coney Island	\$440	\$473	\$499	-7%	-12%
Crown Heights	\$942	\$734	\$785	28%	20%
Cypress Hills					
Downtown	\$1,196	\$1,172	\$1,168	2%	2%
Dyker Heights	\$615		\$583		6%
East Flatbush	\$368	\$383	\$340	-4%	8%
East New York / Spring Creek	\$346	\$325	\$318	6%	9%
Flatbush / Prospect Park South	\$714	\$769	\$484	-7%	48%
Flatlands					
Fort Greene	\$908	\$1,089	\$1,080	-17%	-16%
Gerritsen Beach					
Gowanus	\$1,199	\$1,187	\$1,053	1%	14%
Gravesend / Mapleton	\$483	\$509	\$446	-5%	8%
Greenpoint	\$1,198	\$1,080	\$1,108	11%	8%
Kensington / Parkville	\$745	\$695	\$648	7%	15%
Manhattan Beach	\$620	\$763		-19%	
Marine Park / Madison	\$547	\$516	\$468	6%	17%
Midwood	\$527	\$530	\$407	-1%	29%
Mill Basin			\$324		
Park Slope	\$1,110	\$1,107	\$1,155	0%	-4%
Prospect Heights	\$1,118	\$1,057	\$912	6%	23%
Prospect Park Lefferts Gardens	\$508	\$391	\$382	30%	33%
Red Hook					
SeaGate		\$559			
Sheepshead Bay	\$493	\$493	\$486	0%	1%
Sunset Park	\$765	\$676	\$593	13%	29%
Vinegar Hill / Dumbo	\$1,403	\$1,196	\$1,303	17%	8%
Williamsburg	\$1,042	\$975	\$1,073	7%	-3%
Windsor Terrace	\$1,006	\$775	\$917	30%	10%

COOPERATIVE SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$535	\$464	\$500	15%	7%
Bath Beach	\$287	\$266	\$252	8%	14%
Bay Ridge / Fort Hamilton	\$322	\$334	\$288	-3%	12%
Bedford Stuyvesant	\$1,475				
Bensonhurst	\$204	\$162	\$230	26%	-11%
Bergen Beach					
Boerum Hill	\$735	\$874	\$871	-16%	-16%
Borough Park	\$386	\$483	\$296	-20%	30%
Brighton Beach	\$262	\$311	\$322	-16%	-18%
Brooklyn Heights	\$1,094	\$734	\$1,030	49%	6%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights	\$328	\$238	\$202	38%	62%
Canarsie	\$128	\$131		-3%	
Carroll Gardens	\$1,175	\$1,400	\$1,150	-16%	2%
Clinton Hill	\$640	\$574	\$570	12%	12%
Cobble Hill	\$1,101	\$1,008	\$981	9%	12%
Columbia Street Waterfront District					
Coney Island	\$346	\$309	\$290	12%	19%
Crown Heights	\$519	\$432	\$416	20%	25%
Cypress Hills					
Downtown	\$527	\$516	\$591	2%	-11%
Dyker Heights		\$280			
East Flatbush	\$220	\$177	\$218	25%	1%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$477	\$442	\$406	8%	17%
Flatlands	\$155	\$160	\$157	-3%	-1%
Fort Greene	\$542	\$584	\$582	-7%	-7%
Gerritsen Beach					
Gowanus	\$550				
Gravesend / Mapleton	\$251	\$250	\$224	0%	12%
Greenpoint		\$439	\$800		
Kensington / Parkville	\$386	\$335	\$334	15%	16%
Manhattan Beach					
Marine Park / Madison	\$231	\$184	\$194	25%	19%
Midwood	\$260	\$235	\$214	10%	21%
Mill Basin	\$163	\$142	\$178	15%	-8%
Park Slope	\$980	\$809	\$908	21%	8%
Prospect Heights	\$697	\$840	\$854	-17%	-18%
Prospect Park Lefferts Gardens	\$498	\$409	\$327	22%	52%
Red Hook					
SeaGate					
Sheepshead Bay	\$216	\$223	\$191	-3%	14%
Sunset Park	\$560	\$412	\$397	36%	41%
Vinegar Hill / Dumbo			\$2,675		
Williamsburg	\$336	\$272	\$256	24%	31%
Windsor Terrace	\$594	\$555	\$597	7%	0%

Note: Sale price in thousands

COOPERATIVE SALE PRICE

MEDIAN						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Brooklyn	\$410	\$358	\$365	15%	12%	
Bath Beach	\$299	\$270	\$237	11%	26%	
Bay Ridge / Fort Hamilton	\$291	\$290	\$272	0%	7%	
Bedford Stuyvesant	\$1,475					
Bensonhurst	\$170	\$162	\$230	5%	-26%	
Bergen Beach						
Boerum Hill	\$725	\$778	\$955	-7%	-24%	
Borough Park	\$358	\$500	\$285	-29%	25%	
Brighton Beach	\$219	\$300	\$290	-27%	-25%	
Brooklyn Heights	\$761	\$580	\$800	31%	-5%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights	\$328	\$238	\$202	38%	62%	
Canarsie	\$128	\$135		-6%		
Carroll Gardens	\$1,012	\$1,400	\$1,163	-28%	-13%	
Clinton Hill	\$612	\$523	\$550	17%	11%	
Cobble Hill	\$1,195	\$835	\$708	43%	69%	
Columbia Street Waterfront District						
Coney Island	\$360	\$303	\$268	19%	35%	
Crown Heights	\$615	\$448	\$378	37%	63%	
Cypress Hills						
Downtown	\$510	\$520	\$589	-2%	-13%	
Dyker Heights		\$280				
East Flatbush	\$209	\$169	\$197	24%	6%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$483	\$425	\$391	14%	24%	
Flatlands	\$145	\$160	\$155	-9%	-6%	
Fort Greene	\$450	\$433	\$470	4%	-4%	
Gerritsen Beach						
Gowanus	\$550					
Gravesend / Mapleton	\$236	\$240	\$214	-2%	10%	
Greenpoint		\$439	\$800			
Kensington / Parkville	\$337	\$313	\$285	8%	18%	
Manhattan Beach						
Marine Park / Madison	\$206	\$180	\$190	14%	8%	
Midwood	\$250	\$224	\$188	12%	33%	
Mill Basin	\$140	\$142	\$167	-1%	-16%	
Park Slope	\$855	\$740	\$802	16%	7%	
Prospect Heights	\$650	\$685	\$759	-5%	-14%	
Prospect Park Lefferts Gardens	\$363	\$349	\$302	4%	20%	
Red Hook						
SeaGate						
Sheepshead Bay	\$184	\$205	\$178	-10%	3%	
Sunset Park	\$563	\$360	\$406	56%	39%	
Vinegar Hill / Dumbo			\$2,675			
Williamsburg	\$351	\$268	\$275	31%	28%	
Windsor Terrace	\$605	\$493	\$525	23%	15%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$582	\$615	\$622	-5%	-6%
Bath Beach	\$388	\$399	\$363	-3%	7%
Bay Ridge / Fort Hamilton	\$453	\$455	\$425	-1%	6%
Bedford Stuyvesant					
Bensonhurst	\$454		\$202		124%
Bergen Beach					
Boerum Hill	\$705	\$1,284	\$969	-45%	-27%
Borough Park	\$456	\$595	\$475	-23%	-4%
Brighton Beach	\$400	\$423	\$398	-6%	0%
Brooklyn Heights	\$1,072	\$1,107	\$1,162	-3%	-8%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,321	\$1,045	\$1,163	26%	14%
Clinton Hill	\$649	\$940	\$884	-31%	-27%
Cobble Hill	\$1,489	\$1,163	\$1,528	28%	-3%
Columbia Street Waterfront District					
Coney Island	\$442	\$418	\$356	6%	24%
Crown Heights	\$983	\$468	\$515	110%	91%
Cypress Hills					
Downtown	\$782	\$734	\$795	7%	-2%
Dyker Heights					
East Flatbush	\$316	\$284	\$318	11%	0%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$583	\$566	\$455	3%	28%
Flatlands	\$191	\$206	\$202	-7%	-5%
Fort Greene	\$779	\$853	\$724	-9%	8%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$339	\$346	\$314	-2%	8%
Greenpoint			\$899		
Kensington / Parkville	\$541	\$448	\$447	21%	21%
Manhattan Beach					
Marine Park / Madison	\$313	\$228	\$262	37%	19%
Midwood	\$381	\$348	\$366	9%	4%
Mill Basin	\$199	\$191	\$214	5%	-7%
Park Slope	\$1,026	\$1,020	\$1,080	1%	-5%
Prospect Heights	\$1,004	\$952	\$930	5%	8%
Prospect Park Lefferts Gardens	\$490	\$514	\$270	-5%	81%
Red Hook					
SeaGate					
Sheepshead Bay	\$333	\$292	\$278	14%	20%
Sunset Park	\$533	\$636	\$517	-16%	3%
Vinegar Hill / Dumbo					
Williamsburg	\$446		\$411		8%
Windsor Terrace	\$840	\$706	\$873	19%	-4%

COOPERATIVE SALE PRICE PER SQUARE FOOT

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$493	\$504	\$478	-2%	3%
Bath Beach	\$426	\$370	\$350	15%	22%
Bay Ridge / Fort Hamilton	\$443	\$451	\$400	-2%	11%
Bedford Stuyvesant					
Bensonhurst	\$454		\$202		124%
Bergen Beach					
Boerum Hill	\$733	\$1,265	\$969	-42%	-24%
Borough Park	\$449	\$568	\$475	-21%	-6%
Brighton Beach	\$421	\$452	\$406	-7%	4%
Brooklyn Heights	\$1,077	\$1,048	\$1,135	3%	-5%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,239	\$1,045	\$1,163	19%	7%
Clinton Hill	\$669	\$943	\$899	-29%	-26%
Cobble Hill	\$1,599	\$1,040	\$1,528	54%	5%
Columbia Street Waterfront District					
Coney Island	\$431	\$417	\$358	3%	20%
Crown Heights	\$983	\$215	\$515	358%	91%
Cypress Hills					
Downtown	\$756	\$715	\$737	6%	2%
Dyker Heights					
East Flatbush	\$316	\$261	\$319	21%	-1%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$638	\$578	\$504	10%	27%
Flatlands	\$179	\$206	\$191	-13%	-6%
Fort Greene	\$739	\$767	\$731	-4%	1%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$333	\$319	\$282	4%	18%
Greenpoint			\$899		
Kensington / Parkville	\$570	\$402	\$447	42%	28%
Manhattan Beach					
Marine Park / Madison	\$261	\$214	\$231	22%	13%
Midwood	\$364	\$368	\$327	-1%	12%
Mill Basin	\$185	\$191	\$214	-3%	-13%
Park Slope	\$1,028	\$985	\$1,056	4%	-3%
Prospect Heights	\$964	\$881	\$929	9%	4%
Prospect Park Lefferts Gardens	\$482	\$388	\$270	24%	78%
Red Hook					
SeaGate					
Sheepshead Bay	\$312	\$294	\$256	6%	22%
Sunset Park	\$533	\$648	\$585	-18%	-9%
Vinegar Hill / Dumbo					
Williamsburg	\$446		\$411		8%
Windsor Terrace	\$785	\$718	\$855	9%	-8%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$980	\$900	\$925	9%	6%
Bath Beach	\$956	\$1,079	\$866	-11%	10%
Bay Ridge / Fort Hamilton	\$1,038	\$1,082	\$1,010	-4%	3%
Bedford Stuyvesant	\$1,284	\$1,074	\$1,082	19%	19%
Bensonhurst	\$1,000	\$993	\$936	1%	7%
Bergen Beach	\$652	\$652	\$628	0%	4%
Boerum Hill	\$2,933	\$2,823	\$3,139	4%	-7%
Borough Park	\$1,149	\$1,120	\$1,076	3%	7%
Brighton Beach	\$654	\$612	\$504	7%	30%
Brooklyn Heights	\$5,210	\$3,700	\$7,250	41%	-28%
Brownsville / Ocean Hill	\$668	\$625	\$585	7%	14%
Bushwick / Wyckoff Heights	\$851	\$929	\$825	-8%	3%
Canarsie	\$457	\$482	\$439	-5%	4%
Carroll Gardens	\$2,251	\$2,544	\$2,412	-12%	-7%
Clinton Hill	\$2,492	\$1,555	\$2,180	60%	14%
Cobble Hill	\$4,950	\$3,325	\$4,347	49%	14%
Columbia Street Waterfront District	\$1,050		\$155		577%
Coney Island	\$422	\$461	\$457	-8%	-8%
Crown Heights	\$1,097	\$937	\$956	17%	15%
Cypress Hills	\$453	\$449	\$444	1%	2%
Downtown		\$3,068			
Dyker Heights	\$980	\$1,004	\$924	-2%	6%
East Flatbush	\$527	\$503	\$478	5%	10%
East New York / Spring Creek	\$464	\$454	\$421	2%	10%
Flatbush / Prospect Park South	\$900	\$827	\$868	9%	4%
Flatlands	\$467	\$469	\$468	-1%	0%
Fort Greene	\$2,024	\$2,303	\$2,585	-12%	-22%
Gerritsen Beach	\$452	\$382	\$381	18%	19%
Gowanus	\$2,035	\$1,098	\$1,445	85%	41%
Gravesend / Mapleton	\$1,195	\$1,116	\$1,031	7%	16%
Greenpoint	\$1,622	\$2,263	\$1,608	-28%	1%
Kensington / Parkville	\$1,235	\$1,150	\$1,233	7%	0%
Manhattan Beach	\$1,456	\$1,267	\$1,480	15%	-2%
Marine Park / Madison	\$655	\$643	\$620	2%	6%
Midwood	\$969	\$982	\$904	-1%	7%
Mill Basin	\$686	\$655	\$621	5%	11%
Park Slope	\$2,622	\$2,411	\$2,835	9%	-8%
Prospect Heights	\$3,312	\$2,504	\$2,427	32%	36%
Prospect Park Lefferts Gardens	\$1,004	\$819	\$806	23%	25%
Red Hook	\$1,265	\$1,513	\$500	-16%	153%
SeaGate	\$585	\$597	\$513	-2%	14%
Sheepshead Bay	\$720	\$689	\$681	5%	6%
Sunset Park	\$1,081	\$1,054	\$1,049	3%	3%
Vinegar Hill / Dumbo			\$4,493		
Williamsburg	\$1,906	\$1,881	\$1,621	1%	18%
Windsor Terrace	\$1,615	\$1,287	\$1,505	26%	7%

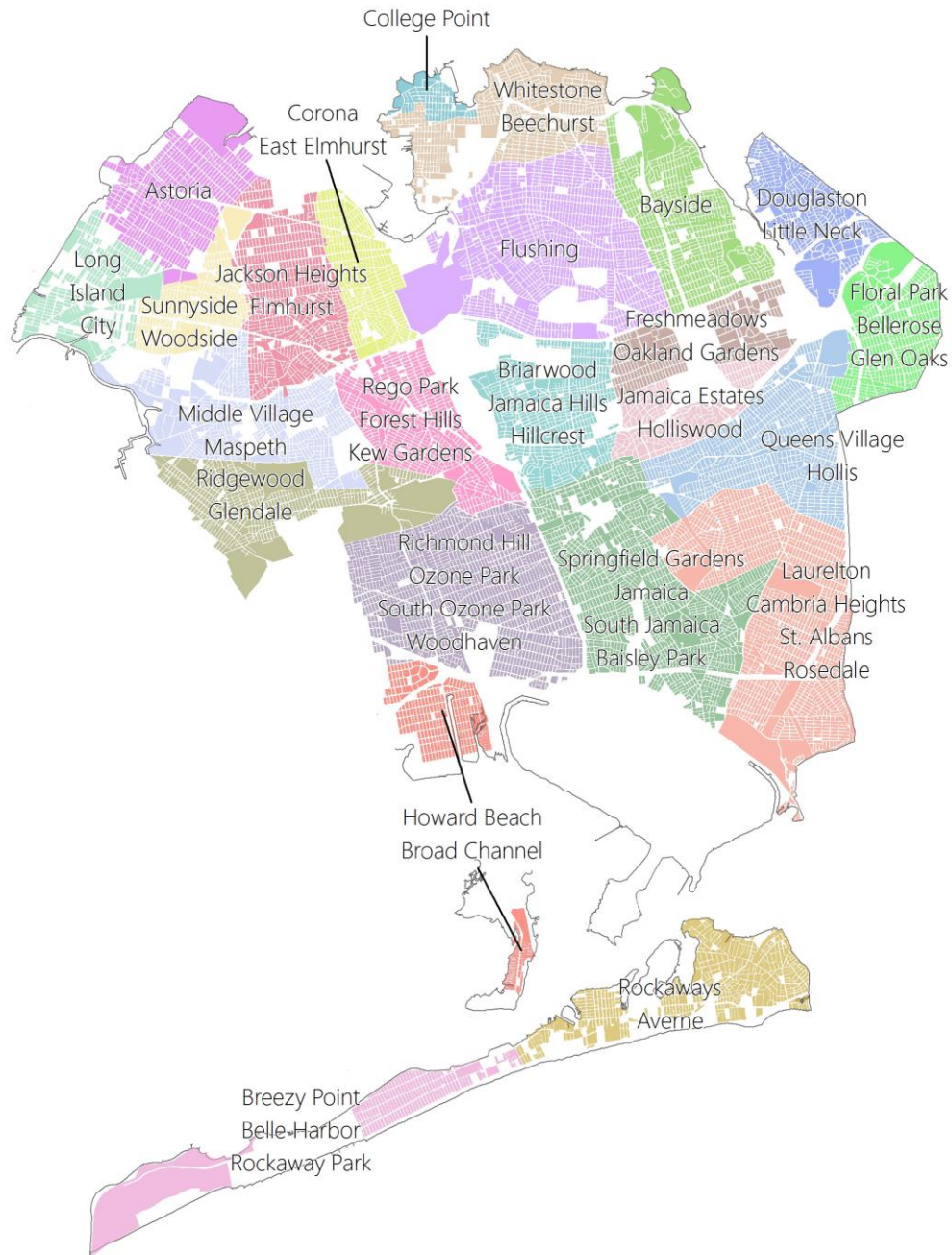
Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

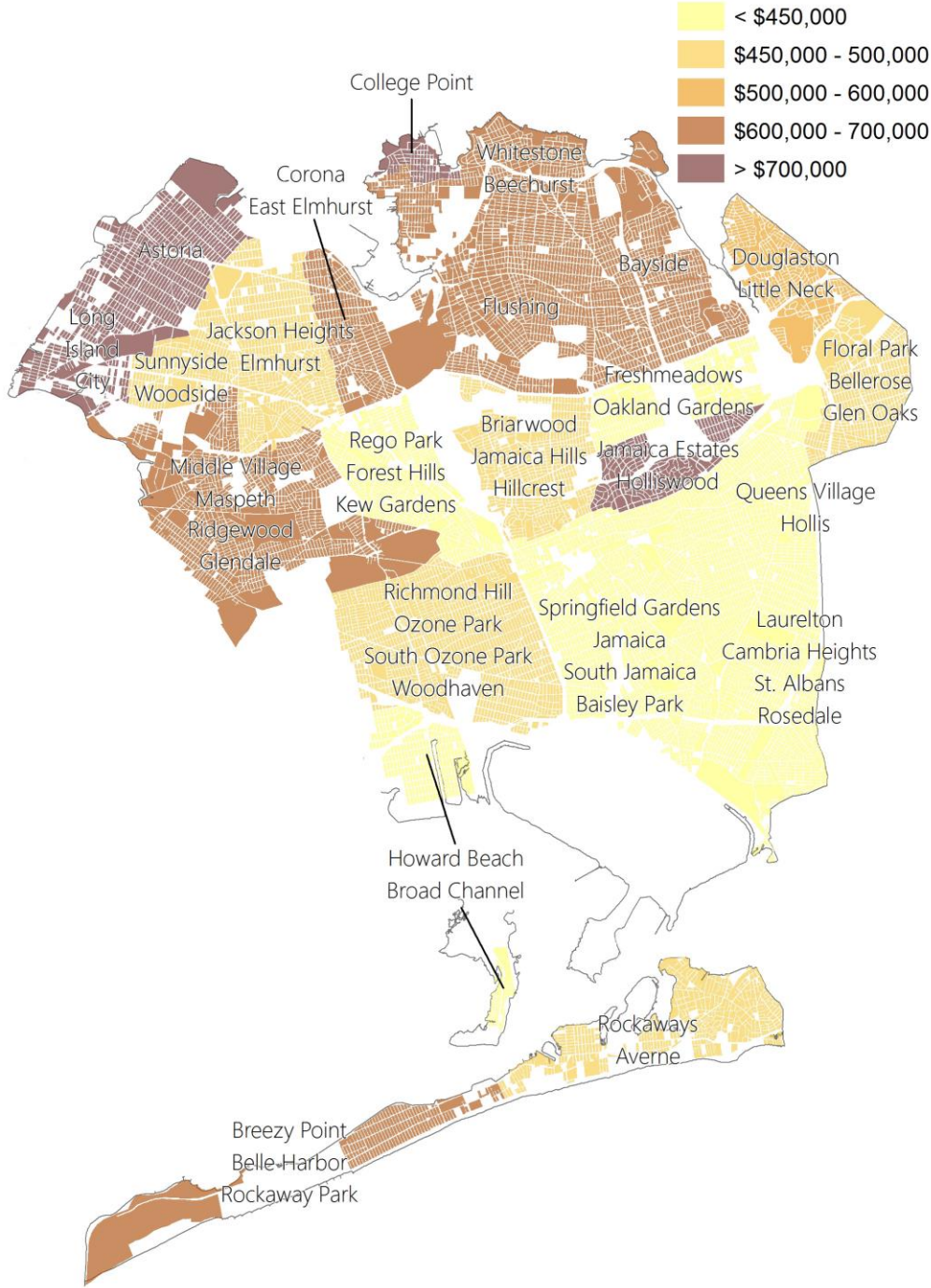
MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Brooklyn	\$790	\$742	\$730	6%	8%
Bath Beach	\$988	\$900	\$840	10%	18%
Bay Ridge / Fort Hamilton	\$999	\$1,016	\$967	-2%	3%
Bedford Stuyvesant	\$1,255	\$1,000	\$993	26%	26%
Bensonhurst	\$980	\$936	\$893	5%	10%
Bergen Beach	\$670	\$665	\$656	1%	2%
Boerum Hill	\$3,083	\$1,870	\$2,699	65%	14%
Borough Park	\$995	\$1,050	\$942	-5%	6%
Brighton Beach	\$540	\$663	\$595	-18%	-9%
Brooklyn Heights	\$5,000	\$3,700	\$7,250	35%	-31%
Brownsville / Ocean Hill	\$656	\$565	\$550	16%	19%
Bushwick / Wyckoff Heights	\$855	\$913	\$840	-6%	2%
Canarsie	\$450	\$483	\$452	-7%	0%
Carroll Gardens	\$2,300	\$2,600	\$1,900	-12%	21%
Clinton Hill	\$2,710	\$1,450	\$2,450	87%	11%
Cobble Hill	\$4,950	\$3,475	\$4,471	42%	11%
Columbia Street Waterfront District	\$1,050		\$155		577%
Coney Island	\$480	\$443	\$430	8%	12%
Crown Heights	\$1,108	\$905	\$910	22%	22%
Cypress Hills	\$430	\$500	\$470	-14%	-9%
Downtown		\$3,068			
Dyker Heights	\$905	\$993	\$910	-9%	-1%
East Flatbush	\$515	\$486	\$474	6%	9%
East New York / Spring Creek	\$437	\$445	\$425	-2%	3%
Flatbush / Prospect Park South	\$900	\$827	\$868	9%	4%
Flatlands	\$468	\$510	\$469	-8%	0%
Fort Greene	\$2,012	\$2,163	\$2,538	-7%	-21%
Gerritsen Beach	\$465	\$380	\$390	22%	19%
Gowanus	\$1,550	\$960	\$1,000	61%	55%
Gravesend / Mapleton	\$923	\$929	\$850	-1%	9%
Greenpoint	\$1,575	\$2,000	\$1,625	-21%	-3%
Kensington / Parkville	\$999	\$999	\$900	0%	11%
Manhattan Beach	\$1,375	\$1,248	\$1,240	10%	11%
Marine Park / Madison	\$655	\$643	\$620	2%	6%
Midwood	\$854	\$950	\$850	-10%	0%
Mill Basin	\$581	\$545	\$494	7%	18%
Park Slope	\$2,400	\$2,406	\$2,325	0%	3%
Prospect Heights	\$3,293	\$2,082	\$2,563	58%	28%
Prospect Park Lefferts Gardens	\$893	\$560	\$572	59%	56%
Red Hook	\$1,275	\$1,525	\$500	-16%	155%
SeaGate	\$597	\$625	\$513	-4%	17%
Sheepshead Bay	\$738	\$690	\$633	7%	17%
Sunset Park	\$1,025	\$975	\$993	5%	3%
Vinegar Hill / Dumbo			\$4,493		
Williamsburg	\$1,425	\$1,700	\$1,700	-16%	-16%
Windsor Terrace	\$1,550	\$1,300	\$1,575	19%	-2%

Note: Sale price in thousands

QUEENS NEIGHBORHOODS MAP



QUEENS AVERAGE SALES PRICE MAP



QUEENS NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Queens	\$568	\$535	\$504	6%	13%	
Astoria	\$654	\$558	\$508	17%	29%	
Bayside	\$600	\$568	\$626	6%	-4%	
Beechhurst/Whitestone	\$570	\$438	\$665	30%	-14%	
Breezy Point/Belle Harbor/ Rockaway Park	\$385	\$385	\$370	0%	4%	
Briarwood/Jamaica Hills/Hillcrest	\$405	\$391	\$363	4%	12%	
College Point	\$432	\$513	\$486	-16%	-11%	
Corona/East Elmhurst	\$388	\$387	\$334	0%	16%	
Douglaston/Little Neck	\$460	\$619	\$541	-26%	-15%	
Floral Park/Bellerose						
Flushing	\$518	\$545	\$487	-5%	6%	
Fresh Meadows/Oakland Gardens	\$521	\$519	\$496	0%	5%	
Howard Beach/Broadchannel	\$287	\$263	\$250	9%	15%	
Jackson Heights/Elmhurst	\$405	\$407	\$368	0%	10%	
Jamaica Estates/Holliswood	\$335		\$395		-15%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$390					
Long Island City	\$1,098	\$949	\$966	16%	14%	
Middle Village/Maspeth	\$337	\$362	\$369	-7%	-9%	
Queens Village/Hollis						
Rego Park/Forest Hills/Kew Gardens	\$584	\$545	\$510	7%	14%	
Richmond Hill/ South Ozone Park/Woodhaven	\$307	\$213	\$363	44%	-15%	
Ridgewood/Glendale	\$445	\$795	\$496	-44%	-10%	
Rockaways/Averne	\$327	\$382	\$295	-14%	11%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$193	\$162	\$264	19%	-27%	
Sunnyside/Woodside	\$428	\$430	\$396	0%	8%	
MEDIAN						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Queens	\$495	\$479	\$425	3%	16%	
Astoria	\$625	\$580	\$591	8%	6%	
Bayside	\$605	\$607	\$621	0%	-3%	
Beechhurst/Whitestone	\$570	\$600	\$745	-5%	-24%	
Breezy Point/Belle Harbor/ Rockaway Park	\$385	\$405	\$400	-5%	-4%	
Briarwood/Jamaica Hills/Hillcrest	\$440	\$379	\$325	16%	35%	
College Point	\$480	\$470	\$500	2%	-4%	
Corona/East Elmhurst	\$390	\$400	\$341	-3%	15%	
Douglaston/Little Neck	\$540	\$555	\$525	-3%	3%	
Floral Park/Bellerose						
Flushing	\$500	\$500	\$450	0%	11%	
Fresh Meadows/Oakland Gardens	\$565	\$560	\$540	1%	5%	
Howard Beach/Broadchannel	\$260	\$285	\$243	-9%	7%	
Jackson Heights/Elmhurst	\$408	\$400	\$367	2%	11%	
Jamaica Estates/Holliswood	\$335		\$395		-15%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$390					
Long Island City	\$1,093	\$835	\$800	31%	37%	
Middle Village/Maspeth	\$298	\$435	\$383	-31%	-22%	
Queens Village/Hollis						
Rego Park/Forest Hills/Kew Gardens	\$480	\$487	\$413	-1%	16%	
Richmond Hill/ South Ozone Park/Woodhaven	\$270	\$230	\$350	17%	-23%	
Ridgewood/Glendale	\$470	\$795	\$494	-41%	-5%	
Rockaways/Averne	\$383	\$391	\$237	-2%	61%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$193	\$162	\$264	19%	-27%	
Sunnyside/Woodside	\$408	\$429	\$410	-5%	0%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Queens	\$664	\$621	\$572	7%	16%
Astoria	\$893	\$781	\$785	0%	14%
Bayside	\$663	\$589	\$592	0%	12%
Beechhurst/Whitestone	\$640	\$386	\$389	1%	64%
Breezy Point/Belle Harbor/ Rockaway Park	\$376	\$380	\$371	-2%	1%
Briarwood/Jamaica Hills/Hillcrest	\$466	\$493	\$463	-6%	1%
College Point	\$514	\$382	\$355	-7%	45%
Corona/East Elmhurst	\$499	\$508	\$453	-11%	10%
Douglaston/Little Neck	\$450	\$444	\$476	7%	-6%
Floral Park/Bellerose					
Flushing	\$673	\$648	\$576	-11%	17%
Fresh Meadows/Oakland Gardens	\$505	\$467	\$448	-4%	13%
Howard Beach/Broadchannel	\$255	\$268	\$236	-12%	8%
Jackson Heights/Elmhurst	\$531	\$520	\$477	-8%	11%
Jamaica Estates/Holliswood	\$911		\$502		82%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$301				
Long Island City	\$1,195	\$1,107	\$1,130	2%	6%
Middle Village/Maspeth	\$567	\$440	\$551	25%	3%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$594	\$635	\$544	-14%	9%
Richmond Hill/ South Ozone Park/Woodhaven	\$321	\$236	\$308	30%	4%
Ridgewood/Glendale	\$351		\$449		-22%
Rockaways/Averne	\$277	\$331	\$323	-2%	-14%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$322		\$388		-17%
Sunnyside/Woodside	\$608	\$578	\$612	6%	-1%
MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Queens	\$581	\$569	\$509	2%	14%
Astoria	\$915	\$760	\$771	20%	19%
Bayside	\$616	\$586	\$563	5%	9%
Beechhurst/Whitestone	\$640	\$386	\$389	66%	64%
Breezy Point/Belle Harbor/ Rockaway Park	\$376	\$367	\$371	3%	1%
Briarwood/Jamaica Hills/Hillcrest	\$502	\$488	\$471	3%	6%
College Point	\$526	\$345	\$367	52%	43%
Corona/East Elmhurst	\$522	\$529	\$453	-1%	15%
Douglaston/Little Neck	\$510	\$484	\$479	5%	7%
Floral Park/Bellerose					
Flushing	\$650	\$622	\$593	5%	10%
Fresh Meadows/Oakland Gardens	\$553	\$524	\$444	5%	25%
Howard Beach/Broadchannel	\$259	\$279	\$226	-7%	14%
Jackson Heights/Elmhurst	\$516	\$503	\$473	3%	9%
Jamaica Estates/Holliswood	\$911		\$502		82%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$301				
Long Island City	\$1,119	\$1,101	\$1,053	2%	6%
Middle Village/Maspeth	\$512	\$542	\$577	-6%	-11%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$545	\$624	\$481	-13%	13%
Richmond Hill/ South Ozone Park/Woodhaven	\$345	\$222	\$303	55%	14%
Ridgewood/Glendale	\$428		\$447		-4%
Rockaways/Averne	\$305	\$366	\$312	-17%	-2%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$322		\$388		-17%
Sunnyside/Woodside	\$644	\$600	\$541	7%	19%

COOPERATIVE SALE PRICE

AVERAGE						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Queens	\$266	\$262	\$259	2%	3%	
Astoria	\$347	\$291	\$358	19%	-3%	
Bayside	\$273	\$234	\$247	17%	11%	
Beechhurst/Whitestone	\$259	\$257	\$270	1%	-4%	
Breezy Point/Belle Harbor/ Rockaway Park	\$198	\$253	\$171	-21%	16%	
Briarwood/Jamaica Hills/Hillcrest	\$192	\$190	\$177	1%	9%	
College Point						
Corona/East Elmhurst	\$168	\$164	\$179	2%	-6%	
Douglaston/Little Neck	\$234	\$223	\$220	5%	6%	
Floral Park/Bellerose	\$365	\$408	\$373	-10%	-2%	
Flushing	\$249	\$236	\$235	6%	6%	
Fresh Meadows/Oakland Gardens	\$217	\$218	\$199	-1%	9%	
Howard Beach/Broadchannel	\$163	\$167	\$156	-2%	5%	
Jackson Heights/Elmhurst	\$310	\$279	\$282	11%	10%	
Jamaica Estates/Holliswood	\$174	\$166	\$163	4%	6%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$136	\$115	\$130	18%	4%	
Long Island City	\$441	\$595	\$565	-26%	-22%	
Middle Village/Maspeth	\$233	\$190	\$247	23%	-6%	
Queens Village/Hollis	\$166	\$159	\$174	5%	-4%	
Rego Park/Forest Hills/Kew Gardens	\$293	\$295	\$274	-1%	7%	
Richmond Hill/ South Ozone Park/Woodhaven	\$115					
Ridgewood/Glendale	\$195	\$185	\$158	6%	24%	
Rockaways/Averne	\$310	\$180		72%		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$157	\$152	\$130	4%	21%	
Sunnyside/Woodside	\$306	\$280	\$262	10%	17%	

MEDIAN						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Queens	\$240	\$230	\$225	4%	7%	
Astoria	\$313	\$275	\$323	13%	-3%	
Bayside	\$262	\$219	\$239	19%	10%	
Beechhurst/Whitestone	\$246	\$272	\$250	-10%	-2%	
Breezy Point/Belle Harbor/ Rockaway Park	\$185	\$263	\$155	-30%	19%	
Briarwood/Jamaica Hills/Hillcrest	\$180	\$180	\$170	0%	6%	
College Point						
Corona/East Elmhurst	\$165	\$136	\$178	21%	-7%	
Douglaston/Little Neck	\$245	\$214	\$213	15%	15%	
Floral Park/Bellerose	\$272	\$300	\$256	-9%	6%	
Flushing	\$244	\$233	\$238	5%	3%	
Fresh Meadows/Oakland Gardens	\$223	\$218	\$194	2%	15%	
Howard Beach/Broadchannel	\$147	\$155	\$150	-5%	-2%	
Jackson Heights/Elmhurst	\$264	\$255	\$235	3%	12%	
Jamaica Estates/Holliswood	\$145	\$148	\$133	-2%	9%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$135	\$113	\$130	19%	4%	
Long Island City	\$380	\$633	\$595	-40%	-36%	
Middle Village/Maspeth	\$247	\$182	\$250	36%	-1%	
Queens Village/Hollis	\$155	\$158	\$162	-2%	-4%	
Rego Park/Forest Hills/Kew Gardens	\$260	\$255	\$240	2%	8%	
Richmond Hill/ South Ozone Park/Woodhaven	\$115					
Ridgewood/Glendale	\$203	\$175	\$155	16%	31%	
Rockaways/Averne	\$310	\$180		72%		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$132	\$146	\$125	-9%	6%	
Sunnyside/Woodside	\$300	\$262	\$251	15%	20%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Queens	\$366	\$357	\$337	3%	9%
Astoria	\$515	\$447	\$418	15%	23%
Bayside	\$347	\$314	\$325	10%	7%
Beechhurst/Whitestone	\$334	\$338	\$363	-1%	-8%
Breezy Point/Belle Harbor/ Rockaway Park	\$321	\$282	\$304	14%	5%
Briarwood/Jamaica Hills/Hillcrest	\$289	\$310	\$267	-7%	8%
College Point					
Corona/East Elmhurst	\$244	\$234	\$238	5%	3%
Douglaston/Little Neck	\$286	\$274	\$299	5%	-4%
Floral Park/Bellerose	\$429	\$401	\$423	7%	1%
Flushing	\$339	\$333	\$322	2%	5%
Fresh Meadows/Oakland Gardens	\$350	\$368	\$275	-5%	27%
Howard Beach/Broadchannel	\$202	\$199	\$178	1%	13%
Jackson Heights/Elmhurst	\$417	\$406	\$391	3%	7%
Jamaica Estates/Holliswood	\$195	\$207	\$167	-6%	17%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$595	\$564		5%	
Middle Village/Maspeth	\$307	\$248	\$325	24%	-6%
Queens Village/Hollis	\$415	\$167		148%	
Rego Park/Forest Hills/Kew Gardens	\$401	\$382	\$352	5%	14%
Richmond Hill/ South Ozone Park/Woodhaven	\$191				
Ridgewood/Glendale	\$271	\$265	\$217	2%	25%
Rockaways/Averne	\$270	\$220		23%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$230	\$224	\$195	3%	18%
Sunnyside/Woodside	\$469	\$420	\$382	12%	23%

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Queens	\$345	\$345	\$320	0%	8%
Astoria	\$524	\$430	\$416	22%	26%
Bayside	\$343	\$283	\$318	21%	8%
Beechhurst/Whitestone	\$321	\$324	\$344	-1%	-7%
Breezy Point/Belle Harbor/ Rockaway Park	\$326	\$273	\$304	20%	7%
Briarwood/Jamaica Hills/Hillcrest	\$255	\$254	\$268	0%	-5%
College Point					
Corona/East Elmhurst	\$233	\$225	\$233	3%	0%
Douglaston/Little Neck	\$289	\$257	\$263	12%	10%
Floral Park/Bellerose	\$443	\$380	\$457	17%	-3%
Flushing	\$331	\$311	\$304	6%	9%
Fresh Meadows/Oakland Gardens	\$373	\$378	\$268	-1%	39%
Howard Beach/Broadchannel	\$190	\$200	\$178	-5%	7%
Jackson Heights/Elmhurst	\$398	\$390	\$384	2%	3%
Jamaica Estates/Holliswood	\$173	\$189	\$145	-8%	19%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$595	\$564		5%	
Middle Village/Maspeth	\$312	\$250	\$320	25%	-2%
Queens Village/Hollis	\$415	\$167		148%	
Rego Park/Forest Hills/Kew Gardens	\$385	\$370	\$341	4%	13%
Richmond Hill/ South Ozone Park/Woodhaven	\$191				
Ridgewood/Glendale	\$276	\$255	\$232	8%	19%
Rockaways/Averne	\$270	\$220		23%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$228	\$224	\$208	1%	10%
Sunnyside/Woodside	\$441	\$405	\$376	9%	17%

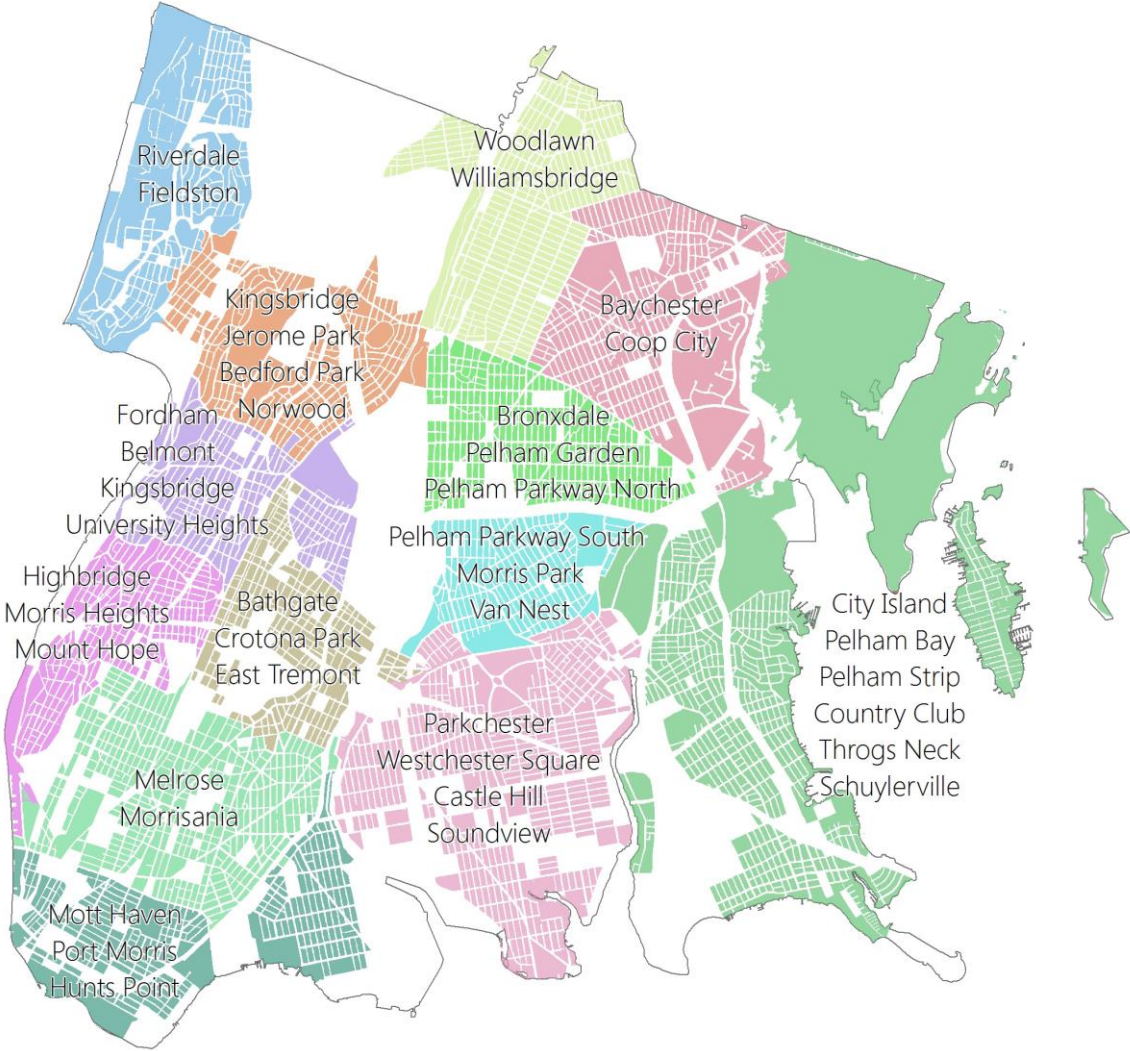
ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Queens	\$647	\$630	\$612	3%	6%	
Astoria	\$1,093	\$995	\$972	10%	12%	
Bayside	\$855	\$828	\$815	3%	5%	
Beechhurst/Whitestone	\$851	\$866	\$861	-2%	-1%	
Breezy Point/Belle Harbor/ Rockaway Park	\$774	\$678	\$717	14%	8%	
Briarwood/Jamaica Hills/Hillcrest	\$750	\$703	\$679	7%	10%	
College Point	\$751	\$747	\$733	1%	3%	
Corona/East Elmhurst	\$760	\$735	\$626	3%	21%	
Douglaston/Little Neck	\$922	\$954	\$976	-3%	-5%	
Floral Park/Bellerose	\$588	\$566	\$560	4%	5%	
Flushing	\$910	\$873	\$825	4%	10%	
Fresh Meadows/Oakland Gardens	\$886	\$866	\$800	2%	11%	
Howard Beach/Broadchannel	\$575	\$486	\$513	18%	12%	
Jackson Heights/Elmhurst	\$828	\$771	\$676	7%	22%	
Jamaica Estates/Holliswood	\$1,025	\$858	\$952	19%	8%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$410	\$421	\$387	-3%	6%	
Long Island City	\$1,902	\$1,343	\$1,471	42%	29%	
Middle Village/Maspeth	\$679	\$682	\$614	0%	11%	
Queens Village/Hollis	\$455	\$433	\$417	5%	9%	
Rego Park/Forest Hills/Kew Gardens	\$1,016	\$1,074	\$1,000	-5%	2%	
Richmond Hill/ South Ozone Park/Woodhaven	\$475	\$489	\$463	-3%	3%	
Ridgewood/Glendale	\$722	\$713	\$696	1%	4%	
Rockaways/Averne	\$474	\$467	\$472	2%	1%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$406	\$407	\$387	0%	5%	
Sunnyside/Woodside	\$795	\$801	\$854	-1%	-7%	

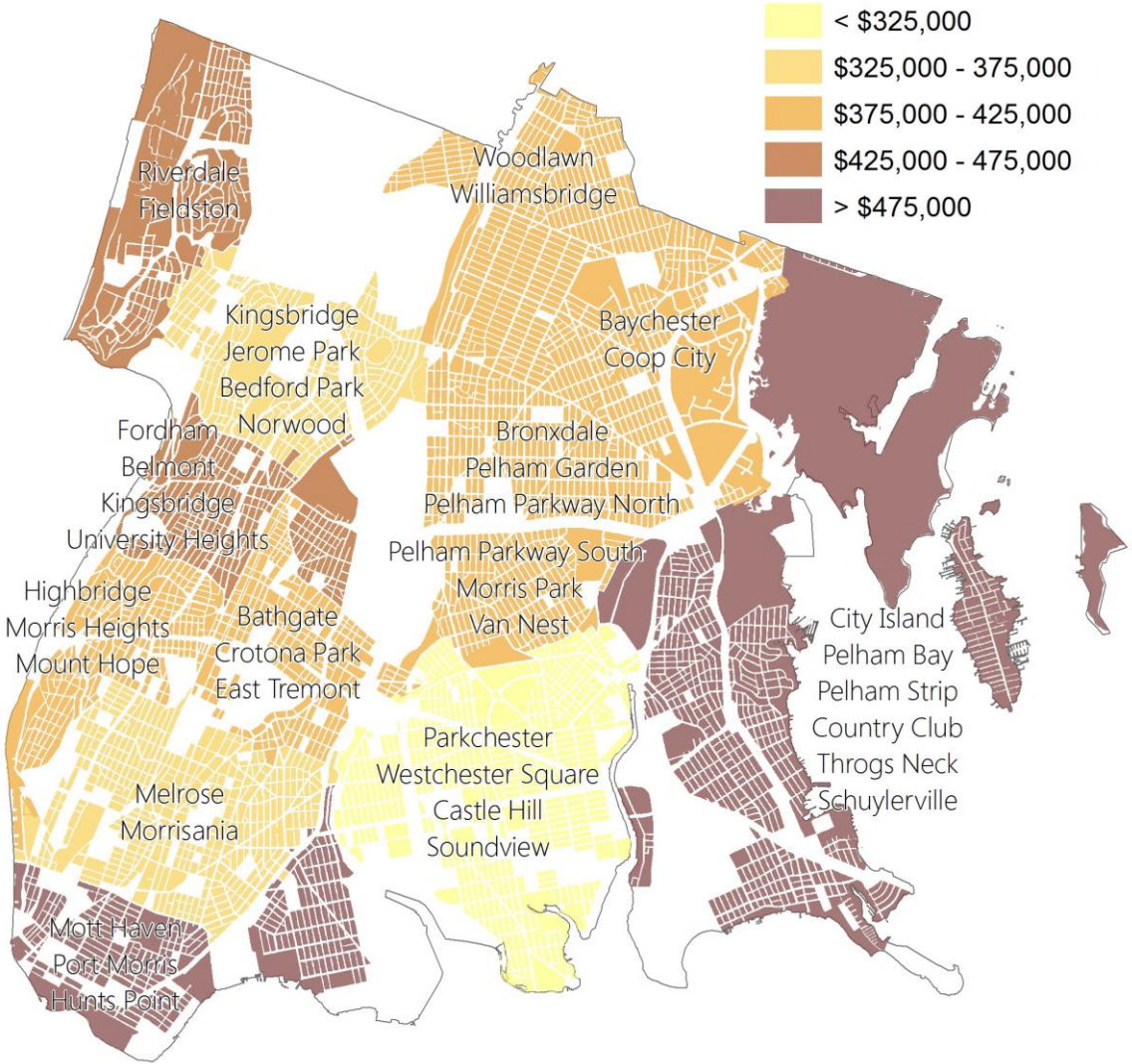
MEDIAN						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Queens	\$604	\$595	\$565	2%	7%	
Astoria	\$1,070	\$968	\$900	11%	19%	
Bayside	\$849	\$820	\$804	4%	6%	
Beechhurst/Whitestone	\$800	\$800	\$750	0%	7%	
Breezy Point/Belle Harbor/ Rockaway Park	\$750	\$665	\$680	13%	10%	
Briarwood/Jamaica Hills/Hillcrest	\$723	\$700	\$650	3%	11%	
College Point	\$753	\$691	\$715	9%	5%	
Corona/East Elmhurst	\$750	\$725	\$600	3%	25%	
Douglaston/Little Neck	\$880	\$880	\$883	0%	0%	
Floral Park/Bellerose	\$581	\$554	\$550	5%	6%	
Flushing	\$870	\$800	\$803	9%	8%	
Fresh Meadows/Oakland Gardens	\$860	\$845	\$807	2%	7%	
Howard Beach/Broadchannel	\$628	\$533	\$540	18%	16%	
Jackson Heights/Elmhurst	\$800	\$774	\$669	3%	20%	
Jamaica Estates/Holliswood	\$983	\$835	\$875	18%	12%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$415	\$415	\$386	0%	8%	
Long Island City	\$1,290	\$1,200	\$1,450	8%	-11%	
Middle Village/Maspeth	\$678	\$684	\$605	-1%	12%	
Queens Village/Hollis	\$450	\$434	\$421	4%	7%	
Rego Park/Forest Hills/Kew Gardens	\$900	\$946	\$850	-5%	6%	
Richmond Hill/ South Ozone Park/Woodhaven	\$465	\$495	\$449	-6%	4%	
Ridgewood/Glendale	\$688	\$736	\$690	-7%	0%	
Rockaways/Averne	\$426	\$401	\$400	6%	6%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$389	\$385	\$370	1%	5%	
Sunnyside/Woodside	\$835	\$850	\$851	-2%	-2%	

Note: Sale price in thousands

BRONX NEIGHBORHOODS MAP



BRONX AVERAGE SALES PRICE MAP



BRONX NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$229	\$239	\$308	-4%	-26%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North			\$175		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$370	\$329	\$352	12%	5%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbridge / Morris Heights / Mount Hope			\$248		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$379	\$582	\$435	-35%	-13%
Melrose / Morrisania	\$174	\$209	\$176	-17%	-1%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$151	\$138	\$139	10%	9%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$625	\$1,073	\$962	-42%	-35%
Woodlawn / Williamsbridge					

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$154	\$130	\$164	18%	-6%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North			\$175		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$325	\$375	\$315	-13%	3%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbridge / Morris Heights / Mount Hope			\$248		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$379	\$582	\$469	-35%	-19%
Melrose / Morrisania	\$185	\$211	\$173	-12%	7%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$129	\$120	\$125	8%	3%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$743	\$845	\$999	-12%	-26%
Woodlawn / Williamsbridge					

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$239	\$231	\$263	4%	-9%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North			\$212		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$301	\$329	\$326	-8%	-8%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope			\$272		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$329	\$493	\$423	-33%	-22%
Melrose / Morrisania	\$175	\$182	\$160	-4%	10%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$193	\$180	\$177	7%	9%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$514	\$587	\$553	-12%	-7%
Woodlawn / Williamsbridge					

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$190	\$182	\$188	4%	1%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North			\$212		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$288	\$316	\$317	-9%	-9%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope			\$272		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$329	\$493	\$440	-33%	-25%
Melrose / Morrisania	\$170	\$199	\$163	-15%	4%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$182	\$172	\$172	6%	6%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$556	\$563	\$552	-1%	1%
Woodlawn / Williamsbridge					

COOPERATIVE SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$239	\$236	\$249	1%	-4%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$118	\$180	\$114	-34%	4%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$177	\$148	\$175	20%	1%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$162	\$334	\$275	-52%	-41%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$167	\$132	\$185	27%	-10%
Highbidge / Morris Heights / Mount Hope	\$171	\$189		-9%	
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$176	\$236	\$175	-25%	1%
Melrose / Morrisania	\$236	\$212	\$201	11%	17%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$149	\$150	\$152	-1%	-2%
Pelham Parkway South / Morris Park / Van Nest	\$135	\$143	\$141	-5%	-4%
Riverdale / Fieldston	\$288	\$270	\$287	7%	0%
Woodlawn / Williamsbridge	\$150	\$137	\$165	10%	-9%

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$195	\$200	\$200	-2%	-2%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$118	\$180	\$114	-34%	4%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$175	\$140	\$165	25%	6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$160	\$274	\$299	-42%	-46%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$175	\$120	\$185	46%	-5%
Highbidge / Morris Heights / Mount Hope	\$167	\$189		-11%	
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$162	\$165	\$152	-2%	6%
Melrose / Morrisania	\$209	\$184	\$190	14%	10%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$139	\$143	\$138	-3%	1%
Pelham Parkway South / Morris Park / Van Nest	\$129	\$138	\$133	-7%	-3%
Riverdale / Fieldston	\$248	\$230	\$250	8%	-1%
Woodlawn / Williamsbridge	\$156	\$134	\$165	16%	-5%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$304	\$278	\$285	9%	7%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$157		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$227	\$186	\$230	22%	-2%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$227	\$509		-55%	
Fordham / Belmont / Kingsbridge Heights / University Heights	\$174	\$184	\$188	-6%	-7%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$209	\$223	\$199	-6%	5%
Melrose / Morrisania	\$345	\$368	\$272	-6%	27%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$219	\$143	\$184	53%	19%
Pelham Parkway South / Morris Park / Van Nest	\$168	\$167	\$210	1%	-20%
Riverdale / Fieldston	\$341	\$297	\$316	15%	8%
Woodlawn / Williamsbridge	\$203	\$212		-4%	

MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$289	\$257	\$267	13%	8%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$157		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$227	\$186	\$230	22%	-2%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$246	\$509		-52%	
Fordham / Belmont / Kingsbridge Heights / University Heights	\$174	\$142	\$188	22%	-7%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$209	\$224	\$196	-7%	7%
Melrose / Morrisania	\$299	\$352	\$272	-15%	10%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$219	\$143	\$184	53%	19%
Pelham Parkway South / Morris Park / Van Nest	\$159	\$160	\$157	-1%	1%
Riverdale / Fieldston	\$314	\$300	\$319	5%	-2%
Woodlawn / Williamsbridge	\$199	\$199		0%	

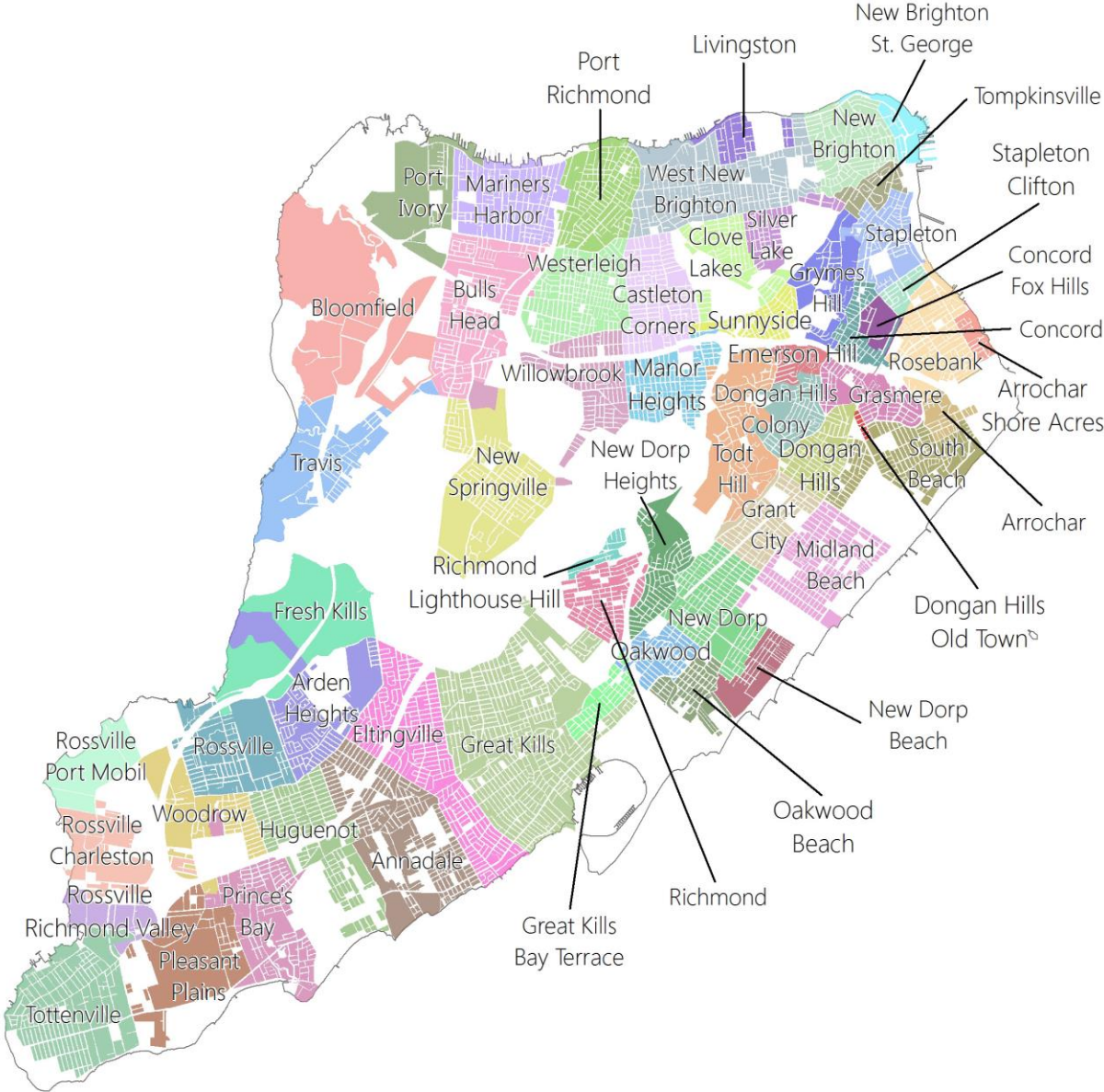
ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$472	\$444	\$440	6%	7%
Bathgate / Crotona Park / East Tremont	\$413	\$384	\$372	7%	11%
Baychester / Coop City	\$390	\$393	\$393	-1%	-1%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$440	\$439	\$410	0%	7%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$525	\$439	\$460	20%	14%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$470	\$428	\$327	10%	44%
Highbidge / Morris Heights / Mount Hope	\$425	\$505	\$466	-16%	-9%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$447	\$441	\$506	1%	-12%
Melrose / Morrisania	\$422	\$395	\$386	7%	9%
Mott Haven / Port Morris / Hunts Point	\$520	\$467	\$306	11%	70%
Parkchester / Westchester Square / Castle Hill / Soundview	\$430	\$428	\$384	1%	12%
Pelham Parkway South / Morris Park / Van Nest	\$492	\$450	\$444	9%	11%
Riverdale / Fieldston	\$1,209	\$1,016	\$1,340	19%	-10%
Woodlawn / Williamsbridge	\$402	\$394	\$402	2%	0%

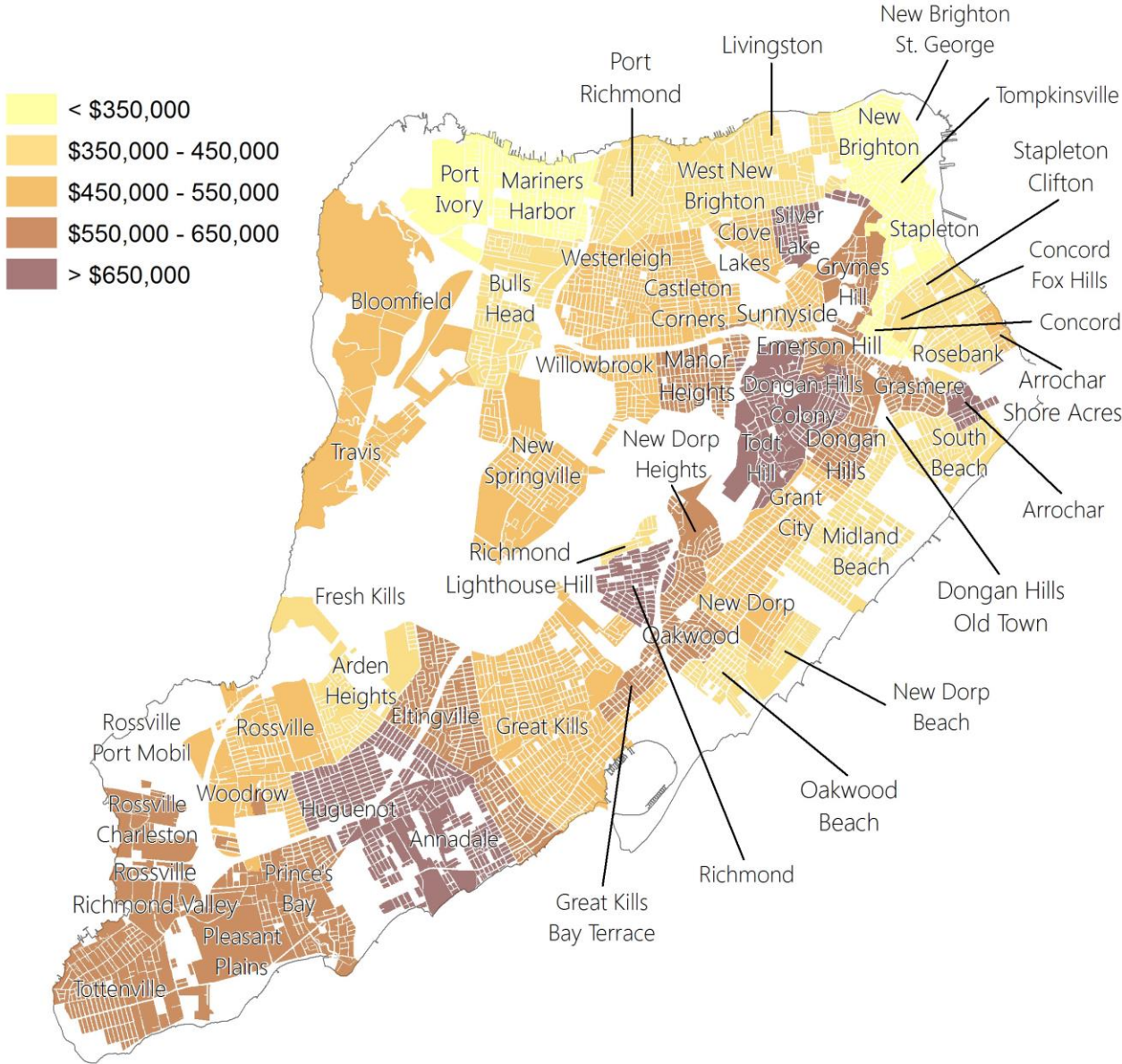
MEDIAN					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Bronx	\$435	\$410	\$420	6%	4%
Bathgate / Crotona Park / East Tremont	\$423	\$394	\$410	7%	3%
Baychester / Coop City	\$379	\$431	\$398	-12%	-5%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$454	\$418	\$415	9%	9%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$465	\$409	\$434	14%	7%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$432	\$360	\$350	20%	23%
Highbidge / Morris Heights / Mount Hope	\$435	\$335	\$470	30%	-7%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$431	\$359	\$480	20%	-10%
Melrose / Morrisania	\$415	\$344	\$405	21%	2%
Mott Haven / Port Morris / Hunts Point	\$503	\$455	\$294	10%	71%
Parkchester / Westchester Square / Castle Hill / Soundview	\$420	\$413	\$385	2%	9%
Pelham Parkway South / Morris Park / Van Nest	\$459	\$458	\$443	0%	4%
Riverdale / Fieldston	\$856	\$765	\$925	12%	-8%
Woodlawn / Williamsbridge	\$410	\$375	\$390	9%	5%

Note: Sale price in thousands

STATEN ISLAND NEIGHBORHOODS MAP



STATEN ISLAND AVERAGE SALES PRICE MAP



STATEN ISLAND NEIGHBORHOOD SALES DATA

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	3q16	2q16	3q15	Percent Change	
				2q16	3q15
Staten Island	\$494	\$472	\$451	5%	10%
Annadale	\$661	\$663	\$599	0%	10%
Arden Heights	\$371	\$333	\$343	11%	8%
Arrochar	\$707	\$499	\$391	42%	81%
Arrochar-Shore Acres	\$486	\$400	\$566	21%	-14%
Bloomfield	\$500				
Bulls Head	\$425	\$419	\$385	1%	10%
Castleton Corners	\$510	\$390	\$435	31%	17%
Clove Lakes	\$542	\$491	\$467	10%	16%
Concord	\$324	\$319	\$268	2%	21%
Concord-Fox Hills	\$361	\$308	\$260	17%	39%
Dongan Hills	\$607	\$482	\$471	26%	29%
Dongan Hills-Colony	\$768	\$797	\$731	-4%	5%
Dongan Hills-Old Town			\$350		
Eltingville	\$568	\$502	\$458	13%	24%
Emerson Hill	\$554	\$798	\$700	-31%	-21%
Fresh Kills					
Grant City	\$510	\$528	\$434	-4%	17%
Grasmere	\$583	\$598	\$460	-2%	27%
Great Kills	\$487	\$470	\$416	4%	17%
Great Kills-Bay Terrace	\$598	\$388	\$592	54%	1%
Grymes Hill	\$564	\$778	\$707	-28%	-20%
Huguenot	\$697	\$727	\$710	-4%	-2%
La Tourette Park					
Livingston	\$443	\$275	\$376	61%	18%
Manor Heights	\$590	\$505	\$416	17%	42%
Mariners Harbor	\$322	\$344	\$266	-7%	21%
Midland Beach	\$394	\$493	\$370	-20%	7%
New Brighton	\$298	\$341	\$289	-13%	3%
New Brighton-St. George					
New Dorp	\$520	\$479	\$433	9%	20%
New Dorp-Beach	\$376	\$381	\$329	-1%	14%
New Dorp-Heights	\$585	\$510	\$561	15%	4%
New Springville	\$535	\$458	\$471	17%	14%
Oakwood	\$570	\$675	\$489	-15%	17%
Oakwood-Beach	\$441	\$475	\$445	-7%	-1%
Pleasant Plains	\$607	\$703	\$796	-14%	-24%
Port Ivory	\$231	\$324	\$291	-29%	-21%
Port Richmond	\$360	\$358	\$303	1%	19%
Princes Bay	\$623	\$580	\$617	7%	1%

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Richmondton	\$732	\$852	\$614	-14%	19%	
Richmondton-Lighth Hill	\$399	\$610	\$675	-35%	-41%	
Rosebank	\$403	\$347	\$366	16%	10%	
Rossville	\$533	\$593	\$501	-10%	6%	
Rossville-Charleston	\$585	\$609	\$543	-4%	8%	
Rossville-Port Mobil						
Rossville-Richmond Valley	\$582	\$960		-39%		
Silver Lake	\$653	\$564	\$564	16%	16%	
South Beach	\$417	\$435	\$381	-4%	9%	
Stapleton	\$304	\$301	\$332	1%	-8%	
Stapleton-Clifton	\$419	\$361	\$292	16%	44%	
Sunnyside	\$487	\$510	\$466	-4%	5%	
Todt Hill	\$1,395	\$1,607	\$1,816	-13%	-23%	
Tompkinsville	\$341	\$194	\$397	76%	-14%	
Tottenville	\$607	\$614	\$562	-1%	8%	
Travis	\$461	\$409	\$347	13%	33%	
West New Brighton	\$400	\$353	\$339	13%	18%	
Westerleigh	\$455	\$503	\$426	-9%	7%	
Willowbrook	\$541	\$516	\$482	5%	12%	
Willowbrook-Seaview						
Woodrow	\$501	\$471	\$426	7%	18%	

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Staten Island	\$460	\$440	\$415	5%	11%	
Annadale	\$649	\$639	\$586	2%	11%	
Arden Heights	\$355	\$315	\$323	13%	10%	
Arrochar	\$640	\$480	\$376	33%	70%	
Arrochar-Shore Acres	\$490	\$400	\$395	22%	24%	
Bloomfield	\$500					
Bulls Head	\$440	\$445	\$358	-1%	23%	
Castleton Corners	\$531	\$365	\$423	45%	26%	
Clove Lakes	\$521	\$490	\$441	6%	18%	
Concord	\$334	\$305	\$289	10%	16%	
Concord-Fox Hills	\$344	\$295	\$242	17%	42%	
Dongan Hills	\$600	\$495	\$420	21%	43%	
Dongan Hills-Colony	\$710	\$885	\$663	-20%	7%	
Dongan Hills-Old Town			\$350			
Etingville	\$490	\$479	\$439	2%	11%	
Emerson Hill	\$554	\$798	\$700	-31%	-21%	
Fresh Kills						
Grant City	\$503	\$510	\$442	-1%	14%	
Grasmere	\$530	\$525	\$425	1%	25%	
Great Kills	\$470	\$450	\$415	4%	13%	
Great Kills-Bay Terrace	\$620	\$372	\$566	67%	10%	
Grymes Hill	\$452	\$495	\$595	-9%	-24%	
Huguenot	\$692	\$653	\$700	6%	-1%	
La Tourette Park						
Livingston	\$415	\$274	\$350	52%	19%	
Manor Heights	\$527	\$499	\$420	6%	25%	
Mariners Harbor	\$308	\$362	\$241	-15%	28%	
Midland Beach	\$407	\$469	\$373	-13%	9%	
New Brighton	\$305	\$343	\$305	-11%	0%	
New Brighton-St. George						
New Dorp	\$515	\$443	\$408	16%	26%	
New Dorp-Beach	\$355	\$405	\$320	-12%	11%	
New Dorp-Heights	\$550	\$500	\$492	10%	12%	
New Springville	\$500	\$453	\$467	10%	7%	
Oakwood	\$550	\$609	\$465	-10%	18%	
Oakwood-Beach	\$430	\$444	\$425	-3%	1%	
Pleasant Plains	\$530	\$739	\$723	-28%	-27%	
Port Ivory	\$241	\$279	\$288	-14%	-16%	
Port Richmond	\$378	\$348	\$300	9%	26%	
Princes Bay	\$588	\$560	\$560	5%	5%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	3q16	2q16	3q15	Percent Change		
				2q16	3q15	
Richmondtown	\$628	\$840	\$608	-25%		3%
Richmondtown-Lighths Hill	\$399	\$700	\$675	-43%		-41%
Rosebank	\$395	\$340	\$351	16%		13%
Rossville	\$395	\$518	\$481	-24%		-18%
Rossville-Charleston	\$599	\$595	\$530	1%		13%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$440	\$960		-54%		
Silver Lake	\$623	\$575	\$478	8%		30%
South Beach	\$425	\$410	\$360	4%		18%
Stapleton	\$273	\$295	\$263	-8%		4%
Stapleton-Clifton	\$385	\$370	\$270	4%		43%
Sunnyside	\$448	\$533	\$522	-16%		-14%
Todt Hill	\$1,500	\$1,350	\$1,895	11%		-21%
Tompkinsville	\$360	\$194	\$406	86%		-11%
Tottenville	\$555	\$641	\$584	-13%		-5%
Travis	\$487	\$402	\$352	21%		38%
West New Brighton	\$383	\$343	\$320	12%		20%
Westerleigh	\$466	\$500	\$403	-7%		16%
Willowbrook	\$518	\$465	\$458	11%		13%
Willowbrook-Seaview						
Woodrow	\$519	\$471	\$425	10%		22%

Note: Sale price in thousands

MANHATTAN TOWNHOUSE SALES DATA

Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Bldg Depth (Feet)	Bldg Front (Feet)
278 West 11 Street	7/27/16	\$27,500,000	West Village	A4	3	48	25
27 East 11 Street	9/14/16	\$26,000,000	East Village	A4	5	58	25
41 Charles Street	7/15/16	\$14,500,000	West Village	A4	3	47	16
21 Perry Street	8/5/16	\$13,850,000	West Village	C0	2	42	19
451 West 24 Street	8/26/16	\$13,000,000	Chelsea/Flatiron	A4	3	42	20
88 Mac Dougal Street	9/20/16	\$12,500,000	Grenwich Village	A4	4	42	20
17 Harrison Street	7/13/16	\$12,000,000	Tribeca	B1	4	60	25
5 East 93 Street	8/4/16	\$10,600,000	Upper East Side	A4	4	55	21
1141 Park Avenue	8/2/16	\$10,500,000	Upper East Side	A4	5	65	20
128 East 93 Street	7/11/16	\$10,324,000	Upper East Side	A9	4	40	25
12 West 83 Street	7/13/16	\$9,995,000	Upper West Side	A4	3	53	18
151 East 74 Street	9/29/16	\$9,900,000	Upper East Side	A4	5	60	18
5 Centre Market Place	7/25/16	\$9,700,000	Lower East Side	A4	5	54	25
118 West 87 Street	9/2/16	\$9,500,000	Upper West Side	B1	3	54	20
177 East 64 Street	8/15/16	\$8,450,000	Upper East Side	A4	4	65	16
162 East 92 Street	9/19/16	\$8,000,000	Upper East Side	A4	4	95	25
213 East 61 Street	8/26/16	\$7,925,000	Upper East Side	A4	4	50	18
362 East 69 Street	7/12/16	\$7,750,000	Upper East Side	A4	5	50	16
111 West 13 Street	8/19/16	\$7,700,000	West Village	A4	2	41	20
360 East 69 Street	8/2/16	\$7,675,000	Upper East Side	A4	5	50	16
426 West 22 Street	9/12/16	\$7,350,000	Chelsea/Flatiron	C0	3	43	20
349 West 22 Street	9/15/16	\$7,250,000	Chelsea/Flatiron	C0	3	44	22
131 West 95 Street	9/6/16	\$7,029,383	Upper West Side	A4	3	58	17
145 West 87 Street	9/22/16	\$6,700,000	Upper West Side	B3	3	55	15
239 East 78 Street	9/6/16	\$6,075,000	Upper East Side	B1	3	50	13
178 East 95 Street	8/26/16	\$6,000,000	Upper East Side	C0	3	48	18
134 Manhattan Avenue	8/17/16	\$5,350,000	Upper West Side	B9	3	58	16
41 Barrow Street	8/9/16	\$4,900,000	West Village	A4	3	25	21
347 East 84 Street	7/15/16	\$4,600,000	Upper East Side	A4	3	40	20
313 East 18 Street	9/12/16	\$4,600,000	Gramercy/Kips Bay	B9	3	36	20
128 Manhattan Avenue	7/1/16	\$4,455,000	Upper West Side	A9	3	58	16
123 East 92 Street	8/11/16	\$4,200,000	Upper East Side	A9	3	31	12
30 East 129 Street	9/9/16	\$3,050,000	East Harlem	C0	3	86	25
399 Manhattan Avenue	9/15/16	\$2,700,000	West Harlem	C0	3	40	18
142 West 132 Street	8/16/16	\$2,650,000	West Harlem	B1	3	59	16
131 West 136 Street	7/20/16	\$2,450,000	West Harlem	B9	4	51	15
292 West 137 Street	8/26/16	\$2,225,000	West Harlem	C0	4	51	15
202 East 20 Street	8/15/16	\$2,225,000	Gramercy/Kips Bay	B9	4	19	18
2022 Madison Avenue	7/7/16	\$2,010,000	East Harlem	B1	4	40	18
11 East 117 Street	8/24/16	\$2,000,000	East Harlem	C0	4	45	20
209 West 136 Street	8/24/16	\$2,000,000	West Harlem	B1	3	50	17
468 West 146 Street	7/18/16	\$1,950,000	Washington Heights	C0	3	43	25
472 West 145 Street	8/10/16	\$1,850,000	West Harlem	B1	4	69	16
221 West 137 Street	8/24/16	\$1,755,000	West Harlem	A9	3	50	18
457 West 147 Street	9/14/16	\$1,750,000	Washington Heights	B1	3	43	19
120 West 132 Street	7/21/16	\$1,657,500	West Harlem	C0	3	48	15
73 Adrian Avenue	8/12/16	\$840,000	Inwood	B3	3	32	24