



# THE REAL ESTATE BOARD OF NEW YORK

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NEW YORK CITY RESIDENTIAL SALES REPORT SECOND QUARTER 2016



**REBNY** Stay On Top  
of New York.

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## TABLE OF CONTENTS

Executive Summary .....	2
Total Consideration .....	5
Sales Charts .....	6
Citywide and Borough Sales Data .....	7
Manhattan Neighborhood Sales Data .....	11
Brooklyn Neighborhood Sales Data .....	15
Queens Neighborhood Sales Data .....	25
Bronx Neighborhood Sales Data.....	30
Staten Island Neighborhood Sales Data.....	35
Manhattan Townhouse Sales Data .....	39

## Executive Summary

The New York City residential sales market started to face some resistance in the second quarter of 2016. While the average sales price of all homes in the city increased – reaching a new, all-time high since the Real Estate Board of New York (REBNY) began tracking home sales data in 2006 – and average sales prices for a home in each of the five boroughs rose year-over-year, sales volume started to weaken. The Bronx and Staten Island were the only boroughs to record increases in sales volume this quarter when compared to last year.

The average sales price of a New York City home (cooperatives, condominiums, and one-to-three-family dwellings) increased ten percent to \$1,018,000 compared to \$923,000 in the second quarter of 2015. Average price increases were posted by all the boroughs this quarter compared to last year's second quarter, but recordings at some of Manhattan's most expensive, new condominium buildings drove the average price to this all-time high average price for a home in New York City.

The middle segment of the market also marched higher again with the median sales price for a New York City home increasing seven percent to \$582,000 and each borough registering increasing median prices compared to last year.

The home sales markets in the Bronx and Staten Island registered the only sales volume gains this quarter. Bronx homes sales rose to 889, a 22 percent increase compared to the last year's second quarter total of 728. Similarly, home sales in Staten Island increased six percent to 1,027 compared to the second quarter of last year.

While homes sales in Brooklyn fell five percent compared to 2,642 last year, the average sales price of a home in Brooklyn rose five percent during the second quarter to \$820,000. This increase wasn't attributable to just one property type as condos, coops, and one-to-three family homes all posted gains in the average price this quarter.

The total consideration for all residential sales in New York City during the second quarter of 2016 was \$11.2 billion, up eight percent from the second quarter of last year.

Total consideration for Manhattan was \$6.52 billion for the second quarter of 2016, up 9.4 percent from the second quarter of last year. In Brooklyn, the total consideration for residential sales was \$2.17 billion, an increase of less than one percent compared to the second quarter of last year, while in Queens the total consideration for home sales was \$1.74 billion, an increase of 9 percent. The total consideration for home sales in the Bronx was \$340 million, an increase of 28.4 percent compared to the second quarter of last year. In Staten Island, the total consideration for homes sales was \$456 million, a 12.1 percent increase year-over-year.

### All Homes

The average sales price of a home in New York City during the second quarter of 2016 was \$1,018,000, a ten percent increase from the second quarter of last year. The average sales

price of a home in Manhattan increased 20 percent from last year's second quarter to \$2,118,000. When compared to the second quarter of 2015, average sales price of a home in: Brooklyn rose by five percent to \$820,000; Queens grew nine percent to \$514,000; in the Bronx increased five percent to \$382,000; and in Staten Island rose six percent to \$444,000, since the second quarter of last year.

### **Condominiums**

The average sales price of a condominium unit in New York City increased 23 percent in the second quarter of 2016 from the second quarter of 2015 to \$1,945,000. The average sales price of a condo in Manhattan during the quarter was \$2,843,000, a 21 percent increase over the year, while the Brooklyn average sales price increased nine percent to \$923,000. The average sales price for a condominium unit in Queens was \$535,000 this quarter, an eight percent increase from last year's second quarter average.

### **Cooperatives**

The average sales price of a cooperative unit in New York City during the second quarter of 2016 was \$742,000, down six percent from last year's second quarter average. When compared to the second quarter of 2015, the average sales price of a coop in Manhattan decreased one percent to \$1,235,000. Brooklyn saw a seven percent increase in the average coop sales price, rising to \$464,000 since the second quarter of 2015, while the average sales price of a coop in Queens rose five percent to \$262,000. The average sales price of a coop unit in the Bronx decreased seven percent to \$236,000 since last year's second quarter.

### **One-to-Three Family Dwellings**

The average sales price of a one-to-three family dwelling in New York City during the second quarter of 2016 increased two percent from last year's second quarter average to \$702,000. The Brooklyn average sales price for a one-to-three family home was \$900,000, up two percent from the second quarter of 2015. The average sales price in Queens rose by nine percent to \$630,000 compared to last year's second quarter, while the average sales price in the Bronx increased eight percent to \$444,000. The average sales price of a one-to-three family home in Staten Island was \$472,000 in the second quarter of 2015, an increase of eight percent from the average price during the second quarter of last year.

### **Manhattan Neighborhood Highlights**

In the second quarter of 2016, the average sales price of a condominium in Midtown East nearly doubled to \$4,929,000 compared to the second quarter of last year. The number of condo sales in Midtown East was 127, a 27 percent increase from this quarter last year. This large price increase was largely due to recordings of sales at 432 Park Avenue, where the 19 recordings this quarter averaged \$19.3 million.

There was a large pullback in the coop market in Manhattan in the second quarter of 2016. The Upper East Side for instance had 368 coop sales during the quarter. This is a drop of 27 percent compared to 505 coop sales in the second quarter of 2015. The average price of a coop on the Upper East Side remained consistent, increasing only slightly to \$1,721,000.

### **Brooklyn Neighborhood Highlights**

The Williamsburg condo market surged in activity during the second quarter of 2016 rising 43 percent to 120 sales compared to the second quarter of 2015. In contrast, the average sales price for a condo in Williamsburg fell 13 percent to \$937,000.

The average sales price of a one-to-three family home in Bushwick / Wyckoff Heights during the second quarter of 2016 increased 23 percent to \$929,000, compared to the second quarter of last year. The number of sales in Bushwick / Wyckoff Heights was 84 in the second quarter of 2016, dropping 18 percent from 102 sales in the second quarter of last year.

### **Queens Neighborhood Highlights**

The average price of a condominium in Jackson Heights rose 14 percent year-over-year to \$407,000, while registering 40 condo sales in the second quarter of 2016, an increase from the 38 recorded sales in the second quarter of last year.

The average sales price of a one-to-three family home in Flushing increased nine percent to \$873,000 with sales activity rising by one sale to 139 in the second quarter of 2016 compared to the second quarter of 2015.

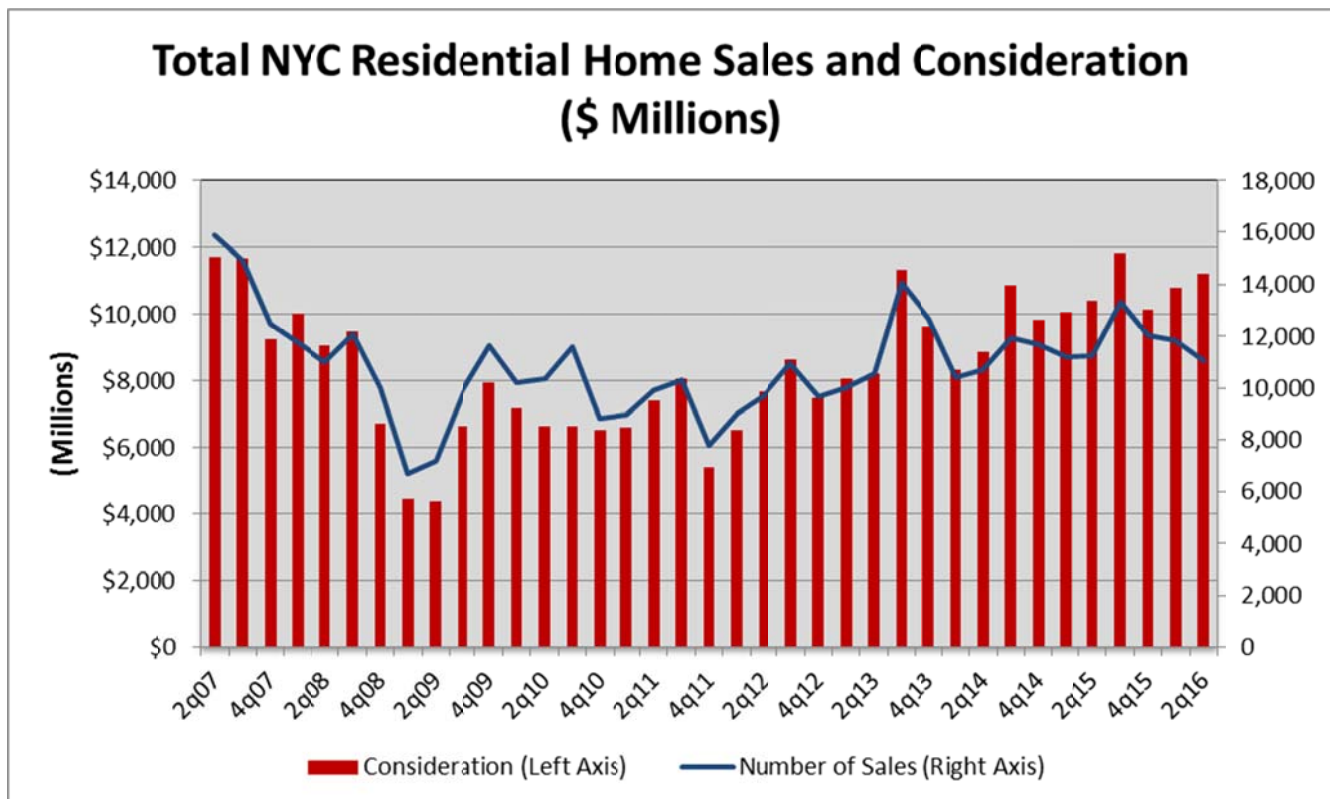
### **Bronx Neighborhood Highlights**

Parkchester / Westchester Square / Castle Hill / Soundview had 112 one-to-three family home sales this quarter, a 33 percent increase over the 84 sales in second quarter of 2015. The average sales price of a one-to-three family dwelling in the area was \$428,000, an increase of eleven percent compared to the second quarter of 2015.

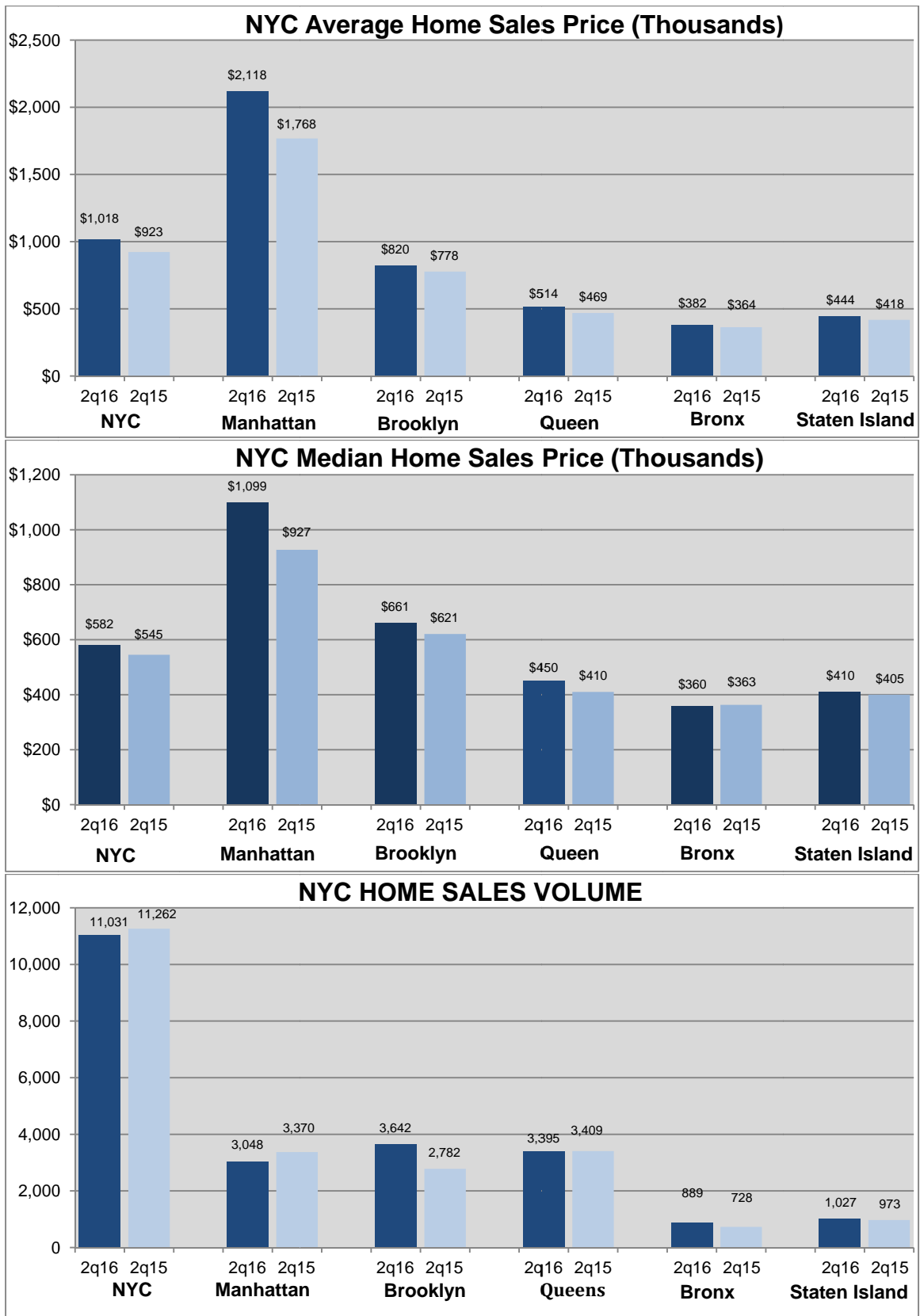
## TOTAL CONSIDERATION

Borough	Total Consideration for Residential Sales 2q16	Total Consideration for Residential Sales 1q16	Total Consideration for Residential Sales 2q15
Manhattan	\$6,517,954,319	\$5,693,153,511	\$5,959,074,806
Bronx	\$339,949,466	\$374,132,249	\$264,819,863
Brooklyn	\$2,167,581,078	\$2,270,360,367	\$2,164,170,939
Queens	\$1,743,985,957	\$1,906,555,952	\$1,600,060,860
Staten Island	\$456,159,660	\$527,083,043	\$406,806,723
NYC	\$11,225,630,481	\$10,771,285,122	\$10,394,933,190
Borough		Total Consideration Percentage Change From 1q16	Total Consideration Percentage Change From 2q15
Manhattan		12.65%	9.38%
Bronx		-10.06%	28.37%
Brooklyn		-4.74%	0.16%
Queens		-9.32%	8.99%
Staten Island		-15.55%	12.13%
NYC		4.05%	7.99%

## TOTAL CONSIDERATION HISTORY



## SALES CHARTS



## CITYWIDE AND BOROUGH SALES DATA

### HOME SALE PRICE

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

<b>AVG PRICE (in thousands)</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$1,018</b>	<b>\$911</b>	<b>\$923</b>	<b>12%</b>	<b>10%</b>
Manhattan	\$2,118	\$1,865	\$1,768	14%	20%
Bronx	\$382	\$378	\$364	1%	5%
Brooklyn	\$820	\$809	\$778	1%	5%
Queens	\$514	\$504	\$469	2%	9%
Staten Island	\$444	\$441	\$418	1%	6%
<b>MEDIAN PRICE (in thousands)</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$582</b>	<b>\$560</b>	<b>\$545</b>	<b>4%</b>	<b>7%</b>
Manhattan	\$1,099	\$1,075	\$927	2%	19%
Bronx	\$360	\$363	\$356	-1%	1%
Brooklyn	\$661	\$675	\$621	-2%	6%
Queens	\$450	\$439	\$410	3%	10%
Staten Island	\$410	\$417	\$400	-2%	3%
<b>AVG PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$702</b>	<b>\$644</b>	<b>\$651</b>	<b>9%</b>	<b>8%</b>
Manhattan	\$1,456	\$1,450	\$1,453	0%	0%
Bronx	\$253	\$249	\$237	2%	7%
Brooklyn	\$588	\$566	\$540	4%	9%
Queens	\$397	\$386	\$372	3%	7%
Staten Island	\$281	\$280	\$272	0%	3%
<b>MEDIAN PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$458</b>	<b>\$417</b>	<b>\$413</b>	<b>10%</b>	<b>11%</b>
Manhattan	\$1,287	\$1,327	\$1,292	-3%	0%
Bronx	\$231	\$228	\$216	2%	7%
Brooklyn	\$500	\$481	\$440	4%	14%
Queens	\$360	\$349	\$337	3%	7%
Staten Island	\$270	\$267	\$258	1%	5%
<b>SALES</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>11,031</b>	<b>11,827</b>	<b>11,262</b>	<b>-7%</b>	<b>-2%</b>
Manhattan	3,078	3,053	3,370	1%	-9%
Bronx	889	989	728	-10%	22%
Brooklyn	2,642	2,806	2,782	-6%	-5%
Queens	3,395	3,784	3,409	-10%	0%
Staten Island	1,027	1,195	973	-14%	6%



## CONDOMINIUM SALE PRICE

<b>AVG PRICE (in thousands)</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$1,945</b>	<b>\$1,639</b>	<b>\$1,583</b>	<b>19%</b>	<b>23%</b>
Manhattan	\$2,843	\$2,391	\$2,353	19%	21%
Bronx	\$239	\$234	\$245	2%	-3%
Brooklyn	\$923	\$819	\$844	13%	9%
Queens	\$535	\$568	\$498	-6%	8%
Staten Island	\$270	\$299	\$357	-10%	-24%
<b>MEDIAN PRICE (in thousands)</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$959</b>	<b>\$945</b>	<b>\$867</b>	<b>1%</b>	<b>11%</b>
Manhattan	\$1,563	\$1,600	\$1,279	-2%	22%
Bronx	\$130	\$149	\$140	-12%	-7%
Brooklyn	\$749	\$730	\$700	3%	7%
Queens	\$479	\$495	\$450	-3%	6%
Staten Island	\$265	\$265	\$300	0%	-12%
<b>AVG PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$1,262</b>	<b>\$1,207</b>	<b>\$1,195</b>	<b>5%</b>	<b>6%</b>
Manhattan	\$1,708	\$1,648	\$1,626	4%	5%
Bronx	\$231	\$232	\$216	0%	7%
Brooklyn	\$827	\$795	\$801	4%	3%
Queens	\$621	\$614	\$567	1%	10%
Staten Island	\$260	\$259	\$247	0%	5%
<b>MEDIAN PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$1,168</b>	<b>\$1,152</b>	<b>\$1,106</b>	<b>1%</b>	<b>6%</b>
Manhattan	\$1,515	\$1,517	\$1,461	0%	4%
Bronx	\$182	\$188	\$178	-3%	2%
Brooklyn	\$822	\$806	\$794	2%	4%
Queens	\$569	\$553	\$533	3%	7%
Staten Island	\$257	\$258	\$234	-1%	10%
<b>SALES</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>2,698</b>	<b>2,488</b>	<b>2,498</b>	<b>8%</b>	<b>8%</b>
Manhattan	1,570	1,422	1,366	10%	15%
Bronx	85	64	53	33%	60%
Brooklyn	606	523	603	16%	0%
Queens	328	333	343	-2%	-4%
Staten Island	109	146	133	-25%	-18%

## COOPERATIVE SALE PRICE

<b>AVG PRICE</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$742</b>	<b>\$727</b>	<b>\$793</b>	<b>2%</b>	<b>-6%</b>
Manhattan	\$1,235	\$1,233	\$1,249	0%	-1%
Bronx	\$236	\$228	\$254	3%	-7%
Brooklyn	\$464	\$485	\$435	-4%	7%
Queens	\$262	\$261	\$249	0%	5%
Staten Island	\$159	\$184	\$140	-13%	14%
<b>MEDIAN PRICE</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$410</b>	<b>\$400</b>	<b>\$425</b>	<b>3%</b>	<b>-4%</b>
Manhattan	\$749	\$760	\$723	-1%	4%
Bronx	\$200	\$180	\$195	11%	2%
Brooklyn	\$358	\$365	\$325	-2%	10%
Queens	\$230	\$230	\$218	0%	6%
Staten Island	\$152	\$153	\$135	0%	13%
<b>AVG PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$798</b>	<b>\$785</b>	<b>\$801</b>	<b>2%</b>	<b>0%</b>
Manhattan	\$1,215	\$1,219	\$1,179	0%	3%
Bronx	\$278	\$285	\$262	-3%	6%
Brooklyn	\$615	\$596	\$509	3%	21%
Queens	\$357	\$349	\$334	2%	7%
Staten Island	\$247	\$266	\$243	-7%	2%
<b>MEDIAN PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$673</b>	<b>\$636</b>	<b>\$659</b>	<b>6%</b>	<b>2%</b>
Manhattan	\$1,090	\$1,100	\$1,043	-1%	5%
Bronx	\$257	\$256	\$244	0%	5%
Brooklyn	\$504	\$467	\$390	8%	29%
Queens	\$345	\$326	\$319	6%	8%
Staten Island	\$230	\$216	\$214	7%	8%
<b>SALES</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>3,163</b>	<b>3,553</b>	<b>3,784</b>	<b>-11%</b>	<b>-16%</b>
Manhattan	1,462	1,577	1,949	-7%	-25%
Bronx	180	226	167	-20%	8%
Brooklyn	514	585	595	-12%	-14%
Queens	986	1,137	1,049	-13%	-6%
Staten Island	21	28	24	-25%	-13%

## ONE – THREE FAMILY DWELLING SALE PRICE

<b>AVG PRICE (price in thousands)</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$702</b>	<b>\$711</b>	<b>\$691</b>	<b>-1%</b>	<b>2%</b>
Manhattan	\$5,412	\$6,437	\$5,652	-16%	-4%
Bronx	\$444	\$440	\$412	1%	8%
Brooklyn	\$900	\$917	\$882	-2%	2%
Queens	\$630	\$614	\$579	3%	9%
Staten Island	\$472	\$468	\$436	1%	8%
<b>MEDIAN PRICE (price in thousands)</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$550</b>	<b>\$540</b>	<b>\$519</b>	<b>2%</b>	<b>6%</b>
Manhattan	\$3,350	\$5,345	\$4,500	-37%	-26%
Bronx	\$420	\$425	\$410	-1%	2%
Brooklyn	\$742	\$767	\$700	-3%	6%
Queens	\$595	\$569	\$535	5%	11%
Staten Island	\$440	\$435	\$415	1%	6%
<b>AVG PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$393</b>	<b>\$393</b>	<b>\$379</b>	<b>0%</b>	<b>4%</b>
Manhattan	\$1,432	\$1,787	\$1,745	-20%	-18%
Bronx	\$251	\$243	\$235	3%	7%
Brooklyn	\$501	\$505	\$464	-1%	8%
Queens	\$379	\$371	\$352	2%	8%
Staten Island	\$284	\$283	\$275	0%	3%
<b>MEDIAN PPSF</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>\$328</b>	<b>\$328</b>	<b>\$313</b>	<b>0%</b>	<b>5%</b>
Manhattan	\$1,297	\$1,380	\$1,600	-6%	-19%
Bronx	\$234	\$228	\$216	3%	8%
Brooklyn	\$444	\$445	\$391	0%	14%
Queens	\$344	\$338	\$322	2%	7%
Staten Island	\$272	\$271	\$261	0%	4%
<b>SALES</b>					
	<b>2q16</b>	<b>1q16</b>	<b>2q15</b>	<b>Change From</b>	
				<b>1q16</b>	<b>2q15</b>
<b>New York City</b>	<b>5,166</b>	<b>5,786</b>	<b>4,980</b>	<b>-11%</b>	<b>4%</b>
Manhattan	46	54	55	-15%	-16%
Bronx	623	699	508	-11%	23%
Brooklyn	1,521	1,698	1,584	-10%	-4%
Queens	2,079	2,314	2,017	-10%	3%
Staten Island	897	1,021	816	-12%	10%

## MANHATTAN NEIGHBORHOOD SALES DATA

### CONDOMINIUM SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Manhattan</b>	<b>\$2,843</b>	<b>\$2,391</b>	<b>\$2,353</b>	<b>19%</b>	<b>21%</b>
Battery Park City	\$1,956	\$2,283	\$1,321	-14%	48%
Chelsea/Flatiron	\$3,464	\$3,243	\$2,654	7%	31%
East Harlem	\$744	\$652	\$720	14%	3%
East Village	\$1,453	\$1,298	\$2,037	12%	-29%
Financial/Seaport	\$1,247	\$1,309	\$1,247	-5%	0%
Gramercy/Kips Bay	\$2,140	\$2,642	\$2,787	-19%	-23%
Greenw ich Village	\$6,260	\$4,158	\$2,348	51%	167%
Inw ood	\$275	\$340	\$385	-19%	-29%
Low er East Side	\$1,216	\$3,696	\$2,798	-67%	-57%
Midtow n East	\$4,929	\$2,202	\$2,480	124%	99%
Midtow n West	\$2,308	\$2,257	\$3,532	2%	-35%
Morningside Heights			\$715		
Murray Hill	\$1,215	\$1,211	\$1,432	0%	-15%
Roosevelt Island	\$1,750	\$1,039	\$785	69%	123%
SoHo	\$4,826	\$6,245	\$4,875	-23%	-1%
TriBeCa	\$4,594	\$2,972	\$3,499	55%	31%
Upper East Side	\$2,754	\$1,968	\$3,139	40%	-12%
Upper West Side	\$2,247	\$2,158	\$2,002	4%	12%
Washington Heights	\$629	\$536	\$662	17%	-5%
West Harlem	\$817	\$853	\$931	-4%	-12%
West Village	\$6,033	\$5,531	\$2,218	9%	172%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Manhattan</b>	<b>\$1,563</b>	<b>\$1,600</b>	<b>\$1,279</b>	<b>-2%</b>	<b>22%</b>
Battery Park City	\$1,225	\$2,115	\$882	-42%	39%
Chelsea/Flatiron	\$2,432	\$2,520	\$2,250	-3%	8%
East Harlem	\$659	\$666	\$690	-1%	-4%
East Village	\$1,232	\$1,143	\$1,795	8%	-31%
Financial/Seaport	\$1,000	\$1,175	\$1,102	-15%	-9%
Gramercy/Kips Bay	\$1,629	\$1,850	\$1,650	-12%	-1%
Greenw ich Village	\$3,048	\$2,463	\$1,950	24%	56%
Inw ood	\$279	\$260	\$410	7%	-32%
Low er East Side	\$950	\$1,763	\$1,253	-46%	-24%
Midtow n East	\$1,856	\$1,669	\$1,400	11%	33%
Midtow n West	\$1,375	\$1,671	\$1,233	-18%	12%
Morningside Heights			\$715		
Murray Hill	\$1,100	\$1,143	\$1,207	-4%	-9%
Roosevelt Island	\$1,750	\$1,140	\$670	54%	161%
SoHo	\$3,447	\$4,835	\$4,975	-29%	-31%
TriBeCa	\$4,050	\$2,772	\$3,172	46%	28%
Upper East Side	\$1,501	\$1,456	\$1,506	3%	0%
Upper West Side	\$1,362	\$1,507	\$1,338	-10%	2%
Washington Heights	\$521	\$495	\$631	5%	-17%
West Harlem	\$743	\$854	\$785	-13%	-5%
West Village	\$4,531	\$4,960	\$1,706	-9%	166%

Note: Sale price in thousands

## CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Manhattan</b>	<b>\$1,708</b>	<b>\$1,648</b>	<b>\$1,626</b>	<b>4%</b>	<b>5%</b>
Battery Park City	\$1,609	\$1,642	\$1,192	-2%	35%
Chelsea/Flatiron	\$2,012	\$2,008	\$1,856	0%	8%
East Harlem	\$814	\$854	\$813	-5%	0%
East Village	\$1,671	\$1,516	\$1,464	10%	14%
Financial/Seaport	\$1,247	\$1,254	\$1,257	-1%	-1%
Gramercy/Kips Bay	\$1,782	\$1,839	\$1,968	-3%	-9%
Greenw ich Village	\$2,599	\$2,138	\$2,050	22%	27%
Inw ood	\$390	\$377	\$489	3%	-20%
Low er East Side	\$1,265	\$1,529	\$1,619	-17%	-22%
Midtow n East	\$1,976	\$1,623	\$1,636	22%	21%
Midtow n West	\$1,710	\$1,880	\$2,075	-9%	-18%
Morningside Heights					
Murray Hill	\$1,360	\$1,321	\$1,472	3%	-8%
Roosevelt Island	\$1,221	\$1,092	\$948	12%	29%
SoHo	\$2,172	\$2,271	\$2,019	-4%	8%
TriBeCa	\$1,951	\$1,780	\$1,855	10%	5%
Upper East Side	\$1,592	\$1,430	\$1,694	11%	-6%
Upper West Side	\$1,722	\$1,673	\$1,670	3%	3%
Washington Heights	\$713	\$675	\$706	6%	1%
West Harlem	\$945	\$901	\$871	5%	8%
West Village	\$2,687	\$2,780	\$2,196	-3%	22%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Manhattan</b>	<b>\$1,515</b>	<b>\$1,517</b>	<b>\$1,461</b>	<b>0%</b>	<b>4%</b>
Battery Park City	\$1,609	\$1,642	\$1,192	-2%	35%
Chelsea/Flatiron	\$1,952	\$1,891	\$1,783	3%	9%
East Harlem	\$864	\$866	\$781	0%	11%
East Village	\$1,586	\$1,483	\$1,437	7%	10%
Financial/Seaport	\$1,247	\$1,254	\$1,257	-1%	-1%
Gramercy/Kips Bay	\$1,701	\$1,841	\$1,783	-8%	-5%
Greenw ich Village	\$2,419	\$1,900	\$1,796	27%	35%
Inw ood	\$410	\$346	\$442	19%	-7%
Low er East Side	\$1,244	\$1,399	\$1,522	-11%	-18%
Midtow n East	\$1,515	\$1,506	\$1,347	1%	13%
Midtow n West	\$1,588	\$1,734	\$1,541	-8%	3%
Morningside Heights					
Murray Hill	\$1,342	\$1,329	\$1,359	1%	-1%
Roosevelt Island	\$1,221	\$1,100	\$948	11%	29%
SoHo	\$2,128	\$2,030	\$1,867	5%	14%
TriBeCa	\$1,919	\$1,751	\$1,901	10%	1%
Upper East Side	\$1,360	\$1,379	\$1,435	-1%	-5%
Upper West Side	\$1,499	\$1,573	\$1,517	-5%	-1%
Washington Heights	\$736	\$635	\$659	16%	12%
West Harlem	\$964	\$927	\$857	4%	12%
West Village	\$2,650	\$2,749	\$2,232	-4%	19%

## COOPERATIVE SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Manhattan</b>	<b>\$1,235</b>	<b>\$1,233</b>	<b>\$1,249</b>	<b>0%</b>	<b>-1%</b>
Battery Park City					
Chelsea/Flatiron	\$1,015	\$1,254	\$1,097	-19%	-8%
East Harlem	\$388	\$687	\$498	-44%	-22%
East Village	\$767	\$840	\$1,273	-9%	-40%
Financial/Seaport	\$776	\$751	\$952	3%	-18%
Gramercy/Kips Bay	\$974	\$863	\$888	13%	10%
Greenw ich Village	\$1,653	\$1,365	\$1,422	21%	16%
Inw ood	\$434	\$407	\$409	7%	6%
Low er East Side	\$827	\$884	\$786	-6%	5%
Midtow n East	\$1,023	\$1,068	\$871	-4%	17%
Midtow n West	\$818	\$976	\$1,208	-16%	-32%
Morningside Heights	\$1,011	\$895	\$618	13%	63%
Murray Hill	\$585	\$636	\$670	-8%	-13%
Roosevelt Island	\$855	\$720	\$559	19%	53%
SoHo	\$2,044	\$3,201	\$3,353	-36%	-39%
TriBeCa	\$2,939	\$2,130	\$2,436	38%	21%
Upper East Side	\$1,721	\$1,563	\$1,716	10%	0%
Upper West Side	\$1,366	\$1,489	\$1,366	-8%	0%
Washington Heights	\$466	\$489	\$438	-5%	7%
West Harlem	\$411	\$439	\$462	-7%	-11%
West Village	\$1,185	\$1,136	\$1,100	4%	8%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Manhattan</b>	<b>\$749</b>	<b>\$760</b>	<b>\$723</b>	<b>-1%</b>	<b>4%</b>
Battery Park City					
Chelsea/Flatiron	\$730	\$975	\$797	-25%	-8%
East Harlem	\$285	\$539	\$244	-47%	17%
East Village	\$638	\$775	\$770	-18%	-17%
Financial/Seaport	\$708	\$710	\$536	0%	32%
Gramercy/Kips Bay	\$703	\$683	\$625	3%	12%
Greenw ich Village	\$1,180	\$1,200	\$973	-2%	21%
Inw ood	\$369	\$364	\$328	1%	13%
Low er East Side	\$755	\$715	\$675	6%	12%
Midtow n East	\$678	\$730	\$678	-7%	0%
Midtow n West	\$670	\$710	\$671	-6%	0%
Morningside Heights	\$740	\$663	\$483	12%	53%
Murray Hill	\$484	\$485	\$518	0%	-6%
Roosevelt Island	\$645	\$775	\$543	-17%	19%
SoHo	\$1,549	\$2,700	\$2,200	-43%	-30%
TriBeCa	\$3,100	\$2,163	\$2,525	43%	23%
Upper East Side	\$878	\$850	\$815	3%	8%
Upper West Side	\$850	\$875	\$823	-3%	3%
Washington Heights	\$410	\$406	\$377	1%	9%
West Harlem	\$380	\$375	\$338	1%	13%
West Village	\$925	\$904	\$855	2%	8%

Note: Sale price in thousands

## COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE						
	2q16	1q16	2q15	Percent Change		
				1q16	2q15	
<b>Manhattan</b>	<b>\$1,215</b>	<b>\$1,219</b>	<b>\$1,179</b>	<b>0%</b>	<b>3%</b>	
Battery Park City						
Chelsea/Flatiron	\$1,402	\$1,408	\$1,186	0%	18%	
East Harlem						
East Village	\$1,208	\$1,316	\$1,698	-8%	-29%	
Financial/Seaport	\$880	\$1,098	\$419	-20%	110%	
Gramercy/Kips Bay	\$1,246	\$1,174	\$1,075	6%	16%	
Greenw ich Village	\$1,480	\$1,587	\$1,514	-7%	-2%	
Inw ood	\$491	\$505	\$511	-3%	-4%	
Low er East Side	\$961	\$1,156	\$919	-17%	5%	
Midtow n East	\$1,008	\$1,024	\$929	-2%	8%	
Midtow n West	\$1,129	\$1,170	\$1,142	-4%	-1%	
Morningside Heights	\$992	\$1,145	\$861	-13%	15%	
Murray Hill	\$1,032	\$997	\$931	3%	11%	
Roosevelt Island						
SoHo	\$1,751	\$1,466	\$1,391	19%	26%	
TriBeCa	\$1,553	\$1,266	\$1,612	23%	-4%	
Upper East Side	\$1,231	\$1,252	\$1,234	-2%	0%	
Upper West Side	\$1,221	\$1,258	\$1,294	-3%	-6%	
Washington Heights	\$685	\$662	\$593	3%	15%	
West Harlem	\$644	\$729	\$482	-12%	34%	
West Village	\$1,800	\$1,549	\$1,577	16%	14%	

MEDIAN						
	2q16	1q16	2q15	Percent Change		
				1q16	2q15	
<b>Manhattan</b>	<b>\$1,090</b>	<b>\$1,100</b>	<b>\$1,043</b>	<b>-1%</b>	<b>5%</b>	
Battery Park City						
Chelsea/Flatiron	\$1,275	\$1,248	\$1,168	2%	9%	
East Harlem						
East Village	\$1,218	\$1,223	\$1,453	0%	-16%	
Financial/Seaport	\$880	\$1,098	\$419	-20%	110%	
Gramercy/Kips Bay	\$1,193	\$1,113	\$1,028	7%	16%	
Greenw ich Village	\$1,378	\$1,550	\$1,413	-11%	-2%	
Inw ood	\$493	\$490	\$450	1%	10%	
Low er East Side	\$938	\$1,004	\$815	-7%	15%	
Midtow n East	\$959	\$962	\$866	0%	11%	
Midtow n West	\$1,080	\$1,059	\$985	2%	10%	
Morningside Heights	\$1,000	\$1,018	\$812	-2%	23%	
Murray Hill	\$1,038	\$945	\$908	10%	14%	
Roosevelt Island						
SoHo	\$1,750	\$1,491	\$1,372	17%	28%	
TriBeCa	\$1,692	\$1,196	\$1,612	41%	5%	
Upper East Side	\$1,032	\$1,068	\$1,052	-3%	-2%	
Upper West Side	\$1,132	\$1,109	\$1,126	2%	1%	
Washington Heights	\$688	\$633	\$542	9%	27%	
West Harlem	\$658	\$673	\$515	-2%	28%	
West Village	\$1,703	\$1,575	\$1,623	8%	5%	

## BROOKLYN NEIGHBORHOOD SALES DATA

### CONDOMINIUM SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$923</b>	<b>\$819</b>	<b>\$844</b>	<b>13%</b>	<b>9%</b>
Bath Beach	\$483	\$630	\$482	-23%	0%
Bay Ridge / Fort Hamilton	\$495	\$466	\$551	6%	-10%
Bedford Stuyvesant	\$823	\$689	\$651	20%	27%
Bensonhurst	\$592	\$594	\$492	0%	20%
Bergen Beach	\$420	\$513	\$375	-18%	12%
Boerum Hill	\$1,969	\$908	\$1,210	117%	63%
Borough Park	\$629	\$572	\$558	10%	13%
Brighton Beach	\$847	\$689	\$716	23%	18%
Brooklyn Heights	\$2,158	\$1,633	\$1,055	32%	105%
Brownsville / Ocean Hill	\$335	\$345	\$432	-3%	-22%
Bushwick / Wyckoff Heights	\$498	\$515	\$612	-3%	-19%
Canarsie	\$249	\$254	\$368	-2%	-32%
Carroll Gardens	\$1,412	\$1,218	\$1,186	16%	19%
Clinton Hill	\$1,013	\$897	\$986	13%	3%
Cobble Hill	\$710	\$1,292	\$917	-45%	-23%
Columbia Street Waterfront District	\$766	\$891	\$776	-14%	-1%
Coney Island	\$416	\$415	\$452	0%	-8%
Crown Heights	\$907	\$761	\$673	19%	35%
Cypress Hills					
Downtown	\$1,269	\$874	\$1,118	45%	13%
Dyker Heights					
East Flatbush	\$350		\$363		-3%
East New York / Spring Creek	\$265	\$273	\$253	-3%	5%
Flatbush / Prospect Park South	\$495	\$466	\$604	6%	-18%
Flatlands					
Fort Greene	\$1,077	\$1,056	\$910	2%	18%
Gerritsen Beach					
Gowanus	\$998	\$1,072	\$813	-7%	23%
Gravesend / Mapleton	\$618	\$479	\$730	29%	-15%
Greenpoint	\$759	\$796	\$931	-5%	-18%
Kensington / Parkville	\$808	\$487	\$671	66%	20%
Manhattan Beach	\$916	\$892		3%	
Marine Park / Madison	\$428	\$463	\$522	-8%	-18%
Midwood	\$523	\$452	\$449	16%	17%
Mill Basin					
Park Slope	\$1,170	\$1,239	\$1,280	-6%	-9%
Prospect Heights	\$1,119	\$886	\$1,194	26%	-6%
Prospect Park Lefferts Gardens	\$598	\$497	\$364	20%	64%
Red Hook					
SeaGate	\$444	\$299	\$435	49%	2%
Sheepshead Bay	\$504	\$443	\$454	14%	11%
Sunset Park	\$715	\$794	\$405	-10%	76%
Vinegar Hill / Dumbo	\$1,511	\$1,322	\$1,583	14%	-5%
Williamsburg	\$937	\$927	\$1,073	1%	-13%
Windsor Terrace	\$538	\$863	\$950	-38%	-43%

Note: Sale price in thousands



## CONDOMINIUM SALE PRICE

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$749</b>	<b>\$730</b>	<b>\$700</b>	<b>3%</b>	<b>7%</b>
Bath Beach	\$520	\$629	\$503	-17%	3%
Bay Ridge / Fort Hamilton	\$460	\$432	\$520	6%	-12%
Bedford Stuyvesant	\$832	\$695	\$634	20%	31%
Bensonhurst	\$669	\$623	\$500	7%	34%
Bergen Beach	\$346	\$490	\$440	-29%	-21%
Boerum Hill	\$1,413	\$948	\$1,185	49%	19%
Borough Park	\$611	\$589	\$565	4%	8%
Brighton Beach	\$745	\$575	\$695	30%	7%
Brooklyn Heights	\$1,430	\$1,290	\$969	11%	48%
Brownsville / Ocean Hill	\$335	\$345	\$395	-3%	-15%
Bushwick / Wyckoff Heights	\$495	\$545	\$626	-9%	-21%
Canarsie	\$274	\$245	\$401	12%	-32%
Carroll Gardens	\$1,180	\$1,075	\$1,210	10%	-2%
Clinton Hill	\$865	\$770	\$950	12%	-9%
Cobble Hill	\$710	\$1,499	\$917	-53%	-23%
Columbia Street Waterfront District	\$780	\$780	\$699	0%	12%
Coney Island	\$430	\$395	\$450	9%	-4%
Crown Heights	\$780	\$713	\$630	9%	24%
Cypress Hills					
Downtown	\$995	\$833	\$964	20%	3%
Dyker Heights		\$513	\$465		
East Flatbush	\$350		\$363		-3%
East New York / Spring Creek	\$282	\$278	\$275	2%	2%
Flatbush / Prospect Park South	\$580	\$416	\$577	39%	1%
Flatlands					
Fort Greene	\$1,012	\$1,140	\$790	-11%	28%
Gerritsen Beach					
Gowanus	\$890	\$999	\$609	-11%	46%
Gravesend / Mapleton	\$487	\$431	\$510	13%	-5%
Greenpoint	\$730	\$798	\$855	-8%	-15%
Kensington / Parkville	\$699	\$449	\$705	56%	-1%
Manhattan Beach	\$916	\$992		-8%	
Marine Park / Madison	\$430	\$436	\$522	-1%	-18%
Midwood	\$450	\$452	\$440	-1%	2%
Mill Basin					
Park Slope	\$1,070	\$1,163	\$1,205	-8%	-11%
Prospect Heights	\$889	\$740	\$1,171	20%	-24%
Prospect Park Lefferts Gardens	\$643	\$515	\$206	25%	211%
Red Hook					
SeaGate	\$438	\$299	\$435	46%	1%
Sheepshead Bay	\$415	\$410	\$452	1%	-8%
Sunset Park	\$637	\$707	\$355	-10%	79%
Vinegar Hill / Dumbo	\$1,447	\$1,212	\$1,450	19%	0%
Williamsburg	\$654	\$825	\$901	-21%	-27%
Windsor Terrace	\$538	\$835	\$950	-36%	-43%

Note: Sale price in thousands

## CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$827</b>	<b>\$795</b>	<b>\$801</b>	<b>4%</b>	<b>3%</b>
Bath Beach	\$464	\$485	\$463	-4%	0%
Bay Ridge / Fort Hamilton	\$596	\$664	\$555	-10%	8%
Bedford Stuyvesant	\$767	\$790	\$550	-3%	39%
Bensonhurst	\$449	\$512	\$440	-12%	2%
Bergen Beach	\$322	\$260	\$313	24%	3%
Boerum Hill	\$1,107	\$851	\$1,056	30%	5%
Borough Park	\$495	\$471	\$458	5%	8%
Brighton Beach	\$645	\$557	\$645	16%	0%
Brooklyn Heights	\$1,367	\$1,180	\$1,136	16%	20%
Brownsville / Ocean Hill	\$411	\$269	\$490	53%	-16%
Bushwick / Wyckoff Heights	\$697	\$786	\$793	-11%	-12%
Canarsie	\$281	\$289	\$356	-3%	-21%
Carroll Gardens	\$1,199	\$1,038	\$1,011	15%	19%
Clinton Hill	\$931	\$924	\$901	1%	3%
Cobble Hill	\$859	\$1,429	\$938	-40%	-8%
Columbia Street Waterfront Distri	\$907	\$799	\$887	14%	2%
Coney Island	\$454	\$500	\$445	-9%	2%
Crown Heights	\$747	\$816	\$742	-9%	1%
Cypress Hills					
Downtown	\$1,201	\$1,182	\$1,156	2%	4%
Dyker Heights		\$551	\$501		
East Flatbush	\$383		\$396		-3%
East New York / Spring Creek	\$329	\$324	\$317	1%	4%
Flatbush / Prospect Park South	\$666	\$642	\$652	4%	2%
Flatlands					
Fort Greene	\$1,066	\$1,036	\$985	3%	8%
Gerritsen Beach					
Gowanus	\$1,218	\$1,045	\$879	17%	39%
Gravesend / Mapleton	\$479	\$511	\$538	-6%	-11%
Greenpoint	\$1,008	\$1,173	\$935	-14%	8%
Kensington / Parkville	\$581	\$575	\$612	1%	-5%
Manhattan Beach	\$763	\$682		12%	
Marine Park / Madison	\$481	\$446	\$513	8%	-6%
Midwood	\$533	\$543	\$464	-2%	15%
Mill Basin					
Park Slope	\$1,110	\$1,033	\$1,095	7%	1%
Prospect Heights	\$1,073	\$779	\$1,110	38%	-3%
Prospect Park Lefferts Gardens	\$401	\$296	\$274	36%	47%
Red Hook					
SeaGate	\$537	\$589	\$289	-9%	86%
Sheepshead Bay	\$493	\$446	\$441	11%	12%
Sunset Park	\$669	\$757	\$571	-12%	17%
Vinegar Hill / Dumbo	\$1,212	\$1,263	\$1,219	-4%	-1%
Williamsburg	\$889	\$891	\$1,021	0%	-13%
Windsor Terrace	\$775	\$828	\$753	-6%	3%

## CONDOMINIUM SALE PRICE PER SQUARE FOOT

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$822</b>	<b>\$806</b>	<b>\$794</b>	<b>2%</b>	<b>4%</b>
Bath Beach	\$496	\$466	\$473	7%	5%
Bay Ridge / Fort Hamilton	\$618	\$684	\$592	-10%	4%
Bedford Stuyvesant	\$810	\$853	\$641	-5%	26%
Bensonhurst	\$444	\$512	\$421	-13%	5%
Bergen Beach	\$306	\$260	\$318	18%	-4%
Boerum Hill	\$1,090	\$836	\$1,076	30%	1%
Borough Park	\$513	\$464	\$478	10%	7%
Brighton Beach	\$619	\$574	\$645	8%	-4%
Brooklyn Heights	\$1,294	\$1,235	\$1,136	5%	14%
Brownsville / Ocean Hill	\$411	\$269	\$413	53%	0%
Bushwick / Wyckoff Heights	\$697	\$840	\$766	-17%	-9%
Canarsie	\$271	\$270	\$392	0%	-31%
Carroll Gardens	\$1,233	\$1,045	\$1,021	18%	21%
Clinton Hill	\$903	\$962	\$873	-6%	3%
Cobble Hill	\$859	\$1,434	\$937	-40%	-8%
Columbia Street Waterfront Distri	\$987	\$871	\$868	13%	14%
Coney Island	\$473	\$497	\$432	-5%	10%
Crown Heights	\$734	\$850	\$690	-14%	6%
Cypress Hills					
Downtown	\$1,172	\$1,164	\$1,166	1%	1%
Dyker Heights		\$613	\$501		
East Flatbush	\$383		\$396		-3%
East New York / Spring Creek	\$325	\$339	\$312	-4%	4%
Flatbush / Prospect Park South	\$769	\$681	\$773	13%	0%
Flatlands					
Fort Greene	\$1,089	\$1,014	\$971	7%	12%
Gerritsen Beach					
Gowanus	\$1,187	\$992	\$980	20%	21%
Gravesend / Mapleton	\$509	\$456	\$474	12%	8%
Greenpoint	\$1,080	\$1,061	\$996	2%	9%
Kensington / Parkville	\$695	\$739	\$654	-6%	6%
Manhattan Beach	\$763	\$687		11%	
Marine Park / Madison	\$516	\$381	\$513	35%	1%
Midwood	\$530	\$543	\$464	-2%	14%
Mill Basin					
Park Slope	\$1,107	\$1,040	\$1,114	6%	-1%
Prospect Heights	\$1,057	\$965	\$1,041	10%	2%
Prospect Park Lefferts Gardens	\$391	\$179	\$123	118%	217%
Red Hook					
SeaGate	\$559	\$589	\$289	-5%	93%
Sheepshead Bay	\$493	\$450	\$451	10%	9%
Sunset Park	\$676	\$779	\$599	-13%	13%
Vinegar Hill / Dumbo	\$1,196	\$1,276	\$1,251	-6%	-4%
Williamsburg	\$975	\$998	\$1,071	-2%	-9%
Windsor Terrace	\$775	\$890	\$753	-13%	3%

## COOPERATIVE SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$464</b>	<b>\$485</b>	<b>\$435</b>	<b>-4%</b>	<b>7%</b>
Bath Beach	\$266	\$244	\$236	9%	13%
Bay Ridge / Fort Hamilton	\$334	\$311	\$275	7%	21%
Bedford Stuyvesant					
Bensonhurst	\$162	\$206	\$148	-21%	9%
Bergen Beach					
Boerum Hill	\$874	\$761	\$789	15%	11%
Borough Park	\$483	\$323	\$295	49%	63%
Brighton Beach	\$311	\$330	\$332	-6%	-6%
Brooklyn Heights	\$734	\$914	\$1,015	-20%	-28%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights	\$238	\$239		0%	
Canarsie	\$131	\$135		-3%	
Carroll Gardens	\$1,400	\$790	\$878	77%	59%
Clinton Hill	\$574	\$591	\$595	-3%	-4%
Cobble Hill	\$1,008	\$746	\$976	35%	3%
Columbia Street Waterfront District					
Coney Island	\$309	\$319	\$291	-3%	6%
Crown Heights	\$432	\$787	\$439	-45%	-2%
Cypress Hills					
Downtown	\$516	\$490	\$541	5%	-5%
Dyker Heights	\$280				
East Flatbush	\$177	\$183	\$209	-3%	-15%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$442	\$431	\$367	3%	20%
Flatlands	\$160	\$173	\$188	-8%	-15%
Fort Greene	\$584	\$641	\$632	-9%	-8%
Gerritsen Beach					
Gowanus		\$733			
Gravesend / Mapleton	\$250	\$214	\$233	17%	7%
Greenpoint	\$439		\$380		16%
Kensington / Parkville	\$335	\$367	\$311	-9%	8%
Manhattan Beach					
Marine Park / Madison	\$184	\$186	\$181	-1%	2%
Midwood	\$235	\$231	\$288	2%	-18%
Mill Basin	\$142	\$144	\$145	-1%	-2%
Park Slope	\$809	\$867	\$697	-7%	16%
Prospect Heights	\$840	\$784	\$682	7%	23%
Prospect Park Lefferts Gardens	\$409	\$122	\$314	235%	30%
Red Hook					
SeaGate					
Sheepshead Bay	\$223	\$195	\$176	14%	27%
Sunset Park	\$412	\$471	\$345	-13%	20%
Vinegar Hill / Dumbo		\$1,450	\$1,073		
Williamsburg	\$272	\$342	\$345	-21%	-21%
Windsor Terrace	\$555	\$546	\$507	2%	9%

Note: Sale price in thousands

## COOPERATIVE SALE PRICE

MEDIAN						
	2q16	1q16	2q15	Percent Change		
				1q16	2q15	
<b>Brooklyn</b>	<b>\$358</b>	<b>\$365</b>	<b>\$325</b>	<b>-2%</b>	<b>10%</b>	
Bath Beach	\$270	\$239	\$222	13%	22%	
Bay Ridge / Fort Hamilton	\$290	\$275	\$245	5%	18%	
Bedford Stuyvesant						
Bensonhurst	\$162	\$206	\$148	-21%	9%	
Bergen Beach						
Boerum Hill	\$778	\$660	\$655	18%	19%	
Borough Park	\$500	\$315	\$247	59%	102%	
Brighton Beach	\$300	\$270	\$312	11%	-4%	
Brooklyn Heights	\$580	\$707	\$719	-18%	-19%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights	\$238	\$239		0%		
Canarsie	\$135	\$135		0%		
Carroll Gardens	\$1,400	\$793	\$930	77%	51%	
Clinton Hill	\$523	\$529	\$550	-1%	-5%	
Cobble Hill	\$835	\$665	\$849	26%	-2%	
Columbia Street Waterfront District						
Coney Island	\$303	\$337	\$257	-10%	18%	
Crown Heights	\$448	\$499	\$455	-10%	-1%	
Cypress Hills						
Downtown	\$520	\$396	\$533	31%	-2%	
Dyker Heights	\$280					
East Flatbush	\$169	\$176	\$182	-4%	-7%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$425	\$447	\$374	-5%	14%	
Flatlands	\$160	\$172	\$188	-7%	-15%	
Fort Greene	\$433	\$475	\$470	-9%	-8%	
Gerritsen Beach						
Gowanus		\$733				
Gravesend / Mapleton	\$240	\$210	\$229	14%	5%	
Greenpoint	\$439		\$380		16%	
Kensington / Parkville	\$313	\$350	\$299	-11%	5%	
Manhattan Beach						
Marine Park / Madison	\$180	\$175	\$165	3%	9%	
Midwood	\$224	\$220	\$220	2%	2%	
Mill Basin	\$142	\$133	\$130	7%	9%	
Park Slope	\$740	\$808	\$652	-8%	14%	
Prospect Heights	\$685	\$685	\$620	0%	10%	
Prospect Park Lefferts Gardens	\$349	\$122	\$304	186%	15%	
Red Hook						
SeaGate						
Sheepshead Bay	\$205	\$179	\$160	15%	28%	
Sunset Park	\$360	\$506	\$321	-29%	12%	
Vinegar Hill / Dumbo		\$1,450	\$1,073			
Williamsburg	\$268	\$355	\$293	-25%	-8%	
Windsor Terrace	\$493	\$540	\$380	-9%	30%	

Note: Sale price in thousands

## COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$615</b>	<b>\$596</b>	<b>\$509</b>	<b>3%</b>	<b>21%</b>
Bath Beach	\$399	\$355	\$398	12%	0%
Bay Ridge / Fort Hamilton	\$455	\$449	\$353	1%	29%
Bedford Stuyvesant					
Bensonhurst		\$209			
Bergen Beach					
Boerum Hill	\$1,284	\$1,088	\$1,254	18%	2%
Borough Park	\$595	\$420	\$278	42%	114%
Brighton Beach	\$423	\$392	\$400	8%	6%
Brooklyn Heights	\$1,107	\$988	\$937	12%	18%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,045	\$1,138	\$1,032	-8%	1%
Clinton Hill	\$940	\$809	\$800	16%	18%
Cobble Hill	\$1,163	\$1,174		-1%	
Columbia Street Waterfront District					
Coney Island	\$418	\$403	\$334	4%	25%
Crown Heights	\$468	\$844	\$583	-45%	-20%
Cypress Hills					
Downtown	\$734	\$765	\$731	-4%	0%
Dyker Heights					
East Flatbush	\$284	\$277	\$250	2%	13%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$566	\$569	\$530	-1%	7%
Flatlands	\$206	\$216	\$217	-4%	-5%
Fort Greene	\$853	\$728	\$708	17%	21%
Gerritsen Beach					
Gowanus		\$951			
Gravesend / Mapleton	\$346	\$291	\$287	19%	20%
Greenpoint					
Kensington / Parkville	\$448	\$506	\$394	-11%	14%
Manhattan Beach					
Marine Park / Madison	\$228	\$260	\$263	-13%	-13%
Midwood	\$348	\$342	\$363	2%	-4%
Mill Basin	\$191	\$190	\$195	0%	-2%
Park Slope	\$1,020	\$1,036	\$1,008	-2%	1%
Prospect Heights	\$952	\$1,013	\$829	-6%	15%
Prospect Park Lefferts Gardens	\$514		\$388		32%
Red Hook					
SeaGate					
Sheepshead Bay	\$292	\$269	\$281	9%	4%
Sunset Park	\$636	\$721	\$526	-12%	21%
Vinegar Hill / Dumbo			\$1,130		
Williamsburg		\$904			
Windsor Terrace	\$706	\$832	\$676	-15%	4%

## COOPERATIVE SALE PRICE PER SQUARE FOOT

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$504</b>	<b>\$467</b>	<b>\$390</b>	<b>8%</b>	<b>29%</b>
Bath Beach	\$370	\$363	\$398	2%	-7%
Bay Ridge / Fort Hamilton	\$451	\$436	\$335	3%	35%
Bedford Stuyvesant					
Bensonhurst		\$209			
Bergen Beach					
Boerum Hill	\$1,265	\$1,063	\$1,282	19%	-1%
Borough Park	\$568	\$388	\$278	46%	104%
Brighton Beach	\$452	\$396	\$393	14%	15%
Brooklyn Heights	\$1,048	\$1,000	\$1,000	5%	5%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,045	\$1,197	\$1,032	-13%	1%
Clinton Hill	\$943	\$804	\$781	17%	21%
Cobble Hill	\$1,040	\$1,174		-11%	
Columbia Street Waterfront District					
Coney Island	\$417	\$401	\$322	4%	29%
Crown Heights	\$215	\$844	\$583	-75%	-63%
Cypress Hills					
Downtown	\$715	\$749	\$726	-4%	-2%
Dyker Heights					
East Flatbush	\$261	\$271	\$214	-4%	22%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$578	\$536	\$542	8%	6%
Flatlands	\$206	\$216	\$217	-4%	-5%
Fort Greene	\$767	\$656	\$670	17%	14%
Gerritsen Beach					
Gowanus		\$951			
Gravesend / Mapleton	\$319	\$298	\$280	7%	14%
Greenpoint					
Kensington / Parkville	\$402	\$479	\$384	-16%	5%
Manhattan Beach					
Marine Park / Madison	\$214	\$221	\$234	-3%	-9%
Midwood	\$368	\$353	\$282	4%	30%
Mill Basin	\$191	\$185	\$182	3%	5%
Park Slope	\$985	\$993	\$1,035	-1%	-5%
Prospect Heights	\$881	\$1,042	\$843	-15%	5%
Prospect Park Lefferts Gardens	\$388		\$351		11%
Red Hook					
SeaGate					
Sheepshead Bay	\$294	\$210	\$270	40%	9%
Sunset Park	\$648	\$673	\$549	-4%	18%
Vinegar Hill / Dumbo			\$1,130		
Williamsburg		\$904			
Windsor Terrace	\$718	\$820	\$595	-12%	21%

## ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$900</b>	<b>\$917</b>	<b>\$882</b>	<b>-2%</b>	<b>2%</b>
Bath Beach	\$1,079	\$966	\$1,008	12%	7%
Bay Ridge / Fort Hamilton	\$1,082	\$1,051	\$932	3%	16%
Bedford Stuyvesant	\$1,074	\$1,078	\$937	0%	15%
Bensonhurst	\$993	\$960	\$872	4%	14%
Bergen Beach	\$652	\$719	\$615	-9%	6%
Boerum Hill	\$2,823	\$2,262	\$1,945	25%	45%
Borough Park	\$1,120	\$1,087	\$910	3%	23%
Brighton Beach	\$612	\$743	\$581	-18%	5%
Brooklyn Heights	\$3,700	\$5,600	\$7,563	-34%	-51%
Brownsville / Ocean Hill	\$625	\$617	\$564	1%	11%
Bushwick / Wyckoff Heights	\$929	\$912	\$754	2%	23%
Canarsie	\$482	\$435	\$465	11%	4%
Carroll Gardens	\$2,544	\$2,709	\$2,444	-6%	4%
Clinton Hill	\$1,555	\$2,078	\$1,933	-25%	-20%
Cobble Hill	\$3,325	\$3,300	\$5,376	1%	-38%
Columbia Street Waterfront District		\$1,450	\$2,800		
Coney Island	\$461	\$455	\$363	1%	27%
Crown Heights	\$937	\$1,043	\$862	-10%	9%
Cypress Hills	\$449	\$484	\$407	-7%	10%
Downtown	\$3,068	\$4,111	\$1,275	-25%	141%
Dyker Heights	\$1,004	\$981	\$993	2%	1%
East Flatbush	\$503	\$493	\$437	2%	15%
East New York / Spring Creek	\$454	\$433	\$378	5%	20%
Flatbush / Prospect Park South	\$827	\$760	\$780	9%	6%
Flatlands	\$469	\$438	\$438	7%	7%
Fort Greene	\$2,303	\$2,535	\$2,603	-9%	-12%
Gerritsen Beach	\$382	\$402	\$367	-5%	4%
Gowanus	\$1,098	\$1,748	\$1,518	-37%	-28%
Gravesend / Mapleton	\$1,116	\$901	\$989	24%	13%
Greenpoint	\$2,263	\$1,967	\$1,440	15%	57%
Kensington / Parkville	\$1,150	\$1,157	\$939	-1%	22%
Manhattan Beach	\$1,267	\$1,153	\$1,426	10%	-11%
Marine Park / Madison	\$643	\$650	\$610	-1%	5%
Midwood	\$982	\$944	\$948	4%	3%
Mill Basin	\$655	\$661	\$622	-1%	5%
Park Slope	\$2,411	\$2,388	\$2,468	1%	-2%
Prospect Heights	\$2,504	\$2,812	\$1,952	-11%	28%
Prospect Park Lefferts Gardens	\$819	\$752	\$739	9%	11%
Red Hook	\$1,513	\$949	\$1,424	59%	6%
SeaGate	\$597	\$499	\$430	20%	39%
Sheepshead Bay	\$689	\$719	\$607	-4%	13%
Sunset Park	\$1,054	\$1,086	\$962	-3%	10%
Vinegar Hill / Dumbo			\$4,020		
Williamsburg	\$1,881	\$1,538	\$1,691	22%	11%
Windsor Terrace	\$1,287	\$1,277	\$1,420	1%	-9%

Note: Sale price in thousands



## ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Brooklyn</b>	<b>\$742</b>	<b>\$767</b>	<b>\$700</b>	<b>-3%</b>	<b>6%</b>
Bath Beach	\$900	\$880	\$825	2%	9%
Bay Ridge / Fort Hamilton	\$1,016	\$955	\$860	6%	18%
Bedford Stuyvesant	\$1,000	\$930	\$900	8%	11%
Bensonhurst	\$936	\$968	\$899	-3%	4%
Bergen Beach	\$665	\$750	\$620	-11%	7%
Boerum Hill	\$1,870	\$2,250	\$2,000	-17%	-7%
Borough Park	\$1,050	\$985	\$889	7%	18%
Brighton Beach	\$663	\$775	\$588	-15%	13%
Brooklyn Heights	\$3,700	\$6,400	\$7,650	-42%	-52%
Brownsville / Ocean Hill	\$565	\$558	\$500	1%	13%
Bushwick / Wyckoff Heights	\$913	\$895	\$750	2%	22%
Canarsie	\$483	\$440	\$470	10%	3%
Carroll Gardens	\$2,600	\$2,710	\$2,600	-4%	0%
Clinton Hill	\$1,450	\$2,010	\$2,300	-28%	-37%
Cobble Hill	\$3,475	\$2,945	\$3,844	18%	-10%
Columbia Street Waterfront District		\$1,450	\$2,800		
Coney Island	\$443	\$465	\$389	-5%	14%
Crown Heights	\$905	\$1,012	\$781	-11%	16%
Cypress Hills	\$500	\$495	\$436	1%	15%
Downtown	\$3,068	\$4,111	\$1,275	-25%	141%
Dyker Heights	\$993	\$963	\$953	3%	4%
East Flatbush	\$486	\$480	\$407	1%	19%
East New York / Spring Creek	\$445	\$427	\$357	4%	24%
Flatbush / Prospect Park South	\$827	\$760	\$780	9%	6%
Flatlands	\$510	\$433	\$470	18%	9%
Fort Greene	\$2,163	\$2,500	\$2,799	-14%	-23%
Gerritsen Beach	\$380	\$404	\$340	-6%	12%
Gowanus	\$960	\$1,728	\$1,390	-44%	-31%
Gravesend / Mapleton	\$929	\$887	\$800	5%	16%
Greenpoint	\$2,000	\$1,938	\$1,600	3%	25%
Kensington / Parkville	\$999	\$1,029	\$855	-3%	17%
Manhattan Beach	\$1,248	\$1,098	\$1,190	14%	5%
Marine Park / Madison	\$643	\$650	\$610	-1%	5%
Midwood	\$950	\$900	\$940	6%	1%
Mill Basin	\$545	\$516	\$564	6%	-3%
Park Slope	\$2,406	\$2,189	\$2,200	10%	9%
Prospect Heights	\$2,082	\$3,185	\$1,830	-35%	14%
Prospect Park Lefferts Gardens	\$560	\$568	\$535	-1%	5%
Red Hook	\$1,525	\$878	\$1,200	74%	27%
SeaGate	\$625	\$489	\$453	28%	38%
Sheepshead Bay	\$690	\$700	\$615	-1%	12%
Sunset Park	\$975	\$990	\$980	-2%	-1%
Vinegar Hill / Dumbo			\$4,175		
Williamsburg	\$1,700	\$1,597	\$1,753	6%	-3%
Windsor Terrace	\$1,300	\$1,240	\$1,450	5%	-10%

Note: Sale price in thousands

## QUEENS NEIGHBORHOOD SALES DATA

### CONDOMINIUM SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$535</b>	<b>\$568</b>	<b>\$498</b>	<b>-6%</b>	<b>8%</b>
Astoria	\$558	\$595	\$484	-6%	15%
Bayside	\$568	\$593	\$537	-4%	6%
Beechhurst/Whitestone	\$438	\$606	\$414	-28%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$385	\$403	\$282	-4%	36%
Briarwood/Jamaica Hills/Hillcrest	\$391	\$390	\$399	0%	-2%
College Point	\$513	\$499	\$437	3%	17%
Corona/East Elmhurst	\$387	\$354	\$370	9%	5%
Douglaston/Little Neck	\$619	\$581	\$457	7%	35%
Floral Park/Bellerose					
Flushing	\$545	\$563	\$479	-3%	14%
Fresh Meadows/Oakland Gardens	\$519	\$370	\$594	40%	-13%
Howard Beach/Broadchannel	\$263	\$267	\$237	-1%	11%
Jackson Heights/Elmhurst	\$407	\$396	\$356	3%	14%
Jamaica Estates/Holliswood		\$425			
Laurelton/Cambria Heights/ St. Albans/Rosedale			\$280		
Long Island City	\$949	\$1,134	\$991	-16%	-4%
Middle Village/Maspeth	\$362	\$447	\$363	-19%	0%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$545	\$570	\$511	-4%	7%
Richmond Hill/ South Ozone Park/Woodhaven	\$213	\$285	\$315	-25%	-32%
Ridgewood/Glendale	\$795	\$455	\$488	75%	63%
Rockaways/Averne	\$382	\$285	\$267	34%	43%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$162	\$250	\$400	-35%	-59%
Sunnyside/Woodside	\$430	\$366	\$435	18%	-1%
MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$479</b>	<b>\$495</b>	<b>\$450</b>	<b>-3%</b>	<b>6%</b>
Astoria	\$580	\$575	\$479	1%	21%
Bayside	\$607	\$628	\$546	-3%	11%
Beechhurst/Whitestone	\$600	\$450	\$410	33%	46%
Breezy Point/Belle Harbor/ Rockaway Park	\$405	\$380	\$260	7%	56%
Briarwood/Jamaica Hills/Hillcrest	\$379	\$393	\$411	-3%	-8%
College Point	\$470	\$568	\$433	-17%	9%
Corona/East Elmhurst	\$400	\$365	\$386	10%	4%
Douglaston/Little Neck	\$555	\$611	\$530	-9%	5%
Floral Park/Bellerose					
Flushing	\$500	\$535	\$460	-7%	9%
Fresh Meadows/Oakland Gardens	\$560	\$370	\$619	51%	-10%
Howard Beach/Broadchannel	\$285	\$205	\$250	39%	14%
Jackson Heights/Elmhurst	\$400	\$395	\$355	1%	13%
Jamaica Estates/Holliswood		\$425			
Laurelton/Cambria Heights/ St. Albans/Rosedale			\$280		
Long Island City	\$835	\$935	\$940	-11%	-11%
Middle Village/Maspeth	\$435	\$468	\$448	-7%	-3%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$487	\$401	\$450	21%	8%
Richmond Hill/ South Ozone Park/Woodhaven	\$230	\$250	\$315	-8%	-27%
Ridgewood/Glendale	\$795	\$426	\$456	87%	74%
Rockaways/Averne	\$391	\$248	\$280	58%	40%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$162	\$250	\$400	-35%	-59%
Sunnyside/Woodside	\$429	\$400	\$400	7%	7%

Note: Sale price in thousands

## CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$621</b>	<b>\$614</b>	<b>\$567</b>	<b>1%</b>	<b>10%</b>
Astoria	\$781	\$884	\$723	-12%	8%
Bayside	\$589	\$616	\$585	-4%	1%
Beechhurst/Whitestone	\$386	\$398	\$490	-3%	-21%
Breezy Point/Belle Harbor/ Rockaway Park	\$380	\$315	\$364	21%	4%
Briarwood/Jamaica Hills/Hillcrest	\$493	\$480	\$459	3%	7%
College Point	\$382	\$405	\$460	-6%	-17%
Corona/East Elmhurst	\$508	\$488	\$411	4%	24%
Douglaston/Little Neck	\$444	\$442	\$448	0%	-1%
Floral Park/Bellerose					
Flushing	\$648	\$634	\$615	2%	5%
Fresh Meadows/Oakland Gardens	\$467	\$566	\$354	-17%	32%
Howard Beach/Broadchannel	\$268	\$229	\$246	17%	9%
Jackson Heights/Elmhurst	\$520	\$505	\$466	3%	12%
Jamaica Estates/Holliswood		\$2,125			
Laurelton/Cambria Heights/ St. Albans/Rosedale			\$141		
Long Island City	\$1,107	\$1,081	\$1,054	2%	5%
Middle Village/Maspeth	\$440	\$524	\$381	-16%	16%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$635	\$584	\$513	9%	24%
Richmond Hill/ South Ozone Park/Woodhaven	\$236	\$321	\$276	-26%	-14%
Ridgewood/Glendale		\$382	\$444		
Rockaways/Averne	\$331	\$249	\$210	33%	58%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$309	\$509		
Sunnyside/Woodside	\$578	\$533	\$579	8%	0%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$569</b>	<b>\$553</b>	<b>\$533</b>	<b>3%</b>	<b>7%</b>
Astoria	\$760	\$895	\$730	-15%	4%
Bayside	\$586	\$630	\$612	-7%	-4%
Beechhurst/Whitestone	\$386	\$398	\$490	-3%	-21%
Breezy Point/Belle Harbor/ Rockaway Park	\$367	\$316	\$352	16%	4%
Briarwood/Jamaica Hills/Hillcrest	\$488	\$490	\$462	0%	6%
College Point	\$345	\$439	\$455	-21%	-24%
Corona/East Elmhurst	\$529	\$506	\$419	5%	26%
Douglaston/Little Neck	\$484	\$443	\$473	9%	2%
Floral Park/Bellerose					
Flushing	\$622	\$621	\$613	0%	1%
Fresh Meadows/Oakland Gardens	\$524	\$566	\$321	-7%	63%
Howard Beach/Broadchannel	\$279	\$240	\$263	16%	6%
Jackson Heights/Elmhurst	\$503	\$485	\$435	4%	16%
Jamaica Estates/Holliswood		\$2,125			
Laurelton/Cambria Heights/ St. Albans/Rosedale			\$141		
Long Island City	\$1,101	\$1,101	\$1,084	0%	2%
Middle Village/Maspeth	\$542	\$505	\$381	7%	42%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$624	\$534	\$476	17%	31%
Richmond Hill/ South Ozone Park/Woodhaven	\$222	\$306	\$276	-27%	-20%
Ridgewood/Glendale		\$379	\$438		
Rockaways/Averne	\$366	\$241	\$216	52%	70%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park		\$309	\$509		
Sunnyside/Woodside	\$600	\$535	\$570	12%	5%

## COOPERATIVE SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change 1q16	2q15
<b>Queens</b>	<b>\$262</b>	<b>\$261</b>	<b>\$249</b>	<b>0%</b>	<b>5%</b>
Astoria	\$291	\$301	\$356	-3%	-18%
Bayside	\$234	\$250	\$235	-6%	0%
Beechhurst/Whitestone	\$257	\$286	\$250	-10%	3%
Breezy Point/Belle Harbor/ Rockaway Park	\$253	\$190	\$206	33%	22%
Briarwood/Jamaica Hills/Hillcrest	\$190	\$186	\$168	2%	13%
College Point					
Corona/East Elmhurst	\$164	\$193	\$187	-15%	-12%
Douglaston/Little Neck	\$223	\$232	\$221	-4%	1%
Floral Park/Bellerose	\$408	\$339	\$382	20%	7%
Flushing	\$236	\$243	\$212	-3%	11%
Fresh Meadows/Oakland Gardens	\$218	\$205	\$200	6%	9%
Howard Beach/Broadchannel	\$167	\$184	\$161	-9%	4%
Jackson Heights/Elmhurst	\$279	\$307	\$254	-9%	10%
Jamaica Estates/Holliswood	\$166	\$168	\$156	-1%	6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$115	\$131	\$160	-12%	-28%
Long Island City	\$595	\$762	\$533	-22%	12%
Middle Village/Maspeth	\$190	\$244	\$197	-22%	-4%
Queens Village/Hollis	\$159	\$160	\$179	-1%	-11%
Rego Park/Forest Hills/Kew Gardens	\$295	\$273	\$270	8%	9%
Richmond Hill/ South Ozone Park/Woodhaven		\$120	\$110		
Ridgewood/Glendale	\$185	\$192	\$161	-4%	15%
Rockaways/Averne	\$180	\$143		26%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$152	\$149	\$171	2%	-11%
Sunnyside/Woodside	\$280	\$282	\$250	-1%	12%

MEDIAN					
	2q16	1q16	2q15	Percent Change 1q16	2q15
<b>Queens</b>	<b>\$230</b>	<b>\$230</b>	<b>\$218</b>	<b>0%</b>	<b>6%</b>
Astoria	\$275	\$295	\$347	-7%	-21%
Bayside	\$219	\$230	\$220	-5%	0%
Beechhurst/Whitestone	\$272	\$238	\$235	15%	16%
Breezy Point/Belle Harbor/ Rockaway Park	\$263	\$185	\$206	42%	27%
Briarwood/Jamaica Hills/Hillcrest	\$180	\$180	\$164	0%	10%
College Point					
Corona/East Elmhurst	\$136	\$195	\$140	-30%	-3%
Douglaston/Little Neck	\$214	\$227	\$215	-6%	-1%
Floral Park/Bellerose	\$300	\$263	\$245	14%	22%
Flushing	\$233	\$230	\$213	1%	9%
Fresh Meadows/Oakland Gardens	\$218	\$210	\$200	4%	9%
Howard Beach/Broadchannel	\$155	\$190	\$151	-18%	3%
Jackson Heights/Elmhurst	\$255	\$270	\$228	-6%	12%
Jamaica Estates/Holliswood	\$148	\$146	\$143	1%	4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$113	\$120	\$160	-6%	-29%
Long Island City	\$633	\$705	\$560	-10%	13%
Middle Village/Maspeth	\$182	\$245	\$160	-26%	14%
Queens Village/Hollis	\$158	\$161	\$176	-2%	-11%
Rego Park/Forest Hills/Kew Gardens	\$255	\$245	\$243	4%	5%
Richmond Hill/ South Ozone Park/Woodhaven		\$120	\$110		
Ridgewood/Glendale	\$175	\$175	\$165	0%	6%
Rockaways/Averne	\$180	\$143		26%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$146	\$135	\$154	8%	-5%
Sunnyside/Woodside	\$262	\$272	\$234	-4%	12%

Note: Sale price in thousands

## COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$357</b>	<b>\$349</b>	<b>\$334</b>	<b>2%</b>	<b>7%</b>
Astoria	\$447	\$476	\$479	-6%	-7%
Bayside	\$314	\$318	\$292	-1%	8%
Beechhurst/Whitestone	\$338	\$361	\$339	-6%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$282	\$268	\$273	5%	3%
Briarwood/Jamaica Hills/Hillcrest	\$310	\$270	\$316	15%	-2%
College Point					
Corona/East Elmhurst	\$234	\$253	\$187	-8%	25%
Douglaston/Little Neck	\$274	\$275	\$305	-1%	-10%
Floral Park/Bellerose	\$401	\$402	\$419	0%	-4%
Flushing	\$333	\$322	\$310	3%	7%
Fresh Meadows/Oakland Gardens	\$368	\$349	\$356	5%	3%
Howard Beach/Broadchannel	\$199	\$213	\$181	-7%	10%
Jackson Heights/Elmhurst	\$406	\$405	\$359	0%	13%
Jamaica Estates/Holliswood	\$207	\$197	\$219	5%	-5%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$564				
Middle Village/Maspeth	\$248	\$343	\$178	-28%	39%
Queens Village/Hollis	\$167				
Rego Park/Forest Hills/Kew Gardens	\$382	\$376	\$349	2%	9%
Richmond Hill/ South Ozone Park/Woodhaven		\$150			
Ridgewood/Glendale	\$265	\$270	\$283	-2%	-6%
Rockaways/Averne	\$220	\$197		12%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Pt	\$224	\$215	\$265	4%	-16%
Sunnyside/Woodside	\$420	\$430	\$384	-2%	9%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$345</b>	<b>\$326</b>	<b>\$319</b>	<b>6%</b>	<b>8%</b>
Astoria	\$430	\$468	\$482	-8%	-11%
Bayside	\$283	\$305	\$274	-7%	3%
Beechhurst/Whitestone	\$324	\$325	\$324	0%	0%
Breezy Point/Belle Harbor/ Rockaway Park	\$273	\$268	\$273	2%	0%
Briarwood/Jamaica Hills/Hillcrest	\$254	\$235	\$257	8%	-1%
College Point					
Corona/East Elmhurst	\$225	\$234	\$187	-4%	20%
Douglaston/Little Neck	\$257	\$265	\$294	-3%	-12%
Floral Park/Bellerose	\$380	\$444	\$440	-14%	-14%
Flushing	\$311	\$314	\$298	-1%	4%
Fresh Meadows/Oakland Gardens	\$378	\$365	\$367	3%	3%
Howard Beach/Broadchannel	\$200	\$214	\$182	-7%	10%
Jackson Heights/Elmhurst	\$390	\$381	\$346	2%	13%
Jamaica Estates/Holliswood	\$189	\$193	\$212	-2%	-11%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$564				
Middle Village/Maspeth	\$250	\$344	\$178	-27%	41%
Queens Village/Hollis	\$167				
Rego Park/Forest Hills/Kew Gardens	\$370	\$358	\$338	4%	10%
Richmond Hill/ South Ozone Park/Woodhaven		\$150			
Ridgewood/Glendale	\$255	\$292	\$292	-13%	-13%
Rockaways/Averne	\$220	\$197		12%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Pt	\$224	\$212	\$249	6%	-10%
Sunnyside/Woodside	\$405	\$411	\$389	-1%	4%

## ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$630</b>	<b>\$614</b>	<b>\$579</b>	<b>3%</b>	<b>9%</b>
Astoria	\$995	\$1,014	\$852	-2%	17%
Bayside	\$828	\$844	\$795	-2%	4%
Beechhurst/Whitestone	\$866	\$864	\$789	0%	10%
Breezy Point/Belle Harbor/ Rockaway Park	\$678	\$701	\$759	-3%	-11%
Briarwood/Jamaica Hills/Hillcrest	\$703	\$691	\$689	2%	2%
College Point	\$747	\$703	\$783	6%	-5%
Corona/East Elmhurst	\$735	\$720	\$631	2%	16%
Douglaston/Little Neck	\$954	\$1,028	\$860	-7%	11%
Floral Park/Bellerose	\$566	\$513	\$516	11%	10%
Flushing	\$873	\$840	\$802	4%	9%
Fresh Meadows/Oakland Gardens	\$866	\$794	\$794	9%	9%
Howard Beach/Broadchannel	\$486	\$545	\$486	-11%	0%
Jackson Heights/Elmhurst	\$771	\$773	\$703	0%	10%
Jamaica Estates/Holliswood	\$858	\$896	\$866	-4%	-1%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$421	\$393	\$366	7%	15%
Long Island City	\$1,343	\$943	\$731	42%	84%
Middle Village/Maspeth	\$682	\$655	\$624	4%	9%
Queens Village/Hollis	\$433	\$434	\$408	0%	6%
Rego Park/Forest Hills/Kew Gardens	\$1,074	\$981	\$1,041	9%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$489	\$487	\$450	0%	9%
Ridgewood/Glendale	\$713	\$697	\$654	2%	9%
Rockaways/Averne	\$467	\$435	\$437	8%	7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$407	\$414	\$382	-2%	7%
Sunnyside/Woodside	\$801	\$836	\$663	-4%	21%
MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Queens</b>	<b>\$595</b>	<b>\$569</b>	<b>\$535</b>	<b>5%</b>	<b>11%</b>
Astoria	\$968	\$978	\$800	-1%	21%
Bayside	\$820	\$800	\$755	3%	9%
Beechhurst/Whitestone	\$800	\$773	\$710	4%	13%
Breezy Point/Belle Harbor/ Rockaway Park	\$665	\$683	\$720	-3%	-8%
Briarwood/Jamaica Hills/Hillcrest	\$700	\$680	\$657	3%	7%
College Point	\$691	\$725	\$774	-5%	-11%
Corona/East Elmhurst	\$725	\$725	\$595	0%	22%
Douglaston/Little Neck	\$880	\$878	\$845	0%	4%
Floral Park/Bellerose	\$554	\$500	\$500	11%	11%
Flushing	\$800	\$827	\$750	-3%	7%
Fresh Meadows/Oakland Gardens	\$845	\$821	\$776	3%	9%
Howard Beach/Broadchannel	\$533	\$565	\$529	-6%	1%
Jackson Heights/Elmhurst	\$774	\$760	\$661	2%	17%
Jamaica Estates/Holliswood	\$835	\$867	\$860	-4%	-3%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$415	\$395	\$376	5%	10%
Long Island City	\$1,200	\$916	\$730	31%	64%
Middle Village/Maspeth	\$684	\$640	\$603	7%	14%
Queens Village/Hollis	\$434	\$430	\$413	1%	5%
Rego Park/Forest Hills/Kew Gardens	\$946	\$915	\$919	3%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$495	\$475	\$436	4%	14%
Ridgewood/Glendale	\$736	\$663	\$645	11%	14%
Rockaways/Averne	\$401	\$385	\$384	4%	4%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$385	\$400	\$373	-4%	3%
Sunnyside/Woodside	\$850	\$780	\$680	9%	25%

Note: Sale price in thousands

## BRONX NEIGHBORHOOD SALES DATA

### CONDOMINIUM SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$239</b>	<b>\$234</b>	<b>\$245</b>	<b>2%</b>	<b>-3%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North		\$157	\$153		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$329	\$247	\$430	33%	-23%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope			\$140		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$582	\$457	\$573	27%	2%
Melrose / Morrisania	\$209	\$220	\$190	-5%	11%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$138	\$145	\$129	-5%	6%
Pelham Parkway South / Morris Park / Van Nest			\$268		
Riverdale / Fieldston	\$1,073	\$783	\$891	37%	20%
Woodlawn / Williamsbridge			\$203		

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$130</b>	<b>\$149</b>	<b>\$140</b>	<b>-12%</b>	<b>-7%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North		\$157	\$153		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$375	\$259	\$395	45%	-5%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope			\$140		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$582	\$457	\$573	27%	2%
Melrose / Morrisania	\$211	\$220	\$190	-4%	11%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$120	\$125	\$124	-4%	-3%
Pelham Parkway South / Morris Park / Van Nest			\$268		
Riverdale / Fieldston	\$845	\$670	\$994	26%	-15%
Woodlawn / Williamsbridge			\$203		

Note: Sale price in thousands

## CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$231</b>	<b>\$232</b>	<b>\$216</b>	<b>0%</b>	<b>7%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North		\$235	\$191		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$329	\$276	\$350	19%	-6%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbridge / Morris Heights / Mount Hope			\$149		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$493	\$444	\$491	11%	1%
Melrose / Morrisania	\$182	\$196	\$173	-7%	6%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$180	\$181	\$168	0%	8%
Pelham Parkway South / Morris Park / Van Nest			\$264		
Riverdale / Fieldston	\$587	\$559	\$400	5%	46%
Woodlawn / Williamsbridge			\$289		

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$182</b>	<b>\$188</b>	<b>\$178</b>	<b>-3%</b>	<b>2%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North		\$235	\$191		
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$316	\$276	\$364	14%	-13%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbridge / Morris Heights / Mount Hope			\$149		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$493	\$444	\$491	11%	1%
Melrose / Morrisania	\$199	\$196	\$173	2%	15%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$172	\$179	\$163	-4%	6%
Pelham Parkway South / Morris Park / Van Nest			\$264		
Riverdale / Fieldston	\$563	\$594	\$470	-5%	20%
Woodlawn / Williamsbridge			\$289		



## COOPERATIVE SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$236</b>	<b>\$228</b>	<b>\$254</b>	<b>3%</b>	<b>-7%</b>
Bathgate / Crotona Park / East Tremont		\$118			
Baychester / Coop City	\$180	\$130		38%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$148	\$171	\$157	-13%	-6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$334	\$352	\$132	-5%	153%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$132	\$148	\$146	-11%	-10%
Highbridge / Morris Heights / Mount Hope	\$189	\$125	\$135	51%	40%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$236	\$153	\$153	54%	54%
Melrose / Morrisania	\$212	\$190	\$201	11%	5%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$150	\$150	\$177	0%	-15%
Pelham Parkway South / Morris Park / Van Nest	\$143	\$154	\$132	-7%	8%
Riverdale / Fieldston	\$270	\$282	\$318	-4%	-15%
Woodlawn / Williamsbridge	\$137	\$162	\$132	-16%	4%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$200</b>	<b>\$180</b>	<b>\$195</b>	<b>11%</b>	<b>2%</b>
Bathgate / Crotona Park / East Tremont		\$118			
Baychester / Coop City	\$180	\$130		38%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$140	\$159	\$157	-12%	-11%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$274	\$219	\$132	25%	108%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$120	\$150	\$142	-20%	-16%
Highbridge / Morris Heights / Mount Hope	\$189	\$125	\$135	51%	40%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$165	\$143	\$156	16%	5%
Melrose / Morrisania	\$184	\$165	\$196	11%	-6%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$143	\$161	\$175	-11%	-18%
Pelham Parkway South / Morris Park / Van Nest	\$138	\$138	\$107	0%	29%
Riverdale / Fieldston	\$230	\$244	\$260	-6%	-12%
Woodlawn / Williamsbridge	\$134	\$155	\$127	-14%	6%

Note: Sale price in thousands

## COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	2q16	1q16	2q15	Percent Change 1q16	2q15
<b>Bronx</b>	<b>\$278</b>	<b>\$285</b>	<b>\$262</b>	<b>-3%</b>	<b>6%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$186	\$215	\$252	-14%	-26%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$509	\$370		37%	
Fordham / Belmont / Kingsbridge Heights / University Heights	\$184	\$228	\$151	-19%	22%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$223	\$191	\$209	16%	7%
Melrose / Morrisania	\$368	\$350	\$239	5%	54%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$143	\$169		-15%	
Pelham Parkway South / Morris Park / Van Nest	\$167	\$178	\$138	-6%	21%
Riverdale / Fieldston	\$297	\$307	\$301	-3%	-1%
Woodlawn / Williamsbridge	\$212	\$222	\$185	-5%	15%

MEDIAN					
	2q16	1q16	2q15	Percent Change 1q16	2q15
<b>Bronx</b>	<b>\$257</b>	<b>\$256</b>	<b>\$244</b>	<b>0%</b>	<b>5%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$186	\$216	\$252	-14%	-26%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerv	\$509	\$370		37%	
Fordham / Belmont / Kingsbridge Heights / University Heights	\$142	\$216	\$146	-34%	-3%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$224	\$197	\$214	14%	5%
Melrose / Morrisania	\$352	\$347	\$245	1%	43%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$143	\$169		-15%	
Pelham Parkway South / Morris Park / Van Nest	\$160	\$162	\$138	-2%	16%
Riverdale / Fieldston	\$300	\$299	\$301	0%	0%
Woodlawn / Williamsbridge	\$199	\$222	\$186	-11%	7%

## ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$444</b>	<b>\$440</b>	<b>\$412</b>	<b>1%</b>	<b>8%</b>
Bathgate / Crotona Park / East Tremont	\$384	\$307	\$374	25%	3%
Baychester / Coop City	\$393	\$396	\$412	-1%	-5%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$439	\$455	\$411	-4%	7%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylervil	\$439	\$457	\$405	-4%	8%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$428	\$346	\$399	24%	7%
Highbridge / Morris Heights / Mount Hope	\$505	\$457	\$390	11%	29%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$441	\$402	\$340	10%	30%
Melrose / Morrisania	\$395	\$376	\$348	5%	13%
Mott Haven / Port Morris / Hunts Point	\$467	\$370	\$451	26%	3%
Parkchester / Westchester Square / Castle Hill / Soundview	\$428	\$438	\$387	-2%	11%
Pelham Parkway South / Morris Park / Van Nest	\$450	\$461	\$471	-2%	-5%
Riverdale / Fieldston	\$1,016	\$1,110	\$832	-8%	22%
Woodlawn / Williamsbridge	\$394	\$383	\$385	3%	2%

MEDIAN					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Bronx</b>	<b>\$410</b>	<b>\$420</b>	<b>\$410</b>	<b>-2%</b>	<b>0%</b>
Bathgate / Crotona Park / East Tremont	\$394	\$380	\$394	4%	0%
Baychester / Coop City	\$431	\$383	\$431	12%	0%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$418	\$446	\$418	-6%	0%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylervil	\$409	\$425	\$409	-4%	0%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$360	\$410	\$360	-12%	0%
Highbridge / Morris Heights / Mount Hope	\$335	\$525	\$335	-36%	0%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$359	\$450	\$359	-20%	0%
Melrose / Morrisania	\$344	\$364	\$344	-6%	0%
Mott Haven / Port Morris / Hunts Point	\$455	\$450	\$455	1%	0%
Parkchester / Westchester Square / Castle Hill / Soundview	\$413	\$400	\$413	3%	0%
Pelham Parkway South / Morris Park / Van Nest	\$458	\$470	\$458	-3%	0%
Riverdale / Fieldston	\$765	\$774	\$765	-1%	0%
Woodlawn / Williamsbridge	\$375	\$379	\$375	-1%	0%

Note: Sale price in thousands

## STATEN ISLAND NEIGHBORHOOD SALES DATA

### ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	2q16	1q16	2q15	Percent Change	
				1q16	2q15
<b>Staten Island</b>	<b>\$472</b>	<b>\$468</b>	<b>\$436</b>	<b>1%</b>	<b>8%</b>
Annadale	\$663	\$671	\$618	-1%	7%
Arden Heights	\$333	\$367	\$345	-9%	-4%
Arrochar	\$499	\$424	\$495	18%	1%
Arrochar-Shore Acres	\$400	\$428	\$812	-7%	-51%
Bloomfield					
Bulls Head	\$419	\$435	\$426	-4%	-2%
Castleton Corners	\$390	\$470	\$432	-17%	-10%
Clove Lakes	\$491	\$489	\$483	0%	2%
Concord	\$319	\$299	\$298	7%	7%
Concord-Fox Hills	\$308	\$338	\$250	-9%	23%
Dongan Hills	\$482	\$501	\$437	-4%	10%
Dongan Hills-Colony	\$797	\$761	\$710	5%	12%
Dongan Hills-Old Town		\$277			
Eltingville	\$502	\$449	\$444	12%	13%
Emerson Hill	\$798		\$894		-11%
Fresh Kills			\$600		
Grant City	\$528	\$554	\$386	-5%	37%
Grasmere	\$598	\$516	\$532	16%	12%
Great Kills	\$470	\$467	\$425	1%	11%
Great Kills-Bay Terrace	\$388	\$497	\$477	-22%	-19%
Grymes Hill	\$778	\$489	\$468	59%	66%
Huguenot	\$727	\$642	\$516	13%	41%
La Tourette Park					
Livingston	\$275	\$440	\$369	-38%	-26%
Manor Heights	\$505	\$502	\$469	1%	8%
Mariners Harbor	\$344	\$308	\$264	12%	30%
Midland Beach	\$493	\$436	\$406	13%	21%
New Brighton	\$341	\$332	\$297	3%	15%
New Brighton-St. George					
New Dorp	\$479	\$494	\$473	-3%	1%
New Dorp-Beach	\$381	\$326	\$314	17%	21%
New Dorp-Heights	\$510	\$564	\$507	-10%	1%
New Springville	\$458	\$483	\$447	-5%	2%
Oakwood	\$675	\$492	\$508	37%	33%
Oakwood-Beach	\$475	\$443	\$391	7%	21%
Pleasant Plains	\$703	\$716	\$828	-2%	-15%
Port Ivory	\$324	\$330	\$219	-2%	48%
Port Richmond	\$358	\$335	\$271	7%	32%
Princes Bay	\$580	\$566	\$563	2%	3%

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	2q16	1q16	2q15	Percent Change		
				1q16	2q15	
Richmondtown	\$852	\$519	\$646	64%		32%
Richmondtown-Lighthill	\$610	\$1,334	\$949	-54%		-36%
Rosebank	\$347	\$405	\$347	-14%		0%
Rossville	\$593	\$401	\$624	48%		-5%
Rossville-Charleston	\$609	\$500	\$550	22%		11%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$960	\$1,225		-22%		
Silver Lake	\$564	\$522	\$469	8%		20%
South Beach	\$435	\$382	\$388	14%		12%
Stapleton	\$301	\$350	\$295	-14%		2%
Stapleton-Clifton	\$361	\$366	\$298	-1%		21%
Sunnyside	\$510	\$468	\$366	9%		40%
Todt Hill	\$1,607	\$1,238	\$1,498	30%		7%
Tompkinsville	\$194	\$451	\$371	-57%		-48%
Tottenville	\$614	\$578	\$522	6%		18%
Travis	\$409	\$417	\$397	-2%		3%
West New Brighton	\$353	\$385	\$347	-8%		2%
Westerleigh	\$503	\$488	\$438	3%		15%
Willowbrook	\$516	\$532	\$479	-3%		8%
Willowbrook-Seaview						
Woodrow	\$471	\$478	\$455	-2%		3%

Note: Sale price in thousands

## ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	2q16	1q16	2q15	Percent Change		
				1q16	2q15	
<b>Staten Island</b>	<b>\$440</b>	<b>\$435</b>	<b>\$415</b>	<b>1%</b>	<b>6%</b>	
Annadale	\$639	\$620	\$593	3%	8%	
Arden Heights	\$315	\$350	\$332	-10%	-5%	
Arrochar	\$480	\$428	\$555	12%	-14%	
Arrochar-Shore Acres	\$400	\$440	\$812	-9%	-51%	
Bloomfield						
Bulls Head	\$445	\$420	\$427	6%	4%	
Castleton Corners	\$365	\$480	\$425	-24%	-14%	
Clove Lakes	\$490	\$423	\$450	16%	9%	
Concord	\$305	\$293	\$275	4%	11%	
Concord-Fox Hills	\$295	\$338	\$258	-13%	14%	
Dongan Hills	\$495	\$473	\$420	5%	18%	
Dongan Hills-Colony	\$885	\$670	\$683	32%	30%	
Dongan Hills-Old Town		\$277				
Eltingville	\$479	\$465	\$429	3%	12%	
Emerson Hill	\$798		\$894		-11%	
Fresh Kills			\$600			
Grant City	\$510	\$504	\$400	1%	28%	
Grasmere	\$525	\$482	\$515	9%	2%	
Great Kills	\$450	\$430	\$415	5%	8%	
Great Kills-Bay Terrace	\$372	\$506	\$515	-26%	-28%	
Grymes Hill	\$495	\$480	\$445	3%	11%	
Huguenot	\$653	\$617	\$545	6%	20%	
La Tourette Park						
Livingston	\$274	\$440	\$365	-38%	-25%	
Manor Heights	\$499	\$480	\$497	4%	0%	
Mariners Harbor	\$362	\$303	\$249	19%	45%	
Midland Beach	\$469	\$432	\$403	9%	16%	
New Brighton	\$343	\$335	\$300	2%	14%	
New Brighton-St. George						
New Dorp	\$443	\$483	\$475	-8%	-7%	
New Dorp-Beach	\$405	\$347	\$328	17%	24%	
New Dorp-Heights	\$500	\$559	\$473	-10%	6%	
New Springville	\$453	\$457	\$440	-1%	3%	
Oakwood	\$609	\$470	\$405	30%	50%	
Oakwood-Beach	\$444	\$420	\$395	6%	13%	
Pleasant Plains	\$739	\$720	\$930	3%	-21%	
Port Ivory	\$279	\$245	\$219	14%	28%	
Port Richmond	\$348	\$334	\$240	4%	45%	
Princes Bay	\$560	\$565	\$532	-1%	5%	

Note: Sale price in thousands

Continued on next page

## ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	2q16	1q16	2q15	Percent Change		
				1q16	2q15	
Richmondtown	\$840	\$531	\$538	58%		56%
Richmondtown-Lighthill	\$700	\$1,334	\$949	-48%		-26%
Rosebank	\$340	\$390	\$330	-13%		3%
Rossville	\$518	\$310	\$645	67%		-20%
Rossville-Charleston	\$595	\$483	\$550	23%		8%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$960	\$1,225		-22%		
Silver Lake	\$575	\$460	\$465	25%		24%
South Beach	\$410	\$373	\$375	10%		9%
Stapleton	\$295	\$310	\$255	-5%		16%
Stapleton-Clifton	\$370	\$370	\$320	0%		16%
Sunnyside	\$533	\$455	\$375	17%		42%
Todt Hill	\$1,350	\$1,238	\$1,500	9%		-10%
Tompkinsville	\$194	\$418	\$345	-54%		-44%
Tottenville	\$641	\$574	\$515	12%		25%
Travis	\$402	\$420	\$425	-4%		-5%
West New Brighton	\$343	\$354	\$340	-3%		1%
Westerleigh	\$500	\$480	\$408	4%		23%
Willowbrook	\$465	\$496	\$480	-6%		-3%
Willowbrook-Seaview						
Woodrow	\$471	\$463	\$460	2%		2%

Note: Sale price in thousands

## MANHATTAN TOWNHOUSE SALES DATA

Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Bldg Depth (Feet)	Bldg Front (Feet)
74 WEST WASHINGTON PLACE	6/30/16	\$21,650,000	Greenwich Village	A4	4	62	22
116 EAST 65 STREET	4/28/16	\$15,075,000	Upper East Side	B3	5	60	20
152 WEST 13 STREET	5/16/16	\$15,000,000	West Village	A5	4	42	20
10 EAST 63 STREET	5/25/16	\$14,228,500	Upper East Side	B3	5	60	25
161 EAST 63 STREET	6/13/16	\$11,750,000	Upper East Side	A4	5	57	20
55 EAST 82 STREET	4/1/16	\$10,000,000	Upper East Side	B1	5	60	16
63 EAST 80 STREET	6/17/16	\$9,250,000	Upper East Side	B1	5	62	15
1676 EAST 94 STREET	5/6/16	\$8,950,000	Upper East Side	B1	5	37	25
122 EAST 95 STREET	4/29/16	\$8,250,000	Upper East Side	A9	3	50	20
113 WEST 95 STREET	5/23/16	\$7,995,000	Upper West Side	A5	6	69	16
319 EAST 6 STREET	6/30/16	\$7,920,400	East Village	C0	4	68	20
327 EAST 51 STREET	6/20/16	\$7,765,000	Midtown East	A4	3	60	18
130 WEST 88 STREET	6/6/16	\$7,750,000	Upper West Side	A4	3	52	17
36 COMMERCE STREET	6/13/16	\$7,400,000	West Village	A4	3	76	21
123 WEST 87 STREET	5/6/16	\$7,390,000	Upper West Side	A4	3	58	17
103 EAST 91 STREET	4/28/16	\$7,362,500	Upper East Side	B1	4	50	19
8 PERRY STREET	5/6/16	\$6,850,000	West Village	C0	3	42	22
61 EAST 93 STREET	4/28/16	\$6,600,000	Upper East Side	A4	4	51	16
261 WEST 85 STREET	4/1/16	\$5,675,000	Upper West Side	B1	5	60	16
441 EAST 87 STREET	4/11/16	\$5,600,000	Upper East Side	B9	3	55	21
156 EAST 89 STREET	4/21/16	\$4,300,000	Upper East Side	A9	4	62	12
44 WEST 95 STREET	6/15/16	\$4,225,000	Upper East Side	B3	3	55	20
121 WEST 118 STREET	4/15/16	\$3,600,000	West Harlem	B2	3	56	20
253 WEST 138 STREET	5/10/16	\$3,100,000	West Harlem	C0	3	56	20
111 MANHATTAN AVENUE	6/29/16	\$3,100,000	Upper West Side	B1	3	40	18
247 WEST 121 STREET	4/12/16	\$3,000,000	West Harlem	B9	3	49	18
423 WEST 141 STREET	6/29/16	\$3,000,000	West Harlem	C0	3	45	20
128 EAST 38 STREET	5/18/16	\$2,875,000	Murray Hill	A4	4	24	20
132 EAST 38 STREET	4/14/16	\$2,765,000	Murray Hill	A4	4	24	20
260 WEST 132 STREET	4/15/16	\$2,750,000	West Harlem	B9	3	50	17
139 WEST 136 STREET	5/24/16	\$2,450,000	West Harlem	B1	4	78	16
611 WEST 147 STREET	5/9/16	\$2,350,000	Washington Heights	A9	4	55	12
404 WEST 147 STREET	6/6/16	\$2,150,000	Washington Heights	C0	3	52	18
243 WEST 139 STREET	5/10/16	\$2,110,000	West Harlem	A9	4	51	18
164 WEST 133 STREET	4/20/16	\$1,955,000	West Harlem	C0	3	48	16
269 WEST 138 STREET	6/22/16	\$1,800,000	West Harlem	B2	3	63	17
203 WEST 138 STREET	5/19/16	\$1,790,000	West Harlem	A9	3	50	17
200 EDGEcombe AVENUE	4/5/16	\$1,750,000	West Harlem	C0	2	37	18
625 WEST 142 STREET	6/16/16	\$1,520,000	West Harlem	B3	3	50	15
269 WEST 138 STREET	6/22/16	\$1,500,000	West Harlem	B2	3	63	17
616 WEST 148 STREET	6/1/16	\$999,500	Washington Heights	B3	3	46	15
352 EAST 119 STREET	5/16/16	\$850,000	East Harlem	B9	3	29	20
WEST 228 STREET	6/8/16	\$685,000	Inwood	B1	3	90	17
96 MARBLE HILL AVENUE	6/14/16	\$650,000	Inwood	A1	3	37	28
2289 ADAM C POWELL BLVD	6/2/16	\$637,500	East Harlem	B9	3	45	12
220 EAST 116 STREET	5/25/16	\$600,000	West Harlem	C0	3	46	18