



THE REAL ESTATE BOARD OF NEW YORK

NEW YORK CITY RESIDENTIAL SALES REPORT FOURTH QUARTER 2014



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of New York.

TABLE OF CONTENTS

Executive Summary	2
Total Consideration	5
Sales Charts	6
Citywide and Borough Sales Data	7
Manhattan Neighborhood Sales Data	12
Brooklyn Neighborhood Sales Data	18
Queens Neighborhood Sales Data	34
Bronx Neighborhood Sales Data	42
Staten Island Neighborhood Sales Data	50
Manhattan Townhouse Sales Data	54

Executive Summary

Introduction

The New York City residential sales market again experienced rising prices but weakening sales volume in the fourth quarter of 2014. The average sales price of a NYC home increased 11 percent to \$841,000 compared to last year's fourth quarter of \$760,000 driven by large price increases in Manhattan and Brooklyn. The number of sales in the fourth quarter fell by 8 percent though to 11,699. The biggest price gains were in the Manhattan condo segment of the market. The average price of a Manhattan condo increased 37 percent over last year's fourth quarter to \$2,338,000, but the number of sales fell 11 percent. This large average price increase is partly attributable to closings at 157 West 57th Street where 9 sales over twenty million dollars were recorded during the quarter. The Brooklyn Condo and 1-3 family home markets also saw strong average price increases of 13 percent and 17 percent respectively, but saw sales volumes fall 10 percent and 7 percent respectively.

The total consideration for all residential sales in New York City during the fourth quarter of 2014 was \$9.8 billion, up 2 percent from the fourth quarter of last year.

Total consideration for Manhattan was \$5.3 billion for the fourth quarter of 2014, up 1 percent from the fourth quarter of last year. In Brooklyn, the total consideration of residential sales was \$1.9 billion, an increase of 4.3 percent compared to the fourth quarter of last year.

Manhattan neighborhoods with the most home sales this quarter were; the Upper East Side (692 sales), the Upper West Side (564), Gramercy/Kips Bay (269), Midtown East (247), Midtown West (210), and Chelsea/Flatiron (146).

Brooklyn residential home sales activity was focused in Bedford Stuyvesant (170), Gravesend / Mapleton (148), Bay Ridge / Fort Hamilton (135), Sheepshead Bay (130), East New York / Spring Creek (122), and Park Slope (118).

Queens neighborhoods with the most home sales were; Rego Park/Forest Hills/Kew Gardens (443), Flushing (401), Jackson Heights/Elmhurst (323), Richmond Hill/ South Ozone Park/Woodhaven (266), Springfield Gardens/Jamaica/ South Jamaica/Baisley Park (258) and Laurelton/Cambria Heights/ St. Albans/Rosedale (207).

Bronx neighborhoods with most residential home sales this quarter were Riverdale/Fieldston (143), Parkchester/Westchester Square/ Castle Hill/Soundview (134), City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville (108 sales), and Woodlawn/Williamsbridge (79).

All Homes

The average sales price of a home in New York City during the fourth quarter of 2014 was \$841,000, an 11 percent increase from the fourth quarter of last year. The average sales price of a home in Manhattan increased 19 percent from last year's fourth quarter to \$1,656,000. When compared to the fourth quarter of 2013, average sales price in Brooklyn rose by 15 percent to \$713,000. The average sales price of a home in Queens was \$463,000, up 7 percent from the fourth quarter of 2013. The Bronx, with an average sales price of \$364,000, increased 3 percent since the fourth quarter of last year.

All Apartments

The average sales price of an apartment in New York City during the fourth quarter of 2014 was \$1,001,000, an increase of 14 percent year over year. The average sales price of an apartment in Manhattan this quarter was \$1,588,000, an increase of 19 percent since the fourth quarter of 2013. Brooklyn, with an average sales price of \$583,000, had a 9 percent increase since the fourth quarter of last year. The average sales price of an apartment in Queens during the fourth quarter of 2014 was \$293,000 a 3 percent increase over the year. The Bronx average sales price of \$232,000 was down 11 percent from last year's fourth quarter.

Condominiums

The average sales price of a condominium unit in New York City increased 29 percent in the fourth quarter of 2014 from the same quarter of last year to \$1,550,000. The average sales price of a condo in Manhattan during this quarter was \$2,338,000, a 37 percent increase over the year. When excluding the sales at 157 West 57th Street the average price falls to \$2,059,000, a 21 percent increase over the fourth quarter of last year. The Brooklyn average sales price went up 13 percent to \$781,000 from the fourth quarter of 2013. The average price in Queens was \$477,000 this quarter, a 3 percent decrease from last year's fourth quarter average. The average sales price of a condo in the Bronx decreased 23 percent to \$248,000 over the same time period.

Cooperatives

The average sales price of a cooperative unit in New York City during the fourth quarter of 2014 was \$680,000, down 3 percent from last year's fourth quarter average. When compared to the fourth quarter of 2013, the average sales price of a coop in Manhattan decreased 2 percent to \$1,093,000. Brooklyn saw an increase in average sales price of 2 percent to \$414,000 since the fourth quarter of 2013 and the average sales price of a coop in Queens rose 5 percent to \$239,000. The average sales price of a coop unit in the Bronx decreased 6 percent to \$227,000 since last year's fourth quarter.

1-3 Family Dwellings

The average sales price of a 1-3 family dwelling in New York City during the fourth quarter of 2014 increased 9 percent from last year's fourth quarter average to \$656,000. The Brooklyn average sales price for a 1-3 family home was \$805,000, up 17 percent from the fourth quarter of 2013. The average sales price in Queens rose 7 percent to \$579,000 compared to last year's fourth quarter. The average sales price in the Bronx increased 7 percent to \$420,000 when compared to the fourth quarter of last year. The average sales price of a 1-3 family home in Staten Island was \$444,000 in the fourth quarter of 2014, an increase of less than one percent from the average price during the fourth quarter of last year.

Manhattan Neighborhoods

The average sales price of a condominium on the Upper West Side during the fourth quarter of 2014 increased 1 percent compared to the fourth quarter of last year to \$1,933,000. The number of sales of condos on the Upper West Side increased over the same period to 142 from 62.

The average sales price of a coop unit on the Upper East Side during the fourth quarter of 2014 decreased 1 percent compared to the fourth quarter of last year to \$1,444,000. The number of sales on the Upper East Side decreased 27 percent over the same period to 490.

Brooklyn Neighborhoods

There were 88 condominium sales in Williamsburg during the fourth quarter of 2014: the same number of sales that occurred in the fourth quarter of last year. The fourth quarter average price of \$1,001,000 for a condominium in Williamsburg though was 17 percent higher than the average in the fourth quarter of 2013.

The average sales price of a 1-3 family home in Bedford Stuyvesant during the fourth quarter of 2014 increased 37 percent compared to the fourth quarter of last year to \$887,000. The number of sales in Bedford Stuyvesant decreased 20 percent over the same period to 134.

Queens Neighborhoods

The Flushing condominium market during the fourth quarter of 2014 had 81 condominium sales, 6 percent less than the fourth quarter of last year. The average price of a condominium in Flushing was \$506,000; a 6 percent decrease from the fourth quarter of 2013.

The average sales price of a 1-3 family home in Richmond Hill/ South Ozone Park/Woodhaven during the fourth quarter of 2014 increased 7 percent compared to the fourth quarter of last year to \$436,000. The number of sales in the area decreased 6 percent over the same period to 261.

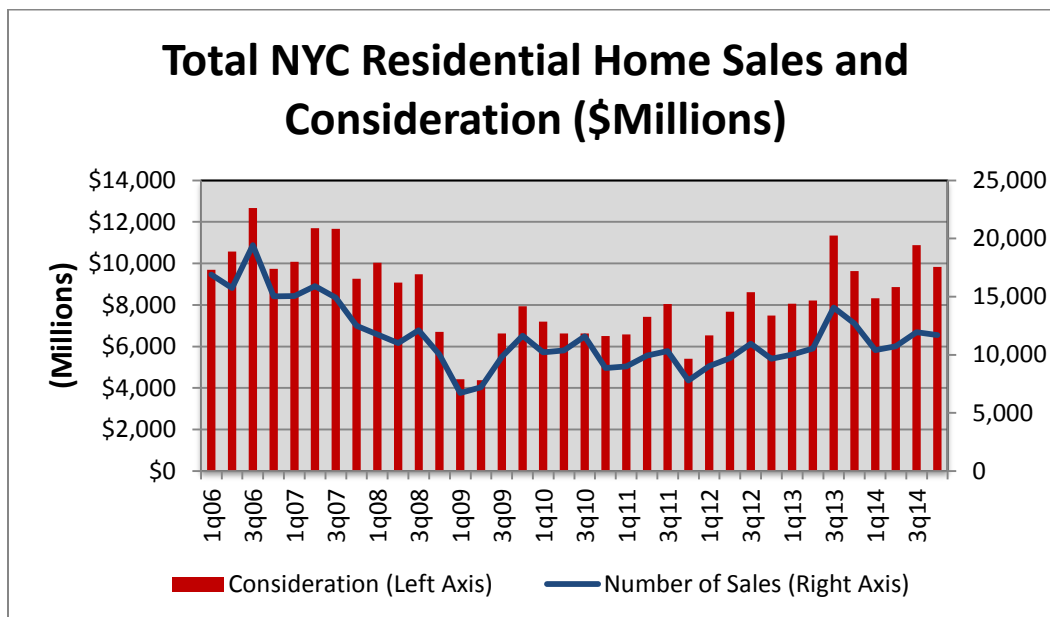
Bronx Neighborhoods

City Island / Pelham Bay / Pelham Strip/ Country Club / Throgs Neck / Schuylerville had the most 1-3 family home sales in the Bronx with 97, an increase of 9 percent since the fourth quarter of 2013. The average price of a 1-3 family dwelling in the area was \$416,000, an increase of 1 percent compared to the fourth quarter of 2013.

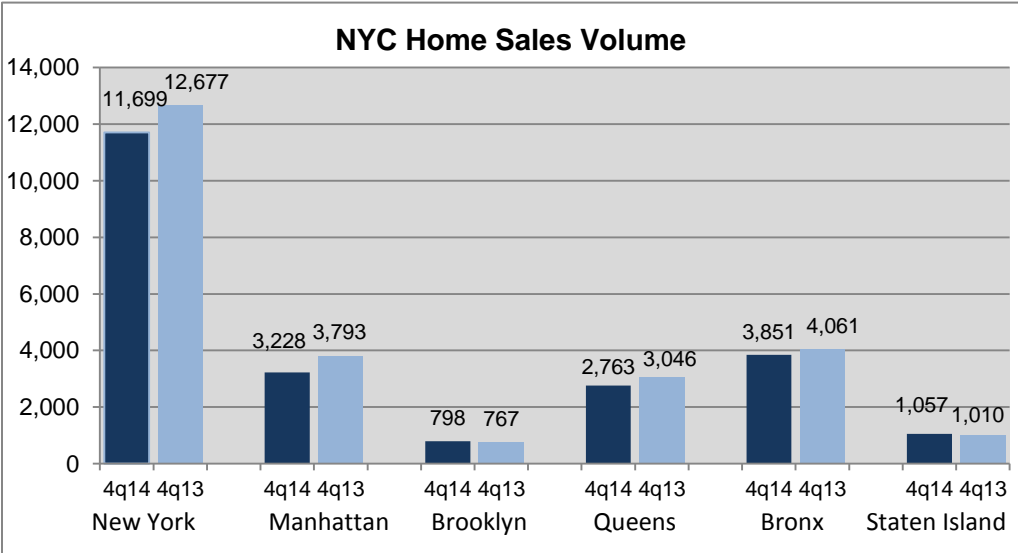
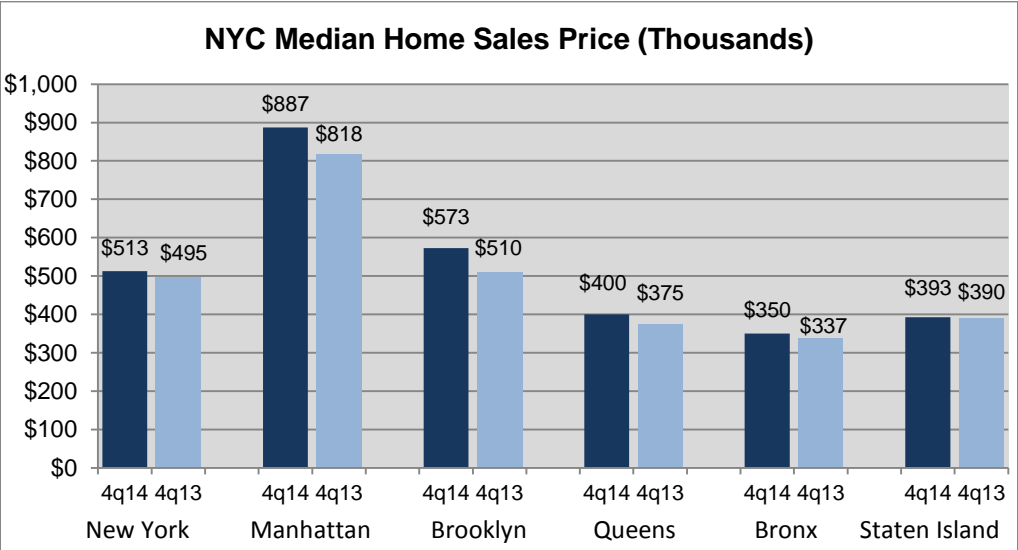
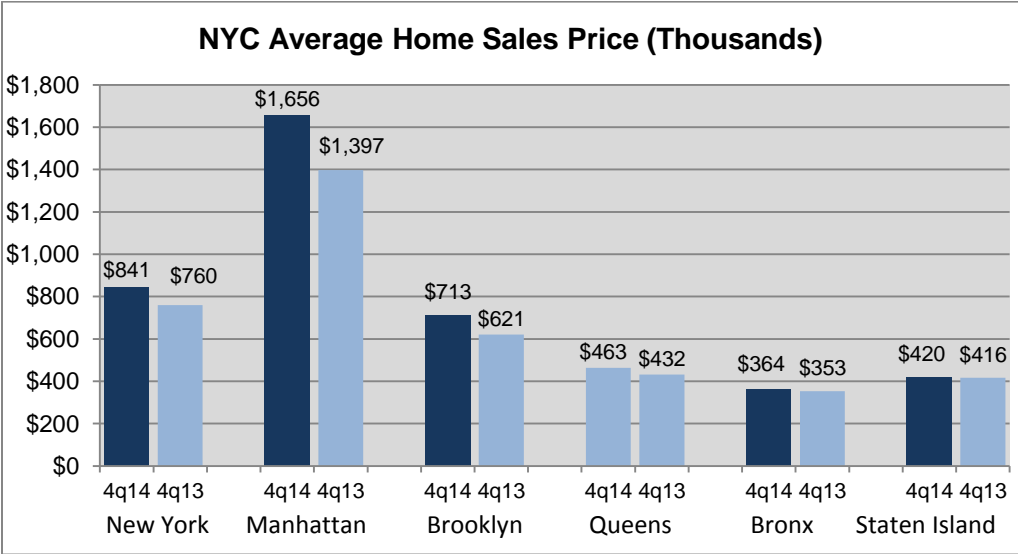
TOTAL CONSIDERATION

Borough	Total Consideration for Residential Sales 4q14	Total Consideration for Residential Sales 3q14	Total Consideration for Residential Sales 4q13
Manhattan	\$5,346,170,519	\$6,552,299,956	\$5,298,743,247
Bronx	\$290,606,354	\$241,575,547	\$270,848,086
Brooklyn	\$1,971,069,679	\$1,999,214,256	\$1,890,394,540
Queens	\$1,782,543,940	\$1,598,525,593	\$1,754,417,944
Staten Island	\$444,539,836	\$489,482,995	\$420,427,893
NYC	\$9,834,930,328	\$10,881,098,348	\$9,634,831,710
Borough	Total Consideration Percentage Change From 3q14	Total Consideration Percentage Change From 4q13	
Manhattan	-22.56%	0.90%	
Bronx	16.87%	7.29%	
Brooklyn	-1.43%	4.27%	
Queens	10.32%	1.60%	
Staten Island	-10.11%	5.74%	
NYC	-10.64%	2.08%	
Borough	Percentage of Total City Residential Consideration 3q14	Percentage of Total City Residential Consideration 3q14	Percentage of Total City Residential Consideration 4q13
Manhattan	54.36%	60.22%	55.00%
Bronx	2.95%	2.22%	2.81%
Brooklyn	20.04%	18.37%	19.62%
Queens	18.12%	14.69%	18.21%
Staten Island	4.52%	4.50%	4.36%

TOTAL CONSIDERATION HISTORY



SALES CHARTS



HOME SALE PRICE

(includes all condominium, cooperative units & 1 – 3 family dwellings)

AVG PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$841	\$910	\$760	-8%	11%
Manhattan	\$1,656	\$1,722	\$1,397	-4%	19%
Bronx	\$364	\$357	\$353	2%	3%
Brooklyn	\$713	\$700	\$621	2%	15%
Queens	\$463	\$463	\$432	0%	7%
Staten Island	\$420	\$422	\$416	-1%	1%
MEDIAN PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$513	\$530	\$495	-3%	4%
Manhattan	\$887	\$905	\$818	-2%	8%
Bronx	\$350	\$350	\$337	0%	4%
Brooklyn	\$573	\$566	\$510	1%	12%
Queens	\$400	\$402	\$375	0%	7%
Staten Island	\$393	\$390	\$390	1%	1%
AVG PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$629	\$674	\$594	-7%	6%
Manhattan	\$1,341	\$1,431	\$1,217	-6%	10%
Bronx	\$244	\$235	\$229	4%	6%
Brooklyn	\$519	\$523	\$465	-1%	12%
Queens	\$362	\$372	\$338	-3%	7%
Staten Island	\$267	\$265	\$263	1%	1%
MEDIAN PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$403	\$420	\$393	-4%	3%
Manhattan	\$1,182	\$1,233	\$1,093	-4%	8%
Bronx	\$222	\$218	\$213	2%	4%
Brooklyn	\$424	\$423	\$392	0%	8%
Queens	\$333	\$339	\$313	-2%	7%
Staten Island	\$256	\$255	\$246	0%	4%
SALES					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	11,699	11,954	12,677	-2%	-8%
Manhattan	3,228	3,805	3,793	-15%	-15%
Bronx	798	677	767	18%	4%
Brooklyn	2,763	2,858	3,046	-3%	-9%
Queens	3,851	3,455	4,061	11%	-5%
Staten Island	1,059	1,159	1,010	-9%	5%

APARTMENT SALE PRICE (includes all condominium & cooperative units)

AVG PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$1,001	\$1,091	\$881	-8%	14%
Manhattan	\$1,588	\$1,640	\$1,338	-3%	19%
Bronx	\$232	\$252	\$260	-8%	-11%
Brooklyn	\$583	\$592	\$534	-1%	9%
Queens	\$293	\$306	\$285	-4%	3%
Staten Island	\$239	\$227	\$244	5%	-2%
MEDIAN PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$516	\$575	\$500	-10%	3%
Manhattan	\$875	\$895	\$810	-2%	8%
Bronx	\$175	\$190	\$183	-8%	-4%
Brooklyn	\$450	\$470	\$418	-4%	8%
Queens	\$235	\$245	\$228	-4%	3%
Staten Island	\$238	\$215	\$245	10%	-3%
AVG PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$931	\$1,040	\$858	-11%	8%
Manhattan	\$1,331	\$1,423	\$1,212	-6%	10%
Bronx	\$263	\$268	\$263	-2%	0%
Brooklyn	\$681	\$687	\$613	-1%	11%
Queens	\$387	\$419	\$359	-8%	8%
Staten Island	\$239	\$242	\$231	-1%	4%
MEDIAN PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$815	\$916	\$770	-11%	6%
Manhattan	\$1,181	\$1,232	\$1,093	-4%	8%
Bronx	\$239	\$233	\$238	3%	1%
Brooklyn	\$617	\$610	\$564	1%	9%
Queens	\$348	\$382	\$326	-9%	7%
Staten Island	\$234	\$238	\$225	-2%	4%
SALES					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	6,254	6,789	7,138	-8%	-12%
Manhattan	3,179	3,736	3,740	-15%	-15%
Bronx	238	205	229	16%	4%
Brooklyn	1,145	1,290	1,307	-11%	-12%
Queens	1,567	1,410	1,728	11%	-9%
Staten Island	125	148	134	-16%	-7%

CONDOMINIUM SALE PRICE

AVG PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$1,550	\$1,485	\$1,200	4%	29%
Manhattan	\$2,338	\$2,163	\$1,708	8%	37%
Bronx	\$248	\$289	\$323	-14%	-23%
Brooklyn	\$781	\$757	\$689	3%	13%
Queens	\$477	\$486	\$492	-2%	-3%
Staten Island	\$257	\$240	\$266	7%	-3%
MEDIAN PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$811	\$845	\$765	-4%	6%
Manhattan	\$1,350	\$1,300	\$1,150	4%	17%
Bronx	\$146	\$195	\$170	-25%	-14%
Brooklyn	\$690	\$645	\$600	7%	15%
Queens	\$410	\$420	\$420	-2%	-2%
Staten Island	\$254	\$221	\$265	15%	-4%
AVG PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$1,143	\$1,174	\$1,042	-3%	10%
Manhattan	\$1,568	\$1,593	\$1,394	-2%	12%
Bronx	\$241	\$291	\$264	-17%	-9%
Brooklyn	\$770	\$738	\$687	4%	12%
Queens	\$532	\$536	\$508	-1%	5%
Staten Island	\$242	\$243	\$235	0%	3%
MEDIAN PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$1,036	\$1,058	\$967	-2%	7%
Manhattan	\$1,417	\$1,394	\$1,271	2%	12%
Bronx	\$179	\$236	\$266	-24%	-33%
Brooklyn	\$793	\$734	\$708	8%	12%
Queens	\$469	\$498	\$458	-6%	2%
Staten Island	\$241	\$239	\$234	1%	3%
SALES					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	2,311	2,650	2,544	-13%	-9%
Manhattan	1,265	1,499	1,414	-16%	-11%
Bronx	59	47	53	26%	11%
Brooklyn	529	637	591	-17%	-10%
Queens	357	345	379	3%	-6%
Staten Island	101	122	107	-17%	-6%

COOPERATIVE SALE PRICE

AVG PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$680	\$839	\$704	-19%	-3%
Manhattan	\$1,093	\$1,289	\$1,114	-15%	-2%
Bronx	\$227	\$242	\$241	-6%	-6%
Brooklyn	\$414	\$430	\$406	-4%	2%
Queens	\$239	\$247	\$227	-3%	5%
Staten Island	\$162	\$164	\$157	-1%	3%
MEDIAN PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$380	\$435	\$385	-13%	-1%
Manhattan	\$695	\$700	\$655	-1%	6%
Bronx	\$177	\$190	\$183	-7%	-3%
Brooklyn	\$315	\$320	\$311	-2%	1%
Queens	\$213	\$215	\$200	-1%	6%
Staten Island	\$142	\$156	\$143	-9%	-1%
AVG PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$774	\$878	\$727	-12%	6%
Manhattan	\$1,138	\$1,218	\$1,065	-7%	7%
Bronx	\$272	\$258	\$262	6%	4%
Brooklyn	\$592	\$590	\$539	0%	10%
Queens	\$328	\$338	\$302	-3%	9%
Staten Island	\$222	\$236	\$216	-6%	3%
MEDIAN PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$642	\$786	\$633	-18%	1%
Manhattan	\$1,007	\$1,033	\$946	-2%	7%
Bronx	\$249	\$231	\$231	8%	8%
Brooklyn	\$442	\$412	\$469	7%	-6%
Queens	\$310	\$313	\$291	-1%	6%
Staten Island	\$207	\$228	\$198	-9%	4%
SALES					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	3,942	4,139	4,594	-5%	-14%
Manhattan	1,913	2,237	2,326	-14%	-18%
Bronx	179	158	176	13%	2%
Brooklyn	616	653	716	-6%	-14%
Queens	1,210	1,065	1,349	14%	-10%
Staten Island	24	26	27	-8%	-11%

ONE – THREE FAMILY DWELLING SALE PRICE

AVG PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$656	\$673	\$604	-3%	9%
Manhattan	\$6,063	\$6,192	\$5,543	-2%	9%
Bronx	\$420	\$402	\$393	4%	7%
Brooklyn	\$805	\$788	\$686	2%	17%
Queens	\$579	\$571	\$541	1%	7%
Staten Island	\$444	\$451	\$443	-2%	0%
MEDIAN PRICE					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$510	\$500	\$490	2%	4%
Manhattan	\$4,600	\$4,650	\$4,399	-1%	5%
Bronx	\$395	\$391	\$375	1%	5%
Brooklyn	\$640	\$655	\$575	-2%	11%
Queens	\$550	\$530	\$515	4%	7%
Staten Island	\$415	\$415	\$410	0%	1%
AVG PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$361	\$368	\$389	-2%	-7%
Manhattan	\$1,850	\$1,710	\$1,473	8%	26%
Bronx	\$237	\$226	\$221	5%	7%
Brooklyn	\$428	\$434	\$380	-2%	12%
Queens	\$350	\$354	\$326	-1%	7%
Staten Island	\$270	\$268	\$618	1%	-56%
MEDIAN PPSF					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	\$307	\$307	\$291	0%	5%
Manhattan	\$1,692	\$1,716	\$976	-1%	73%
Bronx	\$213	\$217	\$201	-2%	6%
Brooklyn	\$380	\$375	\$334	1%	14%
Queens	\$324	\$324	\$304	0%	7%
Staten Island	\$259	\$261	\$254	-1%	2%
SALES					
	4q14	3q14	4q13	Change From	
				3q14	4q13
New York City	5,444	5,165	5,539	5%	-2%
Manhattan	49	69	53	-29%	-8%
Bronx	560	472	538	19%	4%
Brooklyn	1,618	1,568	1,739	3%	-7%
Queens	2,283	2,045	2,333	12%	-2%
Staten Island	934	1,011	876	-8%	7%

APARTMENT SALE PRICE (includes all condominium & cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,588	\$1,640	\$1,338	-3%	19%
Battery Park City	\$1,334	\$1,301	\$1,192	2%	12%
Chelsea/Flatiron	\$1,898	\$1,730	\$1,498	10%	27%
East Harlem	\$545	\$601	\$574	-9%	-5%
East Village	\$1,136	\$1,521	\$966	-25%	18%
Financial/Seaport	\$1,107	\$1,119	\$1,068	-1%	4%
Gramercy/Kips Bay	\$1,663	\$1,719	\$1,076	-3%	55%
Greenwich Village	\$1,635	\$1,446	\$1,830	13%	-11%
Inwood	\$303	\$373	\$331	-19%	-9%
Lower East Side	\$852	\$861	\$1,048	-1%	-19%
Midtown East	\$996	\$1,112	\$1,104	-10%	-10%
Midtown West	\$3,812	\$2,181	\$1,329	75%	187%
Morningside Heights	\$594	\$776	\$654	-24%	-9%
Murray Hill	\$829	\$745	\$846	11%	-2%
Roosevelt Island	\$848	\$903	\$614	-6%	38%
SoHo	\$3,238	\$4,636	\$2,575	-30%	26%
TriBeCa	\$3,386	\$3,146	\$2,814	8%	20%
Upper East Side	\$1,695	\$2,069	\$1,578	-18%	7%
Upper West Side	\$1,486	\$1,728	\$1,451	-14%	2%
Washington Heights	\$462	\$475	\$444	-3%	4%
West Harlem	\$675	\$572	\$607	18%	11%
West Village	\$1,530	\$1,694	\$1,577	-10%	-3%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$875	\$895	\$810	-2%	8%
Battery Park City	\$990	\$825	\$824	20%	20%
Chelsea/Flatiron	\$989	\$1,200	\$1,071	-18%	-8%
East Harlem	\$573	\$570	\$457	1%	26%
East Village	\$973	\$1,361	\$790	-28%	23%
Financial/Seaport	\$973	\$993	\$962	-2%	1%
Gramercy/Kips Bay	\$1,100	\$855	\$755	29%	46%
Greenwich Village	\$1,036	\$1,025	\$905	1%	14%
Inwood	\$266	\$340	\$326	-22%	-18%
Lower East Side	\$672	\$650	\$680	3%	-1%
Midtown East	\$750	\$775	\$730	-3%	3%
Midtown West	\$1,143	\$978	\$890	17%	28%
Morningside Heights	\$511	\$585	\$480	-13%	7%
Murray Hill	\$655	\$625	\$605	5%	8%
Roosevelt Island	\$870	\$840	\$651	4%	34%
SoHo	\$2,450	\$3,050	\$2,117	-20%	16%
TriBeCa	\$2,565	\$2,800	\$2,365	-8%	8%
Upper East Side	\$950	\$989	\$843	-4%	13%
Upper West Side	\$975	\$993	\$943	-2%	3%
Washington Heights	\$428	\$419	\$385	2%	11%
West Harlem	\$600	\$425	\$530	41%	13%
West Village	\$935	\$1,073	\$850	-13%	10%

Note: Sale price in thousands

APARTMENT SALE PRICE PER SQUARE FOOT

(includes all condominium & cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,331	\$1,423	\$1,212	-6%	10%
Battery Park City	\$1,254	\$1,149	\$1,068	9%	17%
Chelsea/Flatiron	\$1,469	\$1,560	\$1,358	-6%	8%
East Harlem	\$615	\$748	\$724	-18%	-15%
East Village	\$1,456	\$1,591	\$1,268	-9%	15%
Financial/Seaport	\$1,204	\$1,187	\$1,092	1%	10%
Gramercy/Kips Bay	\$1,460	\$1,597	\$1,308	-9%	12%
Greenwich Village	\$1,499	\$1,614	\$1,527	-7%	-2%
Inwood	\$421	\$482	\$414	-13%	2%
Lower East Side	\$998	\$1,064	\$1,111	-6%	-10%
Midtown East	\$1,059	\$1,138	\$1,073	-7%	-1%
Midtown West	\$2,012	\$1,622	\$1,388	24%	45%
Morningside Heights	\$784	\$831	\$813	-6%	-4%
Murray Hill	\$1,054	\$1,120	\$1,051	-6%	0%
Roosevelt Island	\$1,130	\$982	\$845	15%	34%
SoHo	\$1,584	\$1,855	\$1,489	-15%	6%
TriBeCa	\$1,842	\$1,723	\$1,581	7%	17%
Upper East Side	\$1,271	\$1,451	\$1,167	-12%	9%
Upper West Side	\$1,377	\$1,521	\$1,277	-10%	8%
Washington Heights	\$589	\$599	\$544	-2%	8%
West Harlem	\$743	\$723	\$665	3%	12%
West Village	\$1,822	\$1,976	\$1,735	-8%	5%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,181	\$1,232	\$1,093	-4%	8%
Battery Park City	\$1,164	\$1,068	\$966	9%	20%
Chelsea/Flatiron	\$1,355	\$1,500	\$1,275	-10%	6%
East Harlem	\$614	\$731	\$738	-16%	-17%
East Village	\$1,489	\$1,554	\$1,171	-4%	27%
Financial/Seaport	\$1,166	\$1,129	\$1,023	3%	14%
Gramercy/Kips Bay	\$1,366	\$1,273	\$1,142	7%	20%
Greenwich Village	\$1,448	\$1,427	\$1,229	1%	18%
Inwood	\$386	\$405	\$409	-5%	-6%
Lower East Side	\$907	\$764	\$1,003	19%	-10%
Midtown East	\$1,014	\$1,067	\$976	-5%	4%
Midtown West	\$1,454	\$1,344	\$1,266	8%	15%
Morningside Heights	\$842	\$905	\$750	-7%	12%
Murray Hill	\$1,030	\$1,121	\$1,006	-8%	2%
Roosevelt Island	\$1,042	\$975	\$827	7%	26%
SoHo	\$1,506	\$1,796	\$1,284	-16%	17%
TriBeCa	\$1,700	\$1,650	\$1,570	3%	8%
Upper East Side	\$1,085	\$1,131	\$1,008	-4%	8%
Upper West Side	\$1,254	\$1,303	\$1,167	-4%	7%
Washington Heights	\$582	\$581	\$517	0%	13%
West Harlem	\$709	\$743	\$697	-5%	2%
West Village	\$1,830	\$1,801	\$1,590	2%	15%

CONDOMINIUM SALE PRICE

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$2,338	\$2,163	\$1,708	8%	37%
Battery Park City	\$1,334	\$1,301	\$1,192	2%	12%
Chelsea/Flatiron	\$2,920	\$2,401	\$2,019	22%	45%
East Harlem	\$583	\$588	\$539	-1%	8%
East Village	\$1,664	\$1,707	\$1,441	-2%	16%
Financial/Seaport	\$1,131	\$1,143	\$1,092	-1%	4%
Gramercy/Kips Bay	\$2,488	\$2,967	\$1,581	-16%	57%
Greenwich Village	\$3,607	\$2,413	\$4,469	49%	-19%
Inwood	\$247		\$235		5%
Lower East Side	\$1,299	\$1,585	\$1,391	-18%	-7%
Midtown East	\$1,289	\$1,731	\$1,489	-26%	-13%
Midtown West	\$5,207	\$2,402	\$1,506	117%	246%
Morningside Heights		\$1,655	\$825		
Murray Hill	\$1,239	\$1,037	\$1,327	19%	-7%
Roosevelt Island	\$702	\$916	\$614	-23%	14%
SoHo	\$4,309	\$4,798	\$3,391	-10%	27%
TriBeCa	\$3,746	\$3,298	\$3,082	14%	22%
Upper East Side	\$2,345	\$2,618	\$1,949	-10%	20%
Upper West Side	\$1,933	\$2,225	\$1,912	-13%	1%
Washington Heights	\$579	\$558	\$545	4%	6%
West Harlem	\$790	\$738	\$729	7%	8%
West Village	\$2,556	\$2,825	\$2,371	-10%	8%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,350	\$1,300	\$1,150	4%	17%
Battery Park City	\$990	\$825	\$824	20%	20%
Chelsea/Flatiron	\$1,843	\$1,775	\$1,708	4%	8%
East Harlem	\$588	\$599	\$506	-2%	16%
East Village	\$1,484	\$1,626	\$1,178	-9%	26%
Financial/Seaport	\$982	\$1,022	\$978	-4%	0%
Gramercy/Kips Bay	\$1,783	\$1,625	\$1,308	10%	36%
Greenwich Village	\$3,200	\$1,460	\$2,995	119%	7%
Inwood	\$213		\$235		-10%
Lower East Side	\$1,185	\$1,165	\$921	2%	29%
Midtown East	\$1,054	\$1,264	\$903	-17%	17%
Midtown West	\$1,680	\$1,105	\$991	52%	70%
Morningside Heights		\$1,655	\$825		
Murray Hill	\$1,104	\$920	\$1,000	20%	10%
Roosevelt Island	\$718	\$840	\$651	-15%	10%
SoHo	\$3,809	\$3,675	\$2,505	4%	52%
TriBeCa	\$2,775	\$2,825	\$2,550	-2%	9%
Upper East Side	\$1,475	\$1,529	\$1,270	-4%	16%
Upper West Side	\$1,295	\$1,300	\$1,263	0%	3%
Washington Heights	\$480	\$526	\$474	-9%	1%
West Harlem	\$733	\$625	\$625	17%	17%
West Village	\$1,453	\$2,700	\$1,771	-46%	-18%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,568	\$1,593	\$1,394	-2%	12%
Battery Park City	\$1,254	\$1,149	\$1,068	9%	17%
Chelsea/Flatiron	\$1,699	\$1,695	\$1,539	0%	10%
East Harlem	\$615	\$748	\$724	-18%	-15%
East Village	\$1,635	\$1,600	\$1,412	2%	16%
Financial/Seaport	\$1,227	\$1,207	\$1,120	2%	10%
Gramercy/Kips Bay	\$1,807	\$2,053	\$1,518	-12%	19%
Greenwich Village	\$1,870	\$1,891	\$2,516	-1%	-26%
Inwood	\$337		\$213		59%
Lower East Side	\$1,188	\$1,299	\$1,240	-9%	-4%
Midtown East	\$1,252	\$1,333	\$1,320	-6%	-5%
Midtown West	\$2,300	\$1,734	\$1,484	33%	55%
Morningside Heights			\$693		
Murray Hill	\$1,220	\$1,243	\$1,199	-2%	2%
Roosevelt Island	\$1,130	\$982	\$845	15%	34%
SoHo	\$1,926	\$2,021	\$1,922	-5%	0%
TriBeCa	\$1,920	\$1,770	\$1,597	8%	20%
Upper East Side	\$1,478	\$1,764	\$1,415	-16%	4%
Upper West Side	\$1,588	\$1,666	\$1,493	-5%	6%
Washington Heights	\$594	\$585	\$465	1%	28%
West Harlem	\$731	\$713	\$673	2%	9%
West Village	\$2,186	\$2,323	\$2,083	-6%	5%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,417	\$1,394	\$1,271	2%	12%
Battery Park City	\$1,254	\$1,149	\$1,068	9%	17%
Chelsea/Flatiron	\$1,614	\$1,655	\$1,530	-2%	5%
East Harlem	\$614	\$731	\$738	-16%	-17%
East Village	\$1,594	\$1,570	\$1,416	2%	13%
Financial/Seaport	\$1,227	\$1,207	\$1,120	2%	10%
Gramercy/Kips Bay	\$1,792	\$1,706	\$1,533	5%	17%
Greenwich Village	\$1,783	\$1,615	\$1,573	10%	13%
Inwood	\$303		\$213		43%
Lower East Side	\$1,285	\$1,301	\$1,135	-1%	13%
Midtown East	\$1,220	\$1,219	\$1,180	0%	3%
Midtown West	\$1,619	\$1,417	\$1,332	14%	22%
Morningside Heights			\$693		
Murray Hill	\$1,203	\$1,203	\$1,169	0%	3%
Roosevelt Island	\$1,042	\$975	\$827	7%	26%
SoHo	\$1,723	\$1,941	\$1,707	-11%	1%
TriBeCa	\$1,806	\$1,686	\$1,599	7%	13%
Upper East Side	\$1,309	\$1,381	\$1,258	-5%	4%
Upper West Side	\$1,448	\$1,417	\$1,318	2%	10%
Washington Heights	\$582	\$576	\$497	1%	17%
West Harlem	\$685	\$743	\$697	-8%	-2%
West Village	\$2,136	\$2,018	\$1,847	6%	16%

COOPERATIVE SALE PRICE

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,093	\$1,289	\$1,114	-15%	-2%
Battery Park City					
Chelsea/Flatiron	\$1,100	\$1,079	\$1,011	2%	9%
East Harlem	\$490	\$615	\$624	-20%	-21%
East Village	\$740	\$1,202	\$714	-38%	4%
Financial/Seaport	\$813	\$823	\$767	-1%	6%
Gramercy/Kips Bay	\$879	\$872	\$812	1%	8%
Greenwich Village	\$1,317	\$1,362	\$1,398	-3%	-6%
Inwood	\$314	\$373	\$335	-16%	-6%
Lower East Side	\$641	\$635	\$787	1%	-19%
Midtown East	\$852	\$881	\$936	-3%	-9%
Midtown West	\$898	\$1,791	\$962	-50%	-7%
Morningside Heights	\$594	\$755	\$651	-21%	-9%
Murray Hill	\$615	\$583	\$602	6%	2%
Roosevelt Island	\$995	\$845		18%	
SoHo	\$2,444	\$4,409	\$1,962	-45%	25%
TriBeCa	\$2,003	\$2,459	\$1,817	-19%	10%
Upper East Side	\$1,444	\$1,835	\$1,465	-21%	-1%
Upper West Side	\$1,249	\$1,428	\$1,222	-13%	2%
Washington Heights	\$430	\$455	\$430	-6%	0%
West Harlem	\$425	\$292	\$312	46%	36%
West Village	\$1,061	\$1,069	\$1,054	-1%	1%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$695	\$700	\$655	-1%	6%
Battery Park City					
Chelsea/Flatiron	\$782	\$711	\$745	10%	5%
East Harlem	\$320	\$445	\$392	-28%	-18%
East Village	\$620	\$800	\$630	-23%	-2%
Financial/Seaport	\$565	\$593	\$605	-5%	-7%
Gramercy/Kips Bay	\$678	\$615	\$600	10%	13%
Greenwich Village	\$827	\$997	\$825	-17%	0%
Inwood	\$271	\$340	\$329	-20%	-18%
Lower East Side	\$645	\$595	\$525	8%	23%
Midtown East	\$630	\$680	\$634	-7%	-1%
Midtown West	\$598	\$651	\$650	-8%	-8%
Morningside Heights	\$511	\$570	\$469	-10%	9%
Murray Hill	\$469	\$500	\$468	-6%	0%
Roosevelt Island	\$970	\$845		15%	
SoHo	\$1,100	\$2,263	\$1,678	-51%	-34%
TriBeCa	\$1,943	\$2,575	\$1,638	-25%	19%
Upper East Side	\$825	\$800	\$745	3%	11%
Upper West Side	\$830	\$851	\$776	-2%	7%
Washington Heights	\$375	\$380	\$355	-1%	6%
West Harlem	\$358	\$285	\$283	25%	27%
West Village	\$793	\$795	\$627	0%	26%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,138	\$1,218	\$1,065	-7%	7%
Battery Park City					
Chelsea/Flatiron	\$1,275	\$1,325	\$1,143	-4%	12%
East Harlem					
East Village	\$1,264	\$1,568	\$1,167	-19%	8%
Financial/Seaport	\$957	\$906	\$723	6%	32%
Gramercy/Kips Bay	\$1,149	\$1,117	\$1,165	3%	-1%
Greenwich Village	\$1,419	\$1,577	\$1,297	-10%	9%
Inwood	\$442	\$482	\$425	-8%	4%
Lower East Side	\$839	\$840	\$900	0%	-7%
Midtown East	\$940	\$1,020	\$935	-8%	1%
Midtown West	\$1,173	\$1,230	\$1,080	-5%	9%
Morningside Heights	\$784	\$831	\$817	-6%	-4%
Murray Hill	\$943	\$992	\$955	-5%	-1%
Roosevelt Island					
SoHo	\$1,274	\$1,509	\$1,213	-16%	5%
TriBeCa	\$1,407	\$1,343	\$1,480	5%	-5%
Upper East Side	\$1,179	\$1,234	\$1,078	-4%	9%
Upper West Side	\$1,237	\$1,355	\$1,130	-9%	10%
Washington Heights	\$588	\$607	\$560	-3%	5%
West Harlem	\$999	\$996	\$232	0%	331%
West Village	\$1,592	\$1,629	\$1,373	-2%	16%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Manhattan	\$1,007	\$1,033	\$946	-2%	7%
Battery Park City					
Chelsea/Flatiron	\$1,150	\$1,113	\$1,131	3%	2%
East Harlem					
East Village	\$1,172	\$1,458	\$1,063	-20%	10%
Financial/Seaport	\$957	\$906	\$723	6%	32%
Gramercy/Kips Bay	\$1,052	\$1,000	\$996	5%	6%
Greenwich Village	\$1,345	\$1,423	\$1,167	-5%	15%
Inwood	\$402	\$405	\$414	-1%	-3%
Lower East Side	\$745	\$733	\$686	2%	9%
Midtown East	\$893	\$927	\$860	-4%	4%
Midtown West	\$964	\$1,006	\$917	-4%	5%
Morningside Heights	\$842	\$905	\$750	-7%	12%
Murray Hill	\$911	\$1,012	\$876	-10%	4%
Roosevelt Island					
SoHo	\$1,343	\$1,468	\$1,214	-9%	11%
TriBeCa	\$1,451	\$1,512	\$1,479	-4%	-2%
Upper East Side	\$982	\$979	\$910	0%	8%
Upper West Side	\$1,093	\$1,119	\$999	-2%	9%
Washington Heights	\$579	\$621	\$521	-7%	11%
West Harlem	\$999	\$996	\$232	0%	331%
West Village	\$1,484	\$1,590	\$1,302	-7%	14%

HOME SALE PRICE (includes all condominium, cooperative units and 1 – 3 family dwellings)

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$713	\$700	\$621	2%	15%	
Bath Beach	\$758	\$520	\$542	46%	40%	
Bay Ridge / Fort Hamilton	\$506	\$496	\$475	2%	7%	
Bedford Stuyvesant	\$823	\$756	\$600	9%	37%	
Bensonhurst	\$750	\$783	\$727	-4%	3%	
Bergen Beach	\$588	\$542	\$585	8%	0%	
Boerum Hill	\$1,509	\$1,279	\$1,064	18%	42%	
Borough Park	\$797	\$656	\$758	22%	5%	
Brighton Beach	\$447	\$510	\$400	-12%	12%	
Brooklyn Heights	\$1,126	\$1,262	\$993	-11%	13%	
Brownsville / Ocean Hill	\$500	\$522	\$410	-4%	22%	
Bushwick / Wyckoff Heights	\$637	\$601	\$471	6%	35%	
Canarsie	\$390	\$406	\$383	-4%	2%	
Carroll Gardens	\$1,645	\$1,428	\$1,201	15%	37%	
Clinton Hill	\$918	\$810	\$755	13%	22%	
Cobble Hill	\$1,393	\$1,522	\$816	-8%	71%	
Columbia Street Waterfront District	\$860	\$752	\$790	14%	9%	
Coney Island	\$302	\$309	\$301	-2%	0%	
Crown Heights	\$653	\$576	\$539	13%	21%	
Cypress Hills	\$429	\$383	\$420	12%	2%	
Downtown	\$921	\$943	\$799	-2%	15%	
Dyker Heights	\$818	\$766	\$771	7%	6%	
East Flatbush	\$404	\$403	\$391	0%	3%	
East New York / Spring Creek	\$334	\$350	\$355	-4%	-6%	
Flatbush / Prospect Park South	\$692	\$700	\$482	-1%	44%	
Flatlands	\$426	\$361	\$327	18%	30%	
Fort Greene	\$1,053	\$1,227	\$929	-14%	13%	
Gerritsen Beach	\$350	\$292	\$291	20%	20%	
Gowanus	\$968	\$1,370	\$910	-29%	6%	
Gravesend / Mapleton	\$659	\$608	\$661	8%	0%	
Greenpoint	\$1,009	\$1,063	\$754	-5%	34%	
Kensington / Parkville	\$584	\$671	\$574	-13%	2%	
Manhattan Beach	\$1,941	\$1,025	\$760	89%	156%	
Marine Park / Madison	\$509	\$526	\$527	-3%	-3%	
Midwood	\$599	\$529	\$498	13%	20%	
Mill Basin	\$436	\$554	\$535	-21%	-19%	
Park Slope	\$1,335	\$1,141	\$948	17%	41%	
Prospect Heights	\$857	\$1,049	\$817	-18%	5%	
Prospect Park Lefferts Gardens	\$605	\$593	\$526	2%	15%	
Red Hook	\$1,172	\$1,095	\$580	7%	102%	
SeaGate	\$518	\$680	\$369	-24%	40%	
Sheepshead Bay	\$397	\$400	\$388	-1%	2%	
Sunset Park	\$771	\$766	\$660	1%	17%	
Vinegar Hill / Dumbo	\$1,355	\$1,671	\$1,178	-19%	15%	
Williamsburg	\$1,054	\$955	\$849	10%	24%	
Windsor Terrace	\$919	\$780	\$674	18%	36%	

Note: Sale price in thousands

HOME SALE PRICE (includes all condominium, cooperative units and 1 – 3 family dwellings)

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$573	\$566	\$510	1%	12%	
Bath Beach	\$740	\$485	\$600	53%	23%	
Bay Ridge / Fort Hamilton	\$370	\$350	\$358	6%	3%	
Bedford Stuyvesant	\$758	\$721	\$575	5%	32%	
Bensonhurst	\$776	\$838	\$732	-7%	6%	
Bergen Beach	\$550	\$520	\$560	6%	-2%	
Boerum Hill	\$1,075	\$935	\$805	15%	34%	
Borough Park	\$770	\$675	\$751	14%	3%	
Brighton Beach	\$433	\$425	\$364	2%	19%	
Brooklyn Heights	\$853	\$815	\$695	5%	23%	
Brownsville / Ocean Hill	\$426	\$529	\$394	-19%	8%	
Bushwick / Wyckoff Heights	\$635	\$595	\$448	7%	42%	
Canarsie	\$414	\$419	\$390	-1%	6%	
Carroll Gardens	\$1,213	\$987	\$950	23%	28%	
Clinton Hill	\$527	\$559	\$472	-6%	12%	
Cobble Hill	\$1,114	\$1,258	\$458	-11%	144%	
Columbia Street Waterfront District	\$702	\$705	\$745	0%	-6%	
Coney Island	\$303	\$290	\$305	5%	-1%	
Crown Heights	\$602	\$472	\$442	28%	36%	
Cypress Hills	\$425	\$395	\$449	8%	-5%	
Downtown	\$650	\$850	\$660	-24%	-2%	
Dyker Heights	\$828	\$742	\$765	12%	8%	
East Flatbush	\$393	\$420	\$375	-6%	5%	
East New York / Spring Creek	\$306	\$320	\$345	-4%	-11%	
Flatbush / Prospect Park South	\$575	\$518	\$393	11%	46%	
Flatlands	\$450	\$360	\$338	25%	33%	
Fort Greene	\$810	\$875	\$711	-7%	14%	
Gerritsen Beach	\$379	\$332	\$317	14%	20%	
Gowanus	\$748	\$1,125	\$728	-34%	3%	
Gravesend / Mapleton	\$648	\$573	\$600	13%	8%	
Greenpoint	\$838	\$870	\$722	-4%	16%	
Kensington / Parkville	\$375	\$490	\$372	-23%	1%	
Manhattan Beach	\$1,472	\$948	\$793	55%	86%	
Marine Park / Madison	\$530	\$538	\$510	-1%	4%	
Midwood	\$550	\$510	\$435	8%	27%	
Mill Basin	\$423	\$527	\$444	-20%	-5%	
Park Slope	\$893	\$906	\$778	-1%	15%	
Prospect Heights	\$765	\$700	\$725	9%	6%	
Prospect Park Lefferts Gardens	\$442	\$406	\$428	9%	3%	
Red Hook	\$1,250	\$1,300	\$530	-4%	136%	
SeaGate	\$540	\$550	\$368	-2%	47%	
Sheepshead Bay	\$350	\$380	\$375	-8%	-7%	
Sunset Park	\$850	\$760	\$700	12%	21%	
Vinegar Hill / Dumbo	\$1,205	\$1,563	\$997	-23%	21%	
Williamsburg	\$900	\$897	\$808	0%	11%	
Windsor Terrace	\$891	\$710	\$522	26%	71%	

Note: Sale price in thousands

APARTMENT SALE PRICE (includes all condominium and cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Brooklyn	\$583	\$592	\$534	-1%	9%
Bath Beach	\$369	\$306	\$269	21%	37%
Bay Ridge / Fort Hamilton	\$299	\$278	\$289	8%	3%
Bedford Stuyvesant	\$586	\$595	\$432	-2%	36%
Bensonhurst	\$263	\$300	\$358	-12%	-26%
Bergen Beach	\$369	\$338	\$440	9%	-16%
Boerum Hill	\$981	\$1,024	\$735	-4%	33%
Borough Park	\$491	\$471	\$546	4%	-10%
Brighton Beach	\$425	\$510	\$393	-17%	8%
Brooklyn Heights	\$917	\$948	\$829	-3%	11%
Brownsville / Ocean Hill	\$441	\$413	\$377	7%	17%
Bushwick / Wyckoff Heights	\$501	\$601	\$354	-17%	42%
Canarsie	\$171	\$191	\$213	-10%	-20%
Carroll Gardens	\$1,000	\$1,126	\$911	-11%	10%
Clinton Hill	\$582	\$603	\$480	-4%	21%
Cobble Hill	\$1,144	\$820	\$511	40%	124%
Columbia Street Waterfront District	\$800	\$752	\$790	6%	1%
Coney Island	\$288	\$292	\$285	-2%	1%
Crown Heights	\$539	\$441	\$432	22%	25%
Cypress Hills	\$203				
Downtown	\$688	\$943	\$674	-27%	2%
Dyker Heights	\$456	\$495	\$459	-8%	-1%
East Flatbush	\$192	\$217	\$148	-11%	30%
East New York / Spring Creek	\$226	\$244	\$243	-8%	-7%
Flatbush / Prospect Park South	\$425	\$446	\$322	-5%	32%
Flatlands	\$156	\$174	\$175	-10%	-11%
Fort Greene	\$775	\$798	\$745	-3%	4%
Gerritsen Beach					
Gowanus	\$678	\$875	\$610	-22%	11%
Gravesend / Mapleton	\$360	\$346	\$361	4%	0%
Greenpoint	\$849	\$814	\$688	4%	23%
Kensington / Parkville	\$295	\$330	\$290	-11%	2%
Manhattan Beach		\$275			
Marine Park / Madison	\$194	\$205	\$217	-5%	-11%
Midwood	\$261	\$250	\$208	5%	26%
Mill Basin	\$177	\$224	\$136	-21%	30%
Park Slope	\$845	\$859	\$786	-2%	8%
Prospect Heights	\$762	\$890	\$741	-14%	3%
Prospect Park Lefferts Gardens	\$225	\$272	\$318	-17%	-29%
Red Hook			\$485		
SeaGate					
Sheepshead Bay	\$226	\$233	\$258	-3%	-12%
Sunset Park	\$446	\$439	\$349	2%	28%
Vinegar Hill / Dumbo	\$1,371	\$1,701	\$1,178	-19%	16%
Williamsburg	\$964	\$926	\$792	4%	22%
Windsor Terrace	\$538	\$559	\$433	-4%	24%

Note: Sale price in thousands

APARTMENT SALE PRICE (includes all condominium and cooperative units)

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$450	\$470	\$418	-4%	8%	
Bath Beach	\$325	\$243	\$249	34%	31%	
Bay Ridge / Fort Hamilton	\$267	\$241	\$260	10%	3%	
Bedford Stuyvesant	\$520	\$499	\$437	4%	19%	
Bensonhurst	\$180	\$173	\$368	4%	-51%	
Bergen Beach	\$418	\$420	\$440	-1%	-5%	
Boerum Hill	\$985	\$898	\$768	10%	28%	
Borough Park	\$500	\$455	\$560	10%	-11%	
Brighton Beach	\$410	\$400	\$360	3%	14%	
Brooklyn Heights	\$771	\$708	\$660	9%	17%	
Brownsville / Ocean Hill	\$441	\$413	\$374	7%	18%	
Bushwick / Wyckoff Heights	\$463	\$550	\$318	-16%	46%	
Canarsie	\$180	\$191	\$236	-6%	-24%	
Carroll Gardens	\$880	\$928	\$826	-5%	7%	
Clinton Hill	\$501	\$501	\$421	0%	19%	
Cobble Hill	\$1,012	\$658	\$405	54%	150%	
Columbia Street Waterfront District	\$694	\$705	\$745	-2%	-7%	
Coney Island	\$253	\$259	\$271	-3%	-7%	
Crown Heights	\$450	\$380	\$380	18%	18%	
Cypress Hills	\$203					
Downtown	\$645	\$850	\$627	-24%	3%	
Dyker Heights	\$457	\$490	\$460	-7%	-1%	
East Flatbush	\$172	\$210	\$148	-18%	16%	
East New York / Spring Creek	\$231	\$244	\$260	-6%	-11%	
Flatbush / Prospect Park South	\$370	\$429	\$326	-14%	13%	
Flatlands	\$156	\$185	\$159	-16%	-2%	
Fort Greene	\$763	\$749	\$585	2%	30%	
Gerritsen Beach						
Gowanus	\$673	\$808	\$665	-17%	1%	
Gravesend / Mapleton	\$245	\$286	\$228	-14%	8%	
Greenpoint	\$805	\$733	\$706	10%	14%	
Kensington / Parkville	\$265	\$325	\$271	-18%	-2%	
Manhattan Beach		\$275				
Marine Park / Madison	\$160	\$181	\$203	-12%	-21%	
Midwood	\$222	\$205	\$176	8%	26%	
Mill Basin	\$151	\$217	\$137	-30%	11%	
Park Slope	\$723	\$810	\$697	-11%	4%	
Prospect Heights	\$735	\$690	\$707	7%	4%	
Prospect Park Lefferts Gardens	\$132	\$243	\$270	-46%	-51%	
Red Hook			\$485			
SeaGate						
Sheepshead Bay	\$189	\$177	\$217	7%	-13%	
Sunset Park	\$415	\$389	\$310	7%	34%	
Vinegar Hill / Dumbo	\$1,228	\$1,563	\$997	-21%	23%	
Williamsburg	\$840	\$887	\$753	-5%	12%	
Windsor Terrace	\$501	\$490	\$438	2%	15%	

Note: Sale price in thousands

APARTMENT SALE PRICE PER SQ. FT.(includes all condominium and cooperative units)

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$681	\$687	\$613	-1%	11%	
Bath Beach	\$404	\$380	\$370	6%	9%	
Bay Ridge / Fort Hamilton	\$401	\$380	\$384	6%	5%	
Bedford Stuyvesant	\$583	\$594	\$457	-2%	27%	
Bensonhurst	\$352	\$400	\$349	-12%	1%	
Bergen Beach	\$345	\$344	\$395	0%	-13%	
Boerum Hill	\$917	\$986	\$830	-7%	10%	
Borough Park	\$441	\$411	\$397	7%	11%	
Brighton Beach	\$505	\$546	\$433	-7%	17%	
Brooklyn Heights	\$1,033	\$1,059	\$879	-2%	17%	
Brownsville / Ocean Hill	\$341	\$381	\$475	-10%	-28%	
Bushwick / Wyckoff Heights	\$514	\$557	\$642	-8%	-20%	
Canarsie	\$199	\$192	\$206	4%	-3%	
Carroll Gardens	\$1,061	\$1,085	\$901	-2%	18%	
Clinton Hill	\$793	\$727	\$631	9%	26%	
Cobble Hill	\$1,138	\$636	\$771	79%	48%	
Columbia Street Waterfront District	\$773	\$783	\$769	-1%	0%	
Coney Island	\$376	\$372	\$348	1%	8%	
Crown Heights	\$729	\$449	\$507	62%	44%	
Cypress Hills	\$184					
Downtown	\$878	\$1,032	\$808	-15%	9%	
Dyker Heights	\$525	\$477	\$439	10%	20%	
East Flatbush	\$255	\$324	\$219	-21%	16%	
East New York / Spring Creek	\$312	\$305	\$301	2%	3%	
Flatbush / Prospect Park South	\$520	\$518	\$427	0%	22%	
Flatlands	\$181	\$200	\$200	-9%	-10%	
Fort Greene	\$867	\$839	\$760	3%	14%	
Gerritsen Beach						
Gowanus	\$971	\$1,003	\$784	-3%	24%	
Gravesend / Mapleton	\$322	\$390	\$359	-17%	-10%	
Greenpoint	\$944	\$923	\$723	2%	31%	
Kensington / Parkville	\$415	\$399	\$390	4%	7%	
Manhattan Beach		\$380				
Marine Park / Madison	\$280	\$262	\$275	7%	2%	
Midwood	\$311	\$297	\$257	5%	21%	
Mill Basin	\$208	\$208	\$178	0%	17%	
Park Slope	\$1,164	\$1,119	\$905	4%	29%	
Prospect Heights	\$896	\$914	\$791	-2%	13%	
Prospect Park Lefferts Gardens	\$621	\$408	\$278	52%	123%	
Red Hook						
SeaGate						
Sheepshead Bay	\$316	\$308	\$308	3%	3%	
Sunset Park	\$613	\$581	\$444	5%	38%	
Vinegar Hill / Dumbo	\$1,039	\$1,114	\$980	-7%	6%	
Williamsburg	\$976	\$1,001	\$851	-2%	15%	
Windsor Terrace	\$755	\$799	\$621	-6%	22%	

APARTMENT SALE PRICE PER SQ. FT. (includes all condominium and cooperative units)

MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Brooklyn	\$617	\$610	\$564	1%	9%
Bath Beach	\$366	\$416	\$368	-12%	0%
Bay Ridge / Fort Hamilton	\$381	\$377	\$372	1%	3%
Bedford Stuyvesant	\$631	\$635	\$432	-1%	46%
Bensonhurst	\$301	\$406	\$318	-26%	-5%
Bergen Beach	\$362	\$362	\$395	0%	-8%
Boerum Hill	\$962	\$960	\$779	0%	24%
Borough Park	\$435	\$411	\$411	6%	6%
Brighton Beach	\$497	\$570	\$470	-13%	6%
Brooklyn Heights	\$1,032	\$1,039	\$875	-1%	18%
Brownsville / Ocean Hill	\$341	\$381	\$475	-10%	-28%
Bushwick / Wyckoff Heights	\$584	\$617	\$612	-5%	-5%
Canarsie	\$199	\$192	\$220	4%	-9%
Carroll Gardens	\$1,099	\$1,064	\$896	3%	23%
Clinton Hill	\$811	\$638	\$652	27%	24%
Cobble Hill	\$1,262	\$591	\$652	114%	94%
Columbia Street Waterfront District	\$875	\$845	\$769	4%	14%
Coney Island	\$361	\$361	\$356	0%	2%
Crown Heights	\$832	\$308	\$459	171%	81%
Cypress Hills	\$184				
Downtown	\$901	\$1,035	\$810	-13%	11%
Dyker Heights	\$519	\$538	\$501	-3%	4%
East Flatbush	\$232	\$317	\$220	-27%	5%
East New York / Spring Creek	\$307	\$304	\$299	1%	3%
Flatbush / Prospect Park South	\$568	\$498	\$404	14%	41%
Flatlands	\$181	\$196	\$205	-8%	-12%
Fort Greene	\$826	\$784	\$817	5%	1%
Gerritsen Beach					
Gowanus	\$928	\$1,028	\$823	-10%	13%
Gravesend / Mapleton	\$320	\$358	\$301	-11%	6%
Greenpoint	\$929	\$914	\$785	2%	18%
Kensington / Parkville	\$380	\$360	\$381	6%	0%
Manhattan Beach		\$380			
Marine Park / Madison	\$219	\$204	\$204	7%	7%
Midwood	\$300	\$293	\$227	2%	32%
Mill Basin	\$190	\$208	\$175	-9%	9%
Park Slope	\$928	\$971	\$879	-4%	6%
Prospect Heights	\$894	\$869	\$826	3%	8%
Prospect Park Lefferts Gardens	\$621	\$379	\$307	64%	103%
Red Hook					
SeaGate					
Sheepshead Bay	\$300	\$283	\$308	6%	-2%
Sunset Park	\$653	\$547	\$451	19%	45%
Vinegar Hill / Dumbo	\$1,022	\$1,098	\$967	-7%	6%
Williamsburg	\$1,058	\$1,063	\$888	0%	19%
Windsor Terrace	\$774	\$757	\$580	2%	33%

CONDOMINIUM SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$781	\$757	\$689	3%	13%	
Bath Beach	\$494	\$481	\$485	3%	2%	
Bay Ridge / Fort Hamilton	\$450	\$430	\$512	5%	-12%	
Bedford Stuyvesant	\$604	\$625	\$483	-3%	25%	
Bensonhurst	\$750	\$637	\$446	18%	68%	
Bergen Beach	\$369	\$338	\$440	9%	-16%	
Boerum Hill	\$1,065	\$1,182	\$796	-10%	34%	
Borough Park	\$543	\$496	\$553	9%	-2%	
Brighton Beach	\$649	\$726	\$538	-11%	21%	
Brooklyn Heights	\$1,399	\$1,209	\$1,112	16%	26%	
Brownsville / Ocean Hill	\$441	\$413	\$377	7%	17%	
Bushwick / Wyckoff Heights	\$501	\$601	\$391	-17%	28%	
Canarsie	\$187	\$210	\$213	-11%	-12%	
Carroll Gardens	\$1,155	\$1,195	\$1,027	-3%	12%	
Clinton Hill	\$646	\$708	\$659	-9%	-2%	
Cobble Hill	\$1,289	\$717	\$513	80%	151%	
Columbia Street Waterfront District	\$800	\$752	\$790	6%	1%	
Coney Island	\$419	\$744	\$496	-44%	-15%	
Crown Heights	\$640	\$448	\$437	43%	46%	
Cypress Hills						
Downtown	\$750	\$1,024	\$828	-27%	-9%	
Dyker Heights	\$456	\$495	\$459	-8%	-1%	
East Flatbush	\$353	\$280		26%		
East New York / Spring Creek	\$226	\$244	\$243	-8%	-7%	
Flatbush / Prospect Park South	\$472	\$470	\$455	1%	4%	
Flatlands						
Fort Greene	\$972	\$1,131	\$1,087	-14%	-11%	
Gerritsen Beach						
Gowanus	\$678	\$875	\$610	-22%	11%	
Gravesend / Mapleton	\$617	\$494	\$656	25%	-6%	
Greenpoint	\$865	\$814	\$688	6%	26%	
Kensington / Parkville	\$512	\$571	\$574	-10%	-11%	
Manhattan Beach						
Marine Park / Madison	\$398	\$365	\$331	9%	20%	
Midwood	\$395	\$445	\$196	-11%	102%	
Mill Basin	\$340	\$303		12%		
Park Slope	\$1,006	\$977	\$807	3%	25%	
Prospect Heights	\$1,082	\$1,041	\$977	4%	11%	
Prospect Park Lefferts Gardens			\$417			
Red Hook						
SeaGate						
Sheepshead Bay	\$419	\$455	\$499	-8%	-16%	
Sunset Park	\$419	\$464	\$400	-10%	5%	
Vinegar Hill / Dumbo	\$1,395	\$1,711	\$1,166	-18%	20%	
Williamsburg	\$1,001	\$951	\$853	5%	17%	
Windsor Terrace	\$834	\$654	\$434	28%	92%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$690	\$645	\$600	7%	15%	
Bath Beach	\$515	\$476	\$485	8%	6%	
Bay Ridge / Fort Hamilton	\$497	\$441	\$501	13%	-1%	
Bedford Stuyvesant	\$530	\$610	\$497	-13%	7%	
Bensonhurst	\$750	\$637	\$400	18%	88%	
Bergen Beach	\$418	\$420	\$440	-1%	-5%	
Boerum Hill	\$985	\$940	\$805	5%	22%	
Borough Park	\$550	\$466	\$563	18%	-2%	
Brighton Beach	\$650	\$728	\$537	-11%	21%	
Brooklyn Heights	\$913	\$888	\$967	3%	-6%	
Brownsville / Ocean Hill	\$441	\$413	\$374	7%	18%	
Bushwick / Wyckoff Heights	\$463	\$550	\$335	-16%	38%	
Canarsie	\$187	\$210	\$236	-11%	-21%	
Carroll Gardens	\$1,097	\$940	\$950	17%	15%	
Clinton Hill	\$611	\$624	\$598	-2%	2%	
Cobble Hill	\$1,559	\$391	\$405	298%	285%	
Columbia Street Waterfront District	\$694	\$705	\$745	-2%	-7%	
Coney Island	\$311	\$744	\$496	-58%	-37%	
Crown Heights	\$574	\$392	\$376	47%	53%	
Cypress Hills						
Downtown	\$739	\$999	\$799	-26%	-8%	
Dyker Heights	\$457	\$490	\$460	-7%	-1%	
East Flatbush	\$353	\$280		26%		
East New York / Spring Creek	\$231	\$244	\$260	-6%	-11%	
Flatbush / Prospect Park South	\$380	\$401	\$383	-5%	-1%	
Flatlands						
Fort Greene	\$850	\$1,200	\$989	-29%	-14%	
Gerritsen Beach						
Gowanus	\$673	\$808	\$665	-17%	1%	
Gravesend / Mapleton	\$458	\$440	\$425	4%	8%	
Greenpoint	\$810	\$725	\$706	12%	15%	
Kensington / Parkville	\$440	\$571	\$600	-23%	-27%	
Manhattan Beach						
Marine Park / Madison	\$410	\$377	\$342	9%	20%	
Midwood	\$365	\$530	\$164	-31%	123%	
Mill Basin	\$340	\$303		12%		
Park Slope	\$925	\$945	\$721	-2%	28%	
Prospect Heights	\$850	\$823	\$836	3%	2%	
Prospect Park Lefferts Gardens			\$420			
Red Hook						
SeaGate						
Sheepshead Bay	\$413	\$466	\$545	-12%	-24%	
Sunset Park	\$480	\$421	\$327	14%	47%	
Vinegar Hill / Dumbo	\$1,250	\$1,625	\$920	-23%	36%	
Williamsburg	\$882	\$895	\$820	-1%	8%	
Windsor Terrace	\$830	\$663	\$434	25%	91%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$770	\$738	\$687	4%	12%	
Bath Beach	\$468	\$432	\$474	8%	-1%	
Bay Ridge / Fort Hamilton	\$506	\$558	\$506	-9%	0%	
Bedford Stuyvesant	\$583	\$594	\$457	-2%	27%	
Bensonhurst	\$463	\$469	\$370	-1%	25%	
Bergen Beach	\$345	\$344	\$395	0%	-13%	
Boerum Hill	\$979	\$980	\$804	0%	22%	
Borough Park	\$441	\$414	\$393	7%	12%	
Brighton Beach	\$558	\$578	\$536	-4%	4%	
Brooklyn Heights	\$1,147	\$1,100	\$913	4%	26%	
Brownsville / Ocean Hill	\$341	\$381	\$475	-10%	-28%	
Bushwick / Wyckoff Heights	\$514	\$557	\$642	-8%	-20%	
Canarsie	\$199	\$192	\$206	4%	-3%	
Carroll Gardens	\$1,048	\$1,080	\$920	-3%	14%	
Clinton Hill	\$728	\$739	\$586	-2%	24%	
Cobble Hill	\$1,084	\$636	\$714	71%	52%	
Columbia Street Waterfront District	\$773	\$783	\$769	-1%	0%	
Coney Island	\$411	\$510	\$526	-19%	-22%	
Crown Heights	\$756	\$449	\$509	68%	48%	
Cypress Hills						
Downtown	\$926	\$1,042	\$898	-11%	3%	
Dyker Heights	\$525	\$477	\$439	10%	20%	
East Flatbush	\$373	\$382		-2%		
East New York / Spring Creek	\$312	\$305	\$301	2%	3%	
Flatbush / Prospect Park South	\$561	\$499	\$484	12%	16%	
Flatlands						
Fort Greene	\$931	\$914	\$860	2%	8%	
Gerritsen Beach						
Gowanus	\$971	\$1,003	\$784	-3%	24%	
Gravesend / Mapleton	\$406	\$483	\$530	-16%	-23%	
Greenpoint	\$947	\$923	\$723	3%	31%	
Kensington / Parkville	\$577	\$400	\$456	44%	27%	
Manhattan Beach						
Marine Park / Madison	\$328	\$351	\$400	-7%	-18%	
Midwood	\$362	\$311	\$261	16%	39%	
Mill Basin	\$342					
Park Slope	\$1,003	\$991	\$911	1%	10%	
Prospect Heights	\$944	\$958	\$859	-1%	10%	
Prospect Park Lefferts Gardens			\$335			
Red Hook						
SeaGate						
Sheepshead Bay	\$404	\$481	\$447	-16%	-9%	
Sunset Park	\$620	\$633	\$444	-2%	40%	
Vinegar Hill / Dumbo	\$1,047	\$1,127	\$990	-7%	6%	
Williamsburg	\$989	\$1,001	\$863	-1%	15%	
Windsor Terrace	\$1,050	\$762	\$781	38%	34%	

CONDOMINIUM SALE PRICE PER SQUARE FOOT

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$793	\$734	\$708	8%	12%	
Bath Beach	\$459	\$424	\$474	8%	-3%	
Bay Ridge / Fort Hamilton	\$534	\$587	\$527	-9%	1%	
Bedford Stuyvesant	\$631	\$635	\$432	-1%	46%	
Bensonhurst	\$463	\$469	\$344	-1%	34%	
Bergen Beach	\$362	\$362	\$395	0%	-8%	
Boerum Hill	\$973	\$939	\$769	4%	27%	
Borough Park	\$435	\$411	\$409	6%	6%	
Brighton Beach	\$525	\$588	\$535	-11%	-2%	
Brooklyn Heights	\$1,115	\$1,078	\$917	3%	21%	
Brownsville / Ocean Hill	\$341	\$381	\$475	-10%	-28%	
Bushwick / Wyckoff Heights	\$584	\$617	\$612	-5%	-5%	
Canarsie	\$199	\$192	\$220	4%	-9%	
Carroll Gardens	\$1,099	\$1,056	\$907	4%	21%	
Clinton Hill	\$710	\$638	\$641	11%	11%	
Cobble Hill	\$1,217	\$591	\$621	106%	96%	
Columbia Street Waterfront District	\$875	\$845	\$769	4%	14%	
Coney Island	\$392	\$510	\$526	-23%	-25%	
Crown Heights	\$873	\$308	\$443	184%	97%	
Cypress Hills						
Downtown	\$977	\$1,038	\$896	-6%	9%	
Dyker Heights	\$519	\$538	\$501	-3%	4%	
East Flatbush	\$373	\$382		-2%		
East New York / Spring Creek	\$307	\$304	\$299	1%	3%	
Flatbush / Prospect Park South	\$594	\$492	\$490	21%	21%	
Flatlands						
Fort Greene	\$905	\$840	\$910	8%	-1%	
Gerritsen Beach						
Gowanus	\$928	\$1,028	\$823	-10%	13%	
Gravesend / Mapleton	\$412	\$430	\$462	-4%	-11%	
Greenpoint	\$934	\$904	\$785	3%	19%	
Kensington / Parkville	\$577	\$328	\$428	76%	35%	
Manhattan Beach						
Marine Park / Madison	\$388	\$351	\$403	11%	-4%	
Midwood	\$407	\$344	\$208	18%	96%	
Mill Basin	\$342					
Park Slope	\$953	\$1,001	\$891	-5%	7%	
Prospect Heights	\$935	\$978	\$914	-4%	2%	
Prospect Park Lefferts Gardens			\$333			
Red Hook						
SeaGate						
Sheepshead Bay	\$423	\$474	\$390	-11%	8%	
Sunset Park	\$677	\$597	\$473	13%	43%	
Vinegar Hill / Dumbo	\$1,032	\$1,113	\$967	-7%	7%	
Williamsburg	\$1,075	\$1,063	\$888	1%	21%	
Windsor Terrace	\$1,004	\$759	\$781	32%	29%	

COOPERATIVE SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$414	\$430	\$406	-4%	2%	
Bath Beach	\$244	\$231	\$229	6%	6%	
Bay Ridge / Fort Hamilton	\$283	\$265	\$267	7%	6%	
Bedford Stuyvesant	\$280	\$426	\$299	-34%	-6%	
Bensonhurst	\$182	\$165	\$159	10%	14%	
Bergen Beach						
Boerum Hill	\$800	\$611	\$553	31%	45%	
Borough Park	\$262	\$290	\$389	-10%	-33%	
Brighton Beach	\$327	\$281	\$242	16%	35%	
Brooklyn Heights	\$848	\$872	\$739	-3%	15%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights			\$168			
Canarsie	\$140	\$172		-19%		
Carroll Gardens	\$735	\$847	\$737	-13%	0%	
Clinton Hill	\$560	\$484	\$422	16%	32%	
Cobble Hill	\$902	\$1,129	\$501	-20%	80%	
Columbia Street Waterfront District						
Coney Island	\$259	\$253	\$274	2%	-6%	
Crown Heights	\$299	\$345	\$398	-13%	-25%	
Cypress Hills	\$203					
Downtown	\$455	\$563	\$374	-19%	22%	
Dyker Heights						
East Flatbush	\$167	\$208	\$148	-19%	13%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$407	\$431	\$303	-6%	34%	
Flatlands	\$156	\$174	\$175	-10%	-11%	
Fort Greene	\$539	\$558	\$403	-3%	34%	
Gerritsen Beach						
Gowanus						
Gravesend / Mapleton	\$198	\$223	\$198	-11%	0%	
Greenpoint	\$684	\$825		-17%	#DIV/0!	
Kensington / Parkville	\$281	\$289	\$268	-3%	5%	
Manhattan Beach		\$275				
Marine Park / Madison	\$160	\$182	\$176	-12%	-9%	
Midwood	\$226	\$204	\$219	11%	4%	
Mill Basin	\$144	\$171	\$136	-16%	6%	
Park Slope	\$749	\$799	\$773	-6%	-3%	
Prospect Heights	\$593	\$784	\$627	-24%	-5%	
Prospect Park Lefferts Gardens	\$225	\$272	\$284	-17%	-21%	
Red Hook			\$485			
SeaGate						
Sheepshead Bay	\$191	\$170	\$218	12%	-12%	
Sunset Park	\$477	\$313	\$281	52%	69%	
Vinegar Hill / Dumbo	\$875	\$1,501	\$1,283	-42%	-32%	
Williamsburg	\$311	\$226	\$347	37%	-10%	
Windsor Terrace	\$472	\$529	\$433	-11%	9%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$315	\$320	\$311	-2%	1%	
Bath Beach	\$251	\$238	\$210	6%	20%	
Bay Ridge / Fort Hamilton	\$260	\$236	\$255	10%	2%	
Bedford Stuyvesant	\$280	\$426	\$325	-34%	-14%	
Bensonhurst	\$175	\$123	\$165	42%	6%	
Bergen Beach						
Boerum Hill	\$395	\$550	\$700	-28%	-44%	
Borough Park	\$200	\$225	\$389	-11%	-49%	
Brighton Beach	\$319	\$243	\$230	31%	38%	
Brooklyn Heights	\$710	\$620	\$513	15%	39%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights			\$168			
Canarsie	\$140	\$172		-19%		
Carroll Gardens	\$705	\$875	\$763	-19%	-8%	
Clinton Hill	\$485	\$476	\$418	2%	16%	
Cobble Hill	\$973	\$1,129	\$413	-14%	136%	
Columbia Street Waterfront District						
Coney Island	\$247	\$250	\$270	-1%	-9%	
Crown Heights	\$303	\$325	\$404	-7%	-25%	
Cypress Hills	\$203					
Downtown	\$410	\$430	\$363	-5%	13%	
Dyker Heights						
East Flatbush	\$160	\$200	\$148	-20%	8%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$369	\$429	\$310	-14%	19%	
Flatlands	\$156	\$185	\$159	-16%	-2%	
Fort Greene	\$445	\$406	\$400	10%	11%	
Gerritsen Beach						
Gowanus						
Gravesend / Mapleton	\$190	\$190	\$195	0%	-3%	
Greenpoint	\$663	\$825		-20%		
Kensington / Parkville	\$260	\$280	\$255	-7%	2%	
Manhattan Beach		\$275				
Marine Park / Madison	\$154	\$161	\$165	-5%	-7%	
Midwood	\$218	\$185	\$215	18%	1%	
Mill Basin	\$150	\$175	\$137	-14%	10%	
Park Slope	\$609	\$761	\$675	-20%	-10%	
Prospect Heights	\$628	\$652	\$620	-4%	1%	
Prospect Park Lefferts Gardens	\$132	\$243	\$235	-46%	-44%	
Red Hook			\$485			
SeaGate						
Sheepshead Bay	\$177	\$163	\$200	9%	-12%	
Sunset Park	\$402	\$275	\$273	46%	48%	
Vinegar Hill / Dumbo	\$875	\$1,501	\$1,375	-42%	-36%	
Williamsburg	\$301	\$259	\$240	16%	25%	
Windsor Terrace	\$450	\$490	\$438	-8%	3%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$592	\$590	\$539	0%	10%	
Bath Beach	\$317	\$276	\$350	15%	-9%	
Bay Ridge / Fort Hamilton	\$388	\$354	\$366	10%	6%	
Bedford Stuyvesant						
Bensonhurst	\$296	\$330	\$292	-10%	1%	
Bergen Beach						
Boerum Hill	\$783	\$1,053	\$934	-26%	-16%	
Borough Park		\$371	\$474			
Brighton Beach	\$479	\$305	\$322	57%	49%	
Brooklyn Heights	\$1,008	\$1,035	\$865	-3%	16%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights						
Canarsie						
Carroll Gardens	\$1,090	\$1,123	\$862	-3%	26%	
Clinton Hill	\$814	\$670	\$647	22%	26%	
Cobble Hill	\$1,300		\$983		32%	
Columbia Street Waterfront District						
Coney Island	\$363	\$337	\$318	8%	14%	
Crown Heights	\$599		\$495		21%	
Cypress Hills	\$184					
Downtown	\$665	\$717	\$607	-7%	10%	
Dyker Heights						
East Flatbush	\$233	\$313	\$219	-25%	7%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$480	\$546	\$415	-12%	16%	
Flatlands	\$181	\$200	\$200	-9%	-10%	
Fort Greene	\$788	\$737	\$660	7%	19%	
Gerritsen Beach						
Gowanus						
Gravesend / Mapleton	\$276	\$250	\$285	10%	-3%	
Greenpoint	\$875	\$927		-6%		
Kensington / Parkville	\$407	\$399	\$384	2%	6%	
Manhattan Beach		\$380				
Marine Park / Madison	\$270	\$249	\$230	8%	17%	
Midwood	\$301	\$293	\$250	3%	20%	
Mill Basin	\$182	\$208	\$178	-13%	2%	
Park Slope	\$1,266	\$1,221	\$901	4%	41%	
Prospect Heights	\$867	\$849	\$749	2%	16%	
Prospect Park Lefferts Gardens	\$621	\$408	\$244	52%	155%	
Red Hook						
SeaGate						
Sheepshead Bay	\$302	\$245	\$282	23%	7%	
Sunset Park	\$595	\$349	\$444	71%	34%	
Vinegar Hill / Dumbo	\$858	\$853	\$900	1%	-5%	
Williamsburg	\$532		\$620		-14%	
Windsor Terrace	\$647	\$821	\$603	-21%	7%	

COOPERATIVE SALE PRICE PER SQUARE FOOT

MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Brooklyn	\$442	\$412	\$469	7%	-6%
Bath Beach	\$349	\$271	\$355	29%	-2%
Bay Ridge / Fort Hamilton	\$377	\$372	\$356	1%	6%
Bedford Stuyvesant					
Bensonhurst	\$296	\$330	\$283	-10%	5%
Bergen Beach					
Boerum Hill	\$883	\$1,053	\$934	-16%	-5%
Borough Park		\$371	\$474		
Brighton Beach	\$476	\$305	\$316	56%	51%
Brooklyn Heights	\$973	\$1,019	\$869	-5%	12%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,100	\$1,123	\$876	-2%	26%
Clinton Hill	\$843	\$649	\$664	30%	27%
Cobble Hill	\$1,333		\$932		43%
Columbia Street Waterfront District					
Coney Island	\$360	\$341	\$347	6%	4%
Crown Heights	\$665		\$487		36%
Cypress Hills	\$184				
Downtown	\$657	\$717	\$587	-8%	12%
Dyker Heights					
East Flatbush	\$221	\$315	\$220	-30%	1%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$555	\$523	\$404	6%	37%
Flatlands	\$181	\$196	\$205	-8%	-12%
Fort Greene	\$627	\$740	\$585	-15%	7%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$287	\$239	\$280	20%	2%
Greenpoint	\$875	\$927		-6%	
Kensington / Parkville	\$377	\$392	\$375	-4%	0%
Manhattan Beach		\$380			
Marine Park / Madison	\$219	\$193	\$197	14%	11%
Midwood	\$289	\$292	\$253	-1%	14%
Mill Basin	\$185	\$208	\$175	-11%	6%
Park Slope	\$911	\$900	\$858	1%	6%
Prospect Heights	\$835	\$824	\$800	1%	4%
Prospect Park Lefferts Gardens	\$621	\$379	\$138	64%	350%
Red Hook					
SeaGate					
Sheepshead Bay	\$265	\$253	\$270	5%	-2%
Sunset Park	\$594	\$349	\$415	70%	43%
Vinegar Hill / Dumbo	\$858	\$853	\$948	1%	-10%
Williamsburg	\$532		\$620		-14%
Windsor Terrace	\$618	\$745	\$566	-17%	9%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$805	\$788	\$686	2%	17%	
Bath Beach	\$855	\$706	\$685	21%	25%	
Bay Ridge / Fort Hamilton	\$870	\$868	\$762	0%	14%	
Bedford Stuyvesant	\$887	\$807	\$647	10%	37%	
Bensonhurst	\$821	\$867	\$793	-5%	3%	
Bergen Beach	\$680	\$655	\$593	4%	15%	
Boerum Hill	\$3,168	\$1,934	\$2,052	64%	54%	
Borough Park	\$977	\$787	\$820	24%	19%	
Brighton Beach	\$492	\$503	\$438	-2%	12%	
Brooklyn Heights	\$4,056	\$5,163	\$4,244	-21%	-4%	
Brownsville / Ocean Hill	\$501	\$525	\$411	-5%	22%	
Bushwick / Wyckoff Heights	\$644	\$601	\$478	7%	35%	
Canarsie	\$398	\$411	\$393	-3%	1%	
Carroll Gardens	\$3,007	\$2,184	\$2,109	38%	43%	
Clinton Hill	\$2,465	\$1,764	\$1,597	40%	54%	
Cobble Hill	\$3,388	\$2,925	\$2,268	16%	49%	
Columbia Street Waterfront District	\$1,400					
Coney Island	\$362	\$350	\$347	4%	4%	
Crown Heights	\$733	\$732	\$589	0%	24%	
Cypress Hills	\$434	\$383	\$420	13%	3%	
Downtown	\$6,497		\$3,250		100%	
Dyker Heights	\$866	\$792	\$807	9%	7%	
East Flatbush	\$443	\$425	\$430	4%	3%	
East New York / Spring Creek	\$367	\$368	\$379	0%	-3%	
Flatbush / Prospect Park South	\$709	\$900	\$726	-21%	-2%	
Flatlands	\$445	\$423	\$382	5%	16%	
Fort Greene	\$1,927	\$2,334	\$1,451	-17%	33%	
Gerritsen Beach	\$350	\$292	\$291	20%	20%	
Gowanus	\$1,665	\$1,989	\$1,119	-16%	49%	
Gravesend / Mapleton	\$847	\$784	\$791	8%	7%	
Greenpoint	\$1,476	\$1,429	\$876	3%	68%	
Kensington / Parkville	\$1,037	\$1,046	\$1,081	-1%	-4%	
Manhattan Beach	\$1,941	\$1,119	\$760	74%	156%	
Marine Park / Madison	\$550	\$610	\$573	-10%	-4%	
Midwood	\$830	\$763	\$671	9%	24%	
Mill Basin	\$481	\$587	\$579	-18%	-17%	
Park Slope	\$2,771	\$2,312	\$1,520	20%	82%	
Prospect Heights	\$1,787	\$2,198	\$1,438	-19%	24%	
Prospect Park Lefferts Gardens	\$673	\$759	\$583	-11%	16%	
Red Hook	\$1,172	\$1,095	\$594	7%	97%	
SeaGate	\$518	\$680	\$369	-24%	40%	
Sheepshead Bay	\$573	\$601	\$532	-5%	8%	
Sunset Park	\$888	\$877	\$819	1%	8%	
Vinegar Hill / Dumbo	\$989	\$1,378		-28%		
Williamsburg	\$1,475	\$1,137	\$1,099	30%	34%	
Windsor Terrace	\$1,360	\$1,241	\$1,035	10%	31%	

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Brooklyn	\$640	\$655	\$575	-2%	11%	
Bath Beach	\$779	\$700	\$645	11%	21%	
Bay Ridge / Fort Hamilton	\$900	\$830	\$760	8%	18%	
Bedford Stuyvesant	\$850	\$775	\$613	10%	39%	
Bensonhurst	\$800	\$875	\$780	-9%	3%	
Bergen Beach	\$625	\$690	\$570	-9%	10%	
Boerum Hill	\$2,225	\$2,100	\$2,170	6%	3%	
Borough Park	\$948	\$783	\$811	21%	17%	
Brighton Beach	\$460	\$550	\$385	-16%	19%	
Brooklyn Heights	\$3,487	\$5,450	\$3,300	-36%	6%	
Brownsville / Ocean Hill	\$425	\$529	\$401	-20%	6%	
Bushwick / Wyckoff Heights	\$640	\$598	\$450	7%	42%	
Canarsie	\$418	\$425	\$392	-2%	7%	
Carroll Gardens	\$2,900	\$2,813	\$2,193	3%	32%	
Clinton Hill	\$2,098	\$1,900	\$1,683	10%	25%	
Cobble Hill	\$3,388	\$2,550	\$2,198	33%	54%	
Columbia Street Waterfront District	\$1,400					
Coney Island	\$365	\$363	\$363	1%	1%	
Crown Heights	\$745	\$715	\$515	4%	45%	
Cypress Hills	\$433	\$395	\$449	9%	-4%	
Downtown	\$6,497		\$3,431		89%	
Dyker Heights	\$852	\$754	\$779	13%	9%	
East Flatbush	\$428	\$429	\$405	0%	6%	
East New York / Spring Creek	\$371	\$367	\$368	1%	1%	
Flatbush / Prospect Park South	\$709	\$900	\$726	-21%	-2%	
Flatlands	\$465	\$390	\$393	19%	18%	
Fort Greene	\$2,200	\$2,348	\$1,365	-6%	61%	
Gerritsen Beach	\$379	\$332	\$317	14%	20%	
Gowanus	\$1,605	\$1,730	\$938	-7%	71%	
Gravesend / Mapleton	\$775	\$696	\$680	11%	14%	
Greenpoint	\$1,450	\$1,385	\$950	5%	53%	
Kensington / Parkville	\$800	\$889	\$888	-10%	-10%	
Manhattan Beach	\$1,472	\$982	\$793	50%	86%	
Marine Park / Madison	\$550	\$610	\$573	-10%	-4%	
Midwood	\$885	\$710	\$604	25%	46%	
Mill Basin	\$444	\$545	\$450	-19%	-1%	
Park Slope	\$2,240	\$2,375	\$1,425	-6%	57%	
Prospect Heights	\$1,815	\$2,480	\$1,275	-27%	42%	
Prospect Park Lefferts Gardens	\$470	\$540	\$466	-13%	1%	
Red Hook	\$1,250	\$1,300	\$575	-4%	117%	
SeaGate	\$540	\$550	\$368	-2%	47%	
Sheepshead Bay	\$590	\$600	\$535	-2%	10%	
Sunset Park	\$940	\$880	\$854	7%	10%	
Vinegar Hill / Dumbo	\$989	\$1,378		-28%		
Williamsburg	\$1,438	\$981	\$995	47%	44%	
Windsor Terrace	\$1,270	\$1,093	\$1,013	16%	25%	

Note: Sale price in thousands

HOME SALE PRICE (includes all condominium, cooperative units and 1 – 3 family dwellings)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$463	\$463	\$432	0%	7%
Astoria	\$609	\$624	\$515	-2%	18%
Bayside	\$583	\$543	\$534	7%	9%
Beechhurst/Whitestone	\$585	\$682	\$561	-14%	4%
Breezy Point/Belle Harbor/ Rockaway Park	\$553	\$595	\$561	-7%	-1%
Briarwood/Jamaica Hills/Hillcrest	\$401	\$412	\$389	-3%	3%
College Point	\$587	\$527	\$615	11%	-5%
Corona/East Elmhurst	\$478	\$495	\$473	-3%	1%
Douglaston/Little Neck	\$533	\$610	\$547	-13%	-3%
Floral Park/Bellerose	\$411	\$437	\$406	-6%	1%
Flushing	\$562	\$519	\$516	8%	9%
Fresh Meadows/Oakland Gardens	\$396	\$428	\$381	-8%	4%
Howard Beach/Broadchannel	\$427	\$344	\$343	24%	25%
Jackson Heights/Elmhurst	\$420	\$434	\$381	-3%	10%
Jamaica Estates/Holliswood	\$746	\$695	\$618	7%	21%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$372	\$367	\$347	1%	7%
Long Island City	\$915	\$824	\$837	11%	9%
Middle Village/Maspeth	\$561	\$602	\$504	-7%	11%
Queens Village/Hollis	\$382	\$378	\$360	1%	6%
Rego Park/Forest Hills/Kew Gardens	\$381	\$385	\$373	-1%	2%
Richmond Hill/ South Ozone Park/Woodhaven	\$433	\$420	\$398	3%	9%
Ridgewood/Glendale	\$511	\$530	\$487	-3%	5%
Rockaways/Averne	\$363	\$388	\$380	-6%	-5%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$340	\$323	\$327	5%	4%
Sunnyside/Woodside	\$415	\$397	\$338	4%	23%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$400	\$402	\$375	0%	7%
Astoria	\$591	\$580	\$443	2%	33%
Bayside	\$560	\$548	\$515	2%	9%
Beechhurst/Whitestone	\$575	\$620	\$550	-7%	5%
Breezy Point/Belle Harbor/ Rockaway Park	\$540	\$523	\$535	3%	1%
Briarwood/Jamaica Hills/Hillcrest	\$310	\$397	\$330	-22%	-6%
College Point	\$563	\$550	\$591	2%	-5%
Corona/East Elmhurst	\$499	\$475	\$469	5%	6%
Douglaston/Little Neck	\$520	\$633	\$520	-18%	0%
Floral Park/Bellerose	\$420	\$453	\$380	-7%	11%
Flushing	\$580	\$504	\$539	15%	8%
Fresh Meadows/Oakland Gardens	\$232	\$246	\$240	-6%	-3%
Howard Beach/Broadchannel	\$439	\$300	\$253	46%	73%
Jackson Heights/Elmhurst	\$308	\$324	\$306	-5%	1%
Jamaica Estates/Holliswood	\$840	\$760	\$650	11%	29%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$380	\$371	\$355	2%	7%
Long Island City	\$825	\$720	\$730	15%	13%
Middle Village/Maspeth	\$580	\$576	\$520	1%	11%
Queens Village/Hollis	\$397	\$395	\$370	1%	7%
Rego Park/Forest Hills/Kew Gardens	\$265	\$279	\$265	-5%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$420	\$407	\$390	3%	8%
Ridgewood/Glendale	\$540	\$539	\$508	0%	6%
Rockaways/Averne	\$325	\$350	\$300	-7%	8%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$335	\$320	\$315	5%	6%
Sunnyside/Woodside	\$302	\$294	\$269	3%	12%

Note: Sale price in thousands

APARTMENT SALE PRICE (includes all condominium, cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$293	\$306	\$285	-4%	3%
Astoria	\$330	\$335	\$287	-1%	15%
Bayside	\$346	\$346	\$326	0%	6%
Beechhurst/Whitestone	\$264	\$302	\$280	-13%	-6%
Breezy Point/Belle Harbor/ Rockaway Park	\$274	\$248	\$193	11%	42%
Briarwood/Jamaica Hills/Hillcrest	\$205	\$237	\$190	-13%	8%
College Point	\$463	\$349	\$488	33%	-5%
Corona/East Elmhurst	\$203	\$259	\$166	-22%	22%
Douglaston/Little Neck	\$313	\$304	\$285	3%	10%
Floral Park/Bellerose	\$314	\$380	\$346	-17%	-9%
Flushing	\$336	\$318	\$356	6%	-6%
Fresh Meadows/Oakland Gardens	\$228	\$221	\$211	3%	8%
Howard Beach/Broadchannel	\$180	\$185	\$169	-3%	7%
Jackson Heights/Elmhurst	\$254	\$257	\$239	-1%	6%
Jamaica Estates/Holliswood	\$215	\$162	\$148	32%	45%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$122	\$136	\$122	-11%	0%
Long Island City	\$913	\$843	\$846	8%	8%
Middle Village/Maspeth	\$268	\$209	\$207	28%	30%
Queens Village/Hollis	\$164	\$155	\$170	6%	-3%
Rego Park/Forest Hills/Kew Gardens	\$273	\$292	\$256	-7%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$290	\$113	\$179	157%	62%
Ridgewood/Glendale	\$236	\$259	\$276	-9%	-14%
Rockaways/Averne	\$208	\$241	\$281	-14%	-26%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$170	\$123	\$165	38%	3%
Sunnyside/Woodside	\$284	\$276	\$255	3%	12%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$235	\$245	\$228	-4%	3%
Astoria	\$325	\$335	\$270	-3%	21%
Bayside	\$315	\$290	\$262	9%	20%
Beechhurst/Whitestone	\$235	\$255	\$255	-8%	-8%
Breezy Point/Belle Harbor/ Rockaway Park	\$288	\$200	\$143	44%	102%
Briarwood/Jamaica Hills/Hillcrest	\$178	\$205	\$160	-13%	11%
College Point	\$445	\$362	\$478	23%	-7%
Corona/East Elmhurst	\$184	\$245	\$130	-25%	41%
Douglaston/Little Neck	\$228	\$223	\$203	2%	12%
Floral Park/Bellerose	\$240	\$260	\$227	-8%	6%
Flushing	\$270	\$259	\$277	4%	-3%
Fresh Meadows/Oakland Gardens	\$210	\$211	\$208	0%	1%
Howard Beach/Broadchannel	\$170	\$167	\$150	2%	13%
Jackson Heights/Elmhurst	\$225	\$228	\$213	-1%	6%
Jamaica Estates/Holliswood	\$213	\$145	\$139	47%	53%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$115	\$136	\$122	-16%	-6%
Long Island City	\$830	\$734	\$739	13%	12%
Middle Village/Maspeth	\$242	\$220	\$175	10%	38%
Queens Village/Hollis	\$154	\$157	\$181	-2%	-15%
Rego Park/Forest Hills/Kew Gardens	\$235	\$250	\$239	-6%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$340	\$113	\$152	202%	124%
Ridgewood/Glendale	\$220	\$215	\$245	2%	-10%
Rockaways/Averne	\$210	\$185	\$287	14%	-27%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$149	\$123	\$135	21%	11%
Sunnyside/Woodside	\$249	\$252	\$224	-1%	11%

Note: Sale price in thousands

APARTMENT SALE PRICE PER SQ. FT. (includes all condominium and cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$387	\$419	\$359	-8%	8%
Astoria	\$536	\$598	\$494	-10%	9%
Bayside	\$391	\$421	\$395	-7%	-1%
Beechhurst/Whitestone	\$316	\$395	\$297	-20%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$235	\$415	\$166	-43%	42%
Briarwood/Jamaica Hills/Hillcrest	\$365	\$363	\$301	0%	21%
College Point	\$1,076	\$364	\$387	196%	178%
Corona/East Elmhurst	\$317	\$361	\$221	-12%	44%
Douglaston/Little Neck	\$326	\$337	\$293	-3%	11%
Floral Park/Bellerose	\$422	\$439	\$327	-4%	29%
Flushing	\$416	\$453	\$404	-8%	3%
Fresh Meadows/Oakland Gardens	\$345	\$337	\$341	2%	1%
Howard Beach/Broadchannel	\$211	\$208	\$199	1%	6%
Jackson Heights/Elmhurst	\$354	\$358	\$308	-1%	15%
Jamaica Estates/Holliswood	\$244	\$211	\$168	16%	45%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$951	\$907	\$878	5%	8%
Middle Village/Maspeth	\$333	\$289	\$272	15%	22%
Queens Village/Hollis		\$157	\$194		
Rego Park/Forest Hills/Kew Gardens	\$351	\$406	\$337	-14%	4%
Richmond Hill/ South Ozone Park/Woodhaven	\$275	\$186	\$278	48%	-1%
Ridgewood/Glendale	\$309	\$308	\$273	0%	13%
Rockaways/Averne	\$202	\$283	\$245	-29%	-18%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$221	\$190	\$213	16%	3%
Sunnyside/Woodside	\$398	\$398	\$392	0%	1%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$348	\$382	\$326	-9%	7%
Astoria	\$512	\$593	\$471	-14%	9%
Bayside	\$368	\$427	\$409	-14%	-10%
Beechhurst/Whitestone	\$308	\$382	\$305	-19%	1%
Breezy Point/Belle Harbor/ Rockaway Park	\$239	\$415	\$200	-42%	20%
Briarwood/Jamaica Hills/Hillcrest	\$360	\$387	\$278	-7%	29%
College Point	\$425	\$363	\$355	17%	20%
Corona/East Elmhurst	\$362	\$382	\$183	-5%	97%
Douglaston/Little Neck	\$283	\$303	\$264	-7%	8%
Floral Park/Bellerose	\$437	\$450	\$317	-3%	38%
Flushing	\$354	\$432	\$357	-18%	-1%
Fresh Meadows/Oakland Gardens	\$341	\$334	\$338	2%	1%
Howard Beach/Broadchannel	\$184	\$205	\$197	-10%	-7%
Jackson Heights/Elmhurst	\$355	\$337	\$307	5%	15%
Jamaica Estates/Holliswood	\$253	\$219	\$159	16%	59%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$920	\$944	\$839	-3%	10%
Middle Village/Maspeth	\$309	\$272	\$236	14%	31%
Queens Village/Hollis		\$157	\$194		
Rego Park/Forest Hills/Kew Gardens	\$333	\$358	\$323	-7%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$276	\$186	\$285	49%	-3%
Ridgewood/Glendale	\$302	\$242	\$266	25%	13%
Rockaways/Averne	\$233	\$248	\$239	-6%	-3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$205	\$188	\$203	9%	1%
Sunnyside/Woodside	\$403	\$408	\$382	-1%	6%

CONDOMINIUM SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Queens	\$477	\$486	\$492	-2%	-3%	
Astoria	\$432	\$409	\$379	6%	14%	
Bayside	\$573	\$587	\$521	-2%	10%	
Beechhurst/Whitestone	\$842	\$599	\$485	40%	73%	
Breezy Point/Belle Harbor/ Rockaway Park	\$354	\$425	\$385	-17%	-8%	
Briarwood/Jamaica Hills/Hillcrest	\$364	\$366	\$340	0%	7%	
College Point	\$463	\$349	\$488	33%	-5%	
Corona/East Elmhurst	\$255	\$294	\$304	-13%	-16%	
Douglaston/Little Neck	\$600	\$585	\$707	3%	-15%	
Floral Park/Bellerose						
Flushing	\$506	\$470	\$537	8%	-6%	
Fresh Meadows/Oakland Gardens	\$442	\$540	\$401	-18%	10%	
Howard Beach/Broadchannel	\$202	\$256	\$228	-21%	-11%	
Jackson Heights/Elmhurst	\$308	\$336	\$326	-9%	-6%	
Jamaica Estates/Holliswood	\$385					
Laurelton/Cambria Heights/ St. Albans/Rosedale						
Long Island City	\$1,016	\$938	\$877	8%	16%	
Middle Village/Maspeth	\$371	\$228	\$352	63%	5%	
Queens Village/Hollis						
Rego Park/Forest Hills/Kew Gardens	\$446	\$470	\$380	-5%	17%	
Richmond Hill/ South Ozone Park/Woodhaven	\$290	\$100	\$191	190%	52%	
Ridgewood/Glendale	\$327	\$440	\$380	-26%	-14%	
Rockaways/Averne	\$208	\$268	\$281	-23%	-26%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$206		\$189		9%	
Sunnyside/Woodside	\$407	\$416	\$360	-2%	13%	
MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Queens	\$410	\$409	\$420	0%	-2%	
Astoria	\$415	\$418	\$321	-1%	29%	
Bayside	\$580	\$473	\$545	23%	6%	
Beechhurst/Whitestone	\$842	\$480	\$398	75%	112%	
Breezy Point/Belle Harbor/ Rockaway Park	\$390	\$265	\$385	47%	1%	
Briarwood/Jamaica Hills/Hillcrest	\$385	\$310	\$324	24%	19%	
College Point	\$445	\$399	\$478	12%	-7%	
Corona/East Elmhurst	\$248	\$292	\$304	-15%	-19%	
Douglaston/Little Neck	\$542	\$320	\$769	69%	-30%	
Floral Park/Bellerose						
Flushing	\$460	\$463	\$473	-1%	-3%	
Fresh Meadows/Oakland Gardens	\$445	\$505	\$413	-12%	8%	
Howard Beach/Broadchannel	\$213	\$173	\$252	23%	-16%	
Jackson Heights/Elmhurst	\$300	\$305	\$325	-2%	-8%	
Jamaica Estates/Holliswood	\$385	\$385		0%		
Laurelton/Cambria Heights/ St. Albans/Rosedale						
Long Island City	\$850	\$809	\$747	5%	14%	
Middle Village/Maspeth	\$380	\$252	\$352	51%	8%	
Queens Village/Hollis						
Rego Park/Forest Hills/Kew Gardens	\$374	\$403	\$335	-7%	12%	
Richmond Hill/ South Ozone Park/Woodhaven	\$340	\$202	\$156	68%	118%	
Ridgewood/Glendale	\$333	\$320	\$375	4%	-11%	
Rockaways/Averne	\$210	\$246	\$287	-14%	-27%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$175	\$370	\$189	-53%	-7%	
Sunnyside/Woodside	\$414	\$328	\$353	26%	17%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$532	\$536	\$508	-1%	5%
Astoria	\$627	\$639	\$652	-2%	-4%
Bayside	\$570	\$573	\$523	-1%	9%
Beechhurst/Whitestone	\$277	\$420	\$324	-34%	-14%
Breezy Point/Belle Harbor/ Rockaway Park	\$252	\$415		-39%	
Briarwood/Jamaica Hills/Hillcrest	\$446	\$421	\$391	6%	14%
College Point	\$1,076	\$364	\$387	196%	178%
Corona/East Elmhurst	\$429	\$395	\$425	9%	1%
Douglaston/Little Neck	\$406	\$402	\$316	1%	28%
Floral Park/Bellerose					
Flushing	\$565	\$566	\$536	0%	5%
Fresh Meadows/Oakland Gardens	\$437	\$375	\$439	16%	-1%
Howard Beach/Broadchannel	\$228	\$232	\$245	-2%	-7%
Jackson Heights/Elmhurst	\$419	\$469	\$393	-11%	6%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$963	\$907	\$878	6%	10%
Middle Village/Maspeth	\$451	\$308	\$391	47%	15%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$481	\$499	\$447	-4%	8%
Richmond Hill/ South Ozone Park/Woodhaven	\$275	\$186	\$278	48%	-1%
Ridgewood/Glendale	\$376	\$441	\$291	-15%	29%
Rockaways/Averne	\$202	\$290	\$245	-31%	-18%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$260		\$233		12%
Sunnyside/Woodside	\$459	\$467	\$480	-2%	-4%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$469	\$484	\$458	-3%	2%
Astoria	\$664	\$590	\$662	12%	0%
Bayside	\$551	\$514	\$498	7%	11%
Beechhurst/Whitestone	\$277	\$541	\$324	-49%	-14%
Breezy Point/Belle Harbor/ Rockaway Park	\$239	\$331		-28%	
Briarwood/Jamaica Hills/Hillcrest	\$441	\$389	\$422	13%	5%
College Point	\$425	\$322	\$355	32%	20%
Corona/East Elmhurst	\$418	\$416	\$417	0%	0%
Douglaston/Little Neck	\$422	\$413	\$337	2%	25%
Floral Park/Bellerose					
Flushing	\$568	\$565	\$532	0%	7%
Fresh Meadows/Oakland Gardens	\$462	\$380	\$446	22%	4%
Howard Beach/Broadchannel	\$224	\$202	\$261	11%	-14%
Jackson Heights/Elmhurst	\$413	\$384	\$373	8%	11%
Jamaica Estates/Holliswood		\$470			
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$929	\$805	\$839	15%	11%
Middle Village/Maspeth	\$451	\$475	\$391	-5%	15%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$463	\$431	\$428	8%	8%
Richmond Hill/ South Ozone Park/Woodhaven	\$276	\$294	\$285	-6%	-3%
Ridgewood/Glendale	\$374	\$383	\$323	-2%	16%
Rockaways/Averne	\$233	\$275	\$239	-15%	-3%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$282	\$471	\$233	-40%	21%
Sunnyside/Woodside	\$467	\$385	\$484	21%	-3%

COOPERATIVE SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Queens	\$239	\$247	\$227	-3%	5%	
Astoria	\$284	\$281	\$265	1%	7%	
Bayside	\$276	\$251	\$219	10%	26%	
Beechhurst/Whitestone	\$237	\$261	\$236	-9%	0%	
Breezy Point/Belle Harbor/ Rockaway Park	\$142	\$204	\$128	-31%	10%	
Briarwood/Jamaica Hills/Hillcrest	\$172	\$182	\$164	-5%	5%	
College Point						
Corona/East Elmhurst	\$143	\$178	\$137	-19%	5%	
Douglaston/Little Neck	\$210	\$203	\$201	4%	5%	
Floral Park/Bellerose	\$314	\$380	\$346	-17%	-9%	
Flushing	\$223	\$211	\$210	6%	7%	
Fresh Meadows/Oakland Gardens	\$202	\$211	\$194	-4%	4%	
Howard Beach/Broadchannel	\$167	\$156	\$141	7%	18%	
Jackson Heights/Elmhurst	\$240	\$242	\$219	-1%	9%	
Jamaica Estates/Holliswood	\$193	\$162	\$148	19%	30%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$122	\$136	\$122	-11%	0%	
Long Island City	\$547	\$566	\$465	-3%	18%	
Middle Village/Maspeth	\$222	\$180	\$165	24%	35%	
Queens Village/Hollis	\$164	\$155	\$170	6%	-3%	
Rego Park/Forest Hills/Kew Gardens	\$253	\$264	\$247	-4%	2%	
Richmond Hill/ South Ozone Park/Woodhaven		\$125	\$132			
Ridgewood/Glendale	\$194	\$179	\$188	8%	3%	
Rockaways/Averne		\$145				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$158	\$123	\$162	28%	-3%	
Sunnyside/Woodside	\$243	\$233	\$236	4%	3%	
MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Queens	\$213	\$200	\$200	7%	6%	
Astoria	\$273	\$252	\$260	8%	5%	
Bayside	\$250	\$215	\$226	16%	10%	
Beechhurst/Whitestone	\$225	\$247	\$235	-9%	-4%	
Breezy Point/Belle Harbor/ Rockaway Park	\$140	\$175	\$105	-20%	33%	
Briarwood/Jamaica Hills/Hillcrest	\$165	\$161	\$157	2%	5%	
College Point						
Corona/East Elmhurst	\$138	\$140	\$126	-2%	9%	
Douglaston/Little Neck	\$205	\$178	\$190	15%	8%	
Floral Park/Bellerose	\$240	\$255	\$227	-6%	6%	
Flushing	\$217	\$186	\$200	16%	8%	
Fresh Meadows/Oakland Gardens	\$207	\$191	\$207	8%	0%	
Howard Beach/Broadchannel	\$159	\$135	\$143	18%	11%	
Jackson Heights/Elmhurst	\$211	\$197	\$191	7%	10%	
Jamaica Estates/Holliswood	\$204	\$175	\$139	17%	47%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$115		\$122		-6%	
Long Island City	\$450	\$403	\$468	12%	-4%	
Middle Village/Maspeth	\$236	\$159	\$155	48%	52%	
Queens Village/Hollis	\$154	\$152	\$181	1%	-15%	
Rego Park/Forest Hills/Kew Gardens	\$225	\$224	\$230	0%	-2%	
Richmond Hill/ South Ozone Park/Woodhaven		\$115	\$132			
Ridgewood/Glendale	\$178	\$165	\$170	8%	5%	
Rockaways/Averne		\$140				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$130	\$118	\$130	10%	0%	
Sunnyside/Woodside	\$220	\$198	\$210	11%	5%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQ. FT.

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$328	\$313	\$302	5%	9%
Astoria	\$433	\$445	\$436	-3%	-1%
Bayside	\$331	\$282	\$296	17%	12%
Beechhurst/Whitestone	\$319	\$372	\$288	-14%	11%
Breezy Point/Belle Harbor/ Rockaway Park	\$210		\$166		26%
Briarwood/Jamaica Hills/Hillcrest	\$334	\$259	\$270	29%	24%
College Point					
Corona/East Elmhurst	\$196	\$192	\$177	2%	11%
Douglaston/Little Neck	\$261	\$274	\$285	-5%	-8%
Floral Park/Bellerose	\$422	\$450	\$327	-6%	29%
Flushing	\$295	\$280	\$284	6%	4%
Fresh Meadows/Oakland Gardens	\$322	\$334	\$318	-4%	1%
Howard Beach/Broadchannel	\$194	\$176	\$172	10%	13%
Jackson Heights/Elmhurst	\$333	\$308	\$283	8%	17%
Jamaica Estates/Holliswood	\$244	\$219	\$168	12%	45%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$598				
Middle Village/Maspeth	\$293	\$233	\$233	26%	26%
Queens Village/Hollis		\$157	\$194		
Rego Park/Forest Hills/Kew Gardens	\$336	\$323	\$326	4%	3%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$276	\$229	\$257	21%	8%
Rockaways/Averne		\$242			
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$203	\$188	\$211	8%	-4%
Sunnyside/Woodside	\$370	\$348	\$370	6%	0%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Queens	\$310	\$290	\$291	7%	6%
Astoria	\$444	\$370	\$428	20%	4%
Bayside	\$306	\$288	\$287	6%	6%
Beechhurst/Whitestone	\$311	\$306	\$304	1%	2%
Breezy Point/Belle Harbor/ Rockaway Park	\$210	\$336	\$200	-38%	5%
Briarwood/Jamaica Hills/Hillcrest	\$270	\$233	\$231	16%	17%
College Point					
Corona/East Elmhurst	\$191	\$195	\$170	-2%	12%
Douglaston/Little Neck	\$263	\$231	\$260	14%	1%
Floral Park/Bellerose	\$437	\$330	\$317	32%	38%
Flushing	\$289	\$273	\$274	6%	6%
Fresh Meadows/Oakland Gardens	\$330	\$332	\$329	-1%	0%
Howard Beach/Broadchannel	\$181	\$167	\$180	9%	1%
Jackson Heights/Elmhurst	\$317	\$285	\$275	11%	15%
Jamaica Estates/Holliswood	\$253	\$204	\$159	24%	59%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$598				
Middle Village/Maspeth	\$290	\$226	\$231	28%	25%
Queens Village/Hollis		\$211	\$194		
Rego Park/Forest Hills/Kew Gardens	\$319	\$304	\$312	5%	2%
Richmond Hill/ South Ozone Park/Woodhaven		\$144			
Ridgewood/Glendale	\$254	\$233	\$258	9%	-2%
Rockaways/Averne		\$149			
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$201	\$172	\$201	17%	0%
Sunnyside/Woodside	\$371	\$330	\$365	12%	2%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Queens	\$579	\$571	\$541	1%	7%	
Astoria	\$813	\$854	\$709	-5%	15%	
Bayside	\$811	\$744	\$720	9%	13%	
Beechhurst/Whitestone	\$766	\$912	\$711	-16%	8%	
Breezy Point/Belle Harbor/ Rockaway Park	\$613	\$659	\$606	-7%	1%	
Briarwood/Jamaica Hills/Hillcrest	\$629	\$612	\$581	3%	8%	
College Point	\$672	\$606	\$638	11%	5%	
Corona/East Elmhurst	\$573	\$557	\$537	3%	7%	
Douglaston/Little Neck	\$841	\$915	\$845	-8%	-1%	
Floral Park/Bellerose	\$529	\$511	\$502	3%	5%	
Flushing	\$794	\$752	\$723	6%	10%	
Fresh Meadows/Oakland Gardens	\$777	\$775	\$675	0%	15%	
Howard Beach/Broadchannel	\$544	\$459	\$481	19%	13%	
Jackson Heights/Elmhurst	\$717	\$718	\$638	0%	12%	
Jamaica Estates/Holliswood	\$906	\$821	\$786	10%	15%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$376	\$369	\$350	2%	7%	
Long Island City	\$925	\$663	\$781	39%	18%	
Middle Village/Maspeth	\$589	\$620	\$527	-5%	12%	
Queens Village/Hollis	\$408	\$404	\$372	1%	10%	
Rego Park/Forest Hills/Kew Gardens	\$849	\$902	\$859	-6%	-1%	
Richmond Hill/ South Ozone Park/Woodhaven	\$436	\$422	\$406	3%	7%	
Ridgewood/Glendale	\$579	\$594	\$554	-2%	5%	
Rockaways/Averne	\$370	\$407	\$388	-9%	-5%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$349	\$333	\$333	5%	5%	
Sunnyside/Woodside	\$724	\$754	\$610	-4%	19%	
MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Queens	\$550	\$530	\$515	4%	7%	
Astoria	\$825	\$823	\$725	0%	14%	
Bayside	\$780	\$750	\$692	4%	13%	
Beechhurst/Whitestone	\$727	\$770	\$666	-6%	9%	
Breezy Point/Belle Harbor/ Rockaway Park	\$578	\$630	\$555	-8%	4%	
Briarwood/Jamaica Hills/Hillcrest	\$630	\$592	\$565	6%	12%	
College Point	\$640	\$614	\$617	4%	4%	
Corona/East Elmhurst	\$573	\$550	\$520	4%	10%	
Douglaston/Little Neck	\$820	\$845	\$790	-3%	4%	
Floral Park/Bellerose	\$500	\$500	\$515	0%	-3%	
Flushing	\$761	\$700	\$684	9%	11%	
Fresh Meadows/Oakland Gardens	\$763	\$735	\$669	4%	14%	
Howard Beach/Broadchannel	\$560	\$500	\$500	12%	12%	
Jackson Heights/Elmhurst	\$653	\$690	\$607	-5%	7%	
Jamaica Estates/Holliswood	\$863	\$782	\$780	10%	11%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$380	\$373	\$355	2%	7%	
Long Island City	\$760	\$575	\$630	32%	21%	
Middle Village/Maspeth	\$595	\$580	\$526	3%	13%	
Queens Village/Hollis	\$410	\$410	\$372	0%	10%	
Rego Park/Forest Hills/Kew Gardens	\$750	\$753	\$708	0%	6%	
Richmond Hill/ South Ozone Park/Woodhaven	\$420	\$409	\$390	3%	8%	
Ridgewood/Glendale	\$615	\$608	\$550	1%	12%	
Rockaways/Averne	\$335	\$377	\$312	-11%	7%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$343	\$330	\$320	4%	7%	
Sunnyside/Woodside	\$757	\$758	\$628	0%	21%	

Note: Sale price in thousands

HOME SALE PRICE (includes all condominium, cooperative units and 1 – 3 family dwellings)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$364	\$357	\$353	2%	3%
Bathgate / Crotona Park / East Tremont	\$339	\$306	\$309	11%	10%
Baychester / Coop City	\$336	\$373	\$368	-10%	-9%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$387	\$360	\$374	7%	3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$410	\$435	\$400	-6%	2%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$338	\$287	\$283	18%	20%
Highbidge / Morris Heights / Mount Hope	\$413	\$297	\$355	39%	16%
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$286	\$299	\$309	-4%	-8%
Melrose / Morrisania	\$337	\$254	\$338	33%	0%
Mott Haven / Port Morris / Hunts Point	\$372	\$308	\$422	20%	-12%
Parkchester / Westchester Square / Castle Hill / Soundview	\$295	\$315	\$316	-6%	-7%
Pelham Parkway South / Morris Park / Van Nest	\$383	\$394	\$369	-3%	4%
Riverdale / Fieldston	\$415	\$396	\$383	5%	8%
Woodlawn / Williamsbridge	\$378	\$353	\$324	7%	16%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$350	\$350	\$337	0%	4%
Bathgate / Crotona Park / East Tremont	\$328	\$289	\$250	13%	31%
Baychester / Coop City	\$350	\$362	\$343	-3%	2%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$410	\$383	\$386	7%	6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$393	\$420	\$395	-6%	-1%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$345	\$229	\$280	51%	23%
Highbidge / Morris Heights / Mount Hope	\$449	\$273	\$390	64%	15%
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$231	\$243	\$295	-5%	-22%
Melrose / Morrisania	\$307	\$215	\$280	43%	10%
Mott Haven / Port Morris / Hunts Point	\$375	\$323	\$475	16%	-21%
Parkchester / Westchester Square / Castle Hill / Soundview	\$308	\$317	\$310	-3%	-1%
Pelham Parkway South / Morris Park / Van Nest	\$405	\$410	\$395	-1%	3%
Riverdale / Fieldston	\$265	\$305	\$265	-13%	0%
Woodlawn / Williamsbridge	\$385	\$364	\$320	6%	20%

Note: Sale price in thousands

APARTMENT SALE PRICE (includes all condominium, cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$232	\$252	\$260	-8%	-11%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$109	\$177	\$268	-38%	-59%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$156	\$169	\$170	-8%	-8%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$353	\$304	\$300	16%	18%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$145	\$137	\$122	6%	19%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$207	\$230	\$216	-10%	-4%
Melrose / Morrisania	\$193	\$176	\$236	9%	-18%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$132	\$140	\$148	-5%	-10%
Pelham Parkway South / Morris Park / Van Nest	\$160	\$131	\$153	22%	4%
Riverdale / Fieldston	\$288	\$322	\$313	-11%	-8%
Woodlawn / Williamsbridge	\$133	\$150	\$167	-11%	-20%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$175	\$190	\$183	-8%	-4%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$105	\$130	\$275	-19%	-62%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$150	\$165	\$168	-9%	-10%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$370	\$321	\$288	15%	28%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$145	\$139	\$125	5%	16%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$133	\$160	\$140	-17%	-5%
Melrose / Morrisania	\$163	\$164	\$173	-1%	-6%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$119	\$125	\$128	-5%	-7%
Pelham Parkway South / Morris Park / Van Nest	\$155	\$122	\$165	27%	-6%
Riverdale / Fieldston	\$237	\$271	\$225	-13%	5%
Woodlawn / Williamsbridge	\$125	\$135	\$169	-7%	-26%

Note: Sale price in thousands

APARTMENT SALE PRICE PER SQ. FT. (includes all condominium and cooperative units)

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$263	\$268	\$263	-2%	0%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$240	\$280		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$202	\$224	\$227	-10%	-11%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$315	\$267	\$321	18%	-2%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$154	\$137	\$126	12%	22%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$225	\$231	\$226	-3%	0%
Melrose / Morrisania	\$237	\$209	\$196	14%	21%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$169	\$182	\$166	-8%	2%
Pelham Parkway South / Morris Park / Van Nest	\$243	\$177	\$162	37%	50%
Riverdale / Fieldston	\$312	\$315	\$299	-1%	4%
Woodlawn / Williamsbridge	\$254	\$258	\$274	-1%	-7%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$239	\$233	\$238	3%	1%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$240	\$266		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$217	\$200	\$227	9%	-4%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$313	\$254	\$300	24%	5%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$137	\$130	13%	20%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$187	\$194	\$184	-4%	2%
Melrose / Morrisania	\$242	\$206	\$198	17%	22%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$163	\$168	\$156	-3%	5%
Pelham Parkway South / Morris Park / Van Nest	\$172	\$177	\$158	-3%	9%
Riverdale / Fieldston	\$292	\$302	\$285	-3%	2%
Woodlawn / Williamsbridge	\$254	\$180	\$276	41%	-8%

CONDOMINIUM SALE PRICE

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$248	\$289	\$323	-14%	-23%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$270	\$268		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$172	\$177	\$185	-3%	-7%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$408	\$372	\$429	10%	-5%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$526	\$560	\$505	-6%	4%
Melrose / Morrisania	\$226	\$210	\$164	8%	38%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$127	\$137	\$149	-7%	-15%
Pelham Parkway South / Morris Park / Van Nest	\$223		\$200		12%
Riverdale / Fieldston	\$813	\$619	\$827	31%	-2%
Woodlawn / Williamsbridge		\$184	\$169		
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$146	\$195	\$170	-25%	-14%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$270	\$275		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$195	\$185	-13%	-8%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$403	\$380	\$425	6%	-5%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$527	\$561	\$565	-6%	-7%
Melrose / Morrisania	\$226	\$210	\$164	8%	38%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$113	\$125	\$128	-10%	-12%
Pelham Parkway South / Morris Park / Van Nest	\$223		\$200		12%
Riverdale / Fieldston	\$711	\$646	\$934	10%	-24%
Woodlawn / Williamsbridge		\$184	\$169		

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$241	\$291	\$264	-17%	-9%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$240	\$280		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$209	\$239	\$215	-12%	-3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$346	\$319	\$343	8%	1%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$439	\$489	\$406	-10%	8%
Melrose / Morrisania	\$117	\$218	\$159	-46%	-26%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$170	\$187	\$170	-9%	0%
Pelham Parkway South / Morris Park / Van Nest	\$286		\$197		45%
Riverdale / Fieldston	\$545	\$465	\$441	17%	24%
Woodlawn / Williamsbridge		\$429	\$290		
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$179	\$236	\$266	-24%	-33%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$240	\$266		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$213	\$217	\$215	-2%	-1%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$334	\$321	\$342	4%	-2%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$448	\$489	\$383	-8%	17%
Melrose / Morrisania	\$117	\$218	\$159	-46%	-26%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$163	\$169	\$159	-3%	3%
Pelham Parkway South / Morris Park / Van Nest	\$286		\$197		45%
Riverdale / Fieldston	\$515	\$482	\$467	7%	10%
Woodlawn / Williamsbridge		\$429	\$285		

COOPERATIVE SALE PRICE

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$227	\$242	\$241	-6%	-6%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$109	\$130		-16%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$144	\$163	\$165	-12%	-12%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$205	\$144	\$171	43%	20%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$145	\$137	\$122	6%	19%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$146	\$172	\$144	-15%	1%
Melrose / Morrisania	\$186	\$174	\$245	7%	-24%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$160	\$176	\$144	-9%	11%
Pelham Parkway South / Morris Park / Van Nest	\$142	\$131	\$142	8%	0%
Riverdale / Fieldston	\$269	\$297	\$277	-9%	-3%
Woodlawn / Williamsbridge	\$133	\$145	\$162	-8%	-17%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$177	\$190	\$183	-7%	-3%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$105	\$130		-19%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$150	\$165	\$160	-9%	-6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$220	\$135	\$157	64%	40%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$145	\$139	\$125	5%	16%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$125	\$145	\$125	-14%	0%
Melrose / Morrisania	\$163	\$162	\$189	1%	-14%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$147	\$176	\$145	-16%	1%
Pelham Parkway South / Morris Park / Van Nest	\$150	\$122	\$137	23%	9%
Riverdale / Fieldston	\$228	\$265	\$220	-14%	3%
Woodlawn / Williamsbridge	\$125	\$134	\$162	-7%	-23%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQ. FT.

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$272	\$258	\$262	6%	4%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$196	\$180	\$239	9%	-18%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$242	\$198	\$303	22%	-20%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$154	\$137	\$126	12%	22%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$185	\$189	\$178	-2%	4%
Melrose / Morrisania	\$249	\$207	\$207	20%	20%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$155	\$110	\$148	41%	5%
Pelham Parkway South / Morris Park / Van Nest	\$226	\$177	\$145	28%	56%
Riverdale / Fieldston	\$302	\$293	\$291	3%	4%
Woodlawn / Williamsbridge	\$254	\$173	\$210	47%	21%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$249	\$231	\$231	8%	8%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$222	\$180	\$239	23%	-7%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$233	\$177	\$273	31%	-15%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$137	\$130	13%	20%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$180	\$182	\$168	-1%	7%
Melrose / Morrisania	\$245	\$206	\$209	19%	17%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$155	\$110	\$150	41%	4%
Pelham Parkway South / Morris Park / Van Nest	\$168	\$177	\$145	-5%	16%
Riverdale / Fieldston	\$288	\$280	\$274	3%	5%
Woodlawn / Williamsbridge	\$254	\$173	\$210	47%	21%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$420	\$402	\$393	4%	7%
Bathgate / Crotona Park / East Tremont	\$339	\$306	\$309	11%	10%
Baychester / Coop City	\$353	\$389	\$375	-9%	-6%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$411	\$388	\$386	6%	6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$416	\$450	\$411	-8%	1%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$372	\$324	\$304	15%	22%
Highbidge / Morris Heights / Mount Hope	\$413	\$297	\$355	39%	16%
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$385	\$385	\$406	0%	-5%
Melrose / Morrisania	\$383	\$322	\$386	19%	-1%
Mott Haven / Port Morris / Hunts Point	\$372	\$308	\$422	20%	-12%
Parkchester / Westchester Square / Castle Hill / Soundview	\$372	\$380	\$374	-2%	-1%
Pelham Parkway South / Morris Park / Van Nest	\$434	\$438	\$403	-1%	8%
Riverdale / Fieldston	\$1,016	\$930	\$894	9%	14%
Woodlawn / Williamsbridge	\$398	\$373	\$343	7%	16%
MEDIAN					
	4q14	3q14	4q13	Percent Change	
				3q14	4q13
Bronx	\$395	\$391	\$375	1%	5%
Bathgate / Crotona Park / East Tremont	\$328	\$289	\$250	13%	31%
Baychester / Coop City	\$350	\$375	\$347	-7%	1%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$417	\$393	\$392	6%	6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs I	\$398	\$421	\$400	-5%	0%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$375	\$275	\$288	36%	30%
Highbidge / Morris Heights / Mount Hope	\$449	\$273	\$390	64%	15%
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$369	\$378	\$400	-3%	-8%
Melrose / Morrisania	\$370	\$300	\$339	24%	9%
Mott Haven / Port Morris / Hunts Point	\$375	\$323	\$475	16%	-21%
Parkchester / Westchester Square / Castle Hill / Soundview	\$375	\$368	\$380	2%	-1%
Pelham Parkway South / Morris Park / Van Nest	\$440	\$421	\$420	5%	5%
Riverdale / Fieldston	\$833	\$593	\$690	41%	21%
Woodlawn / Williamsbridge	\$392	\$371	\$330	6%	19%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Staten Island	\$444	\$451	\$443	-2%		0%
Annadale	\$626	\$599	\$556	4%		13%
Arden Heights	\$316	\$343	\$336	-8%		-6%
Arrochar	\$517	\$391	\$356	32%		45%
Arrochar-Shore Acres	\$375	\$566	\$362	-34%		4%
Bloomfield						
Bulls Head	\$403	\$385	\$387	5%		4%
Castleton Corners	\$441	\$435	\$373	1%		18%
Clove Lakes	\$570	\$467	\$447	22%		28%
Concord	\$247	\$268	\$282	-8%		-12%
Concord-Fox Hills	\$268	\$260	\$188	3%		43%
Dongan Hills	\$485	\$471	\$485	3%		0%
Dongan Hills-Colony	\$801	\$731	\$684	10%		17%
Dongan Hills-Old Town		\$350	\$383			
Eltingville	\$423	\$458	\$511	-8%		-17%
Emerson Hill	\$1,231	\$700	\$523	76%		135%
Fresh Kills	\$705		\$463			52%
Grant City	\$410	\$434	\$455	-6%		-10%
Grasmere	\$528	\$460	\$420	15%		26%
Great Kills	\$439	\$416	\$424	5%		3%
Great Kills-Bay Terrace	\$393	\$592	\$434	-34%		-9%
Grymes Hill	\$675	\$707	\$526	-5%		28%
Huguenot	\$527	\$710	\$584	-26%		-10%
La Tourette Park						
Livingston	\$385	\$376	\$361	2%		7%
Manor Heights	\$440	\$416	\$490	6%		-10%
Mariners Harbor	\$300	\$266	\$284	13%		6%
Midland Beach	\$380	\$370	\$307	3%		24%
New Brighton	\$287	\$289	\$305	-1%		-6%
New Brighton-St. George						
New Dorp	\$437	\$433	\$445	1%		-2%
New Dorp-Beach	\$330	\$329	\$265	0%		25%
New Dorp-Heights	\$484	\$561	\$687	-14%		-30%
New Springville	\$459	\$471	\$485	-3%		-5%
Oakwood	\$433	\$489	\$365	-12%		19%
Oakwood-Beach	\$436	\$445	\$343	-2%		27%
Pleasant Plains	\$567	\$796	\$539	-29%		5%
Port Ivory	\$272	\$291		-7%		
Port Richmond	\$307	\$303	\$283	1%		8%
Princes Bay	\$616	\$617	\$588	0%		5%

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Richmondton	\$578	\$614	\$548	-6%		6%
Richmondton-Lighth Hill		\$675	\$875			
Rosebank	\$389	\$366	\$347	6%		12%
Rossville	\$508	\$501	\$550	1%		-8%
Rossville-Charleston	\$527	\$543	\$852	-3%		-38%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$515		\$695			-26%
Silver Lake	\$437	\$564	\$573	-23%		-24%
South Beach	\$411	\$381	\$383	8%		7%
Stapleton	\$381	\$332	\$249	15%		53%
Stapleton-Clifton	\$349	\$292	\$374	20%		-7%
Sunnyside	\$340	\$466	\$460	-27%		-26%
Todt Hill	\$1,393	\$1,816	\$1,534	-23%		-9%
Tompkinsville		\$397	\$452			
Tottenville	\$503	\$562	\$517	-11%		-3%
Travis	\$411	\$347	\$402	19%		2%
West New Brighton	\$396	\$339	\$284	17%		39%
Westerleigh	\$416	\$426	\$426	-2%		-2%
Willowbrook	\$470	\$482	\$424	-2%		11%
Willowbrook-Seaview						
Woodrow	\$491	\$426	\$490	15%		0%

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Staten Island	\$415	\$415	\$410	0%	1%	
Annadale	\$615	\$586	\$523	5%	18%	
Arden Heights	\$302	\$323	\$322	-7%	-6%	
Arrochar	\$474	\$376	\$395	26%	20%	
Arrochar-Shore Acres	\$375	\$395	\$485	-5%	-23%	
Bloomfield						
Bulls Head	\$400	\$358	\$390	12%	3%	
Castleton Corners	\$440	\$423	\$356	4%	24%	
Clove Lakes	\$547	\$441	\$413	24%	33%	
Concord	\$207	\$289	\$285	-28%	-27%	
Concord-Fox Hills	\$250	\$242	\$185	3%	35%	
Dongan Hills	\$436	\$420	\$460	4%	-5%	
Dongan Hills-Colony	\$712	\$663	\$598	7%	19%	
Dongan Hills-Old Town		\$350	\$383			
Eltingville	\$420	\$439	\$439	-4%	-4%	
Emerson Hill	\$1,231	\$700	\$427	76%	188%	
Fresh Kills	\$705		\$463		52%	
Grant City	\$400	\$442	\$430	-9%	-7%	
Grasmere	\$458	\$425	\$425	8%	8%	
Great Kills	\$415	\$415	\$410	0%	1%	
Great Kills-Bay Terrace	\$364	\$566	\$417	-36%	-13%	
Grymes Hill	\$805	\$595	\$429	35%	88%	
Huguenot	\$521	\$700	\$548	-26%	-5%	
La Tourette Park						
Livingston	\$401	\$350	\$363	15%	11%	
Manor Heights	\$429	\$420	\$425	2%	1%	
Mariners Harbor	\$291	\$241	\$235	21%	24%	
Midland Beach	\$375	\$373	\$328	1%	15%	
New Brighton	\$255	\$305	\$274	-16%	-7%	
New Brighton-St. George						
New Dorp	\$419	\$408	\$415	3%	1%	
New Dorp-Beach	\$339	\$320	\$241	6%	41%	
New Dorp-Heights	\$433	\$492	\$560	-12%	-23%	
New Springville	\$451	\$467	\$460	-3%	-2%	
Oakwood	\$418	\$465	\$400	-10%	5%	
Oakwood-Beach	\$430	\$425	\$351	1%	22%	
Pleasant Plains	\$465	\$723	\$610	-36%	-24%	
Port Ivory	\$283	\$288		-2%		
Port Richmond	\$310	\$300	\$293	3%	6%	
Princes Bay	\$560	\$560	\$540	0%	4%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q14	3q14	4q13	Percent Change		
				3q14	4q13	
Richmondton	\$544	\$608	\$540	-10%		1%
Richmondton-Lighths Hill		\$675	\$875			
Rosebank	\$430	\$351	\$350	23%		23%
Rossville	\$470	\$481	\$490	-2%		-4%
Rossville-Charleston	\$523	\$530	\$665	-1%		-21%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$515		\$695			-26%
Silver Lake	\$438	\$478	\$560	-8%		-22%
South Beach	\$399	\$360	\$380	11%		5%
Stapleton	\$355	\$263	\$212	35%		68%
Stapleton-Clifton	\$354	\$270	\$404	31%		-12%
Sunnyside	\$430	\$522	\$440	-18%		-2%
Todt Hill	\$1,042	\$1,895	\$1,675	-45%		-38%
Tompkinsville		\$406	\$349			
Tottenville	\$448	\$584	\$427	-23%		5%
Travis	\$380	\$352	\$402	8%		-5%
West New Brighton	\$425	\$320	\$279	33%		52%
Westerleigh	\$430	\$403	\$425	7%		1%
Willowbrook	\$467	\$458	\$405	2%		15%
Willowbrook-Seaview						
Woodrow	\$465	\$425	\$466	9%		0%

Note: Sale price in thousands

MANHATTAN TOWNHOUSE SALES DATA

Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Bldg Depth (Feet)	Bldg Front (Feet)
116 East 70 Street	11/7/14	\$31,000,000	Upper East Side	A4	5	50	19
157 East 70 Street	12/24/14	\$26,050,000	Upper East Side	A4	5	55	36
9 East 81 Street	12/31/14	\$22,000,000	Upper East Side	B1	5	60	19
156 West 13 Street	12/26/14	\$15,000,000	West Village	A5	5	42	20
71 Leroy Street	11/7/14	\$12,000,000	West Village	B1	2	42	21
31 West 76 Street	12/4/14	\$11,100,000	Upper West Side	A4	4	61	20
112 West Washington Pl.	10/6/14	\$11,000,000	West Village	A4	3	42	21
42 Jane Street	10/27/14	\$11,000,000	West Village	A4	3	35	22
435 East 87 Street	12/12/14	\$8,900,000	Upper East Side	A9	4	55	21
152 East 62 Street	11/7/14	\$8,250,000	Upper East Side	B1	3	50	20
226 East 61 Street	10/6/14	\$7,530,000	Upper East Side	A4	4	50	20
152 East 71 Street	12/5/14	\$7,300,000	Upper East Side	B1	3	55	16
358 East 69 Street	11/21/14	\$7,250,000	Upper East Side	A1	5	51	16
337 West 12 Street	10/23/14	\$6,500,000	West Village	B3	3	36	17
406 East 50 Street	11/14/14	\$6,325,000	Midtown East	B9	4	45	20
111 Bedford Street	10/21/14	\$6,100,000	West Village	A5	3	35	18
33 West 95 Street	10/25/14	\$6,100,000	Upper West Side	C0	3	50	17
326 West 85 Street	12/23/14	\$6,100,000	Upper West Side	A5	3	53	16
317 West 11 Street	10/11/14	\$5,950,000	West Village	B1	3	40	20
210 West 11 Street	10/2/14	\$5,780,000	West Village	C0	4	44	19
17 Minetta Street	11/17/14	\$5,676,000	Greenwich Village	A9	3	35	17
1 Centre Market Place	12/31/14	\$5,500,000	Lower East Side	A4	4	59	17
115 East 38 Street	11/6/14	\$5,375,000	Murray Hill	C0	4	55	17
118 East 61 Street	12/9/14	\$5,118,500	Upper East Side	A4	5	52	18
316 East 69 Street	11/26/14	\$4,600,000	Upper East Side	A4	4	40	16
223 East 62 Street	11/12/14	\$4,585,000	Upper East Side	B3	4	38	17
127 East 92 Street	11/25/14	\$4,500,000	Upper East Side	B3	3	50	15
520 East 89 Street	10/7/14	\$4,250,000	Upper East Side	B1	2	48	18
50 Hamilton Terrace	12/3/14	\$3,200,000	West Harlem	B1	3	52	17
52 Hamilton Terrace	11/25/14	\$2,900,000	West Harlem	C0	3	52	18
243 East 7 Street	12/17/14	\$2,900,000	East Village	C0	3	44	24
129 West 119 Street	10/29/14	\$2,832,500	West Harlem	C0	3	56	20
326 West 113 Street	10/27/14	\$2,775,000	West Harlem	B1	3	50	16
140 West 120 Street	11/17/14	\$2,700,000	West Harlem	B1	4	51	17
141 West 132 Street	10/3/14	\$1,825,000	West Harlem	C0	3	50	18
305 West 112 Street	10/18/14	\$1,811,000	West Harlem	C0	3	53	17
422 East 119 Street	12/11/14	\$1,675,000	East Harlem	B1	2	40	22
521 West 162 Street	12/5/14	\$1,650,000	Washington Heights	C0	3	49	19
14 Minetta Street	12/10/14	\$1,500,000	Greenwich Village	B3	3	45	16
7 East 117 Street	11/17/14	\$1,400,000	East Harlem	C0	4	45	20
453 Convent Avenue	10/18/14	\$1,300,000	Washington Heights	A9	4	42	16
67 Park Terrace West	11/13/14	\$1,275,000	Inwood	B1	2	54	20
209 East 111 Street	11/5/14	\$1,250,000	East Harlem	C0	3	46	22
12 Minetta Street	11/22/14	\$1,250,000	Greenwich Village	B3	3	37	16
154 West 132 Street	12/29/14	\$1,180,000	West Harlem	B1	3	47	15
957 St. Nicholas Avenue	10/21/14	\$914,500	Washington Heights	A9	3	41	16
280 Wadsworth Avenue	12/4/14	\$832,000	Washington Heights	C0	3	30	20
60 Perry Street	10/18/14	\$689,662	West Village	B9	3	59	20
50 West 130 Street	12/30/14	\$397,500	West Harlem	C0	2	55	20