

# REBNY®

REAL ESTATE BOARD OF NEW YORK



## New York City Residential

First Quarter 2012

Mary Ann Tighe, Chairman / Steven Spinola, President

570 Lexington Avenue / New York NY 10022 / 212.532.3100 / [www.rebny.com](http://www.rebny.com)

# New York City Residential Sales Report



Real Estate Board of New York

## Table of Contents

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Executive Summary .....	2
Total Consideration .....	5
Citywide and Borough Sales Data .....	6
Manhattan Neighborhood Sales Data .....	11
Brooklyn Neighborhood Sales Data .....	17
Queens Neighborhood Sales Data .....	33
Bronx Neighborhood Sales Data .....	49



Real Estate Board of New York

## Executive Summary

### Introduction

The first quarter of 2012 was a stable period for the New York City residential sales market. Sales volume and prices both increased from the sluggish fourth quarter and were close to flat when compared with the first quarter of last year. The continuation of a rise in the stock market, positive employment figures, and the temporary alleviation of the European debt crisis, all contributed to an active sales market. Continued signs of financial stability and economic growth are likely to bring more buyers back into the market.

Sales of all homes in New York City were up less than one percent from the first quarter of last year and 16 percent from the fourth quarter of 2011, to 9,033. The average sales price of a New York City home in the first quarter of 2012 was \$723,000, down 1 percent from the first quarter of 2011 but up 4 percent from the previous quarter. Several high priced transactions in Manhattan, between \$20 and \$88 million, were partially responsible for this uptick in average price over the previous quarter.

Total residential consideration for New York City this quarter was \$6,534,873,020, less than one percent lower from the first quarter of 2011 but over 20 percent higher than last quarter. Total consideration in Manhattan this quarter was \$3,651,910,791, about 2 percent less than the first quarter of last year.

The share of total consideration attributable to Manhattan was 55.88 percent in the first quarter of 2012. Last quarter this figure stood at 54.70 percent and was 56.59 percent in the first quarter of last year. Brooklyn, at 20.25 percent, accounted for about the same share of total residential consideration in New York City as last quarter and 1.34 percentage points more than last year's first quarter. Overall, total consideration in Brooklyn was \$1,323,259,530, up about 21 percent over last quarter and 6 percent more than the first quarter of last year. The Queens overall residential consideration was \$1,140,122,150, about 11 percent greater than both last quarter and the first quarter of 2011.

Manhattan neighborhoods with the most home sales activity this quarter were; the Upper East Side (543 sales), the Upper West Side (478), Gramercy/Kips Bay (224), Midtown West (214), Midtown East (182), and Chelsea/Flatiron (167).

Brooklyn residential home sales activity was focused in Williamsburg (180 sales), Bedford Stuyvesant (172), Park Slope (117) and Gravesend/Mapleton (108).

Queens neighborhoods with the most home sales were; Flushing (301), Rego Park/Forest Hills/Kew Gardens (265 sales), Springfield Gardens/Jamaica (237), and Richmond Hill/South Ozone Park/ Woodhaven (217).

Bronx neighborhoods with most residential home sales this quarter were City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville (89), Parkchester/Westchester Square/Castle Hill/Soundview (84 sales), Riverdale/Fieldston (78), and Bronxdale / Pelham Gardens / Pelham Parkway North (57).

### All Homes

#### Year to Year

The average sales price of a home in New York City during the first quarter of 2012 was \$723,000, a 1 percent decrease from the first quarter 2011 average. Year on year, the average price of a home in Manhattan was 2 percent lower to \$1,387,000. Brooklyn prices increased 2 percent to \$557,000. Queens prices declined 2 percent to \$391,000. The average price in the Bronx decreased 6 percent to \$331,000.

#### Quarter to Quarter

The average price of a home in New York City (\$723,000) increased 4 percent in the first quarter of 2012 when compared to the fourth quarter of 2011. The average sales price of a home in Manhattan (\$1,387,000) increased quarterly by 8 percent. In Brooklyn, the average price (\$557,000) rose by 3 percent. The average price in Queens (\$391,000) decreased by 2 percent. The average price in the Bronx (\$331,000) declined by 5 percent.



Real Estate Board of New York

## Executive Summary

### All Apartments

#### Year to Year

The average sales price of an apartment in New York City during the first quarter of 2012 was \$870,000, a decline of 1 percent year on year. The average price of an apartment in Manhattan in the first quarter of 2012 was \$1,337,000; a less than 1 percent decrease from the first quarter 2011. Brooklyn's average sales price of an apartment in the first quarter of 2012 was \$475,000; a decrease of 5 percent from the previous year's first quarter. The average price of an apartment in Queens declined 2 percent year on year to \$265,000.

#### Quarter to Quarter

The average city-wide apartment sales price (\$870,000) increased 6 percent in the first quarter of 2012 compared to the fourth quarter of 2011. The Manhattan average sales price (\$1,337,000) increased 8 percent, the Brooklyn average sales price (\$475,000) decreased by 3 percent, and the Queens average sales price (\$265,000) decreased by 2 percent.

### Condominiums

#### Year to Year

The average sale price of a condominium in New York City in the first quarter of 2012 increased 8 percent compared to last year's first quarter to \$1,131,000. The average price in Manhattan increased 2 percent to \$1,678,000. The average sales price in Brooklyn was \$569,000, a decline of 4 percent year on year. The average sales price of a condominium in Queens increased 4 percent over the previous year's first quarter to \$412,000.

#### Quarter to Quarter

The average sales price of a New York City condominium (\$1,131,000) increased 8 percent in the first quarter of 2012 when compared to the fourth quarter of 2011, the average Manhattan

sales price (\$1,678,000) increased 12 percent, the average Brooklyn sales price (\$569,000) decreased 5 percent, and the average Queens sales price (\$412,000) decreased by 9 percent.

### Cooperatives

#### Year to Year

The average sales price of a cooperative unit in New York City fell 9 percent to \$655,000 in the first quarter of 2012 when compared to the first quarter last year. The average sales price of a cooperative unit in Manhattan decreased 6 percent year on year to \$1,041,000. The average sales price in Brooklyn was up 3 percent to \$355,000. The average sales price of a cooperative unit in Queens was down 5 percent to \$201,000 when compared to the first quarter of 2011.

#### Quarter to Quarter

The average sales price of a New York City cooperative unit (\$655,000) declined 1 percent in the first quarter of 2012 when compared to the fourth quarter of 2011. Manhattan prices (\$1,041,000) decreased 1 percent quarter to quarter. Brooklyn prices (\$355,000) decreased 1 percent. Queens prices (\$201,000) declined 5 percent.

### 1-3 Family Dwellings

#### Year to Year

The average sales price of a 1-3 family dwelling in New York City during the first quarter of 2012 decreased 1 percent year to year to \$545,000. The average sales price of a 1-3 family dwelling in Brooklyn increased 5 percent from last year to \$624,000. The average sales price of a 1-3 family dwelling in Queens was \$466,000; a 2 percent decrease from the first quarter last year. In the Bronx, the average sales price of a 1-3 family dwelling was \$363,000; 8 percent less than the first quarter of 2011.



Real Estate Board of New York

## Executive Summary

### Quarter to Quarter

The average sales price of a 1-3 family dwelling city-wide (\$545,000) increased 2 percent in the first quarter compared to last quarter. The average sales price of a 1-3 family dwelling in Brooklyn (\$624,000) increased 7 percent quarter to quarter. In Queens, the average price (\$466,000) decreased by 1 percent quarter to quarter. The Bronx the average sales price (\$363,000) decreased 5 percent quarter to quarter.

### Manhattan Neighborhoods

The average sales price of a condominium in Upper West Side during the first quarter of 2012 increased 53 percent compared to last quarter and 41 percent compared to the first quarter of last year to \$2,849,000. This large increase is due to several very high priced sales on Central Park West. The Upper West Side's 177 condo sales total during the quarter was 17 percent more than the fourth quarter of 2011 but 12 percent fewer than the first quarter of last year.

The number of cooperative unit sales on the Upper East Side increased in the first quarter of 2012 to 377, which was a 17 percent increase compared to the number of coop sales in the neighborhood last quarter but a 3 percent decrease compared to the first quarter of 2011. The average coop sales price of \$1,489,000 in the neighborhood was 13 percent lower than the fourth quarter of 2011 and 11 percent lower than the first quarter of last year.

### Brooklyn Neighborhoods

There were 151 condominium sales in Williamsburg during the first quarter of 2012; this is a 22 percent increase from last quarter but 26 percent fewer than the first quarter of last year. The fourth quarter average price of \$599,000 for a condominium in Williamsburg was 14 percent lower than last quarter and 5 percent less than the average price in the first quarter of 2011.

### Queens Neighborhoods

The Flushing condominium market continued to have the most activity in the borough during the

first quarter of 2012. There were 71 condominium sales in Flushing in the first quarter of 2012; 4 percent more than last quarter but a 22 percent decline compared to the first quarter of last year. The average price of a condominium in Flushing was \$425,000; an 11 percent decline from the previous quarter but a 28 percent improvement from the first quarter of 2011.

### Bronx Neighborhoods

City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville had most sales of 1-3 family dwellings in the Bronx with 84; a 33 percent increase from the fourth quarter of 2011 and a 40 percent increase from the first quarter of 2011. The average price of a 1-3 family dwelling in the City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville neighborhood was \$368,000, an decrease of 9 percent compared to last quarter and 12 percent less than the first quarter of 2011.



Real Estate Board of New York

## New York City Residential Sales Report

## Total Consideration

Borough	Total Consideration for Residential Transactions 1q12	Total Consideration for Residential Transactions 4q11	Total Consideration for Residential Transactions 1q11
Manhattan	\$3,651,910,791	\$2,959,355,000	\$3,727,287,637
Bronx	\$181,805,879	\$162,050,000	\$169,420,477
Brooklyn	\$1,323,259,530	\$1,096,326,000	\$1,245,341,763
Queens	\$1,140,122,150	\$1,028,627,000	\$1,029,762,467
Staten Island	\$237,774,670	\$163,620,000	\$414,660,216
<b>Total</b>	<b>\$6,534,873,020</b>	<b>\$5,410,424,000</b>	<b>\$6,586,472,561</b>
Borough	Total Consideration Percentage change from 4q11	Total Consideration Percentage change from 1q11	
Manhattan	23.40%	-2.02%	
Bronx	12.19%	7.31%	
Brooklyn	20.70%	6.26%	
Queens	10.84%	10.72%	
Staten Island	45.32%	-42.66%	
NYC	20.78%	-0.78%	
Borough	Percentage of Total City Residential Consideration 1q12	Percentage of Total City Residential Consideration 4q11	Percentage of Total City Residential Consideration 1q11
Manhattan	55.88%	54.70%	56.59%
Bronx	2.78%	3.00%	2.57%
Brooklyn	20.25%	20.26%	18.91%
Queens	17.45%	19.01%	15.63%
Staten Island	3.64%	3.02%	6.30%



Real Estate Board of New York

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

AVG PRICE					
	1q12	4q11	Change From		
			1q11	4q11	1q11
New York City	\$723	\$694	\$732	4%	-1%
Manhattan	\$1,387	\$1,285	\$1,409	8%	-2%
Bronx	\$331	\$350	\$351	-5%	-6%
Brooklyn	\$557	\$539	\$546	3%	2%
Queens	\$391	\$397	\$397	-2%	-2%
Staten Island	\$427	\$404	\$415	6%	3%
MEDIAN PRICE					
	1q12	4q11	Change From		
			1q11	4q11	1q11
New York City	\$450	\$450	\$459	0%	-2%
Manhattan	\$775	\$750	\$785	3%	-1%
Bronx	\$318	\$350	\$351	-9%	-9%
Brooklyn	\$451	\$473	\$469	-5%	-4%
Queens	\$349	\$343	\$350	2%	0%
Staten Island	\$370	\$365	\$380	1%	-3%
AVG PPSF					
	1q12	4q11	Change From		
			1q11	4q11	1q11
New York City	\$533	\$517	\$527	3%	1%
Manhattan	\$1,121	\$1,104	\$1,149	2%	-2%
Bronx	\$219	\$228	\$228	-4%	-4%
Brooklyn	\$400	\$393	\$414	2%	-3%
Queens	\$297	\$309	\$305	-4%	-2%
Staten Island	\$270	\$266	\$253	2%	7%
MEDIAN PPSF					
	1q12	4q11	Change From		
			1q11	4q11	1q11
New York City	\$349	\$346	\$346	1%	1%
Manhattan	\$975	\$1,000	\$973	-3%	0%
Bronx	\$207	\$213	\$209	-3%	-1%
Brooklyn	\$349	\$348	\$367	0%	-5%
Queens	\$271	\$274	\$283	-1%	-4%
Staten Island	\$237	\$246	\$241	-3%	-2%
SALES					
	1q12	4q11	Change From		
			1q11	4q11	1q11
New York City	9,033	7,796	8,999	16%	0%
Manhattan	2,633	2,303	2,645	14%	0%
Bronx	549	463	482	19%	14%
Brooklyn	2,375	2,034	2,281	17%	4%
Queens	2,919	2,591	2,592	13%	13%
Staten Island	557	405	999	38%	-44%



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$870	\$821	\$875	6%	-1%
Manhattan	\$1,337	\$1,240	\$1,340	8%	0%
Bronx	\$240	\$268	\$261	-11%	-8%
Brooklyn	\$475	\$489	\$498	-3%	-5%
Queens	\$265	\$272	\$271	-2%	-2%
Staten Island	\$304	\$221	\$253	37%	20%
MEDIAN PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$475	\$470	\$490	1%	-3%
Manhattan	\$769	\$740	\$770	4%	0%
Bronx	\$190	\$220	\$210	-14%	-10%
Brooklyn	\$390	\$408	\$420	-4%	-7%
Queens	\$216	\$218	\$230	-1%	-6%
Staten Island	\$225	\$215	\$247	5%	-9%
AVG PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$792	\$795	\$822	0%	-4%
Manhattan	\$1,118	\$1,103	\$1,140	1%	-2%
Bronx	\$263	\$288	\$278	-9%	-5%
Brooklyn	\$523	\$525	\$547	0%	-4%
Queens	\$330	\$351	\$367	-6%	-10%
Staten Island	\$300	\$240	\$250	25%	20%
MEDIAN PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$682	\$699	\$681	-2%	0%
Manhattan	\$975	\$1,000	\$969	-3%	1%
Bronx	\$253	\$292	\$255	-13%	-1%
Brooklyn	\$488	\$512	\$551	-5%	-11%
Queens	\$298	\$318	\$344	-6%	-13%
Staten Island	\$217	\$205	\$246	6%	-12%
SALES					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	4,965	4,357	5,044	14%	-2%
Manhattan	2,592	2,262	2,603	15%	0%
Bronx	141	122	152	16%	-7%
Brooklyn	1,070	946	1,172	13%	-9%
Queens	1,092	972	995	12%	10%
Staten Island	70	55	122	27%	-43%





Real Estate Board of New York

# New York City Residential Sales Report

## Condominium Sale Price

AVG PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$1,131	\$1,043	\$1,050	8%	8%
Manhattan	\$1,678	\$1,498	\$1,641	12%	2%
Bronx	\$266	\$348	\$343	-24%	-23%
Brooklyn	\$569	\$596	\$591	-5%	-4%
Queens	\$412	\$450	\$395	-9%	4%
Staten Island	\$354	\$250	\$260	42%	36%
MEDIAN PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$630	\$660	\$620	-5%	2%
Manhattan	\$977	\$995	\$1,050	-2%	-7%
Bronx	\$208	\$350	\$378	-41%	-45%
Brooklyn	\$475	\$505	\$505	-6%	-6%
Queens	\$354	\$410	\$355	-14%	0%
Staten Island	\$258	\$237	\$257	9%	0%
AVG PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$926	\$896	\$902	3%	3%
Manhattan	\$1,260	\$1,200	\$1,278	5%	-1%
Bronx	\$245	\$295	\$291	-17%	-16%
Brooklyn	\$567	\$570	\$568	-1%	0%
Queens	\$451	\$471	\$448	-4%	1%
Staten Island	\$335	\$253	\$252	33%	33%
MEDIAN PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$815	\$810	\$720	1%	13%
Manhattan	\$1,100	\$1,112	\$1,066	-1%	3%
Bronx	\$205	\$317	\$249	-35%	-18%
Brooklyn	\$532	\$569	\$569	-7%	-6%
Queens	\$416	\$454	\$427	-8%	-2%
Staten Island	\$240	\$212	\$247	13%	-3%
SALES					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	2,240	1,810	2,350	24%	-5%
Manhattan	1,206	964	1,136	25%	6%
Bronx	51	42	48	21%	6%
Brooklyn	601	522	729	15%	-18%
Queens	330	242	322	36%	2%
Staten Island	52	40	115	30%	-55%



Real Estate Board of New York

## Cooperative Sale Price

AVG PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$655	\$663	\$721	-1%	-9%
Manhattan	\$1,041	\$1,049	\$1,107	-1%	-6%
Bronx	\$225	\$226	\$223	0%	1%
Brooklyn	\$355	\$358	\$345	-1%	3%
Queens	\$201	\$212	\$212	-5%	-5%
Staten Island	\$157	\$144	\$142	9%	11%
MEDIAN PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$342	\$345	\$378	-1%	-10%
Manhattan	\$620	\$586	\$629	6%	-1%
Bronx	\$183	\$188	\$184	-3%	-1%
Brooklyn	\$274	\$268	\$270	2%	1%
Queens	\$185	\$190	\$195	-3%	-5%
Staten Island	\$151	\$135	\$123	11%	23%
AVG PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$668	\$676	\$697	-1%	-4%
Manhattan	\$976	\$982	\$944	-1%	3%
Bronx	\$274	\$282	\$268	-3%	2%
Brooklyn	\$461	\$440	\$490	5%	-6%
Queens	\$273	\$282	\$295	-3%	-7%
Staten Island	\$198	\$200	\$202	-1%	-2%
MEDIAN PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$579	\$589	\$629	-2%	-8%
Manhattan	\$844	\$878	\$845	-4%	0%
Bronx	\$268	\$277	\$255	-3%	5%
Brooklyn	\$419	\$409	\$405	2%	4%
Queens	\$262	\$276	\$280	-5%	-6%
Staten Island	\$190	\$181	\$181	5%	5%
SALES					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	2,725	2,547	2,694	7%	1%
Manhattan	1,386	1,298	1,467	7%	-6%
Bronx	90	80	104	13%	-13%
Brooklyn	469	424	443	11%	6%
Queens	762	730	673	4%	13%
Staten Island	18	15	7	20%	157%



Real Estate Board of New York

## One - Three Family Dwelling Sale Price

AVG PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$545	\$533	\$550	2%	-1%
Manhattan	\$4,541	\$3,784	\$5,697	20%	-20%
Bronx	\$363	\$380	\$393	-5%	-8%
Brooklyn	\$624	\$582	\$597	7%	5%
Queens	\$466	\$472	\$476	-1%	-2%
Staten Island	\$445	\$433	\$438	3%	2%
MEDIAN PRICE					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$430	\$439	\$445	-2%	-3%
Manhattan	\$3,000	\$3,425	\$4,350	-12%	-31%
Bronx	\$351	\$370	\$395	-5%	-11%
Brooklyn	\$505	\$510	\$515	-1%	-2%
Queens	\$420	\$433	\$450	-3%	-7%
Staten Island	\$390	\$380	\$400	3%	-3%
AVG PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$298	\$304	\$297	-2%	0%
Manhattan	\$1,245	\$1,155	\$1,516	8%	-18%
Bronx	\$208	\$215	\$216	-3%	-4%
Brooklyn	\$328	\$323	\$329	1%	0%
Queens	\$283	\$296	\$285	-4%	-1%
Staten Island	\$267	\$269	\$253	-1%	5%
MEDIAN PPSF					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	\$258	\$260	\$260	-1%	-1%
Manhattan	\$1,018	\$1,168	\$1,456	-13%	-30%
Bronx	\$196	\$200	\$200	-2%	-2%
Brooklyn	\$292	\$288	\$303	1%	-4%
Queens	\$259	\$260	\$264	0%	-2%
Staten Island	\$241	\$252	\$240	-4%	1%
SALES					
	1q12	4q11	1q11	Change From	
				4q11	1q11
New York City	4,068	3,439	3,955	18%	3%
Manhattan	41	41	42	0%	-2%
Bronx	408	341	330	20%	24%
Brooklyn	1,305	1,088	1,109	20%	18%
Queens	1,827	1,619	1,597	13%	14%
Staten Island	487	350	877	39%	-44%



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$1,337</b>	<b>\$1,240</b>	<b>\$1,340</b>	<b>8%</b>	<b>0%</b>
Battery Park City	\$1,204	\$1,275	\$1,356	-6%	-11%
Chelsea/Flatiron	\$1,269	\$1,211	\$1,567	5%	-19%
East Harlem	\$556	\$559	\$447	-1%	25%
East Village	\$779	\$857	\$895	-9%	-13%
Financial/Seaport	\$914	\$941	\$900	-3%	2%
Gramercy/Kips Bay	\$1,076	\$1,069	\$1,038	1%	4%
Greenwich Village	\$1,595	\$1,067	\$1,405	49%	13%
Inwood	\$254	\$327	\$344	-22%	-26%
Lower East Side	\$594	\$709	\$581	-16%	2%
Midtown East	\$1,149	\$968	\$1,226	19%	-6%
Midtown West	\$1,527	\$1,200	\$1,335	27%	14%
Morningside Heights	\$554	\$549	\$766	1%	-28%
Murray Hill	\$631	\$604	\$673	4%	-6%
Roosevelt Island	\$647	\$792	\$790	-18%	-18%
SoHo	\$2,668	\$1,744	\$2,102	53%	27%
TriBeCa	\$2,696	\$2,685	\$2,490	0%	8%
Upper East Side	\$1,546	\$1,647	\$1,735	-6%	-11%
Upper West Side	\$1,755	\$1,464	\$1,501	20%	17%
Washington Heights	\$426	\$407	\$384	5%	11%
West Harlem	\$553	\$538	\$529	3%	5%
West Village	\$1,037	\$1,415	\$1,263	-27%	-18%
Median					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$769</b>	<b>\$740</b>	<b>\$770</b>	<b>4%</b>	<b>0%</b>
Battery Park City	\$902	\$1,230	\$1,193	-27%	-24%
Chelsea/Flatiron	\$866	\$825	\$1,220	5%	-29%
East Harlem	\$450	\$371	\$410	21%	10%
East Village	\$700	\$740	\$636	-5%	10%
Financial/Seaport	\$883	\$835	\$750	6%	18%
Gramercy/Kips Bay	\$800	\$676	\$646	18%	24%
Greenwich Village	\$995	\$700	\$860	42%	16%
Inwood	\$254	\$335	\$324	-24%	-21%
Lower East Side	\$524	\$538	\$520	-3%	1%
Midtown East	\$713	\$625	\$680	14%	5%
Midtown West	\$900	\$1,075	\$840	-16%	7%
Morningside Heights	\$509	\$447	\$580	14%	-12%
Murray Hill	\$573	\$506	\$580	13%	-1%
Roosevelt Island	\$623	\$792	\$790	-21%	-21%
SoHo	\$1,950	\$1,350	\$1,730	44%	13%
TriBeCa	\$2,323	\$2,288	\$2,245	2%	3%
Upper East Side	\$851	\$818	\$930	4%	-9%
Upper West Side	\$835	\$885	\$885	-6%	-6%
Washington Heights	\$365	\$368	\$336	-1%	9%
West Harlem	\$457	\$522	\$532	-13%	-14%
West Village	\$800	\$777	\$833	3%	-4%

Note: sale price in thousands



Real Estate Board of New York

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

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$1,118</b>	<b>\$1,103</b>	<b>\$1,140</b>	<b>1%</b>	<b>-2%</b>
Battery Park City	\$929	\$1,015	\$856	-8%	8%
Chelsea/Flatiron	\$1,115	\$1,125	\$1,376	-1%	-19%
East Harlem	\$605	\$595	\$534	2%	13%
East Village	\$958	\$1,125	\$951	-15%	1%
Financial/Seaport	\$1,041	\$993	\$790	5%	32%
Gramercy/Kips Bay	\$1,129	\$1,080	\$1,254	5%	-10%
Greenwich Village	\$1,320	\$1,192	\$1,285	11%	3%
Inwood	\$346	\$407	\$432	-15%	-20%
Lower East Side	\$822	\$876	\$704	-6%	17%
Midtown East	\$995	\$965	\$1,039	3%	-4%
Midtown West	\$1,354	\$1,226	\$1,312	11%	3%
Morningside Heights	\$784	\$694	\$652	13%	20%
Murray Hill	\$865	\$917	\$918	-6%	-6%
Roosevelt Island	\$751		\$713		5%
SoHo	\$1,404	\$1,505	\$1,487	-7%	-6%
TriBeCa	\$1,216	\$1,310	\$1,277	-7%	-5%
Upper East Side	\$1,105	\$1,101	\$1,224	0%	-10%
Upper West Side	\$1,285	\$1,227	\$1,172	5%	10%
Washington Heights	\$500	\$504	\$509	-1%	-2%
West Harlem	\$681	\$606	\$539	12%	26%
West Village	\$1,236	\$1,332	\$1,353	-7%	-9%
Median					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$975</b>	<b>\$1,000</b>	<b>\$969</b>	<b>-3%</b>	<b>1%</b>
Battery Park City	\$895	\$1,076	\$778	-17%	15%
Chelsea/Flatiron	\$1,054	\$1,065	\$1,152	-1%	-9%
East Harlem	\$627	\$638	\$532	-2%	18%
East Village	\$960	\$1,013	\$802	-5%	20%
Financial/Seaport	\$927	\$898	\$801	3%	16%
Gramercy/Kips Bay	\$1,140	\$1,033	\$1,005	10%	13%
Greenwich Village	\$1,234	\$1,150	\$1,007	7%	23%
Inwood	\$384	\$393	\$399	-2%	-4%
Lower East Side	\$778	\$782	\$646	0%	21%
Midtown East	\$870	\$909	\$909	-4%	-4%
Midtown West	\$1,107	\$1,133	\$1,072	-2%	3%
Morningside Heights	\$814	\$644	\$636	26%	28%
Murray Hill	\$875	\$865	\$907	1%	-4%
Roosevelt Island	\$718		\$713		1%
SoHo	\$1,306	\$1,408	\$1,198	-7%	9%
TriBeCa	\$1,168	\$1,294	\$1,189	-10%	-2%
Upper East Side	\$924	\$943	\$966	-2%	-4%
Upper West Side	\$1,020	\$1,047	\$992	-3%	3%
Washington Heights	\$525	\$520	\$532	1%	-1%
West Harlem	\$642	\$670	\$549	-4%	17%
West Village	\$1,248	\$1,265	\$1,165	-1%	7%



Real Estate Board of New York

## Condominium Sale Price

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$1,678</b>	<b>\$1,498</b>	<b>\$1,641</b>	<b>12%</b>	<b>2%</b>
Battery Park City	\$1,204	\$1,275	\$1,356	-6%	-11%
Chelsea/Flatiron	\$1,715	\$1,726	\$1,941	-1%	-12%
East Harlem	\$660	\$907	\$549	-27%	20%
East Village	\$898	\$1,035	\$1,378	-13%	-35%
Financial/Seaport	\$929	\$990	\$928	-6%	0%
Gramercy/Kips Bay	\$1,307	\$1,772	\$1,592	-26%	-18%
Greenwich Village	\$3,252	\$2,124	\$3,219	53%	1%
Inwood	\$225				
Lower East Side	\$790	\$1,173	\$834	-33%	-5%
Midtown East	\$1,695	\$1,371	\$1,625	24%	4%
Midtown West	\$1,805	\$1,295	\$1,467	39%	23%
Morningside Heights		\$1,150			
Murray Hill	\$860	\$847	\$862	2%	0%
Roosevelt Island	\$647	\$792	\$790	-18%	-18%
SoHo	\$2,825	\$2,231	\$2,501	27%	13%
TriBeCa	\$2,671	\$3,113	\$2,545	-14%	5%
Upper East Side	\$1,685	\$1,488	\$1,903	13%	-11%
Upper West Side	\$2,849	\$1,857	\$2,027	53%	41%
Washington Heights	\$540	\$452	\$448	19%	20%
West Harlem	\$585	\$588	\$569	-1%	3%
West Village	\$1,577	\$2,627	\$2,251	-40%	-30%
Median					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$977</b>	<b>\$995</b>	<b>\$1,050</b>	<b>-2%</b>	<b>-7%</b>
Battery Park City	\$902	\$1,230	\$1,193	-27%	-24%
Chelsea/Flatiron	\$1,486	\$1,585	\$1,510	-6%	-2%
East Harlem	\$555	\$969	\$430	-43%	29%
East Village	\$801	\$1,067	\$1,068	-25%	-25%
Financial/Seaport	\$891	\$880	\$782	1%	14%
Gramercy/Kips Bay	\$885	\$1,215	\$1,080	-27%	-18%
Greenwich Village	\$2,800	\$1,100	\$2,056	155%	36%
Inwood	\$235				
Lower East Side	\$750	\$1,150	\$738	-35%	2%
Midtown East	\$1,085	\$960	\$957	13%	13%
Midtown West	\$1,105	\$1,150	\$1,008	-4%	10%
Morningside Heights		\$1,150			
Murray Hill	\$700	\$710	\$750	-1%	-7%
Roosevelt Island	\$623	\$792	\$790	-21%	-21%
SoHo	\$2,080	\$1,800	\$1,948	16%	7%
TriBeCa	\$2,237	\$3,000	\$2,342	-25%	-5%
Upper East Side	\$1,100	\$990	\$1,370	11%	-20%
Upper West Side	\$1,275	\$1,130	\$1,110	13%	15%
Washington Heights	\$540	\$400	\$446	35%	21%
West Harlem	\$479	\$566	\$591	-15%	-19%
West Village	\$1,530	\$1,644	\$1,501	-7%	2%



Real Estate Board of New York

## Condominium Sale Price Per Square Foot

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$1,260</b>	<b>\$1,200</b>	<b>\$1,278</b>	<b>5%</b>	<b>-1%</b>
Battery Park City	\$929	\$1,015	\$856	-8%	8%
Chelsea/Flatiron	\$1,261	\$1,267	\$1,552	0%	-19%
East Harlem	\$605	\$595	\$534	2%	13%
East Village	\$998	\$1,087	\$1,052	-8%	-5%
Financial/Seaport	\$1,052	\$996	\$780	6%	35%
Gramercy/Kips Bay	\$1,285	\$1,246	\$1,547	3%	-17%
Greenwich Village	\$1,704	\$1,390	\$1,796	23%	-5%
Inwood	\$327				
Lower East Side	\$963	\$1,072	\$820	-10%	17%
Midtown East	\$1,276	\$1,179	\$1,192	8%	7%
Midtown West	\$1,483	\$1,290	\$1,369	15%	8%
Morningside Heights		\$769			
Murray Hill	\$982	\$1,045	\$1,025	-6%	-4%
Roosevelt Island	\$751		\$713		5%
SoHo	\$1,597	\$1,687	\$1,661	-5%	-4%
TriBeCa	\$1,216	\$1,373	\$1,309	-11%	-7%
Upper East Side	\$1,218	\$1,182	\$1,538	3%	-21%
Upper West Side	\$1,593	\$1,313	\$1,349	21%	18%
Washington Heights	\$502	\$489	\$487	3%	3%
West Harlem	\$702	\$612	\$551	15%	27%
West Village	\$1,410	\$1,613	\$1,585	-13%	-11%
Median					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$1,100</b>	<b>\$1,112</b>	<b>\$1,066</b>	<b>-1%</b>	<b>3%</b>
Battery Park City	\$929	\$1,015	\$856	-8%	8%
Chelsea/Flatiron	\$1,186	\$1,213	\$1,216	-2%	-2%
East Harlem	\$627	\$638	\$532	-2%	18%
East Village	\$998	\$1,076	\$990	-7%	1%
Financial/Seaport	\$1,052	\$996	\$780	6%	35%
Gramercy/Kips Bay	\$1,218	\$1,210	\$1,165	1%	5%
Greenwich Village	\$1,563	\$1,367	\$1,426	14%	10%
Inwood	\$335				
Lower East Side	\$1,034	\$1,021	\$889	1%	16%
Midtown East	\$1,055	\$1,060	\$958	0%	10%
Midtown West	\$1,158	\$1,219	\$1,101	-5%	5%
Morningside Heights		\$769			
Murray Hill	\$965	\$959	\$972	1%	-1%
Roosevelt Island	\$718		\$713		1%
SoHo	\$1,396	\$1,847	\$1,292	-24%	8%
TriBeCa	\$1,168	\$1,339	\$1,246	-13%	-6%
Upper East Side	\$1,068	\$1,097	\$1,144	-3%	-7%
Upper West Side	\$1,231	\$1,146	\$1,119	7%	10%
Washington Heights	\$544	\$513	\$520	6%	5%
West Harlem	\$660	\$674	\$554	-2%	19%
West Village	\$1,437	\$1,508	\$1,412	-5%	2%



Real Estate Board of New York

## Cooperative Sale Price

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$1,041</b>	<b>\$1,049</b>	<b>\$1,107</b>	<b>-1%</b>	<b>-6%</b>
Battery Park City					
Chelsea/Flatiron	\$915	\$740	\$1,149	24%	-20%
East Harlem	\$311	\$396	\$254	-21%	23%
East Village	\$672	\$794	\$647	-15%	4%
Financial/Seaport	\$487	\$656	\$651	-26%	-25%
Gramercy/Kips Bay	\$724	\$642	\$619	13%	17%
Greenwich Village	\$1,126	\$882	\$1,099	28%	2%
Inwood	\$263	\$327	\$344	-20%	-24%
Lower East Side	\$485	\$536	\$494	-10%	-2%
Midtown East	\$845	\$722	\$1,012	17%	-16%
Midtown West	\$797	\$830	\$956	-4%	-17%
Morningside Heights	\$554	\$509	\$766	9%	-28%
Murray Hill	\$482	\$492	\$532	-2%	-9%
Roosevelt Island					
SoHo	\$2,344	\$904	\$1,363	159%	72%
TriBeCa	\$3,700	\$1,743	\$2,149	112%	72%
Upper East Side	\$1,489	\$1,714	\$1,669	-13%	-11%
Upper West Side	\$1,100	\$1,232	\$1,152	-11%	-4%
Washington Heights	\$374	\$392	\$359	-4%	4%
West Harlem	\$376	\$264	\$368	42%	2%
West Village	\$806	\$809	\$786	0%	3%
Median					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$620</b>	<b>\$586</b>	<b>\$629</b>	<b>6%</b>	<b>-1%</b>
Battery Park City					
Chelsea/Flatiron	\$675	\$573	\$695	18%	-3%
East Harlem	\$323	\$367	\$242	-12%	33%
East Village	\$602	\$566	\$525	6%	15%
Financial/Seaport	\$310	\$550	\$540	-44%	-43%
Gramercy/Kips Bay	\$625	\$510	\$533	23%	17%
Greenwich Village	\$805	\$658	\$814	22%	-1%
Inwood	\$272	\$335	\$324	-19%	-16%
Lower East Side	\$443	\$460	\$460	-4%	-4%
Midtown East	\$600	\$550	\$605	9%	-1%
Midtown West	\$505	\$450	\$531	12%	-5%
Morningside Heights	\$509	\$447	\$580	14%	-12%
Murray Hill	\$389	\$390	\$453	0%	-14%
Roosevelt Island					
SoHo	\$1,453	\$546	\$1,088	166%	34%
TriBeCa	\$3,700	\$1,800	\$2,125	106%	74%
Upper East Side	\$742	\$720	\$800	3%	-7%
Upper West Side	\$667	\$778	\$750	-14%	-11%
Washington Heights	\$315	\$345	\$295	-9%	7%
West Harlem	\$235	\$198	\$391	19%	-40%
West Village	\$655	\$635	\$693	3%	-5%

Note: sale price in thousands





Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Manhattan</b>	<b>\$976</b>	<b>\$982</b>	<b>\$944</b>	<b>-1%</b>	<b>3%</b>
Battery Park City					
Chelsea/Flatiron	\$986	\$949	\$899	4%	10%
East Harlem					
East Village	\$899	\$1,154	\$857	-22%	5%
Financial/Seaport	\$639	\$960	\$942	-33%	-32%
Gramercy/Kips Bay	\$875	\$924	\$908	-5%	-4%
Greenwich Village	\$1,199	\$1,120	\$1,165	7%	3%
Inwood	\$356	\$407	\$432	-12%	-17%
Lower East Side	\$690	\$710	\$552	-3%	25%
Midtown East	\$825	\$750	\$847	10%	-3%
Midtown West	\$942	\$824	\$1,011	14%	-7%
Morningside Heights	\$784	\$685	\$652	15%	20%
Murray Hill	\$762	\$819	\$774	-7%	-2%
Roosevelt Island					
SoHo	\$990	\$937	\$1,049	6%	-6%
TriBeCa		\$1,026	\$690		
Upper East Side	\$1,056	\$1,042	\$1,022	1%	3%
Upper West Side	\$1,052	\$1,133	\$972	-7%	8%
Washington Heights	\$498	\$520	\$525	-4%	-5%
West Harlem	\$431	\$455	\$390	-5%	11%
West Village	\$1,143	\$1,121	\$1,122	2%	2%
Median					
	4q11	3q11	4q10	Percent Change	
				3q11	4q10
<b>Manhattan</b>	<b>\$844</b>	<b>\$878</b>	<b>\$845</b>	<b>-4%</b>	<b>0%</b>
Battery Park City					
Chelsea/Flatiron	\$971	\$942	\$858	3%	13%
East Harlem					
East Village	\$892	\$1,013	\$778	-12%	15%
Financial/Seaport	\$639	\$960	\$942	-33%	-32%
Gramercy/Kips Bay	\$828	\$890	\$860	-7%	-4%
Greenwich Village	\$1,194	\$1,068	\$983	12%	22%
Inwood	\$385	\$393	\$399	-2%	-3%
Lower East Side	\$622	\$612	\$558	2%	11%
Midtown East	\$750	\$717	\$815	5%	-8%
Midtown West	\$760	\$764	\$893	-1%	-15%
Morningside Heights	\$814	\$639	\$636	27%	28%
Murray Hill	\$751	\$836	\$813	-10%	-8%
Roosevelt Island					
SoHo	\$981	\$948	\$1,054	3%	-7%
TriBeCa		\$1,015	\$690		
Upper East Side	\$841	\$847	\$840	-1%	0%
Upper West Side	\$902	\$986	\$846	-9%	7%
Washington Heights	\$515	\$535	\$555	-4%	-7%
West Harlem	\$376	\$455	\$388	-17%	-3%
West Village	\$1,133	\$1,051	\$1,103	8%	3%



Real Estate Board of New York

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

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$557</b>	<b>\$539</b>	<b>\$546</b>	<b>3%</b>	<b>2%</b>
Bath Beach	\$464	\$470	\$512	-1%	-9%
Bay Ridge / Fort Hamilton	\$453	\$507	\$489	-11%	-7%
Bedford Stuyvesant	\$492	\$461	\$418	7%	18%
Bensonhurst	\$651	\$642	\$635	1%	2%
Bergen Beach	\$482	\$547	\$496	-12%	-3%
Brighton Beach	\$680	\$1,039	\$943	-35%	-28%
Boerum Hill	\$323	\$401	\$385	-19%	-16%
Borough Park	\$630	\$579	\$561	9%	12%
Brooklyn Heights	\$1,231	\$943	\$859	31%	43%
Brownsville / Ocean Hill	\$363	\$353	\$411	3%	-12%
Bushwick / Wyckoff Heights	\$379	\$348	\$366	9%	4%
Canarsie	\$368	\$364	\$414	1%	-11%
Carroll Gardens	\$1,016	\$880	\$698	15%	46%
Clinton Hill	\$520	\$627	\$582	-17%	-11%
Cobble Hill	\$751	\$896	\$855	-16%	-12%
Columbia Street					
Waterfront District	\$521	\$510	\$721	2%	-28%
Coney Island	\$286	\$318	\$264	-10%	8%
Crown Heights	\$444	\$435	\$437	2%	2%
Cypress Hills	\$318	\$299	\$304	7%	5%
Downtown	\$618	\$557	\$606	11%	2%
Dyker Heights	\$665	\$662	\$604	0%	10%
East Flatbush	\$333	\$335	\$369	-1%	-10%
East New York / Spring Creek	\$304	\$299	\$316	2%	-4%
Flatbush / Prospect Park South	\$518	\$517	\$467	0%	11%
Flatlands	\$393	\$347	\$279	13%	41%
Fort Greene	\$697	\$607	\$610	15%	14%
Gerritsen Beach	\$318	\$326	\$312	-2%	2%
Gowanus	\$703	\$633	\$838	11%	-16%
Gravesend / Mapleton	\$764	\$519	\$580	47%	32%
Greenpoint	\$533	\$708	\$531	-25%	0%
Kensington / Parkville	\$576	\$579	\$535	-1%	8%
Manhattan Beach	\$1,130	\$1,401	\$1,348	-19%	-16%
Marine Park / Madison	\$446	\$437	\$420	2%	6%
Midwood	\$510	\$495	\$584	3%	-13%
Mill Basin	\$494	\$535	\$494	-8%	0%
Park Slope	\$924	\$778	\$820	19%	13%
Prospect Heights	\$583	\$489	\$869	19%	-33%
Prospect Park Lefferts Gardens	\$421	\$379	\$437	11%	-4%
Red Hook	\$549	\$944	\$950	-42%	-42%
SeaGate	\$613	\$470	\$517	30%	18%
Sheepshead Bay	\$394	\$361	\$347	9%	14%
Sunset Park	\$526	\$603	\$585	-13%	-10%
Vinegar Hill / Dumbo	\$1,080	\$997	\$982	8%	10%
Williamsburg	\$594	\$691	\$629	-14%	-6%
Windsor Terrace	\$588	\$628	\$586	-6%	0%

Note: sale price in thousands



Real Estate Board of New York

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

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$451</b>	<b>\$473</b>	<b>\$469</b>	<b>-5%</b>	<b>-4%</b>
Bath Beach	\$474	\$540	\$508	-12%	-7%
Bay Ridge / Fort Hamilton	\$315	\$429	\$400	-27%	-21%
Bedford Stuyvesant	\$461	\$465	\$385	-1%	20%
Bensonhurst	\$688	\$580	\$650	19%	6%
Bergen Beach	\$525	\$530	\$485	-1%	8%
Brighton Beach	\$475	\$711	\$850	-33%	-44%
Boerum Hill	\$274	\$320	\$350	-14%	-22%
Borough Park	\$620	\$540	\$570	15%	9%
Brooklyn Heights	\$650	\$675	\$653	-4%	0%
Brownsville / Ocean Hill	\$360	\$344	\$370	5%	-3%
Bushwick / Wyckoff Heights	\$360	\$310	\$340	16%	6%
Canarsie	\$365	\$385	\$400	-5%	-9%
Carroll Gardens	\$845	\$720	\$608	17%	39%
Clinton Hill	\$355	\$475	\$456	-25%	-22%
Cobble Hill	\$478	\$866	\$857	-45%	-44%
Columbia Street					
Waterfront District	\$494	\$438	\$675	13%	-27%
Coney Island	\$285	\$322	\$265	-12%	8%
Crown Heights	\$430	\$392	\$450	10%	-4%
Cypress Hills	\$310	\$292	\$255	6%	22%
Downtown	\$535	\$486	\$516	10%	4%
Dyker Heights	\$638	\$670	\$640	-5%	0%
East Flatbush	\$340	\$334	\$363	2%	-6%
East New York / Spring Creek	\$283	\$292	\$270	-3%	5%
Flatbush / Prospect Park South	\$385	\$400	\$352	-4%	10%
Flatlands	\$417	\$318	\$268	31%	56%
Fort Greene	\$513	\$535	\$439	-4%	17%
Gerritsen Beach	\$358	\$360	\$305	-1%	17%
Gowanus	\$510	\$630	\$755	-19%	-32%
Gravesend / Mapleton	\$568	\$523	\$447	9%	27%
Greenpoint	\$520	\$635	\$453	-18%	15%
Kensington / Parkville	\$385	\$460	\$440	-16%	-13%
Manhattan Beach	\$883	\$1,300	\$900	-32%	-2%
Marine Park / Madison	\$440	\$450	\$439	-2%	0%
Midwood	\$460	\$465	\$458	-1%	1%
Mill Basin	\$460	\$500	\$378	-8%	22%
Park Slope	\$624	\$671	\$678	-7%	-8%
Prospect Heights	\$500	\$393	\$649	27%	-23%
Prospect Park Lefferts Gardens	\$395	\$322	\$340	23%	16%
Red Hook	\$530	\$944	\$950	-44%	-44%
SeaGate	\$630	\$466	\$480	35%	31%
Sheepshead Bay	\$385	\$329	\$302	17%	27%
Sunset Park	\$505	\$657	\$583	-23%	-13%
Vinegar Hill / Dumbo	\$855	\$825	\$975	4%	-12%
Williamsburg	\$531	\$628	\$573	-15%	-7%
Windsor Terrace	\$448	\$645	\$575	-31%	-22%

Note: sale price in thousands



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	1q12	4q11	1q11	Percent Change 4q11	1q11
<b>Brooklyn</b>	<b>\$475</b>	<b>\$489</b>	<b>\$498</b>	<b>-3%</b>	<b>-5%</b>
Bath Beach	\$264	\$230	\$239	15%	11%
Bay Ridge / Fort Hamilton	\$272	\$249	\$269	9%	1%
Bedford Stuyvesant	\$540	\$415	\$387	30%	39%
Bensonhurst	\$376	\$364	\$254	3%	48%
Bergen Beach	\$279	\$390	\$418	-28%	-33%
Brighton Beach	\$445	\$755	\$712	-41%	-38%
Boerum Hill	\$484	\$374	\$388	29%	25%
Borough Park	\$319	\$403	\$380	-21%	-16%
Brooklyn Heights	\$855	\$823	\$695	4%	23%
Brownsville / Ocean Hill			\$365		
Bushwick / Wyckoff Heights	\$379	\$319	\$260	19%	46%
Canarsie	\$264	\$311		-15%	
Carroll Gardens	\$772	\$656	\$709	18%	9%
Clinton Hill	\$374	\$434	\$389	-14%	-4%
Cobble Hill	\$601	\$814	\$839	-26%	-28%
Columbia Street					
Waterfront District	\$521	\$510	\$721	2%	-28%
Coney Island	\$284	\$288	\$250	-1%	14%
Crown Heights	\$386	\$411	\$403	-6%	-4%
Cypress Hills					
Downtown	\$618	\$557	\$606	11%	2%
Dyker Heights	\$345	\$422	\$378	-18%	-9%
East Flatbush	\$201	\$202	\$246	-1%	-18%
East New York / Spring Creek	\$223	\$213	\$236	5%	-6%
Flatbush / Prospect Park South	\$311	\$293	\$308	6%	1%
Flatlands	\$136	\$120	\$123	13%	11%
Fort Greene	\$523	\$522	\$462	0%	13%
Gerritsen Beach					
Gowanus	\$441	\$619	\$705	-29%	-37%
Gravesend / Mapleton	\$564	\$303	\$263	86%	115%
Greenpoint	\$469	\$666	\$507	-30%	-8%
Kensington / Parkville	\$235	\$260	\$293	-10%	-20%
Manhattan Beach	\$702		\$270		160%
Marine Park / Madison	\$202	\$215	\$192	-6%	6%
Midwood	\$257	\$295	\$205	-13%	25%
Mill Basin	\$151	\$133	\$157	14%	-4%
Park Slope	\$566	\$687	\$665	-18%	-15%
Prospect Heights	\$538	\$476	\$844	13%	-36%
Prospect Park Lefferts Gardens	\$234	\$216	\$299	8%	-22%
Red Hook		\$325			
SeaGate		\$429	\$480		
Sheepshead Bay	\$227	\$215	\$237	5%	-4%
Sunset Park	\$303	\$386	\$305	-21%	0%
Vinegar Hill / Dumbo	\$1,080	\$997	\$982	8%	10%
Williamsburg	\$583	\$690	\$629	-16%	-7%
Windsor Terrace	\$378	\$513	\$440	-26%	-14%

Note: sale price in thousands



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$390</b>	<b>\$408</b>	<b>\$420</b>	<b>-4%</b>	<b>-7%</b>
Bath Beach	\$270	\$225	\$223	20%	21%
Bay Ridge / Fort Hamilton	\$233	\$215	\$253	8%	-8%
Bedford Stuyvesant	\$416	\$446	\$387	-7%	7%
Bensonhurst	\$448	\$345	\$203	30%	121%
Bergen Beach	\$375	\$404	\$395	-7%	-5%
Brighton Beach	\$450	\$689	\$726	-35%	-38%
Boerum Hill	\$497	\$347	\$358	43%	39%
Borough Park	\$274	\$320	\$350	-14%	-22%
Brooklyn Heights	\$598	\$625	\$590	-4%	1%
Brownsville / Ocean Hill			\$365		
Bushwick / Wyckoff Heights	\$340	\$320	\$288	6%	18%
Canarsie	\$298	\$320		-7%	
Carroll Gardens	\$728	\$617	\$615	18%	18%
Clinton Hill	\$324	\$358	\$331	-9%	-2%
Cobble Hill	\$463	\$800	\$857	-42%	-46%
Columbia Street					
Waterfront District	\$494	\$438	\$675	13%	-27%
Coney Island	\$285	\$266	\$235	7%	21%
Crown Heights	\$351	\$350	\$350	0%	0%
Cypress Hills					
Downtown	\$535	\$486	\$516	10%	4%
Dyker Heights	\$335	\$422	\$420	-21%	-20%
East Flatbush	\$195	\$200	\$210	-3%	-7%
East New York / Spring Creek	\$211	\$189	\$239	12%	-12%
Flatbush / Prospect Park South	\$315	\$245	\$329	29%	-4%
Flatlands	\$136	\$120	\$123	13%	11%
Fort Greene	\$470	\$503	\$418	-6%	13%
Gerritsen Beach					
Gowanus	\$398	\$630	\$741	-37%	-46%
Gravesend / Mapleton	\$329	\$238	\$253	38%	30%
Greenpoint	\$425	\$540	\$444	-21%	-4%
Kensington / Parkville	\$208	\$220	\$230	-5%	-10%
Manhattan Beach	\$835		\$270		209%
Marine Park / Madison	\$150	\$181	\$157	-17%	-4%
Midwood	\$229	\$280	\$187	-18%	23%
Mill Basin	\$155	\$133	\$149	17%	4%
Park Slope	\$526	\$630	\$629	-17%	-16%
Prospect Heights	\$490	\$390	\$647	26%	-24%
Prospect Park Lefferts Gardens	\$215	\$174	\$302	24%	-29%
Red Hook		\$325			
SeaGate		\$429	\$480		
Sheepshead Bay	\$179	\$173	\$196	3%	-9%
Sunset Park	\$280	\$358	\$314	-22%	-11%
Vinegar Hill / Dumbo	\$855	\$825	\$975	4%	-12%
Williamsburg	\$520	\$618	\$570	-16%	-9%
Windsor Terrace	\$385	\$489	\$471	-21%	-18%

Note: sale price in thousands



Real Estate Board of New York

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

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$523</b>	<b>\$525</b>	<b>\$547</b>	<b>0%</b>	<b>-4%</b>
Bath Beach	\$347	\$295	\$398	17%	-13%
Bay Ridge / Fort Hamilton	\$361	\$376	\$376	-4%	-4%
Bedford Stuyvesant	\$430	\$391	\$311	10%	38%
Bensonhurst	\$442	\$325	\$310	36%	43%
Bergen Beach	\$298	\$303	\$338	-1%	-12%
Brighton Beach	\$570	\$790	\$831	-28%	-31%
Boerum Hill	\$426	\$347	\$373	23%	14%
Borough Park	\$406	\$452	\$423	-10%	-4%
Brooklyn Heights	\$853	\$723	\$725	18%	18%
Brownsville / Ocean Hill			\$264		
Bushwick / Wyckoff Heights	\$438	\$391	\$319	12%	37%
Canarsie	\$300	\$236		27%	
Carroll Gardens	\$664	\$669	\$671	-1%	-1%
Clinton Hill	\$560	\$545	\$598	3%	-6%
Cobble Hill	\$685	\$811	\$682	-16%	0%
Columbia Street					
Waterfront District	\$622	\$621	\$661	0%	-6%
Coney Island	\$381	\$402	\$374	-5%	2%
Crown Heights	\$469	\$436	\$384	7%	22%
Cypress Hills					
Downtown	\$628	\$597	\$628	5%	0%
Dyker Heights	\$390	\$328	\$278	19%	40%
East Flatbush	\$249	\$293	\$279	-15%	-11%
East New York / Spring Creek	\$319	\$286	\$294	11%	9%
Flatbush / Prospect Park South	\$315	\$322	\$374	-2%	-16%
Flatlands	\$170	\$163	\$166	4%	3%
Fort Greene	\$590	\$573	\$587	3%	0%
Gerritsen Beach					
Gowanus	\$654	\$680	\$689	-4%	-5%
Gravesend / Mapleton	\$413	\$291	\$323	42%	28%
Greenpoint	\$591	\$578	\$555	2%	7%
Kensington / Parkville	\$309	\$328	\$379	-6%	-19%
Manhattan Beach			\$394		
Marine Park / Madison	\$311	\$251	\$259	24%	20%
Midwood	\$349	\$336	\$355	4%	-2%
Mill Basin	\$182	\$177	\$171	3%	6%
Park Slope	\$675	\$666	\$785	1%	-14%
Prospect Heights	\$657	\$586	\$743	12%	-12%
Prospect Park Lefferts Gardens	\$245	\$192	\$293	28%	-16%
Red Hook					
SeaGate		\$370	\$347		
Sheepshead Bay	\$298	\$331	\$284	-10%	5%
Sunset Park	\$426	\$465	\$487	-8%	-13%
Vinegar Hill / Dumbo	\$852	\$800	\$790	7%	8%
Williamsburg	\$634	\$696	\$643	-9%	-1%
Windsor Terrace	\$538	\$606	\$496	-11%	8%



Real Estate Board of New York

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

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$488</b>	<b>\$512</b>	<b>\$551</b>	<b>-5%</b>	<b>-11%</b>
Bath Beach	\$369	\$254	\$409	45%	-10%
Bay Ridge / Fort Hamilton	\$353	\$348	\$363	1%	-3%
Bedford Stuyvesant	\$446	\$433	\$294	3%	52%
Bensonhurst	\$435	\$321	\$320	35%	36%
Bergen Beach	\$303	\$303	\$339	0%	-11%
Brighton Beach	\$643	\$768	\$908	-16%	-29%
Boerum Hill	\$387	\$366	\$376	6%	3%
Borough Park	\$424	\$433	\$412	-2%	3%
Brooklyn Heights	\$819	\$714	\$702	15%	17%
Brownsville / Ocean Hill			\$264		
Bushwick / Wyckoff Heights	\$424	\$404	\$308	5%	37%
Canarsie	\$293	\$225		30%	
Carroll Gardens	\$655	\$676	\$700	-3%	-6%
Clinton Hill	\$571	\$570	\$584	0%	-2%
Cobble Hill	\$648	\$811	\$738	-20%	-12%
Columbia Street					
Waterfront District	\$617	\$565	\$686	9%	-10%
Coney Island	\$349	\$403	\$343	-13%	2%
Crown Heights	\$450	\$405	\$360	11%	25%
Cypress Hills					
Downtown	\$666	\$596	\$625	12%	7%
Dyker Heights	\$382	\$328	\$278	16%	37%
East Flatbush	\$221	\$328	\$268	-33%	-18%
East New York / Spring Creek	\$302	\$296	\$299	2%	1%
Flatbush / Prospect Park South	\$316	\$296	\$385	7%	-18%
Flatlands	\$170	\$163	\$166	4%	3%
Fort Greene	\$573	\$585	\$560	-2%	2%
Gerritsen Beach					
Gowanus	\$654	\$680	\$708	-4%	-8%
Gravesend / Mapleton	\$356	\$267	\$340	34%	5%
Greenpoint	\$563	\$551	\$543	2%	4%
Kensington / Parkville	\$302	\$354	\$381	-15%	-21%
Manhattan Beach			\$394		
Marine Park / Madison	\$339	\$224	\$231	51%	47%
Midwood	\$298	\$352	\$373	-15%	-20%
Mill Basin	\$184	\$177	\$171	4%	8%
Park Slope	\$666	\$670	\$670	0%	-1%
Prospect Heights	\$650	\$538	\$653	21%	0%
Prospect Park Lefferts Gardens	\$231	\$174	\$307	33%	-25%
Red Hook					
SeaGate		\$370	\$347		
Sheepshead Bay	\$282	\$317	\$262	-11%	8%
Sunset Park	\$445	\$477	\$509	-7%	-13%
Vinegar Hill / Dumbo	\$826	\$848	\$815	-2%	1%
Williamsburg	\$692	\$728	\$672	-5%	3%
Windsor Terrace	\$541	\$603	\$502	-10%	8%



Real Estate Board of New York

## Condominium Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$569</b>	<b>\$596</b>	<b>\$591</b>	<b>-5%</b>	<b>-4%</b>
Bath Beach	\$374	\$337	\$400	11%	-7%
Bay Ridge / Fort Hamilton	\$530	\$406	\$373	30%	42%
Bedford Stuyvesant	\$423	\$415	\$387	2%	9%
Bensonhurst	\$499	\$479	\$370	4%	35%
Bergen Beach	\$279	\$390	\$418	-28%	-33%
Brighton Beach	\$452	\$884	\$635	-49%	-29%
Boerum Hill	\$470	\$644	\$674	-27%	-30%
Borough Park	\$495	\$398	\$401	24%	23%
Brooklyn Heights	\$1,388	\$1,059	\$1,139	31%	22%
Brownsville / Ocean Hill			\$365		
Bushwick / Wyckoff Heights	\$379	\$319	\$295	19%	29%
Canarsie	\$307	\$311		-1%	
Carroll Gardens	\$781	\$673	\$789	16%	-1%
Clinton Hill	\$543	\$562	\$502	-4%	8%
Cobble Hill	\$687	\$912	\$991	-25%	-31%
Columbia Street					
Waterfront District	\$521	\$510	\$721	2%	-28%
Coney Island	\$393	\$382	\$373	3%	5%
Crown Heights	\$438	\$438	\$416	0%	5%
Cypress Hills					
Downtown	\$734	\$661	\$639	11%	15%
Dyker Heights	\$345	\$422	\$450	-18%	-23%
East Flatbush	\$314	\$261	\$352	20%	-11%
East New York / Spring Creek	\$223	\$213	\$236	5%	-6%
Flatbush / Prospect Park South	\$317	\$409	\$280	-22%	13%
Flatlands					
Fort Greene	\$581	\$620	\$542	-6%	7%
Gerritsen Beach					
Gowanus	\$441	\$619	\$705	-29%	-37%
Gravesend / Mapleton	\$859	\$448	\$365	92%	135%
Greenpoint	\$473	\$671	\$507	-30%	-7%
Kensington / Parkville	\$295	\$354	\$739	-17%	-60%
Manhattan Beach	\$702				
Marine Park / Madison	\$375	\$443	\$357	-15%	5%
Midwood	\$314	\$407	\$325	-23%	-3%
Mill Basin					
Park Slope	\$612	\$784	\$723	-22%	-15%
Prospect Heights	\$694	\$738	\$1,170	-6%	-41%
Prospect Park Lefferts Gardens	\$322	\$333	\$361	-3%	-11%
Red Hook		\$325			
SeaGate		\$429	\$480		
Sheepshead Bay	\$309	\$378	\$357	-18%	-13%
Sunset Park	\$335	\$405	\$327	-17%	2%
Vinegar Hill / Dumbo	\$1,115	\$997	\$982	12%	14%
Williamsburg	\$599	\$697	\$633	-14%	-5%
Windsor Terrace	\$460	\$638	\$541	-28%	-15%

Note: sale price in thousands





Real Estate Board of New York

## Condominium Sale Price

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$475</b>	<b>\$505</b>	<b>\$505</b>	<b>-6%</b>	<b>-6%</b>
Bath Beach	\$374	\$337	\$400	11%	-7%
Bay Ridge / Fort Hamilton	\$425	\$420	\$334	1%	27%
Bedford Stuyvesant	\$413	\$446	\$387	-7%	7%
Bensonhurst	\$493	\$465	\$370	6%	33%
Bergen Beach	\$375	\$404	\$395	-7%	-5%
Brighton Beach	\$425	\$711	\$635	-40%	-33%
Boerum Hill	\$480	\$550	\$638	-13%	-25%
Borough Park	\$499	\$383	\$375	30%	33%
Brooklyn Heights	\$1,157	\$925	\$945	25%	22%
Brownsville / Ocean Hill			\$365		
Bushwick / Wyckoff Heights	\$340	\$320	\$296	6%	15%
Canarsie	\$300	\$320		-6%	
Carroll Gardens	\$741	\$617	\$630	20%	18%
Clinton Hill	\$593	\$446	\$537	33%	10%
Cobble Hill	\$675	\$866	\$857	-22%	-21%
Columbia Street					
Waterfront District	\$494	\$438	\$675	13%	-27%
Coney Island	\$380	\$365	\$373	4%	2%
Crown Heights	\$423	\$442	\$413	-4%	3%
Cypress Hills					
Downtown	\$683	\$673	\$575	1%	19%
Dyker Heights	\$335	\$422	\$450	-21%	-26%
East Flatbush	\$314	\$300	\$352	5%	-11%
East New York / Spring Creek	\$211	\$189	\$239	12%	-12%
Flatbush / Prospect Park South	\$339	\$343	\$292	-1%	16%
Flatlands					
Fort Greene	\$497	\$625	\$428	-20%	16%
Gerritsen Beach					
Gowanus	\$398	\$630	\$741	-37%	-46%
Gravesend / Mapleton	\$433	\$453	\$370	-4%	17%
Greenpoint	\$448	\$533	\$444	-16%	1%
Kensington / Parkville	\$345	\$385	\$497	-10%	-31%
Manhattan Beach	\$835				
Marine Park / Madison	\$400	\$416	\$342	-4%	17%
Midwood	\$235	\$426	\$325	-45%	-28%
Mill Basin					
Park Slope	\$550	\$670	\$639	-18%	-14%
Prospect Heights	\$500	\$535	\$793	-7%	-37%
Prospect Park Lefferts Gardens	\$324	\$333	\$335	-3%	-3%
Red Hook		\$325			
SeaGate		\$429	\$480		
Sheepshead Bay	\$277	\$400	\$383	-31%	-28%
Sunset Park	\$303	\$395	\$320	-23%	-5%
Vinegar Hill / Dumbo	\$888	\$825	\$975	8%	-9%
Williamsburg	\$530	\$623	\$573	-15%	-8%
Windsor Terrace	\$460	\$638	\$487	-28%	-6%

Note: sale price in thousands



Real Estate Board of New York

## Condominium Price Per Sq. Ft.

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$567</b>	<b>\$570</b>	<b>\$568</b>	<b>-1%</b>	<b>0%</b>
Bath Beach	\$405	\$329	\$466	23%	-13%
Bay Ridge / Fort Hamilton	\$404	\$452	\$413	-11%	-2%
Bedford Stuyvesant	\$430	\$391	\$311	10%	38%
Bensonhurst	\$442	\$390	\$355	13%	25%
Bergen Beach	\$298	\$303	\$338	-1%	-12%
Brighton Beach	\$473	\$811	\$640	-42%	-26%
Boerum Hill	\$499	\$505	\$543	-1%	-8%
Borough Park	\$432	\$360	\$369	20%	17%
Brooklyn Heights	\$1,010	\$748	\$726	35%	39%
Brownsville / Ocean Hill			\$264		
Bushwick / Wyckoff Heights	\$438	\$391	\$319	12%	37%
Canarsie	\$300	\$236		27%	
Carroll Gardens	\$616	\$634	\$676	-3%	-9%
Clinton Hill	\$547	\$492	\$540	11%	1%
Cobble Hill	\$701	\$811	\$747	-14%	-6%
Columbia Street					
Waterfront District	\$622	\$621	\$661	0%	-6%
Coney Island	\$432	\$443	\$604	-2%	-28%
Crown Heights	\$463	\$410	\$384	13%	21%
Cypress Hills					
Downtown	\$709	\$647	\$655	10%	8%
Dyker Heights	\$390	\$328	\$278	19%	40%
East Flatbush	\$343	\$293	\$332	17%	3%
East New York / Spring Creek	\$319	\$286	\$294	11%	9%
Flatbush / Prospect Park South	\$265	\$345	\$287	-23%	-8%
Flatlands					
Fort Greene	\$640	\$654	\$568	-2%	13%
Gerritsen Beach					
Gowanus	\$654	\$680	\$689	-4%	-5%
Gravesend / Mapleton	\$537	\$410	\$399	31%	34%
Greenpoint	\$599	\$573	\$555	4%	8%
Kensington / Parkville	\$357	\$354	\$410	1%	-13%
Manhattan Beach					
Marine Park / Madison	\$383	\$430	\$338	-11%	13%
Midwood	\$345	\$415	\$433	-17%	-20%
Mill Basin					
Park Slope	\$667	\$652	\$694	2%	-4%
Prospect Heights	\$664	\$545	\$830	22%	-20%
Prospect Park Lefferts Gardens	\$332		\$295		12%
Red Hook					
SeaGate		\$370	\$347		
Sheepshead Bay	\$393	\$496	\$348	-21%	13%
Sunset Park	\$458	\$484	\$487	-5%	-6%
Vinegar Hill / Dumbo	\$893	\$800	\$790	12%	13%
Williamsburg	\$634	\$700	\$643	-9%	-1%
Windsor Terrace	\$599	\$520	\$575	15%	4%



Real Estate Board of New York

## Condominium Price Per Sq. Ft.

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$532</b>	<b>\$569</b>	<b>\$569</b>	<b>-7%</b>	<b>-6%</b>
Bath Beach	\$405	\$329	\$466	23%	-13%
Bay Ridge / Fort Hamilton	\$383	\$466	\$429	-18%	-11%
Bedford Stuyvesant	\$446	\$433	\$294	3%	52%
Bensonhurst	\$435	\$390	\$355	12%	23%
Bergen Beach	\$303	\$303	\$339	0%	-11%
Brighton Beach	\$632	\$768	\$640	-18%	-1%
Boerum Hill	\$547	\$448	\$567	22%	-4%
Borough Park	\$390	\$369	\$365	6%	7%
Brooklyn Heights	\$978	\$720	\$678	36%	44%
Brownsville / Ocean Hill			\$264		
Bushwick / Wyckoff Heights	\$424	\$404	\$308	5%	37%
Canarsie	\$293	\$225		30%	
Carroll Gardens	\$655	\$619	\$750	6%	-13%
Clinton Hill	\$542	\$533	\$540	2%	0%
Cobble Hill	\$633	\$811	\$760	-22%	-17%
Columbia Street					
Waterfront District	\$617	\$565	\$686	9%	-10%
Coney Island	\$423	\$420	\$604	1%	-30%
Crown Heights	\$442	\$372	\$360	19%	23%
Cypress Hills					
Downtown	\$741	\$651	\$635	14%	17%
Dyker Heights	\$382	\$328	\$278	16%	37%
East Flatbush	\$343	\$328	\$332	5%	3%
East New York / Spring Creek	\$302	\$296	\$299	2%	1%
Flatbush / Prospect Park South	\$250	\$339	\$287	-26%	-13%
Flatlands					
Fort Greene	\$635	\$598	\$559	6%	14%
Gerritsen Beach					
Gowanus	\$654	\$680	\$708	-4%	-8%
Gravesend / Mapleton	\$404	\$410	\$396	-1%	2%
Greenpoint	\$575	\$544	\$543	6%	6%
Kensington / Parkville	\$351	\$381	\$410	-8%	-14%
Manhattan Beach					
Marine Park / Madison	\$383	\$430	\$382	-11%	0%
Midwood	\$342	\$410	\$433	-17%	-21%
Mill Basin					
Park Slope	\$639	\$654	\$666	-2%	-4%
Prospect Heights	\$638	\$628	\$690	2%	-8%
Prospect Park Lefferts Gardens	\$340		\$309		10%
Red Hook					
SeaGate		\$370	\$347		
Sheepshead Bay	\$430	\$417	\$348	3%	24%
Sunset Park	\$468	\$498	\$509	-6%	-8%
Vinegar Hill / Dumbo	\$844	\$848	\$815	0%	3%
Williamsburg	\$692	\$730	\$672	-5%	3%
Windsor Terrace	\$599	\$520	\$570	15%	5%



Real Estate Board of New York

## Cooperative Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$355</b>	<b>\$358</b>	<b>\$345</b>	<b>-1%</b>	<b>3%</b>
Bath Beach	\$233	\$203	\$203	15%	15%
Bay Ridge / Fort Hamilton	\$235	\$230	\$252	2%	-7%
Bedford Stuyvesant	\$5,900				
Bensonhurst	\$130	\$163	\$162	-20%	-19%
Bergen Beach					
Brighton Beach	\$435	\$562	\$770	-23%	-44%
Boerum Hill	\$229	\$293	\$282	-22%	-19%
Borough Park	\$230	\$231	\$301	0%	-24%
Brooklyn Heights	\$646	\$722	\$572	-11%	13%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights			\$121		
Canarsie	\$135				
Carroll Gardens	\$749	\$617	\$270	21%	178%
Clinton Hill	\$325	\$350	\$351	-7%	-8%
Cobble Hill	\$515	\$756	\$763	-32%	-32%
Columbia Street					
Waterfront District					
Coney Island	\$254	\$244	\$244	4%	4%
Crown Heights	\$230	\$275	\$235	-16%	-2%
Cypress Hills					
Downtown	\$299	\$315	\$340	-5%	-12%
Dyker Heights			\$233		
East Flatbush	\$163	\$173	\$175	-6%	-7%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$310	\$235	\$314	32%	-1%
Flatlands	\$136	\$120	\$123	13%	11%
Fort Greene	\$485	\$477	\$391	2%	24%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$204	\$202	\$181	1%	13%
Greenpoint	\$345	\$587		-41%	
Kensington / Parkville	\$226	\$246	\$242	-8%	-7%
Manhattan Beach			\$270		
Marine Park / Madison	\$148	\$160	\$152	-7%	-2%
Midwood	\$217	\$217	\$179	0%	21%
Mill Basin	\$151	\$133	\$157	14%	-4%
Park Slope	\$531	\$615	\$597	-14%	-11%
Prospect Heights	\$491	\$440	\$548	12%	-10%
Prospect Park Lefferts Gardens	\$160	\$192	\$237	-17%	-32%
Red Hook					
SeaGate					
Sheepshead Bay	\$182	\$161	\$184	13%	-1%
Sunset Park	\$195	\$271	\$226	-28%	-14%
Vinegar Hill / Dumbo	\$725				
Williamsburg	\$348	\$299	\$227	16%	54%
Windsor Terrace	\$360	\$477	\$413	-25%	-13%

Note: sale price in thousands



Real Estate Board of New York

## Cooperative Sale Price

	Median				
	1q12	4q11	1q11	Percent Change 4q11	1q11
<b>Brooklyn</b>	<b>\$274</b>	<b>\$268</b>	<b>\$270</b>	<b>2%</b>	<b>1%</b>
Bath Beach	\$220	\$194	\$198	13%	11%
Bay Ridge / Fort Hamilton	\$220	\$209	\$235	6%	-6%
Bedford Stuyvesant	\$5,900				
Bensonhurst	\$130	\$166	\$152	-21%	-14%
Bergen Beach					
Brighton Beach	\$450	\$600	\$788	-25%	-43%
Boerum Hill	\$255	\$258	\$282	-1%	-10%
Borough Park	\$230	\$171	\$320	35%	-28%
Brooklyn Heights	\$463	\$546	\$450	-15%	3%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights			\$121		
Canarsie	\$135				
Carroll Gardens	\$728	\$631	\$270	15%	170%
Clinton Hill	\$295	\$300	\$310	-2%	-5%
Cobble Hill	\$463	\$735	\$763	-37%	-39%
Columbia Street Waterfront District					
Coney Island	\$223	\$218	\$235	2%	-5%
Crown Heights	\$234	\$289	\$235	-19%	0%
Cypress Hills					
Downtown	\$270	\$311	\$338	-13%	-20%
Dyker Heights			\$233		
East Flatbush	\$168	\$173	\$170	-3%	-1%
East New York/Spring Creek					
Flatbush / Prospect Park South	\$315	\$210	\$332	50%	-5%
Flatlands	\$136	\$120	\$123	13%	11%
Fort Greene	\$457	\$398	\$395	15%	16%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$193	\$195	\$173	-1%	12%
Greenpoint	\$345	\$587		-41%	
Kensington / Parkville	\$188	\$210	\$203	-11%	-8%
Manhattan Beach			\$270		
Marine Park / Madison	\$141	\$160	\$150	-12%	-6%
Midwood	\$210	\$196	\$187	8%	13%
Mill Basin	\$155	\$133	\$149	17%	4%
Park Slope	\$489	\$609	\$620	-20%	-21%
Prospect Heights	\$484	\$390	\$466	24%	4%
Prospect Park Lefferts Gardens	\$166	\$169	\$215	-2%	-23%
Red Hook					
SeaGate					
Sheepshead Bay	\$168	\$138	\$186	21%	-10%
Sunset Park	\$161	\$313	\$235	-49%	-32%
Vinegar Hill / Dumbo	\$725				
Williamsburg	\$190	\$299	\$227	-37%	-16%
Windsor Terrace	\$375	\$474	\$410	-21%	-9%

Note: sale price in thousands



Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$461</b>	<b>\$440</b>	<b>\$490</b>	<b>5%</b>	<b>-6%</b>
Bath Beach	\$288	\$226	\$262	28%	10%
Bay Ridge / Fort Hamilton	\$357	\$355	\$366	0%	-2%
Bedford Stuyvesant					
Bensonhurst		\$260	\$220		
Bergen Beach					
Brighton Beach	\$715	\$748	\$926	-4%	-23%
Boerum Hill	\$345	\$403	\$358	-15%	-4%
Borough Park	\$309	\$215	\$413	43%	-25%
Brooklyn Heights	\$742	\$695	\$724	7%	3%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$743	\$773	\$650	-4%	14%
Clinton Hill	\$563	\$577	\$613	-2%	-8%
Cobble Hill	\$661		\$595		11%
Columbia Street					
Waterfront District					
Coney Island	\$345	\$361	\$346	-4%	0%
Crown Heights	\$533	\$868		-39%	
Cypress Hills					
Downtown	\$466	\$462	\$429	1%	9%
Dyker Heights					
East Flatbush	\$211		\$227		-7%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$336	\$298	\$403	13%	-17%
Flatlands	\$170	\$163	\$166	4%	3%
Fort Greene	\$546	\$515	\$605	6%	-10%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$280	\$269	\$214	4%	31%
Greenpoint	\$460	\$638		-28%	
Kensington / Parkville	\$299	\$323	\$361	-7%	-17%
Manhattan Beach			\$394		
Marine Park / Madison	\$295	\$225	\$216	31%	37%
Midwood	\$352	\$282	\$315	25%	12%
Mill Basin	\$182	\$177	\$171	3%	6%
Park Slope	\$680	\$681	\$938	0%	-27%
Prospect Heights	\$655	\$595	\$601	10%	9%
Prospect Park Lefferts Gardens	\$173	\$192	\$290	-10%	-40%
Red Hook					
SeaGate					
Sheepshead Bay	\$239	\$253	\$233	-6%	3%
Sunset Park	\$306	\$327		-6%	
Vinegar Hill / Dumbo	\$549				
Williamsburg		\$347			
Windsor Terrace	\$507	\$693	\$417	-27%	22%



Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$418</b>	<b>\$409</b>	<b>\$405</b>	<b>2%</b>	<b>3%</b>
Bath Beach	\$288	\$226	\$262	28%	10%
Bay Ridge / Fort Hamilton	\$344	\$333	\$346	3%	-1%
Bedford Stuyvesant					
Bensonhurst		\$260	\$220		
Bergen Beach					
Brighton Beach	\$715	\$748	\$926	-4%	-23%
Boerum Hill	\$332	\$422	\$392	-21%	-15%
Borough Park	\$309	\$215	\$413	43%	-25%
Brooklyn Heights	\$713	\$692	\$703	3%	1%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$662	\$773	\$650	-14%	2%
Clinton Hill	\$574	\$594	\$610	-3%	-6%
Cobble Hill	\$651		\$719		-9%
Columbia Street					
Waterfront District					
Coney Island	\$337	\$332	\$342	1%	-2%
Crown Heights	\$533	\$868		-39%	
Cypress Hills					
Downtown	\$458	\$475	\$481	-3%	-5%
Dyker Heights					
East Flatbush	\$196		\$227		-14%
East New York/Spring Creek					
Flatbush/Prospect Park South	\$324	\$253	\$395	28%	-18%
Flatlands	\$170	\$163	\$166	4%	3%
Fort Greene	\$488	\$460	\$604	6%	-19%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$264	\$255	\$217	4%	22%
Greenpoint	\$460	\$638		-28%	
Kensington / Parkville	\$288	\$350	\$296	-18%	-3%
Manhattan Beach			\$394		
Marine Park / Madison	\$300	\$210	\$201	43%	50%
Midwood	\$278	\$228	\$315	22%	-12%
Mill Basin	\$184	\$177	\$171	4%	8%
Park Slope	\$671	\$670	\$683	0%	-2%
Prospect Heights	\$650	\$531	\$585	22%	11%
Prospect Park Lefferts Gardens	\$153	\$174	\$307	-12%	-50%
Red Hook					
SeaGate					
Sheepshead Bay	\$194	\$228	\$227	-15%	-14%
Sunset Park	\$305	\$327		-7%	
Vinegar Hill / Dumbo	\$549				
Williamsburg		\$347	99		
Windsor Terrace	\$468	\$693	\$407	-32%	15%



Real Estate Board of New York

## New York City Residential Sales Report

## One - Three Family Dwelling Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$624</b>	<b>\$582</b>	<b>\$597</b>	<b>7%</b>	<b>5%</b>
Bath Beach	\$603	\$630	\$662	-4%	-9%
Bay Ridge / Fort Hamilton	\$736	\$756	\$746	-3%	-1%
Bedford Stuyvesant	\$474	\$475	\$427	0%	11%
Bensonhurst	\$684	\$721	\$710	-5%	-4%
Bergen Beach	\$567	\$592	\$531	-4%	7%
Brighton Beach	\$2,329	\$1,749	\$1,348	33%	73%
Boerum Hill	\$336	\$395	\$428	-15%	-21%
Borough Park	\$683	\$701	\$663	-2%	3%
Brooklyn Heights	\$7,249	\$4,363	\$2,496	66%	190%
Brownsville / Ocean Hill	\$363	\$353	\$412	3%	-12%
Bushwick / Wyckoff Heights	\$379	\$352	\$378	8%	0%
Canarsie	\$373	\$367	\$414	2%	-10%
Carroll Gardens	\$1,284	\$1,462	\$667	-12%	92%
Clinton Hill	\$943	\$1,042	\$1,097	-9%	-14%
Cobble Hill	\$1,950	\$1,550	\$955	26%	104%
Columbia Street Waterfront District					
Coney Island	\$305	\$402	\$326	-24%	-6%
Crown Heights	\$488	\$459	\$464	6%	5%
Cypress Hills	\$318	\$299	\$304	7%	5%
Downtown					
Dyker Heights	\$723	\$679	\$630	6%	15%
East Flatbush	\$358	\$360	\$382	-1%	-6%
East New York / Spring Creek	\$325	\$316	\$337	3%	-4%
Flatbush / Prospect Park South	\$468	\$538	\$596	-13%	-22%
Flatlands	\$419	\$388	\$332	8%	26%
Fort Greene	\$1,568	\$875	\$1,397	79%	12%
Gerritsen Beach	\$318	\$326	\$312	-2%	2%
Gowanus	\$1,077	\$707	\$1,188	52%	-9%
Gravesend / Mapleton	\$881	\$640	\$796	38%	11%
Greenpoint	\$700	\$780	\$726	-10%	-4%
Kensington / Parkville	\$864	\$889	\$731	-3%	18%
Manhattan Beach	\$1,215	\$1,401	\$1,456	-13%	-17%
Marine Park / Madison	\$465	\$492	\$510	-6%	-9%
Midwood	\$695	\$665	\$783	5%	-11%
Mill Basin	\$533	\$557	\$542	-4%	-2%
Park Slope	\$1,730	\$1,090	\$1,259	59%	37%
Prospect Heights	\$1,461	\$630	\$1,228	132%	19%
Prospect Park Lefferts Gardens	\$500	\$469	\$529	7%	-6%
Red Hook	\$549	\$1,563	\$950	-65%	-42%
SeaGate	\$613	\$490	\$536	25%	14%
Sheepshead Bay	\$571	\$539	\$516	6%	11%
Sunset Park	\$676	\$723	\$743	-7%	-9%
Vinegar Hill / Dumbo					
Williamsburg	\$686	\$691	\$624	-1%	10%
Windsor Terrace	\$919	\$757	\$772	21%	19%

Note: sale price in thousands





Real Estate Board of New York

## One - Three Family Dwelling Sale Price

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Brooklyn</b>	<b>\$505</b>	<b>\$510</b>	<b>\$515</b>	<b>-1%</b>	<b>-2%</b>
Bath Beach	\$610	\$635	\$623	-4%	-2%
Bay Ridge / Fort Hamilton	\$745	\$738	\$700	1%	6%
Bedford Stuyvesant	\$499	\$465	\$385	7%	30%
Bensonhurst	\$706	\$655	\$702	8%	1%
Bergen Beach	\$564	\$600	\$575	-6%	-2%
Brighton Beach	\$2,329	\$1,995	\$1,100	17%	112%
Boerum Hill	\$257	\$358	\$388	-28%	-34%
Borough Park	\$699	\$700	\$680	0%	3%
Brooklyn Heights	\$7,550	\$4,363	\$2,388	73%	216%
Brownsville / Ocean Hill	\$360	\$344	\$378	5%	-5%
Bushwick / Wyckoff Heights	\$385	\$308	\$405	25%	-5%
Canarsie	\$380	\$386	\$400	-1%	-5%
Carroll Gardens	\$1,255	\$1,375	\$484	-9%	159%
Clinton Hill	\$835	\$999	\$926	-16%	-10%
Cobble Hill	\$1,950	\$1,550	\$955	26%	104%
Columbia Street Waterfront District					
Coney Island	\$300	\$381	\$353	-21%	-15%
Crown Heights	\$478	\$423	\$460	13%	4%
Cypress Hills	\$310	\$292	\$255	6%	22%
Downtown					
Dyker Heights	\$673	\$685	\$650	-2%	3%
East Flatbush	\$353	\$348	\$370	1%	-5%
East New York/Spring Creek	\$303	\$329	\$307	-8%	-1%
Flatbush / Prospect Park South	\$468	\$538	\$596	-13%	-22%
Flatlands	\$428	\$374	\$335	14%	28%
Fort Greene	\$1,775	\$768	\$1,621	131%	10%
Gerritsen Beach	\$358	\$360	\$305	-1%	17%
Gowanus	\$835	\$635	\$924	31%	-10%
Gravesend / Mapleton	\$678	\$646	\$651	5%	4%
Greenpoint	\$713	\$775	\$730	-8%	-2%
Kensington / Parkville	\$675	\$638	\$672	6%	1%
Manhattan Beach	\$1,200	\$1,300	\$1,100	-8%	9%
Marine Park / Madison	\$465	\$492	\$510	-6%	-9%
Midwood	\$650	\$621	\$615	5%	6%
Mill Basin	\$485	\$530	\$425	-8%	14%
Park Slope	\$1,525	\$1,075	\$1,094	42%	39%
Prospect Heights	\$1,461	\$602	\$1,320	143%	11%
Prospect Park Lefferts Gardens	\$408	\$403	\$438	1%	-7%
Red Hook	\$530	\$1,563	\$950	-66%	-44%
SeaGate	\$630	\$486	\$536	30%	18%
Sheepshead Bay	\$547	\$560	\$533	-2%	3%
Sunset Park	\$685	\$750	\$761	-9%	-10%
Vinegar Hill / Dumbo					
Williamsburg	\$800	\$783	\$651	2%	23%
Windsor Terrace	\$980	\$816	\$835	20%	17%

Note: sale price in thousands



Real Estate Board of New York

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

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$391</b>	<b>\$397</b>	<b>\$397</b>	<b>-2%</b>	<b>-2%</b>
Astoria	\$505	\$474	\$464	7%	9%
Bayside	\$460	\$538	\$515	-15%	-11%
Beechhurst/Whitestone	\$487	\$449	\$548	8%	-11%
Breezy Point/Belle Harbor/ Rockaway Park	\$586	\$716	\$412	-18%	42%
Briarwood/Jamaica Hills/ Hillcrest	\$361	\$372	\$365	-3%	-1%
College Point	\$496	\$548	\$452	-9%	10%
Corona/East Elmhurst	\$390	\$408	\$398	-5%	-2%
Douglaston/Little Neck	\$447	\$365	\$439	22%	2%
Floral Park/Bellerose	\$371	\$358	\$384	4%	-3%
Flushing	\$466	\$467	\$448	0%	4%
Fresh Meadows/ Oakland Gardens	\$384	\$423	\$383	-9%	0%
Howard Beach/Broadchannel	\$334	\$338	\$364	-1%	-8%
Jackson Heights/Elmhurst	\$353	\$376	\$381	-6%	-7%
Jamaica Estates/Holliswood	\$576	\$557	\$572	4%	1%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$331	\$304	\$322	9%	3%
Long Island City	\$615	\$656	\$683	-6%	-10%
Middle Village/Maspeth	\$459	\$472	\$494	-3%	-7%
Queens Village/Hollis	\$318	\$326	\$311	-2%	2%
Rego Park/Forest Hills/ Kew Gardens	\$350	\$356	\$348	-2%	0%
Richmond Hill/ South Ozone Park/Woodhaven	\$350	\$354	\$346	-1%	1%
Ridgewood/Glendale	\$406	\$411	\$433	-1%	-6%
Rockaways/Averne	\$418	\$360	\$330	16%	27%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$288	\$318	\$306	-9%	-6%
Sunnyside/Woodside	\$270	\$359	\$377	-25%	-28%

Note: sale price in thousands



Real Estate Board of New York

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

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$349</b>	<b>\$343</b>	<b>\$350</b>	<b>2%</b>	<b>0%</b>
Astoria	\$490	\$472	\$450	4%	9%
Bayside	\$420	\$548	\$518	-23%	-19%
Beechhurst/Whitestone	\$420	\$323	\$520	30%	-19%
Breezy Point/Belle Harbor/ Rockaway Park	\$540	\$575	\$410	-6%	32%
Briarwood/Jamaica Hills/ Hillcrest	\$350	\$351	\$353	0%	-1%
College Point	\$454	\$478	\$447	-5%	2%
Corona/East Elmhurst	\$370	\$395	\$400	-6%	-7%
Douglaston/Little Neck	\$325	\$215	\$339	51%	-4%
Floral Park/Bellerose	\$370	\$340	\$385	9%	-4%
Flushing	\$430	\$470	\$375	-9%	15%
Fresh Meadows/ Oakland Gardens	\$244	\$254	\$250	-4%	-2%
Howard Beach/Broadchannel	\$240	\$230	\$300	4%	-20%
Jackson Heights/Elmhurst	\$293	\$325	\$329	-10%	-11%
Jamaica Estates/Holliswood	\$555	\$623	\$645	-11%	-14%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$331	\$300	\$332	10%	0%
Long Island City	\$575	\$540	\$638	7%	-10%
Middle Village/Maspeth	\$480	\$475	\$480	1%	0%
Queens Village/Hollis	\$315	\$330	\$298	-4%	6%
Rego Park/Forest Hills/ Kew Gardens	\$250	\$250	\$256	0%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$350	\$340	\$355	3%	-1%
Ridgewood/Glendale	\$420	\$425	\$440	-1%	-5%
Rockaways/Averne	\$364	\$320	\$307	14%	19%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$276	\$308	\$276	-10%	0%
Sunnyside/Woodside	\$228	\$281	\$293	-19%	-22%

Note: sale price in thousands



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$265</b>	<b>\$272</b>	<b>\$271</b>	<b>-2%</b>	<b>-2%</b>
Astoria	\$308	\$303	\$297	2%	4%
Bayside	\$276	\$324	\$337	-15%	-18%
Beechhurst/Whitestone	\$237	\$235		1%	
Breezy Point/Belle Harbor/ Rockaway Park	\$287	\$396	\$231	-27%	25%
Briarwood/Jamaica Hills/ Hillcrest	\$194	\$199	\$210	-2%	-8%
College Point	\$419	\$41	\$411	926%	2%
Corona/East Elmhurst	\$208	\$215	\$154	-3%	35%
Douglaston/Little Neck	\$243	\$212	\$227	15%	7%
Floral Park/Bellerose	\$246	\$273	\$263	-10%	-6%
Flushing	\$295	\$319	\$275	-8%	7%
Fresh Meadows/ Oakland Gardens	\$201	\$202	\$214	0%	-6%
Howard Beach/Broadchannel	\$158	\$177	\$183	-11%	-14%
Jackson Heights/Elmhurst	\$226	\$234	\$234	-3%	-3%
Jamaica Estates/Holliswood	\$184	\$166	\$156	11%	18%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$119	\$208		
Long Island City	\$623	\$673	\$710	-7%	-12%
Middle Village/Maspeth	\$217	\$207	\$225	5%	-3%
Queens Village/Hollis	\$164	\$159	\$171	3%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$255	\$251	\$239	2%	7%
Richmond Hill/ South Ozone Park/Woodhaven	\$161	\$272	\$220	-41%	-27%
Ridgewood/Glendale	\$221	\$183	\$230	21%	-4%
Rockaways/Averne	\$352	\$387	\$379	-9%	-7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$180	\$139	\$191	29%	-6%
Sunnyside/Woodside	\$216	\$222	\$247	-3%	-13%

Note: sale price in thousands



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$216</b>	<b>\$218</b>	<b>\$230</b>	<b>-1%</b>	<b>-6%</b>
Astoria	\$273	\$290	\$300	-6%	-9%
Bayside	\$225	\$282	\$270	-20%	-17%
Beechhurst/Whitestone	\$240	\$232		3%	
Breezy Point/Belle Harbor/ Rockaway Park	\$292	\$420	\$213	-30%	38%
Briarwood/Jamaica Hills/ Hillcrest	\$174	\$180	\$172	-3%	1%
College Point	\$444	\$41	\$420	987%	6%
Corona/East Elmhurst	\$233	\$248	\$145	-6%	61%
Douglaston/Little Neck	\$193	\$195	\$205	-1%	-6%
Floral Park/Bellerose	\$201	\$221	\$217	-9%	-7%
Flushing	\$244	\$248	\$253	-2%	-4%
Fresh Meadows/ Oakland Gardens	\$185	\$185	\$190	0%	-3%
Howard Beach/Broadchannel	\$145	\$155	\$155	-6%	-6%
Jackson Heights/Elmhurst	\$198	\$198	\$220	0%	-10%
Jamaica Estates/Holliswood	\$185	\$155	\$150	19%	23%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$119	\$208		
Long Island City	\$583	\$540	\$655	8%	-11%
Middle Village/Maspeth	\$194	\$235	\$220	-18%	-12%
Queens Village/Hollis	\$152	\$147	\$179	3%	-15%
Rego Park/Forest Hills/ Kew Gardens	\$211	\$210	\$217	0%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$110	\$272	\$185	-60%	-41%
Ridgewood/Glendale	\$195	\$163	\$190	20%	3%
Rockaways/Averne	\$385	\$385	\$340	0%	13%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$172	\$140	\$171	22%	0%
Sunnyside/Woodside	\$223	\$215	\$259	3%	-14%

Note: sale price in thousands



Real Estate Board of New York

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

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$330</b>	<b>\$351</b>	<b>\$367</b>	<b>-6%</b>	<b>-10%</b>
Astoria	\$420	\$446	\$506	-6%	-17%
Bayside	\$344	\$414	\$437	-17%	-21%
Beechhurst/Whitestone	\$310				
Breezy Point/Belle Harbor/ Rockaway Park	\$314	\$329	\$283	-5%	11%
Briarwood/Jamaica Hills/ Hillcrest	\$272	\$295	\$351	-8%	-23%
College Point	\$369	\$1,544	\$328	-76%	13%
Corona/East Elmhurst	\$277	\$301	\$215	-8%	29%
Douglaston/Little Neck	\$257	\$254	\$287	1%	-11%
Floral Park/Bellerose	\$278	\$277	\$311	0%	-10%
Flushing	\$350	\$407	\$380	-14%	-8%
Fresh Meadows/ Oakland Gardens	\$301	\$319	\$349	-5%	-14%
Howard Beach/Broadchannel	\$192	\$184	\$221	4%	-13%
Jackson Heights/Elmhurst	\$315	\$306	\$312	3%	1%
Jamaica Estates/Holliswood	\$185	\$206	\$181	-10%	2%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$698	\$764	\$695	-9%	0%
Middle Village/Maspeth	\$249	\$258	\$278	-3%	-11%
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$319	\$341	\$330	-7%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$208	\$403	\$210	-48%	-1%
Ridgewood/Glendale	\$285	\$244	\$357	17%	-20%
Rockaways/Averne	\$320	\$341	\$437	-6%	-27%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$186	\$186	\$274	0%	-32%
Sunnyside/Woodside	\$342	\$348	\$369	-2%	-7%



Real Estate Board of New York

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

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$298</b>	<b>\$318</b>	<b>\$344</b>	<b>-6%</b>	<b>-13%</b>
Astoria	\$433	\$488	\$566	-11%	-24%
Bayside	\$300	\$464	\$443	-35%	-32%
Beechhurst/Whitestone	\$314				
Breezy Point/Belle Harbor/ Rockaway Park	\$297	\$329	\$358	-10%	-17%
Briarwood/Jamaica Hills/ Hillcrest	\$254	\$276	\$296	-8%	-14%
College Point	\$383	\$1,633	\$357	-77%	7%
Corona/East Elmhurst	\$304	\$321	\$212	-5%	44%
Douglaston/Little Neck	\$231	\$216	\$267	7%	-14%
Floral Park/Bellerose	\$267	\$275	\$290	-3%	-8%
Flushing	\$298	\$419	\$366	-29%	-19%
Fresh Meadows/ Oakland Gardens	\$301	\$341	\$371	-12%	-19%
Howard Beach/Broadchannel	\$193	\$173	\$211	11%	-9%
Jackson Heights/Elmhurst	\$298	\$312	\$299	-5%	0%
Jamaica Estates/Holliswood	\$188	\$207	\$179	-9%	5%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$700	\$688	\$680	2%	3%
Middle Village/Maspeth	\$235	\$294	\$294	-20%	-20%
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$311	\$335	\$325	-7%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$218	\$403	\$210	-46%	4%
Ridgewood/Glendale	\$263	\$259	\$364	2%	-28%
Rockaways/Averne	\$331	\$321	\$397	3%	-17%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$171	\$186	\$252	-8%	-32%
Sunnyside/Woodside	\$325	\$334	\$354	-3%	-8%



Real Estate Board of New York

## Condominium Sale Price

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$412</b>	<b>\$450</b>	<b>\$395</b>	<b>-9%</b>	<b>4%</b>
Astoria	\$376	\$406	\$378	-8%	-1%
Bayside	\$456	\$484	\$471	-6%	-3%
Beechhurst/Whitestone	\$340	\$352	\$725	-3%	-53%
Breezy Point/Belle Harbor/ Rockaway Park	\$352	\$446	\$291	-21%	21%
Briarwood/Jamaica Hills/ Hillcrest	\$279	\$337	\$342	-17%	-18%
College Point	\$419	\$325	\$411	29%	2%
Corona/East Elmhurst	\$258	\$261	\$217	-1%	19%
Douglaston/Little Neck	\$543	\$362	\$516	50%	5%
Floral Park/Bellerose					
Flushing	\$425	\$478	\$332	-11%	28%
Fresh Meadows/ Oakland Gardens	\$344	\$348	\$370	-1%	-7%
Howard Beach/Broadchannel	\$190	\$266	\$238	-29%	-20%
Jackson Heights/Elmhurst	\$321	\$338	\$324	-5%	-1%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale			\$265		
Long Island City	\$652	\$737	\$795	-12%	-18%
Middle Village/Maspeth	\$372	\$285		30%	
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$429	\$445	\$336	-4%	28%
Richmond Hill/ South Ozone Park/Woodhaven	\$243	\$272	\$238	-11%	2%
Ridgewood/Glendale	\$334	\$294	\$307	13%	9%
Rockaways/Averne	\$395	\$393	\$379	1%	4%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$249		\$304		-18%
Sunnyside/Woodside	\$242	\$275	\$323	-12%	-25%

Note: sale price in thousands





Real Estate Board of New York

## Condominium Sale Price

	Median				
	1q12	4q11	1q11	Percent Change 4q11	1q11
<b>Queens</b>	<b>\$354</b>	<b>\$410</b>	<b>\$355</b>	<b>-14%</b>	<b>0%</b>
Astoria	\$354	\$441	\$375	-20%	-6%
Bayside	\$405	\$450	\$455	-10%	-11%
Beechhurst/Whitestone	\$340	\$352	\$725	-3%	-53%
Breezy Point/Belle Harbor/ Rockaway Park	\$340	\$454	\$291	-25%	17%
Briarwood/Jamaica Hills/ Hillcrest	\$256	\$310	\$350	-18%	-27%
College Point	\$444	\$322	\$420	38%	6%
Corona/East Elmhurst	\$254	\$269	\$220	-6%	15%
Douglaston/Little Neck	\$498	\$352	\$610	42%	-18%
Floral Park/Bellerose					
Flushing	\$370	\$436	\$310	-15%	19%
Fresh Meadows/ Oakland Gardens	\$303	\$348	\$343	-13%	-12%
Howard Beach/Broadchannel	\$196	\$300	\$165	-35%	19%
Jackson Heights/Elmhurst	\$308	\$295	\$315	4%	-2%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale			\$265		
Long Island City	\$640	\$589	\$728	9%	-12%
Middle Village/Maspeth	\$312	\$285		9%	
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$414	\$355	\$297	17%	39%
Richmond Hill/ South Ozone Park/Woodhaven	\$243	\$272	\$238	-11%	2%
Ridgewood/Glendale	\$345	\$294	\$308	17%	12%
Rockaways/Averne	\$395	\$408	\$340	-3%	16%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$230		\$304		-24%
Sunnyside/Woodside	\$243	\$263	\$330	-8%	-26%

Note: sale price in thousands



Real Estate Board of New York

## Condominium Sale Price Per Square Foot

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$451</b>	<b>\$471</b>	<b>\$448</b>	<b>-4%</b>	<b>1%</b>
Astoria	\$538	\$577	\$606	-7%	-11%
Bayside	\$518	\$497	\$505	4%	2%
Beechhurst/Whitestone	\$329	\$386	\$322	-15%	2%
Breezy Point/Belle Harbor/ Rockaway Park	\$266	\$351	\$128	-24%	107%
Briarwood/Jamaica Hills/ Hillcrest	\$364	\$395	\$357	-8%	2%
College Point	\$369	\$190	\$328	95%	13%
Corona/East Elmhurst	\$345	\$340	\$301	2%	15%
Douglaston/Little Neck	\$357	\$344	\$345	4%	3%
Floral Park/Bellerose					
Flushing	\$474	\$519	\$430	-9%	10%
Fresh Meadows/ Oakland Gardens	\$385	\$406	\$403	-5%	-4%
Howard Beach/Broadchannel	\$194	\$211	\$213	-8%	-9%
Jackson Heights/Elmhurst	\$402	\$369	\$402	9%	0%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$707	\$764	\$717	-7%	-1%
Middle Village/Maspeth	\$343	\$307		12%	
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$414	\$450	\$400	-8%	4%
Richmond Hill/ South Ozone Park/Woodhaven	\$247	\$403	\$210	-39%	18%
Ridgewood/Glendale	\$427	\$315	\$400	36%	7%
Rockaways/Averne	\$358	\$341	\$437	5%	-18%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$189		\$376		-50%
Sunnyside/Woodside	\$396	\$378	\$471	5%	-16%



Real Estate Board of New York

## Condominium Sale Price Per Square Foot

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$416</b>	<b>\$454</b>	<b>\$427</b>	<b>-8%</b>	<b>-2%</b>
Astoria	\$545	\$609	\$592	-11%	-8%
Bayside	\$512	\$521	\$522	-2%	-2%
Beechhurst/Whitestone	\$329	\$386	\$322	-15%	2%
Breezy Point/Belle Harbor/ Rockaway Park	\$266	\$351	\$128	-24%	107%
Briarwood/Jamaica Hills/ Hillcrest	\$369	\$381	\$343	-3%	7%
College Point	\$383	\$122	\$357	213%	7%
Corona/East Elmhurst	\$352	\$335	\$301	5%	17%
Douglaston/Little Neck	\$364	\$398	\$382	-9%	-5%
Floral Park/Bellerose					
Flushing	\$486	\$514	\$433	-5%	12%
Fresh Meadows/ Oakland Gardens	\$387	\$406	\$405	-5%	-5%
Howard Beach/Broadchannel	\$201	\$219	\$200	-8%	0%
Jackson Heights/Elmhurst	\$368	\$367	\$410	0%	-10%
Jamaica Estates/Holliswood					
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$701	\$688	\$688	2%	2%
Middle Village/Maspeth	\$343	\$307		12%	
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$380	\$412	\$391	-8%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$247	\$403	\$210	-39%	18%
Ridgewood/Glendale	\$431	\$315	\$370	37%	17%
Rockaways/Averne	\$333	\$321	\$397	4%	-16%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$129		\$376		-66%
Sunnyside/Woodside	\$427	\$394	\$461	8%	-8%



Real Estate Board of New York

## Cooperative Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$201</b>	<b>\$212</b>	<b>\$212</b>	<b>-5%</b>	<b>-5%</b>
Astoria	\$227	\$240	\$202	-5%	12%
Bayside	\$201	\$242	\$229	-17%	-12%
Beechhurst/Whitestone	\$234	\$232	\$218	1%	8%
Breezy Point/Belle Harbor/ Rockaway Park	\$223	\$195	\$200	14%	11%
Briarwood/Jamaica Hills/ Hillcrest	\$174	\$168	\$167	3%	4%
College Point					
Corona/East Elmhurst	\$134	\$132	\$130	1%	3%
Douglaston/Little Neck	\$187	\$181	\$184	3%	2%
Floral Park/Bellerose	\$246	\$273	\$263	-10%	-6%
Flushing	\$193	\$187	\$205	3%	-6%
Fresh Meadows/ Oakland Gardens	\$189	\$194	\$186	-3%	2%
Howard Beach/Broadchannel	\$147	\$153	\$159	-4%	-8%
Jackson Heights/Elmhurst	\$186	\$215	\$202	-14%	-8%
Jamaica Estates/Holliswood	\$184	\$166	\$156	11%	18%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$119	\$150		
Long Island City	\$403	\$397	\$413	2%	-3%
Middle Village/Maspeth	\$186	\$194	\$225	-4%	-17%
Queens Village/Hollis	\$164	\$159	\$171	3%	-4%
Rego Park/Forest Hills/ Kew Gardens	\$221	\$227	\$227	-3%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$107		\$185		-42%
Ridgewood/Glendale	\$183	\$159	\$154	16%	19%
Rockaways/Averne	\$110	\$300		-63%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$111	\$139	\$154	-20%	-28%
Sunnyside/Woodside	\$206	\$209	\$217	-2%	-5%

Note: sale price in thousands



Real Estate Board of New York

## Cooperative Sale Price

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$185</b>	<b>\$190</b>	<b>\$195</b>	<b>-3%</b>	<b>-5%</b>
Astoria	\$216	\$220	\$192	-2%	13%
Bayside	\$195	\$212	\$220	-8%	-12%
Beechhurst/Whitestone	\$240	\$231	\$208	4%	16%
Breezy Point/Belle Harbor/ Rockaway Park	\$238	\$195	\$213	22%	12%
Briarwood/Jamaica Hills/ Hillcrest	\$167	\$171	\$160	-2%	4%
College Point					
Corona/East Elmhurst	\$134	\$115	\$126	16%	6%
Douglaston/Little Neck	\$180	\$180	\$157	0%	15%
Floral Park/Bellerose	\$201	\$221	\$217	-9%	-7%
Flushing	\$192	\$184	\$200	5%	-4%
Fresh Meadows/ Oakland Gardens	\$173	\$173	\$166	0%	4%
Howard Beach/Broadchannel	\$137	\$146	\$154	-6%	-11%
Jackson Heights/Elmhurst	\$175	\$178	\$189	-2%	-7%
Jamaica Estates/Holliswood	\$185	\$155	\$150	19%	23%
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$119	\$150		
Long Island City	\$400	\$354	\$403	13%	-1%
Middle Village/Maspeth	\$179	\$202	\$220	-11%	-19%
Queens Village/Hollis	\$152	\$147	\$179	3%	-15%
Rego Park/Forest Hills/ Kew Gardens	\$190	\$200	\$210	-5%	-10%
Richmond Hill/ South Ozone Park/Woodhaven	\$108		\$185		-42%
Ridgewood/Glendale	\$165	\$155	\$152	6%	9%
Rockaways/Averne	\$110	\$300		-63%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$110	\$140	\$135	-22%	-19%
Sunnyside/Woodside	\$202	\$208	\$199	-3%	2%

Note: sale price in thousands



Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$274</b>	<b>\$282</b>	<b>\$295</b>	<b>-3%</b>	<b>-7%</b>
Astoria	\$303	\$287	\$336	6%	-10%
Bayside	\$262	\$301	\$316	-13%	-17%
Beechhurst/Whitestone	\$309	\$294	\$282	5%	10%
Breezy Point/Belle Harbor/ Rockaway Park	\$338	\$306	\$360	10%	-6%
Briarwood/Jamaica Hills/ Hillcrest	\$242	\$247	\$348	-2%	-30%
College Point					
Corona/East Elmhurst	\$202	\$223	\$201	-9%	1%
Douglaston/Little Neck	\$230	\$209	\$244	10%	-5%
Floral Park/Bellerose	\$278	\$277	\$311	0%	-10%
Flushing	\$254	\$253	\$284	0%	-11%
Fresh Meadows/ Oakland Gardens	\$286	\$297	\$284	-4%	1%
Howard Beach/Broadchannel	\$191	\$168	\$225	14%	-15%
Jackson Heights/Elmhurst	\$281	\$284	\$265	-1%	6%
Jamaica Estates/Holliswood	\$185	\$206	\$181	-10%	2%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$445		\$500		-11%
Middle Village/Maspeth	\$241	\$245	\$278	-2%	-13%
Queens Village/Hollis Rego Park/Forest Hills/ Kew Gardens	\$302	\$321	\$312	-6%	-3%
Richmond Hill/ South Ozone Park/Woodhaven	\$129				
Ridgewood/Glendale	\$247	\$216	\$229	15%	8%
Rockaways/Averne	\$153				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$183	\$186	\$222	-2%	-18%
Sunnyside/Woodside	\$315	\$339	\$309	-7%	2%



Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$263</b>	<b>\$276</b>	<b>\$280</b>	<b>-5%</b>	<b>-6%</b>
Astoria	\$278	\$257	\$358	8%	-22%
Bayside	\$252	\$285	\$303	-12%	-17%
Beechhurst/Whitestone	\$314	\$290	\$271	8%	16%
Breezy Point/Belle Harbor/ Rockaway Park	\$338	\$306	\$360	10%	-6%
Briarwood/Jamaica Hills/ Hillcrest	\$230	\$240	\$241	-4%	-5%
College Point					
Corona/East Elmhurst	\$181	\$223	\$200	-19%	-10%
Douglaston/Little Neck	\$219	\$205	\$235	7%	-7%
Floral Park/Bellerose	\$267	\$275	\$290	-3%	-8%
Flushing	\$254	\$253	\$279	0%	-9%
Fresh Meadows/ Oakland Gardens	\$266	\$303	\$256	-12%	4%
Howard Beach/Broadchannel	\$193	\$168	\$215	15%	-10%
Jackson Heights/Elmhurst	\$266	\$257	\$252	3%	5%
Jamaica Estates/Holliswood	\$188	\$207	\$179	-9%	5%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$445		\$500		-11%
Middle Village/Maspeth	\$233	\$259	\$294	-10%	-21%
Queens Village/Hollis					
Rego Park/Forest Hills/ Kew Gardens	\$287	\$312	\$299	-8%	-4%
Richmond Hill/ South Ozone Park/Woodhaven	\$129				
Ridgewood/Glendale	\$247	\$206	\$229	20%	8%
Rockaways/Averne	\$153				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$172	\$186	\$222	-8%	-23%
Sunnyside/Woodside	\$302	\$303	\$309	0%	-2%



Real Estate Board of New York

## One - Three Family Dwelling Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$466</b>	<b>\$472</b>	<b>\$476</b>	<b>-1%</b>	<b>-2%</b>
Astoria	\$684	\$649	\$627	5%	9%
Bayside	\$665	\$685	\$689	-3%	-3%
Beechhurst/Whitestone	\$665	\$669	\$631	-1%	5%
Breezy Point/Belle Harbor/ Rockaway Park	\$675	\$856	\$485	-21%	39%
Briarwood/Jamaica Hills/ Hillcrest	\$511	\$534	\$510	-4%	0%
College Point	\$545	\$612	\$527	-11%	3%
Corona/East Elmhurst	\$452	\$457	\$446	-1%	1%
Douglaston/Little Neck	\$714	\$777	\$696	-8%	2%
Floral Park/Bellerose	\$479	\$463	\$503	3%	-5%
Flushing	\$666	\$660	\$687	1%	-3%
Fresh Meadows/ Oakland Gardens	\$640	\$734	\$618	-13%	4%
Howard Beach/Broadchannel	\$489	\$514	\$487	-5%	0%
Jackson Heights/Elmhurst	\$549	\$539	\$587	2%	-6%
Jamaica Estates/Holliswood	\$646	\$703	\$689	-8%	-6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$331	\$306	\$323	8%	2%
Long Island City	\$532	\$576	\$519	-8%	2%
Middle Village/Maspeth	\$506	\$499	\$517	2%	-2%
Queens Village/Hollis	\$335	\$339	\$325	-1%	3%
Rego Park/Forest Hills/ Kew Gardens	\$661	\$716	\$736	-8%	-10%
Richmond Hill/ South Ozone Park/Woodhaven	\$355	\$354	\$348	0%	2%
Ridgewood/Glendale	\$466	\$464	\$482	0%	-3%
Rockaways/Averne	\$430	\$347	\$311	24%	38%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$291	\$321	\$308	-9%	-6%
Sunnyside/Woodside	\$438	\$613	\$634	-29%	-31%

Note: sale price in thousands





Real Estate Board of New York

## One - Three Family Dwelling Sale Price

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Queens</b>	<b>\$420</b>	<b>\$433</b>	<b>\$450</b>	<b>-3%</b>	<b>-7%</b>
Astoria	\$679	\$678	\$658	0%	3%
Bayside	\$650	\$651	\$700	0%	-7%
Beechhurst/Whitestone	\$530	\$577	\$575	-8%	-8%
Breezy Point/Belle Harbor/ Rockaway Park	\$609	\$725	\$528	-16%	15%
Briarwood/Jamaica Hills/ Hillcrest	\$490	\$523	\$500	-6%	-2%
College Point	\$520	\$593	\$525	-12%	-1%
Corona/East Elmhurst	\$400	\$420	\$465	-5%	-14%
Douglaston/Little Neck	\$659	\$750	\$652	-12%	1%
Floral Park/Bellerose	\$450	\$438	\$476	3%	-5%
Flushing	\$645	\$626	\$622	3%	4%
Fresh Meadows/ Oakland Gardens	\$620	\$638	\$623	-3%	0%
Howard Beach/Broadchannel	\$470	\$528	\$540	-11%	-13%
Jackson Heights/Elmhurst	\$512	\$535	\$565	-4%	-9%
Jamaica Estates/Holliswood	\$605	\$709	\$703	-15%	-14%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$331	\$301	\$335	10%	-1%
Long Island City	\$575	\$533	\$595	8%	-3%
Middle Village/Maspeth	\$510	\$496	\$500	3%	2%
Queens Village/Hollis	\$328	\$335	\$315	-2%	4%
Rego Park/Forest Hills/ Kew Gardens	\$610	\$630	\$663	-3%	-8%
Richmond Hill/ South Ozone Park/Woodhaven	\$350	\$340	\$355	3%	-1%
Ridgewood/Glendale	\$459	\$450	\$475	2%	-3%
Rockaways/Averne	\$356	\$271	\$279	31%	28%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$278	\$317	\$279	-12%	0%
Sunnyside/Woodside	\$440	\$640	\$643	-31%	-32%

Note: sale price in thousands



Real Estate Board of New York

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

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$331</b>	<b>\$350</b>	<b>\$351</b>	<b>-5%</b>	<b>-6%</b>
Bathgate / Crotona Park /					
East Tremont	\$285	\$291	\$300	-2%	-5%
Baychester / Coop City	\$316	\$325	\$334	-3%	-5%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$351	\$369	\$384	-5%	-9%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$368	\$394	\$420	-7%	-12%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$305	\$275	\$331	11%	-8%
Highbidge / Morris Heights /					
Mount Hope	\$277	\$309	\$423	-10%	-34%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$351	\$331	\$295	6%	19%
Melrose / Morrisania	\$280	\$325	\$287	-14%	-2%
Mott Haven / Port Morris /					
Hunts Point	\$331	\$284	\$327	16%	1%
Parkchester /					
Westchester Square/					
Castle Hill / Soundview	\$276	\$325	\$315	-15%	-12%
Pelham Parkway South /					
Morris Park / Van Nest	\$332	\$445	\$415	-25%	-20%
Riverdale / Fieldston	\$387	\$371	\$336	4%	15%
Woodlawn / Williamsbridge	\$325	\$335	\$389	-3%	-16%

Note: sale price in thousands



Real Estate Board of New York

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

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$318</b>	<b>\$350</b>	<b>\$351</b>	<b>-9%</b>	<b>-9%</b>
Bathgate / Crotona Park /					
East Tremont	\$270	\$256	\$295	6%	-8%
Baychester / Coop City	\$323	\$325	\$325	-1%	-1%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$350	\$375	\$402	-7%	-13%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$375	\$398	\$400	-6%	-6%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$295	\$259	\$350	14%	-16%
Highbidge / Morris Heights /					
Mount Hope	\$243	\$305	\$439	-20%	-45%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$356	\$345	\$253	3%	41%
Melrose / Morrisania	\$299	\$320	\$244	-6%	23%
Mott Haven / Port Morris /					
Hunts Point	\$275	\$308	\$370	-11%	-26%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$295	\$355	\$341	-17%	-14%
Pelham Parkway South /					
Morris Park / Van Nest	\$380	\$451	\$467	-16%	-19%
Riverdale / Fieldston	\$273	\$230	\$247	18%	10%
Woodlawn / Williamsbridge	\$340	\$329	\$410	3%	-17%

Note: sale price in thousands



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$240</b>	<b>\$268</b>	<b>\$261</b>	<b>-11%</b>	<b>-8%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$277	\$280	\$140	-1%	98%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$130	\$165	\$159	-21%	-18%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$373	\$308	\$416	21%	-10%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$141	\$155	\$171	-9%	-17%
Highbidge / Morris Heights / Mount Hope	\$210	\$219		-4%	
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$275	\$228	\$230	21%	20%
Melrose / Morrisania	\$275	\$175	\$189	57%	45%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$200	\$283	\$271	-29%	-26%
Pelham Parkway South / Morris Park / Van Nest	\$130	\$143	\$120	-9%	8%
Riverdale / Fieldston	\$273	\$280	\$289	-2%	-5%
Woodlawn / Williamsbridge	\$140	\$105	\$139	33%	1%

Note: sale price in thousands



Real Estate Board of New York

## Apartment Sale Price (includes all condominium & cooperative units)

	Median				
	1q12	4q11	1q11	Percent Change 4q11 1q11	
<b>Bronx</b>	<b>\$190</b>	<b>\$220</b>	<b>\$210</b>	<b>-14%</b> <b>-10%</b>	
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$277	\$277	\$140	0%	98%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$133	\$165	\$165	-19%	-19%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$315	\$294	\$452	7%	-30%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$135	\$155	\$171	-13%	-21%
Highbidge / Morris Heights / Mount Hope	\$209	\$219		-5%	
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$240	\$165	\$174	46%	38%
Melrose / Morrisania	\$265	\$171	\$176	55%	51%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$140	\$294	\$204	-52%	-32%
Pelham Parkway South / Morris Park / Van Nest	\$134	\$143	\$113	-6%	19%
Riverdale / Fieldston	\$235	\$220	\$242	7%	-3%
Woodlawn / Williamsbridge	\$140	\$105	\$139	33%	1%

Note: sale price in thousands



Real Estate Board of New York

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

Average					
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	\$263	\$288	\$278	-9%	-5%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$254	\$311		-18%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$218		-22%	
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$354	\$291	\$373	22%	-5%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$223	\$255	-29%	-38%
Hightside / Morris Heights / Mount Hope		\$128			
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$271	\$229	\$247	18%	10%
Melrose / Morrisania	\$205		\$219		-6%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$200	\$276	\$228	-28%	-12%
Pelham Parkway South / Morris Park / Van Nest	\$221	\$162		36%	
Riverdale / Fieldston	\$300	\$312	\$314	-4%	-4%
Woodlawn / Williamsbridge	\$186	\$148		26%	



Real Estate Board of New York

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

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$253</b>	<b>\$292</b>	<b>\$255</b>	<b>-13%</b>	<b>-1%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$254	\$319		-20%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$218		-22%	
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$308	\$254	\$328	21%	-6%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$223	\$255	-29%	-38%
Highbidge / Morris Heights / Mount Hope		\$128			
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$238	\$175	\$195	36%	22%
Melrose / Morrisania	\$205		\$222		-8%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$164	\$315	\$197	-48%	-17%
Pelham Parkway South / Morris Park / Van Nest	\$151	\$162		-7%	
Riverdale / Fieldston	\$298	\$296	\$299	1%	0%
Woodlawn / Williamsbridge	\$186	\$148		26%	



Real Estate Board of New York

## Condominium Sale Price

	Average			
	1q12	4q11	1q11	Percent Change 4q11 1q11
<b>Bronx</b>	\$266	\$348	\$343	-24% -23%
Bathgate / Crotona Park / East Tremont				
Baychester / Coop City	\$277	\$280		-1%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$141	\$165		-15%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$373	\$388	\$498	-4% -25%
Fordham / Belmont / Kingsbridge Heights / University Heights				
Hightside / Morris Heights / Mount Hope	\$210	\$219		-4%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$381	\$479	\$390	-20% -2%
Melrose / Morrisania	\$220		\$224	-2%
Mott Haven / Port Morris / Hunts Point				
Parkchester / Westchester Square / Castle Hill / Soundview	\$217	\$328	\$285	-34% -24%
Pelham Parkway South / Morris Park / Van Nest				
Riverdale / Fieldston	\$489	\$668	\$608	-27% -20%
Woodlawn / Williamsbridge				

Note: sale price in thousands





Real Estate Board of New York

## New York City Residential Sales Report

## Condominium Sale Price

	Median			
	1q12	4q11	1q11	Percent Change 4q11 1q11
<b>Bronx</b>	<b>\$208</b>	<b>\$350</b>	<b>\$378</b>	<b>-41%</b> <b>-45%</b>
Bathgate / Crotona Park / East Tremont				
Baychester / Coop City	\$277	\$277		0%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$141	\$165		-15%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$315	\$380	\$452	-17%
Fordham / Belmont / Kingsbridge Heights / University Heights				
Highbidge / Morris Heights / Mount Hope	\$209	\$219		-5%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$378	\$479	\$426	-21%
Melrose / Morrisania	\$220		\$225	-2%
Mott Haven / Port Morris / Hunts Point				
Parkchester / Westchester Square / Castle Hill / Soundview	\$144	\$380	\$385	-62%
Pelham Parkway South / Morris Park / Van Nest				
Riverdale / Fieldston	\$418	\$840	\$468	-50%
Woodlawn / Williamsbridge				-11%

Note: sale price in thousands



Real Estate Board of New York

## Condominium Sale Price Per Square Foot

	Average			
	1q12	4q11	1q11	Percent Change 4q11 1q11
<b>Bronx</b>	\$245	\$295	\$291	-17% -16%
Bathgate / Crotona Park / East Tremont				
Baychester / Coop City	\$254	\$311		-18%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$218		-22%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$354	\$314	\$373	13% -5%
Fordham / Belmont / Kingsbridge Heights / University Heights				
Highbidge / Morris Heights / Mount Hope		\$128		
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$441	\$466	\$443	-5% 0%
Melrose / Morrisania	\$205		\$205	0%
Mott Haven / Port Morris / Hunts Point				
Parkchester / Westchester Square / Castle Hill / Soundview	\$206	\$276	\$228	-25% -9%
Pelham Parkway South / Morris Park / Van Nest				
Riverdale / Fieldston	\$386	\$439	\$482	-12% -20%
Woodlawn / Williamsbridge				



Real Estate Board of New York

## Condominium Sale Price Per Square Foot

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$205</b>	<b>\$317</b>	<b>\$249</b>	<b>-35%</b>	<b>-18%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City	\$254	\$319		-20%	
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$218		-22%	
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$308	\$261	\$328	18%	-6%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope		\$128			
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$441	\$466	\$443	-5%	0%
Melrose / Morrisania	\$205		\$205		0%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$169	\$315	\$197	-47%	-14%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$391	\$439	\$446	-11%	-12%
Woodlawn / Williamsbridge					



Real Estate Board of New York

## New York City Residential Sales Report

## Cooperative Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$225</b>	<b>\$226</b>	<b>\$223</b>	<b>0%</b>	<b>1%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$140		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$120		\$159		-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville		\$149	\$170		
Fordham / Belmont / Kingsbridge Heights / University Heights	\$141	\$155	\$171	-9%	-17%
Hightbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$191	\$166	\$157	15%	21%
Melrose / Morrisania	\$288	\$175	\$164	64%	76%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$130	\$153	\$130	-15%	0%
Pelham Parkway South / Morris Park / Van Nest	\$130	\$143	\$120	-9%	8%
Riverdale / Fieldston	\$258	\$258	\$261	0%	-1%
Woodlawn / Williamsbridge	\$140	\$105	\$139	33%	1%

Note: sale price in thousands



Real Estate Board of New York

## New York City Residential Sales Report

## Cooperative Sale Price

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$183</b>	<b>\$188</b>	<b>\$184</b>	<b>-3%</b>	<b>-1%</b>
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$140		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$120		\$165		-27%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville		\$135	\$170		
Fordham / Belmont / Kingsbridge Heights / University Heights	\$135	\$155	\$171	-13%	-21%
Hightside / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$185	\$146	\$170	26%	9%
Melrose / Morrisania	\$307	\$171	\$165	79%	86%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$112	\$161	\$120	-30%	-7%
Pelham Parkway South / Morris Park / Van Nest	\$134	\$143	\$113	-6%	19%
Riverdale / Fieldston	\$235	\$209	\$234	12%	1%
Woodlawn / Williamsbridge	\$140	\$105	\$139	33%	1%

Note: sale price in thousands



Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	\$278	\$282	\$268	-1%	4%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North					
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville		\$198			
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$223	\$255	-29%	-38%
Hightside / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$215	\$111	\$191	93%	13%
Melrose / Morrisania			\$241		
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$113				
Pelham Parkway South / Morris Park / Van Nest	\$221	\$162		36%	
Riverdale / Fieldston	\$300	\$304	\$286	-1%	5%
Woodlawn / Williamsbridge	\$186	\$148		26%	



Real Estate Board of New York

## Cooperative Sale Price Per Square Foot

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	\$269	\$277	\$255	-3%	5%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North					
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville		\$198			
Fordham / Belmont / Kingsbridge Heights / University Heights	\$159	\$223	\$255	-29%	-38%
Hightside / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$225	\$111	\$193	102%	16%
Melrose / Morrisania			\$224		
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$113				
Pelham Parkway South / Morris Park / Van Nest	\$151	\$162		-7%	
Riverdale / Fieldston	\$298	\$293	\$291	1%	2%
Woodlawn / Williamsbridge	\$186	\$148		26%	



Real Estate Board of New York

## One - Three Family Dwelling Sale Price

	Average				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$363</b>	<b>\$380</b>	<b>\$393</b>	<b>-5%</b>	<b>-8%</b>
Bathgate / Crotona Park /					
East Tremont	\$285	\$291	\$300	-2%	-5%
Baychester / Coop City	\$319	\$333	\$344	-4%	-7%
Bronxdale / Pelham Gardens /					
Pelham Parkway North	\$367	\$375	\$407	-2%	-10%
City Island / Pelham Bay /					
Pelham Strip / Country Club /					
Throgs Neck / Schuylerville	\$368	\$406	\$420	-9%	-12%
Fordham / Belmont /					
Kingsbridge Heights /					
University Heights	\$354	\$302	\$352	17%	1%
Highbidge / Morris Heights /					
Mount Hope	\$300	\$345	\$423	-13%	-29%
Kingsbridge / Jerome Park /					
Bedford Park / Norwood	\$389	\$362	\$398	7%	-2%
Melrose / Morrisania	\$281	\$372	\$349	-24%	-19%
Mott Haven / Port Morris /					
Hunts Point	\$331	\$284	\$327	16%	1%
Parkchester /					
Westchester Square /					
Castle Hill / Soundview	\$333	\$352	\$346	-5%	-4%
Pelham Parkway South /					
Morris Park / Van Nest	\$383	\$475	\$478	-19%	-20%
Riverdale / Fieldston	\$864	\$893	\$839	-3%	3%
Woodlawn / Williamsbridge	\$337	\$338	\$399	0%	-16%

Note: sale price in thousands





Real Estate Board of New York

## New York City Residential Sales Report

## One - Three Family Dwelling Sale Price

	Median				
	1q12	4q11	1q11	Percent Change	
				4q11	1q11
<b>Bronx</b>	<b>\$351</b>	<b>\$370</b>	<b>\$395</b>	<b>-5%</b>	<b>-11%</b>
Bathgate / Crotona Park / East Tremont	\$270	\$256	\$295	6%	-8%
Baychester / Coop City	\$327	\$339	\$328	-4%	0%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$375	\$375	\$403	0%	-7%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$380	\$409	\$400	-7%	-5%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$322	\$300	\$372	7%	-14%
Highbidge / Morris Heights / Mount Hope	\$268	\$390	\$439	-31%	-39%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$380	\$373	\$378	2%	1%
Melrose / Morrisania	\$300	\$390	\$375	-23%	-20%
Mott Haven / Port Morris / Hunts Point	\$275	\$308	\$370	-11%	-26%
Parkchester / Westchester Square / Castle Hill / Soundview	\$350	\$370	\$350	-5%	0%
Pelham Parkway South / Morris Park / Van Nest	\$400	\$454	\$485	-12%	-18%
Riverdale / Fieldston	\$801	\$804	\$660	0%	21%
Woodlawn / Williamsbridge	\$350	\$330	\$419	6%	-16%

Note: sale price in thousands