



THE REAL ESTATE BOARD OF NEW YORK

NEW YORK CITY RESIDENTIAL SALES REPORT FOURTH QUARTER 2015



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of New York.

TABLE OF CONTENTS

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

Executive Summary

Introduction

The New York City residential sales market had small increases in both average homes sales price and homes sales volume in the fourth quarter of 2015 compared to last year's fourth quarter.

The average sales price of a NYC home increased one percent to \$843,000 compared to last year's fourth quarter of \$841,000 due to fewer sales recordings of condos in the ultra-luxury segment of the market. In the fourth quarter of 2015 there were six sales recorded at 157 West 57th with an average sales price of about \$17 million, while in the fourth quarter of 2014 there were eleven sales with an average price of about \$34 million. A decline in sales volumes in Manhattan and Brooklyn, whose average home sales prices are the highest in the city, combined with increasing sales in Queens and the Bronx, whose average home sales prices are considerably lower, also played a significant role in the lower average home sales prices within NYC in the fourth quarter.

The home sales markets in Queens and the Bronx had the largest gains this quarter. Home sales in Queens increased 6 percent to 4,098 compared to this quarter last year, in the Bronx homes sales increased to 876, a 10 percent increase compared to the fourth quarter.

Average home sales prices though increased the most in Brooklyn this quarter when compared to the same quarter last year. The average sales price of a home in Brooklyn during the fourth quarter of 2014 was \$799,000, a 12 percent increase over the fourth quarter of last year.

This quarter, like the previous one was characterized by large increases in the Manhattan condo segment of the market. The average price of a Manhattan condo in the fourth quarter of 2015 was \$2,185,000, a seven percent decrease from last year's fourth quarter. The number of sales of Manhattan condominiums was 1,149 in this quarter, nine percent fewer than in the fourth quarter of 2014.

The total consideration for all residential sales in New York City during the fourth quarter of 2015 was \$10.1 billion, up 3 percent from the fourth quarter of last year.

Total consideration for Manhattan was \$5.01 billion for the fourth quarter of 2015, down 6.2 percent from the fourth quarter of last year. In Brooklyn, the total consideration of residential sales was \$2.17 billion, an increase of 10.5 percent compared to the fourth quarter of last year. The total consideration for Queens home sales was \$2.04 billion, an increase of 14.7 percent compared to the fourth quarter of last year.

Manhattan neighborhoods with the most home sales this quarter were; the Upper East Side (688 sales), the Upper West Side (520), Midtown East (254), Midtown West (239), Chelsea/Flatiron (170), Gramercy/Kips Bay (158) and Murray Hill (150).

Brooklyn home sales activity was focused in Bay Ridge / Fort Hamilton (173), Bedford Stuyvesant (154), Gravesend / Mapleton (127), Sheepshead Bay (121), Marine Park / Madison (117) and Park Slope (117).

Queens neighborhoods with the most home sales were; Rego Park/Forest Hills/Kew Gardens (421), Flushing (393), Richmond Hill/ South Ozone Park/Woodhaven (326), Jackson Heights/Elmhurst (322), Springfield Gardens/Jamaica/ South Jamaica/Baisley Park (316), and Briarwood / Jamaica Hills / Hillcrest (235).

Bronx neighborhoods with most residential home sales this quarter were Riverdale/Fieldston (152), Parkchester/Westchester Square/ Castle Hill/Soundview (134), City Island/Pelham Bay/Pelham Strip/Country Club/Throgs Neck/Schuylerville (129), and Woodlawn/Williamsbridge (92).

All Homes

The average sales price of a home in New York City during the fourth quarter of 2015 was \$843,000, a one percent increase from the fourth quarter of last year. The average sales price of a home in Manhattan decreased less than one percent from last year's fourth quarter to \$1,650,000. When compared to the fourth quarter of 2014, average sales price of a home in Brooklyn rose by 12 percent to \$799,000. The average sales price of a home in Queens was \$499,000, up eight percent from the fourth quarter of 2014. Homes in the Bronx, with an average sales price of \$374,000, increased three percent since the fourth quarter of last year.

Condominiums

The average sales price of a condominium unit in New York City decreased five percent in the fourth quarter of 2015 from the fourth quarter of last year to \$1,473,000. The average sales price of a condo in Manhattan during the quarter was \$2,185,000, a seven percent decrease over the year. The Brooklyn average sales price went up 13 percent to \$879,000 from the fourth quarter of 2014. The average price in Queens was \$526,000 this quarter, a ten percent increase from last year's fourth quarter average.

Cooperatives

The average sales price of a cooperative unit in New York City during the fourth quarter of 2015 was \$742,000, up nine percent from last year's fourth quarter average. When compared to the fourth quarter of 2014, the average sales price of a coop in Manhattan increased 12 percent to \$1,226,000. Brooklyn saw an increase in the average coop sales price of 18 percent to \$489,000 since the fourth quarter of 2014 and the average sales price of a coop in Queens rose eight percent to \$259,000. The average sales price of a coop unit in the Bronx increased eight percent to \$245,000 since last year's fourth quarter.

1-3 Family Dwellings

The average sales price of a 1-3 family dwelling in New York City during the fourth quarter of 2015 increased four percent from last year's fourth quarter average to \$683,000. The Brooklyn average sales price for a 1-3 family home was \$895,000, up 11 percent from the fourth quarter of 2014. The average sales price in Queens rose seven percent to \$620,000 compared to last year's fourth quarter. The average sales price in the Bronx increased two percent to \$427,000 when compared to the fourth quarter of last year. The average sales price of a 1-3 family home in Staten Island was \$464,000 in the fourth quarter of 2015, an increase of five percent from the average price during the fourth quarter of last year.

Manhattan Neighborhoods

The average sales price of a condominium in Chelsea / Flatiron during the fourth quarter of 2015 increased three percent compared to the fourth quarter of last year to \$3,005,000. The number of sales of condos in Chelsea / Flatiron increased over the same period to 80 from 64.

The average sales price of a coop unit on the Upper East Side during the fourth quarter of 2015 increased 12 percent compared to the fourth quarter of last year to \$1,622,000. The number of coop sales on the Upper East Side was the most of any Manhattan neighborhood; the number of sales in the neighborhood increased to 503 this quarter compared to 490 in the fourth quarter of last year.

Brooklyn Neighborhoods

The 75 condominium sales in Williamsburg were the most of any Brooklyn neighborhood during the fourth quarter of 2015 but it was a decrease from 88 in the fourth quarter of 2014. The fourth quarter average price of \$1,010,000 for a condominium in Williamsburg though was one percent more than the average in the fourth quarter of 2014.

The average sales price of a 1-3 family home in Bedford Stuyvesant during the fourth quarter of 2015 increased nine percent compared to the fourth quarter of last year to \$969,000. The number of sales in Bedford Stuyvesant was 134 in the fourth quarter of 2015, the same amount as in the fourth quarter of 2014. The neighborhood had the most 1-3 family home sales in the borough.

Queens Neighborhoods

The Long Island City condominium market during the fourth quarter of 2015 had 44 condominium sales, an increase over the 32 recorded in the fourth quarter of last year. The average price of a condominium in Long Island City was \$932,000, an eight percent decrease from the fourth quarter of 2014.

The number of sales of a 1-3 family homes during the fourth quarter of 2015 in Richmond Hill/ South Ozone Park/Woodhaven increased to 325 from 261 in fourth quarter of last year and had the most 1-3 family home sales for a Queens neighborhood. The average sales price of a 1-3 family home in Richmond Hill/ South Ozone Park/Woodhaven increased nine percent in the fourth quarter of 2015 compared to the fourth quarter of 2014 to \$475,000.

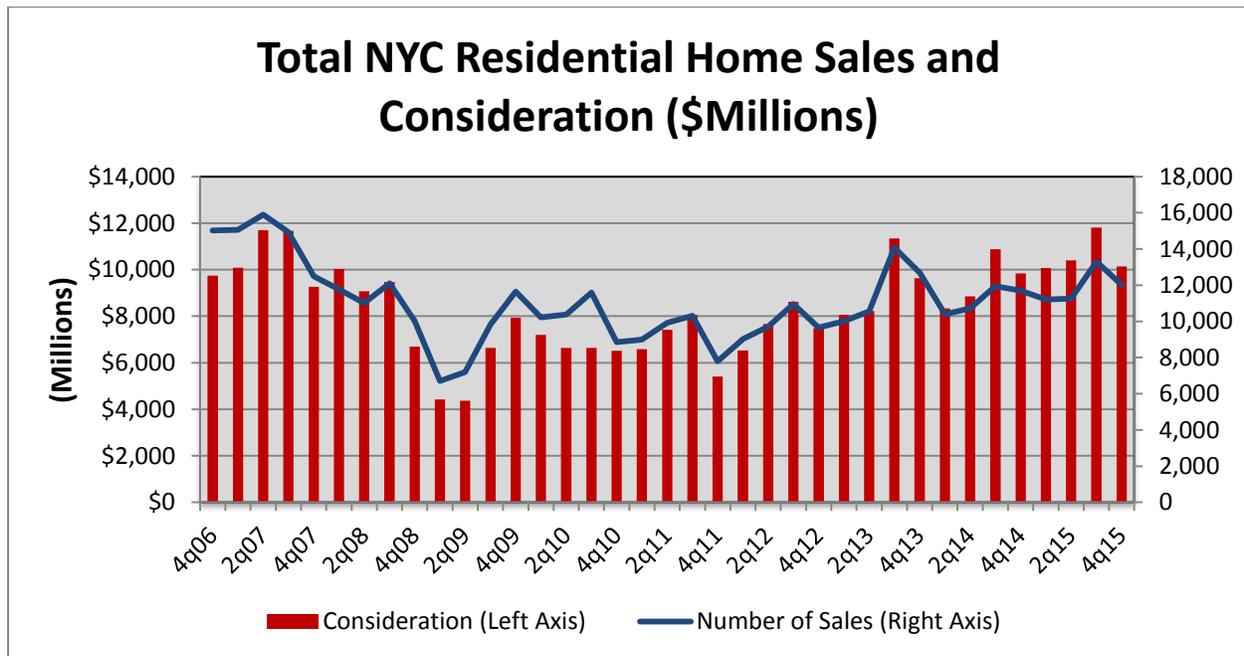
Bronx Neighborhoods

City Island / Pelham Bay / Pelham Strip/ Country Club / Throgs Neck / Schuylerville had the most 1-3 family home sales in the Bronx with 121, a 25 percent increase over the 97 sales in fourth quarter of 2014. The average price of a 1-3 family dwelling in the area was \$464,000, an increase of 11 percent compared to the fourth quarter of 2014.

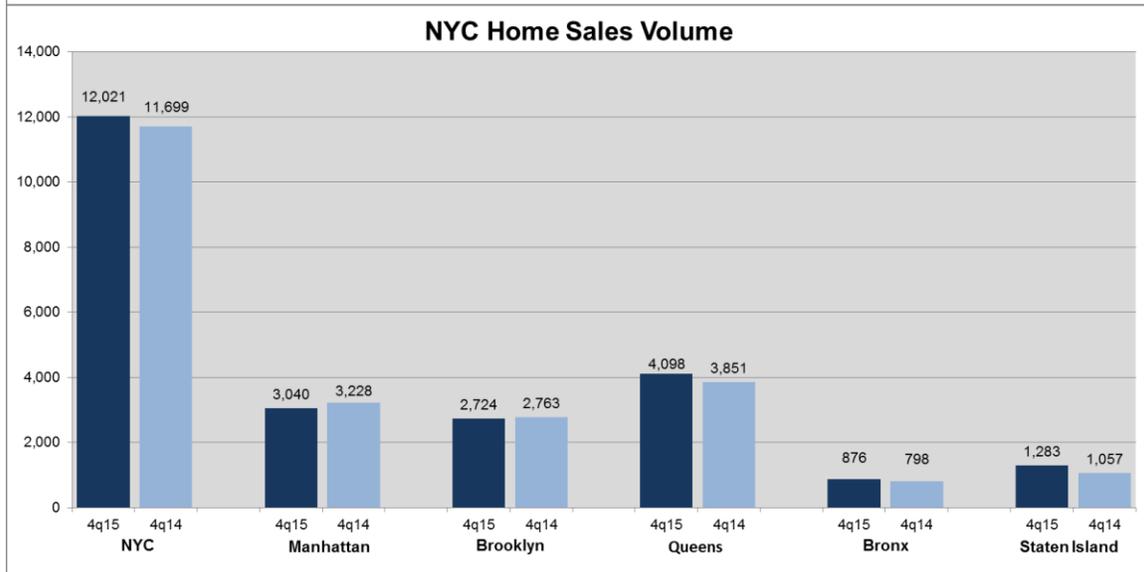
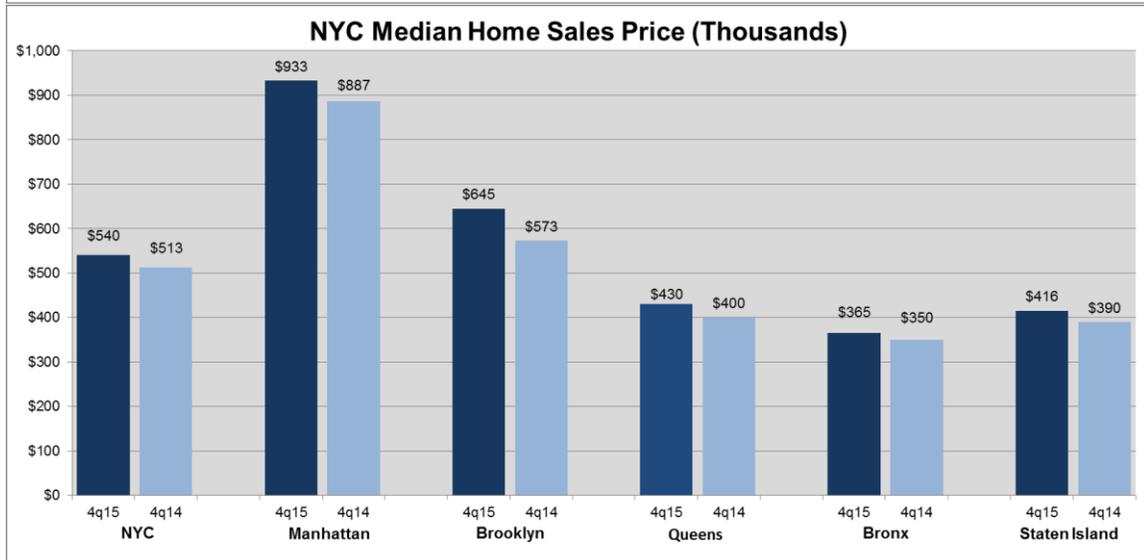
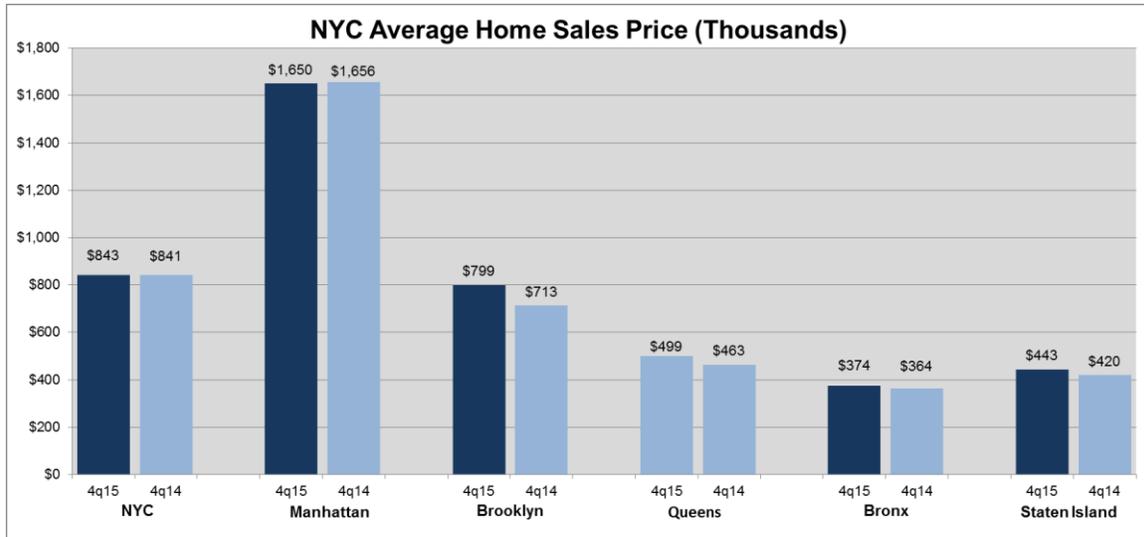
TOTAL CONSIDERATION

Borough	Total Consideration for Residential Sales 4q15	Total Consideration for Residential Sales 3q15	Total Consideration for Residential Sales 4q14
Manhattan	\$5,015,562,307	\$6,283,744,748	\$5,346,170,519
Bronx	\$327,581,855	\$356,300,550	\$290,606,354
Brooklyn	\$2,177,583,439	\$2,625,117,290	\$1,971,069,679
Queens	\$2,044,003,008	\$1,999,652,469	\$1,782,543,940
Staten Island	\$567,749,225	\$543,489,974	\$444,539,836
NYC	\$10,132,479,834	\$11,808,305,031	\$9,834,930,328
Borough	Total Consideration Percentage Change From 3q15	Total Consideration Percentage Change From 4q14	
Manhattan	-25.28%	-6.18%	
Bronx	-8.77%	12.72%	
Brooklyn	-20.55%	10.48%	
Queens	2.17%	14.67%	
Staten Island	4.27%	27.72%	
NYC	-16.54%	3.03%	

TOTAL CONSIDERATION HISTORY



SALES CHARTS



HOME SALE PRICE

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

AVG PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$843	\$3,888	\$841	-5%	0%
Manhattan	\$1,650	\$1,609	\$1,656	3%	0%
Bronx	\$374	\$389	\$364	-4%	3%
Brooklyn	\$799	\$822	\$713	-3%	12%
Queens	\$499	\$495	\$463	1%	8%
Staten Island	\$443	\$436	\$420	1%	5%
MEDIAN PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$540	\$560	\$513	-4%	5%
Manhattan	\$933	\$920	\$887	1%	5%
Bronx	\$365	\$361	\$350	1%	4%
Brooklyn	\$645	\$650	\$573	-1%	13%
Queens	\$430	\$426	\$400	1%	8%
Staten Island	\$416	\$410	\$393	1%	6%
AVG PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$633	\$633	\$629	0%	1%
Manhattan	\$1,402	\$1,425	\$1,341	-2%	5%
Bronx	\$252	\$218	\$244	16%	4%
Brooklyn	\$556	\$520	\$519	7%	7%
Queens	\$384	\$356	\$362	8%	6%
Staten Island	\$287	\$265	\$267	9%	8%
MEDIAN PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$415	\$392	\$403	6%	3%
Manhattan	\$1,254	\$1,295	\$1,182	-3%	6%
Bronx	\$232	\$198	\$222	17%	5%
Brooklyn	\$472	\$417	\$424	13%	11%
Queens	\$351	\$329	\$333	7%	5%
Staten Island	\$268	\$256	\$256	5%	5%
SALES					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	12,021	13,302	11,699	-10%	3%
Manhattan	3,040	3,906	3,228	-22%	-6%
Bronx	876	917	798	-4%	10%
Brooklyn	2,724	3,193	2,763	-15%	-1%
Queens	4,098	4,040	3,851	1%	6%
Staten Island	1,283	1,246	1,059	3%	21%

CONDOMINIUM SALE PRICE

AVG PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$1,473	\$1,460	\$1,550	1%	-5%
Manhattan	\$2,185	\$2,056	\$2,338	6%	-7%
Bronx	\$260	\$308	\$248	-16%	5%
Brooklyn	\$879	\$905	\$781	-3%	13%
Queens	\$526	\$504	\$477	4%	10%
Staten Island	\$310	\$326	\$257	-5%	21%
MEDIAN PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$872	\$885	\$811	-1%	7%
Manhattan	\$1,400	\$1,275	\$1,350	10%	4%
Bronx	\$143	\$164	\$146	-13%	-2%
Brooklyn	\$750	\$775	\$690	-3%	9%
Queens	\$464	\$425	\$410	9%	13%
Staten Island	\$290	\$295	\$254	-2%	14%
AVG PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$1,209	\$1,203	\$1,143	1%	6%
Manhattan	\$1,633	\$1,577	\$1,568	4%	4%
Bronx	\$241	\$263	\$241	-8%	0%
Brooklyn	\$826	\$867	\$770	-5%	7%
Queens	\$597	\$572	\$532	4%	12%
Staten Island	\$289	\$249	\$242	16%	19%
MEDIAN PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$1,148	\$1,164	\$1,036	-1%	11%
Manhattan	\$1,462	\$1,451	\$1,417	1%	3%
Bronx	\$180	\$188	\$179	-4%	0%
Brooklyn	\$785	\$901	\$793	-13%	-1%
Queens	\$545	\$509	\$469	7%	16%
Staten Island	\$262	\$249	\$241	5%	9%
SALES					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	2,134	2,666	2,311	-20%	-8%
Manhattan	1,149	1,501	1,265	-23%	-9%
Bronx	55	59	59	-7%	-7%
Brooklyn	450	641	529	-30%	-15%
Queens	340	323	357	5%	-5%
Staten Island	140	142	101	-1%	39%

COOPERATIVE SALE PRICE

AVG PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$742	\$778	\$680	-5%	9%
Manhattan	\$1,226	\$1,193	\$1,093	3%	12%
Bronx	\$245	\$249	\$227	-2%	8%
Brooklyn	\$489	\$500	\$414	-2%	18%
Queens	\$259	\$259	\$239	0%	8%
Staten Island	\$184	\$189	\$162	-3%	13%
MEDIAN PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$395	\$445	\$380	-11%	4%
Manhattan	\$725	\$744	\$695	-3%	4%
Bronx	\$200	\$200	\$177	0%	13%
Brooklyn	\$365	\$365	\$315	0%	16%
Queens	\$230	\$225	\$213	2%	8%
Staten Island	\$171	\$150	\$142	14%	21%
AVG PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$830	\$861	\$774	-4%	7%
Manhattan	\$1,255	\$1,237	\$1,138	1%	10%
Bronx	\$306	\$285	\$272	7%	12%
Brooklyn	\$650	\$622	\$592	4%	10%
Queens	\$368	\$337	\$328	9%	12%
Staten Island	\$265	\$246	\$222	8%	19%
MEDIAN PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$667	\$787	\$642	-15%	4%
Manhattan	\$1,076	\$1,108	\$1,007	-3%	7%
Bronx	\$276	\$267	\$249	3%	11%
Brooklyn	\$508	\$478	\$442	6%	15%
Queens	\$341	\$320	\$310	6%	10%
Staten Island	\$245	\$231	\$207	6%	19%
SALES					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	3,985	4,567	3,942	-13%	1%
Manhattan	1,850	2,348	1,913	-21%	-3%
Bronx	205	208	179	-1%	15%
Brooklyn	622	741	616	-16%	1%
Queens	1,284	1,245	1,210	3%	6%
Staten Island	24	25	24	-4%	0%

ONE – THREE FAMILY DWELLING SALE PRICE

AVG PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$683	\$719	\$656	-5%	4%
Manhattan	\$5,785	\$6,948	\$6,063	-17%	-5%
Bronx	\$427	\$440	\$420	-3%	2%
Brooklyn	\$895	\$925	\$805	-3%	11%
Queens	\$620	\$612	\$579	1%	7%
Staten Island	\$464	\$456	\$444	2%	5%
MEDIAN PRICE					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$540	\$540	\$510	0%	6%
Manhattan	\$3,500	\$5,657	\$4,600	-38%	-24%
Bronx	\$406	\$420	\$395	-3%	3%
Brooklyn	\$720	\$730	\$640	-1%	13%
Queens	\$575	\$565	\$550	2%	5%
Staten Island	\$430	\$425	\$415	1%	4%
AVG PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$381	\$337	\$361	13%	5%
Manhattan	\$1,427	\$1,304	\$1,850	9%	-23%
Bronx	\$243	\$206	\$237	18%	3%
Brooklyn	\$487	\$397	\$428	23%	14%
Queens	\$370	\$335	\$350	10%	6%
Staten Island	\$287	\$266	\$270	8%	6%
MEDIAN PPSF					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	\$324	\$283	\$307	14%	6%
Manhattan	\$1,096	\$838	\$1,692	31%	-35%
Bronx	\$227	\$186	\$213	22%	7%
Brooklyn	\$437	\$327	\$380	34%	15%
Queens	\$339	\$310	\$324	9%	4%
Staten Island	\$270	\$260	\$259	4%	4%
SALES					
	4q15	3q15	4q14	Change From	
				3q15	4q14
New York City	5,899	6,069	5,444	-3%	8%
Manhattan	41	57	49	-28%	-16%
Bronx	616	650	560	-5%	10%
Brooklyn	1,652	1,811	1,618	-9%	2%
Queens	2,474	2,472	2,283	0%	8%
Staten Island	1,116	1,079	934	3%	19%

CONDOMINIUM SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$2,185	\$2,056	\$2,338	6%	-7%
Battery Park City	\$1,287	\$1,163	\$1,334	11%	-3%
Chelsea/Flatiron	\$3,005	\$2,655	\$2,920	13%	3%
East Harlem	\$671	\$638	\$583	5%	15%
East Village	\$1,574	\$1,723	\$1,664	-9%	-5%
Financial/Seaport	\$1,286	\$1,151	\$1,131	12%	14%
Gramercy/Kips Bay	\$2,098	\$1,952	\$2,488	7%	-16%
Greenwich Village	\$2,522	\$4,313	\$3,607	-42%	-30%
Inwood	\$488	\$299	\$247	63%	97%
Lower East Side	\$2,548	\$1,186	\$1,299	115%	96%
Midtown East	\$1,917	\$2,094	\$1,289	-8%	49%
Midtown West	\$2,359	\$2,699	\$5,207	-13%	-55%
Morningside Heights	\$815	\$731		11%	
Murray Hill	\$1,183	\$1,269	\$1,239	-7%	-5%
Roosevelt Island	\$960	\$921	\$702	4%	37%
SoHo	\$3,177	\$3,753	\$4,309	-15%	-26%
TriBeCa	\$4,384	\$4,058	\$3,746	8%	17%
Upper East Side	\$2,195	\$2,393	\$2,345	-8%	-6%
Upper West Side	\$2,672	\$2,108	\$1,933	27%	38%
Washington Heights	\$680	\$535	\$579	27%	17%
West Harlem	\$1,122	\$886	\$790	27%	42%
West Village	\$2,325	\$2,292	\$2,556	1%	-9%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,400	\$1,275	\$1,350	10%	4%
Battery Park City	\$950	\$780	\$990	22%	-4%
Chelsea/Flatiron	\$2,135	\$1,913	\$1,843	12%	16%
East Harlem	\$555	\$570	\$588	-3%	-6%
East Village	\$1,540	\$1,578	\$1,484	-2%	4%
Financial/Seaport	\$1,152	\$918	\$982	26%	17%
Gramercy/Kips Bay	\$1,410	\$1,400	\$1,783	1%	-21%
Greenwich Village	\$1,748	\$2,750	\$3,200	-36%	-45%
Inwood	\$488	\$299	\$213	63%	129%
Lower East Side	\$1,800	\$893	\$1,185	102%	52%
Midtown East	\$999	\$1,093	\$1,054	-9%	-5%
Midtown West	\$1,300	\$1,221	\$1,680	6%	-23%
Morningside Heights	\$815	\$731		11%	
Murray Hill	\$995	\$1,250	\$1,104	-20%	-10%
Roosevelt Island	\$960	\$868	\$718	11%	34%
SoHo	\$3,050	\$2,918	\$3,809	5%	-20%
TriBeCa	\$3,475	\$3,645	\$2,775	-5%	25%
Upper East Side	\$1,720	\$1,378	\$1,475	25%	17%
Upper West Side	\$1,483	\$1,341	\$1,295	11%	14%
Washington Heights	\$625	\$497	\$480	26%	30%
West Harlem	\$933	\$825	\$733	13%	27%
West Village	\$2,375	\$1,929	\$1,453	23%	64%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,633	\$1,577	\$1,568	4%	4%
Battery Park City	\$1,229	\$1,122	\$1,254	9%	-2%
Chelsea/Flatiron	\$1,922	\$1,935	\$1,699	-1%	13%
East Harlem	\$830	\$678	\$615	22%	35%
East Village	\$1,395	\$1,768	\$1,635	-21%	-15%
Financial/Seaport	\$1,310	\$1,284	\$1,227	2%	7%
Gramercy/Kips Bay	\$1,955	\$1,624	\$1,807	20%	8%
Greenwich Village	\$1,996	\$2,449	\$1,870	-18%	7%
Inwood	\$560	\$380	\$337	47%	66%
Lower East Side	\$1,527	\$1,200	\$1,188	27%	29%
Midtown East	\$1,549	\$1,562	\$1,252	-1%	24%
Midtown West	\$1,767	\$1,858	\$2,300	-5%	-23%
Morningside Heights	\$1,058	\$1,108		-4%	
Murray Hill	\$1,432	\$1,417	\$1,220	1%	17%
Roosevelt Island		\$1,015	\$1,130		
SoHo	\$2,019	\$2,385	\$1,926	-15%	5%
TriBeCa	\$1,914	\$1,942	\$1,920	-1%	0%
Upper East Side	\$1,643	\$1,621	\$1,478	1%	11%
Upper West Side	\$1,803	\$1,644	\$1,588	10%	14%
Washington Heights	\$751	\$652	\$594	15%	27%
West Harlem	\$1,028	\$930	\$731	11%	41%
West Village	\$2,319	\$2,100	\$2,186	10%	6%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,462	\$1,451	\$1,417	1%	3%
Battery Park City	\$1,229	\$1,122	\$1,254	9%	-2%
Chelsea/Flatiron	\$1,877	\$1,854	\$1,614	1%	16%
East Harlem	\$797	\$760	\$614	5%	30%
East Village	\$1,660	\$1,612	\$1,594	3%	4%
Financial/Seaport	\$1,310	\$1,284	\$1,227	2%	7%
Gramercy/Kips Bay	\$1,803	\$1,534	\$1,792	18%	1%
Greenwich Village	\$1,913	\$1,990	\$1,783	-4%	7%
Inwood	\$560	\$380	\$303	47%	85%
Lower East Side	\$1,607	\$1,153	\$1,285	39%	25%
Midtown East	\$1,337	\$1,405	\$1,220	-5%	10%
Midtown West	\$1,552	\$1,582	\$1,619	-2%	-4%
Morningside Heights	\$1,058	\$1,108		-4%	
Murray Hill	\$1,373	\$1,357	\$1,203	1%	14%
Roosevelt Island		\$1,017	\$1,042		
SoHo	\$2,023	\$1,806	\$1,723	12%	17%
TriBeCa	\$1,835	\$1,934	\$1,806	-5%	2%
Upper East Side	\$1,435	\$1,358	\$1,309	6%	10%
Upper West Side	\$1,520	\$1,513	\$1,448	1%	5%
Washington Heights	\$765	\$661	\$582	16%	31%
West Harlem	\$992	\$936	\$685	6%	45%
West Village	\$2,275	\$2,009	\$2,136	13%	6%

COOPERATIVE SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,226	\$1,193	\$1,093	3%	12%
Battery Park City					
Chelsea/Flatiron	\$1,382	\$1,209	\$1,100	14%	26%
East Harlem	\$543	\$409	\$490	33%	11%
East Village	\$953	\$1,118	\$740	-15%	29%
Financial/Seaport	\$974	\$1,423	\$813	-32%	20%
Gramercy/Kips Bay	\$869	\$828	\$879	5%	-1%
Greenwich Village	\$1,587	\$1,409	\$1,317	13%	20%
Inwood	\$424	\$376	\$314	13%	35%
Lower East Side	\$653	\$681	\$641	-4%	2%
Midtown East	\$944	\$1,016	\$852	-7%	11%
Midtown West	\$1,000	\$1,012	\$898	-1%	11%
Morningside Heights	\$763	\$827	\$594	-8%	29%
Murray Hill	\$612	\$637	\$615	-4%	-1%
Roosevelt Island	\$387	\$377	\$995	3%	-61%
SoHo	\$3,252	\$4,198	\$2,444	-23%	33%
TriBeCa	\$3,240	\$2,686	\$2,003	21%	62%
Upper East Side	\$1,622	\$1,496	\$1,444	8%	12%
Upper West Side	\$1,314	\$1,450	\$1,249	-9%	5%
Washington Heights	\$477	\$567	\$430	-16%	11%
West Harlem	\$355	\$347	\$425	2%	-16%
West Village	\$1,080	\$1,031	\$1,061	5%	2%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,255	\$744	\$695	69%	81%
Battery Park City					
Chelsea/Flatiron	\$1,353	\$773	\$782	75%	73%
East Harlem		\$345	\$320		
East Village	\$1,385	\$780	\$620	78%	123%
Financial/Seaport	\$1,086	\$1,400	\$565	-22%	92%
Gramercy/Kips Bay	\$1,187	\$625	\$678	90%	75%
Greenwich Village	\$1,591	\$1,100	\$827	45%	92%
Inwood	\$568	\$315	\$271	81%	110%
Lower East Side	\$827	\$629	\$645	32%	28%
Midtown East	\$1,157	\$740	\$630	57%	84%
Midtown West	\$1,181	\$625	\$598	89%	98%
Morningside Heights	\$951	\$643	\$511	48%	86%
Murray Hill	\$1,039	\$542	\$469	92%	122%
Roosevelt Island		\$409	\$970		
SoHo	\$1,964	\$2,600	\$1,100	-24%	79%
TriBeCa	\$1,797	\$2,650	\$1,943	-32%	-7%
Upper East Side	\$1,286	\$900	\$825	43%	56%
Upper West Side	\$1,366	\$904	\$830	51%	65%
Washington Heights	\$703	\$500	\$375	41%	87%
West Harlem	\$390	\$325	\$358	20%	9%
West Village	\$1,757	\$905	\$793	94%	122%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,255	\$1,237	\$1,138	1%	10%
Battery Park City					
Chelsea/Flatiron	\$1,353	\$1,421	\$1,275	-5%	6%
East Harlem					
East Village	\$1,385	\$1,503	\$1,264	-8%	10%
Financial/Seaport	\$1,086	\$1,171	\$957	-7%	13%
Gramercy/Kips Bay	\$1,187	\$1,204	\$1,149	-1%	3%
Greenwich Village	\$1,591	\$1,661	\$1,419	-4%	12%
Inwood	\$568	\$560	\$442	1%	28%
Lower East Side	\$827	\$991	\$839	-17%	-1%
Midtown East	\$1,157	\$1,065	\$940	9%	23%
Midtown West	\$1,181	\$1,167	\$1,173	1%	1%
Morningside Heights	\$951	\$1,065	\$784	-11%	21%
Murray Hill	\$1,039	\$1,008	\$943	3%	10%
Roosevelt Island					
SoHo	\$1,964	\$1,698	\$1,274	16%	54%
TriBeCa	\$1,797	\$1,254	\$1,407	43%	28%
Upper East Side	\$1,286	\$1,263	\$1,179	2%	9%
Upper West Side	\$1,366	\$1,321	\$1,237	3%	10%
Washington Heights	\$703	\$606	\$588	16%	20%
West Harlem	\$390	\$505	\$999	-23%	-61%
West Village	\$1,757	\$1,568	\$1,592	12%	10%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Manhattan	\$1,076	\$1,108	\$1,007	-3%	7%
Battery Park City					
Chelsea/Flatiron	\$1,297	\$1,349	\$1,150	-4%	13%
East Harlem					
East Village	\$1,336	\$1,423	\$1,172	-6%	14%
Financial/Seaport	\$1,086	\$1,171	\$957	-7%	13%
Gramercy/Kips Bay	\$1,118	\$1,099	\$1,052	2%	6%
Greenwich Village	\$1,423	\$1,654	\$1,345	-14%	6%
Inwood	\$536	\$561	\$402	-5%	33%
Lower East Side	\$763	\$935	\$745	-18%	2%
Midtown East	\$966	\$990	\$893	-2%	8%
Midtown West	\$1,113	\$1,033	\$964	8%	16%
Morningside Heights	\$980	\$863	\$842	14%	16%
Murray Hill	\$1,008	\$1,000	\$911	1%	11%
Roosevelt Island					
SoHo	\$1,574	\$1,726	\$1,343	-9%	17%
TriBeCa	\$1,796	\$1,320	\$1,451	36%	24%
Upper East Side	\$1,036	\$1,084	\$982	-4%	6%
Upper West Side	\$1,104	\$1,159	\$1,093	-5%	1%
Washington Heights	\$667	\$581	\$579	15%	15%
West Harlem	\$312	\$400	\$999	-22%	-69%
West Village	\$1,700	\$1,479	\$1,484	15%	15%

CONDOMINIUM SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Brooklyn	\$879	\$905	\$781	-3%	13%
Bath Beach	\$559	\$533	\$494	5%	13%
Bay Ridge / Fort Hamilton	\$520	\$521	\$450	0%	16%
Bedford Stuyvesant	\$665	\$723	\$604	-8%	10%
Bensonhurst	\$636	\$490	\$750	30%	-15%
Bergen Beach	\$405	\$452	\$369	-10%	10%
Boerum Hill	\$1,012	\$1,226	\$1,065	-17%	-5%
Borough Park	\$579	\$586	\$543	-1%	7%
Brighton Beach	\$683	\$821	\$649	-17%	5%
Brooklyn Heights	\$2,377	\$1,358	\$1,399	75%	70%
Brownsville / Ocean Hill	\$430	\$151	\$441	185%	-3%
Bushwick / Wyckoff Heights	\$556	\$598	\$501	-7%	11%
Canarsie	\$289	\$335	\$187	-14%	55%
Carroll Gardens	\$1,210	\$1,268	\$1,155	-5%	5%
Clinton Hill	\$798	\$768	\$646	4%	23%
Cobble Hill	\$1,105	\$770	\$1,289	43%	-14%
Columbia Street Waterfront District	\$601	\$1,154	\$800	-48%	-25%
Coney Island	\$411	\$458	\$419	-10%	-2%
Crown Heights	\$725	\$668	\$640	8%	13%
Cypress Hills					
Downtown	\$1,066	\$1,157	\$750	-8%	42%
Dyker Heights	\$570	\$434	\$456	31%	25%
East Flatbush	\$250	\$312	\$353	-20%	-29%
East New York / Spring Creek	\$229	\$255	\$226	-10%	2%
Flatbush / Prospect Park South	\$545	\$529	\$472	3%	15%
Flatlands					
Fort Greene	\$1,133	\$1,190	\$972	-5%	17%
Gerritsen Beach					
Gowanus	\$803	\$1,003	\$678	-20%	18%
Gravesend / Mapleton	\$582	\$565	\$617	3%	-6%
Greenpoint	\$884	\$967	\$865	-9%	2%
Kensington / Parkville	\$537	\$627	\$512	-14%	5%
Manhattan Beach	\$847				
Marine Park / Madison	\$498	\$554	\$398	-10%	25%
Midwood	\$373	\$396	\$395	-6%	-6%
Mill Basin		\$370	\$340		
Park Slope	\$927	\$1,320	\$1,006	-30%	-8%
Prospect Heights	\$1,010	\$1,087	\$1,082	-7%	-7%
Prospect Park Lefferts Gardens	\$395	\$507		-22%	
Red Hook					
SeaGate					
Sheepshead Bay	\$442	\$456	\$419	-3%	5%
Sunset Park	\$472	\$448	\$419	5%	13%
Vinegar Hill / Dumbo	\$1,399	\$1,617	\$1,395	-13%	0%
Williamsburg	\$1,010	\$1,019	\$1,001	-1%	1%
Windsor Terrace	\$615	\$733	\$834	-16%	-26%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Brooklyn	\$750	\$775	\$690	-3%	9%
Bath Beach	\$540	\$569	\$515	-5%	5%
Bay Ridge / Fort Hamilton	\$550	\$555	\$497	-1%	11%
Bedford Stuyvesant	\$588	\$694	\$530	-15%	11%
Bensonhurst	\$640	\$490	\$750	31%	-15%
Bergen Beach	\$416	\$500	\$418	-17%	0%
Boerum Hill	\$963	\$1,100	\$985	-13%	-2%
Borough Park	\$558	\$550	\$550	1%	1%
Brighton Beach	\$655	\$795	\$650	-18%	1%
Brooklyn Heights	\$2,396	\$1,210	\$913	98%	162%
Brownsville / Ocean Hill	\$397	\$151	\$441	163%	-10%
Bushwick / Wyckoff Heights	\$531	\$499	\$463	6%	15%
Canarsie	\$289	\$384	\$187	-25%	55%
Carroll Gardens	\$1,263	\$1,198	\$1,097	5%	15%
Clinton Hill	\$772	\$741	\$611	4%	26%
Cobble Hill	\$1,243	\$575	\$1,559	116%	-20%
Columbia Street Waterfront District	\$512	\$1,105	\$694	-54%	-26%
Coney Island	\$430	\$499	\$311	-14%	38%
Crown Heights	\$675	\$698	\$574	-3%	18%
Cypress Hills					
Downtown	\$956	\$1,075	\$739	-11%	29%
Dyker Heights	\$578	\$445	\$457	30%	27%
East Flatbush	\$250	\$312	\$353	-20%	-29%
East New York / Spring Creek	\$225	\$273	\$231	-17%	-2%
Flatbush / Prospect Park South	\$545	\$473	\$380	15%	43%
Flatlands					
Fort Greene	\$1,098	\$1,113	\$850	-1%	29%
Gerritsen Beach					
Gowanus	\$770	\$885	\$673	-13%	14%
Gravesend / Mapleton	\$438	\$462	\$458	-5%	-4%
Greenpoint	\$928	\$878	\$810	6%	15%
Kensington / Parkville	\$311	\$627	\$440	-50%	-29%
Manhattan Beach	\$847				
Marine Park / Madison	\$500	\$480	\$410	4%	22%
Midwood	\$295	\$304	\$365	-3%	-19%
Mill Basin		\$370	\$340		
Park Slope	\$959	\$1,261	\$925	-24%	4%
Prospect Heights	\$1,040	\$915	\$850	14%	22%
Prospect Park Lefferts Gardens	\$294	\$482		-39%	
Red Hook					
SeaGate					
Sheepshead Bay	\$423	\$400	\$413	6%	2%
Sunset Park	\$495	\$370	\$480	34%	3%
Vinegar Hill / Dumbo	\$1,560	\$1,350	\$1,250	16%	25%
Williamsburg	\$873	\$837	\$882	4%	-1%
Windsor Terrace	\$615	\$772	\$830	-20%	-26%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Brooklyn	\$826	\$867	\$770	-5%	7%	
Bath Beach		\$516	\$468			
Bay Ridge / Fort Hamilton	\$586	\$501	\$506	17%	16%	
Bedford Stuyvesant	\$591	\$734	\$583	-19%	1%	
Bensonhurst	\$526	\$583	\$463	-10%	14%	
Bergen Beach	\$384	\$368	\$345	4%	11%	
Boerum Hill	\$1,020	\$1,181	\$979	-14%	4%	
Borough Park	\$436	\$439	\$441	-1%	-1%	
Brighton Beach	\$557	\$643	\$558	-13%	0%	
Brooklyn Heights	\$1,364	\$1,269	\$1,147	7%	19%	
Brownsville / Ocean Hill	\$480	\$198	\$341	142%	41%	
Bushwick / Wyckoff Heights	\$882	\$756	\$514	17%	72%	
Canarsie	\$277	\$316	\$199	-13%	39%	
Carroll Gardens	\$1,106	\$1,134	\$1,048	-3%	6%	
Clinton Hill	\$905	\$968	\$728	-6%	24%	
Cobble Hill	\$1,043	\$820	\$1,084	27%	-4%	
Columbia Street Waterfront District	\$619	\$1,038	\$773	-40%	-20%	
Coney Island	\$444	\$511	\$411	-13%	8%	
Crown Heights	\$752	\$767	\$756	-2%	-1%	
Cypress Hills						
Downtown	\$1,073	\$1,146	\$926	-6%	16%	
Dyker Heights	\$563	\$583	\$525	-3%	7%	
East Flatbush	\$268	\$340	\$373	-21%	-28%	
East New York / Spring Creek	\$319	\$315	\$312	1%	2%	
Flatbush / Prospect Park South	\$732	\$522	\$561	40%	30%	
Flatlands						
Fort Greene	\$1,077	\$1,120	\$931	-4%	16%	
Gerritsen Beach						
Gowanus	\$1,124	\$1,058	\$971	6%	16%	
Gravesend / Mapleton	\$530	\$464	\$406	14%	31%	
Greenpoint	\$1,051	\$1,075	\$947	-2%	11%	
Kensington / Parkville	\$521	\$616	\$577	-15%	-10%	
Manhattan Beach	\$512					
Marine Park / Madison	\$451	\$475	\$328	-5%	37%	
Midwood	\$531	\$407	\$362	30%	47%	
Mill Basin		\$324	\$342			
Park Slope	\$958	\$1,187	\$1,003	-19%	-5%	
Prospect Heights	\$931	\$819	\$944	14%	-1%	
Prospect Park Lefferts Gardens	\$299	\$461		-35%		
Red Hook						
SeaGate						
Sheepshead Bay	\$483	\$488	\$404	-1%	19%	
Sunset Park	\$646	\$644	\$620	0%	4%	
Vinegar Hill / Dumbo	\$1,223	\$1,279	\$1,047	-4%	17%	
Williamsburg	\$1,042	\$962	\$989	8%	5%	
Windsor Terrace	\$696	\$867	\$1,050	-20%	-34%	

CONDOMINIUM SALE PRICE PER SQUARE FOOT

MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Brooklyn	\$785	\$901	\$793	-13%	-1%
Bath Beach		\$534	\$459		
Bay Ridge / Fort Hamilton	\$620	\$534	\$534	16%	16%
Bedford Stuyvesant	\$486	\$821	\$631	-41%	-23%
Bensonhurst	\$520	\$583	\$463	-11%	12%
Bergen Beach	\$388	\$346	\$362	12%	7%
Boerum Hill	\$1,011	\$1,200	\$973	-16%	4%
Borough Park	\$442	\$462	\$435	-4%	2%
Brighton Beach	\$551	\$633	\$525	-13%	5%
Brooklyn Heights	\$1,493	\$1,226	\$1,115	22%	34%
Brownsville / Ocean Hill	\$384	\$198	\$341	94%	13%
Bushwick / Wyckoff Heights	\$882	\$804	\$584	10%	51%
Canarsie	\$277	\$319	\$199	-13%	39%
Carroll Gardens	\$1,068	\$1,088	\$1,099	-2%	-3%
Clinton Hill	\$898	\$962	\$710	-7%	27%
Cobble Hill	\$1,188	\$748	\$1,217	59%	-2%
Columbia Street Waterfront District	\$598	\$1,012	\$875	-41%	-32%
Coney Island	\$461	\$499	\$392	-8%	18%
Crown Heights	\$797	\$785	\$873	1%	-9%
Cypress Hills					
Downtown	\$1,084	\$1,168	\$977	-7%	11%
Dyker Heights	\$563	\$583	\$519	-3%	8%
East Flatbush	\$268	\$340	\$373	-21%	-28%
East New York / Spring Creek	\$316	\$318	\$307	-1%	3%
Flatbush / Prospect Park South	\$732	\$484	\$594	51%	23%
Flatlands					
Fort Greene	\$1,135	\$1,080	\$905	5%	25%
Gerritsen Beach					
Gowanus	\$1,177	\$1,053	\$928	12%	27%
Gravesend / Mapleton	\$509	\$446	\$412	14%	24%
Greenpoint	\$1,063	\$1,108	\$934	-4%	14%
Kensington / Parkville	\$533	\$648	\$577	-18%	-8%
Manhattan Beach	\$512				
Marine Park / Madison	\$473	\$468	\$388	1%	22%
Midwood	\$531	\$407	\$407	30%	30%
Mill Basin		\$324	\$342		
Park Slope	\$1,024	\$1,155	\$953	-11%	8%
Prospect Heights	\$890	\$912	\$935	-2%	-5%
Prospect Park Lefferts Gardens	\$309	\$382		-19%	
Red Hook					
SeaGate					
Sheepshead Bay	\$482	\$486	\$423	-1%	14%
Sunset Park	\$660	\$593	\$677	11%	-2%
Vinegar Hill / Dumbo	\$1,260	\$1,303	\$1,032	-3%	22%
Williamsburg	\$1,115	\$1,073	\$1,075	4%	4%
Windsor Terrace	\$696	\$917	\$1,004	-24%	-31%

COOPERATIVE SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Brooklyn	\$489	\$500	\$414	-2%	18%
Bath Beach	\$262	\$252	\$244	4%	7%
Bay Ridge / Fort Hamilton	\$290	\$288	\$283	0%	2%
Bedford Stuyvesant			\$280		
Bensonhurst	\$268	\$230	\$182	17%	47%
Bergen Beach					
Boerum Hill	\$636	\$871	\$800	-27%	-20%
Borough Park	\$258	\$296	\$262	-13%	-2%
Brighton Beach	\$298	\$322	\$327	-7%	-9%
Brooklyn Heights	\$1,097	\$1,030	\$848	7%	29%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights	\$199	\$202		-2%	
Canarsie			\$140		
Carroll Gardens	\$887	\$1,150	\$735	-23%	21%
Clinton Hill	\$625	\$570	\$560	10%	12%
Cobble Hill	\$799	\$981	\$902	-19%	-11%
Columbia Street Waterfront District					
Coney Island	\$319	\$290	\$259	10%	23%
Crown Heights	\$552	\$416	\$299	33%	85%
Cypress Hills			\$203		
Downtown	\$505	\$591	\$455	-15%	11%
Dyker Heights					
East Flatbush	\$218	\$218	\$167	0%	30%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$464	\$406	\$407	14%	14%
Flatlands	\$145	\$157	\$156	-8%	-7%
Fort Greene	\$622	\$582	\$539	7%	15%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$220	\$224	\$198	-2%	11%
Greenpoint	\$385	\$800	\$684	-52%	-44%
Kensington / Parkville	\$347	\$334	\$281	4%	24%
Manhattan Beach					
Marine Park / Madison	\$182	\$194	\$160	-6%	14%
Midwood	\$199	\$214	\$226	-7%	-12%
Mill Basin	\$154	\$178	\$144	-13%	7%
Park Slope	\$1,010	\$908	\$749	11%	35%
Prospect Heights	\$710	\$854	\$593	-17%	20%
Prospect Park Lefferts Gardens	\$394	\$327	\$225	20%	75%
Red Hook					
SeaGate					
Sheepshead Bay	\$201	\$191	\$191	6%	5%
Sunset Park	\$321	\$397	\$477	-19%	-33%
Vinegar Hill / Dumbo	\$1,375	\$2,675	\$875	-49%	57%
Williamsburg	\$265	\$256	\$311	3%	-15%
Windsor Terrace	\$650	\$597	\$472	9%	38%

Note: Sale price in thousands

COOPERATIVE SALE PRICE

MEDIAN						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Brooklyn	\$365	\$365	\$315	0%	16%	
Bath Beach	\$250	\$237	\$251	5%	0%	
Bay Ridge / Fort Hamilton	\$261	\$272	\$260	-4%	0%	
Bedford Stuyvesant			\$280			
Bensonhurst	\$268	\$230	\$175	17%	53%	
Bergen Beach						
Boerum Hill	\$547	\$955	\$395	-43%	39%	
Borough Park	\$255	\$285	\$200	-11%	28%	
Brighton Beach	\$290	\$290	\$319	0%	-9%	
Brooklyn Heights	\$798	\$800	\$710	0%	12%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights	\$180	\$202		-11%		
Canarsie			\$140			
Carroll Gardens	\$868	\$1,163	\$705	-25%	23%	
Clinton Hill	\$550	\$550	\$485	0%	13%	
Cobble Hill	\$770	\$708	\$973	9%	-21%	
Columbia Street Waterfront District						
Coney Island	\$325	\$268	\$247	21%	32%	
Crown Heights	\$528	\$378	\$303	40%	75%	
Cypress Hills			\$203			
Downtown	\$530	\$589	\$410	-10%	29%	
Dyker Heights						
East Flatbush	\$200	\$197	\$160	1%	25%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$435	\$391	\$369	11%	18%	
Flatlands	\$145	\$155	\$156	-6%	-7%	
Fort Greene	\$520	\$470	\$445	11%	17%	
Gerritsen Beach						
Gowanus						
Gravesend / Mapleton	\$225	\$214	\$190	5%	18%	
Greenpoint	\$385	\$800	\$663	-52%	-42%	
Kensington / Parkville	\$339	\$285	\$260	19%	30%	
Manhattan Beach						
Marine Park / Madison	\$175	\$190	\$154	-8%	14%	
Midwood	\$169	\$188	\$218	-10%	-23%	
Mill Basin	\$142	\$167	\$150	-15%	-6%	
Park Slope	\$815	\$802	\$609	2%	34%	
Prospect Heights	\$653	\$759	\$628	-14%	4%	
Prospect Park Lefferts Gardens	\$334	\$302	\$132	11%	153%	
Red Hook						
SeaGate						
Sheepshead Bay	\$187	\$178	\$177	5%	6%	
Sunset Park	\$315	\$406	\$402	-22%	-22%	
Vinegar Hill / Dumbo	\$1,375	\$2,675	\$875	-49%	57%	
Williamsburg	\$265	\$275	\$301	-4%	-12%	
Windsor Terrace	\$598	\$525	\$450	14%	33%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Brooklyn	\$650	\$622	\$592	4%	10%
Bath Beach	\$350	\$363	\$317	-4%	10%
Bay Ridge / Fort Hamilton	\$428	\$425	\$388	1%	10%
Bedford Stuyvesant					
Bensonhurst	\$348	\$202	\$296	72%	17%
Bergen Beach					
Boerum Hill	\$844	\$969	\$783	-13%	8%
Borough Park	\$304	\$475		-36%	
Brighton Beach	\$409	\$398	\$479	3%	-15%
Brooklyn Heights	\$1,127	\$1,162	\$1,008	-3%	12%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,059	\$1,163	\$1,090	-9%	-3%
Clinton Hill	\$894	\$884	\$814	1%	10%
Cobble Hill	\$1,121	\$1,528	\$1,300	-27%	-14%
Columbia Street Waterfront District					
Coney Island	\$412	\$356	\$363	16%	13%
Crown Heights	\$914	\$515	\$599	77%	53%
Cypress Hills			\$184		
Downtown	\$744	\$795	\$665	-6%	12%
Dyker Heights					
East Flatbush	\$290	\$318	\$233	-9%	24%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$587	\$455	\$480	29%	22%
Flatlands	\$174	\$202	\$181	-14%	-4%
Fort Greene	\$833	\$724	\$788	15%	6%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$303	\$314	\$276	-4%	10%
Greenpoint	\$561	\$899	\$875	-38%	-36%
Kensington / Parkville	\$611	\$447	\$407	37%	50%
Manhattan Beach					
Marine Park / Madison	\$240	\$262	\$270	-8%	-11%
Midwood	\$335	\$366	\$301	-8%	11%
Mill Basin	\$185	\$214	\$182	-14%	2%
Park Slope	\$1,290	\$1,080	\$1,266	19%	2%
Prospect Heights	\$970	\$930	\$867	4%	12%
Prospect Park Lefferts Gardens	\$402	\$270	\$621	49%	-35%
Red Hook					
SeaGate					
Sheepshead Bay	\$269	\$278	\$302	-3%	-11%
Sunset Park	\$553	\$517	\$595	7%	-7%
Vinegar Hill / Dumbo	\$1,146		\$858		34%
Williamsburg		\$411	\$532		
Windsor Terrace	\$804	\$873	\$647	-8%	24%

COOPERATIVE SALE PRICE PER SQUARE FOOT

MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Brooklyn	\$508	\$478	\$442	6%	15%
Bath Beach	\$356	\$350	\$349	2%	2%
Bay Ridge / Fort Hamilton	\$414	\$400	\$377	4%	10%
Bedford Stuyvesant					
Bensonhurst	\$348	\$202	\$296	72%	17%
Bergen Beach					
Boerum Hill	\$653	\$969	\$883	-33%	-26%
Borough Park	\$325	\$475		-32%	
Brighton Beach	\$413	\$406	\$476	2%	-13%
Brooklyn Heights	\$1,077	\$1,135	\$973	-5%	11%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,019	\$1,163	\$1,100	-12%	-7%
Clinton Hill	\$967	\$899	\$843	8%	15%
Cobble Hill	\$1,121	\$1,528	\$1,333	-27%	-16%
Columbia Street Waterfront District					
Coney Island	\$412	\$358	\$360	15%	14%
Crown Heights	\$906	\$515	\$665	76%	36%
Cypress Hills			\$184		
Downtown	\$718	\$737	\$657	-3%	9%
Dyker Heights					
East Flatbush	\$266	\$319	\$221	-16%	20%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$621	\$504	\$555	23%	12%
Flatlands	\$174	\$191	\$181	-9%	-4%
Fort Greene	\$717	\$731	\$627	-2%	14%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$297	\$282	\$287	5%	3%
Greenpoint	\$561	\$899	\$875	-38%	-36%
Kensington / Parkville	\$503	\$447	\$377	13%	34%
Manhattan Beach					
Marine Park / Madison	\$232	\$231	\$219	1%	6%
Midwood	\$334	\$327	\$289	2%	15%
Mill Basin	\$190	\$214	\$185	-11%	2%
Park Slope	\$1,049	\$1,056	\$911	-1%	15%
Prospect Heights	\$971	\$929	\$835	5%	16%
Prospect Park Lefferts Gardens	\$369	\$270	\$621	37%	-41%
Red Hook					
SeaGate					
Sheepshead Bay	\$257	\$256	\$265	0%	-3%
Sunset Park	\$556	\$585	\$594	-5%	-6%
Vinegar Hill / Dumbo	\$1,146		\$858		34%
Williamsburg		\$411	\$532		
Windsor Terrace	\$810	\$855	\$618	-5%	31%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Brooklyn	\$895	\$925	\$805	-3%	11%	
Bath Beach	\$932	\$866	\$855	8%	9%	
Bay Ridge / Fort Hamilton	\$1,084	\$1,010	\$870	7%	25%	
Bedford Stuyvesant	\$969	\$1,082	\$887	-10%	9%	
Bensonhurst	\$935	\$936	\$821	0%	14%	
Bergen Beach	\$668	\$628	\$680	6%	-2%	
Boerum Hill	\$3,554	\$3,139	\$3,168	13%	12%	
Borough Park	\$1,052	\$1,076	\$977	-2%	8%	
Brighton Beach	\$544	\$504	\$492	8%	11%	
Brooklyn Heights	\$5,720	\$7,250	\$4,056	-21%	41%	
Brownsville / Ocean Hill	\$540	\$585	\$501	-8%	8%	
Bushwick / Wyckoff Heights	\$876	\$825	\$644	6%	36%	
Canarsie	\$436	\$439	\$398	-1%	10%	
Carroll Gardens	\$2,742	\$2,412	\$3,007	14%	-9%	
Clinton Hill	\$2,132	\$2,180	\$2,465	-2%	-14%	
Cobble Hill	\$3,740	\$4,347	\$3,388	-14%	10%	
Columbia Street Waterfront District	\$3,185		\$1,400		128%	
Coney Island	\$435	\$457	\$362	-5%	20%	
Crown Heights	\$899	\$956	\$733	-6%	23%	
Cypress Hills	\$459	\$444	\$434	3%	6%	
Downtown	\$2,220		\$6,497		-66%	
Dyker Heights	\$923	\$924	\$866	0%	7%	
East Flatbush	\$520	\$478	\$443	9%	18%	
East New York / Spring Creek	\$427	\$421	\$367	1%	17%	
Flatbush / Prospect Park South	\$900	\$868	\$709	4%	27%	
Flatlands	\$463	\$468	\$445	-1%	4%	
Fort Greene	\$1,370	\$2,585	\$1,927	-47%	-29%	
Gerritsen Beach	\$369	\$381	\$350	-3%	5%	
Gowanus	\$1,908	\$1,445	\$1,665	32%	15%	
Gravesend / Mapleton	\$1,096	\$1,031	\$847	6%	29%	
Greenpoint	\$1,625	\$1,608	\$1,476	1%	10%	
Kensington / Parkville	\$1,205	\$1,233	\$1,037	-2%	16%	
Manhattan Beach	\$1,595	\$1,480	\$1,941	8%	-18%	
Marine Park / Madison	\$623	\$620	\$550	0%	13%	
Midwood	\$858	\$904	\$830	-5%	3%	
Mill Basin	\$589	\$621	\$481	-5%	22%	
Park Slope	\$2,273	\$2,835	\$2,771	-20%	-18%	
Prospect Heights	\$3,679	\$2,427	\$1,787	52%	106%	
Prospect Park Lefferts Gardens	\$718	\$806	\$673	-11%	7%	
Red Hook	\$1,325	\$500	\$1,172	165%	13%	
SeaGate	\$423	\$513	\$518	-18%	-18%	
Sheepshead Bay	\$724	\$681	\$573	6%	26%	
Sunset Park	\$1,008	\$1,049	\$888	-4%	14%	
Vinegar Hill / Dumbo		\$4,493	\$989			
Williamsburg	\$1,698	\$1,621	\$1,475	5%	15%	
Windsor Terrace	\$1,291	\$1,505	\$1,360	-14%	-5%	

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Brooklyn	\$720	\$730	\$640	-1%	13%	
Bath Beach	\$855	\$840	\$779	2%	10%	
Bay Ridge / Fort Hamilton	\$955	\$967	\$900	-1%	6%	
Bedford Stuyvesant	\$900	\$993	\$850	-9%	6%	
Bensonhurst	\$937	\$893	\$800	5%	17%	
Bergen Beach	\$650	\$656	\$625	-1%	4%	
Boerum Hill	\$3,500	\$2,699	\$2,225	30%	57%	
Borough Park	\$962	\$942	\$948	2%	1%	
Brighton Beach	\$530	\$595	\$460	-11%	15%	
Brooklyn Heights	\$5,200	\$7,250	\$3,487	-28%	49%	
Brownsville / Ocean Hill	\$553	\$550	\$425	0%	30%	
Bushwick / Wyckoff Heights	\$858	\$840	\$640	2%	34%	
Canarsie	\$435	\$452	\$418	-4%	4%	
Carroll Gardens	\$2,600	\$1,900	\$2,900	37%	-10%	
Clinton Hill	\$2,300	\$2,450	\$2,098	-6%	10%	
Cobble Hill	\$3,740	\$4,471	\$3,388	-16%	10%	
Columbia Street Waterfront District	\$3,185	NA	\$1,400	NA	128%	
Coney Island	\$430	\$430	\$365	0%	18%	
Crown Heights	\$900	\$910	\$745	-1%	21%	
Cypress Hills	\$440	\$470	\$433	-6%	2%	
Downtown	\$2,220		\$6,497		-66%	
Dyker Heights	\$890	\$910	\$852	-2%	4%	
East Flatbush	\$512	\$474	\$428	8%	20%	
East New York / Spring Creek	\$437	\$425	\$371	3%	18%	
Flatbush / Prospect Park South	\$900	\$868	\$709	4%	27%	
Flatlands	\$452	\$469	\$465	-4%	-3%	
Fort Greene	\$1,153	\$2,538	\$2,200	-55%	-48%	
Gerritsen Beach	\$380	\$390	\$379	-3%	0%	
Gowanus	\$1,500	\$1,000	\$1,605	50%	-7%	
Gravesend / Mapleton	\$842	\$850	\$775	-1%	9%	
Greenpoint	\$1,669	\$1,625	\$1,450	3%	15%	
Kensington / Parkville	\$997	\$900	\$800	11%	25%	
Manhattan Beach	\$1,611	\$1,240	\$1,472	30%	9%	
Marine Park / Madison	\$623	\$620	\$550	0%	13%	
Midwood	\$918	\$850	\$885	8%	4%	
Mill Basin	\$535	\$494	\$444	8%	20%	
Park Slope	\$2,040	\$2,325	\$2,240	-12%	-9%	
Prospect Heights	\$3,700	\$2,563	\$1,815	44%	104%	
Prospect Park Lefferts Gardens	\$630	\$572	\$470	10%	34%	
Red Hook	\$1,325	\$500	\$1,250	165%	6%	
SeaGate	\$420	\$513	\$540	-18%	-22%	
Sheepshead Bay	\$690	\$633	\$590	9%	17%	
Sunset Park	\$980	\$993	\$940	-1%	4%	
Vinegar Hill / Dumbo		\$4,493	\$989			
Williamsburg	\$1,795	\$1,700	\$1,438	6%	25%	
Windsor Terrace	\$1,303	\$1,575	\$1,270	-17%	3%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

AVERAGE						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Queens	\$526	\$504	\$477	4%	10%	
Astoria	\$507	\$508	\$432	0%	17%	
Bayside	\$525	\$626	\$573	-16%	-8%	
Beechhurst/Whitestone	\$565	\$665	\$842	-15%	-33%	
Breezy Point/Belle Harbor/ Rockaway Park	\$365	\$370	\$354	-1%	3%	
Briarwood/Jamaica Hills/Hillcrest	\$410	\$363	\$364	13%	12%	
College Point	\$479	\$486	\$463	-2%	3%	
Corona/East Elmhurst	\$375	\$334	\$255	12%	47%	
Douglaston/Little Neck	\$567	\$541	\$600	5%	-6%	
Floral Park/Bellerose						
Flushing	\$525	\$487	\$506	8%	4%	
Fresh Meadows/Oakland Gardens	\$439	\$496	\$442	-11%	-1%	
Howard Beach/Broadchannel	\$224	\$250	\$202	-11%	11%	
Jackson Heights/Elmhurst	\$384	\$368	\$308	4%	25%	
Jamaica Estates/Holliswood		\$395	\$385			
Laurelton/Cambria Heights/ St. Albans/Rosedale						
Long Island City	\$932	\$966	\$1,016	-3%	-8%	
Middle Village/Maspeth	\$480	\$369	\$371	30%	29%	
Queens Village/Hollis						
Rego Park/Forest Hills/Kew Gardens	\$521	\$510	\$446	2%	17%	
Richmond Hill/ South Ozone Park/Woodhaven	\$265	\$363	\$290	-27%	-8%	
Ridgewood/Glendale	\$432	\$496	\$327	-13%	32%	
Rockaways/Averne	\$410	\$295	\$208	39%	98%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$298	\$264	\$206	13%	45%	
Sunnyside/Woodside	\$433	\$396	\$407	9%	6%	
MEDIAN						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Queens	\$464	\$425	\$410	9%	13%	
Astoria	\$495	\$591	\$415	-16%	19%	
Bayside	\$475	\$621	\$580	-24%	-18%	
Beechhurst/Whitestone	\$535	\$745	\$842	-28%	-36%	
Breezy Point/Belle Harbor/ Rockaway Park	\$365	\$400	\$390	-9%	-7%	
Briarwood/Jamaica Hills/Hillcrest	\$425	\$325	\$385	31%	10%	
College Point	\$482	\$500	\$445	-4%	8%	
Corona/East Elmhurst	\$369	\$341	\$248	8%	49%	
Douglaston/Little Neck	\$520	\$525	\$542	-1%	-4%	
Floral Park/Bellerose						
Flushing	\$485	\$450	\$460	8%	5%	
Fresh Meadows/Oakland Gardens	\$364	\$540	\$445	-33%	-18%	
Howard Beach/Broadchannel	\$219	\$243	\$213	-10%	3%	
Jackson Heights/Elmhurst	\$393	\$367	\$300	7%	31%	
Jamaica Estates/Holliswood		\$395	\$385			
Laurelton/Cambria Heights/ St. Albans/Rosedale						
Long Island City	\$860	\$800	\$850	8%	1%	
Middle Village/Maspeth	\$440	\$383	\$380	15%	16%	
Queens Village/Hollis						
Rego Park/Forest Hills/Kew Gardens	\$450	\$413	\$374	9%	20%	
Richmond Hill/ South Ozone Park/Woodhaven	\$265	\$350	\$340	-24%	-22%	
Ridgewood/Glendale	\$430	\$494	\$333	-13%	29%	
Rockaways/Averne	\$452	\$237	\$210	91%	115%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$332	\$264	\$175	26%	89%	
Sunnyside/Woodside	\$475	\$410	\$414	16%	15%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$597	\$572	\$532	4%	12%
Astoria	\$744	\$785	\$627	-5%	19%
Bayside	\$566	\$592	\$570	-4%	-1%
Beechhurst/Whitestone	\$443	\$389	\$277	14%	60%
Breezy Point/Belle Harbor/ Rockaway Park	\$387	\$371	\$252	4%	54%
Briarwood/Jamaica Hills/Hillcrest	\$476	\$463	\$446	3%	7%
College Point	\$371	\$355	\$1,076	4%	-66%
Corona/East Elmhurst	\$518	\$453	\$429	14%	21%
Douglaston/Little Neck	\$443	\$476	\$406	-7%	9%
Floral Park/Bellerose					
Flushing	\$656	\$576	\$565	14%	16%
Fresh Meadows/Oakland Gardens	\$488	\$448	\$437	9%	12%
Howard Beach/Broadchannel	\$229	\$236	\$228	-3%	0%
Jackson Heights/Elmhurst	\$502	\$477	\$419	5%	20%
Jamaica Estates/Holliswood		\$502			
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$1,045	\$1,130	\$963	-7%	9%
Middle Village/Maspeth	\$518	\$551	\$451	-6%	15%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$570	\$544	\$481	5%	18%
Richmond Hill/ South Ozone Park/Woodhaven	\$276	\$308	\$275	-10%	0%
Ridgewood/Glendale	\$468	\$449	\$376	4%	25%
Rockaways/Averne	\$563	\$323	\$202	74%	179%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$356	\$388	\$260	-8%	37%
Sunnyside/Woodside	\$478	\$612	\$459	-22%	4%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$545	\$509	\$469	7%	16%
Astoria	\$721	\$771	\$664	-6%	9%
Bayside	\$612	\$563	\$551	9%	11%
Beechhurst/Whitestone	\$443	\$389	\$277	14%	60%
Breezy Point/Belle Harbor/ Rockaway Park	\$387	\$371	\$239	4%	62%
Briarwood/Jamaica Hills/Hillcrest	\$485	\$471	\$441	3%	10%
College Point	\$377	\$367	\$425	3%	-11%
Corona/East Elmhurst	\$516	\$453	\$418	14%	24%
Douglaston/Little Neck	\$463	\$479	\$422	-3%	10%
Floral Park/Bellerose					
Flushing	\$626	\$593	\$568	6%	10%
Fresh Meadows/Oakland Gardens	\$534	\$444	\$462	20%	15%
Howard Beach/Broadchannel	\$235	\$226	\$224	4%	5%
Jackson Heights/Elmhurst	\$510	\$473	\$413	8%	23%
Jamaica Estates/Holliswood		\$502			
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$1,033	\$1,053	\$929	-2%	11%
Middle Village/Maspeth	\$518	\$577	\$451	-10%	15%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$533	\$481	\$463	11%	15%
Richmond Hill/ South Ozone Park/Woodhaven	\$276	\$303	\$276	-9%	0%
Ridgewood/Glendale	\$501	\$447	\$374	12%	34%
Rockaways/Averne	\$483	\$312	\$233	55%	107%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$407	\$388	\$282	5%	44%
Sunnyside/Woodside	\$478	\$541	\$467	-12%	2%

COOPERATIVE SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$259	\$259	\$239	0%	8%
Astoria	\$333	\$358	\$284	-7%	17%
Bayside	\$252	\$247	\$276	2%	-9%
Beechhurst/Whitestone	\$263	\$270	\$237	-3%	11%
Breezy Point/Belle Harbor/ Rockaway Park	\$162	\$171	\$142	-5%	14%
Briarwood/Jamaica Hills/Hillcrest	\$187	\$177	\$172	6%	9%
College Point					
Corona/East Elmhurst	\$168	\$179	\$143	-6%	17%
Douglaston/Little Neck	\$216	\$220	\$210	-2%	3%
Floral Park/Bellerose	\$392	\$373	\$314	5%	25%
Flushing	\$228	\$235	\$223	-3%	2%
Fresh Meadows/Oakland Gardens	\$200	\$199	\$202	0%	-1%
Howard Beach/Broadchannel	\$146	\$156	\$167	-6%	-12%
Jackson Heights/Elmhurst	\$279	\$282	\$240	-1%	16%
Jamaica Estates/Holliswood	\$201	\$163	\$193	23%	4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$109	\$130	\$122	-16%	-10%
Long Island City	\$674	\$565	\$547	19%	23%
Middle Village/Maspeth	\$190	\$247	\$222	-23%	-15%
Queens Village/Hollis	\$174	\$174	\$164	0%	6%
Rego Park/Forest Hills/Kew Gardens	\$275	\$274	\$253	0%	9%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$186	\$158	\$194	18%	-4%
Rockaways/Averne					
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$151	\$130	\$158	16%	-4%
Sunnyside/Woodside	\$296	\$262	\$243	13%	22%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$230	\$225	\$213	2%	8%
Astoria	\$307	\$323	\$273	-5%	13%
Bayside	\$239	\$239	\$250	0%	-4%
Beechhurst/Whitestone	\$235	\$250	\$225	-6%	4%
Breezy Point/Belle Harbor/ Rockaway Park	\$141	\$155	\$140	-9%	1%
Briarwood/Jamaica Hills/Hillcrest	\$181	\$170	\$165	7%	10%
College Point					
Corona/East Elmhurst	\$150	\$178	\$138	-16%	9%
Douglaston/Little Neck	\$215	\$213	\$205	1%	5%
Floral Park/Bellerose	\$275	\$256	\$240	8%	15%
Flushing	\$225	\$238	\$217	-5%	4%
Fresh Meadows/Oakland Gardens	\$187	\$194	\$207	-4%	-10%
Howard Beach/Broadchannel	\$145	\$150	\$159	-3%	-9%
Jackson Heights/Elmhurst	\$249	\$235	\$211	6%	18%
Jamaica Estates/Holliswood	\$205	\$133	\$204	55%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$109	\$130	\$115	-16%	-5%
Long Island City	\$645	\$595	\$450	8%	43%
Middle Village/Maspeth	\$175	\$250	\$236	-30%	-26%
Queens Village/Hollis	\$170	\$162	\$154	5%	11%
Rego Park/Forest Hills/Kew Gardens	\$249	\$240	\$225	4%	11%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$175	\$155	\$178	13%	-2%
Rockaways/Averne					
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$149	\$125	\$130	19%	15%
Sunnyside/Woodside	\$275	\$251	\$220	10%	25%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQ. FT.

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$368	\$337	\$328	9%	12%
Astoria	\$560	\$418	\$433	34%	29%
Bayside	\$343	\$325	\$331	6%	4%
Beechhurst/Whitestone	\$339	\$363	\$319	-6%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$371	\$304	\$210	22%	77%
Briarwood/Jamaica Hills/Hillcrest	\$438	\$267	\$334	64%	31%
College Point					
Corona/East Elmhurst	\$229	\$238	\$196	-4%	17%
Douglaston/Little Neck	\$274	\$299	\$261	-8%	5%
Floral Park/Bellerose	\$435	\$423	\$422	3%	3%
Flushing	\$325	\$322	\$295	1%	10%
Fresh Meadows/Oakland Gardens	\$320	\$275	\$322	16%	-1%
Howard Beach/Broadchannel	\$186	\$178	\$194	4%	-4%
Jackson Heights/Elmhurst	\$394	\$391	\$333	1%	18%
Jamaica Estates/Holliswood	\$232	\$167	\$244	38%	-5%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$616		\$598		3%
Middle Village/Maspeth	\$323	\$325	\$293	-1%	10%
Queens Village/Hollis	\$350				
Rego Park/Forest Hills/Kew Gardens	\$383	\$352	\$336	9%	14%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$262	\$217	\$276	20%	-5%
Rockaways/Averne					
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$206	\$195	\$203	6%	1%
Sunnyside/Woodside	\$447	\$382	\$370	17%	21%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$341	\$320	\$310	6%	10%
Astoria	\$570	\$416	\$444	37%	28%
Bayside	\$331	\$318	\$306	4%	8%
Beechhurst/Whitestone	\$325	\$344	\$311	-6%	5%
Breezy Point/Belle Harbor/ Rockaway Park	\$371	\$304	\$210	22%	77%
Briarwood/Jamaica Hills/Hillcrest	\$255	\$268	\$270	-5%	-6%
College Point					
Corona/East Elmhurst	\$222	\$233	\$191	-5%	16%
Douglaston/Little Neck	\$258	\$263	\$263	-2%	-2%
Floral Park/Bellerose	\$472	\$457	\$437	3%	8%
Flushing	\$312	\$304	\$289	2%	8%
Fresh Meadows/Oakland Gardens	\$332	\$268	\$330	24%	1%
Howard Beach/Broadchannel	\$183	\$178	\$181	2%	1%
Jackson Heights/Elmhurst	\$380	\$384	\$317	-1%	20%
Jamaica Estates/Holliswood	\$240	\$145	\$253	65%	-5%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$616		\$598		3%
Middle Village/Maspeth	\$323	\$320	\$290	1%	11%
Queens Village/Hollis	\$350				
Rego Park/Forest Hills/Kew Gardens	\$366	\$341	\$319	7%	15%
Richmond Hill/ South Ozone Park/Woodhaven					
Ridgewood/Glendale	\$251	\$232	\$254	8%	-1%
Rockaways/Averne					
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$196	\$208	\$201	-6%	-3%
Sunnyside/Woodside	\$419	\$330	\$371	27%	13%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$620	\$612	\$579	1%	7%
Astoria	\$915	\$972	\$813	-6%	13%
Bayside	\$912	\$815	\$811	12%	12%
Beechhurst/Whitestone	\$774	\$861	\$766	-10%	1%
Breezy Point/Belle Harbor/ Rockaway Park	\$848	\$717	\$613	18%	38%
Briarwood/Jamaica Hills/Hillcrest	\$697	\$679	\$629	3%	11%
College Point	\$716	\$733	\$672	-2%	7%
Corona/East Elmhurst	\$674	\$626	\$573	8%	18%
Douglaston/Little Neck	\$961	\$976	\$841	-1%	14%
Floral Park/Bellerose	\$537	\$560	\$529	-4%	2%
Flushing	\$867	\$825	\$794	5%	9%
Fresh Meadows/Oakland Gardens	\$866	\$800	\$777	8%	11%
Howard Beach/Broadchannel	\$519	\$513	\$544	1%	-4%
Jackson Heights/Elmhurst	\$772	\$676	\$717	14%	8%
Jamaica Estates/Holliswood	\$906	\$952	\$906	-5%	0%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$396	\$387	\$376	2%	5%
Long Island City	\$1,983	\$1,471	\$925	35%	114%
Middle Village/Maspeth	\$639	\$614	\$589	4%	9%
Queens Village/Hollis	\$433	\$417	\$408	4%	6%
Rego Park/Forest Hills/Kew Gardens	\$1,024	\$1,000	\$849	2%	21%
Richmond Hill/ South Ozone Park/Woodhaven	\$475	\$463	\$436	3%	9%
Ridgewood/Glendale	\$641	\$696	\$579	-8%	11%
Rockaways/Averne	\$440	\$472	\$370	-7%	19%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$374	\$387	\$349	-3%	7%
Sunnyside/Woodside	\$780	\$854	\$724	-9%	8%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Queens	\$575	\$565	\$550	2%	5%
Astoria	\$937	\$900	\$825	4%	14%
Bayside	\$875	\$804	\$780	9%	12%
Beechhurst/Whitestone	\$719	\$750	\$727	-4%	-1%
Breezy Point/Belle Harbor/ Rockaway Park	\$725	\$680	\$578	7%	25%
Briarwood/Jamaica Hills/Hillcrest	\$683	\$650	\$630	5%	8%
College Point	\$665	\$715	\$640	-7%	4%
Corona/East Elmhurst	\$648	\$600	\$573	8%	13%
Douglaston/Little Neck	\$890	\$883	\$820	1%	9%
Floral Park/Bellerose	\$526	\$550	\$500	-4%	5%
Flushing	\$840	\$803	\$761	5%	10%
Fresh Meadows/Oakland Gardens	\$825	\$807	\$763	2%	8%
Howard Beach/Broadchannel	\$540	\$540	\$560	0%	-4%
Jackson Heights/Elmhurst	\$715	\$669	\$653	7%	10%
Jamaica Estates/Holliswood	\$841	\$875	\$863	-4%	-2%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$390	\$386	\$380	1%	3%
Long Island City	\$1,410	\$1,450	\$760	-3%	86%
Middle Village/Maspeth	\$637	\$605	\$595	5%	7%
Queens Village/Hollis	\$440	\$421	\$410	5%	7%
Rego Park/Forest Hills/Kew Gardens	\$910	\$850	\$750	7%	21%
Richmond Hill/ South Ozone Park/Woodhaven	\$460	\$449	\$420	2%	10%
Ridgewood/Glendale	\$640	\$690	\$615	-7%	4%
Rockaways/Averne	\$383	\$400	\$335	-4%	14%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$365	\$370	\$343	-1%	7%
Sunnyside/Woodside	\$730	\$851	\$757	-14%	-4%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$260	\$308	\$248	-16%	5%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$145	\$175	\$172	-17%	-16%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$379	\$352	\$408	8%	-7%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope		\$248			
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$519	\$435	\$526	19%	-1%
Melrose / Morrisania	\$142	\$176	\$226	-19%	-37%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$135	\$139	\$127	-3%	6%
Pelham Parkway South / Morris Park / Van Nest			\$223		
Riverdale / Fieldston	\$776	\$962	\$813	-19%	-4%
Woodlawn / Williamsbridge					
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$143	\$164	\$146	-13%	-2%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$145	\$175	\$170	-17%	-15%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$390	\$315	\$403	24%	-3%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope		\$248			
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$589	\$469	\$527	26%	12%
Melrose / Morrisania	\$142	\$173	\$226	-17%	-37%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$115	\$125	\$113	-8%	2%
Pelham Parkway South / Morris Park / Van Nest			\$223		
Riverdale / Fieldston	\$665	\$999	\$711	-33%	-7%
Woodlawn / Williamsbridge					

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$241	\$263	\$241	-8%	0%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$212	\$209	-20%	-19%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$328	\$326	\$346	0%	-5%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope		\$272			
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$456	\$423	\$439	8%	4%
Melrose / Morrisania	\$132	\$160	\$117	-17%	13%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$177	\$177	\$170	-1%	4%
Pelham Parkway South / Morris Park / Van Nest			\$286		
Riverdale / Fieldston	\$532	\$553	\$545	-4%	-3%
Woodlawn / Williamsbridge					
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$180	\$188	\$179	-4%	0%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$170	\$212	\$213	-20%	-20%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$347	\$317	\$334	9%	4%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope		\$272			
Kingsbridge / Jerome Park /Bedford Park / Norwood	\$499	\$440	\$448	13%	11%
Melrose / Morrisania	\$132	\$163	\$117	-19%	13%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$179	\$172	\$163	4%	9%
Pelham Parkway South / Morris Park / Van Nest			\$286		
Riverdale / Fieldston	\$571	\$552	\$515	3%	11%
Woodlawn / Williamsbridge					

COOPERATIVE SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$245	\$249	\$227	-2%	8%
Bathgate / Crotona Park / East Tremont	\$115				
Baychester / Coop City	\$145	\$114	\$109	27%	33%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$177	\$175	\$144	1%	23%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$114	\$275	\$205	-58%	-44%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$153	\$185	\$145	-17%	6%
Highbridge / Morris Heights / Mount Hope	\$166				
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$169	\$175	\$146	-4%	16%
Melrose / Morrisania	\$244	\$201	\$186	22%	31%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$169	\$152	\$160	12%	6%
Pelham Parkway South / Morris Park / Van Nest	\$151	\$141	\$142	7%	7%
Riverdale / Fieldston	\$285	\$287	\$269	-1%	6%
Woodlawn / Williamsbridge	\$140	\$165	\$133	-15%	5%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$200	\$200	\$177	0%	13%
Bathgate / Crotona Park / East Tremont	\$115				
Baychester / Coop City	\$145	\$114	\$105	27%	38%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$115	\$165	\$150	-30%	-23%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$115	\$299	\$220	-62%	-48%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$134	\$185	\$145	-28%	-8%
Highbridge / Morris Heights / Mount Hope	\$166				
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$141	\$152	\$125	-7%	13%
Melrose / Morrisania	\$210	\$190	\$163	11%	29%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$185	\$138	\$147	35%	26%
Pelham Parkway South / Morris Park / Van Nest	\$145	\$133	\$150	9%	-3%
Riverdale / Fieldston	\$243	\$250	\$228	-3%	7%
Woodlawn / Williamsbridge	\$155	\$165	\$125	-6%	24%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQ. FT.

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$306	\$285	\$272	7%	12%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$157			
Bronxdale / Pelham Gardens / Pelham Parkway North	\$253	\$230	\$196	10%	29%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$250		\$242		3%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$133	\$188	\$154	-29%	-14%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$204	\$199	\$185	3%	10%
Melrose / Morrisania	\$323	\$272	\$249	19%	29%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview		\$184	\$155		
Pelham Parkway South / Morris Park / Van Nest	\$180	\$210	\$226	-14%	-20%
Riverdale / Fieldston	\$340	\$316	\$302	8%	13%
Woodlawn / Williamsbridge	\$185		\$254		-27%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$276	\$267	\$249	3%	11%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City		\$157			
Bronxdale / Pelham Gardens / Pelham Parkway North	\$210	\$230	\$222	-9%	-6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$151		\$233		-35%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$134	\$188	\$155	-29%	-14%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$196	\$196	\$180	0%	9%
Melrose / Morrisania	\$331	\$272	\$245	22%	36%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview		\$184	\$155		
Pelham Parkway South / Morris Park / Van Nest	\$186	\$157	\$168	18%	11%
Riverdale / Fieldston	\$310	\$319	\$288	-3%	8%
Woodlawn / Williamsbridge	\$180		\$254		-29%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$427	\$440	\$420	-3%	2%
Bathgate / Crotona Park / East Tremont	\$341	\$372	\$339	-8%	0%
Baychester / Coop City	\$376	\$393	\$353	-4%	6%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$429	\$410	\$411	5%	4%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$464	\$460	\$416	1%	11%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$306	\$327	\$372	-7%	-18%
Highbidge / Morris Heights / Mount Hope	\$407	\$466	\$413	-13%	-1%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$456	\$506	\$385	-10%	18%
Melrose / Morrisania	\$350	\$386	\$383	-9%	-9%
Mott Haven / Port Morris / Hunts Point	\$358	\$306	\$372	17%	-4%
Parkchester / Westchester Square / Castle Hill / Soundview	\$405	\$384	\$372	6%	9%
Pelham Parkway South / Morris Park / Van Nest	\$446	\$444	\$434	0%	3%
Riverdale / Fieldston	\$970	\$1,340	\$1,016	-28%	-5%
Woodlawn / Williamsbridge	\$387	\$402	\$398	-4%	-3%
MEDIAN					
	4q15	3q15	4q14	Percent Change	
				3q15	4q14
Bronx	\$406	\$420	\$395	-3%	3%
Bathgate / Crotona Park / East Tremont	\$342	\$410	\$328	-17%	4%
Baychester / Coop City	\$360	\$398	\$350	-9%	3%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$415	\$415	\$417	0%	0%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$425	\$434	\$398	-2%	7%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$307	\$350	\$375	-12%	-18%
Highbidge / Morris Heights / Mount Hope	\$410	\$470	\$449	-13%	-9%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$420	\$480	\$369	-13%	14%
Melrose / Morrisania	\$365	\$405	\$370	-10%	-1%
Mott Haven / Port Morris / Hunts Point	\$440	\$294	\$375	50%	17%
Parkchester / Westchester Square / Castle Hill / Soundview	\$400	\$385	\$375	4%	7%
Pelham Parkway South / Morris Park / Van Nest	\$439	\$443	\$440	-1%	0%
Riverdale / Fieldston	\$795	\$925	\$833	-14%	-5%
Woodlawn / Williamsbridge	\$394	\$390	\$392	1%	1%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Staten Island	\$464	\$451	\$444	3%		5%
Annadale	\$633	\$599	\$626	6%		1%
Arden Heights	\$357	\$343	\$316	4%		13%
Arrochar	\$444	\$391	\$517	14%		-14%
Arrochar-Shore Acres	\$359	\$566	\$375	-37%		-4%
Bloomfield						
Bulls Head	\$428	\$385	\$403	11%		6%
Castleton Corners	\$477	\$435	\$441	10%		8%
Clove Lakes	\$588	\$467	\$570	26%		3%
Concord	\$248	\$268	\$247	-7%		0%
Concord-Fox Hills	\$326	\$260	\$268	25%		21%
Dongan Hills	\$595	\$471	\$485	27%		23%
Dongan Hills-Colony	\$839	\$731	\$801	15%		5%
Dongan Hills-Old Town	\$304	\$350		-13%		
Eltingville	\$471	\$458	\$423	3%		11%
Emerson Hill		\$700	\$1,231			
Fresh Kills			\$705			
Grant City	\$519	\$434	\$410	19%		27%
Grasmere	\$539	\$460	\$528	17%		2%
Great Kills	\$448	\$416	\$439	8%		2%
Great Kills-Bay Terrace	\$460	\$592	\$393	-22%		17%
Grymes Hill	\$1,030	\$707	\$675	46%		53%
Huguenot	\$603	\$710	\$527	-15%		15%
La Tourette Park						
Livingston	\$415	\$376	\$385	10%		8%
Manor Heights	\$498	\$416	\$440	20%		13%
Mariners Harbor	\$308	\$266	\$300	16%		3%
Midland Beach	\$374	\$370	\$380	1%		-2%
New Brighton	\$356	\$289	\$287	23%		24%
New Brighton-St. George						
New Dorp	\$475	\$433	\$437	10%		9%
New Dorp-Beach	\$331	\$329	\$330	1%		0%
New Dorp-Heights	\$486	\$561	\$484	-13%		0%
New Springville	\$482	\$471	\$459	2%		5%
Oakwood	\$459	\$489	\$433	-6%		6%
Oakwood-Beach	\$443	\$445	\$436	0%		2%
Pleasant Plains	\$626	\$796	\$567	-21%		11%
Port Ivory	\$192	\$291	\$272	-34%		-29%
Port Richmond	\$327	\$303	\$307	8%		7%
Princes Bay	\$573	\$617	\$616	-7%		-7%

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Richmondton	\$580	\$614	\$578	-6%		0%
Richmondton-Lighth Hill	\$701	\$675		4%		
Rosebank	\$402	\$366	\$389	10%		3%
Rossville	\$451	\$501	\$508	-10%		-11%
Rossville-Charleston	\$533	\$543	\$527	-2%		1%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$500		\$515			-3%
Silver Lake	\$543	\$564	\$437	-4%		24%
South Beach	\$416	\$381	\$411	9%		1%
Stapleton	\$433	\$332	\$381	31%		14%
Stapleton-Clifton	\$388	\$292	\$349	33%		11%
Sunnyside	\$529	\$466	\$340	14%		56%
Todt Hill	\$1,141	\$1,816	\$1,393	-37%		-18%
Tompkinsville	\$392	\$397		-1%		
Tottenville	\$542	\$562	\$503	-4%		8%
Travis	\$368	\$347	\$411	6%		-11%
West New Brighton	\$338	\$339	\$396	0%		-15%
Westerleigh	\$485	\$426	\$416	14%		17%
Willowbrook	\$489	\$482	\$470	1%		4%
Willowbrook-Seaview						
Woodrow	\$485	\$426	\$491	14%		-1%

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Staten Island	\$430	\$415	\$415	4%	4%	
Annadale	\$640	\$586	\$615	9%	4%	
Arden Heights	\$340	\$323	\$302	5%	13%	
Arrochar	\$450	\$376	\$474	20%	-5%	
Arrochar-Shore Acres	\$359	\$395	\$375	-9%	-4%	
Bloomfield						
Bulls Head	\$427	\$358	\$400	19%	7%	
Castleton Corners	\$450	\$423	\$440	7%	2%	
Clove Lakes	\$480	\$441	\$547	9%	-12%	
Concord	\$251	\$289	\$207	-13%	21%	
Concord-Fox Hills	\$360	\$242	\$250	49%	44%	
Dongan Hills	\$565	\$420	\$436	35%	30%	
Dongan Hills-Colony	\$798	\$663	\$712	20%	12%	
Dongan Hills-Old Town	\$304	\$350		-13%		
Eltingville	\$436	\$439	\$420	-1%	4%	
Emerson Hill		\$700	\$1,231			
Fresh Kills			\$705			
Grant City	\$530	\$442	\$400	20%	33%	
Grasmere	\$523	\$425	\$458	23%	14%	
Great Kills	\$450	\$415	\$415	8%	8%	
Great Kills-Bay Terrace	\$445	\$566	\$364	-21%	22%	
Grymes Hill	\$320	\$595	\$805	-46%	-60%	
Huguenot	\$582	\$700	\$521	-17%	12%	
La Tourette Park						
Livingston	\$425	\$350	\$401	21%	6%	
Manor Heights	\$490	\$420	\$429	17%	14%	
Mariners Harbor	\$310	\$241	\$291	29%	7%	
Midland Beach	\$385	\$373	\$375	3%	3%	
New Brighton	\$359	\$305	\$255	18%	41%	
New Brighton-St. George						
New Dorp	\$432	\$408	\$419	6%	3%	
New Dorp-Beach	\$350	\$320	\$339	9%	3%	
New Dorp-Heights	\$446	\$492	\$433	-9%	3%	
New Springville	\$472	\$467	\$451	1%	5%	
Oakwood	\$462	\$465	\$418	-1%	10%	
Oakwood-Beach	\$401	\$425	\$430	-6%	-7%	
Pleasant Plains	\$500	\$723	\$465	-31%	8%	
Port Ivory	\$183	\$288	\$283	-37%	-35%	
Port Richmond	\$343	\$300	\$310	14%	10%	
Princes Bay	\$536	\$560	\$560	-4%	-4%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q15	3q15	4q14	Percent Change		
				3q15	4q14	
Richmondton	\$485	\$608	\$544	-20%	-11%	
Richmondton-Lighths Hill	\$701	\$675		4%		
Rosebank	\$378	\$351	\$430	8%	-12%	
Rossville	\$470	\$481	\$470	-2%	0%	
Rossville-Charleston	\$530	\$530	\$523	0%	1%	
Rossville-Port Mobil						
Rossville-Richmond Valley	\$500		\$515		-3%	
Silver Lake	\$539	\$478	\$438	13%	23%	
South Beach	\$384	\$360	\$399	7%	-4%	
Stapleton	\$265	\$263	\$355	1%	-25%	
Stapleton-Clifton	\$370	\$270	\$354	37%	5%	
Sunnyside	\$496	\$522	\$430	-5%	15%	
Todt Hill	\$1,313	\$1,895	\$1,042	-31%	26%	
Tompkinsville	\$401	\$406		-1%		
Tottenville	\$512	\$584	\$448	-12%	14%	
Travis	\$368	\$352	\$380	4%	-3%	
West New Brighton	\$350	\$320	\$425	9%	-18%	
Westerleigh	\$460	\$403	\$430	14%	7%	
Willowbrook	\$460	\$458	\$467	1%	-1%	
Willowbrook-Seaview						
Woodrow	\$439	\$425	\$465	3%	-6%	

Note: Sale price in thousands

MANHATTAN TOWNHOUSE SALES DATA

Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Bldg Depth (Feet)	Bldg Front (Feet)
16 East 10 Street	11/2/15	\$32,000,000	Greenwich Village	A7	4	91	25
10 West 10 Street	10/29/15	\$20,000,000	Greenwich Village	A4	5	75	26
24 West 11 Street	11/10/15	\$19,250,000	Greenwich Village	A5	3	60	21
147 East 69 Street	10/14/15	\$18,000,000	Upper East Side	A4	3	90	25
148 Reade Street	11/6/15	\$15,900,000	Tribeca	A7	5	54	25
22 East 78 Street	12/30/15	\$12,594,000	Upper East Side	A4	4	70	15
224 West 22 Street	12/23/15	\$8,800,000	Chelsea/Flatiron	A9	4	88	20
165 East 62 Street	10/7/15	\$7,300,000	Upper East Side	B1	3	52	16
127 East 62 Street	10/15/15	\$7,238,000	Upper East Side	B1	3	52	16
53 West 85 Street	12/28/15	\$7,050,000	Upper West Side	A4	4	56	17
325 East 50 Street	10/2/15	\$6,080,000	Midtown East	A4	3	40	19
79 Warren Street	10/15/15	\$6,000,000	Tribeca	C0	3	73	25
246 East 68 Street	12/29/15	\$5,850,000	Upper East Side	A4	4	48	16
17 King Street	10/23/15	\$5,250,000	SoHo	A9	3	74	21
216 East 30 Street	12/9/15	\$5,250,000	Gramercy/Kips Bay	B9	3	48	18
323 West 101 Street	12/24/15	\$5,000,000	Upper West Side	C0	3	50	20
215 East 48 Street	10/23/15	\$4,800,000	Midtown East	A4	3	46	16
Barrow Street	10/23/15	\$4,250,000	West Village	B9	3	NA	NA
264 East 7 Street	10/28/15	\$3,775,000	East Village	C0	3	42	22
417 East 119 Street	12/18/15	\$3,585,000	East Harlem	C0	4	50	25
430 West 147 Street	10/8/15	\$3,500,000	Upper West Side	A9	3	66	23
140 Manhattan Avenue	12/17/15	\$3,500,000	Washington Heights	B3	3	48	17
405 West 148 Street	12/7/15	\$3,317,400	Washington Heights	B1	3	55	20
103 West 122 Street	11/17/15	\$3,250,000	West Harlem	C0	3	57	19
130 West 130 Street	10/16/15	\$2,600,000	West Harlem	A5	3	67	18
West 136 Street	12/21/15	\$2,454,900	West Harlem	B1	NA	NA	NA
36 Hamilton Terrace	10/14/15	\$2,385,000	West Harlem	B1	3	50	19
321 West 136 Street	12/8/15	\$2,200,000	West Harlem	B9	2	48	13
237 West 138 Street	10/16/15	\$2,125,000	West Harlem	A5	3	62	17
461 West 147 Street	10/21/15	\$1,862,500	Washington Heights	C0	4	45	18
471 West 144 Street	11/6/15	\$1,625,000	West Harlem	C0	3	54	17
320 West 113 Street	10/15/15	\$1,549,885	West Harlem	C0	3	50	16
468 West 146 Street	10/23/15	\$1,500,000	West Harlem	C0	3	43	25
314 West 138 Street	11/20/15	\$1,500,000	Washington Heights	A9	3	52	17
231 East 123 Street	10/14/15	\$1,400,000	East Harlem	C0	2	35	21
887 St. Nicholas Ave.	10/21/15	\$1,340,025	Washington Heights	C0	3	52	22
215 East 115 Street	11/5/15	\$975,000	East Harlem	C0	3	45	18
52 Adrian Avenue	12/1/15	\$720,000	Inwood	B1	2	61	24
11 East 129 Street	10/26/15	\$703,668	East Harlem	A4	3	38	16
34 Van Corlear Place	11/2/15	\$399,900	Inwood	A9	3	32	18
553 West 182 Street	10/15/15	\$297,000	Washington Heights	B2	2	36	20