



THE REAL ESTATE BOARD OF NEW YORK

NEW YORK CITY RESIDENTIAL SALES REPORT FOURTH QUARTER 2016



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of New York.

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Executive Summary

The New York City residential sales market posted an eight percent rise in citywide consideration (monetary value for completed transactions) totaling \$11 billion in the fourth quarter of 2016, compared with the fourth quarter of 2015.

The average sales price for a home (cooperatives, condominiums, and one-to-three-family dwellings) in New York City rose 10 percent year-over-year to \$924,000 in the fourth quarter of 2016.

The average sales price for a condominium in Manhattan reached a peak of \$2,963,000 this quarter, a 36 percent increase year-over-year pushed up by sales at the very high end of the market. However, the median price of a New York City home increased six percent to \$575,000 in the fourth quarter of 2016, signaling that the demand for New York City homes is not only at the upper end of the market.

Home sales volume decreased year-over-year citywide and in each of the largest boroughs. The number of sales for all homes in the City slipped two percent from the fourth quarter of last year to 11,837. The total number of home sales in Manhattan fell eight percent to 2,801; one percent to 2,703 in Brooklyn; and five percent to 3,908 in Queens.

Despite the drop in sales, total residential sales consideration increased cumulatively and in each borough due to strong average sales prices. Year-over-year, total consideration increased nine percent to \$5.5 billion in Manhattan; seven percent to \$2.3 billion in Brooklyn; two percent to \$2.1 billion in Queens; 19 percent to \$388.4 million in the Bronx; and 23 percent to \$700.4 million in Staten Island.

All Homes

The average sales price of a home in New York City during the fourth quarter of 2016 was \$924,000, a ten percent increase from the fourth quarter of 2015. The average sales price of a home in Manhattan increased 17 percent from last year's fourth quarter to \$1,931,000. When compared to the fourth quarter of last year, the average sales price of a home in Brooklyn rose by seven percent to \$858,000; in Queens, grew by seven percent to \$535,000; in the Bronx, increased six percent to \$395,000; and in Staten Island, rose by ten percent to \$486,000.

Condominiums

The average sales price of a condominium unit in New York City increased 25 percent from the fourth quarter of 2015 to \$1,837,000 in the fourth quarter of 2016. The average sales price of a condo in Manhattan reached a peak of \$2,963,000, registering a 36 percent increase over the year, while the Brooklyn average sales price for a condo increased twelve percent to \$983,000. The average sales price for a condo unit in Queens was \$535,000 this quarter, a two 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 2016 was \$705,000, down five percent from last year's fourth quarter average. When compared to the fourth quarter of 2015, the average sales price of a coop in Manhattan and Brooklyn also decreased five percent to \$1,170,000 and \$465,000, respectively. The average sales price of a coop in Queens rose seven percent to \$276,000, while the average sales price of a coop in the Bronx decreased two percent to \$239,000 from last year's fourth quarter.

One-to-Three Family Dwellings

The average sales price of a one-to-three family dwelling in New York City during the fourth quarter of 2016 increased to \$719,000, up five percent from last year's fourth quarter average. The Brooklyn average sales price for a one-to-three family home was \$955,000, up seven percent from the fourth quarter of 2015, while the average sales price in Queens rose by eight percent to \$667,000. The average sales price for a one-to-three family dwelling increased seven percent to \$458,000 in the Bronx and ten percent to \$512,000 in Staten Island.

Manhattan Neighborhood Highlights

In the fourth quarter of 2016, the average sales price of a condominium in Midtown East increased by more than three times to \$6,266,000 compared to the fourth quarter of 2015. This steep average price increase was largely driven by sales at 432 Park Avenue where there were 15 sales recorded this quarter that averaged \$23.6 million. The number of condo sales in Midtown East was 67, a 52 percent increase from this quarter last year.

Sales of cooperative units fell in Manhattan this quarter with sales on the Upper East Side declining 17 percent to 417 compared to 503 in the fourth quarter of 2015. The average sales price of a coop unit on the Upper East Side decreased two percent to \$1,591,000.

Brooklyn Neighborhood Highlights

The average sales price of a Williamsburg condo increased 18 percent this quarter to \$1,193,000 compared to the fourth quarter of 2015. The number of condo sales in the neighborhood increased 87 percent to 140 sales year-over-year. Closings at a new development, 429 Kent Avenue, accounted for 72 of these sales.

In Bedford Stuyvesant, the average sales price of a one-to-three family home increased 24 percent to \$1,201,000 compared to the fourth quarter of last year. Year-over-year, the number of sales in Bedford Stuyvesant dropped 25 percent to 100 sales.

Queens Neighborhood Highlights

Flushing recorded the most condominium activity in Queens this quarter with 68 sales, an increase of ten percent from the fourth quarter of 2015. The average sales price of a condominium in Flushing was \$537,000, a two percent increase year-over-year.

Rego Park / Forest Hills / Kew Gardens had 323 cooperative unit sales in the fourth quarter of 2016, a five percent increase from the fourth quarter of last year and the most coop sales recorded in any area in of Queens this quarter. The average sales price of a cooperative unit in Rego Park / Forest Hills / Kew Gardens was \$292,000, a six percent increase from the fourth quarter of last year.

The number of one-to-three family home sales in Richmond Hill / South Ozone Park / Woodhaven decreased two percent to 318 sales this quarter compared to last year. Year-over-year, the average sales price of a one-to-three family home in the area increased eleven percent to \$528,000.

Bronx Neighborhood Highlights

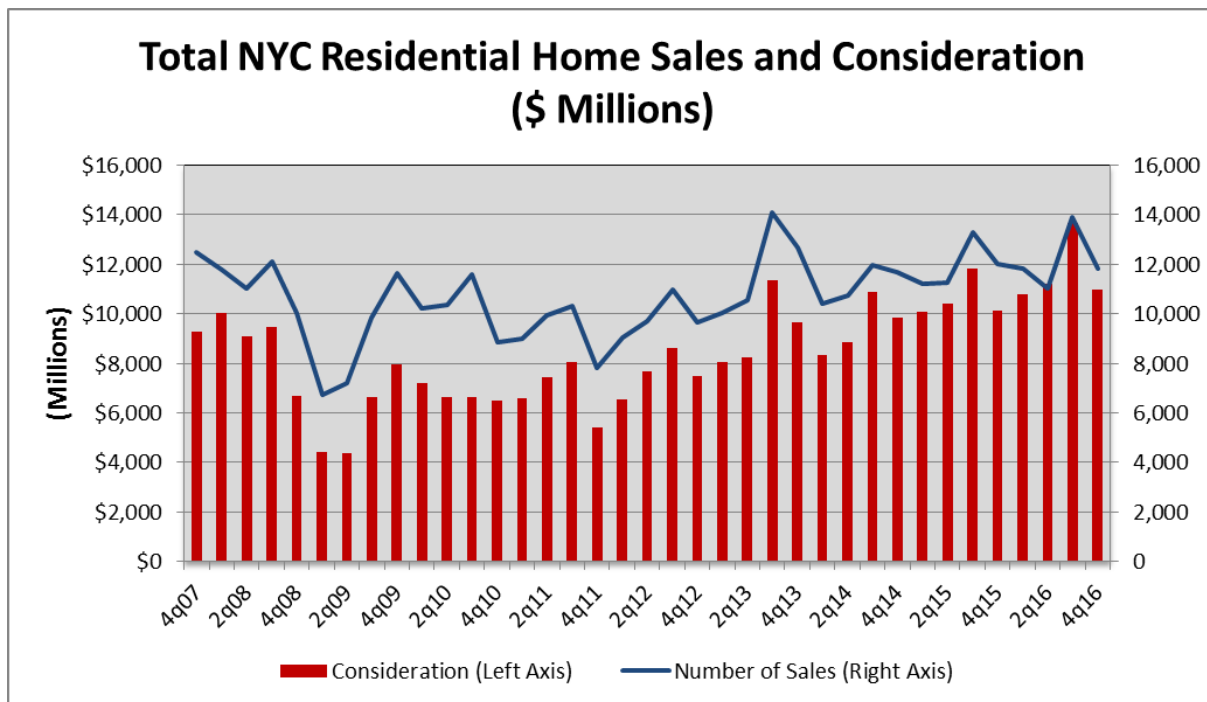
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville registered 127 one-to-three family home sales this quarter, which was a five percent increase from the fourth quarter of 2015. The average sales price of a one-to-three family dwelling in the area was \$479,000, an increase of three percent year-over-year.

There were 119 one-to-three family home sales in Woodlawn / Williamsbridge this quarter, a 37 percent increase year-over-year. The average sales price of a one-to-three family dwelling in the area was \$424,000, an increase of 10 percent from the fourth quarter of 2015.

TOTAL CONSIDERATION

Borough	Total Consideration for Residential Sales 4q16	Total Consideration for Residential Sales 3q16	Total Consideration for Residential Sales 4q15
Manhattan	\$5,459,898,885	\$7,306,089,085	\$5,015,562,307
Bronx	\$388,406,656	\$413,950,912	\$327,581,855
Brooklyn	\$2,320,321,464	\$2,902,307,989	\$2,177,583,439
Queens	\$2,089,441,978	\$2,249,184,892	\$2,044,003,008
Staten Island	\$700,433,557	\$767,304,763	\$567,749,225
NYC	\$10,958,502,541	\$13,638,837,640	\$10,132,479,834
Borough		Total Consideration Percentage Change From 3q16	Total Consideration Percentage Change From 4q15
Manhattan		-33.81%	8.86%
Bronx		-6.58%	18.57%
Brooklyn		-25.08%	6.55%
Queens		-7.65%	2.22%
Staten Island		-9.55%	23.37%
NYC		-24.46%	8.15%

TOTAL CONSIDERATION HISTORY



CITYWIDE AND BOROUGH SALES DATA

HOME SALE PRICE

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

AVG PRICE (in thousands)					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$924	\$981	\$843	-6%	10%
Manhattan	\$1,931	\$1,997	\$1,650	-3%	17%
Bronx	\$395	\$400	\$374	-1%	6%
Brooklyn	\$858	\$891	\$799	-4%	7%
Queens	\$535	\$523	\$499	2%	7%
Staten Island	\$486	\$466	\$443	4%	10%
MEDIAN PRICE (in thousands)					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$575	\$580	\$540	-1%	6%
Manhattan	\$967	\$1,045	\$933	-7%	4%
Bronx	\$390	\$379	\$365	3%	7%
Brooklyn	\$695	\$685	\$645	1%	8%
Queens	\$469	\$450	\$430	4%	9%
Staten Island	\$457	\$440	\$416	4%	10%
AVG PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$659	\$690	\$633	-5%	4%
Manhattan	\$1,491	\$1,505	\$1,402	-1%	6%
Bronx	\$268	\$260	\$252	3%	6%
Brooklyn	\$599	\$619	\$556	-3%	8%
Queens	\$409	\$410	\$384	0%	7%
Staten Island	\$300	\$290	\$287	4%	5%
MEDIAN PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$438	\$450	\$415	-3%	6%
Manhattan	\$1,304	\$1,315	\$1,254	-1%	4%
Bronx	\$248	\$246	\$232	1%	7%
Brooklyn	\$510	\$512	\$472	0%	8%
Queens	\$381	\$376	\$351	1%	8%
Staten Island	\$283	\$276	\$268	2%	6%
SALES					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	11,837	13,899	12,021	-15%	-2%
Manhattan	2,801	3,658	3,040	-23%	-8%
Bronx	983	1,034	876	-5%	12%
Brooklyn	2,703	3,257	2,724	-17%	-1%
Queens	3,908	4,303	4,098	-9%	-5%
Staten Island	1,442	1,647	1,283	-12%	12%

CONDOMINIUM SALE PRICE

AVG PRICE					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$1,837	\$1,918	\$1,473	-4%	25%
Manhattan	\$2,963	\$2,952	\$2,185	0%	36%
Bronx	\$249	\$229	\$260	9%	-4%
Brooklyn	\$983	\$1,034	\$879	-5%	12%
Queens	\$535	\$568	\$526	-6%	2%
Staten Island	\$301	\$288	\$310	4%	-3%
MEDIAN PRICE					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$890	\$955	\$872	-7%	2%
Manhattan	\$1,550	\$1,603	\$1,400	-3%	11%
Bronx	\$159	\$154	\$143	3%	11%
Brooklyn	\$806	\$789	\$750	2%	7%
Queens	\$480	\$495	\$464	-3%	3%
Staten Island	\$295	\$281	\$290	5%	2%
AVG PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$1,267	\$1,280	\$1,209	-1%	5%
Manhattan	\$1,765	\$1,780	\$1,633	-1%	8%
Bronx	\$256	\$239	\$241	7%	6%
Brooklyn	\$853	\$908	\$826	-6%	3%
Queens	\$576	\$664	\$597	-13%	-3%
Staten Island	\$273	\$291	\$289	-6%	-6%
MEDIAN PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$1,180	\$1,190	\$1,148	-1%	3%
Manhattan	\$1,527	\$1,556	\$1,462	-2%	4%
Bronx	\$203	\$190	\$180	7%	13%
Brooklyn	\$806	\$956	\$785	-16%	3%
Queens	\$553	\$581	\$545	-5%	2%
Staten Island	\$259	\$272	\$262	-5%	-1%
SALES					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	2,235	2,818	2,134	-21%	5%
Manhattan	1,117	1,487	1,149	-25%	-3%
Bronx	90	87	55	3%	64%
Brooklyn	574	717	450	-20%	28%
Queens	310	361	340	-14%	-9%
Staten Island	144	166	140	-13%	3%

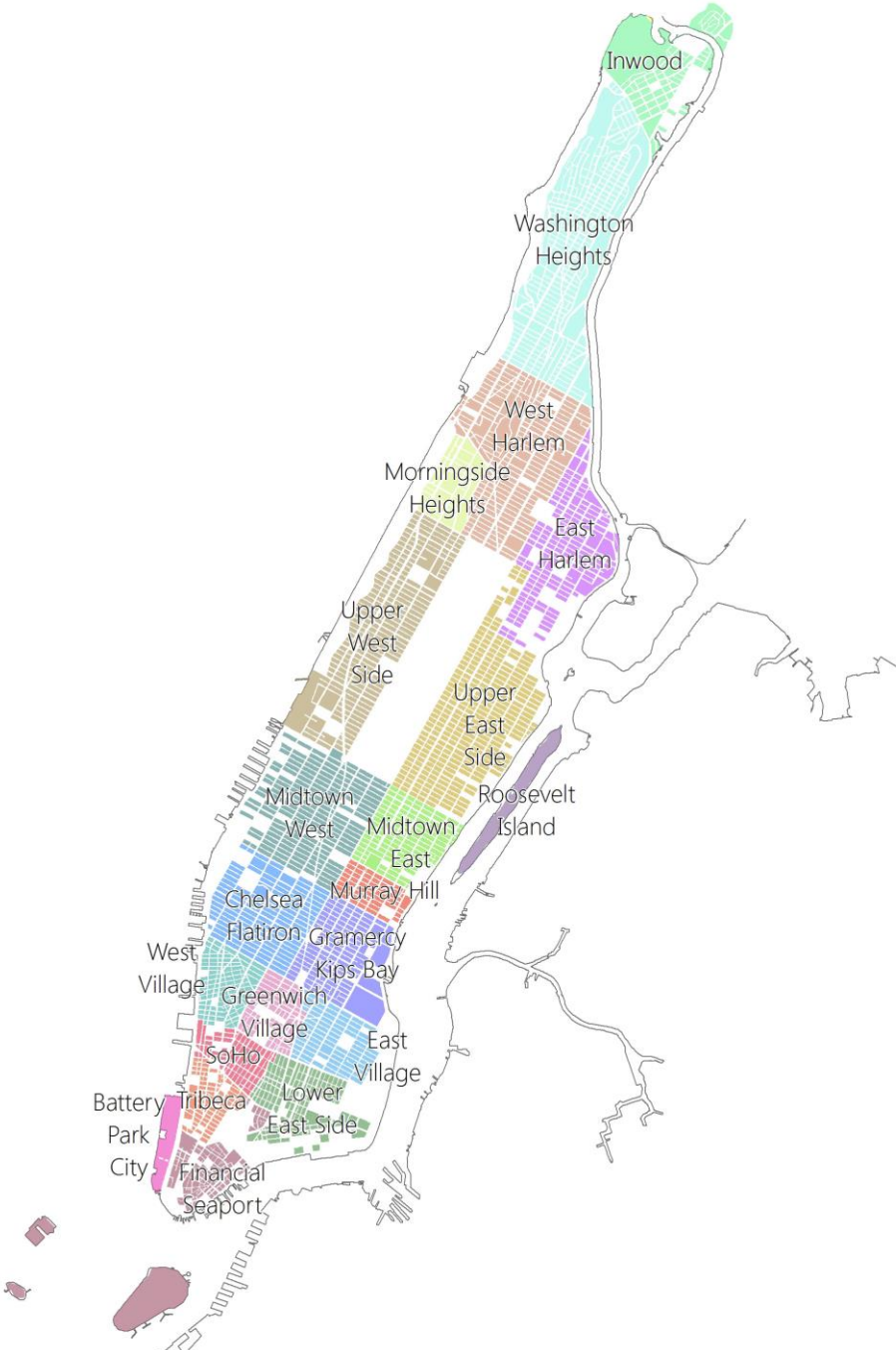
COOPERATIVE SALE PRICE

AVG PRICE					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$705	\$761	\$742	-7%	-5%
Manhattan	\$1,170	\$1,214	\$1,226	-4%	-5%
Bronx	\$239	\$239	\$245	0%	-2%
Brooklyn	\$465	\$535	\$489	-13%	-5%
Queens	\$276	\$266	\$259	4%	7%
Staten Island	\$173	\$157	\$184	10%	-6%
MEDIAN PRICE					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$415	\$440	\$395	-6%	5%
Manhattan	\$760	\$780	\$725	-3%	5%
Bronx	\$192	\$195	\$200	-2%	-4%
Brooklyn	\$350	\$410	\$365	-15%	-4%
Queens	\$247	\$240	\$230	3%	7%
Staten Island	\$137	\$139	\$171	-1%	-20%
AVG PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$825	\$860	\$830	-4%	-1%
Manhattan	\$1,272	\$1,284	\$1,255	-1%	1%
Bronx	\$296	\$304	\$306	-3%	-3%
Brooklyn	\$603	\$584	\$650	3%	-7%
Queens	\$380	\$372	\$368	2%	3%
Staten Island	\$238	\$242	\$265	-2%	-10%
MEDIAN PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$684	\$745	\$667	-8%	3%
Manhattan	\$1,147	\$1,126	\$1,076	2%	7%
Bronx	\$275	\$289	\$276	-5%	0%
Brooklyn	\$497	\$494	\$508	1%	-2%
Queens	\$356	\$348	\$341	3%	5%
Staten Island	\$223	\$228	\$245	-2%	-9%
SALES					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	3,643	4,453	3,985	-18%	-9%
Manhattan	1,640	2,124	1,850	-23%	-11%
Bronx	197	227	205	-13%	-4%
Brooklyn	564	738	622	-24%	-9%
Queens	1,220	1,328	1,284	-8%	-5%
Staten Island	22	36	24	-39%	-8%

ONE – THREE FAMILY DWELLING SALE PRICE

AVG PRICE (price in thousands)					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$719	\$731	\$683	-2%	5%
Manhattan	\$5,241	\$7,170	\$5,785	-27%	-9%
Bronx	\$458	\$472	\$427	-3%	7%
Brooklyn	\$955	\$980	\$895	-3%	7%
Queens	\$667	\$647	\$620	3%	8%
Staten Island	\$512	\$494	\$464	4%	10%
MEDIAN PRICE (price in thousands)					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$580	\$563	\$540	3%	7%
Manhattan	\$3,100	\$6,700	\$3,500	-54%	-11%
Bronx	\$445	\$435	\$406	2%	10%
Brooklyn	\$790	\$790	\$720	0%	10%
Queens	\$631	\$604	\$575	4%	10%
Staten Island	\$478	\$460	\$430	4%	11%
AVG PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$410	\$408	\$381	0%	7%
Manhattan	\$1,323	\$2,282	\$1,427	-42%	-7%
Bronx	\$264	\$253	\$243	4%	9%
Brooklyn	\$539	\$533	\$487	1%	11%
Queens	\$404	\$393	\$370	3%	9%
Staten Island	\$304	\$291	\$287	5%	6%
MEDIAN PPSF					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	\$354	\$343	\$324	3%	9%
Manhattan	\$1,042	\$1,922	\$1,096	-46%	-5%
Bronx	\$252	\$244	\$227	3%	11%
Brooklyn	\$479	\$462	\$437	4%	10%
Queens	\$379	\$368	\$339	3%	12%
Staten Island	\$291	\$279	\$270	4%	8%
SALES					
	4q16	3q16	4q15	Change From	
				3q16	4q15
New York City	5,959	6,628	5,899	-10%	1%
Manhattan	44	47	41	-6%	7%
Bronx	696	720	616	-3%	13%
Brooklyn	1,565	1,802	1,652	-13%	-5%
Queens	2,378	2,614	2,474	-9%	-4%
Staten Island	1,276	1,445	1,116	-12%	14%

MANHATTAN NEIGHBORHOODS MAP



MANHATTAN NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$2,963	\$2,952	\$2,185	0%	36%
Battery Park City	\$1,428	\$1,985	\$1,287	-28%	11%
Chelsea/Flatiron	\$4,887	\$4,759	\$3,005	3%	63%
East Harlem	\$726	\$883	\$671	-18%	8%
East Village	\$1,290	\$1,692	\$1,574	-24%	-18%
Financial/Seaport	\$1,177	\$1,273	\$1,286	-7%	-8%
Gramercy/Kips Bay	\$1,931	\$2,107	\$2,098	-8%	-8%
Greenwich Village	\$3,505	\$3,906	\$2,522	-10%	39%
Inwood	\$425	\$363	\$488	17%	-13%
Lower East Side	\$1,372	\$1,629	\$2,548	-16%	-46%
Midtown East	\$6,266	\$6,795	\$1,917	-8%	227%
Midtown West	\$2,869	\$1,901	\$2,359	51%	22%
Morningside Heights	\$1,175	\$1,034	\$815	14%	44%
Murray Hill	\$1,219	\$1,261	\$1,183	-3%	3%
Roosevelt Island	\$1,689	\$1,200	\$960	41%	76%
SoHo	\$3,824	\$5,279	\$3,177	-28%	20%
TriBeCa	\$4,902	\$4,560	\$4,384	8%	12%
Upper East Side	\$2,074	\$2,221	\$2,195	-7%	-6%
Upper West Side	\$2,458	\$2,226	\$2,672	10%	-8%
Washington Heights	\$576	\$637	\$680	-10%	-15%
West Harlem	\$1,014	\$890	\$1,122	14%	-10%
West Village	\$5,034	\$5,652	\$2,325	-11%	116%
MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$1,550	\$1,603	\$1,400	-3%	11%
Battery Park City	\$937	\$1,110	\$950	-16%	-1%
Chelsea/Flatiron	\$2,888	\$2,798	\$2,135	3%	35%
East Harlem	\$648	\$801	\$555	-19%	17%
East Village	\$1,059	\$1,521	\$1,540	-30%	-31%
Financial/Seaport	\$908	\$1,153	\$1,152	-21%	-21%
Gramercy/Kips Bay	\$1,450	\$1,538	\$1,410	-6%	3%
Greenwich Village	\$2,300	\$2,795	\$1,748	-18%	32%
Inwood	\$475	\$363	\$488	31%	-3%
Lower East Side	\$1,225	\$1,495	\$1,800	-18%	-32%
Midtown East	\$1,915	\$1,971	\$999	-3%	92%
Midtown West	\$1,197	\$1,236	\$1,300	-3%	-8%
Morningside Heights	\$980	\$837	\$815	17%	20%
Murray Hill	\$1,145	\$1,229	\$995	-7%	15%
Roosevelt Island	\$1,689	\$1,200	\$960	41%	76%
SoHo	\$2,880	\$4,636	\$3,050	-38%	-6%
TriBeCa	\$4,358	\$4,397	\$3,475	-1%	25%
Upper East Side	\$1,600	\$1,543	\$1,720	4%	-7%
Upper West Side	\$1,660	\$1,475	\$1,483	13%	12%
Washington Heights	\$510	\$638	\$625	-20%	-18%
West Harlem	\$925	\$775	\$933	19%	-1%
West Village	\$2,958	\$3,638	\$2,375	-19%	25%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$1,765	\$1,780	\$1,633	-1%	8%
Battery Park City	\$1,359	\$1,435	\$1,229	-5%	11%
Chelsea/Flatiron	\$2,208	\$2,056	\$1,922	7%	15%
East Harlem	\$793	\$939	\$830	-16%	-5%
East Village	\$1,605	\$1,629	\$1,395	-1%	15%
Financial/Seaport	\$1,367	\$1,327	\$1,310	3%	4%
Gramercy/Kips Bay	\$1,654	\$1,757	\$1,955	-6%	-15%
Greenwich Village	\$1,839	\$2,208	\$1,996	-17%	-8%
Inwood	\$502	\$510	\$560	-2%	-10%
Lower East Side	\$1,368	\$1,607	\$1,527	-15%	-10%
Midtown East	\$2,218	\$2,025	\$1,549	9%	43%
Midtown West	\$1,748	\$1,749	\$1,767	0%	-1%
Morningside Heights	\$1,258	\$1,266	\$1,058	-1%	19%
Murray Hill	\$1,333	\$1,435	\$1,432	-7%	-7%
Roosevelt Island		\$1,116			
SoHo	\$1,943	\$2,350	\$2,019	-17%	-4%
TriBeCa	\$2,485	\$2,407	\$1,914	3%	30%
Upper East Side	\$1,564	\$1,637	\$1,643	-4%	-5%
Upper West Side	\$1,749	\$1,720	\$1,803	2%	-3%
Washington Heights	\$781	\$733	\$751	7%	4%
West Harlem	\$992	\$938	\$1,028	6%	-4%
West Village	\$2,683	\$2,840	\$2,319	-6%	16%
MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$1,527	\$1,556	\$1,462	-2%	4%
Battery Park City	\$1,359	\$1,435	\$1,229	-5%	11%
Chelsea/Flatiron	\$1,936	\$1,796	\$1,877	8%	3%
East Harlem	\$806	\$890	\$797	-9%	1%
East Village	\$1,678	\$1,625	\$1,660	3%	1%
Financial/Seaport	\$1,367	\$1,327	\$1,310	3%	4%
Gramercy/Kips Bay	\$1,570	\$1,760	\$1,803	-11%	-13%
Greenwich Village	\$1,781	\$2,029	\$1,913	-12%	-7%
Inwood	\$537	\$510	\$560	5%	-4%
Lower East Side	\$1,481	\$1,553	\$1,607	-5%	-8%
Midtown East	\$1,426	\$1,476	\$1,337	-3%	7%
Midtown West	\$1,469	\$1,526	\$1,552	-4%	-5%
Morningside Heights	\$1,077	\$1,261	\$1,058	-15%	2%
Murray Hill	\$1,331	\$1,339	\$1,373	-1%	-3%
Roosevelt Island		\$1,116			
SoHo	\$1,729	\$2,281	\$2,023	-24%	-15%
TriBeCa	\$2,250	\$2,360	\$1,835	-5%	23%
Upper East Side	\$1,451	\$1,398	\$1,435	4%	1%
Upper West Side	\$1,546	\$1,553	\$1,520	0%	2%
Washington Heights	\$762	\$742	\$765	3%	0%
West Harlem	\$1,009	\$949	\$992	6%	2%
West Village	\$2,585	\$2,654	\$2,275	-3%	14%

COOPERATIVE SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$1,153	\$1,214	\$1,226	-5%	-6%
Battery Park City					
Chelsea/Flatiron	\$1,093	\$1,223	\$1,382	-11%	-21%
East Harlem	\$678	\$667	\$543	2%	25%
East Village	\$1,048	\$1,256	\$953	-17%	10%
Financial/Seaport	\$854	\$898	\$974	-5%	-12%
Gramercy/Kips Bay	\$962	\$827	\$869	16%	11%
Greenwich Village	\$1,243	\$1,488	\$1,587	-16%	-22%
Inwood	\$453	\$409	\$424	11%	7%
Lower East Side	\$758	\$816	\$653	-7%	16%
Midtown East	\$880	\$942	\$944	-7%	-7%
Midtown West	\$1,022	\$1,219	\$1,000	-16%	2%
Morningside Heights	\$668	\$780	\$763	-14%	-13%
Murray Hill	\$642	\$647	\$612	-1%	5%
Roosevelt Island	\$1,634	\$742	\$387	120%	322%
SoHo	\$2,259	\$2,575	\$3,252	-12%	-31%
TriBeCa	\$3,348	\$3,087	\$3,240	8%	3%
Upper East Side	\$1,591	\$1,501	\$1,622	6%	-2%
Upper West Side	\$1,246	\$1,429	\$1,314	-13%	-5%
Washington Heights	\$524	\$648	\$477	-19%	10%
West Harlem	\$525	\$393	\$355	34%	48%
West Village	\$1,066	\$1,124	\$1,080	-5%	-1%

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$752	\$780	\$725	-4%	4%
Battery Park City					
Chelsea/Flatiron	\$830	\$938	\$940	-11%	-12%
East Harlem	\$660	\$600	\$585	10%	13%
East Village	\$730	\$825	\$697	-12%	5%
Financial/Seaport	\$742	\$825	\$963	-10%	-23%
Gramercy/Kips Bay	\$790	\$640	\$695	23%	14%
Greenwich Village	\$990	\$1,200	\$1,010	-18%	-2%
Inwood	\$390	\$379	\$384	3%	1%
Lower East Side	\$750	\$705	\$633	6%	19%
Midtown East	\$675	\$652	\$688	4%	-2%
Midtown West	\$710	\$640	\$616	11%	15%
Morningside Heights	\$630	\$702	\$640	-10%	-2%
Murray Hill	\$517	\$505	\$463	2%	12%
Roosevelt Island	\$808	\$573	\$389	41%	108%
SoHo	\$2,223	\$2,483	\$1,500	-10%	48%
TriBeCa	\$3,595	\$2,825	\$2,433	27%	48%
Upper East Side	\$838	\$876	\$830	-4%	1%
Upper West Side	\$850	\$970	\$800	-12%	6%
Washington Heights	\$483	\$498	\$430	-3%	12%
West Harlem	\$460	\$315	\$325	46%	42%
West Village	\$835	\$777	\$850	7%	-2%

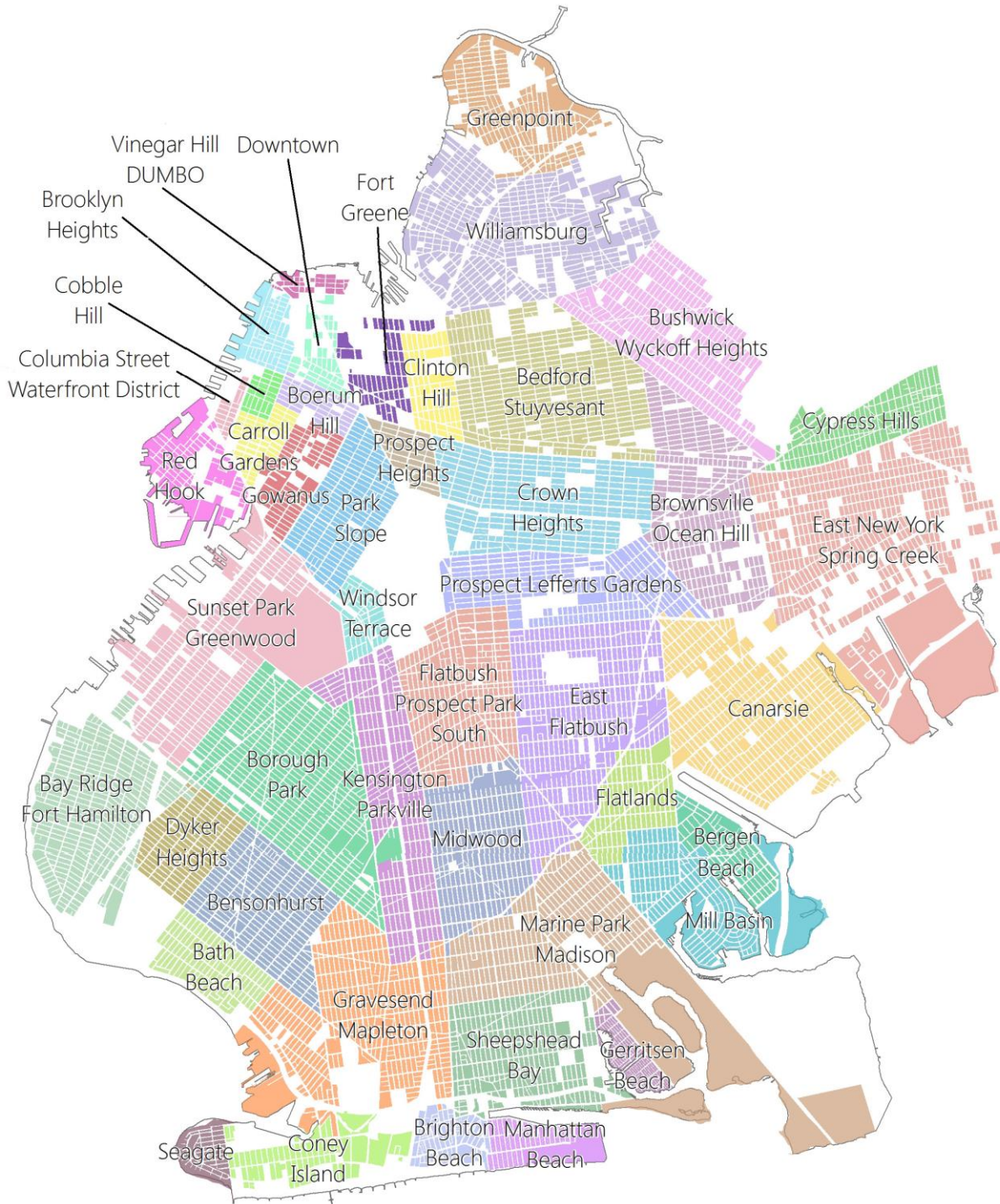
Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$1,263	\$1,227	\$1,255	3%	1%
Battery Park City					
Chelsea/Flatiron	\$1,405	\$1,440	\$1,353	-2%	4%
East Harlem					
East Village	\$1,445	\$1,436	\$1,385	1%	4%
Financial/Seaport	\$1,060	\$1,095	\$1,086	-3%	-2%
Gramercy/Kips Bay	\$1,305	\$1,224	\$1,187	7%	10%
Greenwich Village	\$1,501	\$1,517	\$1,591	-1%	-6%
Inwood	\$675	\$581	\$568	16%	19%
Lower East Side	\$1,076	\$1,006	\$827	7%	30%
Midtown East	\$1,095	\$1,009	\$1,157	9%	-5%
Midtown West	\$1,288	\$1,146	\$1,181	12%	9%
Morningside Heights	\$1,061	\$968	\$951	10%	12%
Murray Hill	\$1,071	\$1,041	\$1,039	3%	3%
Roosevelt Island					
SoHo	\$1,550	\$1,577	\$1,964	-2%	-21%
TriBeCa	\$2,086	\$1,734	\$1,797	20%	16%
Upper East Side	\$1,233	\$1,237	\$1,286	0%	-4%
Upper West Side	\$1,386	\$1,298	\$1,366	7%	1%
Washington Heights	\$722	\$775	\$703	-7%	3%
West Harlem	\$851	\$741	\$390	15%	118%
West Village	\$1,628	\$1,629	\$1,757	0%	-7%

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Manhattan	\$1,144	\$1,118	\$1,076	2%	6%
Battery Park City					
Chelsea/Flatiron	\$1,422	\$1,412	\$1,297	1%	10%
East Harlem					
East Village	\$1,334	\$1,320	\$1,336	1%	0%
Financial/Seaport	\$1,060	\$1,095	\$1,086	-3%	-2%
Gramercy/Kips Bay	\$1,228	\$1,122	\$1,118	9%	10%
Greenwich Village	\$1,415	\$1,565	\$1,423	-10%	-1%
Inwood	\$659	\$558	\$536	18%	23%
Lower East Side	\$964	\$921	\$763	5%	26%
Midtown East	\$1,015	\$956	\$966	6%	5%
Midtown West	\$1,233	\$1,091	\$1,113	13%	11%
Morningside Heights	\$1,080	\$997	\$980	8%	10%
Murray Hill	\$1,070	\$1,050	\$1,008	2%	6%
Roosevelt Island					
SoHo	\$1,612	\$1,588	\$1,574	2%	2%
TriBeCa	\$2,086	\$1,579	\$1,796	32%	16%
Upper East Side	\$1,060	\$1,102	\$1,036	-4%	2%
Upper West Side	\$1,180	\$1,174	\$1,104	0%	7%
Washington Heights	\$712	\$727	\$667	-2%	7%
West Harlem	\$851	\$431	\$312	98%	173%
West Village	\$1,486	\$1,548	\$1,700	-4%	-13%

BROOKLYN NEIGHBORHOODS MAP



BROOKLYN NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$983	\$1,034	\$879	-5%	12%
Bath Beach	\$607	\$662	\$559	-8%	9%
Bay Ridge / Fort Hamilton	\$854	\$517	\$520	65%	64%
Bedford Stuyvesant	\$623	\$802	\$665	-22%	-6%
Bensonhurst	\$438	\$682	\$636	-36%	-31%
Bergen Beach	\$488	\$412	\$405	18%	20%
Boerum Hill	\$1,228	\$1,751	\$1,012	-30%	21%
Borough Park	\$769	\$531	\$579	45%	33%
Brighton Beach	\$782	\$807	\$683	-3%	15%
Brooklyn Heights	\$680	\$1,924	\$2,377	-65%	-71%
Brownsville / Ocean Hill	\$475	\$423	\$430	12%	10%
Bushwick / Wyckoff Heights	\$606	\$551	\$556	10%	9%
Canarsie	\$282	\$299	\$289	-6%	-2%
Carroll Gardens	\$1,033	\$1,301	\$1,210	-21%	-15%
Clinton Hill	\$831	\$1,134	\$798	-27%	4%
Cobble Hill	\$879	\$1,269	\$1,105	-31%	-20%
Columbia Street Waterfront District	\$1,028	\$943	\$601	9%	71%
Coney Island	\$517	\$415	\$411	25%	26%
Crown Heights	\$761	\$817	\$725	-7%	5%
Cypress Hills					
Downtown	\$1,087	\$1,065	\$1,066	2%	2%
Dyker Heights	\$488	\$597	\$570	-18%	-14%
East Flatbush	\$482	\$365	\$250	32%	93%
East New York / Spring Creek	\$255	\$260	\$229	-2%	11%
Flatbush / Prospect Park South	\$591	\$508	\$545	16%	8%
Flatlands					
Fort Greene	\$1,004	\$775	\$1,133	30%	-11%
Gerritsen Beach					
Gowanus	\$1,074	\$1,113	\$803	-4%	34%
Gravesend / Mapleton	\$459	\$450	\$582	2%	-21%
Greenpoint	\$1,254	\$1,114	\$884	13%	42%
Kensington / Parkville	\$558	\$824	\$537	-32%	4%
Manhattan Beach	\$647	\$501	\$847	29%	-24%
Marine Park / Madison	\$552	\$510	\$498	8%	11%
Midwood	\$520	\$627	\$373	-17%	39%
Mill Basin					
Park Slope	\$1,008	\$1,135	\$927	-11%	9%
Prospect Heights	\$1,323	\$1,142	\$1,010	16%	31%
Prospect Park Lefferts Gardens	\$836	\$601	\$395	39%	112%
Red Hook					
SeaGate	\$502				
Sheepshead Bay	\$456	\$510	\$442	-11%	3%
Sunset Park	\$578	\$626	\$472	-8%	23%
Vinegar Hill / Dumbo	\$2,731	\$2,400	\$1,399	14%	95%
Williamsburg	\$1,193	\$969	\$1,010	23%	18%
Windsor Terrace	\$750	\$916	\$615	-18%	22%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$806	\$789	\$750	2%	7%
Bath Beach	\$625	\$662	\$540	-6%	16%
Bay Ridge / Fort Hamilton	\$891	\$498	\$550	79%	62%
Bedford Stuyvesant	\$585	\$698	\$588	-16%	0%
Bensonhurst	\$420	\$635	\$640	-34%	-34%
Bergen Beach	\$513	\$462	\$416	11%	23%
Boerum Hill	\$1,194	\$1,632	\$963	-27%	24%
Borough Park	\$770	\$518	\$558	49%	38%
Brighton Beach	\$636	\$800	\$655	-20%	-3%
Brooklyn Heights	\$730	\$1,798	\$2,396	-59%	-70%
Brownsville / Ocean Hill	\$399	\$315	\$397	27%	1%
Bushwick / Wyckoff Heights	\$616	\$507	\$531	22%	16%
Canarsie	\$292	\$310	\$289	-6%	1%
Carroll Gardens	\$993	\$1,112	\$1,263	-11%	-21%
Clinton Hill	\$766	\$985	\$772	-22%	-1%
Cobble Hill	\$514	\$1,108	\$1,243	-54%	-59%
Columbia Street Waterfront District	\$900	\$778	\$512	16%	76%
Coney Island	\$499	\$415	\$430	20%	16%
Crown Heights	\$740	\$640	\$675	16%	10%
Cypress Hills					
Downtown	\$966	\$997	\$956	-3%	1%
Dyker Heights	\$465	\$597	\$578	-22%	-20%
East Flatbush	\$500	\$365	\$250	37%	100%
East New York / Spring Creek	\$271	\$290	\$225	-7%	20%
Flatbush / Prospect Park South	\$540	\$502	\$545	8%	-1%
Flatlands					
Fort Greene	\$957	\$533	\$1,098	80%	-13%
Gerritsen Beach					
Gowanus	\$1,113	\$1,065	\$770	4%	45%
Gravesend / Mapleton	\$465	\$458	\$438	2%	6%
Greenpoint	\$1,110	\$1,079	\$928	3%	20%
Kensington / Parkville	\$533	\$842	\$311	-37%	71%
Manhattan Beach	\$647	\$525	\$847	23%	-24%
Marine Park / Madison	\$557	\$540	\$500	3%	11%
Midwood	\$520	\$646	\$295	-19%	76%
Mill Basin					
Park Slope	\$940	\$1,055	\$959	-11%	-2%
Prospect Heights	\$1,350	\$885	\$1,040	53%	30%
Prospect Park Lefferts Gardens	\$854	\$518	\$294	65%	190%
Red Hook					
SeaGate	\$525				
Sheepshead Bay	\$472	\$480	\$423	-2%	12%
Sunset Park	\$495	\$597	\$495	-17%	0%
Vinegar Hill / Dumbo	\$1,900	\$2,050	\$1,560	-7%	22%
Williamsburg	\$1,085	\$797	\$873	36%	24%
Windsor Terrace	\$900	\$900	\$615	0%	46%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$853	\$908	\$826	-6%	3%
Bath Beach	\$510				
Bay Ridge / Fort Hamilton	\$701	\$615	\$586	14%	20%
Bedford Stuyvesant	\$749	\$720	\$591	4%	27%
Bensonhurst	\$396	\$513	\$526	-23%	-25%
Bergen Beach	\$426	\$399	\$384	7%	11%
Boerum Hill	\$1,211	\$1,197	\$1,020	1%	19%
Borough Park	\$452	\$542	\$436	-17%	3%
Brighton Beach	\$642	\$674	\$557	-5%	15%
Brooklyn Heights	\$1,267	\$1,311	\$1,364	-3%	-7%
Brownsville / Ocean Hill	\$473	\$398	\$480	19%	-1%
Bushwick / Wyckoff Heights	\$781	\$761	\$882	3%	-11%
Canarsie	\$282	\$319	\$277	-12%	2%
Carroll Gardens	\$973	\$1,110	\$1,106	-12%	-12%
Clinton Hill	\$908	\$919	\$905	-1%	0%
Cobble Hill		\$1,001	\$1,043		
Columbia Street Waterfront District	\$1,090	\$911	\$619	20%	76%
Coney Island	\$453	\$440	\$444	3%	2%
Crown Heights	\$792	\$905	\$752	-13%	5%
Cypress Hills					
Downtown	\$1,102	\$1,163	\$1,073	-5%	3%
Dyker Heights	\$567	\$615	\$563	-8%	1%
East Flatbush	\$504	\$368	\$268	37%	88%
East New York / Spring Creek	\$355	\$333	\$319	7%	11%
Flatbush / Prospect Park South	\$573	\$626	\$732	-8%	-22%
Flatlands					
Fort Greene	\$1,134	\$863	\$1,077	31%	5%
Gerritsen Beach					
Gowanus	\$1,277	\$1,074	\$1,124	19%	14%
Gravesend / Mapleton	\$488	\$471	\$530	4%	-8%
Greenpoint	\$1,169	\$1,125	\$1,051	4%	11%
Kensington / Parkville	\$398	\$721	\$521	-45%	-24%
Manhattan Beach	\$525	\$620	\$512	-15%	2%
Marine Park / Madison	\$420	\$525	\$451	-20%	-7%
Midwood		\$523	\$531		
Mill Basin					
Park Slope	\$1,074	\$1,138	\$958	-6%	12%
Prospect Heights	\$1,013	\$1,180	\$931	-14%	9%
Prospect Park Lefferts Gardens		\$479	\$299		
Red Hook					
SeaGate	\$305				
Sheepshead Bay	\$526	\$479	\$483	10%	9%
Sunset Park	\$689	\$757	\$646	-9%	7%
Vinegar Hill / Dumbo	\$1,494	\$1,456	\$1,223	3%	22%
Williamsburg	\$1,004	\$886	\$1,042	13%	-4%
Windsor Terrace	\$927	\$932	\$696	-1%	33%

CONDOMINIUM SALE PRICE PER SQUARE FOOT

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$806	\$956	\$785	-16%	3%
Bath Beach	\$510				
Bay Ridge / Fort Hamilton	\$696	\$607	\$620	15%	12%
Bedford Stuyvesant	\$746	\$756	\$486	-1%	53%
Bensonhurst	\$396	\$578	\$520	-31%	-24%
Bergen Beach	\$436	\$403	\$388	8%	12%
Boerum Hill	\$1,117	\$1,054	\$1,011	6%	11%
Borough Park	\$421	\$539	\$442	-22%	-5%
Brighton Beach	\$638	\$664	\$551	-4%	16%
Brooklyn Heights	\$1,199	\$1,240	\$1,493	-3%	-20%
Brownsville / Ocean Hill	\$494	\$404	\$384	22%	29%
Bushwick / Wyckoff Heights	\$755	\$732	\$882	3%	-14%
Canarsie	\$301	\$310	\$277	-3%	9%
Carroll Gardens	\$984	\$1,058	\$1,068	-7%	-8%
Clinton Hill	\$864	\$983	\$898	-12%	-4%
Cobble Hill		\$1,011	\$1,188		
Columbia Street Waterfront District	\$1,098	\$934	\$598	17%	84%
Coney Island	\$384	\$440	\$461	-13%	-17%
Crown Heights	\$747	\$942	\$797	-21%	-6%
Cypress Hills					
Downtown	\$1,143	\$1,196	\$1,084	-4%	5%
Dyker Heights	\$567	\$615	\$563	-8%	1%
East Flatbush	\$512	\$368	\$268	39%	91%
East New York / Spring Creek	\$373	\$346	\$316	8%	18%
Flatbush / Prospect Park South	\$527	\$714	\$732	-26%	-28%
Flatlands					
Fort Greene	\$1,150	\$908	\$1,135	27%	1%
Gerritsen Beach					
Gowanus	\$1,261	\$1,199	\$1,177	5%	7%
Gravesend / Mapleton	\$478	\$483	\$509	-1%	-6%
Greenpoint	\$1,151	\$1,198	\$1,063	-4%	8%
Kensington / Parkville	\$419	\$745	\$533	-44%	-21%
Manhattan Beach	\$525	\$620	\$512	-15%	2%
Marine Park / Madison	\$422	\$547	\$473	-23%	-11%
Midwood		\$527	\$531		
Mill Basin					
Park Slope	\$1,118	\$1,110	\$1,024	1%	9%
Prospect Heights	\$1,071	\$1,118	\$890	-4%	20%
Prospect Park Lefferts Gardens		\$508	\$309		
Red Hook					
SeaGate	\$271				
Sheepshead Bay	\$527	\$493	\$482	7%	9%
Sunset Park	\$699	\$765	\$660	-9%	6%
Vinegar Hill / Dumbo	\$1,325	\$1,403	\$1,260	-6%	5%
Williamsburg	\$1,108	\$1,042	\$1,115	6%	-1%
Windsor Terrace	\$864	\$1,006	\$696	-14%	24%

COOPERATIVE SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$465	\$535	\$489	-13%	-5%
Bath Beach	\$268	\$287	\$262	-6%	3%
Bay Ridge / Fort Hamilton	\$334	\$322	\$290	4%	15%
Bedford Stuyvesant	\$348	\$1,475		-76%	
Bensonhurst	\$230	\$204	\$268	12%	-14%
Bergen Beach					
Boerum Hill	\$885	\$735	\$636	20%	39%
Borough Park	\$421	\$386	\$258	9%	63%
Brighton Beach	\$332	\$262	\$298	26%	11%
Brooklyn Heights	\$958	\$1,094	\$1,097	-12%	-13%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights	\$257	\$328	\$199	-22%	29%
Canarsie	\$151	\$128		18%	
Carroll Gardens	\$994	\$1,175	\$887	-15%	12%
Clinton Hill	\$627	\$640	\$625	-2%	0%
Cobble Hill	\$927	\$1,101	\$799	-16%	16%
Columbia Street Waterfront District					
Coney Island	\$338	\$346	\$319	-2%	6%
Crown Heights	\$430	\$519	\$552	-17%	-22%
Cypress Hills	\$225				
Downtown	\$562	\$527	\$505	7%	11%
Dyker Heights					
East Flatbush	\$224	\$220	\$218	2%	3%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$450	\$477	\$464	-6%	-3%
Flatlands	\$168	\$155	\$145	8%	16%
Fort Greene	\$606	\$542	\$622	12%	-3%
Gerritsen Beach					
Gowanus	\$642	\$550		17%	
Gravesend / Mapleton	\$235	\$251	\$220	-6%	7%
Greenpoint	\$770		\$385		100%
Kensington / Parkville	\$377	\$386	\$347	-2%	9%
Manhattan Beach					
Marine Park / Madison	\$214	\$231	\$182	-7%	18%
Midwood	\$321	\$260	\$199	24%	62%
Mill Basin	\$162	\$163	\$154	-1%	5%
Park Slope	\$856	\$980	\$1,010	-13%	-15%
Prospect Heights	\$886	\$697	\$710	27%	25%
Prospect Park Lefferts Gardens	\$354	\$498	\$394	-29%	-10%
Red Hook	\$599				
SeaGate					
Sheepshead Bay	\$217	\$216	\$201	0%	8%
Sunset Park	\$414	\$560	\$321	-26%	29%
Vinegar Hill / Dumbo	\$1,090		\$1,375		-21%
Williamsburg	\$460	\$336	\$265	37%	74%
Windsor Terrace	\$642	\$594	\$650	8%	-1%

Note: Sale price in thousands

COOPERATIVE SALE PRICE

MEDIAN						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Brooklyn	\$350	\$410	\$365	-15%	-4%	
Bath Beach	\$242	\$299	\$250	-19%	-3%	
Bay Ridge / Fort Hamilton	\$315	\$291	\$261	8%	21%	
Bedford Stuyvesant	\$348	\$1,475		-76%		
Bensonhurst	\$237	\$170	\$268	40%	-11%	
Bergen Beach						
Boerum Hill	\$885	\$725	\$547	22%	62%	
Borough Park	\$491	\$358	\$255	37%	92%	
Brighton Beach	\$318	\$219	\$290	45%	9%	
Brooklyn Heights	\$838	\$761	\$798	10%	5%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights	\$257	\$328	\$180	-22%	43%	
Canarsie	\$138	\$128		8%		
Carroll Gardens	\$994	\$1,012	\$868	-2%	15%	
Clinton Hill	\$585	\$612	\$550	-4%	6%	
Cobble Hill	\$910	\$1,195	\$770	-24%	18%	
Columbia Street Waterfront District						
Coney Island	\$350	\$360	\$325	-3%	8%	
Crown Heights	\$399	\$615	\$528	-35%	-24%	
Cypress Hills	\$225					
Downtown	\$538	\$510	\$530	5%	2%	
Dyker Heights						
East Flatbush	\$214	\$209	\$200	2%	7%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$455	\$483	\$435	-6%	5%	
Flatlands	\$175	\$145	\$145	21%	21%	
Fort Greene	\$510	\$450	\$520	13%	-2%	
Gerritsen Beach						
Gowanus	\$642	\$550		17%		
Gravesend / Mapleton	\$199	\$236	\$225	-16%	-12%	
Greenpoint	\$770		\$385		100%	
Kensington / Parkville	\$357	\$337	\$339	6%	5%	
Manhattan Beach						
Marine Park / Madison	\$198	\$206	\$175	-4%	13%	
Midwood	\$300	\$250	\$169	20%	78%	
Mill Basin	\$170	\$140	\$142	21%	20%	
Park Slope	\$846	\$855	\$815	-1%	4%	
Prospect Heights	\$710	\$650	\$653	9%	9%	
Prospect Park Lefferts Gardens	\$370	\$363	\$334	2%	11%	
Red Hook	\$599					
SeaGate						
Sheepshead Bay	\$200	\$184	\$187	9%	7%	
Sunset Park	\$395	\$563	\$315	-30%	25%	
Vinegar Hill / Dumbo	\$1,090		\$1,375		-21%	
Williamsburg	\$361	\$351	\$265	3%	36%	
Windsor Terrace	\$680	\$605	\$598	12%	14%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$611	\$582	\$650	5%	-6%
Bath Beach	\$350	\$388	\$350	-10%	0%
Bay Ridge / Fort Hamilton	\$492	\$453	\$428	9%	15%
Bedford Stuyvesant					
Bensonhurst	\$298	\$454	\$348	-34%	-15%
Bergen Beach					
Boerum Hill	\$1,265	\$705	\$844	79%	50%
Borough Park	\$558	\$456	\$304	22%	83%
Brighton Beach	\$365	\$400	\$409	-9%	-11%
Brooklyn Heights	\$1,167	\$1,072	\$1,127	9%	4%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,096	\$1,321	\$1,059	-17%	4%
Clinton Hill	\$1,010	\$649	\$894	56%	13%
Cobble Hill	\$1,204	\$1,489	\$1,121	-19%	7%
Columbia Street Waterfront District					
Coney Island	\$501	\$442	\$412	14%	22%
Crown Heights	\$760	\$983	\$914	-23%	-17%
Cypress Hills	\$281				
Downtown	\$814	\$782	\$744	4%	9%
Dyker Heights					
East Flatbush	\$319	\$316	\$290	1%	10%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$601	\$583	\$587	3%	2%
Flatlands	\$211	\$191	\$174	11%	21%
Fort Greene	\$757	\$779	\$833	-3%	-9%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$341	\$339	\$303	1%	13%
Greenpoint	\$924		\$561		65%
Kensington / Parkville	\$512	\$541	\$611	-5%	-16%
Manhattan Beach					
Marine Park / Madison	\$303	\$313	\$240	-3%	26%
Midwood	\$422	\$381	\$335	11%	26%
Mill Basin	\$212	\$199	\$185	6%	15%
Park Slope	\$1,111	\$1,026	\$1,290	8%	-14%
Prospect Heights	\$1,058	\$1,004	\$970	5%	9%
Prospect Park Lefferts Gardens	\$484	\$490	\$402	-1%	20%
Red Hook					
SeaGate					
Sheepshead Bay	\$297	\$333	\$269	-11%	11%
Sunset Park	\$633	\$533	\$553	19%	14%
Vinegar Hill / Dumbo	\$1,005		\$1,146		-12%
Williamsburg		\$446			
Windsor Terrace	\$737	\$840	\$804	-12%	-8%

COOPERATIVE SALE PRICE PER SQUARE FOOT

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$497	\$493	\$508	1%	-2%
Bath Beach	\$345	\$426	\$356	-19%	-3%
Bay Ridge / Fort Hamilton	\$486	\$443	\$414	10%	17%
Bedford Stuyvesant					
Bensonhurst	\$298	\$454	\$348	-34%	-15%
Bergen Beach					
Boerum Hill	\$1,265	\$733	\$653	72%	94%
Borough Park	\$612	\$449	\$325	36%	88%
Brighton Beach	\$358	\$421	\$413	-15%	-13%
Brooklyn Heights	\$1,101	\$1,077	\$1,077	2%	2%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,096	\$1,239	\$1,019	-12%	8%
Clinton Hill	\$1,038	\$669	\$967	55%	7%
Cobble Hill	\$1,191	\$1,599	\$1,121	-26%	6%
Columbia Street Waterfront District					
Coney Island	\$483	\$431	\$412	12%	17%
Crown Heights	\$798	\$983	\$906	-19%	-12%
Cypress Hills	\$281				
Downtown	\$754	\$756	\$718	0%	5%
Dyker Heights					
East Flatbush	\$306	\$316	\$266	-3%	15%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$622	\$638	\$621	-2%	0%
Flatlands	\$218	\$179	\$174	22%	25%
Fort Greene	\$761	\$739	\$717	3%	6%
Gerritsen Beach					
Gowanus					
Gravesend / Mapleton	\$330	\$333	\$297	-1%	11%
Greenpoint	\$924		\$561		65%
Kensington / Parkville	\$494	\$570	\$503	-13%	-2%
Manhattan Beach					
Marine Park / Madison	\$285	\$261	\$232	9%	23%
Midwood	\$366	\$364	\$334	0%	10%
Mill Basin	\$218	\$185	\$190	17%	15%
Park Slope	\$1,103	\$1,028	\$1,049	7%	5%
Prospect Heights	\$1,035	\$964	\$971	7%	7%
Prospect Park Lefferts Gardens	\$452	\$482	\$369	-6%	22%
Red Hook					
SeaGate					
Sheepshead Bay	\$277	\$312	\$257	-11%	8%
Sunset Park	\$633	\$533	\$556	19%	14%
Vinegar Hill / Dumbo	\$1,005		\$1,146		-12%
Williamsburg		\$446			
Windsor Terrace	\$726	\$785	\$810	-7%	-10%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Brooklyn	\$955	\$980	\$895	-3%	7%	
Bath Beach	\$905	\$956	\$932	-5%	-3%	
Bay Ridge / Fort Hamilton	\$1,096	\$1,038	\$1,084	6%	1%	
Bedford Stuyvesant	\$1,201	\$1,284	\$969	-6%	24%	
Bensonhurst	\$1,016	\$1,000	\$935	2%	9%	
Bergen Beach	\$643	\$652	\$668	-1%	-4%	
Boerum Hill	\$3,755	\$2,933	\$3,554	28%	6%	
Borough Park	\$1,256	\$1,149	\$1,052	9%	19%	
Brighton Beach	\$556	\$654	\$544	-15%	2%	
Brooklyn Heights	\$6,683	\$5,210	\$5,720	28%	17%	
Brownsville / Ocean Hill	\$661	\$668	\$540	-1%	22%	
Bushwick / Wyckoff Heights	\$996	\$851	\$876	17%	14%	
Canarsie	\$477	\$457	\$436	4%	9%	
Carroll Gardens	\$2,370	\$2,251	\$2,742	5%	-14%	
Clinton Hill	\$2,144	\$2,492	\$2,132	-14%	1%	
Cobble Hill	\$3,300	\$4,950	\$3,740	-33%	-12%	
Columbia Street Waterfront District	\$2,147	\$1,050	\$3,185	NA	-33%	
Coney Island	\$456	\$422	\$435	8%	5%	
Crown Heights	\$1,162	\$1,097	\$899	6%	29%	
Cypress Hills	\$549	\$453	\$459	21%	20%	
Downtown	\$2,100		\$2,220		-5%	
Dyker Heights	\$1,055	\$980	\$923	8%	14%	
East Flatbush	\$513	\$527	\$520	-3%	-1%	
East New York / Spring Creek	\$473	\$464	\$427	2%	11%	
Flatbush / Prospect Park South	\$972	\$900	\$900	8%	8%	
Flatlands	\$513	\$467	\$463	10%	11%	
Fort Greene	\$2,189	\$2,024	\$1,370	8%	60%	
Gerritsen Beach	\$427	\$452	\$369	-6%	16%	
Gowanus	\$1,672	\$2,035	\$1,908	-18%	-12%	
Gravesend / Mapleton	\$979	\$1,195	\$1,096	-18%	-11%	
Greenpoint	\$1,613	\$1,622	\$1,625	-1%	-1%	
Kensington / Parkville	\$1,254	\$1,235	\$1,205	2%	4%	
Manhattan Beach	\$1,280	\$1,456	\$1,595	-12%	-20%	
Marine Park / Madison	\$700	\$655	\$623	7%	12%	
Midwood	\$1,190	\$969	\$858	23%	39%	
Mill Basin	\$625	\$686	\$589	-9%	6%	
Park Slope	\$2,169	\$2,622	\$2,273	-17%	-5%	
Prospect Heights	\$2,654	\$3,312	\$3,679	-20%	-28%	
Prospect Park Lefferts Gardens	\$889	\$1,004	\$718	-11%	24%	
Red Hook	\$1,673	\$1,265	\$1,325	32%	26%	
SeaGate	\$485	\$585	\$423	-17%	15%	
Sheepshead Bay	\$761	\$720	\$724	6%	5%	
Sunset Park	\$1,134	\$1,081	\$1,008	5%	12%	
Vinegar Hill / Dumbo	\$2,795					
Williamsburg	\$1,646	\$1,906	\$1,698	-14%	-3%	
Windsor Terrace	\$1,646	\$1,615	\$1,291	2%	28%	

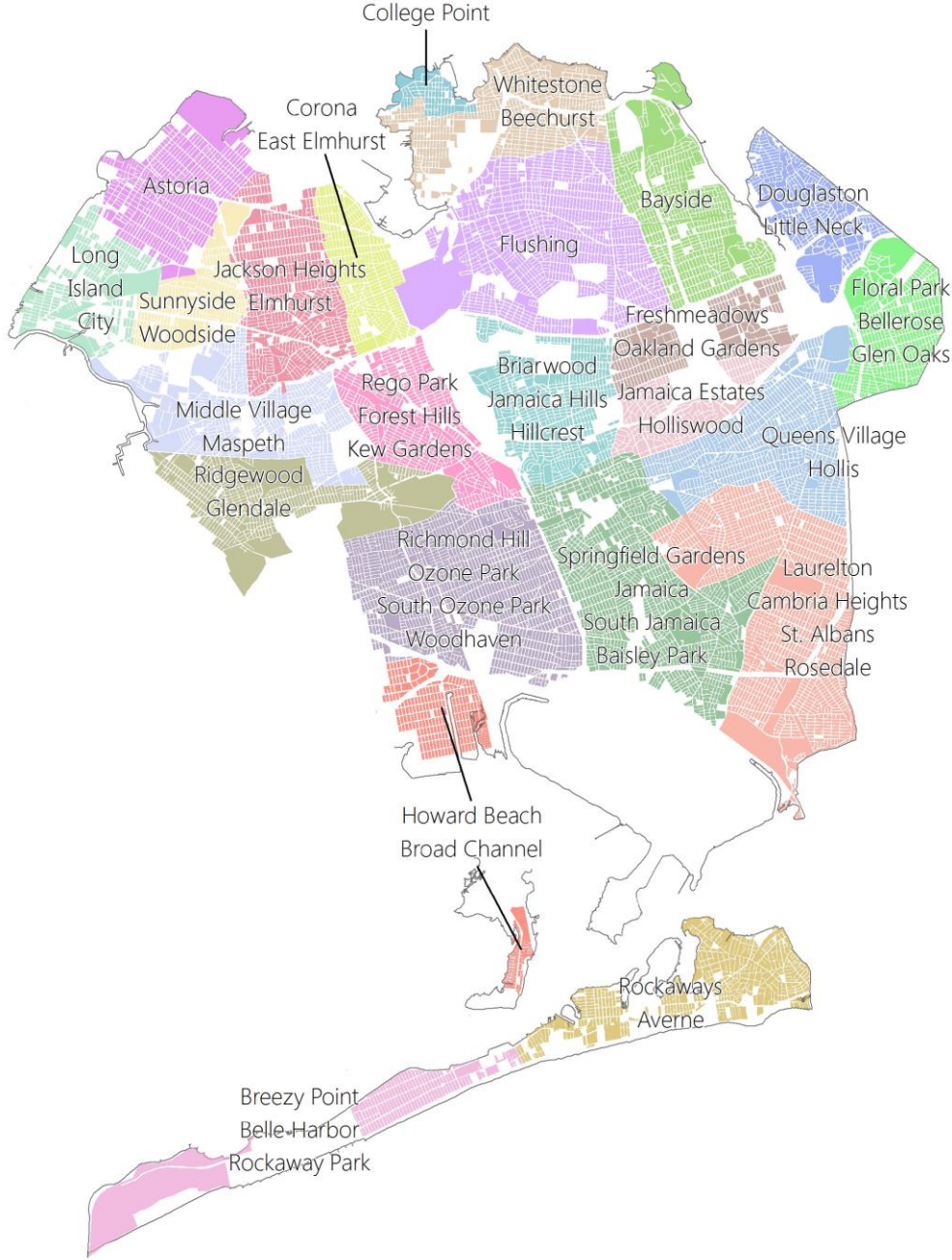
Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Brooklyn	\$790	\$790	\$720	0%	10%
Bath Beach	\$928	\$988	\$855	-6%	9%
Bay Ridge / Fort Hamilton	\$1,099	\$999	\$955	10%	15%
Bedford Stuyvesant	\$1,169	\$1,255	\$900	-7%	30%
Bensonhurst	\$980	\$980	\$937	0%	5%
Bergen Beach	\$650	\$670	\$650	-3%	0%
Boerum Hill	\$4,030	\$3,083	\$3,500	31%	15%
Borough Park	\$1,200	\$995	\$962	21%	25%
Brighton Beach	\$615	\$540	\$530	14%	16%
Brooklyn Heights	\$7,150	\$5,000	\$5,200	43%	38%
Brownsville / Ocean Hill	\$600	\$656	\$553	-8%	9%
Bushwick / Wyckoff Heights	\$950	\$855	\$858	11%	11%
Canarsie	\$492	\$450	\$435	9%	13%
Carroll Gardens	\$2,375	\$2,300	\$2,600	3%	-9%
Clinton Hill	\$2,075	\$2,710	\$2,300	-23%	-10%
Cobble Hill	\$3,450	\$4,950	\$3,740	-30%	-8%
Columbia Street Waterfront District	\$2,490	\$1,050	\$3,185	NA	-22%
Coney Island	\$480	\$480	\$430	0%	12%
Crown Heights	\$1,145	\$1,108	\$900	3%	27%
Cypress Hills	\$599	\$430	\$440	39%	36%
Downtown	\$2,100		\$2,220		-5%
Dyker Heights	\$1,113	\$905	\$890	23%	25%
East Flatbush	\$497	\$515	\$512	-3%	-3%
East New York / Spring Creek	\$450	\$437	\$437	3%	3%
Flatbush / Prospect Park South	\$972	\$900	\$900	8%	8%
Flatlands	\$500	\$468	\$452	7%	11%
Fort Greene	\$2,094	\$2,012	\$1,153	4%	82%
Gerritsen Beach	\$425	\$465	\$380	-9%	12%
Gowanus	\$1,450	\$1,550	\$1,500	-6%	-3%
Gravesend / Mapleton	\$900	\$923	\$842	-3%	7%
Greenpoint	\$1,633	\$1,575	\$1,669	4%	-2%
Kensington / Parkville	\$1,100	\$999	\$997	10%	10%
Manhattan Beach	\$1,262	\$1,375	\$1,611	-8%	-22%
Marine Park / Madison	\$700	\$655	\$623	7%	12%
Midwood	\$935	\$854	\$918	10%	2%
Mill Basin	\$531	\$581	\$535	-9%	-1%
Park Slope	\$2,200	\$2,400	\$2,040	-8%	8%
Prospect Heights	\$2,575	\$3,293	\$3,700	-22%	-30%
Prospect Park Lefferts Gardens	\$890	\$893	\$630	0%	41%
Red Hook	\$1,700	\$1,275	\$1,325	33%	28%
SeaGate	\$515	\$597	\$420	-14%	23%
Sheepshead Bay	\$740	\$738	\$690	0%	7%
Sunset Park	\$1,033	\$1,025	\$980	1%	5%
Vinegar Hill / Dumbo	\$2,795				
Williamsburg	\$1,500	\$1,425	\$1,795	5%	-16%
Windsor Terrace	\$1,660	\$1,550	\$1,303	7%	27%

Note: Sale price in thousands

QUEENS NEIGHBORHOODS MAP



QUEENS NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Queens	\$535	\$568	\$526	-6%	2%
Astoria	\$673	\$654	\$507	3%	33%
Bayside	\$584	\$600	\$525	-3%	11%
Beechhurst/Whitestone	\$516	\$570	\$565	-9%	-9%
Breezy Point/Belle Harbor/ Rockaway Park	\$404	\$385	\$365	5%	11%
Briarwood/Jamaica Hills/Hillcrest	\$426	\$405	\$410	5%	4%
College Point	\$499	\$432	\$479	15%	4%
Corona/East Elmhurst	\$399	\$388	\$375	3%	7%
Douglaston/Little Neck	\$613	\$460	\$567	33%	8%
Floral Park/Bellerose					
Flushing	\$537	\$518	\$525	4%	2%
Fresh Meadows/Oakland Gardens	\$524	\$521	\$439	1%	19%
Howard Beach/Broadchannel	\$292	\$287	\$224	2%	31%
Jackson Heights/Elmhurst	\$422	\$405	\$384	4%	10%
Jamaica Estates/Holliswood	\$275	\$335		-18%	
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$390			
Long Island City	\$871	\$1,098	\$932	-21%	-7%
Middle Village/Maspeth	\$433	\$337	\$480	28%	-10%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$557	\$584	\$521	-5%	7%
Richmond Hill/ South Ozone Park/Woodhaven	\$177	\$307	\$265	-42%	-33%
Ridgewood/Glendale	\$561	\$445	\$432	26%	30%
Rockaways/Averne	\$311	\$327	\$410	-5%	-24%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$187	\$193	\$298	-3%	-37%
Sunnyside/Woodside	\$484	\$428	\$433	13%	12%
MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Queens	\$480	\$495	\$464	-3%	3%
Astoria	\$565	\$625	\$495	-10%	14%
Bayside	\$610	\$605	\$475	1%	28%
Beechhurst/Whitestone	\$483	\$570	\$535	-15%	-10%
Breezy Point/Belle Harbor/ Rockaway Park	\$378	\$385	\$365	-2%	3%
Briarwood/Jamaica Hills/Hillcrest	\$411	\$440	\$425	-7%	-3%
College Point	\$493	\$480	\$482	3%	2%
Corona/East Elmhurst	\$405	\$390	\$369	4%	10%
Douglaston/Little Neck	\$588	\$540	\$520	9%	13%
Floral Park/Bellerose					
Flushing	\$499	\$500	\$485	0%	3%
Fresh Meadows/Oakland Gardens	\$565	\$565	\$364	0%	55%
Howard Beach/Broadchannel	\$299	\$260	\$219	15%	37%
Jackson Heights/Elmhurst	\$410	\$408	\$393	0%	4%
Jamaica Estates/Holliswood	\$275	\$335		-18%	
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$390			
Long Island City	\$848	\$1,093	\$860	-22%	-1%
Middle Village/Maspeth	\$450	\$298	\$440	51%	2%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$505	\$480	\$450	5%	12%
Richmond Hill/ South Ozone Park/Woodhaven	\$136	\$270	\$265	-50%	-49%
Ridgewood/Glendale	\$563	\$470	\$430	20%	31%
Rockaways/Averne	\$290	\$383	\$452	-24%	-36%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$160	\$193	\$332	-17%	-52%
Sunnyside/Woodside	\$460	\$408	\$475	13%	-3%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Queens	\$576	\$664	\$597	-13%	-3%
Astoria	\$844	\$893	\$744	-5%	14%
Bayside	\$628	\$663	\$566	-5%	11%
Beechhurst/Whitestone	\$537	\$640	\$443	-16%	21%
Breezy Point/Belle Harbor/ Rockaway Park	\$415	\$376	\$387	10%	7%
Briarwood/Jamaica Hills/Hillcrest	\$504	\$466	\$476	8%	6%
College Point	\$430	\$514	\$371	-16%	16%
Corona/East Elmhurst	\$523	\$499	\$518	5%	1%
Douglaston/Little Neck	\$440	\$450	\$443	-2%	-1%
Floral Park/Bellerose					
Flushing	\$623	\$673	\$656	-7%	-5%
Fresh Meadows/Oakland Gardens	\$568	\$505	\$488	12%	16%
Howard Beach/Broadchannel	\$283	\$255	\$229	11%	24%
Jackson Heights/Elmhurst	\$520	\$531	\$502	-2%	4%
Jamaica Estates/Holliswood	\$360	\$911		-60%	
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$301			
Long Island City	\$1,011	\$1,195	\$1,045	-15%	-3%
Middle Village/Maspeth	\$643	\$567	\$518	13%	24%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$563	\$594	\$570	-5%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$177	\$321	\$276	-45%	-36%
Ridgewood/Glendale	\$370	\$351	\$468	5%	-21%
Rockaways/Averne	\$298	\$277	\$563	7%	-47%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$223	\$322	\$356	-31%	-37%
Sunnyside/Woodside	\$672	\$608	\$478	11%	41%
MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Queens	\$553	\$581	\$545	-5%	2%
Astoria	\$819	\$915	\$721	-10%	14%
Bayside	\$630	\$616	\$612	2%	3%
Beechhurst/Whitestone	\$537	\$640	\$443	-16%	21%
Breezy Point/Belle Harbor/ Rockaway Park	\$415	\$376	\$387	10%	7%
Briarwood/Jamaica Hills/Hillcrest	\$501	\$502	\$485	0%	3%
College Point	\$434	\$526	\$377	-18%	15%
Corona/East Elmhurst	\$547	\$522	\$516	5%	6%
Douglaston/Little Neck	\$467	\$510	\$463	-8%	1%
Floral Park/Bellerose					
Flushing	\$636	\$650	\$626	-2%	2%
Fresh Meadows/Oakland Gardens	\$562	\$553	\$534	2%	5%
Howard Beach/Broadchannel	\$275	\$259	\$235	6%	17%
Jackson Heights/Elmhurst	\$516	\$516	\$510	0%	1%
Jamaica Estates/Holliswood	\$360	\$911		-60%	
Laurelton/Cambria Heights/ St. Albans/Rosedale		\$301			
Long Island City	\$1,045	\$1,119	\$1,033	-7%	1%
Middle Village/Maspeth	\$643	\$512	\$518	26%	24%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$562	\$545	\$533	3%	5%
Richmond Hill/ South Ozone Park/Woodhaven	\$172	\$345	\$276	-50%	-38%
Ridgewood/Glendale	\$355	\$428	\$501	-17%	-29%
Rockaways/Averne	\$281	\$305	\$483	-8%	-42%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$185	\$322	\$407	-42%	-54%
Sunnyside/Woodside	\$695	\$644	\$478	8%	45%

COOPERATIVE SALE PRICE

AVERAGE						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Queens	\$276	\$266	\$259	4%	7%	
Astoria	\$331	\$347	\$333	-5%	-1%	
Bayside	\$267	\$273	\$252	-2%	6%	
Beechhurst/Whitestone	\$293	\$259	\$263	13%	11%	
Breezy Point/Belle Harbor/ Rockaway Park	\$181	\$198	\$162	-9%	12%	
Briarwood/Jamaica Hills/Hillcrest	\$209	\$192	\$187	9%	12%	
College Point						
Corona/East Elmhurst	\$160	\$168	\$168	-5%	-4%	
Douglaston/Little Neck	\$232	\$234	\$216	-1%	8%	
Floral Park/Bellerose	\$384	\$365	\$392	5%	-2%	
Flushing	\$258	\$249	\$228	3%	13%	
Fresh Meadows/Oakland Gardens	\$217	\$217	\$200	0%	9%	
Howard Beach/Broadchannel	\$148	\$163	\$146	-10%	1%	
Jackson Heights/Elmhurst	\$322	\$310	\$279	4%	16%	
Jamaica Estates/Holliswood	\$190	\$174	\$201	9%	-5%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$147	\$136	\$109	8%	35%	
Long Island City	\$595	\$441	\$674	35%	-12%	
Middle Village/Maspeth	\$201	\$233	\$190	-14%	6%	
Queens Village/Hollis	\$167	\$166	\$174	0%	-4%	
Rego Park/Forest Hills/Kew Gardens	\$292	\$293	\$275	0%	6%	
Richmond Hill/ South Ozone Park/Woodhaven	\$240	\$115		110%		
Ridgewood/Glendale	\$188	\$195	\$186	-4%	1%	
Rockaways/Averne	\$124	\$310		-60%		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$142	\$157	\$151	-10%	-6%	
Sunnyside/Woodside	\$322	\$306	\$296	5%	9%	

MEDIAN						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Queens	\$247	\$240	\$230	3%	7%	
Astoria	\$340	\$313	\$307	9%	11%	
Bayside	\$261	\$262	\$239	0%	9%	
Beechhurst/Whitestone	\$264	\$246	\$235	8%	12%	
Breezy Point/Belle Harbor/ Rockaway Park	\$176	\$185	\$141	-5%	25%	
Briarwood/Jamaica Hills/Hillcrest	\$210	\$180	\$181	17%	16%	
College Point						
Corona/East Elmhurst	\$155	\$165	\$150	-6%	3%	
Douglaston/Little Neck	\$230	\$245	\$215	-6%	7%	
Floral Park/Bellerose	\$284	\$272	\$275	4%	3%	
Flushing	\$250	\$244	\$225	3%	11%	
Fresh Meadows/Oakland Gardens	\$198	\$223	\$187	-11%	6%	
Howard Beach/Broadchannel	\$139	\$147	\$145	-5%	-4%	
Jackson Heights/Elmhurst	\$280	\$264	\$249	6%	12%	
Jamaica Estates/Holliswood	\$155	\$145	\$205	7%	-24%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$157	\$135	\$109	16%	44%	
Long Island City	\$615	\$380	\$645	62%	-5%	
Middle Village/Maspeth	\$198	\$247	\$175	-20%	13%	
Queens Village/Hollis	\$155	\$155	\$170	0%	-9%	
Rego Park/Forest Hills/Kew Gardens	\$257	\$260	\$249	-1%	3%	
Richmond Hill/ South Ozone Park/Woodhaven	\$240	\$115		110%		
Ridgewood/Glendale	\$185	\$203	\$175	-9%	6%	
Rockaways/Averne	\$124	\$310		-60%		
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$122	\$132	\$149	-8%	-18%	
Sunnyside/Woodside	\$315	\$300	\$275	5%	15%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Queens	\$378	\$366	\$368	3%	3%
Astoria	\$650	\$515	\$560	26%	16%
Bayside	\$357	\$347	\$343	3%	4%
Beechhurst/Whitestone	\$357	\$334	\$339	7%	5%
Breezy Point/Belle Harbor/ Rockaway Park	\$298	\$321	\$371	-7%	-20%
Briarwood/Jamaica Hills/Hillcrest	\$317	\$289	\$438	10%	-27%
College Point					
Corona/East Elmhurst	\$216	\$244	\$229	-12%	-6%
Douglaston/Little Neck	\$289	\$286	\$274	1%	6%
Floral Park/Bellerose	\$411	\$429	\$435	-4%	-5%
Flushing	\$347	\$339	\$325	2%	7%
Fresh Meadows/Oakland Gardens	\$363	\$350	\$320	4%	14%
Howard Beach/Broadchannel	\$176	\$202	\$186	-13%	-6%
Jackson Heights/Elmhurst	\$464	\$417	\$394	11%	18%
Jamaica Estates/Holliswood	\$211	\$195	\$232	8%	-9%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$684	\$595	\$616	15%	11%
Middle Village/Maspeth	\$301	\$307	\$323	-2%	-7%
Queens Village/Hollis	\$473	\$415	\$350	14%	35%
Rego Park/Forest Hills/Kew Gardens	\$384	\$401	\$383	-4%	0%
Richmond Hill/ South Ozone Park/Woodhaven		\$191			
Ridgewood/Glendale	\$279	\$271	\$262	3%	6%
Rockaways/Averne	\$168	\$270		-38%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$226	\$230	\$206	-2%	10%
Sunnyside/Woodside	\$513	\$469	\$447	9%	15%
MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Queens	\$355	\$345	\$341	3%	4%
Astoria	\$659	\$524	\$570	26%	16%
Bayside	\$342	\$343	\$331	0%	3%
Beechhurst/Whitestone	\$353	\$321	\$325	10%	9%
Breezy Point/Belle Harbor/ Rockaway Park	\$300	\$326	\$371	-8%	-19%
Briarwood/Jamaica Hills/Hillcrest	\$283	\$255	\$255	11%	11%
College Point					
Corona/East Elmhurst	\$205	\$233	\$222	-12%	-8%
Douglaston/Little Neck	\$276	\$289	\$258	-4%	7%
Floral Park/Bellerose	\$396	\$443	\$472	-11%	-16%
Flushing	\$330	\$331	\$312	0%	6%
Fresh Meadows/Oakland Gardens	\$384	\$373	\$332	3%	16%
Howard Beach/Broadchannel	\$181	\$190	\$183	-4%	-1%
Jackson Heights/Elmhurst	\$462	\$398	\$380	16%	21%
Jamaica Estates/Holliswood	\$174	\$173	\$240	0%	-27%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$684	\$595	\$616	15%	11%
Middle Village/Maspeth	\$300	\$312	\$323	-4%	-7%
Queens Village/Hollis	\$473	\$415	\$350	14%	35%
Rego Park/Forest Hills/Kew Gardens	\$372	\$385	\$366	-3%	2%
Richmond Hill/ South Ozone Park/Woodhaven		\$191			
Ridgewood/Glendale	\$265	\$276	\$251	-4%	6%
Rockaways/Averne	\$168	\$270		-38%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$233	\$228	\$196	2%	19%
Sunnyside/Woodside	\$526	\$441	\$419	19%	26%

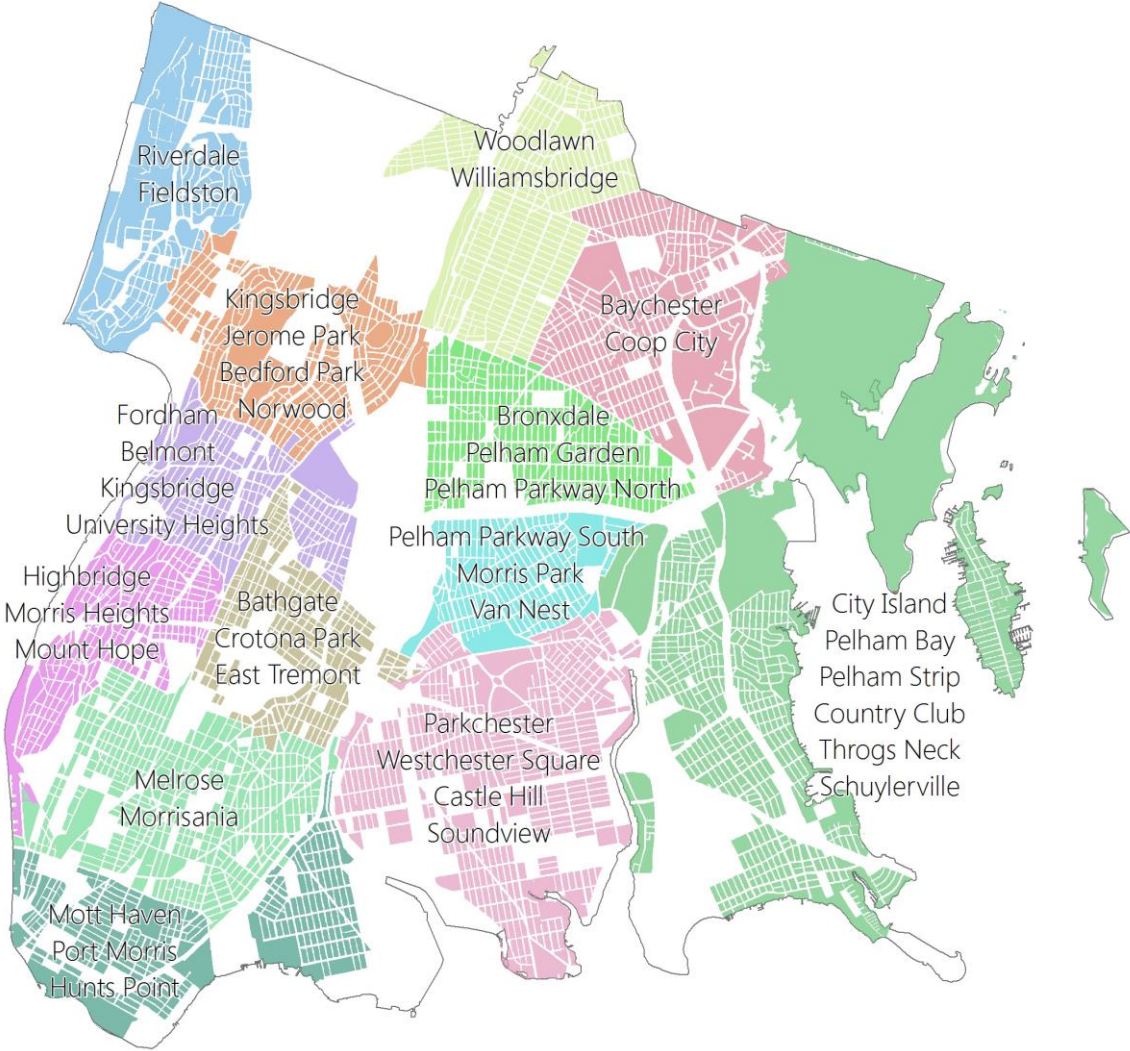
ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Queens	\$667	\$647	\$620	3%	8%	
Astoria	\$980	\$1,093	\$915	-10%	7%	
Bayside	\$902	\$855	\$912	5%	-1%	
Beechhurst/Whitestone	\$898	\$851	\$774	6%	16%	
Breezy Point/Belle Harbor/ Rockaway Park	\$710	\$774	\$848	-8%	-16%	
Briarwood/Jamaica Hills/Hillcrest	\$740	\$750	\$697	-1%	6%	
College Point	\$783	\$751	\$716	4%	9%	
Corona/East Elmhurst	\$719	\$760	\$674	-5%	7%	
Douglaston/Little Neck	\$919	\$922	\$961	0%	-4%	
Floral Park/Bellerose	\$581	\$588	\$537	-1%	8%	
Flushing	\$959	\$910	\$867	5%	11%	
Fresh Meadows/Oakland Gardens	\$831	\$886	\$866	-6%	-4%	
Howard Beach/Broadchannel	\$565	\$575	\$519	-2%	9%	
Jackson Heights/Elmhurst	\$806	\$828	\$772	-3%	4%	
Jamaica Estates/Holliswood	\$1,001	\$1,025	\$906	-2%	10%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$437	\$410	\$396	7%	11%	
Long Island City	\$1,458	\$1,902	\$1,983	-23%	-26%	
Middle Village/Maspeth	\$707	\$679	\$639	4%	11%	
Queens Village/Hollis	\$471	\$455	\$433	3%	9%	
Rego Park/Forest Hills/Kew Gardens	\$1,064	\$1,016	\$1,024	5%	4%	
Richmond Hill/ South Ozone Park/Woodhaven	\$528	\$475	\$475	11%	11%	
Ridgewood/Glendale	\$726	\$722	\$641	1%	13%	
Rockaways/Averne	\$428	\$474	\$440	-10%	-3%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$432	\$406	\$374	6%	15%	
Sunnyside/Woodside	\$996	\$795	\$780	25%	28%	

MEDIAN						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Queens	\$631	\$604	\$575	4%	10%	
Astoria	\$955	\$1,070	\$937	-11%	2%	
Bayside	\$873	\$849	\$875	3%	0%	
Beechhurst/Whitestone	\$829	\$800	\$719	4%	15%	
Breezy Point/Belle Harbor/ Rockaway Park	\$725	\$750	\$725	-3%	0%	
Briarwood/Jamaica Hills/Hillcrest	\$728	\$723	\$683	1%	7%	
College Point	\$750	\$753	\$665	0%	13%	
Corona/East Elmhurst	\$700	\$750	\$648	-7%	8%	
Douglaston/Little Neck	\$905	\$880	\$890	3%	2%	
Floral Park/Bellerose	\$580	\$581	\$526	0%	10%	
Flushing	\$904	\$870	\$840	4%	8%	
Fresh Meadows/Oakland Gardens	\$860	\$860	\$825	0%	4%	
Howard Beach/Broadchannel	\$586	\$628	\$540	-7%	9%	
Jackson Heights/Elmhurst	\$790	\$800	\$715	-1%	10%	
Jamaica Estates/Holliswood	\$930	\$983	\$841	-5%	11%	
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$436	\$415	\$390	5%	12%	
Long Island City	\$1,038	\$1,290	\$1,410	-20%	-26%	
Middle Village/Maspeth	\$700	\$678	\$637	3%	10%	
Queens Village/Hollis	\$465	\$450	\$440	3%	6%	
Rego Park/Forest Hills/Kew Gardens	\$879	\$900	\$910	-2%	-3%	
Richmond Hill/ South Ozone Park/Woodhaven	\$510	\$465	\$460	10%	11%	
Ridgewood/Glendale	\$715	\$688	\$640	4%	12%	
Rockaways/Averne	\$385	\$426	\$383	-10%	1%	
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$400	\$389	\$365	3%	10%	
Sunnyside/Woodside	\$958	\$835	\$730	15%	31%	

Note: Sale price in thousands

BRONX NEIGHBORHOODS MAP



BRONX NEIGHBORHOOD SALES DATA

CONDOMINIUM SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$249	\$229	\$260	9%	-4%
Bathgate / Crotona Park / East Tremont	\$177				
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$225		\$145		55%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$433	\$370	\$379	17%	14%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$175				
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$509	\$379	\$519	34%	-2%
Melrose / Morrisania	\$223	\$174	\$142	29%	57%
Mott Haven / Port Morris / Hunts Point	\$700				
Parkchester / Westchester Square / Castle Hill / Soundview	\$147	\$151	\$135	-3%	9%
Pelham Parkway South / Morris Park / Van Nest	\$261				
Riverdale / Fieldston	\$641	\$625	\$776	3%	-17%
Woodlawn / Williamsbridge					

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$159	\$154	\$143	3%	11%
Bathgate / Crotona Park / East Tremont	\$140				
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$225		\$145		55%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$482	\$325	\$390	48%	24%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$175				
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$595	\$379	\$589	57%	1%
Melrose / Morrisania	\$215	\$185	\$142	16%	51%
Mott Haven / Port Morris / Hunts Point	\$700				
Parkchester / Westchester Square / Castle Hill / Soundview	\$125	\$129	\$115	-3%	9%
Pelham Parkway South / Morris Park / Van Nest	\$261				
Riverdale / Fieldston	\$510	\$743	\$665	-31%	-23%
Woodlawn / Williamsbridge					

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$256	\$239	\$241	7%	6%
Bathgate / Crotona Park / East Tremont	\$224				
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$198		\$170		17%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$353	\$301	\$328	17%	8%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$484	\$329	\$456	47%	6%
Melrose / Morrisania	\$187	\$175	\$132	7%	41%
Mott Haven / Port Morris / Hunts Point	\$518				
Parkchester / Westchester Square / Castle Hill / Soundview	\$191	\$193	\$177	-1%	8%
Pelham Parkway South / Morris Park / Van Nest	\$298				
Riverdale / Fieldston	\$514	\$514	\$532	0%	-3%
Woodlawn / Williamsbridge					

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$203	\$190	\$180	7%	13%
Bathgate / Crotona Park / East Tremont	\$182				
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$198		\$170		17%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$308	\$288	\$347	7%	-11%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$517	\$329	\$499	57%	4%
Melrose / Morrisania	\$187	\$170	\$132	10%	41%
Mott Haven / Port Morris / Hunts Point	\$518				
Parkchester / Westchester Square / Castle Hill / Soundview	\$188	\$182	\$179	3%	5%
Pelham Parkway South / Morris Park / Van Nest	\$298				
Riverdale / Fieldston	\$617	\$556	\$571	11%	8%
Woodlawn / Williamsbridge					

COOPERATIVE SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$239	\$239	\$245	0%	-2%
Bathgate / Crotona Park / East Tremont	\$130		\$115		13%
Baychester / Coop City		\$118	\$145		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$172	\$177	\$177	-3%	-3%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$168	\$162	\$114	4%	47%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$190	\$167	\$153	14%	24%
Highbidge / Morris Heights / Mount Hope	\$157	\$171	\$166	-9%	-6%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$180	\$176	\$169	2%	6%
Melrose / Morrisania	\$258	\$236	\$244	10%	6%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$171	\$149	\$169	15%	1%
Pelham Parkway South / Morris Park / Van Nest	\$151	\$135	\$151	12%	0%
Riverdale / Fieldston	\$281	\$288	\$285	-2%	-1%
Woodlawn / Williamsbridge	\$163	\$150	\$140	8%	16%

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$192	\$195	\$200	-2%	-4%
Bathgate / Crotona Park / East Tremont	\$130		\$115		13%
Baychester / Coop City		\$118	\$145		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$175	\$175	\$115	0%	52%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$158	\$160	\$115	-2%	37%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$155	\$175	\$134	-11%	16%
Highbidge / Morris Heights / Mount Hope	\$157	\$167	\$166	-6%	-6%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$165	\$162	\$141	2%	17%
Melrose / Morrisania	\$219	\$209	\$210	5%	4%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$186	\$139	\$185	34%	1%
Pelham Parkway South / Morris Park / Van Nest	\$145	\$129	\$145	12%	0%
Riverdale / Fieldston	\$253	\$248	\$243	2%	4%
Woodlawn / Williamsbridge	\$175	\$156	\$155	12%	13%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$295	\$304	\$306	-3%	-4%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$228	\$227	\$253	0%	-10%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$273	\$227	\$250	20%	9%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$267	\$174	\$133	54%	101%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$210	\$209	\$204	0%	3%
Melrose / Morrisania	\$294	\$345	\$323	-15%	-9%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview		\$219			
Pelham Parkway South / Morris Park / Van Nest	\$225	\$168	\$180	34%	25%
Riverdale / Fieldston	\$330	\$341	\$340	-3%	-3%
Woodlawn / Williamsbridge	\$219	\$203	\$185	8%	18%

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$275	\$289	\$276	-5%	0%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$230	\$227	\$210	2%	10%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$261	\$246	\$151	6%	73%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$201	\$174	\$134	16%	51%
Highbridge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$216	\$209	\$196	3%	10%
Melrose / Morrisania	\$286	\$299	\$331	-4%	-14%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview		\$219			
Pelham Parkway South / Morris Park / Van Nest	\$166	\$159	\$186	5%	-11%
Riverdale / Fieldston	\$328	\$314	\$310	5%	6%
Woodlawn / Williamsbridge	\$212	\$199	\$180	7%	18%

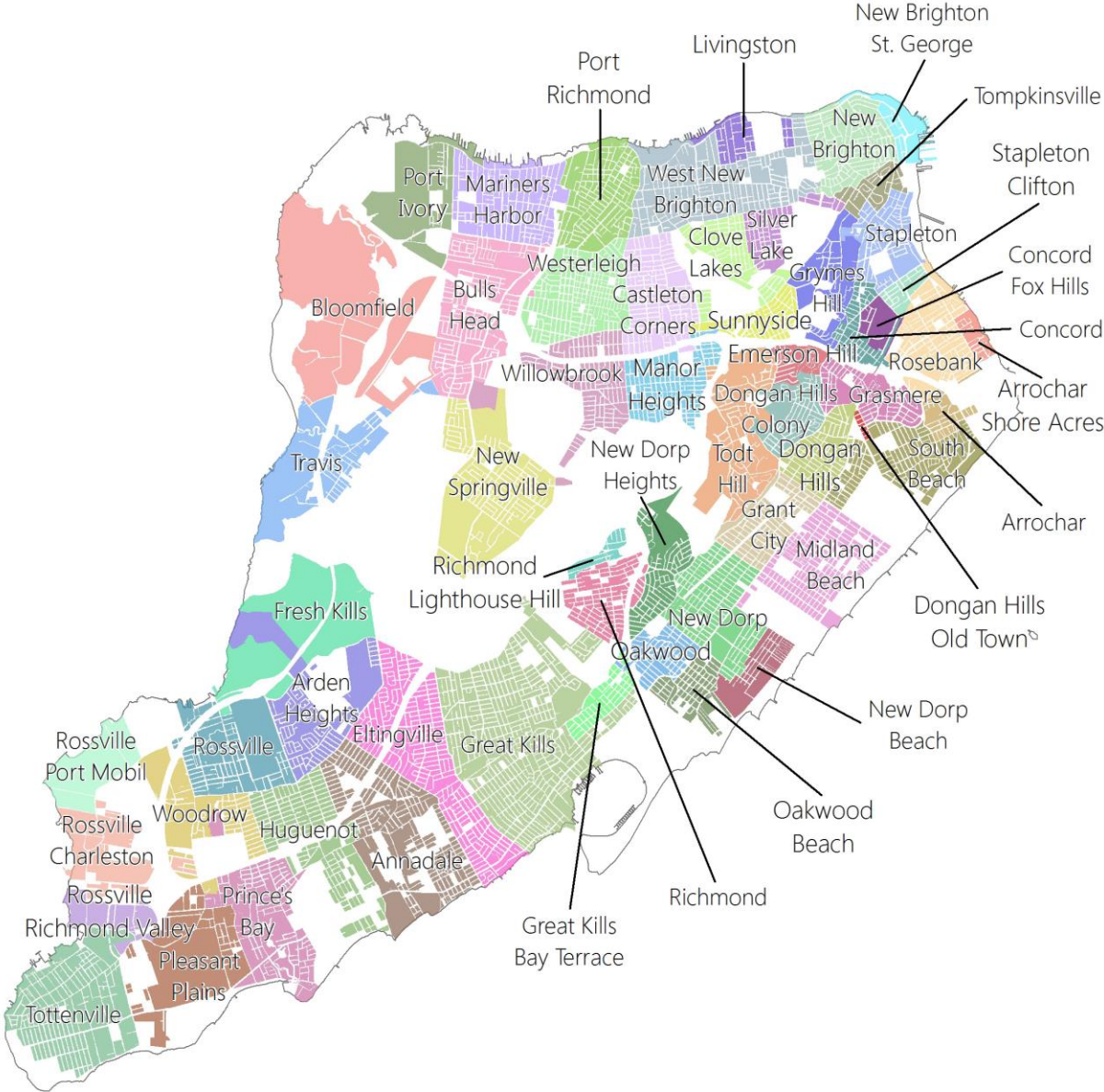
ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$458	\$472	\$427	-3%	7%
Bathgate / Crotona Park / East Tremont	\$375	\$413	\$341	-9%	10%
Baychester / Coop City	\$383	\$390	\$376	-2%	2%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$474	\$440	\$429	8%	10%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$479	\$525	\$464	-9%	3%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$383	\$470	\$306	-19%	25%
Highbidge / Morris Heights / Mount Hope	\$474	\$425	\$407	12%	16%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$474	\$447	\$456	6%	4%
Melrose / Morrisania	\$425	\$422	\$350	1%	22%
Mott Haven / Port Morris / Hunts Point	\$422	\$520	\$358	-19%	18%
Parkchester / Westchester Square / Castle Hill / Soundview	\$434	\$430	\$405	1%	7%
Pelham Parkway South / Morris Park / Van Nest	\$520	\$492	\$446	6%	16%
Riverdale / Fieldston	\$1,079	\$1,209	\$970	-11%	11%
Woodlawn / Williamsbridge	\$424	\$402	\$387	5%	10%

MEDIAN					
	4q16	3q16	4q15	Percent Change	
				3q16	4q15
Bronx	\$445	\$435	\$406	2%	10%
Bathgate / Crotona Park / East Tremont	\$346	\$423	\$342	-18%	1%
Baychester / Coop City	\$378	\$379	\$360	0%	5%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$463	\$454	\$415	2%	12%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$465	\$465	\$425	0%	9%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$407	\$432	\$307	-6%	33%
Highbidge / Morris Heights / Mount Hope	\$475	\$435	\$410	9%	16%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$485	\$431	\$420	13%	15%
Melrose / Morrisania	\$385	\$415	\$365	-7%	5%
Mott Haven / Port Morris / Hunts Point	\$418	\$503	\$440	-17%	-5%
Parkchester / Westchester Square / Castle Hill / Soundview	\$450	\$420	\$400	7%	13%
Pelham Parkway South / Morris Park / Van Nest	\$520	\$459	\$439	13%	18%
Riverdale / Fieldston	\$835	\$856	\$795	-2%	5%
Woodlawn / Williamsbridge	\$425	\$410	\$394	4%	8%

Note: Sale price in thousands

STATEN ISLAND NEIGHBORHOODS MAP



STATEN ISLAND NEIGHBORHOOD SALES DATA

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Staten Island	\$512	\$494	\$464	4%	10%	
Annadale	\$687	\$661	\$633	4%	9%	
Arden Heights	\$374	\$371	\$357	1%	5%	
Arrochar	\$490	\$707	\$444	-31%	10%	
Arrochar-Shore Acres	\$406	\$486	\$359	-16%	13%	
Bloomfield		\$500				
Bulls Head	\$467	\$425	\$428	10%	9%	
Castleton Corners	\$557	\$510	\$477	9%	17%	
Clove Lakes	\$530	\$542	\$588	-2%	-10%	
Concord	\$354	\$324	\$248	9%	43%	
Concord-Fox Hills	\$316	\$361	\$326	-13%	-3%	
Dongan Hills	\$601	\$607	\$595	-1%	1%	
Dongan Hills-Colony	\$915	\$768	\$839	19%	9%	
Dongan Hills-Old Town	\$493		\$304		62%	
Eltingville	\$533	\$568	\$471	-6%	13%	
Emerson Hill	\$1,179	\$554		113%		
Fresh Kills	\$762					
Grant City	\$455	\$510	\$519	-11%	-12%	
Grasmere	\$635	\$583	\$539	9%	18%	
Great Kills	\$479	\$487	\$448	-2%	7%	
Great Kills-Bay Terrace	\$491	\$598	\$460	-18%	7%	
Grymes Hill	\$575	\$564	\$1,030	2%	-44%	
Huguenot	\$663	\$697	\$603	-5%	10%	
La Tourette Park						
Livingston	\$502	\$443	\$415	13%	21%	
Manor Heights	\$504	\$590	\$498	-15%	1%	
Mariners Harbor	\$315	\$322	\$308	-2%	2%	
Midland Beach	\$420	\$394	\$374	6%	12%	
New Brighton	\$344	\$298	\$356	15%	-3%	
New Brighton-St. George						
New Dorp	\$506	\$520	\$475	-3%	7%	
New Dorp-Beach	\$422	\$376	\$331	12%	28%	
New Dorp-Heights	\$654	\$585	\$486	12%	35%	
New Springville	\$572	\$535	\$482	7%	19%	
Oakwood	\$485	\$570	\$459	-15%	6%	
Oakwood-Beach	\$546	\$441	\$443	24%	23%	
Pleasant Plains	\$664	\$607	\$626	9%	6%	
Port Ivory	\$256	\$231	\$192	11%	33%	
Port Richmond	\$376	\$360	\$327	4%	15%	
Princes Bay	\$764	\$623	\$573	23%	33%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Richmondton	\$645	\$732	\$580	-12%		11%
Richmondton-Lighths Hill	\$850	\$399	\$701	113%		21%
Rosebank	\$495	\$403	\$402	23%		23%
Rossville	\$528	\$533	\$451	-1%		17%
Rossville-Charleston	\$589	\$585	\$533	1%		11%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$355	\$582	\$500	-39%		-29%
Silver Lake	\$627	\$653	\$543	-4%		15%
South Beach	\$475	\$417	\$416	14%		14%
Stapleton	\$321	\$304	\$433	5%		-26%
Stapleton-Clifton	\$425	\$419	\$388	2%		10%
Sunnyside	\$498	\$487	\$529	2%		-6%
Todt Hill	\$1,451	\$1,395	\$1,141	4%		27%
Tompkinsville	\$427	\$341	\$392	25%		9%
Tottenville	\$613	\$607	\$542	1%		13%
Travis	\$404	\$461	\$368	-12%		10%
West New Brighton	\$365	\$400	\$338	-9%		8%
Westerleigh	\$515	\$455	\$485	13%		6%
Willowbrook	\$600	\$541	\$489	11%		23%
Willowbrook-Seaview						
Woodrow	\$549	\$501	\$485	9%		13%

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Staten Island	\$478	\$460	\$430	4%	11%	
Annadale	\$675	\$649	\$640	4%	5%	
Arden Heights	\$350	\$355	\$340	-1%	3%	
Arrochar	\$570	\$640	\$450	-11%	27%	
Arrochar-Shore Acres	\$335	\$490	\$359	-32%	-7%	
Bloomfield		\$500				
Bulls Head	\$468	\$440	\$427	6%	10%	
Castleton Corners	\$560	\$531	\$450	6%	24%	
Clove Lakes	\$525	\$521	\$480	1%	9%	
Concord	\$335	\$334	\$251	0%	34%	
Concord-Fox Hills	\$290	\$344	\$360	-16%	-19%	
Dongan Hills	\$554	\$600	\$565	-8%	-2%	
Dongan Hills-Colony	\$885	\$710	\$798	25%	11%	
Dongan Hills-Old Town	\$493		\$304		62%	
Eltingville	\$495	\$490	\$436	1%	13%	
Emerson Hill	\$1,073	\$554		94%		
Fresh Kills	\$762					
Grant City	\$430	\$503	\$530	-14%	-19%	
Grasmere	\$618	\$530	\$523	17%	18%	
Great Kills	\$465	\$470	\$450	-1%	3%	
Great Kills-Bay Terrace	\$535	\$620	\$445	-14%	20%	
Grymes Hill	\$530	\$452	\$320	17%	66%	
Huguenot	\$657	\$692	\$582	-5%	13%	
La Tourette Park						
Livingston	\$461	\$415	\$425	11%	8%	
Manor Heights	\$512	\$527	\$490	-3%	5%	
Mariners Harbor	\$320	\$308	\$310	4%	3%	
Midland Beach	\$453	\$407	\$385	11%	18%	
New Brighton	\$319	\$305	\$359	5%	-11%	
New Brighton-St. George						
New Dorp	\$455	\$515	\$432	-12%	5%	
New Dorp-Beach	\$410	\$355	\$350	15%	17%	
New Dorp-Heights	\$625	\$550	\$446	14%	40%	
New Springville	\$578	\$500	\$472	16%	22%	
Oakwood	\$539	\$550	\$462	-2%	17%	
Oakwood-Beach	\$459	\$430	\$401	7%	14%	
Pleasant Plains	\$490	\$530	\$500	-8%	-2%	
Port Ivory	\$264	\$241	\$183	9%	45%	
Port Richmond	\$394	\$378	\$343	4%	15%	
Princes Bay	\$684	\$588	\$536	16%	28%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	4q16	3q16	4q15	Percent Change		
				3q16	4q15	
Richmondton	\$632	\$628	\$485	1%		30%
Richmondton-Lighths Hill	\$810	\$399	\$701	103%		16%
Rosebank	\$460	\$395	\$378	16%		22%
Rossville	\$480	\$395	\$470	22%		2%
Rossville-Charleston	\$553	\$599	\$530	-8%		4%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$324	\$440	\$500	-26%		-35%
Silver Lake	\$590	\$623	\$539	-5%		9%
South Beach	\$465	\$425	\$384	9%		21%
Stapleton	\$300	\$273	\$265	10%		13%
Stapleton-Clifton	\$395	\$385	\$370	3%		7%
Sunnyside	\$500	\$448	\$496	12%		1%
Todt Hill	\$1,575	\$1,500	\$1,313	5%		20%
Tompkinsville	\$404	\$360	\$401	12%		1%
Tottenville	\$603	\$555	\$512	9%		18%
Travis	\$429	\$487	\$368	-12%		17%
West New Brighton	\$375	\$383	\$350	-2%		7%
Westerleigh	\$510	\$466	\$460	10%		11%
Willowbrook	\$569	\$518	\$460	10%		24%
Willowbrook-Seaview						
Woodrow	\$520	\$519	\$439	0%		18%

Note: Sale price in thousands

MANHATTAN TOWNHOUSE SALES DATA

Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Bldg Depth (Feet)	Bldg Front (Feet)
116 Waverly Place	10/6/16	\$20,650,000	Greenwich Village	A4	5	78	22
49 East 68 Street	11/7/16	\$20,400,000	Upper East Side	A4	5	94	25
116 East 70 Street	11/18/16	\$19,000,000	Upper East Side	A4	5	50	19
33 West 71 Street	12/23/16	\$12,500,000	Upper West Side	A4	5	60	19
174 East 70 Street	10/25/16	\$10,500,000	Upper East Side	B1	5	46	17
153 West 82 Street	11/30/16	\$9,400,000	Upper West Side	A4	4	50	17
49 East 82 Street	10/28/16	\$8,950,000	Upper East Side	A7	5	86	18
21 West 89 Street	11/17/16	\$8,000,000	Upper West Side	B1	4	58	19
264 East 7 Street	12/28/16	\$7,738,700	East Village	C0	3	42	22
236 East 19 Street	11/17/16	\$7,350,000	Gramercy/Kips Bay	B9	3	52	20
327 West 101 Street	11/1/16	\$7,250,000	Upper West Side	B1	3	50	20
238 East 61 Street	12/21/16	\$7,245,000	Upper East Side	B3	4	52	20
248 West 71 Street	11/15/16	\$7,075,000	Upper West Side	A4	3	66	20
127 East 94 Street	11/4/16	\$6,787,500	Upper East Side	B3	3	48	16
142 East End Avenue	10/14/16	\$6,500,000	Upper East Side	A4	4	34	32
243 East 52 Street	12/14/16	\$5,200,000	Midtown East	A4	3	45	15
47 West 95 Street	12/21/16	\$5,125,000	Upper West Side	B9	3	52	18
828 5 Avenue	12/12/16	\$5,100,000	Upper East Side	C0	6	110	30
828 5 Avenue	11/28/16	\$4,000,000	Upper East Side	C0	6	110	30
340 East 19 Street	10/26/16	\$3,900,000	Gramercy/Kips Bay	B9	4	50	19
850 St Nicholas Avenue	11/18/16	\$3,395,000	Washington Heights	A9	3	53	22
229 West 112 Street	12/15/16	\$3,250,000	West Harlem	C0	3	50	18
268 West 139 Street	11/15/16	\$2,950,000	West Harlem	B2	3	60	17
112 West 118 Street	12/14/16	\$2,800,000	West Harlem	B1	3	58	16
733 St Nicholas Avenue	10/13/16	\$2,650,000	Washington Heights	C0	3	72	19
452 West 153 Street	10/17/16	\$2,600,000	Washington Heights	B1	3	42	16
547 West 149 Street	12/28/16	\$2,400,000	Washington Heights	C0	3	50	16
288 West 137 Street	12/9/16	\$2,300,000	West Harlem	A4	4	51	15
516 West 140 Street	10/24/16	\$2,260,000	West Harlem	A9	3	54	15
103 East 101 Street	11/29/16	\$2,250,000	East Harlem	A5	3	48	15
129 West 126 Street	10/18/16	\$2,200,000	West Harlem	C0	3	66	17
310 East 120 Street	10/17/16	\$2,100,000	East Harlem	C0	3	45	19
529 West 141 Street	12/19/16	\$2,075,000	West Harlem	C0	4	62	16
237 West 136 Street	12/23/16	\$2,000,000	West Harlem	B1	3	40	16
29 East 129 Street	11/16/16	\$1,980,000	East Harlem	C0	3	50	17
320 West 138 Street	10/18/16	\$1,550,000	West Harlem	B9	4	52	16
52 Hamilton Place	12/29/16	\$1,512,500	West Harlem	B9	3	50	17
2 Grove Court	10/27/16	\$1,375,000	West Village	A5	3	24	16
2 Grove Court	10/27/16	\$1,375,000	West Village	A5	3	24	16
252 West 132 Street	11/21/16	\$1,310,000	West Harlem	B1	3	50	18
547 West 152 Street	10/11/16	\$1,150,000	Washington Heights	B3	3	55	15
227 Edgecombe Avenue	10/13/16	\$1,000,000	West Harlem	A4	3	42	20
413 West 145 Street	12/20/16	\$950,000	Washington Heights	A9	3	51	19
355 West 122 Street	12/14/16	\$500,000	West Harlem	B3	3	60	16
49 Marble Hill Avenue	11/16/16	\$307,242	Inwood	A5	2	34	18