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Executive Summary

Introduction

The New York City residential sales market continued to post small, healthy increases in both average homes sales price and homes sales volume in the first quarter of 2016 compared to last year's first quarter. The most significant percentage increases in residential sales volume occurred in the Bronx and Staten Island, driven by the sale of one-to-three family dwellings. The sale of one-to-three family dwellings in both boroughs has been on a relative upward trajectory over the last five years since the start of 2011.

The average sales price of an NYC home (cooperatives, condominiums, and one-to-three-family dwellings) increased one percent to \$911,000 compared to \$898,000 in last year's first quarter, despite average home sale price increases of five and eight percent in Manhattan and Brooklyn respectively. Declines in sales volume in Manhattan and Brooklyn, whose average home sale prices are the highest in the city, combined with increasing sales in the Bronx, Staten Island and Queens, whose average home sale prices are considerably lower, moderated average home sales price growth.

The middle segment of the market continued to see average sales price increases despite weak national economic data. The middle 50 percent of the market had an average sales price of \$584,281, which was 4.5 percent greater than the first quarter of last year. Meanwhile, the top 10 percent of the market had an average sales price of \$3,760,000, which was eight percent lower than the first quarter of last year.

The home sales markets in the Bronx, Staten Island and Queens had the largest gains this quarter, compared to the first quarter of 2015. Bronx homes sales rose to 989, a 35 percent increase compared to the last year's first quarter total of 732. Staten Island home sales also increased 35 percent to 1,195, compared to 885 last year. Similarly, home sales in Queens increased six percent to 3,784 from 3,581 in the first quarter of last year.

While Brooklyn sales volume decreased by four percent to 2,806, average home sale prices posted the greatest increase of all the boroughs this quarter and compared to last year. The average sales price of a home in Brooklyn during the first quarter of 2016 was \$809,000, an eight percent increase over the first quarter of last year.

The total consideration for all residential sales in New York City during the first quarter of 2016 was \$10.8 billion, up seven percent from the first quarter of last year.

Total consideration for Manhattan was \$5.69 billion for the first quarter of 2016, up 2.8 percent from the first quarter of last year. In Brooklyn, the total consideration of residential sales was \$2.27 billion, an increase of 3.8 percent compared to the first quarter of last year, while in Queens, the total consideration for home sales was \$1.9 billion, an increase of 13.2 percent. In Staten Island, total consideration was \$527 million, a 41 percent increase year-over-year. The total consideration for home sales in the Bronx was \$374 million, an increase of 34 percent compared to the first quarter of last year.

All Homes

The average sales price of a home in New York City during the first quarter of 2016 was \$911,000, a one percent increase from the first quarter of last year. The average sales price of a home in Manhattan increased five percent from last year's first quarter to \$1,865,000. When compared to the first quarter of 2015, average sales price of a home in Brooklyn rose by eight percent to \$809,000, while the average sales price of a home in Queens grew seven percent to \$504,000. Homes in the Bronx, with an average sales price of \$378,000, decreased one percent since the first quarter of last year.

Condominiums

The average sales price of a condominium unit in New York City increased one percent in the first quarter of 2016 from the first quarter of 2015 to \$1,639,000. The average sales price of a condo in Manhattan during the

quarter was \$2,391,000, a two percent increase over the year, while the Brooklyn average sales price declined one percent to \$819,000. The average sales price for a condominium unit in Queens was \$568,000 this quarter, a 22 percent increase from last year's first quarter average.

Cooperatives

The average sales price of a cooperative unit in New York City during the first quarter of 2016 was \$727,000, down three percent from last year's first quarter average. When compared to the first quarter of 2015, the average sales price of a coop in Manhattan increased two percent to \$1,233,000. Brooklyn saw an 11 percent increase in the average coop sales price, growing to \$485,000 since the first quarter of 2015, while the average sales price of a coop in Queens rose six percent to \$261,000. The average sales price of a coop unit in the Bronx decreased eight percent to \$228,000 since last year's first quarter.

1-3 Family Dwellings

The average sales price of a 1-3 family dwelling in New York City during the first quarter of 2016 increased two percent from last year's first quarter average to \$711,000. The Brooklyn average sales price for a 1-3 family home was \$917,000, up eleven percent from the first quarter of 2015. The average sales price in Queens rose by five percent to \$614,000 compared to last year's first quarter, while the average sales price in the Bronx increased five percent to \$440,000. The average sales price of a 1-3 family home in Staten Island was \$468,000 in the first quarter of 2015, an increase of four percent from the average price during the first quarter of last year.

Manhattan Neighborhood Highlights

In the first quarter of 2016, the average sales price of a condominium in Murray Hill increased four percent to \$1,211,000 compared to the first quarter of last year. The number of condo sales in Murray Hill was 62, a 38 percent increase from this quarter last year.

The average sales price of a coop unit in the West Village during the first quarter of 2016, increased eight percent to \$1,136,000 year-over-year. The number of coop sales in the West Village was 66 this quarter compared to 68 in the first quarter of last year.

Brooklyn Neighborhood Highlights

Bedford Stuyvesant saw the average sales price for condominiums increase two percent to \$689,000 from the first quarter of 2015. The number of condominium sales was 33 for this quarter, up from 26 sales when compared to last year's first quarter.

The average sales price of a 1-3 family home in Bushwick / Wyckoff Heights during the first quarter of 2016 increased 33 percent to \$912,000, compared to the first quarter of last year. The number of sales in Bushwick / Wyckoff Heights was 74 in the first quarter of 2016, dropping from 106 sales in the first quarter of last year.

Queens Neighborhood Highlights

The Astoria condominium market during the first quarter of 2016 had 29 condominium sales, an increase from the 14 recorded sales in the first quarter of last year. The average price of a condominium in Astoria was \$595,000, a seven percent decrease from the first quarter of 2015.

The number of 1-3 family home sales in Richmond Hill / South Ozone Park / Woodhaven increased to from 279 to 344 year-over-year, which registered as the most 1-3 family home sales for a Queens neighborhood in the first quarter of 2016. The average sales price of a 1-3 family home in Richmond Hill / South Ozone Park / Woodhaven increased nine percent to \$487,000 in the first quarter of 2016 compared to the first quarter of 2015.

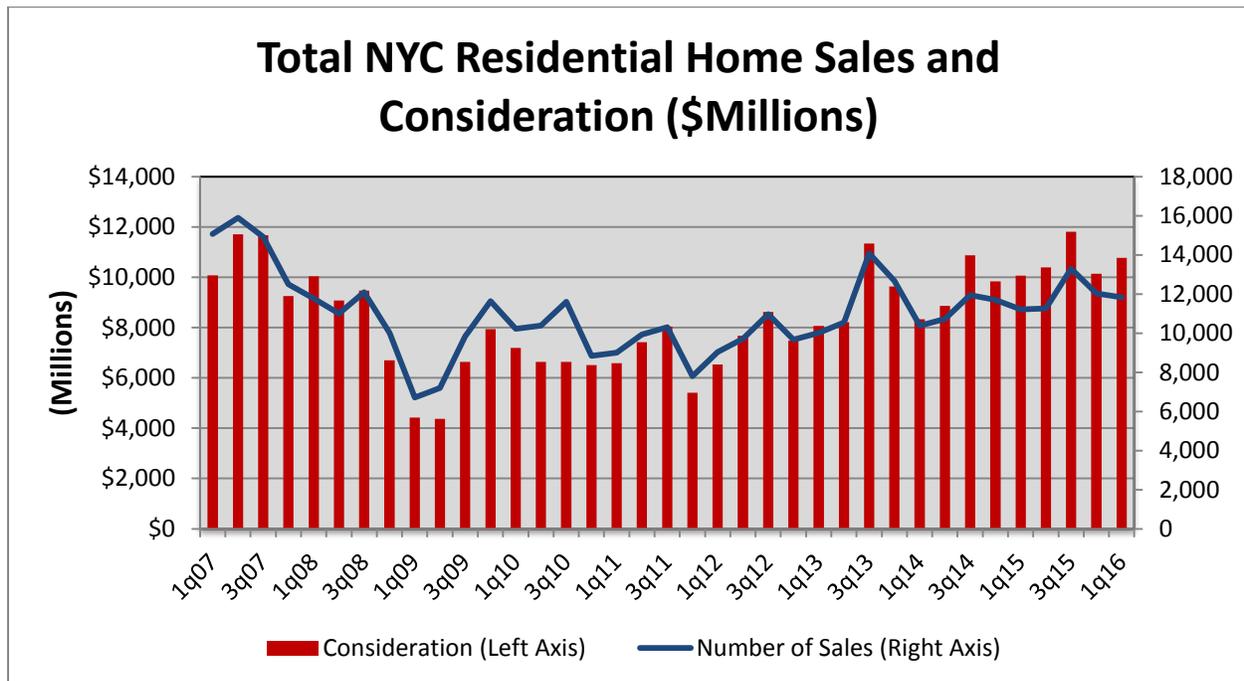
Bronx Neighborhood Highlights

City Island / Pelham Bay / Pelham Strip / Country Club / Throggs Neck / Schuylerville had the most 1-3 family home sales in the Bronx this quarter with 125 sales, a 39 percent increase over the 90 sales in first quarter of 2015. The average sales price of a 1-3 family dwelling in the area was \$457,000, an increase of five percent compared to the first quarter of 2015.

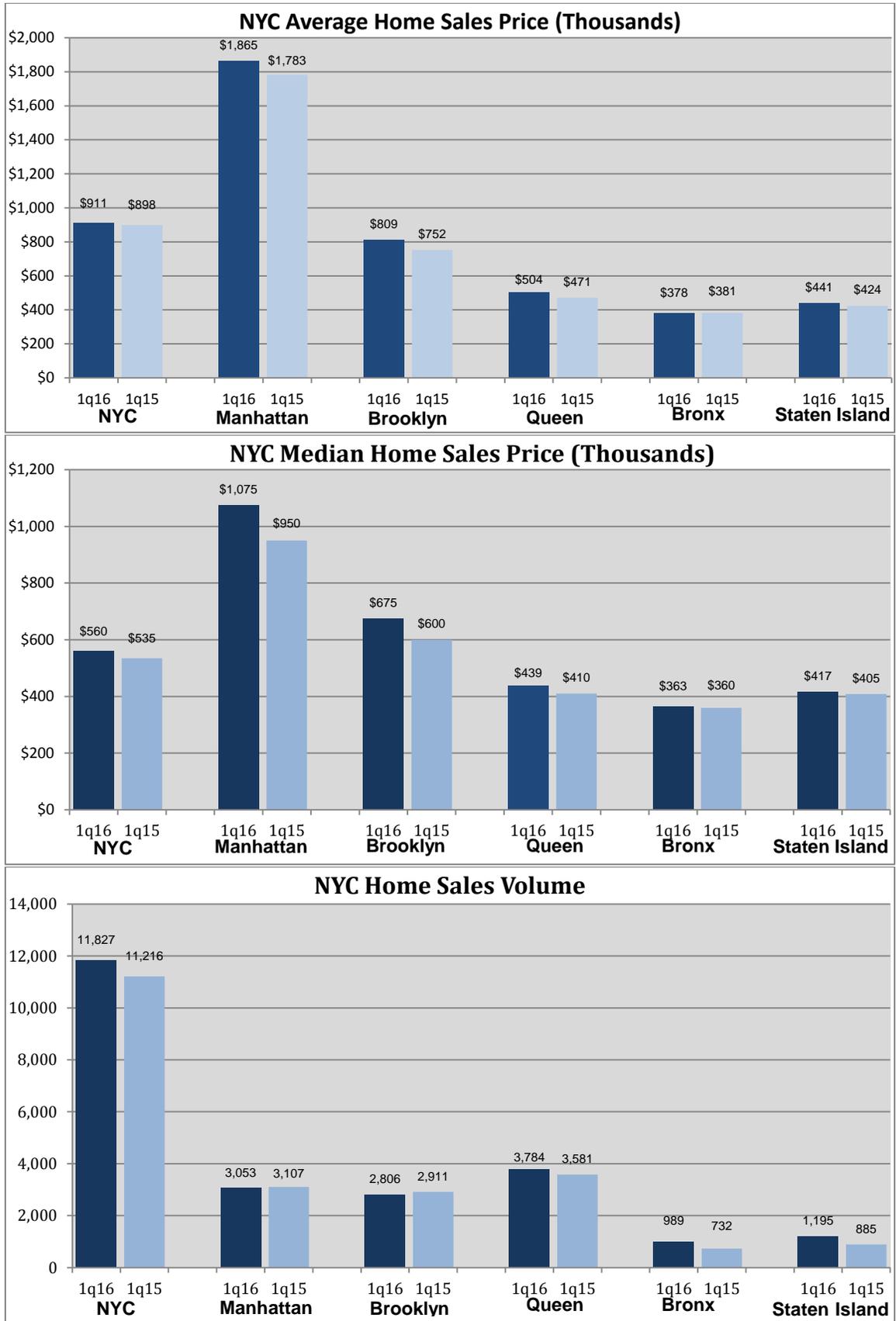
TOTAL CONSIDERATION

Borough	Total Consideration for Residential Sales 1q16	Total Consideration for Residential Sales 4q15	Total Consideration for Residential Sales 1q15
Manhattan	\$5,693,153,511	\$5,015,562,307	\$5,539,304,902
Bronx	\$374,132,249	\$327,581,855	\$279,086,710
Brooklyn	\$2,270,360,367	\$2,177,583,439	\$2,188,392,324
Queens	\$1,906,555,952	\$2,044,003,008	\$1,684,879,298
Staten Island	\$527,083,043	\$567,749,225	\$374,808,868
NYC	\$10,771,285,122	\$10,132,479,834	\$10,066,472,103
Borough	Total Consideration Percentage Change From 4q15	Total Consideration Percentage Change From 1q15	
Manhattan	11.90%	2.78%	
Bronx	12.44%	34.06%	
Brooklyn	4.09%	3.75%	
Queens	-7.21%	13.16%	
Staten Island	-7.72%	40.63%	
NYC	5.93%	7.00%	

TOTAL CONSIDERATION HISTORY



SALES CHARTS



HOME SALE PRICE

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

AVG PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$911	\$843	\$898	8%	1%
Manhattan	\$1,865	\$1,650	\$1,783	13%	5%
Bronx	\$378	\$374	\$381	1%	-1%
Brooklyn	\$809	\$799	\$752	1%	8%
Queens	\$504	\$499	\$471	1%	7%
Staten Island	\$441	\$443	\$424	0%	4%
MEDIAN PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$560	\$540	\$535	4%	5%
Manhattan	\$1,075	\$933	\$950	15%	13%
Bronx	\$363	\$365	\$360	-1%	1%
Brooklyn	\$675	\$645	\$600	5%	13%
Queens	\$439	\$430	\$410	2%	7%
Staten Island	\$417	\$416	\$405	0%	3%
AVG PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$644	\$633	\$651	2%	-1%
Manhattan	\$1,450	\$1,402	\$1,423	3%	2%
Bronx	\$249	\$252	\$233	-1%	7%
Brooklyn	\$566	\$556	\$522	2%	8%
Queens	\$386	\$384	\$357	0%	8%
Staten Island	\$280	\$287	\$275	-2%	2%
MEDIAN PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$417	\$415	\$381	1%	10%
Manhattan	\$1,327	\$1,254	\$1,156	6%	15%
Bronx	\$228	\$232	\$221	-2%	3%
Brooklyn	\$481	\$472	\$394	2%	22%
Queens	\$349	\$351	\$310	-1%	13%
Staten Island	\$267	\$268	\$252	-1%	6%
SALES					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	11,827	12,021	11,216	-2%	5%
Manhattan	3,053	3,040	3,107	0%	-2%
Bronx	989	876	732	13%	35%
Brooklyn	2,806	2,724	2,911	3%	-4%
Queens	3,784	4,098	3,581	-8%	6%
Staten Island	1,195	1,283	885	-7%	35%

CONDOMINIUM SALE PRICE

AVG PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$1,639	\$1,473	\$1,617	11%	1%
Manhattan	\$2,391	\$2,185	\$2,344	9%	2%
Bronx	\$234	\$260	\$270	-10%	-13%
Brooklyn	\$819	\$879	\$824	-7%	-1%
Queens	\$568	\$526	\$468	8%	22%
Staten Island	\$299	\$310	\$250	-4%	20%
MEDIAN PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$945	\$872	\$905	8%	4%
Manhattan	\$1,600	\$1,400	\$1,392	14%	15%
Bronx	\$149	\$143	\$186	4%	-20%
Brooklyn	\$730	\$750	\$727	-3%	0%
Queens	\$495	\$464	\$410	7%	21%
Staten Island	\$265	\$290	\$232	-9%	14%
AVG PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$1,207	\$1,209	\$1,231	0%	-2%
Manhattan	\$1,648	\$1,633	\$1,632	1%	1%
Bronx	\$232	\$241	\$274	-4%	-15%
Brooklyn	\$795	\$826	\$800	-4%	-1%
Queens	\$614	\$597	\$536	3%	15%
Staten Island	\$259	\$289	\$271	-10%	-4%
MEDIAN PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$1,152	\$1,148	\$1,135	0%	2%
Manhattan	\$1,517	\$1,462	\$1,440	4%	5%
Bronx	\$188	\$180	\$208	5%	-9%
Brooklyn	\$806	\$785	\$808	3%	0%
Queens	\$553	\$545	\$499	2%	11%
Staten Island	\$258	\$262	\$247	-1%	5%
SALES					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	2,488	2,134	2,242	17%	11%
Manhattan	1,422	1,149	1,284	24%	11%
Bronx	64	55	42	16%	52%
Brooklyn	523	450	540	16%	-3%
Queens	333	340	295	-2%	13%
Staten Island	146	140	81	4%	80%

COOPERATIVE SALE PRICE

AVG PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$727	\$742	\$753	-2%	-3%
Manhattan	\$1,233	\$1,226	\$1,211	1%	2%
Bronx	\$228	\$245	\$248	-7%	-8%
Brooklyn	\$485	\$489	\$436	-1%	11%
Queens	\$261	\$259	\$247	1%	6%
Staten Island	\$184	\$184	\$176	0%	4%
MEDIAN PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$400	\$395	\$390	1%	2%
Manhattan	\$760	\$725	\$695	5%	9%
Bronx	\$180	\$200	\$201	-10%	-10%
Brooklyn	\$365	\$365	\$295	0%	24%
Queens	\$230	\$230	\$218	0%	6%
Staten Island	\$153	\$171	\$148	-11%	3%
AVG PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$785	\$830	\$802	-5%	-2%
Manhattan	\$1,219	\$1,255	\$1,201	-3%	2%
Bronx	\$285	\$306	\$285	-7%	0%
Brooklyn	\$596	\$650	\$566	-8%	5%
Queens	\$349	\$368	\$326	-5%	7%
Staten Island	\$266	\$265	\$225	0%	18%
MEDIAN PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$636	\$667	\$676	-5%	-6%
Manhattan	\$1,100	\$1,076	\$1,047	2%	5%
Bronx	\$256	\$276	\$272	-7%	-6%
Brooklyn	\$467	\$508	\$434	-8%	8%
Queens	\$326	\$341	\$310	-4%	5%
Staten Island	\$216	\$245	\$213	-12%	2%
SALES					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	3,553	3,985	3,595	-11%	-1%
Manhattan	1,577	1,850	1,775	-15%	-11%
Bronx	226	205	128	10%	77%
Brooklyn	585	622	569	-6%	3%
Queens	1,137	1,284	1,099	-11%	3%
Staten Island	28	24	24	17%	17%

ONE – THREE FAMILY DWELLING SALE PRICE

AVG PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$711	\$683	\$695	4%	2%
Manhattan	\$6,437	\$5,785	\$7,887	11%	-18%
Bronx	\$440	\$427	\$420	3%	5%
Brooklyn	\$917	\$895	\$830	3%	11%
Queens	\$614	\$620	\$583	-1%	5%
Staten Island	\$468	\$464	\$449	1%	4%
MEDIAN PRICE					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$540	\$540	\$525	0%	3%
Manhattan	\$5,345	\$3,500	\$6,360	53%	-16%
Bronx	\$425	\$406	\$391	5%	9%
Brooklyn	\$767	\$720	\$665	7%	15%
Queens	\$569	\$575	\$549	-1%	4%
Staten Island	\$435	\$430	\$425	1%	2%
AVG PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$393	\$381	\$371	3%	6%
Manhattan	\$1,787	\$1,427	\$2,051	25%	-13%
Bronx	\$243	\$243	\$221	0%	10%
Brooklyn	\$505	\$487	\$444	4%	14%
Queens	\$371	\$370	\$346	0%	7%
Staten Island	\$283	\$287	\$276	-1%	2%
MEDIAN PPSF					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	\$328	\$324	\$308	1%	6%
Manhattan	\$1,380	\$1,096	\$1,761	26%	-22%
Bronx	\$228	\$227	\$210	0%	9%
Brooklyn	\$445	\$437	\$380	2%	17%
Queens	\$338	\$339	\$317	0%	7%
Staten Island	\$271	\$270	\$264	0%	3%
SALES					
	1q16	4q15	1q15	Change From	
				4q15	1q15
New York City	5,786	5,899	5,379	-2%	8%
Manhattan	54	41	48	32%	13%
Bronx	699	616	562	13%	24%
Brooklyn	1,698	1,652	1,802	3%	-6%
Queens	2,314	2,474	2,187	-6%	6%
Staten Island	1,021	1,116	780	-9%	31%

CONDOMINIUM SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$2,391	\$2,185	\$2,344	9%	2%
Battery Park City	\$2,283	\$1,287	\$1,448	77%	58%
Chelsea/Flatiron	\$3,243	\$3,005	\$2,257	8%	44%
East Harlem	\$652	\$671	\$690	-3%	-6%
East Village	\$1,298	\$1,574	\$1,755	-18%	-26%
Financial/Seaport	\$1,309	\$1,286	\$1,256	2%	4%
Gramercy/Kips Bay	\$2,642	\$2,098	\$2,116	26%	25%
Greenwich Village	\$4,158	\$2,522	\$2,138	65%	95%
Inwood	\$340	\$488	\$345	-30%	-1%
Lower East Side	\$3,696	\$2,548	\$1,634	45%	126%
Midtown East	\$2,202	\$1,917	\$1,773	15%	24%
Midtown West	\$2,257	\$2,359	\$4,077	-4%	-45%
Morningside Heights		\$815	\$123		
Murray Hill	\$1,211	\$1,183	\$1,159	2%	4%
Roosevelt Island	\$1,039	\$960	\$848	8%	23%
SoHo	\$6,245	\$3,177	\$3,267	97%	91%
TriBeCa	\$2,972	\$4,384	\$4,383	-32%	-32%
Upper East Side	\$1,968	\$2,195	\$2,593	-10%	-24%
Upper West Side	\$2,158	\$2,672	\$2,299	-19%	-6%
Washington Heights	\$536	\$680	\$613	-21%	-13%
West Harlem	\$853	\$1,122	\$1,097	-24%	-22%
West Village	\$5,531	\$2,325	\$2,287	138%	142%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$1,600	\$1,400	\$1,392	14%	15%
Battery Park City	\$2,115	\$950	\$872	123%	143%
Chelsea/Flatiron	\$2,520	\$2,135	\$1,623	18%	55%
East Harlem	\$666	\$555	\$530	20%	26%
East Village	\$1,143	\$1,540	\$1,693	-26%	-32%
Financial/Seaport	\$1,175	\$1,152	\$1,150	2%	2%
Gramercy/Kips Bay	\$1,850	\$1,410	\$1,705	31%	9%
Greenwich Village	\$2,463	\$1,748	\$1,538	41%	60%
Inwood	\$260	\$488	\$345	-47%	-25%
Lower East Side	\$1,763	\$1,800	\$1,350	-2%	31%
Midtown East	\$1,669	\$999	\$983	67%	70%
Midtown West	\$1,671	\$1,300	\$1,550	29%	8%
Morningside Heights		\$815	\$123		
Murray Hill	\$1,143	\$995	\$1,030	15%	11%
Roosevelt Island	\$1,140	\$960	\$848	19%	35%
SoHo	\$4,835	\$3,050	\$2,450	59%	97%
TriBeCa	\$2,772	\$3,475	\$3,106	-20%	-11%
Upper East Side	\$1,456	\$1,720	\$1,660	-15%	-12%
Upper West Side	\$1,507	\$1,483	\$1,260	2%	20%
Washington Heights	\$495	\$625	\$572	-21%	-13%
West Harlem	\$854	\$933	\$1,025	-9%	-17%
West Village	\$4,960	\$2,375	\$1,825	109%	172%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$1,648	\$1,633	\$1,632	1%	1%
Battery Park City	\$1,642	\$1,229	\$1,291	34%	27%
Chelsea/Flatiron	\$2,008	\$1,922	\$1,716	4%	17%
East Harlem	\$854	\$830	\$743	3%	15%
East Village	\$1,516	\$1,395	\$1,645	9%	-8%
Financial/Seaport	\$1,254	\$1,310	\$1,276	-4%	-2%
Gramercy/Kips Bay	\$1,839	\$1,955	\$1,775	-6%	4%
Greenwich Village	\$2,138	\$1,996	\$1,599	7%	34%
Inwood	\$377	\$560	\$520	-33%	-27%
Lower East Side	\$1,529	\$1,527	\$1,595	0%	-4%
Midtown East	\$1,623	\$1,549	\$1,648	5%	-1%
Midtown West	\$1,880	\$1,767	\$2,118	6%	-11%
Morningside Heights		\$1,058	\$196		
Murray Hill	\$1,321	\$1,432	\$1,250	-8%	6%
Roosevelt Island	\$1,092		\$907		20%
SoHo	\$2,271	\$2,019	\$2,364	13%	-4%
TriBeCa	\$1,780	\$1,914	\$2,026	-7%	-12%
Upper East Side	\$1,430	\$1,643	\$1,641	-13%	-13%
Upper West Side	\$1,673	\$1,803	\$1,613	-7%	4%
Washington Heights	\$675	\$751	\$658	-10%	3%
West Harlem	\$901	\$1,028	\$994	-12%	-9%
West Village	\$2,780	\$2,319	\$2,277	20%	22%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$1,517	\$1,462	\$1,440	4%	5%
Battery Park City	\$1,642	\$1,229	\$1,291	34%	27%
Chelsea/Flatiron	\$1,891	\$1,877	\$1,646	1%	15%
East Harlem	\$866	\$797	\$685	9%	26%
East Village	\$1,483	\$1,660	\$1,571	-11%	-6%
Financial/Seaport	\$1,254	\$1,310	\$1,276	-4%	-2%
Gramercy/Kips Bay	\$1,841	\$1,803	\$1,759	2%	5%
Greenwich Village	\$1,900	\$1,913	\$1,676	-1%	13%
Inwood	\$346	\$560	\$520	-38%	-34%
Lower East Side	\$1,399	\$1,607	\$1,489	-13%	-6%
Midtown East	\$1,506	\$1,337	\$1,366	13%	10%
Midtown West	\$1,734	\$1,552	\$1,675	12%	4%
Morningside Heights		\$1,058	\$196		
Murray Hill	\$1,329	\$1,373	\$1,215	-3%	9%
Roosevelt Island	\$1,100		\$907		21%
SoHo	\$2,030	\$2,023	\$1,818	0%	12%
TriBeCa	\$1,751	\$1,835	\$1,887	-5%	-7%
Upper East Side	\$1,379	\$1,435	\$1,462	-4%	-6%
Upper West Side	\$1,573	\$1,520	\$1,386	3%	14%
Washington Heights	\$635	\$765	\$637	-17%	0%
West Harlem	\$927	\$992	\$912	-7%	2%
West Village	\$2,749	\$2,275	\$2,109	21%	30%

COOPERATIVE SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$1,233	\$1,226	\$1,211	1%	2%
Battery Park City					
Chelsea/Flatiron	\$1,254	\$1,382	\$1,092	-9%	15%
East Harlem	\$687	\$543	\$559	27%	23%
East Village	\$840	\$953	\$874	-12%	-4%
Financial/Seaport	\$751	\$974	\$670	-23%	12%
Gramercy/Kips Bay	\$863	\$869	\$995	-1%	-13%
Greenwich Village	\$1,365	\$1,587	\$1,319	-14%	4%
Inwood	\$407	\$424	\$377	-4%	8%
Lower East Side	\$884	\$653	\$675	35%	31%
Midtown East	\$1,068	\$944	\$1,109	13%	-4%
Midtown West	\$976	\$1,000	\$949	-2%	3%
Morningside Heights	\$895	\$763	\$845	17%	6%
Murray Hill	\$636	\$612	\$557	4%	14%
Roosevelt Island	\$720	\$387	\$844	86%	-15%
SoHo	\$3,201	\$3,252	\$2,526	-2%	27%
TriBeCa	\$2,130	\$3,240	\$2,389	-34%	-11%
Upper East Side	\$1,563	\$1,622	\$1,694	-4%	-8%
Upper West Side	\$1,489	\$1,314	\$1,320	13%	13%
Washington Heights	\$489	\$477	\$457	2%	7%
West Harlem	\$439	\$355	\$352	24%	25%
West Village	\$1,136	\$1,080	\$1,054	5%	8%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$760	\$725	\$695	5%	9%
Battery Park City					
Chelsea/Flatiron	\$975	\$940	\$810	4%	20%
East Harlem	\$539	\$585	\$376	-8%	43%
East Village	\$775	\$697	\$660	11%	17%
Financial/Seaport	\$710	\$963	\$699	-26%	2%
Gramercy/Kips Bay	\$683	\$695	\$675	-2%	1%
Greenwich Village	\$1,200	\$1,010	\$1,061	19%	13%
Inwood	\$364	\$384	\$350	-5%	4%
Lower East Side	\$715	\$633	\$575	13%	24%
Midtown East	\$730	\$688	\$819	6%	-11%
Midtown West	\$710	\$616	\$596	15%	19%
Morningside Heights	\$663	\$640	\$660	4%	0%
Murray Hill	\$485	\$463	\$480	5%	1%
Roosevelt Island	\$775	\$410	\$660	89%	17%
SoHo	\$2,700	\$1,500	\$1,600	80%	69%
TriBeCa	\$2,163	\$2,433	\$2,360	-11%	-8%
Upper East Side	\$850	\$830	\$750	2%	13%
Upper West Side	\$875	\$800	\$825	9%	6%
Washington Heights	\$406	\$430	\$405	-6%	0%
West Harlem	\$375	\$325	\$315	15%	19%
West Village	\$904	\$850	\$824	6%	10%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$1,219	\$1,255	\$1,201	-3%	2%
Battery Park City					
Chelsea/Flatiron	\$1,408	\$1,353	\$1,303	4%	8%
East Harlem					
East Village	\$1,316	\$1,385	\$1,143	-5%	15%
Financial/Seaport	\$1,098	\$1,086	\$692	1%	59%
Gramercy/Kips Bay	\$1,174	\$1,187	\$1,091	-1%	8%
Greenwich Village	\$1,587	\$1,591	\$1,518	0%	5%
Inwood	\$505	\$568	\$614	-11%	-18%
Lower East Side	\$1,156	\$827	\$785	40%	47%
Midtown East	\$1,024	\$1,157	\$1,246	-11%	-18%
Midtown West	\$1,170	\$1,181	\$1,091	-1%	7%
Morningside Heights	\$1,145	\$951	\$848	20%	35%
Murray Hill	\$997	\$1,039	\$992	-4%	1%
Roosevelt Island					
SoHo	\$1,466	\$1,964	\$1,450	-25%	1%
TriBeCa	\$1,266	\$1,797	\$1,360	-30%	-7%
Upper East Side	\$1,252	\$1,286	\$1,207	-3%	4%
Upper West Side	\$1,258	\$1,366	\$1,313	-8%	-4%
Washington Heights	\$662	\$703	\$641	-6%	3%
West Harlem	\$729	\$390	\$509	87%	43%
West Village	\$1,549	\$1,757	\$1,654	-12%	-6%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Manhattan	\$1,100	\$1,076	\$1,047	2%	5%
Battery Park City					
Chelsea/Flatiron	\$1,248	\$1,297	\$1,282	-4%	-3%
East Harlem					
East Village	\$1,223	\$1,336	\$1,090	-8%	12%
Financial/Seaport	\$1,098	\$1,086	\$692	1%	59%
Gramercy/Kips Bay	\$1,113	\$1,118	\$1,056	0%	5%
Greenwich Village	\$1,550	\$1,423	\$1,369	9%	13%
Inwood	\$490	\$536	\$554	-9%	-12%
Lower East Side	\$1,004	\$763	\$756	32%	33%
Midtown East	\$962	\$966	\$1,003	0%	-4%
Midtown West	\$1,059	\$1,113	\$1,026	-5%	3%
Morningside Heights	\$1,018	\$980	\$792	4%	29%
Murray Hill	\$945	\$1,008	\$1,003	-6%	-6%
Roosevelt Island					
SoHo	\$1,491	\$1,574	\$1,520	-5%	-2%
TriBeCa	\$1,196	\$1,796	\$1,453	-33%	-18%
Upper East Side	\$1,068	\$1,036	\$962	3%	11%
Upper West Side	\$1,109	\$1,104	\$1,123	0%	-1%
Washington Heights	\$633	\$667	\$617	-5%	3%
West Harlem	\$673	\$312	\$514	116%	31%
West Village	\$1,575	\$1,700	\$1,504	-7%	5%

CONDOMINIUM SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Brooklyn	\$819	\$879	\$824	-7%	-1%
Bath Beach	\$630	\$559	\$465	13%	36%
Bay Ridge / Fort Hamilton	\$466	\$520	\$541	-10%	-14%
Bedford Stuyvesant	\$689	\$665	\$677	4%	2%
Bensonhurst	\$594	\$636	\$559	-7%	6%
Bergen Beach	\$513	\$405	\$406	27%	26%
Boerum Hill	\$908	\$1,012	\$1,012	-10%	-10%
Borough Park	\$572	\$579	\$534	-1%	7%
Brighton Beach	\$689	\$683	\$782	1%	-12%
Brooklyn Heights	\$1,633	\$2,377	\$1,225	-31%	33%
Brownsville / Ocean Hill	\$345	\$430	\$230	-20%	50%
Bushwick / Wyckoff Heights	\$515	\$556	\$549	-7%	-6%
Canarsie	\$254	\$289	\$221	-12%	15%
Carroll Gardens	\$1,218	\$1,210	\$939	1%	30%
Clinton Hill	\$897	\$798	\$701	12%	28%
Cobble Hill	\$1,292	\$1,105	\$673	17%	92%
Columbia Street Waterfront District	\$891	\$601	\$866	48%	3%
Coney Island	\$415	\$411	\$316	1%	31%
Crown Heights	\$761	\$725	\$616	5%	24%
Cypress Hills					
Downtown	\$874	\$1,066	\$1,021	-18%	-14%
Dyker Heights	\$483	\$570	\$525	-15%	-8%
East Flatbush		\$250			
East New York / Spring Creek	\$273	\$229	\$252	19%	8%
Flatbush / Prospect Park South	\$466	\$545	\$526	-14%	-11%
Flatlands					
Fort Greene	\$1,056	\$1,133	\$1,204	-7%	-12%
Gerritsen Beach					
Gowanus	\$1,072	\$803	\$556	34%	93%
Gravesend / Mapleton	\$479	\$582	\$415	-18%	15%
Greenpoint	\$796	\$884	\$894	-10%	-11%
Kensington / Parkville	\$487	\$537	\$606	-9%	-20%
Manhattan Beach	\$892	\$847		5%	
Marine Park / Madison	\$463	\$498	\$373	-7%	24%
Midwood	\$452	\$373	\$342	21%	32%
Mill Basin			\$325		
Park Slope	\$1,239	\$927	\$1,122	34%	10%
Prospect Heights	\$886	\$1,010	\$916	-12%	-3%
Prospect Park Lefferts Gardens	\$497	\$395	\$513	26%	-3%
Red Hook					
SeaGate	\$299				
Sheepshead Bay	\$443	\$442	\$373	0%	19%
Sunset Park	\$794	\$472	\$621	68%	28%
Vinegar Hill / Dumbo	\$1,322	\$1,399	\$1,261	-6%	5%
Williamsburg	\$927	\$1,010	\$975	-8%	-5%
Windsor Terrace	\$863	\$615	\$768	40%	12%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Brooklyn	\$730	\$750	\$727	-3%	0%
Bath Beach	\$629	\$540	\$442	17%	42%
Bay Ridge / Fort Hamilton	\$432	\$550	\$573	-21%	-25%
Bedford Stuyvesant	\$695	\$588	\$617	18%	13%
Bensonhurst	\$623	\$640	\$538	-3%	16%
Bergen Beach	\$490	\$416	\$445	18%	10%
Boerum Hill	\$948	\$963	\$944	-2%	0%
Borough Park	\$589	\$558	\$560	6%	5%
Brighton Beach	\$575	\$655	\$804	-12%	-29%
Brooklyn Heights	\$1,290	\$2,396	\$1,188	-46%	9%
Brownsville / Ocean Hill	\$345	\$397	\$230	-13%	50%
Bushwick / Wyckoff Heights	\$545	\$531	\$497	3%	10%
Canarsie	\$245	\$289	\$164	-15%	49%
Carroll Gardens	\$1,075	\$1,263	\$750	-15%	43%
Clinton Hill	\$770	\$772	\$664	0%	16%
Cobble Hill	\$1,499	\$1,243	\$483	21%	210%
Columbia Street Waterfront District	\$780	\$512	\$906	52%	-14%
Coney Island	\$395	\$430	\$316	-8%	25%
Crown Heights	\$713	\$675	\$625	6%	14%
Cypress Hills					
Downtown	\$833	\$956	\$925	-13%	-10%
Dyker Heights	\$513	\$578	\$525	-11%	-2%
East Flatbush		\$250			
East New York / Spring Creek	\$278	\$225	\$258	23%	7%
Flatbush / Prospect Park South	\$416	\$545	\$550	-24%	-24%
Flatlands					
Fort Greene	\$1,140	\$1,098	\$1,030	4%	11%
Gerritsen Beach					
Gowanus	\$999	\$770	\$540	30%	85%
Gravesend / Mapleton	\$431	\$438	\$400	-2%	8%
Greenpoint	\$798	\$928	\$970	-14%	-18%
Kensington / Parkville	\$449	\$311	\$560	44%	-20%
Manhattan Beach	\$992	\$847		17%	
Marine Park / Madison	\$436	\$500	\$373	-13%	17%
Midwood	\$452	\$295	\$344	53%	32%
Mill Basin			\$325		
Park Slope	\$1,163	\$959	\$995	21%	17%
Prospect Heights	\$740	\$1,040	\$865	-29%	-14%
Prospect Park Lefferts Gardens	\$515	\$294	\$575	75%	-11%
Red Hook					
SeaGate	\$299				
Sheepshead Bay	\$410	\$423	\$370	-3%	11%
Sunset Park	\$707	\$495	\$586	43%	21%
Vinegar Hill / Dumbo	\$1,212	\$1,560	\$1,168	-22%	4%
Williamsburg	\$825	\$873	\$837	-5%	-1%
Windsor Terrace	\$835	\$615	\$810	36%	3%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Brooklyn	\$795	\$826	\$800	-4%	-1%	
Bath Beach	\$485		\$442		10%	
Bay Ridge / Fort Hamilton	\$664	\$586	\$542	13%	22%	
Bedford Stuyvesant	\$790	\$591	\$649	34%	22%	
Bensonhurst	\$512	\$526	\$508	-3%	1%	
Bergen Beach	\$260	\$384	\$367	-32%	-29%	
Boerum Hill	\$851	\$1,020	\$938	-17%	-9%	
Borough Park	\$471	\$436	\$419	8%	12%	
Brighton Beach	\$557	\$557	\$646	0%	-14%	
Brooklyn Heights	\$1,180	\$1,364	\$1,125	-14%	5%	
Brownsville / Ocean Hill	\$269	\$480	\$249	-44%	8%	
Bushwick / Wyckoff Heights	\$786	\$882	\$647	-11%	22%	
Canarsie	\$289	\$277	\$211	5%	37%	
Carroll Gardens	\$1,038	\$1,106	\$851	-6%	22%	
Clinton Hill	\$924	\$905	\$857	2%	8%	
Cobble Hill	\$1,429	\$1,043	\$860	37%	66%	
Columbia Street Waterfront District	\$799	\$619	\$969	29%	-18%	
Coney Island	\$500	\$444	\$335	13%	49%	
Crown Heights	\$816	\$752	\$615	9%	33%	
Cypress Hills						
Downtown	\$1,182	\$1,073	\$1,139	10%	4%	
Dyker Heights	\$551	\$563	\$462	-2%	19%	
East Flatbush		\$268				
East New York / Spring Creek	\$324	\$319	\$295	2%	10%	
Flatbush / Prospect Park South	\$642	\$732	\$548	-12%	17%	
Flatlands						
Fort Greene	\$1,036	\$1,077	\$1,214	-4%	-15%	
Gerritsen Beach						
Gowanus	\$1,045	\$1,124	\$688	-7%	52%	
Gravesend / Mapleton	\$511	\$530	\$459	-4%	11%	
Greenpoint	\$1,173	\$1,051	\$997	12%	18%	
Kensington / Parkville	\$575	\$521	\$558	10%	3%	
Manhattan Beach	\$682	\$512		33%		
Marine Park / Madison	\$446	\$451	\$435	-1%	2%	
Midwood	\$543	\$531	\$355	2%	53%	
Mill Basin			\$312			
Park Slope	\$1,033	\$958	\$992	8%	4%	
Prospect Heights	\$779	\$931	\$881	-16%	-12%	
Prospect Park Lefferts Gardens	\$296	\$299	\$284	-1%	4%	
Red Hook						
SeaGate	\$589					
Sheepshead Bay	\$446	\$483	\$427	-8%	5%	
Sunset Park	\$757	\$646	\$698	17%	8%	
Vinegar Hill / Dumbo	\$1,263	\$1,223	\$1,061	3%	19%	
Williamsburg	\$891	\$1,042	\$920	-15%	-3%	
Windsor Terrace	\$828	\$696	\$848	19%	-2%	

CONDOMINIUM SALE PRICE PER SQUARE FOOT

MEDIAN						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Brooklyn	\$806	\$785	\$808	3%	0%	
Bath Beach	\$466		\$452		3%	
Bay Ridge / Fort Hamilton	\$684	\$620	\$537	10%	27%	
Bedford Stuyvesant	\$853	\$486	\$718	75%	19%	
Bensonhurst	\$512	\$520	\$538	-2%	-5%	
Bergen Beach	\$260	\$388	\$399	-33%	-35%	
Boerum Hill	\$836	\$1,011	\$1,010	-17%	-17%	
Borough Park	\$464	\$442	\$443	5%	5%	
Brighton Beach	\$574	\$551	\$654	4%	-12%	
Brooklyn Heights	\$1,235	\$1,493	\$1,138	-17%	9%	
Brownsville / Ocean Hill	\$269	\$384	\$249	-30%	8%	
Bushwick / Wyckoff Heights	\$840	\$882	\$674	-5%	25%	
Canarsie	\$270	\$277	\$211	-2%	28%	
Carroll Gardens	\$1,045	\$1,068	\$830	-2%	26%	
Clinton Hill	\$962	\$898	\$826	7%	16%	
Cobble Hill	\$1,434	\$1,188	\$693	21%	107%	
Columbia Street Waterfront District	\$871	\$598	\$958	46%	-9%	
Coney Island	\$497	\$461	\$335	8%	48%	
Crown Heights	\$850	\$797	\$661	7%	29%	
Cypress Hills						
Downtown	\$1,164	\$1,084	\$1,139	7%	2%	
Dyker Heights	\$613	\$563	\$462	9%	33%	
East Flatbush		\$268				
East New York / Spring Creek	\$339	\$316	\$293	7%	16%	
Flatbush / Prospect Park South	\$681	\$732	\$545	-7%	25%	
Flatlands						
Fort Greene	\$1,014	\$1,135	\$1,083	-11%	-6%	
Gerritsen Beach						
Gowanus	\$992	\$1,177	\$660	-16%	50%	
Gravesend / Mapleton	\$456	\$509	\$472	-11%	-3%	
Greenpoint	\$1,061	\$1,063	\$1,105	0%	-4%	
Kensington / Parkville	\$739	\$533	\$590	39%	25%	
Manhattan Beach	\$687	\$512		34%		
Marine Park / Madison	\$381	\$473	\$422	-19%	-10%	
Midwood	\$543	\$531	\$355	2%	53%	
Mill Basin			\$312			
Park Slope	\$1,040	\$1,024	\$1,007	2%	3%	
Prospect Heights	\$965	\$890	\$919	8%	5%	
Prospect Park Lefferts Gardens	\$179	\$309	\$352	-42%	-49%	
Red Hook						
SeaGate	\$589					
Sheepshead Bay	\$450	\$482	\$432	-7%	4%	
Sunset Park	\$779	\$660	\$690	18%	13%	
Vinegar Hill / Dumbo	\$1,276	\$1,260	\$1,063	1%	20%	
Williamsburg	\$998	\$1,115	\$1,010	-10%	-1%	
Windsor Terrace	\$890	\$696	\$832	28%	7%	

COOPERATIVE SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Brooklyn	\$485	\$489	\$436	-1%	11%
Bath Beach	\$244	\$262	\$233	-7%	4%
Bay Ridge / Fort Hamilton	\$311	\$290	\$236	7%	32%
Bedford Stuyvesant					
Bensonhurst	\$206	\$268	\$216	-30%	-4%
Bergen Beach					
Boerum Hill	\$761	\$636	\$792	16%	-4%
Borough Park	\$323	\$258	\$263	20%	23%
Brighton Beach	\$330	\$298	\$263	10%	25%
Brooklyn Heights	\$914	\$1,097	\$779	-20%	17%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights	\$239	\$199		17%	
Canarsie	\$135				
Carroll Gardens	\$790	\$887	\$709	-12%	11%
Clinton Hill	\$591	\$625	\$469	-6%	26%
Cobble Hill	\$746	\$799	\$969	-7%	-23%
Columbia Street Waterfront District					
Coney Island	\$319	\$319	\$283	0%	12%
Crown Heights	\$787	\$552	\$615	30%	28%
Cypress Hills					
Downtown	\$490	\$505	\$409	-3%	20%
Dyker Heights					
East Flatbush	\$183	\$218	\$214	-19%	-15%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$431	\$464	\$396	-8%	9%
Flatlands	\$173	\$145	\$183	16%	-5%
Fort Greene	\$641	\$622	\$636	3%	1%
Gerritsen Beach					
Gowanus	\$733				
Gravesend / Mapleton	\$214	\$220	\$207	-3%	4%
Greenpoint		\$385	\$1,053		
Kensington / Parkville	\$367	\$347	\$304	5%	21%
Manhattan Beach					
Marine Park / Madison	\$186	\$182	\$182	2%	2%
Midwood	\$231	\$199	\$208	14%	11%
Mill Basin	\$144	\$154	\$119	-7%	21%
Park Slope	\$867	\$1,010	\$894	-16%	-3%
Prospect Heights	\$784	\$710	\$786	9%	0%
Prospect Park Lefferts Gardens	\$122	\$394	\$278	-223%	-56%
Red Hook					
SeaGate					
Sheepshead Bay	\$195	\$201	\$186	-3%	5%
Sunset Park	\$471	\$321	\$443	32%	6%
Vinegar Hill / Dumbo	\$1,450	\$1,375	\$1,475	5%	-2%
Williamsburg	\$342	\$265	\$308	23%	11%
Windsor Terrace	\$546	\$650	\$476	-19%	15%

Note: Sale price in thousands

COOPERATIVE SALE PRICE

MEDIAN						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Brooklyn	\$365	\$365	\$295	0%	24%	
Bath Beach	\$239	\$250	\$225	-4%	6%	
Bay Ridge / Fort Hamilton	\$275	\$261	\$227	5%	21%	
Bedford Stuyvesant						
Bensonhurst	\$206	\$268	\$225	-30%	-8%	
Bergen Beach						
Boerum Hill	\$660	\$547	\$750	17%	-12%	
Borough Park	\$315	\$255	\$178	19%	77%	
Brighton Beach	\$270	\$290	\$240	-7%	13%	
Brooklyn Heights	\$707	\$798	\$569	-13%	24%	
Brownsville / Ocean Hill						
Bushwick / Wyckoff Heights	\$239	\$180		25%		
Canarsie	\$135					
Carroll Gardens	\$793	\$868	\$835	-9%	-5%	
Clinton Hill	\$529	\$550	\$475	-4%	11%	
Cobble Hill	\$665	\$770	\$925	-16%	-28%	
Columbia Street Waterfront District						
Coney Island	\$337	\$325	\$265	3%	27%	
Crown Heights	\$499	\$528	\$600	-6%	-17%	
Cypress Hills						
Downtown	\$396	\$530	\$305	-34%	30%	
Dyker Heights						
East Flatbush	\$176	\$200	\$194	-13%	-9%	
East New York / Spring Creek						
Flatbush / Prospect Park South	\$447	\$435	\$355	3%	26%	
Flatlands	\$172	\$145	\$178	16%	-3%	
Fort Greene	\$475	\$520	\$536	-9%	-11%	
Gerritsen Beach						
Gowanus	\$733					
Gravesend / Mapleton	\$210	\$225	\$205	-7%	2%	
Greenpoint		\$385	\$1,053			
Kensington / Parkville	\$350	\$339	\$284	3%	23%	
Manhattan Beach						
Marine Park / Madison	\$175	\$175	\$157	0%	12%	
Midwood	\$220	\$169	\$215	23%	3%	
Mill Basin	\$133	\$142	\$119	-6%	12%	
Park Slope	\$808	\$815	\$759	-1%	6%	
Prospect Heights	\$685	\$653	\$782	5%	-12%	
Prospect Park Lefferts Gardens	\$122	\$334	\$283	-173%	-57%	
Red Hook						
SeaGate						
Sheepshead Bay	\$179	\$187	\$171	-4%	5%	
Sunset Park	\$506	\$315	\$400	38%	27%	
Vinegar Hill / Dumbo	\$1,450	\$1,375	\$1,475	5%	-2%	
Williamsburg	\$355	\$265	\$331	25%	7%	
Windsor Terrace	\$540	\$598	\$483	-11%	12%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQUARE FOOT

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Brooklyn	\$596	\$650	\$566	-9%	5%
Bath Beach	\$355	\$350	\$348	1%	2%
Bay Ridge / Fort Hamilton	\$449	\$428	\$379	5%	18%
Bedford Stuyvesant					
Bensonhurst	\$209	\$348	\$322	-67%	-35%
Bergen Beach					
Boerum Hill	\$1,088	\$844	\$996	22%	9%
Borough Park	\$420	\$304	\$403	28%	4%
Brighton Beach	\$392	\$409	\$341	-4%	15%
Brooklyn Heights	\$988	\$1,127	\$902	-14%	9%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,138	\$1,059	\$1,204	7%	-5%
Clinton Hill	\$809	\$894	\$861	-10%	-6%
Cobble Hill	\$1,174	\$1,121	\$1,113	5%	5%
Columbia Street Waterfront District					
Coney Island	\$403	\$412	\$372	-2%	8%
Crown Heights	\$844	\$914	\$876	-8%	-4%
Cypress Hills					
Downtown	\$765	\$744	\$752	3%	2%
Dyker Heights					
East Flatbush	\$277	\$290	\$291	-5%	-5%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$569	\$587	\$524	-3%	9%
Flatlands	\$216	\$174	\$218	19%	-1%
Fort Greene	\$728	\$833	\$770	-14%	-5%
Gerritsen Beach					
Gowanus	\$951				
Gravesend / Mapleton	\$291	\$303	\$278	-4%	5%
Greenpoint		\$561	\$907		
Kensington / Parkville	\$506	\$611	\$490	-21%	3%
Manhattan Beach					
Marine Park / Madison	\$260	\$240	\$261	8%	0%
Midwood	\$342	\$335	\$300	2%	14%
Mill Basin	\$190	\$185	\$160	3%	19%
Park Slope	\$1,036	\$1,290	\$932	-25%	11%
Prospect Heights	\$1,013	\$970	\$911	4%	11%
Prospect Park Lefferts Gardens		\$402	\$305		
Red Hook					
SeaGate					
Sheepshead Bay	\$269	\$269	\$260	0%	3%
Sunset Park	\$721	\$553	\$568	23%	27%
Vinegar Hill / Dumbo		\$1,146	\$1,069		
Williamsburg	\$904		\$625		45%
Windsor Terrace	\$832	\$804	\$712	3%	17%

COOPERATIVE SALE PRICE PER SQUARE FOOT

MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Brooklyn	\$467	\$508	\$434	-9%	8%
Bath Beach	\$363	\$356	\$338	2%	7%
Bay Ridge / Fort Hamilton	\$436	\$414	\$367	5%	19%
Bedford Stuyvesant					
Bensonhurst	\$209	\$348	\$323	-67%	-35%
Bergen Beach					
Boerum Hill	\$1,063	\$653	\$900	39%	18%
Borough Park	\$388	\$325	\$358	16%	8%
Brighton Beach	\$396	\$413	\$365	-4%	8%
Brooklyn Heights	\$1,000	\$1,077	\$898	-8%	11%
Brownsville / Ocean Hill					
Bushwick / Wyckoff Heights					
Canarsie					
Carroll Gardens	\$1,197	\$1,019	\$1,204	15%	-1%
Clinton Hill	\$804	\$967	\$915	-20%	-12%
Cobble Hill	\$1,174	\$1,121	\$1,179	5%	0%
Columbia Street Waterfront District					
Coney Island	\$401	\$412	\$346	-3%	16%
Crown Heights	\$844	\$906	\$933	-7%	-10%
Cypress Hills					
Downtown	\$749	\$718	\$699	4%	7%
Dyker Heights					
East Flatbush	\$271	\$266	\$295	2%	-8%
East New York / Spring Creek					
Flatbush / Prospect Park South	\$536	\$621	\$508	-16%	6%
Flatlands	\$216	\$174	\$221	19%	-2%
Fort Greene	\$656	\$717	\$740	-9%	-11%
Gerritsen Beach					
Gowanus	\$951				
Gravesend / Mapleton	\$298	\$297	\$260	0%	14%
Greenpoint		\$561	\$907		
Kensington / Parkville	\$479	\$503	\$533	-5%	-10%
Manhattan Beach					
Marine Park / Madison	\$221	\$232	\$209	-5%	5%
Midwood	\$353	\$334	\$295	5%	19%
Mill Basin	\$185	\$190	\$160	-2%	16%
Park Slope	\$993	\$1,049	\$914	-6%	9%
Prospect Heights	\$1,042	\$971	\$890	7%	17%
Prospect Park Lefferts Gardens		\$369	\$302		
Red Hook					
SeaGate					
Sheepshead Bay	\$210	\$257	\$243	-22%	-13%
Sunset Park	\$673	\$556	\$562	17%	20%
Vinegar Hill / Dumbo		\$1,146	\$1,069		
Williamsburg	\$904		\$625		45%
Windsor Terrace	\$820	\$810	\$702	1%	17%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Brooklyn	\$917	\$895	\$830	3%	11%
Bath Beach	\$966	\$932	\$847	4%	14%
Bay Ridge / Fort Hamilton	\$1,051	\$1,084	\$926	-3%	14%
Bedford Stuyvesant	\$1,078	\$969	\$882	11%	22%
Bensonhurst	\$960	\$935	\$895	3%	7%
Bergen Beach	\$719	\$668	\$643	8%	12%
Boerum Hill	\$2,262	\$3,554	\$2,649	-36%	-15%
Borough Park	\$1,087	\$1,052	\$1,027	3%	6%
Brighton Beach	\$743	\$544	\$496	37%	50%
Brooklyn Heights	\$5,600	\$5,720	\$4,155	-2%	35%
Brownsville / Ocean Hill	\$617	\$540	\$553	14%	12%
Bushwick / Wyckoff Heights	\$912	\$876	\$686	4%	33%
Canarsie	\$435	\$436	\$417	0%	4%
Carroll Gardens	\$2,709	\$2,742	\$2,753	-1%	-2%
Clinton Hill	\$2,078	\$2,132	\$2,189	-3%	-5%
Cobble Hill	\$3,300	\$3,740	\$3,250	-12%	2%
Columbia Street Waterfront District	\$1,450	\$3,185	\$1,000	-54%	45%
Coney Island	\$455	\$435	\$400	4%	14%
Crown Heights	\$1,043	\$899	\$787	16%	32%
Cypress Hills	\$484	\$459	\$423	5%	14%
Downtown	\$4,111	\$2,220	\$3,115	85%	32%
Dyker Heights	\$981	\$923	\$897	6%	9%
East Flatbush	\$493	\$520	\$415	-5%	19%
East New York / Spring Creek	\$433	\$427	\$382	1%	13%
Flatbush / Prospect Park South	\$760	\$900	\$932	-16%	-18%
Flatlands	\$438	\$463	\$427	-5%	3%
Fort Greene	\$2,535	\$1,370	\$1,610	85%	57%
Gerritsen Beach	\$402	\$369	\$335	9%	20%
Gowanus	\$1,748	\$1,908	\$1,635	-8%	7%
Gravesend / Mapleton	\$901	\$1,096	\$981	-18%	-8%
Greenpoint	\$1,967	\$1,625	\$1,424	21%	38%
Kensington / Parkville	\$1,157	\$1,205	\$978	-4%	18%
Manhattan Beach	\$1,153	\$1,595	\$1,857	-28%	-38%
Marine Park / Madison	\$650	\$623	\$600	4%	8%
Midwood	\$944	\$858	\$956	10%	-1%
Mill Basin	\$661	\$589	\$537	12%	23%
Park Slope	\$2,388	\$2,273	\$2,213	5%	8%
Prospect Heights	\$2,812	\$3,679	\$2,144	-24%	31%
Prospect Park Lefferts Gardens	\$752	\$718	\$752	5%	0%
Red Hook	\$949	\$1,325	\$1,532	-28%	-38%
SeaGate	\$499	\$423	\$372	18%	34%
Sheepshead Bay	\$719	\$724	\$543	-1%	32%
Sunset Park	\$1,086	\$1,008	\$933	8%	16%
Vinegar Hill / Dumbo					
Williamsburg	\$1,538	\$1,698	\$1,493	-9%	3%
Windsor Terrace	\$1,277	\$1,291	\$1,215	-1%	5%

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Brooklyn	\$767	\$720	\$665	7%	15%	
Bath Beach	\$880	\$855	\$843	3%	4%	
Bay Ridge / Fort Hamilton	\$955	\$955	\$900	0%	6%	
Bedford Stuyvesant	\$930	\$900	\$850	3%	9%	
Bensonhurst	\$968	\$937	\$888	3%	9%	
Bergen Beach	\$750	\$650	\$650	15%	15%	
Boerum Hill	\$2,250	\$3,500	\$2,060	-36%	9%	
Borough Park	\$985	\$962	\$975	2%	1%	
Brighton Beach	\$775	\$530	\$475	46%	63%	
Brooklyn Heights	\$6,400	\$5,200	\$5,650	23%	13%	
Brownsville / Ocean Hill	\$558	\$553	\$577	1%	-3%	
Bushwick / Wyckoff Heights	\$895	\$858	\$680	4%	32%	
Canarsie	\$440	\$435	\$436	1%	1%	
Carroll Gardens	\$2,710	\$2,600	\$2,550	4%	6%	
Clinton Hill	\$2,010	\$2,300	\$2,144	-13%	-6%	
Cobble Hill	\$2,945	\$3,740	\$3,539	-21%	-17%	
Columbia Street Waterfront District	\$1,450	\$3,185	\$1,000	-54%	45%	
Coney Island	\$465	\$430	\$392	8%	19%	
Crown Heights	\$1,012	\$900	\$734	12%	38%	
Cypress Hills	\$495	\$440	\$462	13%	7%	
Downtown	\$4,111	\$2,220	\$3,115	85%	32%	
Dyker Heights	\$963	\$890	\$870	8%	11%	
East Flatbush	\$480	\$512	\$403	-6%	19%	
East New York / Spring Creek	\$427	\$437	\$403	-2%	6%	
Flatbush / Prospect Park South	\$760	\$900	\$932	-16%	-18%	
Flatlands	\$433	\$452	\$440	-4%	-2%	
Fort Greene	\$2,500	\$1,153	\$1,750	117%	43%	
Gerritsen Beach	\$404	\$380	\$345	6%	17%	
Gowanus	\$1,728	\$1,500	\$1,610	15%	7%	
Gravesend / Mapleton	\$887	\$842	\$830	5%	7%	
Greenpoint	\$1,938	\$1,669	\$1,550	16%	25%	
Kensington / Parkville	\$1,029	\$997	\$875	3%	18%	
Manhattan Beach	\$1,098	\$1,611	\$1,548	-32%	-29%	
Marine Park / Madison	\$650	\$623	\$600	4%	8%	
Midwood	\$900	\$918	\$825	-2%	9%	
Mill Basin	\$516	\$535	\$520	-4%	-1%	
Park Slope	\$2,189	\$2,040	\$2,125	7%	3%	
Prospect Heights	\$3,185	\$3,700	\$2,570	-14%	24%	
Prospect Park Lefferts Gardens	\$568	\$630	\$550	-10%	3%	
Red Hook	\$878	\$1,325	\$1,560	-34%	-44%	
SeaGate	\$489	\$420	\$413	16%	19%	
Sheepshead Bay	\$700	\$690	\$575	1%	22%	
Sunset Park	\$990	\$980	\$950	1%	4%	
Vinegar Hill / Dumbo						
Williamsburg	\$1,597	\$1,795	\$1,490	-11%	7%	
Windsor Terrace	\$1,240	\$1,303	\$1,325	-5%	-6%	

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change 4q15	1q15
Queens	\$568	\$526	\$468	8%	22%
Astoria	\$595	\$507	\$554	18%	7%
Bayside	\$593	\$525	\$534	13%	11%
Beechhurst/Whitestone	\$606	\$565	\$497	7%	22%
Breezy Point/Belle Harbor/ Rockaway Park	\$403	\$365		10%	
Briarwood/Jamaica Hills/Hillcrest	\$390	\$410	\$383	-5%	2%
College Point	\$499	\$479	\$461	4%	8%
Corona/East Elmhurst	\$354	\$375	\$281	-6%	26%
Douglaston/Little Neck	\$581	\$567	\$432	2%	34%
Floral Park/Bellerose					
Flushing	\$563	\$525	\$424	7%	33%
Fresh Meadows/Oakland Gardens	\$370	\$439	\$365	-16%	1%
Howard Beach/Broadchannel	\$267	\$224	\$200	19%	33%
Jackson Heights/Elmhurst	\$396	\$384	\$358	3%	10%
Jamaica Estates/Holliswood	\$425				
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$1,134	\$932	\$992	22%	14%
Middle Village/Maspeth	\$447	\$480	\$317	-7%	41%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$570	\$521	\$511	9%	12%
Richmond Hill/ South Ozone Park/Woodhaven	\$285	\$265	\$267	7%	7%
Ridgewood/Glendale	\$455	\$432	\$407	5%	12%
Rockaways/Averne	\$285	\$410	\$273	-30%	4%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$250	\$298		-16%	
Sunnyside/Woodside	\$366	\$433	\$386	-16%	-5%
MEDIAN					
	1q16	4q15	1q15	Percent Change 4q15	1q15
Queens	\$495	\$464	\$410	7%	21%
Astoria	\$575	\$495	\$513	16%	12%
Bayside	\$628	\$475	\$520	32%	21%
Beechhurst/Whitestone	\$450	\$535	\$595	-16%	-24%
Breezy Point/Belle Harbor/ Rockaway Park	\$380	\$365		4%	
Briarwood/Jamaica Hills/Hillcrest	\$393	\$425	\$389	-8%	1%
College Point	\$568	\$482	\$480	18%	18%
Corona/East Elmhurst	\$365	\$369	\$254	-1%	44%
Douglaston/Little Neck	\$611	\$520	\$312	18%	96%
Floral Park/Bellerose					
Flushing	\$535	\$485	\$404	10%	32%
Fresh Meadows/Oakland Gardens	\$370	\$364	\$341	2%	8%
Howard Beach/Broadchannel	\$205	\$219	\$200	-6%	3%
Jackson Heights/Elmhurst	\$395	\$393	\$345	1%	14%
Jamaica Estates/Holliswood	\$425				
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$935	\$860	\$903	9%	4%
Middle Village/Maspeth	\$468	\$440	\$317	6%	47%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$401	\$450	\$491	-11%	-18%
Richmond Hill/ South Ozone Park/Woodhaven	\$250	\$265	\$335	-6%	-25%
Ridgewood/Glendale	\$426	\$430	\$430	-1%	-1%
Rockaways/Averne	\$248	\$452	\$290	-45%	-15%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$250	\$332		-25%	
Sunnyside/Woodside	\$400	\$475	\$379	-16%	6%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$614	\$597	\$536	3%	15%
Astoria	\$884	\$744	\$695	19%	27%
Bayside	\$616	\$566	\$604	9%	2%
Beechhurst/Whitestone	\$398	\$443	\$389	-10%	2%
Breezy Point/Belle Harbor/ Rockaway Park	\$315	\$387		-19%	
Briarwood/Jamaica Hills/Hillcrest	\$480	\$476	\$452	1%	6%
College Point	\$405	\$371	\$293	9%	38%
Corona/East Elmhurst	\$488	\$518	\$443	-6%	10%
Douglaston/Little Neck	\$442	\$443	\$450	0%	-2%
Floral Park/Bellerose					
Flushing	\$634	\$656	\$499	-3%	27%
Fresh Meadows/Oakland Gardens	\$566	\$488	\$489	16%	16%
Howard Beach/Broadchannel	\$229	\$229	\$226	0%	1%
Jackson Heights/Elmhurst	\$505	\$502	\$423	1%	19%
Jamaica Estates/Holliswood	\$2,125				
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$1,081	\$1,045	\$1,016	3%	6%
Middle Village/Maspeth	\$524	\$518	\$530	1%	-1%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$584	\$570	\$565	2%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$321	\$276	\$231	16%	39%
Ridgewood/Glendale	\$382	\$468	\$374	-19%	2%
Rockaways/Averne	\$249	\$563	\$302	-56%	-18%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$309	\$356		-13%	
Sunnyside/Woodside	\$533	\$478	\$546	12%	-2%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$553	\$545	\$499	2%	11%
Astoria	\$895	\$721	\$762	24%	18%
Bayside	\$630	\$612	\$614	3%	3%
Beechhurst/Whitestone	\$398	\$443	\$389	-10%	2%
Breezy Point/Belle Harbor/ Rockaway Park	\$316	\$387		-19%	
Briarwood/Jamaica Hills/Hillcrest	\$490	\$485	\$449	1%	9%
College Point	\$439	\$377	\$276	16%	59%
Corona/East Elmhurst	\$506	\$516	\$470	-2%	8%
Douglaston/Little Neck	\$443	\$463	\$450	-4%	-2%
Floral Park/Bellerose					
Flushing	\$621	\$626	\$518	-1%	20%
Fresh Meadows/Oakland Gardens	\$566	\$534	\$502	6%	13%
Howard Beach/Broadchannel	\$240	\$235	\$220	2%	9%
Jackson Heights/Elmhurst	\$485	\$510	\$419	-5%	16%
Jamaica Estates/Holliswood	\$2,125				
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City	\$1,101	\$1,033	\$1,016	7%	8%
Middle Village/Maspeth	\$505	\$518	\$530	-3%	-5%
Queens Village/Hollis					
Rego Park/Forest Hills/Kew Gardens	\$534	\$533	\$566	0%	-6%
Richmond Hill/ South Ozone Park/Woodhaven	\$306	\$276	\$237	11%	29%
Ridgewood/Glendale	\$379	\$501	\$438	-24%	-13%
Rockaways/Averne	\$241	\$483	\$315	-50%	-24%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$309	\$407		-24%	
Sunnyside/Woodside	\$535	\$478	\$526	12%	2%

COOPERATIVE SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$261	\$259	\$247	1%	6%
Astoria	\$301	\$333	\$310	-9%	-3%
Bayside	\$250	\$252	\$259	-1%	-3%
Beechhurst/Whitestone	\$286	\$263	\$262	8%	9%
Breezy Point/Belle Harbor/ Rockaway Park	\$190	\$162	\$201	18%	-5%
Briarwood/Jamaica Hills/Hillcrest	\$186	\$187	\$173	-1%	7%
College Point					
Corona/East Elmhurst	\$193	\$168	\$154	15%	26%
Douglaston/Little Neck	\$232	\$216	\$199	8%	16%
Floral Park/Bellerose	\$339	\$392	\$345	-14%	-2%
Flushing	\$243	\$228	\$226	7%	8%
Fresh Meadows/Oakland Gardens	\$205	\$200	\$202	2%	1%
Howard Beach/Broadchannel	\$184	\$146	\$162	26%	14%
Jackson Heights/Elmhurst	\$307	\$279	\$247	10%	24%
Jamaica Estates/Holliswood	\$168	\$201	\$159	-16%	6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$131	\$109	\$119	20%	10%
Long Island City	\$762	\$674	\$499	13%	53%
Middle Village/Maspeth	\$244	\$190	\$207	28%	18%
Queens Village/Hollis	\$160	\$174		-8%	
Rego Park/Forest Hills/Kew Gardens	\$273	\$275	\$265	-1%	3%
Richmond Hill/ South Ozone Park/Woodhaven	\$120				
Ridgewood/Glendale	\$192	\$186	\$184	3%	5%
Rockaways/Averne	\$143				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$149	\$151	\$134	-1%	12%
Sunnyside/Woodside	\$282	\$296	\$253	-5%	11%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$230	\$230	\$218	0%	6%
Astoria	\$295	\$307	\$266	-4%	11%
Bayside	\$230	\$239	\$239	-4%	-4%
Beechhurst/Whitestone	\$238	\$235	\$225	1%	6%
Breezy Point/Belle Harbor/ Rockaway Park	\$185	\$141	\$190	32%	-3%
Briarwood/Jamaica Hills/Hillcrest	\$180	\$181	\$164	-1%	10%
College Point					
Corona/East Elmhurst	\$195	\$150	\$151	30%	29%
Douglaston/Little Neck	\$227	\$215	\$213	6%	7%
Floral Park/Bellerose	\$263	\$275	\$248	-4%	6%
Flushing	\$230	\$225	\$218	2%	6%
Fresh Meadows/Oakland Gardens	\$210	\$187	\$206	13%	2%
Howard Beach/Broadchannel	\$190	\$145	\$155	31%	23%
Jackson Heights/Elmhurst	\$270	\$249	\$220	8%	23%
Jamaica Estates/Holliswood	\$146	\$205	\$152	-29%	-4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$120	\$109	\$119	10%	1%
Long Island City	\$705	\$645	\$492	9%	43%
Middle Village/Maspeth	\$245	\$175	\$235	40%	4%
Queens Village/Hollis	\$161	\$170		-5%	
Rego Park/Forest Hills/Kew Gardens	\$245	\$249	\$232	-2%	6%
Richmond Hill/ South Ozone Park/Woodhaven	\$120				
Ridgewood/Glendale	\$175	\$175	\$173	0%	1%
Rockaways/Averne	\$143				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$135	\$149	\$135	-9%	0%
Sunnyside/Woodside	\$272	\$275	\$236	-1%	15%

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQ. FT.

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$349	\$368	\$326	-5%	7%
Astoria	\$476	\$560	\$514	-15%	-7%
Bayside	\$318	\$343	\$320	-7%	-1%
Beechhurst/Whitestone	\$361	\$339	\$319	6%	13%
Breezy Point/Belle Harbor/ Rockaway Park	\$268	\$371	\$341	-28%	-21%
Briarwood/Jamaica Hills/Hillcrest	\$270	\$438	\$320	-38%	-16%
College Point					
Corona/East Elmhurst	\$253	\$229	\$177	11%	42%
Douglaston/Little Neck	\$275	\$274	\$263	1%	5%
Floral Park/Bellerose	\$402	\$435	\$409	-8%	-2%
Flushing	\$322	\$325	\$295	-1%	9%
Fresh Meadows/Oakland Gardens	\$349	\$320	\$320	9%	9%
Howard Beach/Broadchannel	\$213	\$186	\$176	14%	21%
Jackson Heights/Elmhurst	\$405	\$394	\$331	3%	23%
Jamaica Estates/Holliswood	\$197	\$232	\$189	-15%	4%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City		\$616	\$566		
Middle Village/Maspeth	\$343	\$323	\$288	6%	19%
Queens Village/Hollis		\$350			
Rego Park/Forest Hills/Kew Gardens	\$376	\$383	\$343	-2%	10%
Richmond Hill/ South Ozone Park/Woodhaven	\$150				
Ridgewood/Glendale	\$270	\$262	\$245	3%	10%
Rockaways/Averne	\$197				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$215	\$206	\$220	4%	-2%
Sunnyside/Woodside	\$430	\$447	\$377	-4%	14%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$326	\$341	\$310	-4%	5%
Astoria	\$468	\$570	\$494	-18%	-5%
Bayside	\$305	\$331	\$303	-8%	1%
Beechhurst/Whitestone	\$325	\$325	\$297	0%	9%
Breezy Point/Belle Harbor/ Rockaway Park	\$268	\$371	\$341	-28%	-21%
Briarwood/Jamaica Hills/Hillcrest	\$235	\$255	\$250	-8%	-6%
College Point					
Corona/East Elmhurst	\$234	\$222	\$171	6%	37%
Douglaston/Little Neck	\$265	\$258	\$252	3%	5%
Floral Park/Bellerose	\$444	\$472	\$421	-6%	5%
Flushing	\$314	\$312	\$297	1%	6%
Fresh Meadows/Oakland Gardens	\$365	\$332	\$330	10%	11%
Howard Beach/Broadchannel	\$214	\$183	\$176	17%	22%
Jackson Heights/Elmhurst	\$381	\$380	\$325	0%	17%
Jamaica Estates/Holliswood	\$193	\$240	\$198	-19%	-3%
Laurelton/Cambria Heights/ St. Albans/Rosedale					
Long Island City		\$616	\$566		
Middle Village/Maspeth	\$344	\$323	\$300	6%	15%
Queens Village/Hollis		\$350			
Rego Park/Forest Hills/Kew Gardens	\$358	\$366	\$323	-2%	11%
Richmond Hill/ South Ozone Park/Woodhaven	\$150				
Ridgewood/Glendale	\$292	\$251	\$245	16%	19%
Rockaways/Averne	\$197				
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$212	\$196	\$212	8%	0%
Sunnyside/Woodside	\$411	\$419	\$360	-2%	14%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$614	\$620	\$583	-1%	5%
Astoria	\$1,014	\$915	\$909	11%	11%
Bayside	\$844	\$912	\$800	-8%	5%
Beechhurst/Whitestone	\$864	\$774	\$773	12%	12%
Breezy Point/Belle Harbor/ Rockaway Park	\$701	\$848	\$577	-17%	21%
Briarwood/Jamaica Hills/Hillcrest	\$691	\$697	\$665	-1%	4%
College Point	\$703	\$716	\$654	-2%	7%
Corona/East Elmhurst	\$720	\$674	\$605	7%	19%
Douglaston/Little Neck	\$1,028	\$961	\$863	7%	19%
Floral Park/Bellerose	\$513	\$537	\$480	-5%	7%
Flushing	\$840	\$867	\$757	-3%	11%
Fresh Meadows/Oakland Gardens	\$794	\$866	\$700	-8%	13%
Howard Beach/Broadchannel	\$545	\$519	\$494	5%	10%
Jackson Heights/Elmhurst	\$773	\$772	\$709	0%	9%
Jamaica Estates/Holliswood	\$896	\$906	\$844	-1%	6%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$393	\$396	\$366	-1%	7%
Long Island City	\$943	\$1,983	\$1,071	-52%	-12%
Middle Village/Maspeth	\$655	\$639	\$638	3%	3%
Queens Village/Hollis	\$434	\$433	\$392	0%	11%
Rego Park/Forest Hills/Kew Gardens	\$981	\$1,024	\$1,002	-4%	-2%
Richmond Hill/ South Ozone Park/Woodhaven	\$487	\$475	\$446	2%	9%
Ridgewood/Glendale	\$697	\$641	\$608	9%	15%
Rockaways/Averne	\$435	\$440	\$463	-1%	-6%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$414	\$374	\$357	11%	16%
Sunnyside/Woodside	\$836	\$780	\$703	7%	19%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Queens	\$569	\$575	\$549	-1%	4%
Astoria	\$978	\$937	\$868	4%	13%
Bayside	\$800	\$875	\$799	-9%	0%
Beechhurst/Whitestone	\$773	\$719	\$700	7%	10%
Breezy Point/Belle Harbor/ Rockaway Park	\$683	\$725	\$593	-6%	15%
Briarwood/Jamaica Hills/Hillcrest	\$680	\$683	\$653	0%	4%
College Point	\$725	\$665	\$673	9%	8%
Corona/East Elmhurst	\$725	\$648	\$595	12%	22%
Douglaston/Little Neck	\$878	\$890	\$828	-1%	6%
Floral Park/Bellerose	\$500	\$526	\$471	-5%	6%
Flushing	\$827	\$840	\$745	-1%	11%
Fresh Meadows/Oakland Gardens	\$821	\$825	\$705	0%	16%
Howard Beach/Broadchannel	\$565	\$540	\$513	5%	10%
Jackson Heights/Elmhurst	\$760	\$715	\$720	6%	6%
Jamaica Estates/Holliswood	\$867	\$841	\$833	3%	4%
Laurelton/Cambria Heights/ St. Albans/Rosedale	\$395	\$390	\$365	1%	8%
Long Island City	\$916	\$1,410	\$920	-35%	0%
Middle Village/Maspeth	\$640	\$637	\$631	1%	1%
Queens Village/Hollis	\$430	\$440	\$395	-2%	9%
Rego Park/Forest Hills/Kew Gardens	\$915	\$910	\$925	1%	-1%
Richmond Hill/ South Ozone Park/Woodhaven	\$475	\$460	\$430	3%	10%
Ridgewood/Glendale	\$663	\$640	\$620	4%	7%
Rockaways/Averne	\$385	\$383	\$416	1%	-7%
Springfield Gardens/Jamaica/ South Jamaica/Baisley Park	\$400	\$365	\$345	10%	16%
Sunnyside/Woodside	\$780	\$730	\$685	7%	14%

Note: Sale price in thousands

CONDOMINIUM SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$234	\$260	\$270	-10%	-13%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$157	\$145	\$205	8%	-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$247	\$379	\$354	-35%	-30%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$457	\$519	\$569	-12%	-20%
Melrose / Morrisania	\$220	\$142	\$180	55%	22%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$145	\$135	\$151	7%	-4%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$783	\$776	\$496	1%	58%
Woodlawn / Williamsbridge					
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$149	\$143	\$186	4%	-20%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$157	\$145	\$205	8%	-24%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$259	\$390	\$350	-34%	-26%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$457	\$589	\$569	-22%	-20%
Melrose / Morrisania	\$220	\$142	\$180	55%	22%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$125	\$115	\$140	9%	-11%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$670	\$665	\$363	1%	85%
Woodlawn / Williamsbridge					

Note: Sale price in thousands

CONDOMINIUM SALE PRICE PER SQUARE FOOT

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$232	\$241	\$274	-4%	-15%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$235	\$170	\$256	38%	-8%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$276	\$328	\$285	-16%	-3%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$444	\$456		-3%	
Melrose / Morrisania	\$196	\$132	\$175	48%	12%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$181	\$177	\$190	3%	-5%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$559	\$532	\$475	5%	18%
Woodlawn / Williamsbridge					
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$188	\$180	\$208	5%	-9%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City					
Bronxdale / Pelham Gardens / Pelham Parkway North	\$235	\$170	\$256	38%	-8%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$276	\$347	\$308	-20%	-10%
Fordham / Belmont / Kingsbridge Heights / University Heights					
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$444	\$499		-11%	
Melrose / Morrisania	\$196	\$132	\$175	48%	12%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$179	\$179	\$165	0%	9%
Pelham Parkway South / Morris Park / Van Nest					
Riverdale / Fieldston	\$594	\$571	\$502	4%	19%
Woodlawn / Williamsbridge					

COOPERATIVE SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$228	\$245	\$248	-7%	-8%
Bathgate / Crotona Park / East Tremont	\$118	\$115		3%	
Baychester / Coop City	\$130	\$145	\$175	-10%	-26%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$171	\$177	\$183	-4%	-6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$352	\$114	\$152	208%	132%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$148	\$153	\$150	-3%	-1%
Highbidge / Morris Heights / Mount Hope	\$125	\$166	\$191	-25%	-35%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$153	\$169	\$181	-10%	-16%
Melrose / Morrisania	\$190	\$244	\$166	-22%	14%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$150	\$169	\$133	-11%	13%
Pelham Parkway South / Morris Park / Van Nest	\$154	\$151	\$154	2%	0%
Riverdale / Fieldston	\$282	\$285	\$306	-1%	-8%
Woodlawn / Williamsbridge	\$162	\$140		16%	
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$180	\$200	\$201	-10%	-10%
Bathgate / Crotona Park / East Tremont	\$118	\$115		3%	
Baychester / Coop City	\$130	\$145	\$175	-10%	-26%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$159	\$115	\$183	38%	-13%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$219	\$115	\$152	90%	45%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$150	\$134	\$150	12%	0%
Highbidge / Morris Heights / Mount Hope	\$125	\$166	\$191	-25%	-35%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$143	\$141	\$153	1%	-7%
Melrose / Morrisania	\$165	\$210	\$172	-21%	-4%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$161	\$185	\$126	-13%	27%
Pelham Parkway South / Morris Park / Van Nest	\$138	\$145	\$153	-5%	-9%
Riverdale / Fieldston	\$244	\$243	\$255	0%	-5%
Woodlawn / Williamsbridge	\$155	\$155		0%	

Note: Sale price in thousands

COOPERATIVE SALE PRICE PER SQ. FT.

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$285	\$306	\$285	-7%	0%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$153		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$215	\$253	\$217	-15%	-1%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$370	\$250	\$364	48%	2%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$228	\$133	\$179	71%	28%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$191	\$204	\$220	-6%	-13%
Melrose / Morrisania	\$350	\$323	\$226	8%	55%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$169		\$152		11%
Pelham Parkway South / Morris Park / Van Nest	\$178	\$180	\$141	-1%	26%
Riverdale / Fieldston	\$307	\$340	\$324	-10%	-5%
Woodlawn / Williamsbridge	\$222	\$185		20%	
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$256	\$276	\$272	-7%	-6%
Bathgate / Crotona Park / East Tremont					
Baychester / Coop City			\$153		
Bronxdale / Pelham Gardens / Pelham Parkway North	\$216	\$210	\$217	3%	-1%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$370	\$151	\$364	145%	2%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$216	\$134	\$179	61%	21%
Highbidge / Morris Heights / Mount Hope					
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$197	\$196	\$233	1%	-15%
Melrose / Morrisania	\$347	\$331	\$243	5%	43%
Mott Haven / Port Morris / Hunts Point					
Parkchester / Westchester Square / Castle Hill / Soundview	\$169		\$163		3%
Pelham Parkway South / Morris Park / Van Nest	\$162	\$186	\$141	-13%	15%
Riverdale / Fieldston	\$299	\$310	\$314	-4%	-5%
Woodlawn / Williamsbridge	\$222	\$180		24%	

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$440	\$427	\$420	3%	5%
Bathgate / Crotona Park / East Tremont	\$307	\$341	\$386	-10%	-21%
Baychester / Coop City	\$396	\$376	\$370	5%	7%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$455	\$429	\$428	6%	6%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$457	\$464	\$434	-2%	5%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$346	\$306	\$318	13%	9%
Highbidge / Morris Heights / Mount Hope	\$457	\$407	\$492	12%	-7%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$402	\$456	\$356	-12%	13%
Melrose / Morrisania	\$376	\$350	\$390	8%	-3%
Mott Haven / Port Morris / Hunts Point	\$370	\$358	\$327	3%	13%
Parkchester / Westchester Square / Castle Hill / Soundview	\$438	\$405	\$384	8%	14%
Pelham Parkway South / Morris Park / Van Nest	\$461	\$446	\$441	3%	5%
Riverdale / Fieldston	\$1,110	\$970	\$1,074	14%	3%
Woodlawn / Williamsbridge	\$383	\$387	\$349	-1%	10%
MEDIAN					
	1q16	4q15	1q15	Percent Change	
				4q15	1q15
Bronx	\$425	\$406	\$391	5%	9%
Bathgate / Crotona Park / East Tremont	\$305	\$342	\$387	-11%	-21%
Baychester / Coop City	\$392	\$360	\$351	9%	12%
Bronxdale / Pelham Gardens / Pelham Parkway North	\$455	\$415	\$421	10%	8%
City Island / Pelham Bay / Pelham Strip / Country Club / Throgs Neck / Schuylerville	\$435	\$425	\$421	2%	3%
Fordham / Belmont / Kingsbridge Heights / University Heights	\$365	\$307	\$315	19%	16%
Highbidge / Morris Heights / Mount Hope	\$390	\$410	\$425	-5%	-8%
Kingsbridge / Jerome Park / Bedford Park / Norwood	\$380	\$420	\$292	-10%	30%
Melrose / Morrisania	\$350	\$365	\$392	-4%	-11%
Mott Haven / Port Morris / Hunts Point	\$388	\$440	\$338	-12%	15%
Parkchester / Westchester Square / Castle Hill / Soundview	\$450	\$400	\$381	13%	18%
Pelham Parkway South / Morris Park / Van Nest	\$460	\$439	\$430	5%	7%
Riverdale / Fieldston	\$795	\$795	\$999	0%	-20%
Woodlawn / Williamsbridge	\$397	\$394	\$350	1%	14%

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Staten Island	\$468	\$464	\$449	1%	4%	
Annadale	\$671	\$633	\$644	6%	4%	
Arden Heights	\$367	\$357	\$326	3%	12%	
Arrochar	\$424	\$444	\$520	-5%	-18%	
Arrochar-Shore Acres	\$428	\$359	\$324	19%	32%	
Bloomfield						
Bulls Head	\$435	\$428	\$410	2%	6%	
Castleton Corners	\$470	\$477	\$470	-2%	0%	
Clove Lakes	\$489	\$588	\$549	-17%	-11%	
Concord	\$299	\$248	\$299	20%	0%	
Concord-Fox Hills	\$338	\$326	\$236	4%	43%	
Dongan Hills	\$501	\$595	\$393	-16%	28%	
Dongan Hills-Colony	\$761	\$839	\$679	-9%	12%	
Dongan Hills-Old Town	\$277	\$304		-9%		
Eltingville	\$449	\$471	\$420	-5%	7%	
Emerson Hill			\$996			
Fresh Kills						
Grant City	\$554	\$519	\$489	7%	13%	
Grasmere	\$516	\$539	\$514	-4%	0%	
Great Kills	\$467	\$448	\$442	4%	6%	
Great Kills-Bay Terrace	\$497	\$460	\$473	8%	5%	
Grymes Hill	\$489	\$1,030	\$623	-53%	-22%	
Huguenot	\$642	\$603	\$619	7%	4%	
La Tourette Park						
Livingston	\$440	\$415	\$427	6%	3%	
Manor Heights	\$502	\$498	\$433	1%	16%	
Mariners Harbor	\$308	\$308	\$263	0%	17%	
Midland Beach	\$436	\$374	\$390	17%	12%	
New Brighton	\$332	\$356	\$278	-7%	19%	
New Brighton-St. George						
New Dorp	\$494	\$475	\$470	4%	5%	
New Dorp-Beach	\$326	\$331	\$335	-2%	-3%	
New Dorp-Heights	\$564	\$486	\$478	16%	18%	
New Springville	\$483	\$482	\$479	0%	1%	
Oakwood	\$492	\$459	\$479	7%	3%	
Oakwood-Beach	\$443	\$443	\$485	0%	-9%	
Pleasant Plains	\$716	\$626	\$528	14%	36%	
Port Ivory	\$330	\$192	\$226	72%	46%	
Port Richmond	\$335	\$327	\$304	2%	10%	
Princes Bay	\$566	\$573	\$637	-1%	-11%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

AVERAGE						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Richmondton	\$519	\$580	\$599	-11%		-13%
Richmondton-Lighths Hill	\$1,334	\$701	\$829	91%		61%
Rosebank	\$405	\$402	\$368	1%		10%
Rossville	\$401	\$451	\$388	-11%		3%
Rossville-Charleston	\$500	\$533	\$456	-6%		10%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$1,225	\$500	\$630	145%		94%
Silver Lake	\$522	\$543	\$598	-4%		-13%
South Beach	\$382	\$416	\$431	-8%		-11%
Stapleton	\$350	\$433	\$300	-19%		16%
Stapleton-Clifton	\$366	\$388	\$345	-6%		6%
Sunnyside	\$468	\$529	\$409	-12%		15%
Todt Hill	\$1,238	\$1,141	\$1,220	8%		1%
Tompkinsville	\$451	\$392	\$397	15%		14%
Tottenville	\$578	\$542	\$495	7%		17%
Travis	\$417	\$368	\$379	13%		10%
West New Brighton	\$385	\$338	\$386	14%		0%
Westerleigh	\$488	\$485	\$418	1%		17%
Willowbrook	\$532	\$489	\$425	9%		25%
Willowbrook-Seaview						
Woodrow	\$478	\$485	\$432	-1%		11%

Note: Sale price in thousands

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Staten Island	\$435	\$430	\$425	1%	2%	
Annadale	\$620	\$640	\$675	-3%	-8%	
Arden Heights	\$350	\$340	\$304	3%	15%	
Arrochar	\$428	\$450	\$450	-5%	-5%	
Arrochar-Shore Acres	\$440	\$359	\$324	23%	36%	
Bloomfield						
Bulls Head	\$420	\$427	\$400	-2%	5%	
Castleton Corners	\$480	\$450	\$456	7%	5%	
Clove Lakes	\$423	\$480	\$525	-12%	-19%	
Concord	\$293	\$251	\$298	17%	-2%	
Concord-Fox Hills	\$338	\$360	\$229	-6%	47%	
Dongan Hills	\$473	\$565	\$393	-16%	20%	
Dongan Hills-Colony	\$670	\$798	\$585	-16%	15%	
Dongan Hills-Old Town	\$277	\$304		-9%		
Eltingville	\$465	\$436	\$405	7%	15%	
Emerson Hill			\$948			
Fresh Kills						
Grant City	\$504	\$530	\$435	-5%	16%	
Grasmere	\$482	\$523	\$400	-8%	21%	
Great Kills	\$430	\$450	\$420	-4%	2%	
Great Kills-Bay Terrace	\$506	\$445	\$464	14%	9%	
Grymes Hill	\$480	\$320	\$600	50%	-20%	
Huguenot	\$617	\$582	\$523	6%	18%	
La Tourette Park						
Livingston	\$440	\$425	\$425	4%	4%	
Manor Heights	\$480	\$490	\$390	-2%	23%	
Mariners Harbor	\$303	\$310	\$254	-2%	19%	
Midland Beach	\$432	\$385	\$406	12%	6%	
New Brighton	\$335	\$359	\$273	-7%	23%	
New Brighton-St. George						
New Dorp	\$483	\$432	\$460	12%	5%	
New Dorp-Beach	\$347	\$350	\$335	-1%	3%	
New Dorp-Heights	\$559	\$446	\$443	25%	26%	
New Springville	\$457	\$472	\$451	-3%	1%	
Oakwood	\$470	\$462	\$470	2%	0%	
Oakwood-Beach	\$420	\$401	\$434	5%	-3%	
Pleasant Plains	\$720	\$500	\$490	44%	47%	
Port Ivory	\$245	\$183	\$226	34%	9%	
Port Richmond	\$334	\$343	\$285	-2%	17%	
Princes Bay	\$565	\$536	\$552	5%	2%	

Note: Sale price in thousands

Continued on next page

ONE – THREE FAMILY DWELLING SALE PRICE

MEDIAN						
	1q16	4q15	1q15	Percent Change		
				4q15	1q15	
Richmondton	\$531	\$485	\$548	10%		-3%
Richmondton-Lighth Hill	\$1,334	\$701	\$729	91%		83%
Rosebank	\$390	\$378	\$370	3%		5%
Rossville	\$310	\$470	\$348	-34%		-11%
Rossville-Charleston	\$483	\$530	\$468	-9%		3%
Rossville-Port Mobil						
Rossville-Richmond Valley	\$1,225	\$500	\$630	145%		94%
Silver Lake	\$460	\$539	\$541	-15%		-15%
South Beach	\$373	\$384	\$425	-3%		-12%
Stapleton	\$310	\$265	\$240	17%		29%
Stapleton-Clifton	\$370	\$370	\$355	0%		4%
Sunnyside	\$455	\$496	\$425	-8%		7%
Todt Hill	\$1,238	\$1,313	\$1,340	-6%		-8%
Tompkinsville	\$418	\$401	\$350	4%		19%
Tottenville	\$574	\$512	\$429	12%		34%
Travis	\$420	\$368	\$395	14%		6%
West New Brighton	\$354	\$350	\$353	1%		0%
Westerleigh	\$480	\$460	\$370	4%		30%
Willowbrook	\$496	\$460	\$425	8%		17%
Willowbrook-Seaview						
Woodrow	\$463	\$439	\$485	5%		-5%

Note: Sale price in thousands

MANHATTAN TOWNHOUSE SALES DATA

Address	Recorded Date	Price	Neighborhood	Bldg Class	Stories	Bldg Depth (Feet)	Bldg Front (Feet)
7 East 84 Street	2/17/16	\$27,000,500	Upper East Side	A7	5	102	25
146 Waverly Place	1/7/16	\$23,282,933	West Village	A7	4	58	22
46 East 81 Street	2/1/16	\$16,000,000	Upper East Side	A4	5	54	20
400 West Street	2/18/16	\$14,500,000	West Village	A9	5	93	22
21 East 83 Street	3/18/16	\$14,386,848	Upper East Side	A4	5	68	18
14 East 95 Street	1/21/16	\$13,000,000	Upper East Side	A9	6	62	16
172 East 73 Street	2/1/16	\$12,900,000	Upper East Side	B1	3	35	25
123 East 61 Street	3/9/16	\$12,000,000	Upper East Side	B9	5	85	19
231 West 11 Street	2/5/16	\$11,750,000	West Village	B3	2	42	20
171 East 70 Street	2/23/16	\$10,500,000	Upper East Side	B1	5	60	16
235 East 72 Street	1/28/16	\$10,100,000	Upper East Side	A4	4	48	18
154 East 66 Street	3/11/16	\$10,000,000	Upper East Side	A4	4	57	18
134 East 65 Street	2/19/16	\$9,250,000	Upper East Side	B1	4	50	20
243 West 12 Street	3/7/16	\$8,500,000	West Village	A4	3	40	22
16 East 94 Street	2/9/16	\$8,059,218	Upper East Side	B1	5	55	17
131 West 71 Street	3/10/16	\$7,850,000	Upper West Side	B1	4	56	19
121 East 91 Street	1/28/16	\$7,200,000	Upper East Side	B1	3	55	15
156 East 65 Street	2/22/16	\$7,087,500	Upper East Side	A4	3	55	16
112 West 87 Street	3/11/16	\$6,995,000	Upper West Side	A4	3	67	18
627 West End Avenue	3/11/16	\$6,900,000	Upper West Side	B9	5	75	18
64 Horatio Street	2/17/16	\$6,668,000	West Village	B3	2	30	18
166 East 83 Street	3/2/16	\$6,400,000	Upper East Side	C0	5	60	15
307 West 103 Street	3/23/16	\$6,225,000	Upper West Side	B1	3	56	20
327 West 4 Street	2/19/16	\$6,225,000	West Village	C0	3	36	22
331 West 18 Street	2/23/16	\$6,109,000	Chelsea/Flatiron	B9	3	44	23
265 West 90 Street	1/5/16	\$5,937,500	Upper West Side	A5	4	74	18
31 Morton Street	3/21/16	\$5,440,000	West Village	B3	3	20	20
109 East 35 Street	1/13/16	\$5,250,000	Murray Hill	A4	4	60	18
218 East 50 Street	3/18/16	\$4,875,000	Midtown East	B9	3	52	15
202 Lenox Avenue	3/8/16	\$3,780,000	West Harlem	C0	4	64	20
136 West 130 Street	3/17/16	\$3,300,000	West Harlem	A9	3	59	20
230 West 112 Street	3/25/16	\$3,300,000	West Harlem	B1	3	57	17
353 East 19 Street	2/22/16	\$3,125,000	Gramercy/Kips Bay	B1	3	50	20
130 East 38 Street	3/8/16	\$3,100,000	Murray Hill	A4	4	24	19
465 West 141 Street	3/8/16	\$2,900,000	West Harlem	A9	4	87	18
75 West 119 Street	2/22/16	\$2,675,000	West Harlem	C0	3	66	18
43 Hamilton Terrace	1/4/16	\$2,600,000	West Harlem	B9	4	50	19
611 West 146 Street	2/2/16	\$2,600,000	Washington Heights	B3	3	50	20
242 West 137 Street	3/9/16	\$2,450,000	West Harlem	B9	3	65	18
401 Manhattan Avenue	3/23/16	\$2,345,000	West Harlem	A9	3	40	18
209 West 139 Street	2/23/16	\$2,250,000	West Harlem	A5	4	52	19
225 East 110 Street	1/21/16	\$2,200,000	East Harlem	C0	3	46	21
32 West 119 Street	1/5/16	\$2,100,000	West Harlem	C0	3	50	17
458 West 144 Street	2/3/16	\$2,100,000	West Harlem	A4	4	55	17
223 East 110 Street	2/1/16	\$2,050,000	East Harlem	C0	3	46	21
9 Hamilton Terrace	2/29/16	\$1,925,000	West Harlem	A4	3	45	17
541 West 141 Street	2/9/16	\$1,920,000	West Harlem	B1	3	44	19
39 West 131 Street	3/18/16	\$1,865,000	West Harlem	B9	3	58	13
216 West 137 Street	1/4/16	\$1,800,000	West Harlem	B3	3	52	17
613 West 145 Street	1/8/16	\$1,750,000	Washington Heights	A9	3	50	14
12 Sylvan Terrace	2/1/16	\$1,492,500	Washington Heights	B2	2	25	19
431 East 84 Street	2/10/16	\$1,355,989	Upper East Side	A9	3	50	15
648 West 158 Street	1/13/16	\$1,200,000	Washington Heights	B3	3	50	19
540 West 140 Street	2/16/16	\$1,044,729	West Harlem	C0	3	50	28