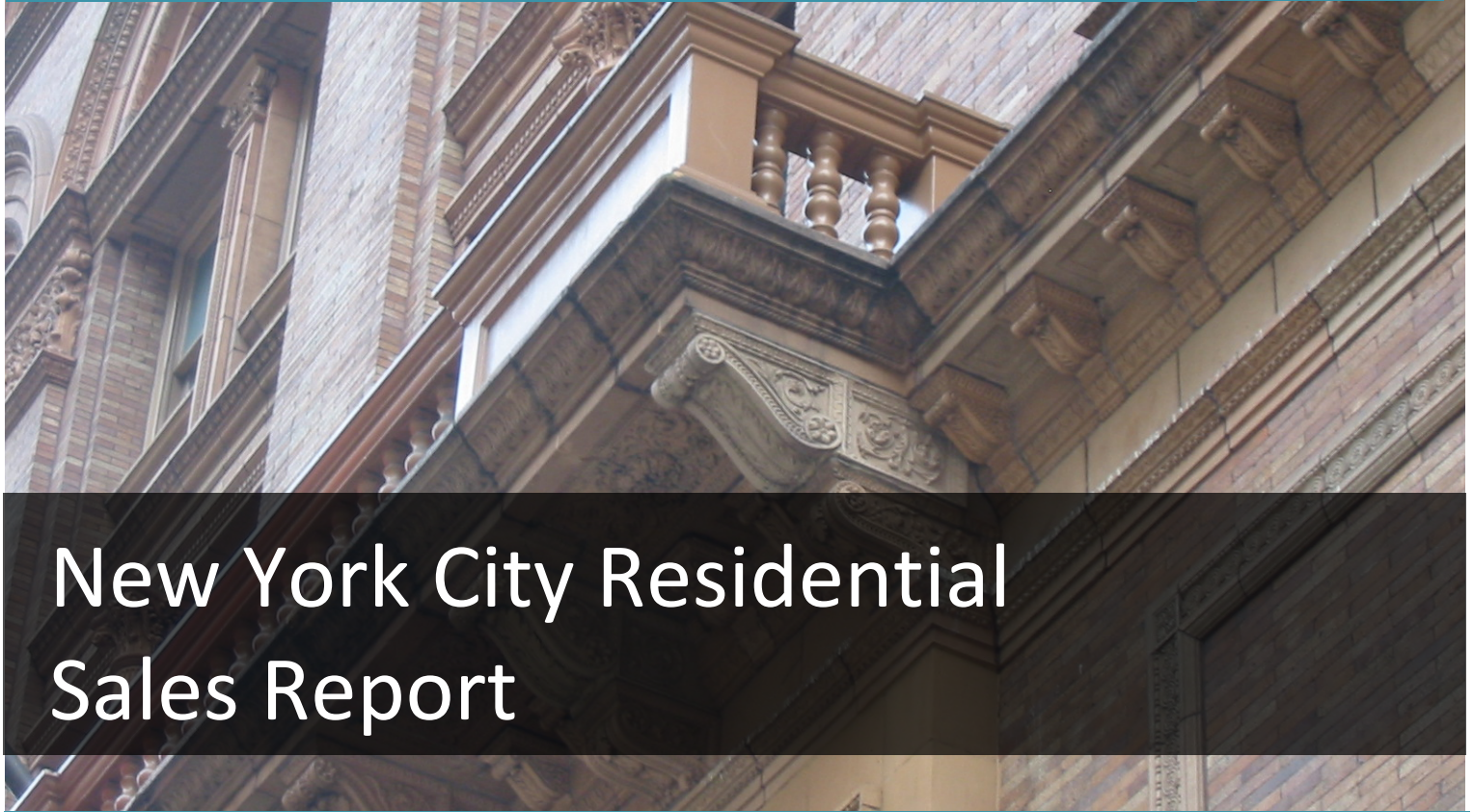


REBNY[®]

REAL ESTATE BOARD OF NEW YORK



New York City Residential Sales Report

First Quarter 2009

Stephen M. Ross, Chairperson / Steven Spinola, President

570 Lexington Avenue / New York NY 10022 / 212.532.3100 / www.rebny.com



REAL ESTATE BOARD OF NEW YORK

Executive Summary

Homes (includes all condominium, cooperative units and 1-3 family dwellings)

- The average sales price of a home in New York City during the first quarter of 2009 was \$660,000, a 23% drop compared to the average price during the first quarter of 2008. The individual borough's average home price declines though were not as steep as the city wide number.
- The average price in Brooklyn was down 10% to \$521,000. In Queens the average price dropped 8% year on year to \$422,000. The year on year change on the average price of a home in the Bronx was down 8% to \$365,000. The average price in Staten Island fell 6% year on year to \$401,000.
- The average sales price of a home in Manhattan during the first quarter of 2009 was \$1,424,000, an 11% drop compared to the average price during the first quarter of 2008.
- The large drop in the city wide homes number is largely the result of the decline in the number of sales of Manhattan condominiums and their average sales price.

Apartments (includes all condominium and cooperative units)

- The average sales price of an apartment in New York City during the first quarter of 2009 was \$805,000, a 19% drop year on year. The average price in Manhattan in the first quarter of 2009 was \$1,382,000 a drop of 11% from the first quarter of last year. The Bronx average price of \$239,000 is slightly up compared to last year. Brooklyn's average price of an apartment in the first quarter of 2009 was \$399,000, a fall of 18% from the previous year's first quarter. The average sales price of an apartment in Queens in the first quarter was down 1% from last year to \$288,000.

Condominiums

- The average sales price of condominiums in New York City in the first quarter of this year fell 10% to \$1,156,000. Manhattan experienced a 5% drop in the average price to \$1,741,000 and its sales volume fell 63%, further than any other borough. The average price of \$516,000 in Brooklyn was a fall of 12% year on year; this was the largest percentage drop in all of the boroughs. The average price in Queens climbed 21% to \$486,000 and the average price in the Bronx rose 4% to \$269,000. These increases were the result of a concentration of closings in new developments such as 50-09 2nd St and 10-40 46th Road in Queens as well as 53 Beacon Lane in the Bronx.

Cooperatives

- The average sales price of cooperative units in New York City fell by 25% to \$518,000 this quarter compared to the first quarter last year, the result of fewer sales of high end units. The average sales price in Manhattan fell 19% year on year to \$961,000. The average sales price in Brooklyn was down 13% year on year to \$300,000. In Queens, a coops unit's average sales price fell 10% to \$222,000 during the first quarter of 2009. The average price of a coop in the Bronx decreased this quarter compared to last year's first quarter by 2% to \$215,000.

One - Three Family Dwelling

- The average sales price of a New York City 1-3 family dwelling in the first quarter of 2009 fell by 18% year on year to \$526,000. Queens experienced a decline in average sales price of a 1-3 family dwelling of 15% year on year to \$491,000. The average price of a 1-3 family dwelling in Brooklyn was \$610,000, a 10 percent drop. In the Bronx, the average price dropped 11% to \$436,000. The average sales price in Staten Island was \$420,000 which was a 7% drop compared to last year.

Executive Summary

Manhattan Neighborhoods

- The average condominium sales price in TriBeCa in the first quarter of 2009 was \$3,578,000, an increase of 57% over the first quarter of 2008. Furthermore, there were only 5 fewer sales this quarter than there were in the first quarter of 2008. Most of this gain is attributed to closings at 101 Warren Street.
- The average sales price of condominiums on the Upper East Side increased 25% to \$2,377,000 this quarter when compared to the first quarter of 2008. This average sales price was primarily the result of closings at 40 and 200 East 66th Street.
- The average sales price of a coop unit on the Upper East Side was \$1,424,000 which is a drop of 27% compared to the first quarter of last year, primarily the result of a decline in the higher end of this market.
- The average price of a coop on the Upper West Side also fell this quarter compared to the first quarter of last year. The average of price of a coop unit there fell 12% to \$999,000.

Brooklyn Neighborhoods

- The average sales price of a condominium unit in Greenpoint in the first quarter of 2009 was \$543,000, an increase of 7% over the first quarter of last year. Given the back drop of falling sales in the borough, Greenpoint maintained relatively good volume; there were 17 sales recorded in this quarter compared to 24 this quarter last year.
- The average sales price of a condominium unit in Park Slope rose 6% this quarter to \$698,000 when compared to last year. Recorded sales in the neighborhood did dip though from 57 to 31 this quarter compared to the first quarter of 2008.



REAL ESTATE BOARD OF NEW YORK

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

AVG PRICE			
	1q09	1q08	Change From 1q08
New York City	\$660	\$853	-23%
Manhattan	\$1,424	\$1,607	-11%
Bronx	\$365	\$396	-8%
Brooklyn	\$521	\$582	-10%
Queens	\$422	\$458	-8%
Staten Island	\$401	\$427	-6%
MEDIAN PRICE			
	1q09	1q08	Change From 1q08
New York City	\$445	\$535	-17%
Manhattan	\$846	\$872	-3%
Bronx	\$360	\$385	-6%
Brooklyn	\$457	\$532	-14%
Queens	\$390	\$416	-6%
Staten Island	\$369	\$410	-10%
AVG PPSF			
	1q09	1q08	Change From 1q08
New York City	\$463	\$639	-27%
Manhattan	\$1,162	\$1,247	-7%
Bronx	\$240	\$244	-2%
Brooklyn	\$368	\$431	-15%
Queens	\$316	\$357	-12%
Staten Island	\$262	\$273	-4%
MEDIAN PPSF			
	1q09	1q08	Change From 1q08
New York City	\$316	\$421	-25%
Manhattan	\$1,073	\$1,135	-5%
Bronx	\$225	\$224	0%
Brooklyn	\$321	\$384	-16%
Queens	\$293	\$335	-13%
Staten Island	\$252	\$266	-5%
SALES			
	1q09	1q08	Change From 1q08
New York City	6,709	12,280	-45%
Manhattan	1,488	3,901	-62%
Bronx	496	923	-46%
Brooklyn	1,506	2,819	-47%
Queens	2,488	3,832	-35%
Staten Island	731	805	-9%



REAL ESTATE BOARD OF NEW YORK

Apartment Sale Price (includes all condominium & cooperative units)

AVG PRICE			
	1q09	1q08	Change From 1q08
New York City	\$805	\$994	-19%
Manhattan	\$1,382	\$1,552	-11%
Bronx	\$239	\$238	0%
Brooklyn	\$399	\$483	-18%
Queens	\$288	\$290	-1%
Staten Island	\$260	\$267	-3%
MEDIAN PRICE			
	1q09	1q08	Change From 1q08
New York City	\$420	\$529	-21%
Manhattan	\$825	\$865	-5%
Bronx	\$198	\$180	10%
Brooklyn	\$325	\$417	-22%
Queens	\$230	\$229	0%
Staten Island	\$253	\$266	-5%
AVG PPSF			
	1q09	1q08	Change From 1q08
New York City	\$758	\$883	-14%
Manhattan	\$1,162	\$1,248	-7%
Bronx	\$266	\$262	2%
Brooklyn	\$451	\$535	-16%
Queens	\$391	\$387	1%
Staten Island	\$263	\$278	-5%
MEDIAN PPSF			
	1q09	1q08	Change From 1q08
New York City	\$630	\$788	-20%
Manhattan	\$1,073	\$1,137	-6%
Bronx	\$236	\$215	10%
Brooklyn	\$408	\$519	-21%
Queens	\$343	\$339	1%
Staten Island	\$258	\$268	-4%
SALES			
	1q09	1q08	Change From 1q08
New York City	3,224	7,287	-56%
Manhattan	1,470	3,849	-62%
Bronx	179	325	-45%
Brooklyn	633	1,354	-53%
Queens	854	1,648	-48%
Staten Island	88	111	-21%



REAL ESTATE BOARD OF NEW YORK

Cooperative Sale Price

AVG PRICE			
	1q09	1q08	Change From 1q08
New York City	\$518	\$695	-25%
Manhattan	\$961	\$1,187	-19%
Bronx	\$215	\$219	-2%
Brooklyn	\$300	\$343	-13%
Queens	\$222	\$247	-10%
Staten Island	\$168	\$179	-6%
MEDIAN PRICE			
	1q09	1q08	Change From 1q08
New York City	\$275	\$340	-19%
Manhattan	\$575	\$647	-11%
Bronx	\$188	\$185	2%
Brooklyn	\$230	\$282	-18%
Queens	\$205	\$205	0%
Staten Island	\$167	\$164	2%
AVG PPSF			
	1q09	1q08	Change From 1q08
New York City	\$576	\$714	-19%
Manhattan	\$990	\$1,097	-10%
Bronx	\$273	\$274	0%
Brooklyn	\$397	\$456	-13%
Queens	\$310	\$346	-10%
Staten Island	\$207	\$252	-18%
MEDIAN PPSF			
	1q09	1q08	Change From 1q08
New York City	\$397	\$564	-30%
Manhattan	\$887	\$959	-8%
Bronx	\$244	\$241	1%
Brooklyn	\$324	\$396	-18%
Queens	\$300	\$302	-1%
Staten Island	\$198	\$248	-20%
SALES			
	1q09	1q08	Change From 1q08
New York City	1,775	3,527	-50%
Manhattan	677	1,625	-58%
Bronx	102	171	-40%
Brooklyn	343	593	-42%
Queens	641	1,114	-42%
Staten Island	12	24	-50%



REAL ESTATE BOARD OF NEW YORK

Condominium Sale Price

AVG PRICE			
	1q09	1q08	Change From 1q08
New York City	\$1,156	\$1,289	-10%
Manhattan	\$1,741	\$1,829	-5%
Bronx	\$269	\$260	4%
Brooklyn	\$516	\$589	-12%
Queens	\$486	\$404	21%
Staten Island	\$274	\$293	-6%
MEDIAN PRICE			
	1q09	1q08	Change From 1q08
New York City	\$670	\$740	-9%
Manhattan	\$1,125	\$1,057	6%
Bronx	\$230	\$175	31%
Brooklyn	\$451	\$525	-14%
Queens	\$450	\$344	31%
Staten Island	\$263	\$290	-9%
AVG PPSF			
	1q09	1q08	Change From 1q08
New York City	\$886	\$996	-11%
Manhattan	\$1,242	\$1,326	-6%
Bronx	\$260	\$251	4%
Brooklyn	\$493	\$578	-15%
Queens	\$526	\$455	16%
Staten Island	\$266	\$285	-7%
MEDIAN PPSF			
	1q09	1q08	Change From 1q08
New York City	\$793	\$976	-19%
Manhattan	\$1,147	\$1,190	-4%
Bronx	\$228	\$197	16%
Brooklyn	\$457	\$576	-21%
Queens	\$495	\$423	17%
Staten Island	\$261	\$272	-4%
SALES			
	1q09	1q08	Change From 1q08
New York City	1,449	3,653	-60%
Manhattan	793	2,163	-63%
Bronx	77	155	-50%
Brooklyn	290	739	-61%
Queens	213	511	-58%
Staten Island	76	85	-11%

One - Three Family Dwelling Sale Price

AVG PRICE			
	1q09	1q08	Change From 1q08
New York City	\$526	\$638	-18%
Manhattan	\$4,857	\$5,829	-17%
Bronx	\$436	\$489	-11%
Brooklyn	\$610	\$681	-10%
Queens	\$491	\$582	-15%
Staten Island	\$420	\$454	-7%
MEDIAN PRICE			
	1q09	1q08	Change From 1q08
New York City	\$455	\$538	-15%
Manhattan	\$2,663	\$4,000	-33%
Bronx	\$425	\$483	-12%
Brooklyn	\$550	\$619	-11%
Queens	\$460	\$542	-15%
Staten Island	\$390	\$430	-9%
AVG PPSF			
	1q09	1q08	Change From 1q08
New York City	\$296	\$328	-10%
Manhattan	\$1,167	\$1,185	-2%
Bronx	\$230	\$235	-2%
Brooklyn	\$329	\$340	-3%
Queens	\$295	\$341	-14%
Staten Island	\$262	\$273	-4%
MEDIAN PPSF			
	1q09	1q08	Change From 1q08
New York City	\$270	\$304	-11%
Manhattan	\$1,033	\$577	79%
Bronx	\$215	\$230	-6%
Brooklyn	\$295	\$318	-7%
Queens	\$276	\$331	-17%
Staten Island	\$252	\$265	-5%
SALES			
	1q09	1q08	Change From 1q08
New York City	3,485	4,993	-30%
Manhattan	18	52	-65%
Bronx	317	598	-47%
Brooklyn	873	1,465	-40%
Queens	1,634	2,184	-25%
Staten Island	643	694	-7%



REAL ESTATE BOARD OF NEW YORK

Apartments (includes all condominium & cooperative units)

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	\$1,382	\$1,552	-11%	\$825	\$865	-5%
Battery Park City	\$2,020	\$820	146%	\$1,550	\$615	152%
Chelsea/Flatiron	\$1,329	\$1,204	10%	\$1,050	\$995	6%
East Harlem	\$508	\$558	-9%	\$355	\$488	-27%
East Village	\$906	\$954	-5%	\$831	\$803	4%
Financial/Seaport	\$922	\$884	4%	\$727	\$795	-9%
Gramercy/Kips Bay	\$1,124	\$1,062	6%	\$688	\$795	-14%
Greenwich Village	\$1,077	\$1,364	-21%	\$750	\$1,050	-29%
Inwood	\$349	\$343	2%	\$363	\$356	2%
Lower East Side	\$686	\$897	-24%	\$535	\$604	-11%
Midtown East	\$996	\$1,341	-26%	\$675	\$776	-13%
Midtown West	\$1,417	\$1,988	-29%	\$978	\$1,063	-8%
Morningside Heights	\$554	\$581	-5%	\$515	\$529	-3%
Murray Hill	\$612	\$1,072	-43%	\$500	\$930	-46%
SoHo	\$3,241	\$2,304	41%	\$1,200	\$1,843	-35%
TriBeCa	\$3,233	\$2,224	45%	\$2,795	\$1,830	53%
Upper East Side	\$1,836	\$1,933	-5%	\$995	\$885	12%
Upper West Side	\$1,318	\$2,098	-37%	\$748	\$999	-25%
Washington Heights	\$376	\$452	-17%	\$295	\$408	-28%
West Harlem	\$490	\$656	-25%	\$427	\$550	-22%
West Village	\$931	\$1,107	-16%	\$580	\$700	-17%

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	\$1,162	\$1,248	-7%	\$1,073	\$1,137	-6%
Battery Park City	\$1,282	\$889	44%	\$1,142	\$871	31%
Chelsea/Flatiron	\$1,220	\$1,140	7%	\$1,252	\$1,114	12%
East Harlem	\$690	\$620	11%	\$641	\$608	5%
East Village	\$1,068	\$1,213	-12%	\$1,123	\$1,186	-5%
Financial/Seaport	\$1,026	\$1,072	-4%	\$1,028	\$1,053	-2%
Gramercy/Kips Bay	\$1,109	\$1,159	-4%	\$1,054	\$1,121	-6%
Greenwich Village	\$1,163	\$1,384	-16%	\$1,108	\$1,338	-17%
Inwood	\$459	\$517	-11%	\$459	\$484	-5%
Lower East Side	\$839	\$864	-3%	\$791	\$847	-7%
Midtown East	\$1,014	\$1,152	-12%	\$974	\$1,110	-12%
Midtown West	\$1,435	\$1,620	-11%	\$1,276	\$1,266	1%
Morningside Heights	\$802	\$830	-3%	\$752	\$774	-3%
Murray Hill	\$898	\$1,164	-23%	\$966	\$1,142	-15%
SoHo	\$1,346	\$1,246	8%	\$1,325	\$1,379	-4%
TriBeCa	\$1,547	\$1,209	28%	\$1,468	\$1,124	31%
Upper East Side	\$1,153	\$1,231	-6%	\$1,033	\$1,073	-4%
Upper West Side	\$1,261	\$1,433	-12%	\$1,022	\$1,201	-15%
Washington Heights	\$502	\$546	-8%	\$494	\$529	-7%
West Harlem	\$492	\$685	-28%	\$557	\$684	-18%
West Village	\$1,362	\$1,348	1%	\$1,248	\$1,307	-4%



REAL ESTATE BOARD OF NEW YORK

Condominiums

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	\$1,741	\$1,829	-5%	\$1,125	\$1,057	6%
Battery Park City	\$2,020	\$820	146%	\$1,550	\$615	152%
Chelsea/Flatiron	\$1,451	\$1,461	-1%	\$1,193	\$1,175	1%
East Harlem	\$456	\$490	-7%	\$385	\$488	-21%
East Village	\$1,205	\$1,069	13%	\$1,170	\$880	33%
Financial/Seaport	\$923	\$894	3%	\$725	\$795	-9%
Gramercy/Kips Bay	\$1,674	\$1,284	30%	\$1,308	\$875	49%
Greenwich Village	\$1,848	\$1,910	-3%	\$1,625	\$1,295	25%
Inwood	\$388	\$308	26%	\$388	\$308	26%
Lower East Side	\$1,240	\$1,368	-9%	\$570	\$1,220	-53%
Midtown East	\$1,261	\$1,512	-17%	\$770	\$949	-19%
Midtown West	\$1,600	\$2,183	-27%	\$1,088	\$1,148	-5%
Murray Hill	\$876	\$1,306	-33%	\$845	\$1,210	-30%
SoHo	\$4,510	\$2,567	76%	\$3,925	\$1,894	107%
TriBeCa	\$3,578	\$2,276	57%	\$2,910	\$1,840	58%
Upper East Side	\$2,377	\$1,909	25%	\$1,394	\$1,195	17%
Upper West Side	\$1,794	\$2,893	-38%	\$980	\$1,350	-27%
Washington Heights	\$335	\$452	-26%	\$335	\$396	-15%
West Harlem	\$510	\$692	-26%	\$454	\$585	-22%
West Village	\$1,591	\$1,683	-5%	\$1,150	\$1,356	-15%

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	\$1,242	\$1,326	-6%	\$1,147	\$1,190	-4%
Battery Park City	\$1,282	\$889	44%	\$1,282	\$889	44%
Chelsea/Flatiron	\$1,259	\$1,170	8%	\$1,277	\$1,159	10%
East Harlem	\$690	\$620	11%	\$641	\$608	5%
East Village	\$965	\$1,209	-20%	\$1,065	\$1,198	-11%
Financial/Seaport	\$1,029	\$1,088	-5%	\$1,029	\$1,088	-5%
Gramercy/Kips Bay	\$1,296	\$1,244	4%	\$1,297	\$1,180	10%
Greenwich Village	\$1,486	\$1,470	1%	\$1,545	\$1,406	10%
Inwood	\$634	\$482	31%	\$634	\$482	31%
Lower East Side	\$978	\$1,081	-10%	\$890	\$1,078	-17%
Midtown East	\$1,053	\$1,241	-15%	\$1,031	\$1,184	-13%
Midtown West	\$1,504	\$1,675	-10%	\$1,314	\$1,275	3%
Murray Hill	\$947	\$1,222	-23%	\$973	\$1,191	-18%
SoHo	\$1,530	\$1,303	17%	\$1,462	\$1,410	4%
TriBeCa	\$1,570	\$1,213	29%	\$1,477	\$1,124	31%
Upper East Side	\$1,326	\$1,327	0%	\$1,180	\$1,191	-1%
Upper West Side	\$1,316	\$1,538	-14%	\$1,059	\$1,262	-16%
Washington Heights	\$494	\$487	1%	\$494	\$455	8%
West Harlem	\$496	\$679	-27%	\$565	\$684	-17%
West Village	\$1,499	\$1,556	-4%	\$1,346	\$1,463	-8%

Cooperatives

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	\$961	\$1,187	-19%	\$575	\$1,057	-46%
Battery Park City	n/a	n/a	n/a	n/a	\$615	n/a
Chelsea/Flatiron	\$818	\$822	-1%	\$550	\$1,175	-53%
East Harlem	\$633	\$753	-16%	\$323	\$488	-34%
East Village	\$553	\$701	-21%	\$430	\$880	-51%
Financial/Seaport	\$850	\$764	11%	\$850	\$795	7%
Gramercy/Kips Bay	\$622	\$758	-18%	\$497	\$875	-43%
Greenwich Village	\$896	\$1,008	-11%	\$723	\$1,295	-44%
Inwood	\$336	\$346	-3%	\$347	\$308	13%
Lower East Side	\$488	\$706	-31%	\$478	\$1,220	-61%
Midtown East	\$774	\$1,108	-30%	\$570	\$949	-40%
Midtown West	\$866	\$749	16%	\$615	\$1,148	-46%
Morningside Heights	\$554	\$581	-5%	\$515	n/a	n/a
Murray Hill	\$427	\$523	-18%	\$378	\$1,210	-69%
SoHo	\$1,972	\$1,876	5%	\$631	\$1,894	-67%
TriBeCa	\$1,601	\$1,876	-15%	\$1,600	\$1,840	-13%
Upper East Side	\$1,424	\$1,947	-27%	\$752	\$1,195	-37%
Upper West Side	\$999	\$1,140	-12%	\$663	\$1,350	-51%
Washington Heights	\$378	\$451	-16%	\$280	\$396	-29%
West Harlem	\$395	\$338	17%	\$405	\$585	-31%
West Village	\$513	\$791	-35%	\$481	\$1,356	-65%
	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	\$990	\$1,326	-25%	\$887	\$1,190	-25%
Battery Park City	n/a	\$889	n/a	n/a	\$889	n/a
Chelsea/Flatiron	\$1,037	\$1,170	-11%	\$1,058	\$1,159	-9%
East Harlem	n/a	\$620	n/a	n/a	\$608	n/a
East Village	\$1,315	\$1,209	9%	\$1,406	\$1,198	17%
Financial/Seaport	\$787	\$1,088	-28%	\$787	\$1,088	-28%
Gramercy/Kips Bay	\$891	\$1,244	-28%	\$851	\$1,180	-28%
Greenwich Village	\$1,042	\$1,470	-29%	\$1,046	\$1,406	-26%
Inwood	\$284	\$482	-41%	\$284	\$482	-41%
Lower East Side	\$654	\$1,081	-39%	\$626	\$1,078	-42%
Midtown East	\$920	\$1,241	-26%	\$841	\$1,184	-29%
Midtown West	\$834	\$1,675	-50%	\$825	\$1,275	-35%
Morningside Heights	\$802	n/a	n/a	\$752	n/a	n/a
Murray Hill	\$832	\$1,222	-32%	\$873	\$1,191	-27%
SoHo	\$795	\$1,303	-39%	\$795	\$1,410	-44%
TriBeCa	\$1,110	\$1,213	-8%	\$1,110	\$1,124	-1%
Upper East Side	\$985	\$1,327	-26%	\$908	\$1,191	-24%
Upper West Side	\$1,184	\$1,538	-23%	\$920	\$1,262	-27%
Washington Heights	\$503	\$487	3%	\$477	\$455	5%
West Harlem	\$400	\$679	-41%	\$400	\$684	-42%
West Village	\$1,031	\$1,556	-34%	\$962	\$1,463	-34%

Sales

	Apartment*			Condominium			Cooperative		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Manhattan	1,470	3,849	-62%	793	2,163	-63%	677	1,686	-60%
Battery Park City	53	29	83%	53	29	83%	0	0	n/a
Chelsea/Flatiron	161	207	-22%	130	123	6%	31	84	-63%
East Harlem	17	39	-56%	12	30	-60%	5	9	-44%
East Village	24	115	-79%	13	80	-84%	11	35	-69%
Financial/Seaport	80	115	-30%	79	104	-24%	1	11	-91%
Gramercy/Kips Bay	88	294	-70%	42	164	-74%	46	130	-65%
Greenwich Village	42	125	-66%	8	50	-84%	34	75	-55%
Inwood	8	25	-68%	2	2	0%	6	23	-74%
Lower East Side	19	53	-64%	5	15	-67%	14	38	-63%
Midtown East	79	344	-77%	36	198	-82%	43	146	-71%
Midtown West	88	362	-76%	66	311	-79%	22	51	-57%
Morningside Heights	12	37	-68%	0	0	n/a	12	37	-68%
Murray Hill	58	217	-73%	24	152	-84%	34	65	-48%
Roosevelt Island	0	4	-100%	0	4	-100%	0	0	n/a
SoHo	16	49	-67%	8	33	-76%	8	16	-50%
TriBeCa	63	66	-5%	52	57	-9%	11	9	22%
Upper East Side	301	697	-57%	115	247	-53%	188	450	-58%
Upper West Side	239	791	-70%	96	434	-78%	143	357	-60%
Washington Heights	32	93	-66%	1	22	-95%	31	71	-56%
West Harlem	41	87	-53%	34	76	-55%	7	11	-36%
West Village	49	100	-51%	19	32	-41%	30	68	-56%

*includes all condominium & cooperative units



REAL ESTATE BOARD OF NEW YORK

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

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$521	\$582	-10%	\$457	\$532	-14%
Bath Beach	\$547	\$524	4%	\$570	\$495	15%
Bay Ridge / Fort Hamilton	\$418	\$500	-16%	\$345	\$375	-8%
Bedford Stuyvesant	\$477	\$530	-10%	\$465	\$548	-15%
Bensonhurst	\$620	\$591	5%	\$583	\$575	1%
Bergen Beach	\$610	\$564	8%	\$608	\$595	2%
Brighton Beach	\$735	\$850	-13%	\$748	\$745	0%
Boerum Hill	\$465	\$467	0%	\$435	\$370	18%
Borough Park	\$635	\$632	0%	\$580	\$610	-5%
Brooklyn Heights	\$1,023	\$827	24%	\$730	\$597	22%
Brownsville / Ocean Hill	\$448	\$522	-14%	\$460	\$523	-12%
Bushwick / Wyckoff Heights	\$412	\$486	-15%	\$375	\$476	-21%
Canarsie	\$439	\$504	-13%	\$466	\$500	-7%
Carroll Gardens	\$967	\$1,034	-6%	\$697	\$838	-17%
Clinton Hill	\$478	\$502	-5%	\$401	\$442	-9%
Cobble Hill	\$1,676	\$1,046	60%	\$770	\$777	-1%
Columbia Street						
Waterfront District	\$420	\$481	-13%	\$420	\$520	-19%
Coney Island	\$251	\$316	-21%	\$215	\$305	-30%
Crown Heights	\$473	\$575	-18%	\$430	\$578	-26%
Cypress Hills	\$389	\$565	-31%	\$370	\$588	-37%
Downtown	\$512	\$598	-14%	\$457	\$570	-20%
Dyker Heights	\$736	\$629	17%	\$621	\$600	4%
East Flatbush	\$380	\$451	-16%	\$380	\$455	-16%
East New York / Spring Creek	\$306	\$433	-29%	\$255	\$405	-37%
Flatbush / Prospect Park South	\$493	\$470	5%	\$448	\$334	34%
Flatlands	\$335	\$392	-15%	\$377	\$418	-10%
Fort Greene	\$624	\$706	-12%	\$640	\$660	-3%
Gerritsen Beach	\$394	\$409	-4%	\$405	\$405	0%
Gowanus	\$792	\$840	-6%	\$705	\$860	-18%
Gravesend / Mapleton	\$632	\$535	18%	\$538	\$482	12%
Greenpoint	\$621	\$609	2%	\$600	\$555	8%
Kensington / Parkville	\$460	\$526	-13%	\$473	\$398	19%
Manhattan Beach	\$1,355	\$1,376	-1%	\$1,175	\$1,360	-14%
Marine Park / Madison	\$394	\$501	-21%	\$385	\$485	-21%
Midwood	\$478	\$673	-29%	\$270	\$543	-50%
Mill Basin	\$580	\$586	-1%	\$475	\$495	-4%
Park Slope	\$775	\$869	-11%	\$664	\$679	-2%
Prospect Heights	\$674	\$690	-2%	\$615	\$549	12%
Prospect Park Lefferts Gardens	\$434	\$398	9%	\$424	\$405	5%
Red Hook	\$750	\$828	-9%	\$750	\$730	3%
SeaGate	\$388	\$543	-29%	\$388	\$546	-29%
Sheepshead Bay	\$299	\$403	-26%	\$193	\$385	-50%
Sunset Park	\$608	\$591	3%	\$575	\$594	-3%
Vinegar Hill / Dumbo	\$899	\$1,225	-27%	\$740	\$1,100	-33%
Williamsburg	\$551	\$636	-13%	\$523	\$563	-7%
Windsor Terrace	\$409	\$579	-29%	\$330	\$495	-33%



REAL ESTATE BOARD OF NEW YORK

Apartments Sale Price (includes all condominium & cooperative units)

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$399	\$483	-18%	\$325	\$417	-22%
Bath Beach	\$242	\$394	-39%	\$200	\$410	-51%
Bay Ridge / Fort Hamilton	\$255	\$267	-4%	\$234	\$242	-3%
Bedford Stuyvesant	\$362	\$395	-9%	\$340	\$349	-3%
Bensonhurst	\$317	\$416	-24%	\$286	\$420	-32%
Bergen Beach	\$474	\$400	18%	\$455	\$422	8%
Brighton Beach	\$690	\$753	-8%	\$708	\$725	-2%
Boerum Hill	\$448	\$413	9%	\$400	\$378	6%
Borough Park	\$431	\$462	-7%	\$363	\$368	-1%
Brooklyn Heights	\$805	\$660	22%	\$725	\$592	22%
Bushwick / Wyckoff Heights	\$255	\$301	-15%	\$270	\$300	-10%
Canarsie	\$340	\$349	-3%	\$340	\$355	-4%
Carroll Gardens	\$623	\$694	-10%	\$620	\$752	-18%
Clinton Hill	\$364	\$439	-17%	\$337	\$394	-14%
Cobble Hill	\$639	\$867	-26%	\$662	\$593	12%
Columbia Street						
Waterfront District	\$420	\$481	-13%	\$420	\$520	-19%
Coney Island	\$250	\$291	-14%	\$215	\$272	-21%
Crown Heights	\$287	\$495	-42%	\$230	\$411	-44%
Cypress Hills	n/a	\$180	n/a	n/a	\$180	n/a
Downtown	\$512	\$586	-13%	\$457	\$570	-20%
Dyker Heights	\$450	\$471	-5%	\$450	\$460	-2%
East Flatbush	\$197	\$185	6%	\$208	\$158	32%
East New York / Spring Creek	\$199	\$209	-5%	\$194	\$188	3%
Flatbush / Prospect Park South	\$315	\$271	16%	\$310	\$279	11%
Flatlands	\$163	\$209	-22%	\$165	\$230	-28%
Fort Greene	\$501	\$682	-27%	\$487	\$648	-25%
Gowanus	\$707	\$510	39%	\$685	\$510	34%
Gravesend / Mapleton	\$233	\$291	-20%	\$185	\$265	-30%
Greenpoint	\$543	\$503	8%	\$590	\$465	27%
Kensington / Parkville	\$301	\$284	6%	\$260	\$245	6%
Marine Park / Madison	\$225	\$250	-10%	\$233	\$207	13%
Midwood	\$192	\$234	-18%	\$184	\$185	-1%
Mill Basin	n/a	\$193	n/a	n/a	\$200	n/a
Park Slope	\$638	\$654	-3%	\$595	\$611	-3%
Prospect Heights	\$638	\$614	4%	\$575	\$500	15%
Prospect Park Lefferts Gardens	\$259	\$224	15%	\$230	\$155	48%
Red Hook	n/a	\$705	n/a	n/a	\$705	n/a
SeaGate	\$465	\$535	-13%	\$465	\$535	-13%
Sheepshead Bay	\$198	\$286	-31%	\$160	\$205	-22%
Sunset Park	\$392	\$401	-2%	\$331	\$401	-17%
Vinegar Hill / Dumbo	\$949	\$1,225	-22%	\$919	\$1,100	-17%
Williamsburg	\$530	\$618	-14%	\$500	\$532	-6%
Windsor Terrace	\$339	\$396	-14%	\$323	\$410	-21%

Apartments Price Per Sq. Ft. (includes all condominium & cooperative units)

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$451	\$535	-16%	\$408	\$519	-21%
Bath Beach	\$294	\$376	-22%	\$253	\$359	-30%
Bay Ridge / Fort Hamilton	\$366	\$392	-7%	\$339	\$388	-13%
Bedford Stuyvesant	\$402	\$438	-8%	\$458	\$424	8%
Bensonhurst	\$447	\$382	17%	\$428	\$386	11%
Bergen Beach	\$359	\$365	-2%	\$368	\$384	-4%
Brighton Beach	\$630	\$716	-12%	\$664	\$675	-2%
Boerum Hill	\$363	\$397	-8%	\$359	\$407	-12%
Borough Park	\$434	\$452	-4%	\$435	\$415	5%
Brooklyn Heights	\$791	\$802	-1%	\$740	\$766	-3%
Brownsville / Ocean Hill	n/a	\$235	n/a	n/a	\$235	n/a
Bushwick / Wyckoff Heights	\$379	\$504	-25%	\$379	\$526	-28%
Canarsie	\$407	\$316	29%	\$407	\$284	43%
Carroll Gardens	\$633	\$660	-4%	\$633	\$667	-5%
Clinton Hill	\$529	\$587	-10%	\$513	\$611	-16%
Cobble Hill	\$629	\$719	-13%	\$617	\$728	-15%
Columbia Street						
Waterfront District	\$604	\$632	-4%	\$604	\$604	0%
Coney Island	\$339	\$389	-13%	\$324	\$390	-17%
Crown Heights	\$385	\$527	-27%	\$399	\$541	-26%
Cypress Hills	n/a	\$196	n/a	n/a	\$196	n/a
Downtown	\$641	\$592	8%	\$670	\$574	17%
Dyker Heights	\$462	\$417	11%	\$462	\$425	9%
East Flatbush	\$278	\$256	9%	\$293	\$261	12%
East New York / Spring Creek	\$278	\$270	3%	\$277	\$277	0%
Flatbush / Prospect Park South	\$327	\$340	-4%	\$385	\$318	21%
Flatlands	\$182	\$250	-27%	\$187	\$249	-25%
Fort Greene	\$738	\$692	7%	\$717	\$712	1%
Gowanus	\$709	\$769	-8%	\$774	\$769	1%
Gravesend / Mapleton	\$318	\$349	-9%	\$298	\$345	-14%
Greenpoint	\$564	\$689	-18%	\$592	\$705	-16%
Kensington / Parkville	\$318	\$351	-9%	\$328	\$320	3%
Marine Park / Madison	\$255	\$296	-14%	\$223	\$312	-28%
Midwood	\$310	\$317	-2%	\$291	\$294	-1%
Mill Basin	n/a	\$221	n/a	n/a	\$197	n/a
Park Slope	\$656	\$720	-9%	\$673	\$711	-5%
Prospect Heights	\$646	\$668	-3%	\$620	\$674	-8%
Prospect Park Lefferts Gardens	\$285	\$205	39%	\$307	\$143	114%
Red Hook	n/a	\$544	n/a	n/a	\$544	n/a
SeaGate	n/a	\$313	n/a	n/a	\$313	n/a
Sheepshead Bay	\$224	\$317	-29%	\$210	\$275	-23%
Sunset Park	\$510	\$485	5%	\$527	\$480	10%
Vinegar Hill / Dumbo	\$774	\$941	-18%	\$786	\$907	-13%
Williamsburg	\$541	\$681	-20%	\$539	\$704	-23%
Windsor Terrace	\$609	\$607	0%	\$509	\$589	-14%

Cooperatives Sale Price

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$300	\$343	-13%	\$230	\$282	-18%
Bath Beach	\$190	\$225	-15%	\$200	\$208	-4%
Bay Ridge / Fort Hamilton	\$240	\$260	-8%	\$217	\$240	-10%
Bensonhurst	\$159	\$215	-26%	\$142	\$215	-34%
Brighton Beach	\$586	\$512	15%	\$640	\$507	26%
Boerum Hill	\$253	\$264	-4%	\$231	\$280	-18%
Borough Park	\$315	\$254	24%	\$373	\$238	57%
Brooklyn Heights	\$558	\$639	-13%	\$443	\$585	-24%
Bushwick / Wyckoff Heights	n/a	n/a	n/a	n/a	\$179	n/a
Carroll Gardens	\$548	\$648	-16%	\$548	\$749	-27%
Clinton Hill	\$347	\$408	-15%	\$335	\$370	-9%
Cobble Hill	\$524	\$434	21%	\$508	\$416	22%
Coney Island	\$230	\$278	-17%	\$215	\$260	-17%
Crown Heights	\$212	\$276	-23%	\$193	\$325	-41%
Cypress Hills	n/a	\$180	n/a	n/a	\$180	n/a
Downtown	\$259	\$384	-33%	\$261	\$350	-26%
East Flatbush	\$197	\$170	16%	\$208	\$155	34%
Flatbush / Prospect Park South	\$319	\$251	27%	\$310	\$250	24%
Flatlands	\$163	\$209	-22%	\$165	\$230	-28%
Fort Greene	\$434	\$390	11%	\$411	\$350	17%
Gravesend / Mapleton	\$175	\$215	-19%	\$153	\$205	-25%
Greenpoint	n/a	\$430	n/a	n/a	\$430	n/a
Kensington / Parkville	\$241	\$244	-1%	\$193	\$238	-19%
Marine Park / Madison	\$192	\$187	2%	\$189	\$189	0%
Midwood	\$192	\$214	-10%	\$184	\$181	2%
Mill Basin	n/a	\$193	n/a	n/a	\$200	n/a
Park Slope	\$573	\$647	-11%	\$549	\$578	-5%
Prospect Heights	\$667	\$505	32%	\$585	\$450	30%
Prospect Park						
Lefferts Gardens	\$168	\$167	1%	\$155	\$148	5%
Sheepshead Bay	\$175	\$188	-7%	\$160	\$175	-9%
Sunset Park	\$235	\$257	-9%	\$235	\$239	-2%
Vinegar Hill / Dumbo	\$740	\$1,001	-26%	\$740	\$958	-23%
Williamsburg	\$300	n/a	n/a	\$300	n/a	n/a
Windsor Terrace	\$304	\$378	-20%	\$311	\$334	-7%

Cooperatives Price Per Sq. Ft.

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$397	\$456	-13%	\$324	\$396	-18%
Bath Beach	\$219	\$355	-38%	\$216	\$355	-39%
Bay Ridge / Fort Hamilton	\$341	\$387	-12%	\$325	\$385	-16%
Bensonhurst	\$563	n/a	n/a	\$563	n/a	n/a
Brighton Beach	\$636	\$728	-13%	\$698	\$780	-11%
Boerum Hill	\$328	\$360	-9%	\$322	\$353	-9%
Borough Park	\$311	\$254	22%	\$311	\$288	8%
Brooklyn Heights	\$673	\$802	-16%	\$633	\$762	-17%
Carroll Gardens	\$633	\$754	-16%	\$633	\$711	-11%
Clinton Hill	\$580	\$632	-8%	\$522	\$654	-20%
Cobble Hill	\$670	\$722	-7%	\$670	\$722	-7%
Coney Island	\$316	\$380	-17%	\$324	\$380	-15%
Crown Heights	\$324	\$537	-40%	\$324	\$520	-38%
Cypress Hills	n/a	\$196	n/a	n/a	\$196	n/a
Downtown	\$442	\$535	-17%	\$442	\$539	-18%
East Flatbush	\$278	\$250	11%	\$293	\$255	15%
Flatbush / Prospect Park South	\$342	\$315	9%	\$386	\$295	31%
Flatlands	\$182	\$250	-27%	\$187	\$249	-25%
Fort Greene	\$728	\$551	32%	\$556	\$535	4%
Gravesend / Mapleton	\$267	\$284	-6%	\$277	\$277	0%
Greenpoint	n/a	\$489	n/a	n/a	\$489	n/a
Kensington / Parkville	\$283	\$332	-15%	\$271	\$307	-12%
Marine Park / Madison	\$216	\$281	-23%	\$209	\$296	-29%
Midwood	\$310	\$297	5%	\$291	\$275	6%
Mill Basin	n/a	\$221	n/a	n/a	\$197	n/a
Park Slope	\$668	\$770	-13%	\$680	\$740	-8%
Prospect Heights	\$681	\$684	-1%	\$630	\$678	-7%
Prospect Park Lefferts Gardens	\$278	\$155	79%	\$343	\$123	180%
Sheepshead Bay	\$216	\$251	-14%	\$210	\$223	-6%
Sunset Park	\$443	\$413	7%	\$443	\$405	9%
Vinegar Hill / Dumbo	\$661	\$694	-5%	\$661	\$694	-5%
Windsor Terrace	\$623	\$574	8%	\$482	\$583	-17%

Condominium Sale Price

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$516	\$589	-12%	\$451	\$525	-14%
Bath Beach	\$432	\$443	-3%	\$455	\$415	10%
Bay Ridge / Fort Hamilton	\$360	\$359	0%	\$325	\$370	-12%
Bedford Stuyvesant	\$362	\$395	-9%	\$340	\$349	-3%
Bensonhurst	\$475	\$430	11%	\$494	\$420	18%
Bergen Beach	\$474	\$400	18%	\$455	\$422	8%
Brighton Beach	\$794	\$783	1%	\$750	\$730	3%
Boerum Hill	\$638	\$713	-11%	\$635	\$710	-11%
Borough Park	\$462	\$446	4%	\$400	\$463	-14%
Brooklyn Heights	\$1,693	\$1,018	66%	\$1,850	\$788	135%
Brownsville / Ocean Hill	n/a	\$255	n/a	n/a	\$255	n/a
Bushwick / Wyckoff Heights	\$255	\$325	-22%	\$270	\$306	-12%
Canarsie	\$340	\$349	-3%	\$340	\$355	-4%
Carroll Gardens	\$773	\$715	8%	\$773	\$760	2%
Clinton Hill	\$428	\$476	-10%	\$465	\$450	3%
Cobble Hill	\$870	\$1,300	-33%	\$870	\$1,100	-21%
Columbia Street Waterfront District	\$420	\$481	-13%	\$420	\$520	-19%
Coney Island	\$415	\$408	2%	\$415	\$440	-6%
Crown Heights	\$436	\$541	-19%	\$499	\$535	-7%
Downtown	\$601	\$697	-14%	\$564	\$666	-15%
Dyker Heights	\$450	\$471	-5%	\$450	\$460	-2%
East Flatbush	n/a	\$325	n/a	n/a	\$325	n/a
East New York / Spring Creek	\$199	\$209	-5%	\$194	\$188	3%
Flatbush / Prospect Park South	\$302	\$393	-23%	\$314	\$380	-17%
Fort Greene	\$635	\$762	-17%	\$675	\$748	-10%
Gowanus	\$707	\$510	39%	\$685	\$510	34%
Gravesend / Mapleton	\$393	\$422	-7%	\$383	\$398	-4%
Greenpoint	\$543	\$508	7%	\$590	\$465	27%
Kensington / Parkville	\$488	\$543	-10%	\$478	\$630	-24%
Marine Park / Madison	\$309	\$440	-30%	\$263	\$450	-42%
Midwood	n/a	\$343	n/a	n/a	\$400	n/a
Park Slope	\$698	\$660	6%	\$710	\$630	13%
Prospect Heights	\$551	\$797	-31%	\$533	\$729	-27%
Prospect Park Lefferts Gardens	\$411	\$413	0%	\$425	\$387	10%
Red Hook	n/a	\$705	n/a	n/a	\$705	n/a
SeaGate	\$465	\$535	-13%	\$465	\$535	-13%
Sheepshead Bay	\$528	\$528	0%	\$560	\$495	13%
Sunset Park	\$406	\$432	-6%	\$335	\$405	-17%
Vinegar Hill / Dumbo	\$1,019	\$1,250	-19%	\$1,097	\$1,140	-4%
Williamsburg	\$536	\$618	-13%	\$510	\$532	-4%
Windsor Terrace	\$550	\$478	15%	\$550	\$450	22%

Condominium Price Per Square Foot

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$493	\$578	-15%	\$457	\$576	-21%
Bath Beach	\$394	\$377	5%	\$399	\$363	10%
Bay Ridge / Fort Hamilton	\$446	\$433	3%	\$465	\$440	6%
Bedford Stuyvesant	\$402	\$438	-8%	\$458	\$424	8%
Bensonhurst	\$408	\$382	7%	\$400	\$386	4%
Bergen Beach	\$359	\$365	-2%	\$368	\$384	-4%
Brighton Beach	\$626	\$715	-12%	\$647	\$673	-4%
Boerum Hill	\$516	\$536	-4%	\$558	\$534	4%
Borough Park	\$368	\$408	-10%	\$359	\$416	-14%
Brooklyn Heights	\$999	\$808	24%	\$1,059	\$822	29%
Brownsville / Ocean Hill	n/a	\$235	n/a	n/a	\$235	n/a
Bushwick / Wyckoff Heights	\$379	\$504	-25%	\$379	\$526	-28%
Canarsie	\$407	\$316	29%	\$407	\$284	43%
Carroll Gardens	n/a	\$626	n/a	n/a	\$661	n/a
Clinton Hill	\$410	\$535	-23%	\$423	\$534	-21%
Cobble Hill	\$608	\$716	-15%	\$608	\$728	-16%
Columbia Street Waterfront District	\$604	\$632	-4%	\$604	\$604	0%
Coney Island	\$432	\$422	2%	\$432	\$467	-7%
Crown Heights	\$405	\$526	-23%	\$474	\$541	-12%
Downtown	\$655	\$614	7%	\$674	\$607	11%
Dyker Heights	\$462	\$417	11%	\$462	\$425	9%
East Flatbush	n/a	\$296	n/a	n/a	\$296	n/a
East New York / Spring Creek	\$278	\$270	3%	\$277	\$277	0%
Flatbush / Prospect Park South	\$307	\$429	-28%	\$338	\$470	-28%
Fort Greene	\$763	\$727	5%	\$763	\$723	6%
Gowanus	\$709	\$769	-8%	\$774	\$769	1%
Gravesend / Mapleton	\$429	\$431	-1%	\$434	\$403	7%
Greenpoint	\$564	\$697	-19%	\$592	\$712	-17%
Kensington / Parkville	\$414	\$439	-6%	\$419	\$455	-8%
Marine Park / Madison	\$325	\$331	-2%	\$378	\$401	-6%
Midwood	n/a	\$407	n/a	n/a	\$403	n/a
Park Slope	\$647	\$692	-7%	\$638	\$687	-7%
Prospect Heights	\$569	\$645	-12%	\$563	\$662	-15%
Prospect Park Lefferts Gardens	\$296	\$304	-3%	\$296	\$279	6%
Red Hook	n/a	\$544	n/a	n/a	\$544	n/a
SeaGate	n/a	\$313	n/a	n/a	\$313	n/a
Sheepshead Bay	\$343	\$433	-21%	\$343	\$441	-22%
Sunset Park	\$518	\$498	4%	\$539	\$490	10%
Vinegar Hill / Dumbo	\$812	\$951	-15%	\$794	\$918	-13%
Williamsburg	\$541	\$681	-20%	\$539	\$704	-23%
Windsor Terrace	\$537	\$725	-26%	\$537	\$778	-31%



REAL ESTATE BOARD OF NEW YORK

One - Three Family Dwelling Sale Price

	Average Sale Price			Median Sale Price		
	1q09	1q08	Percent Change	1q09	1q08	Percent Change
Brooklyn	\$610	\$681	-10%	\$550	\$619	-11%
Bath Beach	\$760	\$660	15%	\$703	\$625	12%
Bay Ridge / Fort Hamilton	\$631	\$790	-20%	\$625	\$745	-16%
Bedford Stuyvesant	\$497	\$581	-14%	\$482	\$600	-20%
Bensonhurst	\$695	\$659	6%	\$683	\$680	0%
Bergen Beach	\$634	\$667	-5%	\$625	\$675	-7%
Brighton Beach	\$848	\$1,423	-40%	\$1,059	\$1,200	-12%
Boerum Hill	\$592	\$508	17%	\$665	\$525	27%
Borough Park	\$740	\$763	-3%	\$700	\$720	-3%
Brooklyn Heights	\$3,525	\$5,350	-34%	\$3,525	\$5,350	-34%
Brownsville / Ocean Hill	\$448	\$526	-15%	\$460	\$525	-12%
Bushwick / Wyckoff Heights	\$425	\$519	-18%	\$400	\$552	-28%
Canarsie	\$443	\$526	-16%	\$473	\$528	-10%
Carroll Gardens	\$2,000	\$1,714	17%	\$2,000	\$1,685	19%
Clinton Hill	\$705	\$805	-12%	\$650	\$718	-9%
Cobble Hill	\$2,920	\$1,313	122%	\$2,300	\$1,327	73%
Coney Island	\$263	\$422	-38%	\$263	\$378	-30%
Crown Heights	\$550	\$671	-18%	\$513	\$655	-22%
Cypress Hills	\$389	\$576	-32%	\$370	\$600	-38%
Downtown	n/a	\$1,375	n/a	n/a	\$1,375	n/a
Dyker Heights	\$753	\$701	7%	\$622	\$650	-4%
East Flatbush	\$402	\$488	-18%	\$395	\$478	-17%
East New York / Spring Creek	\$343	\$495	-31%	\$346	\$525	-34%
Flatbush / Prospect Park South	\$611	\$679	-10%	\$611	\$679	-10%
Flatlands	\$398	\$448	-11%	\$384	\$445	-14%
Fort Greene	\$995	\$1,060	-6%	\$850	\$996	-15%
Gerritsen Beach	\$394	\$409	-4%	\$405	\$405	0%
Gowanus	\$843	\$873	-3%	\$726	\$908	-20%
Gravesend / Mapleton	\$881	\$692	27%	\$643	\$640	0%
Greenpoint	\$812	\$916	-11%	\$778	\$918	-15%
Kensington / Parkville	\$669	\$840	-20%	\$660	\$725	-9%
Manhattan Beach	\$1,355	\$1,376	-1%	\$1,175	\$1,360	-14%
Marine Park / Madison	\$507	\$535	-5%	\$507	\$535	-5%
Midwood	\$842	\$899	-6%	\$688	\$757	-9%
Mill Basin	\$580	\$644	-10%	\$475	\$545	-13%
Park Slope	\$1,323	\$1,710	-23%	\$1,290	\$1,585	-19%
Prospect Heights	\$1,250	\$1,356	-8%	\$1,250	\$1,288	-3%
Prospect Park						
Lefferts Gardens	\$542	\$522	4%	\$456	\$503	-9%
Red Hook	\$750	\$853	-12%	\$750	\$755	-1%
SeaGate	\$310	\$544	-43%	\$310	\$546	-43%
Sheepshead Bay	\$545	\$596	-8%	\$530	\$615	-14%
Sunset Park	\$686	\$723	-5%	\$720	\$750	-4%
Vinegar Hill / Dumbo	\$700	n/a	n/a	\$700	n/a	n/a
Williamsburg	\$676	\$756	-11%	\$795	\$745	7%
Windsor Terrace	\$655	\$926	-29%	\$655	\$860	-24%



REAL ESTATE BOARD OF NEW YORK

Apartment Sales (includes all condominium & cooperative units)

	1q09	1q08	Percent Change
New York City	3,224	7,287	-56%
Manhattan	1,470	3,849	-62%
Bronx	179	325	-45%
Brooklyn	633	1,354	-53%
Queens	854	1,648	-48%
Staten Island	88	111	-21%

Condominium Sales

	1q09	1q08	Percent Change
New York City	1,449	3,653	-60%
Manhattan	793	2,163	-63%
Bronx	77	155	-50%
Brooklyn	290	739	-61%
Queens	213	511	-58%
Staten Island	76	85	-11%

Cooperative Sales

	1q09	1q08	Percent Change
New York City	1,775	3,527	-50%
Manhattan	677	1,625	-58%
Bronx	102	171	-40%
Brooklyn	343	593	-42%
Queens	641	1,114	-42%
Staten Island	12	24	-50%



REAL ESTATE BOARD OF NEW YORK

Home Sales (includes all condominium, cooperative units and One -Three Family Dwellings)

	1q09	1q08	Percent Change
New York City	6,709	12,280	-45%
Manhattan	1,488	3,901	-62%
Bronx	496	923	-46%
Brooklyn	1,506	2,819	-47%
Queens	2,488	3,832	-35%
Staten Island	731	805	-9%

One - Three Family Dwellings

	1q09	1q08	Percent Change
New York City	3,485	4,993	-30%
Manhattan	18	52	-65%
Bronx	317	598	-47%
Brooklyn	873	1,465	-40%
Queens	1,634	2,184	-25%
Staten Island	643	694	-7%