

REBNY[®]

REAL ESTATE BOARD OF NEW YORK



New York City Residential Sales Report

Second Quarter 2008

Stephen M. Ross, Chairperson / Steven Spinola, President

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Executive Summary

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

- New York City's average sale price for a home (apartments and one to three family homes) rose 12% to \$824,000 in the second quarter of 2008, compared to a year ago. This increase is attributable primarily to the continuing price increases for Manhattan apartments.

Apartments (includes all condominium and cooperative units)

- The average sale price for an apartment (condo and coop units) in New York City rose 21% to \$1,007,000 in the second quarter of 2008, compared to the same quarter in 2007. This increase was led by Manhattan whose average sale price increased 29% to \$1,548,000 and Brooklyn's average sale price of \$500,000, a 3% increase.

Condominiums

- The condominium market in New York City saw its average sales price rise 29% to \$1,316,000 in the second quarter of 2008, compared to 2007. Excluding sales at 15 Central Park West and The Plaza would lower those increases to \$1,099,000 and 8%. The average sales price of a Manhattan condominium increased 33% to \$1,834,000 over the same period (\$1,494,000 and 9% when excluding 15 Central Park West and The Plaza). Brooklyn with an average sale price of \$596,000, the second highest average sale price among the boroughs, had a 1% increase. Based on the number of condo sales in the first two quarters of 2008 in Manhattan and Brooklyn, we will easily surpass the number of condo sales recorded in these two boroughs in 2006, a year in which the housing market was robust. The Queens average condominium sale price was \$445,000, a 10% increase compared to a year ago.

Cooperatives

- The average sale price for a Manhattan cooperative unit rose 7% to \$1,084,000 in the second quarter of 2008 compared to last year. Brooklyn and Queens recorded a 2% increase with average sale prices of \$344,000

and \$227,000 respectively. However, with a decline in the percentage of Manhattan sales compared to the total sales in New York City, the average sale price for a cooperative unit in New York City was down 7% to \$616,000 from the same period last year.

One - Three Family Dwelling

- The average sale price for a one to three family home in New York City declined 5% to \$593,000 in the second quarter of 2008, compared to the second quarter 2007. Staten Island saw a 7% decline to \$448,000; Queens a 6% decline to \$555,000; Brooklyn a 5% decline to \$638,000; and the Bronx a 5% decline to \$480,000 over the same period.

Manhattan Neighborhoods

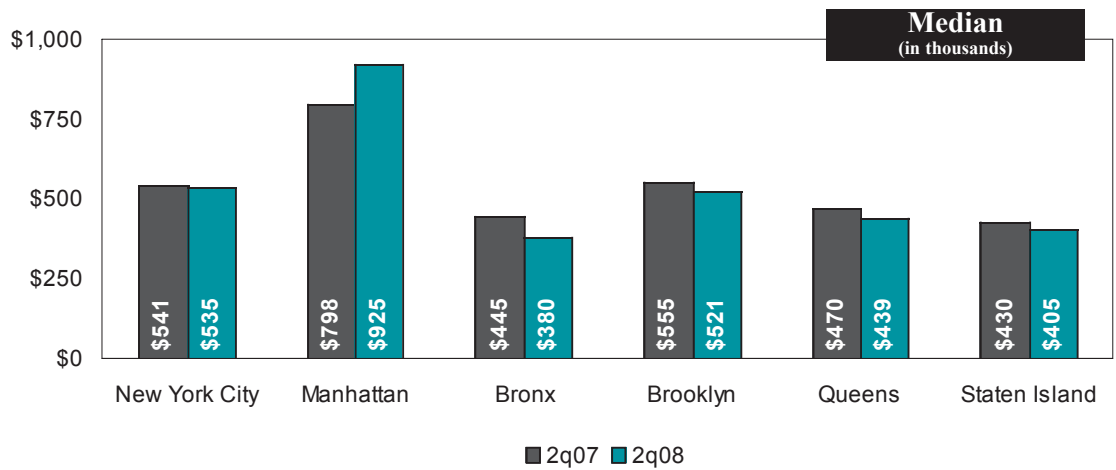
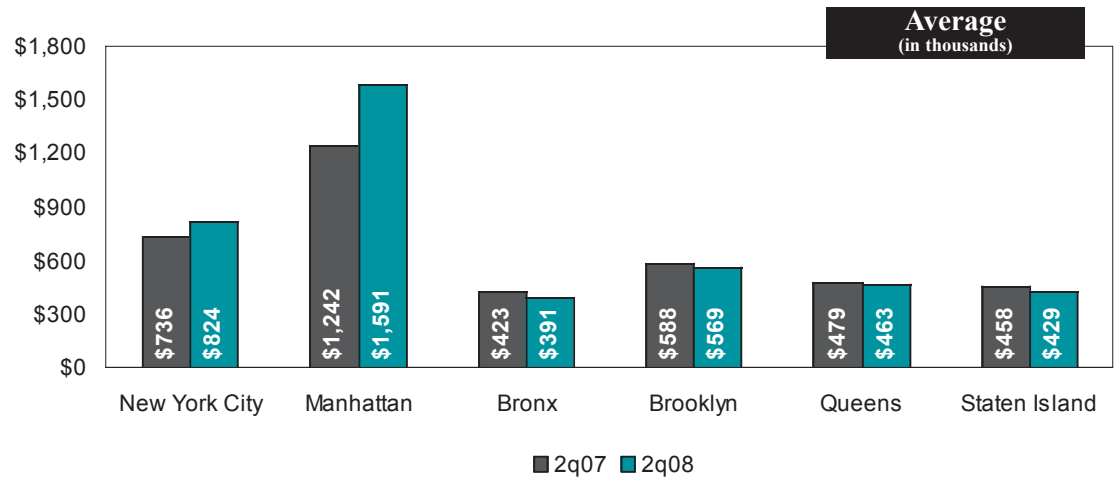
- The average sale price for a Manhattan Condominium unit on the Upper West Side increased 95% to \$2,620,000; in Midtown West the average sale price rose 68% to \$2,313,000 in the second quarter 2008 compared to last year. These dramatic increases in these two neighborhoods are attributable to sales in 15 Central Park West and The Plaza, respectively. Omitting these high end sales from the average sale price calculation the Upper West Side would have seen a 18% increase to \$1,586,000; Midtown West a 15% increase to \$1,536,000, and Manhattan a 9% increase to \$1,494,000.

Brooklyn Neighborhoods

- In Brooklyn, Cobble Hill and Dumbo/ Vinegar Hill recorded the highest average condominium sale price, \$1,367,000 and \$1,357,000 respectively, in the second quarter 2008 compared to last year.
- The average sale price of a condominium in Williamsburg and in Fort Greene saw a 24% increase to \$674,000 and \$792,000 respectively, this quarter compared to a year ago.
- Other Brooklyn neighborhoods with noteworthy increases in average condominium sale prices this quarter include: Sunset Park (38% to \$459,000) and Crown Heights (33% to \$548,000).

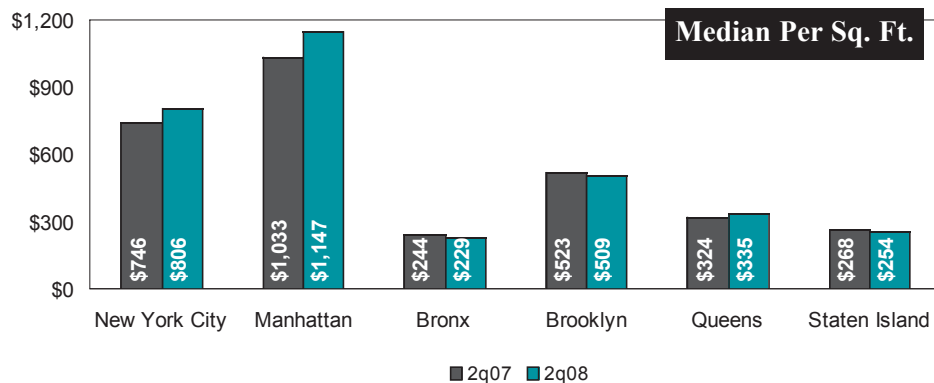
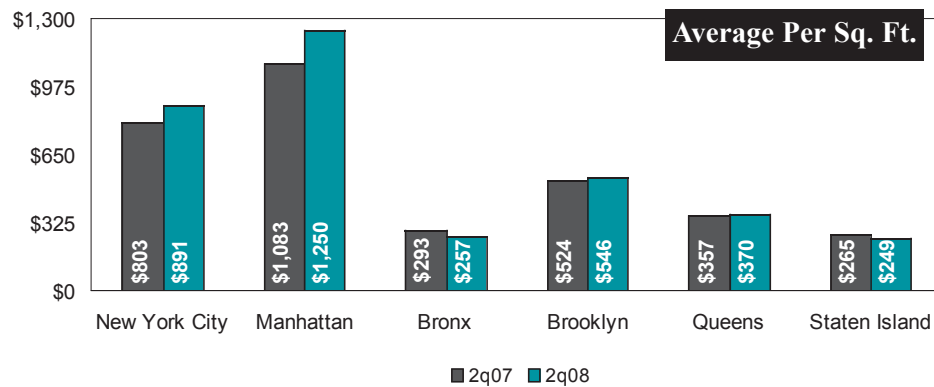
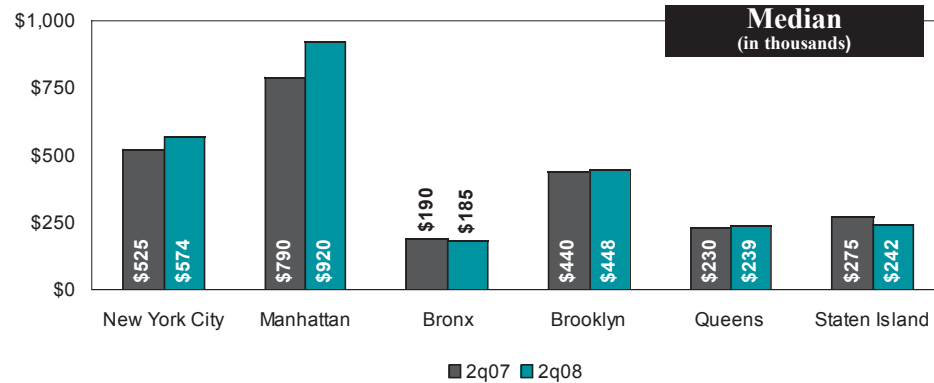
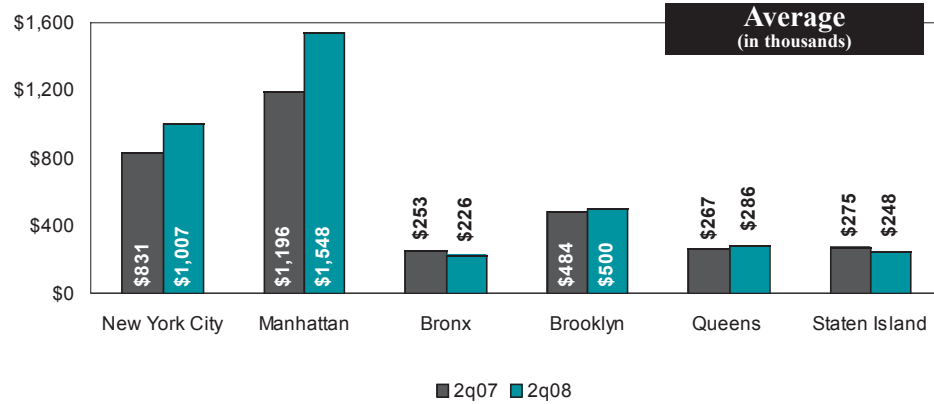
New York City Residential Sales Report

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



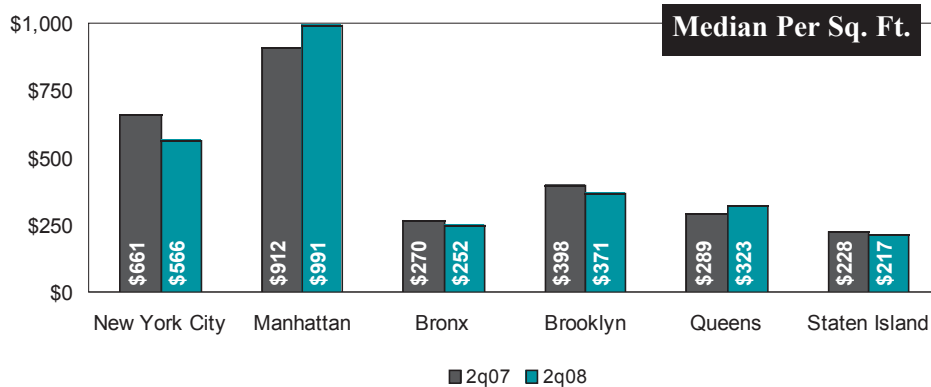
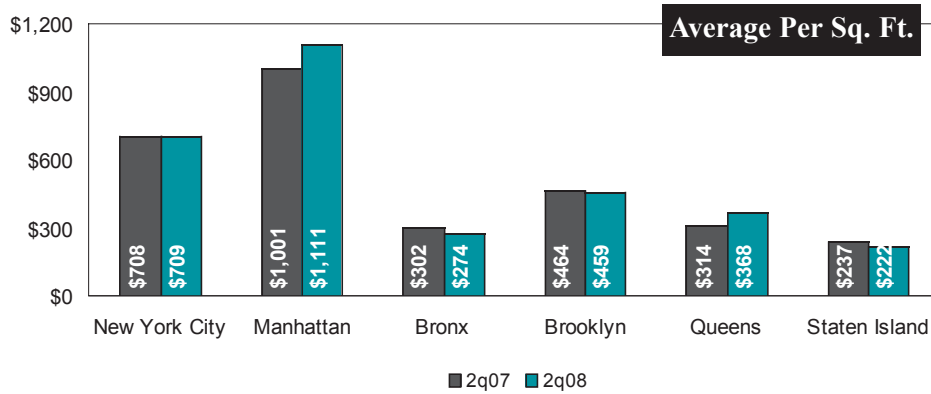
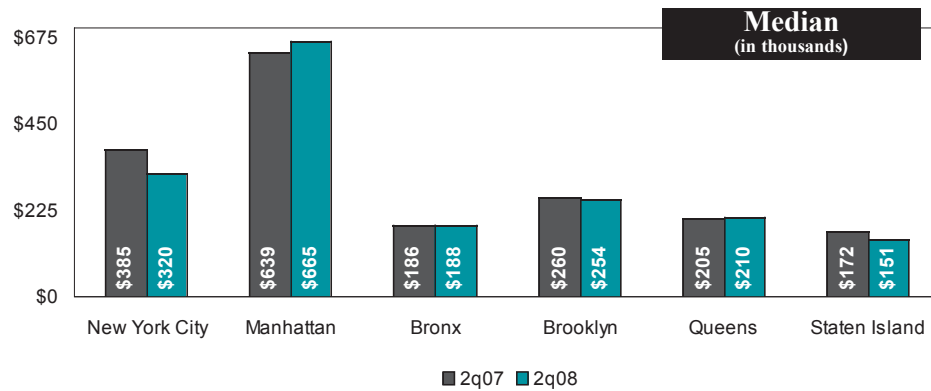
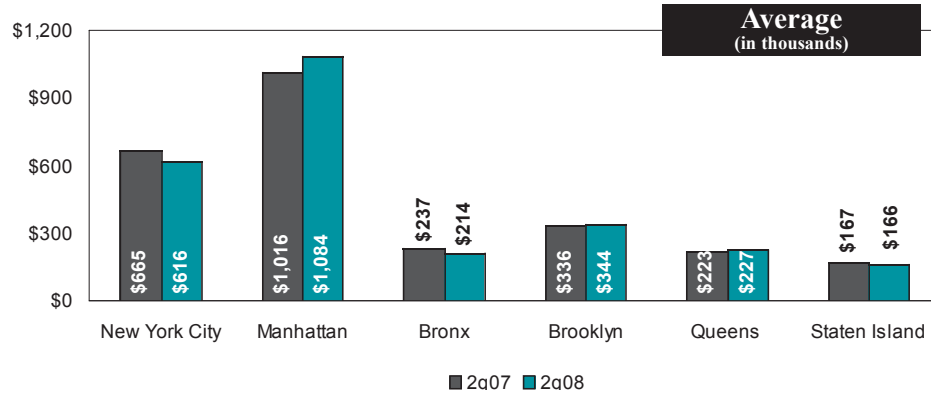
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Apartment Sale Price (includes all condominium & cooperative units)



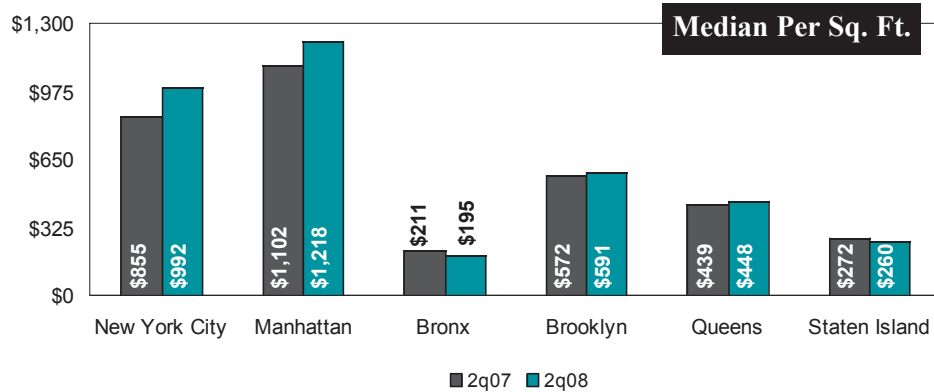
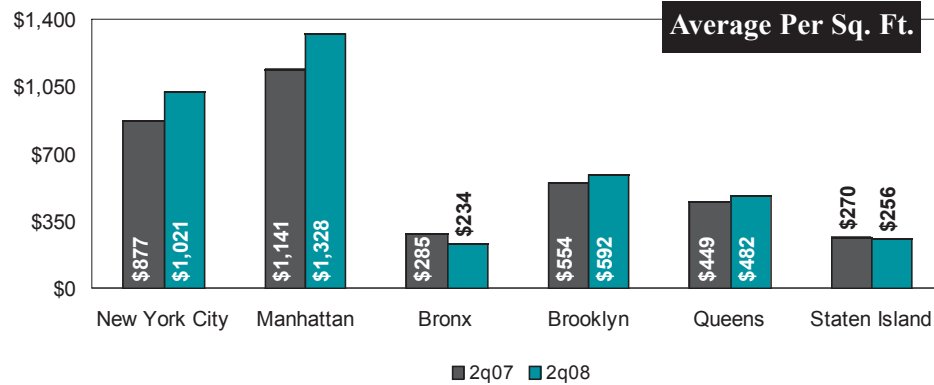
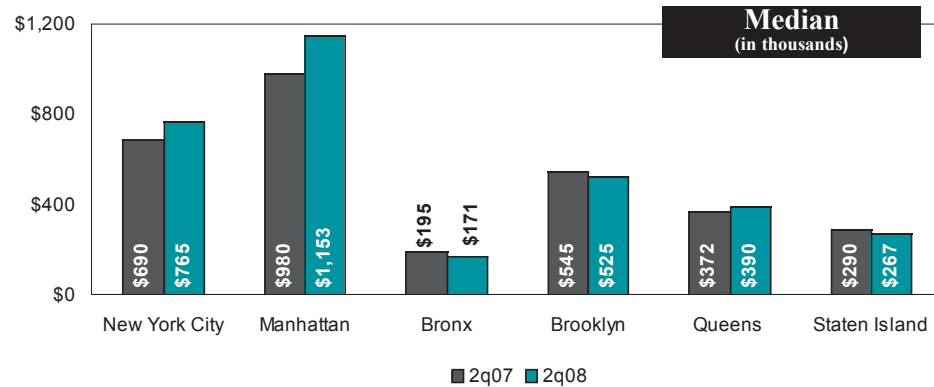
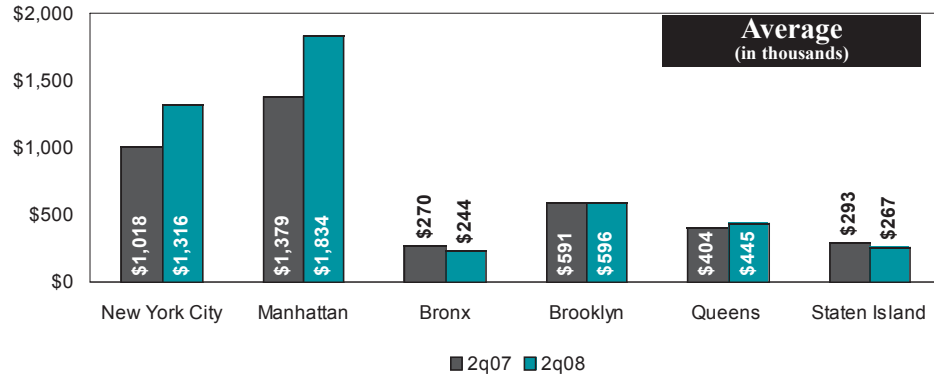
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Cooperative Sale Price



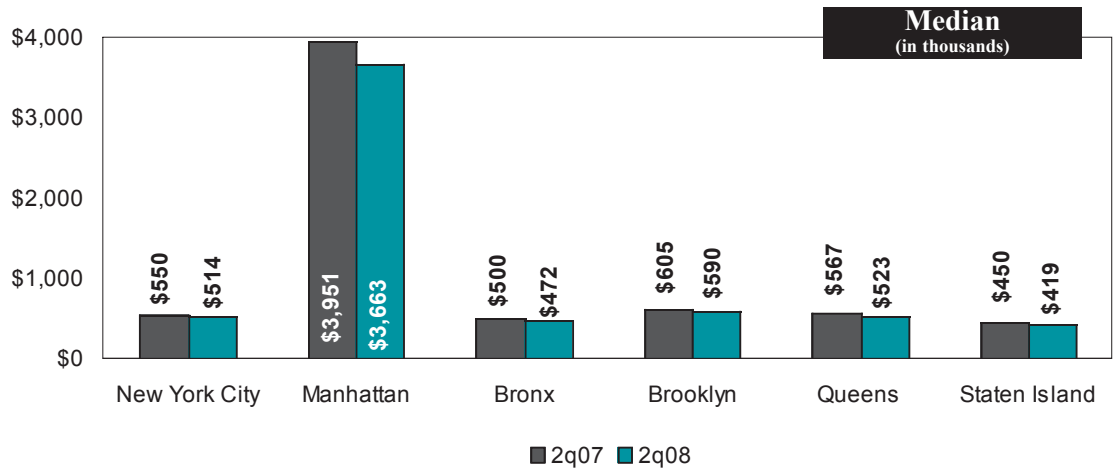
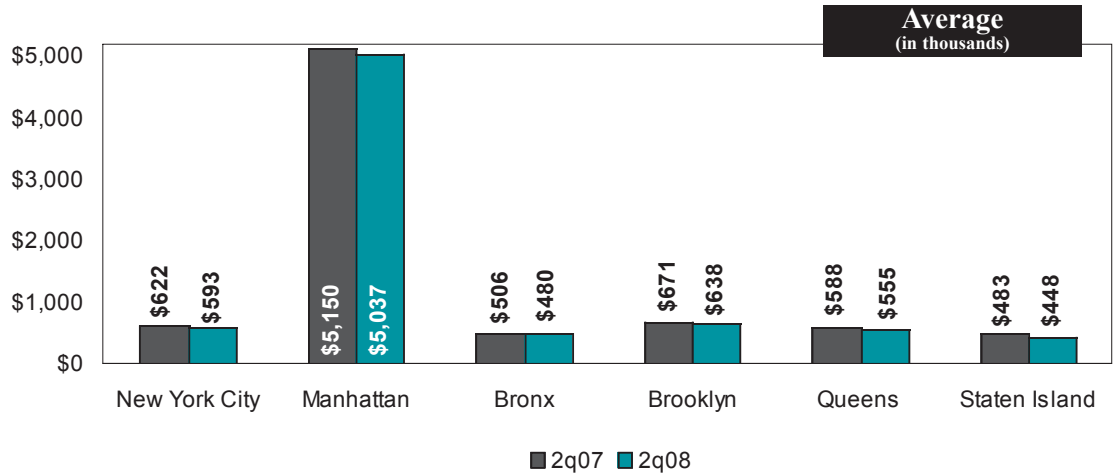
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Condominium Sale Price



New York City Residential Sales Report

One - Three Family Home Sale Price





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Apartments (includes all condominium & cooperative units)

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	\$1,196	\$1,548	29%	\$790	\$920	16%
Battery Park City	\$1,442	\$835	-42%	\$1,350	\$773	-43%
Chelsea/Flatiron	\$1,107	\$1,209	9%	\$765	\$1,115	46%
East Harlem	\$644	\$519	-19%	\$505	\$435	-14%
East Village	\$812	\$997	23%	\$673	\$800	19%
Financial/Seaport	\$910	\$1,085	19%	\$740	\$912	23%
Gramercy/Kips Bay	\$1,162	\$1,251	8%	\$880	\$885	1%
Greenwich Village	\$1,144	\$1,652	44%	\$750	\$1,025	37%
Inwood	\$341	\$325	-5%	\$325	\$312	-4%
Lower East Side	\$720	\$959	33%	\$578	\$680	18%
Midtown East	\$1,088	\$1,267	16%	\$713	\$831	17%
Midtown West	\$1,307	\$2,099	61%	\$875	\$1,113	27%
Morningside Heights	\$810	\$749	-8%	\$546	\$539	-1%
Murray Hill	\$703	\$850	21%	\$625	\$810	30%
SoHo	\$2,860	\$2,587	-10%	\$2,238	\$2,099	-6%
TriBeCa	\$2,037	\$2,389	17%	\$1,698	\$2,400	41%
Upper East Side	\$1,384	\$1,654	20%	\$795	\$899	13%
Upper West Side	\$1,174	\$2,068	76%	\$835	\$1,045	25%
Washington Heights	\$425	\$461	9%	\$396	\$405	2%
West Harlem	\$628	\$672	7%	\$530	\$665	25%
West Village	\$1,083	\$1,557	44%	\$699	\$950	36%

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	\$1,083	\$1,250	15%	\$1,033	\$1,147	11%
Battery Park City	\$1,036	\$999	-4%	\$1,047	\$1,094	4%
Chelsea/Flatiron	\$1,089	\$1,168	7%	\$1,107	\$1,147	4%
East Harlem	\$578	\$627	8%	\$590	\$602	2%
East Village	\$1,104	\$1,211	10%	\$993	\$1,211	22%
Financial/Seaport	\$922	\$1,124	22%	\$908	\$1,114	23%
Gramercy/Kips Bay	\$1,151	\$1,237	7%	\$1,131	\$1,244	10%
Greenwich Village	\$1,163	\$1,354	16%	\$1,100	\$1,280	16%
Inwood	\$451	\$512	13%	\$446	\$500	12%
Lower East Side	\$908	\$938	3%	\$889	\$840	-6%
Midtown East	\$1,036	\$1,139	10%	\$963	\$1,037	8%
Midtown West	\$1,262	\$1,635	30%	\$1,167	\$1,313	13%
Morningside Heights	\$831	\$1,103	33%	\$778	\$973	25%
Murray Hill	\$946	\$1,033	9%	\$977	\$1,020	4%
SoHo	\$1,534	\$1,380	-10%	\$1,450	\$1,413	-3%
TriBeCa	\$1,246	\$1,280	3%	\$1,238	\$1,337	8%
Upper East Side	\$1,093	\$1,251	14%	\$960	\$1,088	13%
Upper West Side	\$1,107	\$1,401	26%	\$1,042	\$1,212	16%
Washington Heights	\$500	\$585	17%	\$479	\$595	24%
West Harlem	\$631	\$624	-1%	\$640	\$604	-6%
West Village	\$1,316	\$1,406	7%	\$1,253	\$1,363	9%



REAL ESTATE BOARD OF NEW YORK

Condominiums

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	\$1,379	\$1,834	33%	\$980	\$1,153	18%
Battery Park City	\$1,442	\$835	-42%	\$1,350	\$773	-43%
Chelsea/Flatiron	\$1,367	\$1,453	6%	\$1,233	\$1,325	8%
East Harlem	\$456	\$601	32%	\$440	\$503	14%
East Village	\$1,147	\$1,113	-3%	\$1,048	\$930	-11%
Financial/Seaport	\$915	\$1,089	19%	\$745	\$922	24%
Gramercy/Kips Bay	\$1,580	\$1,504	-5%	\$1,388	\$1,230	-11%
Greenwich Village	\$994	\$3,471	249%	\$590	\$2,215	275%
Inwood	\$273	n/a	n/a	\$296	n/a	n/a
Lower East Side	\$1,004	\$1,142	14%	\$873	\$800	-8%
Midtown East	\$1,494	\$1,388	-7%	\$950	\$862	-9%
Midtown West	\$1,381	\$2,313	68%	\$970	\$1,200	24%
Morningside Heights	\$1,709	n/a	n/a	\$1,750	n/a	n/a
Murray Hill	\$915	\$1,077	18%	\$845	\$1,013	20%
SoHo	\$3,368	\$3,419	2%	\$2,750	\$2,800	2%
TriBeCa	\$2,073	\$2,390	15%	\$1,679	\$2,425	44%
Upper East Side	\$1,405	\$1,680	20%	\$1,005	\$1,250	24%
Upper West Side	\$1,345	\$2,620	95%	\$980	\$1,351	38%
Washington Heights	\$493	\$587	19%	\$396	\$557	41%
West Harlem	\$730	\$703	-4%	\$692	\$693	0%
West Village	\$1,778	\$2,167	22%	\$975	\$1,650	69%

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	\$1,140	\$1,328	16%	\$1,101	\$1,218	11%
Battery Park City	\$1,036	\$999	-4%	\$1,047	\$999	-5%
Chelsea/Flatiron	\$1,127	\$1,178	5%	\$1,151	\$1,164	1%
East Harlem	\$578	\$627	8%	\$578	\$602	4%
East Village	\$1,108	\$1,265	14%	\$1,088	\$1,258	16%
Financial/Seaport	\$925	\$1,132	22%	\$909	\$1,132	24%
Gramercy/Kips Bay	\$1,267	\$1,339	6%	\$1,252	\$1,309	5%
Greenwich Village	\$1,178	\$1,651	40%	\$1,099	\$1,651	50%
Inwood	\$386	n/a	n/a	\$390	n/a	n/a
Lower East Side	\$1,042	\$1,041	0%	\$1,017	\$1,044	3%
Midtown East	\$1,175	\$1,216	4%	\$1,071	\$1,114	4%
Midtown West	\$1,304	\$1,709	31%	\$1,183	\$1,338	13%
Morningside Heights	\$960	n/a	n/a	\$957	n/a	n/a
Murray Hill	\$987	\$1,087	10%	\$1,007	\$1,092	8%
SoHo	\$1,634	\$1,563	-4%	\$1,521	\$1,478	-3%
TriBeCa	\$1,271	\$1,297	2%	\$1,252	\$1,369	9%
Upper East Side	\$1,157	\$1,290	12%	\$1,064	\$1,180	11%
Upper West Side	\$1,178	\$1,520	29%	\$1,118	\$1,303	17%
Washington Heights	\$471	\$590	25%	\$439	\$599	37%
West Harlem	\$630	\$623	-1%	\$641	\$606	-6%
West Village	\$1,529	\$1,544	1%	\$1,354	\$1,557	15%



REAL ESTATE BOARD OF NEW YORK

Cooperatives

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	\$1,016	\$1,084	7%	\$639	\$665	4%
Chelsea/Flatiron	\$831	\$716	-14%	\$650	\$579	-11%
East Harlem	\$832	\$380	-54%	\$720	\$355	-51%
East Village	\$653	\$799	22%	\$570	\$660	16%
Financial/Seaport	\$800	\$972	22%	\$614	\$797	30%
Gramercy/Kips Bay	\$698	\$705	1%	\$590	\$562	-5%
Greenwich Village	\$1,264	\$945	-25%	\$860	\$864	1%
Inwood	\$350	\$325	-7%	\$331	\$312	-6%
Lower East Side	\$507	\$725	43%	\$473	\$602	27%
Midtown East	\$890	\$1,115	25%	\$625	\$765	22%
Midtown West	\$1,083	\$914	-16%	\$600	\$615	3%
Morningside Heights	\$749	\$749	0%	\$508	\$539	6%
Murray Hill	\$564	\$495	-12%	\$490	\$445	-9%
SoHo	\$1,651	\$1,830	11%	\$955	\$1,598	67%
TriBeCa	\$1,785	\$2,377	33%	\$1,800	\$1,989	10%
Upper East Side	\$1,376	\$1,636	19%	\$704	\$765	9%
Upper West Side	\$1,051	\$1,017	-3%	\$705	\$708	0%
Washington Heights	\$378	\$413	9%	\$330	\$360	9%
West Harlem	\$365	\$352	-4%	\$400	\$262	-35%
West Village	\$750	\$1,064	42%	\$608	\$703	16%

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	\$1,001	\$1,111	11%	\$912	\$991	9%
Chelsea/Flatiron	\$1,022	\$1,141	12%	\$989	\$1,067	8%
East Village	\$1,100	\$1,080	-2%	\$973	\$1,029	6%
Financial/Seaport	\$836	\$891	7%	\$836	\$891	7%
Gramercy/Kips Bay	\$978	\$1,007	3%	\$950	\$975	3%
Greenwich Village	\$1,144	\$1,232	8%	\$1,104	\$1,174	6%
Inwood	\$463	\$512	11%	\$448	\$500	12%
Lower East Side	\$678	\$806	19%	\$630	\$748	19%
Midtown East	\$945	\$1,035	10%	\$874	\$940	8%
Midtown West	\$1,057	\$1,205	14%	\$945	\$939	-1%
Morningside Heights	\$818	\$1,103	35%	\$758	\$973	28%
Murray Hill	\$908	\$945	4%	\$884	\$878	-1%
SoHo	\$1,088	\$1,204	11%	\$1,029	\$1,139	11%
TriBeCa	\$1,036	\$1,108	7%	\$962	\$1,103	15%
Upper East Side	\$1,059	\$1,221	15%	\$880	\$999	13%
Upper West Side	\$1,036	\$1,158	12%	\$942	\$1,000	6%
Washington Heights	\$535	\$583	9%	\$522	\$594	14%
West Harlem	\$643	\$640	-1%	\$541	\$495	-9%
West Village	\$1,164	\$1,289	11%	\$1,176	\$1,248	6%

Sales

	Apartment*			Condominium			Cooperative		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Manhattan	4,903	3,306	-33%	2,433	2,044	-16%	2,470	1,262	-49%
Battery Park City	136	38	-72%	136	38	-72%	0	0	n/a
Chelsea/Flatiron	221	202	-9%	114	135	18%	107	67	-37%
East Harlem	46	19	-59%	23	12	-48%	23	7	-70%
East Village	56	73	30%	18	46	156%	38	27	-29%
Financial/Seaport	290	130	-55%	279	126	-55%	11	4	-64%
Gramercy/Kips Bay	357	300	-16%	188	205	9%	169	95	-44%
Greenwich Village	205	75	-63%	91	21	-77%	114	54	-53%
Inwood	37	14	-62%	4	0	-100%	33	14	-58%
Lower East Side	84	41	-51%	36	23	-36%	48	18	-63%
Midtown East	332	253	-24%	109	141	29%	223	112	-50%
Midtown West	435	268	-38%	327	227	-31%	108	41	-62%
Morningside Heights	47	14	-70%	3	0	-100%	44	14	-68%
Murray Hill	197	154	-22%	78	94	21%	119	60	-50%
SoHo	108	42	-61%	76	20	-74%	32	22	-31%
TriBeCa	184	77	-58%	161	70	-57%	23	7	-70%
Upper East Side	930	561	-40%	264	229	-13%	666	332	-50%
Upper West Side	870	755	-13%	364	495	36%	506	260	-49%
Washington Heights	154	86	-44%	63	24	-62%	91	62	-32%
West Harlem	75	101	35%	54	92	70%	21	9	-57%
West Village	139	103	-26%	45	46	2%	94	57	-39%

*includes all condominium & cooperative units

Home Sale Price

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$588	\$569	-3%	\$555	\$521	-6%
Bath Beach	\$535	\$494	-8%	\$530	\$487	-8%
Bay Ridge/Fort Hamilton	\$518	\$461	-11%	\$500	\$365	-27%
Bedford Stuyvesant	\$572	\$525	-8%	\$585	\$509	-13%
Bensonhurst	\$580	\$687	19%	\$589	\$679	15%
Bergen Beach	\$553	\$522	-6%	\$498	\$474	-5%
Boerum Hill	\$774	\$761	-2%	\$635	\$670	6%
Brighton Beach	\$515	\$553	7%	\$481	\$540	12%
Borough Park	\$606	\$607	0%	\$582	\$635	9%
Brooklyn Heights	\$750	\$788	5%	\$571	\$550	-4%
Brownsville/Ocean Hill	\$526	\$533	1%	\$545	\$571	5%
Bushwick/Wyckoff Heights	\$555	\$476	-14%	\$577	\$480	-17%
Canarsie	\$485	\$485	0%	\$497	\$488	-2%
Carroll Gardens	\$826	\$852	3%	\$645	\$725	12%
Clinton Hill	\$579	\$602	4%	\$497	\$407	-18%
Cobble Hill	\$753	\$1,253	66%	\$633	\$1,123	77%
Columbia Street						
Waterfront District	\$525	\$604	15%	\$515	\$575	12%
Coney Island	\$375	\$310	-17%	\$358	\$300	-16%
Crown Heights	\$530	\$571	8%	\$555	\$564	2%
Cypress Hills	\$535	\$512	-4%	\$560	\$560	0%
Downtown	\$749	\$629	-16%	\$618	\$550	-11%
Dyker Heights	\$638	\$603	-6%	\$648	\$535	-17%
East Flatbush	\$497	\$412	-17%	\$490	\$430	-12%
E. New York/Spring Creek	\$520	\$381	-27%	\$558	\$386	-31%
Flatbush/Prospect Park S.	\$479	\$447	-7%	\$392	\$405	3%
Flatlands	\$405	\$386	-5%	\$403	\$440	9%
Fort Greene	\$748	\$839	12%	\$613	\$718	17%
Gerritsen Beach	\$396	\$380	-4%	\$393	\$353	-10%
Gowanus	\$827	\$928	12%	\$813	\$940	16%
Gravesend/Mapleton	\$556	\$504	-9%	\$500	\$495	-1%
Greenpoint	\$648	\$589	-9%	\$616	\$560	-9%
Kensington/Parkville	\$590	\$587	-1%	\$502	\$440	-12%
Manhattan Beach	\$961	\$732	-24%	\$900	\$650	-28%
Marine Park/Madison	\$490	\$476	-3%	\$509	\$472	-7%
Midwood	\$475	\$530	12%	\$500	\$425	-15%
Mill Basin	\$541	\$572	6%	\$492	\$490	0%
Park Slope	\$830	\$779	-6%	\$649	\$662	2%
Prospect Heights	\$647	\$659	2%	\$594	\$600	1%
Prospect Park						
Lefferts Gardens	\$522	\$369	-29%	\$448	\$274	-39%
Red Hook	\$778	\$875	12%	\$690	\$875	27%
SeaGate	\$486	\$576	19%	\$465	\$625	34%
Sheepshead Bay	\$417	\$362	-13%	\$425	\$303	-29%
Sunset Park	\$544	\$580	7%	\$594	\$610	3%
Vinegar Hill/Dumbo	\$901	\$1,324	47%	\$825	\$1,250	52%
Williamsburg	\$578	\$675	17%	\$523	\$583	12%
Windsor Terrace	\$543	\$561	3%	\$475	\$516	9%

Apartments Sale Price (includes all condominium & cooperative units)

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$484	\$500	3%	\$440	\$448	1%
Bath Beach	\$319	\$370	14%	\$342	\$378	4%
Bay Ridge/Fort Hamilton	\$273	\$253	-8%	\$239	\$247	1%
Bedford Stuyvesant	\$396	\$438	10%	\$370	\$435	7%
Bensonhurst	\$345	\$433	20%	\$356	\$482	13%
Bergen Beach	\$416	\$420	1%	\$457	\$447	-1%
Boerum Hill	\$634	\$702	10%	\$612	\$670	6%
Brighton Beach	\$474	\$547	13%	\$376	\$533	16%
Borough Park	\$398	\$436	9%	\$379	\$420	4%
Brooklyn Heights	\$594	\$657	10%	\$545	\$545	0%
Brownsville/Ocean Hill	\$192	\$218	12%	\$200	\$230	3%
Bushwick/Wyckoff Hieghts	\$329	\$386	15%	\$263	\$373	11%
Canarsie	\$265	\$272	2%	\$313	\$297	-2%
Carroll Gardens	\$689	\$745	7%	\$605	\$690	9%
Clinton Hill	\$468	\$402	-16%	\$446	\$400	-5%
Cobble Hill	\$628	\$1,161	46%	\$615	\$1,123	51%
Columbia Street						
Waterfront District	\$525	\$613	14%	\$515	\$613	10%
Coney Island	\$488	\$293	-66%	\$488	\$300	-19%
Crown Heights	\$363	\$520	30%	\$375	\$550	18%
Cypress Hills	n/a	\$550	n/a	n/a	\$550	n/a
Downtown	\$612	\$591	-4%	\$595	\$550	-5%
Dyker Heights	\$323	\$383	15%	\$340	\$376	4%
East Flatbush	\$199	\$161	-24%	\$165	\$151	-1%
E. New York/Spring Creek	\$164	\$195	16%	\$164	\$193	3%
Flatbush/Prospect Park S.	\$260	\$266	2%	\$252	\$237	-1%
Flatlands	\$184	\$169	-9%	\$170	\$167	0%
Fort Greene	\$500	\$742	33%	\$530	\$699	17%
Gowanus	\$706	n/a	n/a	\$653	n/a	n/a
Gravesend/Mapleton	\$303	\$279	-8%	\$270	\$273	0%
Greenpoint	\$564	\$558	-1%	\$550	\$538	-1%
Kensington/Parkville	\$346	\$328	-6%	\$279	\$277	0%
Manhattan Beach	n/a	\$546	n/a	n/a	\$569	n/a
Marine Park/Madison	\$229	\$247	7%	\$205	\$192	-1%
Midwood	\$224	\$262	14%	\$184	\$225	4%
Mill Basin	\$167	\$150	-11%	\$174	\$150	-2%
Park Slope	\$667	\$678	2%	\$599	\$601	0%
Prospect Heights	\$584	\$583	0%	\$560	\$585	3%
Prospect Park						
Lefferts Gardens	\$202	\$171	-18%	\$208	\$141	-7%
Red Hook	\$628	n/a	n/a	\$628	n/a	n/a
Seagate	\$628	n/a	n/a	\$628	n/a	n/a
Sheepshead Bay	\$324	\$251	-29%	\$300	\$214	-9%
Sunset Park/Greenwood	\$309	\$429	28%	\$300	\$439	14%
Vinegar Hill/Dumbo	\$901	\$1,342	33%	\$825	\$1,270	45%
Williamsburg	\$541	\$675	20%	\$490	\$570	8%
Windsor Terrace	\$402	\$459	13%	\$405	\$463	6%

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

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$524	\$546	4%	\$523	\$509	-3%
Bath Beach	\$354	\$357	1%	\$355	\$349	-2%
Bay Ridge/Fort Hamilton	\$361	\$382	6%	\$357	\$371	4%
Bedford Stuyvesant	\$425	\$445	5%	\$489	\$436	-11%
Bensonhurst	\$320	\$378	18%	\$307	\$391	27%
Bergen Beach	\$378	\$380	1%	\$389	\$392	1%
Boerum Hill	\$617	\$686	11%	\$617	\$659	7%
Brighton Beach	\$480	\$454	-5%	\$465	\$447	-4%
Borough Park	\$347	\$389	12%	\$348	\$382	10%
Brooklyn Heights	\$770	\$834	8%	\$745	\$826	11%
Brownsville/Ocean Hill	\$237	\$292	23%	\$264	\$227	-14%
Bushwick/Wyckoff Hieghts	\$448	\$484	8%	\$466	\$485	4%
Canarsie	\$339	\$326	-4%	\$327	\$344	5%
Carroll Gardens	\$681	\$818	20%	\$664	\$743	12%
Clinton Hill	\$587	\$550	-6%	\$618	\$575	-7%
Cobble Hill	\$743	\$773	4%	\$717	\$674	-6%
Columbia Street						
Waterfront District	\$560	\$642	15%	\$610	\$633	4%
Coney Island	\$501	\$387	-23%	\$501	\$380	-24%
Crown Heights	\$440	\$577	31%	\$431	\$598	39%
Downtown	\$674	\$584	-13%	\$681	\$560	-18%
Dyker Heights	\$475	\$397	-17%	\$475	\$442	-7%
East Flatbush	\$266	\$244	-8%	\$261	\$231	-12%
E. New York/Spring Creek	\$148	\$276	86%	\$148	\$274	85%
Flatbush/Prospect Park S.	\$314	\$329	5%	\$304	\$334	10%
Flatlands	\$213	\$238	12%	\$205	\$244	19%
Fort Greene	\$624	\$769	23%	\$622	\$766	23%
Gowanus	\$479	n/a	n/a	\$462	n/a	n/a
Gravesend/Mapleton	\$330	\$341	3%	\$334	\$334	0%
Greenpoint	\$709	\$694	-2%	\$748	\$710	-5%
Kensington/Parkville	\$403	\$374	-7%	\$417	\$377	-10%
Manhattan Beach	n/a	\$447	n/a	n/a	\$461	n/a
Marine Park/Madison	\$299	\$296	-1%	\$294	\$269	-8%
Midwood	\$314	\$330	5%	\$330	\$332	0%
Mill Basin	\$210	\$192	-8%	\$207	\$192	-7%
Park Slope	\$706	\$801	13%	\$710	\$725	2%
Prospect Heights	\$624	\$606	-3%	\$608	\$600	-1%
Prospect Lefferts Gardens	\$216	\$206	-5%	\$177	\$194	10%
Red Hook	\$626	n/a	n/a	\$626	n/a	n/a
Seagate	\$342	n/a	n/a	\$342	n/a	n/a
Sheepshead Bay	\$346	\$311	-10%	\$363	\$307	-16%
Sunset Park/Greenwood	\$428	\$507	18%	\$381	\$515	35%
Vinegar Hill/Dumbo	\$735	\$917	25%	\$722	\$875	21%
Williamsburg	\$484	\$667	38%	\$517	\$696	35%
Windsor Terrace	\$570	\$597	5%	\$559	\$584	4%

Cooperatives Sale Price

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$336	\$344	2%	\$260	\$254	-2%
Bath Beach	\$213	\$244	14%	\$228	\$222	-3%
Bay Ridge/Fort Hamilton	\$244	\$250	3%	\$232	\$245	6%
Bensonhurst	\$186	\$194	4%	\$180	\$194	8%
Boerum Hill	\$531	\$525	-1%	\$493	\$566	15%
Brighton Beach	\$228	\$279	22%	\$223	\$204	-8%
Borough Park	\$179	\$194	8%	\$176	\$180	2%
Brooklyn Heights	\$583	\$641	10%	\$497	\$545	10%
Canarsie	\$120	n/a	n/a	\$120	n/a	n/a
Carroll Gardens	\$483	\$650	35%	\$483	\$610	26%
Clinton Hill	\$425	\$385	-9%	\$370	\$350	-5%
Cobble Hill	\$516	\$817	58%	\$470	\$975	107%
Coney Island	n/a	\$281	n/a	n/a	\$300	n/a
Crown Heights	\$232	\$213	-8%	\$188	\$220	17%
Downtown	\$354	\$369	4%	\$325	\$352	8%
Dyker Heights	\$110	n/a	n/a	\$110	n/a	n/a
East Flatbush	\$171	\$161	-6%	\$150	\$151	1%
Flatbush/Prospect Park S.	\$250	\$255	2%	\$235	\$223	-5%
Flatlands	\$184	\$169	-8%	\$170	\$167	-2%
Fort Greene	\$427	\$497	16%	\$411	\$530	29%
Gravesend/Mapleton	\$194	\$190	-2%	\$180	\$170	-6%
Greenpoint	\$273	\$495	82%	\$273	\$495	82%
Kensington/Parkville	\$237	\$281	19%	\$225	\$251	11%
Manhattan Beach	n/a	\$220	n/a	n/a	\$220	n/a
Marine Park/Madison	\$186	\$164	-12%	\$191	\$155	-19%
Midwood	\$198	\$201	2%	\$180	\$206	15%
Mill Basin	\$167	\$150	-10%	\$174	\$150	-14%
Park Slope	\$575	\$748	30%	\$552	\$685	24%
Prospect Heights	\$517	\$554	7%	\$491	\$563	15%
Prospect Park Lefferts Gardens	\$176	\$144	-18%	\$188	\$140	-25%
Sheepshead Bay	\$194	\$183	-5%	\$180	\$171	-5%
Sunset Park	\$258	\$224	-13%	\$285	\$178	-38%
Vinegar Hill/Dumbo	n/a	\$893	n/a	n/a	\$893	n/a
Williamsburg	\$502	n/a	n/a	\$215	n/a	n/a
Windsor Terrace	\$380	\$402	6%	\$365	\$425	16%

Cooperatives Price Per Sq. Ft.

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$464	\$459	-1%	\$398	\$371	-7%
Bath Beach	\$308	\$344	12%	\$308	\$339	10%
Bay Ridge/Fort Hamilton	\$345	\$384	11%	\$333	\$374	12%
Bedford Stuyvesant	n/a	n/a	n/a	n/a	n/a	n/a
Bensonhurst	\$260	\$293	13%	\$259	\$293	13%
Bergen Beach	n/a	n/a	n/a	n/a	n/a	n/a
Boerum Hill	\$653	\$740	13%	\$623	\$795	28%
Brighton Beach	\$335	\$339	1%	\$342	\$329	-4%
Borough Park	\$307	\$293	-5%	\$268	\$287	7%
Brooklyn Heights	\$749	\$834	11%	\$742	\$789	6%
Carroll Gardens	\$745	\$730	-2%	\$745	\$743	0%
Clinton Hill	\$588	\$601	2%	\$632	\$578	-8%
Cobble Hill	\$807	\$1,100	36%	\$725	\$1,100	52%
Coney Island	n/a	\$362	n/a	n/a	\$372	n/a
Crown Heights	\$418	\$608	45%	\$452	\$608	34%
Cypress Hills	n/a	n/a	n/a	n/a	n/a	n/a
Downtown	\$524	\$454	-13%	\$480	\$486	1%
Dyker Heights	n/a	n/a	n/a	n/a	n/a	n/a
East Flatbush	\$246	\$244	-1%	\$248	\$231	-7%
E. New York/Spring Creek	n/a	n/a	n/a	n/a	n/a	n/a
Flatbush/Prospect Park S.	\$302	\$321	6%	\$306	\$333	9%
Flatlands	\$213	\$238	12%	\$205	\$244	19%
Fort Greene	\$607	\$632	4%	\$605	\$599	-1%
Gravesend/Mapleton	\$290	\$276	-5%	\$269	\$277	3%
Greenpoint	\$568	\$538	-5%	\$568	\$538	-5%
Kensington/Parkville	\$365	\$354	-3%	\$353	\$324	-8%
Manhattan Beach	n/a	\$367	n/a	n/a	\$367	n/a
Marine Park/Madison	\$277	\$246	-11%	\$263	\$226	-14%
Midwood	\$302	\$325	8%	\$303	\$290	-4%
Mill Basin	\$210	\$192	-8%	\$207	\$192	-7%
Park Slope	\$710	\$941	32%	\$707	\$750	6%
Prospect Heights	\$649	\$637	-2%	\$637	\$611	-4%
Prospect Park						
Lefferts Gardens	\$176	\$193	9%	\$154	\$167	8%
Sheepshead Bay	\$272	\$260	-4%	\$241	\$261	8%
Sunset Park	\$434	\$401	-8%	\$387	\$455	18%
Vinegar Hill/Dumbo	n/a	\$823	n/a	n/a	\$823	n/a
Williamsburg	\$448	n/a	n/a	\$381	n/a	n/a
Windsor Terrace	\$550	\$625	14%	\$518	\$646	25%

Condominium Sale Price

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$591	\$596	1%	\$545	\$525	1%
Bath Beach	\$399	\$439	10%	\$387	\$430	10%
Bay Ridge/Fort Hamilton	\$462	\$323	-30%	\$531	\$323	-30%
Bedford Stuyvesant	\$396	\$438	11%	\$370	\$435	11%
Bensonhurst	\$446	\$481	8%	\$470	\$485	8%
Bergen Beach	\$416	\$420	1%	\$457	\$447	1%
Brighton Beach	\$746	\$732	-2%	\$635	\$655	-2%
Boerum Hill	\$658	\$718	9%	\$625	\$670	9%
Borough Park	\$441	\$480	9%	\$430	\$450	9%
Brooklyn Heights	\$664	\$810	22%	\$654	\$647	22%
Brownsville/Ocean Hill	\$192	\$218	13%	\$200	\$230	13%
Bushwick/Wyckoff Heights	\$329	\$386	17%	\$263	\$373	17%
Canarsie	\$299	\$272	-9%	\$350	\$297	-9%
Carroll Gardens	\$702	\$774	10%	\$623	\$760	10%
Clinton Hill	\$626	\$414	-34%	\$663	\$405	-34%
Cobble Hill	\$712	\$1,367	92%	\$778	\$1,250	92%
Columbia Street						
Waterfront District	\$525	\$613	17%	\$515	\$613	17%
Coney Island	\$488	\$350	-28%	\$488	\$338	-28%
Crown Heights	\$413	\$548	33%	\$410	\$553	33%
Cypress Hills	n/a	\$550	n/a	n/a	\$550	n/a
Downtown	\$672	\$702	4%	\$655	\$626	4%
Dyker Heights	\$430	\$383	-11%	\$430	\$376	-11%
East Flatbush	\$286	n/a	n/a	\$285	n/a	n/a
E. New York/Spring Creek	\$164	\$195	19%	\$164	\$193	19%
Flatbush/Prospect Park S.	\$342	\$340	0%	\$345	\$358	0%
Fort Greene	\$640	\$792	24%	\$623	\$733	24%
Gowanus	\$706	n/a	n/a	\$653	n/a	n/a
Gravesend/Mapleton	\$426	\$361	-15%	\$412	\$380	-15%
Greenpoint	\$573	\$560	-2%	\$550	\$540	-2%
Kensington/Parkville	\$562	\$529	-6%	\$508	\$525	-6%
Manhattan Beach	n/a	\$710	n/a	n/a	\$710	n/a
Marine Park/Madison	\$466	\$422	-9%	\$404	\$400	-9%
Midwood	\$515	\$366	-29%	\$515	\$399	-29%
Park Slope	\$757	\$648	-14%	\$642	\$573	-14%
Prospect Heights	\$689	\$613	-11%	\$665	\$625	-11%
Prospect Park Lefferts Gardens	\$380	\$467	23%	\$380	\$467	23%
Red Hook	\$628	n/a	n/a	\$628	n/a	n/a
SeaGate	\$628	n/a	n/a	\$628	n/a	n/a
Sheepshead Bay	\$454	\$437	-4%	\$450	\$420	-4%
Sunset Park	\$332	\$459	38%	\$309	\$449	38%
Vinegar Hill/Dumbo	\$901	\$1,357	51%	\$825	\$1,290	51%
Williamsburg	\$543	\$675	24%	\$495	\$570	24%
Windsor Terrace	\$476	\$650	37%	\$483	\$650	37%

Condominium Price Per Square Foot

	Average Price Per Sq. Ft.			Median Price Per Sq. Ft.		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$554	\$592	7%	\$572	\$591	3%
Bath Beach	\$366	\$362	-1%	\$368	\$356	-3%
Bay Ridge/Fort Hamilton	\$448	\$351	-22%	\$472	\$351	-26%
Bedford Stuyvesant	\$425	\$445	5%	\$489	\$436	-11%
Bensonhurst	\$353	\$395	12%	\$385	\$397	3%
Bergen Beach	\$378	\$380	1%	\$389	\$392	1%
Brighton Beach	\$563	\$531	-6%	\$564	\$483	-14%
Boerum Hill	\$610	\$681	12%	\$612	\$654	7%
Borough Park	\$351	\$402	14%	\$351	\$392	12%
Brooklyn Heights	\$859	\$830	-3%	\$781	\$945	21%
Brownsville/Ocean Hill	\$237	\$292	23%	\$264	\$227	-14%
Bushwick/Wyckoff Heights	\$448	\$484	8%	\$466	\$485	4%
Canarsie	\$339	\$326	-4%	\$327	\$344	5%
Carroll Gardens	\$677	\$845	25%	\$658	\$743	13%
Clinton Hill	\$584	\$513	-12%	\$585	\$541	-7%
Cobble Hill	\$705	\$707	0%	\$716	\$650	-9%
Columbia Street Waterfront District	\$560	\$642	15%	\$610	\$633	4%
Coney Island	\$501	\$454	-9%	\$501	\$409	-18%
Crown Heights	\$443	\$576	30%	\$411	\$589	43%
Downtown	\$696	\$644	-7%	\$692	\$624	-10%
Dyker Heights	\$475	\$397	-17%	\$475	\$442	-7%
East Flatbush	\$310	n/a	n/a	\$314	n/a	n/a
E. New York/Spring Creek	\$148	\$276	86%	\$148	\$274	85%
Flatbush/Prospect Park S.	\$371	\$390	5%	\$300	\$376	25%
Fort Greene	\$654	\$797	22%	\$632	\$794	26%
Gowanus	\$479	n/a	n/a	\$462	n/a	n/a
Gravesend/Mapleton	\$362	\$385	6%	\$362	\$392	8%
Greenpoint	\$713	\$698	-2%	\$756	\$711	-6%
Kensington/Parkville	\$455	\$436	-4%	\$444	\$452	2%
Manhattan Beach	n/a	\$488	n/a	n/a	\$488	n/a
Marine Park/Madison	\$380	\$391	3%	\$396	\$359	-9%
Midwood	\$415	\$336	-19%	\$415	\$340	-18%
Park Slope	\$704	\$746	6%	\$714	\$721	1%
Prospect Heights	\$596	\$576	-3%	\$591	\$599	1%
Prospect Park Lefferts Gardens	\$378	\$332	-12%	\$378	\$332	-12%
Red Hook	\$626	n/a	n/a	\$626	n/a	n/a
SeaGate	\$342	n/a	n/a	\$342	n/a	n/a
Sheepshead Bay	\$396	\$443	12%	\$424	\$429	1%
Sunset Park	\$426	\$520	22%	\$378	\$517	37%
Vinegar Hill/Dumbo	\$735	\$921	25%	\$722	\$885	23%
Williamsburg	\$485	\$667	37%	\$520	\$696	34%
Windsor Terrace	\$614	\$523	-15%	\$579	\$555	-4%



REAL ESTATE BOARD OF NEW YORK

One - Three Family Home Sale Price

	Average Sale Price			Median Sale Price		
	2q07	2q08	Percent Change	2q07	2q08	Percent Change
Brooklyn	\$671	\$638	-5%	\$605	\$590	-2%
Bath Beach	\$646	\$572	-11%	\$655	\$560	-15%
Bay Ridge/Fort Hamilton	\$748	\$670	-10%	\$700	\$662	-6%
Bedford Stuyvesant	\$621	\$547	-12%	\$630	\$550	-13%
Bensonhurst	\$644	\$741	15%	\$629	\$710	13%
Bergen Beach	\$662	\$659	0%	\$710	\$675	-5%
Boerum Hill	\$1,729	\$1,479	-14%	\$1,725	\$1,075	-38%
Brighton Beach	\$719	\$583	-19%	\$693	\$575	-17%
Borough Park	\$751	\$720	-4%	\$730	\$683	-7%
Brooklyn Heights	\$3,730	\$3,600	-3%	\$2,572	\$3,600	40%
Brownsville/Ocean Hill	\$544	\$553	2%	\$562	\$588	5%
Bushwick/Wyckoff Heights	\$569	\$502	-12%	\$587	\$515	-12%
Canarsie	\$517	\$496	-4%	\$540	\$500	-7%
Carroll Gardens	\$1,250	\$1,457	16%	\$1,195	\$1,220	2%
Clinton Hill	\$889	\$1,118	26%	\$950	\$1,079	14%
Cobble Hill	\$1,627	\$1,437	-12%	\$1,802	\$1,375	-24%
Columbia Street						
Waterfront District	n/a	\$550	n/a	n/a	\$550	n/a
Coney Island	\$363	\$407	12%	\$355	\$399	12%
Crown Heights	\$615	\$614	0%	\$625	\$640	2%
Cypress Hills	\$535	\$511	-4%	\$560	\$568	1%
Downtown	\$2,560	\$2,200	-14%	\$2,660	\$2,200	-17%
Dyker Heights	\$659	\$680	3%	\$650	\$672	3%
East Flatbush	\$540	\$486	-10%	\$518	\$490	-5%
E. New York/Spring Creek	\$523	\$463	-12%	\$559	\$466	-17%
Flatbush/Prospect Park S.	\$675	\$580	-14%	\$714	\$647	-9%
Flatlands	\$495	\$455	-8%	\$470	\$468	0%
Fort Greene	\$1,402	\$1,654	18%	\$1,650	\$1,900	15%
Gerritsen Beach	\$396	\$380	-4%	\$393	\$353	-10%
Gowanus	\$870	\$928	7%	\$850	\$940	11%
Gravesend/Mapleton	\$727	\$648	-11%	\$645	\$615	-5%
Greenpoint	\$917	\$691	-25%	\$866	\$745	-14%
Kensington/Parkville	\$922	\$852	-8%	\$750	\$715	-5%
Manhattan Beach	\$961	\$825	-14%	\$900	\$790	-12%
Marine Park/Madison	\$535	\$510	-5%	\$566	\$564	0%
Midwood	\$683	\$798	17%	\$640	\$750	17%
Mill Basin	\$588	\$586	0%	\$529	\$491	-7%
Park Slope	\$1,318	\$1,529	16%	\$1,273	\$1,402	10%
Prospect Heights	\$936	\$1,326	42%	\$980	\$1,443	47%
Prospect Park						
Lefferts Gardens	\$638	\$539	-16%	\$588	\$423	-28%
Red Hook	\$854	\$875	2%	\$813	\$875	8%
SeaGate	\$460	\$576	25%	\$450	\$625	39%
Sheepshead Bay	\$578	\$543	-6%	\$555	\$515	-7%
Sunset Park	\$675	\$660	-2%	\$710	\$695	-2%
Vinegar Hill/Dumbo	n/a	\$800	n/a	n/a	\$800	n/a
Williamsburg	\$719	\$674	-6%	\$750	\$750	0%
Windsor Terrace	\$787	\$748	-5%	\$763	\$735	-4%



Apartment Sales (includes all condominium & cooperative units)

	2q07	2q08	Percent Change
New York City	8,703	6,148	-29%
Manhattan	4,902	3,306	-33%
Bronx	362	274	-24%
Brooklyn	1,633	1,308	-20%
Queens	1,645	1,180	-28%
Staten Island	161	80	-50%

Condominium Sales

	2q07	2q08	Percent Change
New York City	4,091	3,359	-18%
Manhattan	2,432	2,044	-16%
Bronx	172	114	-34%
Brooklyn	951	808	-15%
Queens	397	328	-17%
Staten Island	139	65	-53%

Cooperative Sales

	2q07	2q08	Percent Change
New York City	4,612	2,923	-37%
Manhattan	2,470	1,262	-49%
Bronx	190	160	-16%
Brooklyn	682	500	-27%
Queens	1,248	986	-21%
Staten Island	22	15	-32%