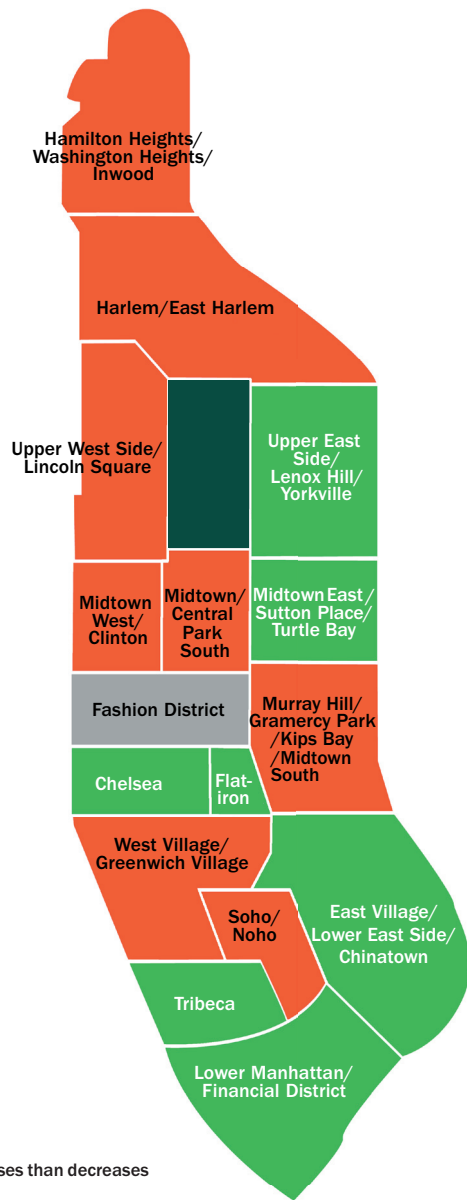


Total new development condo units on the market

	Number of new condo projects	Number of new condo units	Total \$ value of condo projects (based on current listing prices)	Average listing price/unit
Manhattan				
Downtown	163	994	\$2,579,210,837	\$2,594,780
Midtown	47	461	\$928,782,315	\$2,014,712
Upper West Side	29	216	\$637,341,068	\$2,950,653
Upper East Side	31	271	\$1,112,850,608	\$4,106,460
Upper Manhattan	83	347	\$334,769,946	\$964,755
Manhattan total	353	2,289	\$5,592,954,774	\$2,443,405
Brooklyn total	305	1,273	\$1,059,614,720	\$832,376
Grand total	658	3,562	\$6,652,569,494	\$1,867,650

(Source: StreetEasy.com; includes only sponsor units for sale by the developer and not resales; data gathered in mid-May)

A softening market for development



Manhattan new condo unit price changes in the past three months

Neighborhood	Price increases	Price decreases
Chelsea	22	18
East Village/Lower East Side/Chinatown	23	5
Fashion District	0	0
Flatiron	3	2
Hamilton Heights/Washington Heights/Inwood	5	17
Harlem/East Harlem	9	58
Lower Manhattan/Financial District	15	7
Midtown/Central Park South	2	7
Midtown East/Sutton Place/Turtle Bay	24	3
Midtown West/Clinton	6	9
Murray Hill/Gramercy Park/Kips Bay/M. South	8	31
Soho/Noho	4	7
Tribeca	19	5
Upper East Side/Lenox Hill/Yorkville	27	11
Upper West Side/Lincoln Square	11	21
West Village/Greenwich Village	0	7
Manhattan total:	178	208

Brooklyn new condo unit price changes in the past three months

Neighborhood	Price increases	Price decreases
Bedford-Stuyvesant	4	6
Boerum Hill	1	4
Brooklyn Heights/Fulton Ferry	2	5
Brownsville/East New York	7	1
Bushwick	0	4
Carroll Gardens	0	2
Clinton Hill	3	24
Cobble Hill	0	2
Crown Heights	0	6
Downtown Brooklyn	5	16
Dumbo	1	4
Dyker Heights/Bay Ridge/Bensonhurst	0	0
Flatbush/Holy Cross/East Flatbush/Ocean Pkwy	0	1
Fort Greene	9	2
Gowanus	0	7
Greenpoint/Williamsburg/East Williamsburg	64*	40
Kensington/Ditmas Park/Prospect Park South	4	21
Park Slope	0	18
Prospect Heights	2	11
Prospect Lefferts Gardens	0	6
Red Hook	0	0
Sheepshead Bay/Gravesend/Coney Island	1	0
Sunset Park/Borough Park	0	0
Windsor Terrace/Greenwood Heights	0	3
Brooklyn total:	103	183

(Source: StreetEasy.com; data covers price increases and price decreases on new development condo project listings from Feb. 15 to May 15; includes sponsor units for sale by the developer but not resales; listings include available as well as in-contract deals. *One project, Northside Piers, accounted for 53 of the 64 price increases.)

A softening market for development

Price changes for new condo listings in the past 90 days

Manhattan projects

Neighborhood	Development address/(name)	Price increases		Price decreases		Net changes Avg net price change
		No. of changes	Avg \$ change	No. of changes	Avg \$ change	
Downtown						
Chelsea						
	100 West 18th St	1	\$25,000	0	-	\$25,000
	124 West 24th St	0	-	1	\$40,000	-\$40,000
	245 Tenth Ave	2	\$82,500	0	-	\$82,500
	459 West 18th St	4	\$235,000	0	-	\$235,000
	520 West 19th St	1	\$125,000	0	-	\$125,000
	245 West 19th St (Avant Chelsea)	0	-	6	\$162,500	-\$162,500
	447 West 18th St (Chelsea Modern)	3	\$86,667	0	-	\$86,667
	101 West 24th St (Chelsea Stratus)	4	\$66,250	9	\$62,583	-\$22,942
	135 West 14th St (Loft 14)	1	\$225,000	0	-	\$225,000
	261 West 28th St (Onyx Chelsea)	1	\$75,000	0	-	\$75,000
	140 West 22nd St (The Clement Clarke)	4	\$71,250	1	\$25,000	\$52,000
	125 West 21st St (The Indigo Condominium)	1	\$128,140	1	\$100,000	\$14,070
	Neighborhood Total:	22	\$113,325	18	\$94,625	\$19,747
Chinatown						
	136 Baxter St (The Machinery Exchange)	1	\$50,000	0	-	\$50,000
	Neighborhood Total:	1	\$50,000	0	-	\$50,000
East Village						
	209 East 2nd St	2	\$67,500	0	-	\$67,500
	315 East 12th St	0	-	1	\$25,000	-\$25,000
	525 East 12th St	5	\$68,000	0	-	\$68,000
	110 Third Ave (One Ten Third)	1	\$387,010	0	-	\$387,010
	Neighborhood Total:	8	\$107,751	1	\$25,000	\$93,001
Flatiron						
	141 Fifth Ave	1	\$25,000	0	-	\$25,000
	240 Park Ave South (2Forty Park Avenue South)	2	\$1.25 M	1	\$50,000	\$816,667
	23 East 22nd St (One Madison Park)	0	-	1	\$395,000	-\$395,000
	Neighborhood Total:	3	\$841,667	2	\$222,500	\$416,000
Financial District/Lower Manhattan						
	60 Ann St (District)	3	\$30,000	3	\$25,000	\$2,500
	25 Broad St (The Exchange)	1	\$111,000	0	-	\$111,000
	45 John St	1	\$17,500	0	-	\$17,500
	50 Pine St	0	-	1	\$185,000	-\$185,000
	75 Wall St	6	\$35,833	0	-	\$35,833
	88 Greenwich St (Greenwich Club)	2	\$10,000	3	\$43,667	-\$22,200
	80 John St (The South Star)	1	\$62,000	0	-	\$62,000
	15 William St (William Beaver House)	1	\$50,000	0	-	\$50,000
	Neighborhood Total:	15	\$37,700	7	\$55,857	\$7,932
Gramercy Park						
	205 Third Ave (Gramercy Park Tower)	0	-	2	\$33,000	-\$33,000
	340 East 23rd St (Gramercy Starck)	2	\$65,000	5	\$23,200	\$2,000
	233 East 17th St (Landmark 17)	0	-	1	\$300,000	-\$300,000
	Neighborhood Total:	2	\$65,000	8	\$60,250	-\$35,200
Greenwich Village						
	147 Waverly Pl	0	-	1	\$2.10 M	-\$2.10 M
	36 East 14th St (8 Union Square South)	0	-	1	\$1.05 M	-\$1.05 M
	135 West 4th St (Novare)	0	-	1	\$100,000	-\$100,000
	67 Carmine St (One Seventh Avenue South)	0	-	1	\$95,000	-\$95,000
	Neighborhood Total:	0	-	4	\$836,250	-\$836,250
Lower East Side						
	75 Ludlow St (Ludlow Lofts)	0	-	1	\$87,500	-\$87,500
	78 Ridge St (The River Ridge Condominiums)	13	\$68,076	3	\$98,550	\$36,834
	109 Norfolk St (The Switch Building)	1	\$300,000	0	-	\$300,000
	Neighborhood Total:	14	\$84,642	4	\$95,788	\$44,547
NoHo						
	25 Bond St	0	-	1	\$450,000	-\$450,000
	40 Bond St	0	-	2	\$300,000	-\$300,000
	Neighborhood Total:	0	-	3	\$350,000	-\$350,000

Neighborhood	Development address/(name)	Price increases		Price decreases		Net changes Avg net price change
		No. of changes	Avg \$ change	No. of changes	Avg \$ change	
SoHo						
	115 Mercer St	0	-	1	\$500,000	-\$500,000
	151 Wooster St	1	\$250,000	0	-	\$250,000
	22 Renwick St	1	\$60,000	0	-	\$60,000
	304 Spring St	0	-	1	\$255,000	-\$255,000
	311 West Broadway (Soho Mews)	2	\$165,000	2	\$137,500	\$13,750
	Neighborhood Total:	4	\$160,000	4	\$257,500	-\$48,750
TriBeCa						
	34 Leonard St	1	\$40,000	0	-	\$40,000
	52 Thomas St	1	\$100,000	0	-	\$100,000
	60 Beach St	1	\$10,000	0	-	\$10,000
	5 Franklin Pl	0	-	1	\$30,000	-\$30,000
	25 Murray St (Tribeca Space)	2	\$62,500	0	-	\$62,500
	415 Greenwich St (Tribeca Summit)	13	\$396,923	3	\$196,667	\$285,625
	16 Warren St (Tribeca Townhomes)	0	-	1	\$675,000	-\$675,000
	8 Warren St (Trinity Stewart Condominiums)	1	\$100,000	0	-	\$100,000
	Neighborhood Total:	19	\$291,316	5	\$259,000	\$176,667
West Village						
	423 West St (Hudson Blue)	0	-	1	\$4.0 M	-\$4.0 M
	360 West 11th St (Palazzo Chupi)	0	-	1	\$2.5 M	-\$2.5 M
	92 Perry St (The Altavista Condo)	0	-	1	\$1,000	-\$1,000
	Neighborhood Total:	0	-	3	\$2.2 M	-\$2.2 M
Downtown total						
		88	\$158,928	59	\$282,210	-\$18,128
Midtown						
Central Park South						
	110 Central Park South	0	-	2	\$430,000	-\$430,000
	160 Central Park South (The Residences at Jumeirah Essex)	0	-	3	\$368,333	-\$368,333
	Neighborhood Total:	0	-	5	\$393,000	-\$393,000
Clinton/Midtown West						
	517 West 46th St	0	-	2	\$10,000	-\$10,000
	464 West 44th St (Chatham 44)	1	\$24,000	1	\$249,990	-\$112,995
	322 West 57th St (Sheffield 57)	0	-	1	\$100,000	-\$100,000
	505 West 47th St (The 505)	5	\$94,000	2	\$70,000	\$47,143
	421 West 54th St (The Hit Factory)	0	-	3	\$126,667	-\$126,667
	Neighborhood Total:	6	\$82,333	9	\$98,888	-\$26,399
Kips Bay						
	107 East 31st St (The Vetro)	0	-	5	\$7,000	-\$7,000
	Neighborhood Total:	0	-	5	\$7,000	-\$7,000
Midtown						
	142 East 49th St	0	-	1	\$24,000	-\$24,000
	5 East 44th St (Number 5)	1	\$70,000	0	-	\$70,000
	60 East 55th St (Park Avenue Place)	1	\$20,000	1	\$200,000	-\$90,000
	Neighborhood Total:	2	\$45,000	2	\$112,000	-\$33,500
Midtown South						
	15 East 26th St (15 Madison Square North)	1	\$25,000	0	-	\$25,000
	127 Madison Ave (m127)	0	-	4	\$118,750	-\$118,750
	211 Madison Ave (Morgan Court)	1	\$15,000	1	\$550,000	-\$267,500
	39 East 29th St (Twenty9th Park Madison)	1	\$50,000	0	-	\$50,000
	Neighborhood Total:	3	\$30,000	5	\$205,000	-\$116,875
Murray Hill						
	11 East 36th St (Morgan Lofts)	0	-	3	\$60,000	-\$60,000
	225 East 34th St (The Charleston)	3	\$20,000	10	\$105,500	-\$76,538
	Neighborhood Total:	3	\$20,000	13	\$95,000	-\$73,438
Sutton Place						
	330 East 57th St	4	\$100,000	0	-	\$100,000
	441 East 57th St	1	\$400,000	1	\$655,000	-\$127,500
	235 East 55th St (The Capri)	0	-	1	\$51,000	-\$51,000
	Neighborhood Total:	5	\$160,000	2	\$353,000	\$13,429
Turtle Bay/Midtown East						
	212 East 47th St	5	\$9,230	1	\$176,039	-\$21,648
	250 East 49th St (The Alexander)	14	\$263,951	0	-	\$263,951
	Neighborhood Total:	19	\$196,919	1	\$176,039	\$178,271
Midtown total						
		38	\$138,828	42	\$148,953	-\$12,257

A softening market for development

Price changes for new condo listings in the past 90 days

Neighborhood	Development address/(name)	Price increases		Price decreases		Net changes
		No. of changes	Avg \$ change	No. of changes	Avg \$ change	Avg net price change
Upper West Side						
Lincoln Square	10 West End Ave	0	-	1	\$200,000	-\$200,000
	235 West 71st St	0	-	3	\$700,000	-\$700,000
	243 West 60th St (Adagio)	1	\$45,000	3	\$96,667	-\$61,250
	555 West 59th St (Element)	1	\$175,000	0	-	\$175,000
	100 Riverside Blvd (The Avery)	0	-	4	\$52,500	-\$52,500
	80 Riverside Blvd (The Rushmore)	4	\$68,750	1	\$116,000	\$31,800
	Neighborhood Total:	6	\$82,500	12	\$243,000	-\$134,500
Upper West Side	100 West 93rd St	0	-	5	\$60,200	-\$60,200
	220 West 93rd St	0	-	2	\$112,500	-\$112,500
	595 West End Ave	0	-	1	\$36,000	-\$36,000
	2628 Broadway (Ariel East)	1	\$135,500	0	-	\$135,500
	245 West 99th St (Ariel West)	2	\$129,175	0	-	\$129,175
	215 West 88th St (Merrion Condominium)	1	\$15,000	0	-	\$15,000
	2112 Broadway (The Apple Bank Building)	0	-	1	\$150,000	-\$150,000
	240 West 98th St (The Sabrina)	1	\$200,000	0	-	\$200,000
	Neighborhood Total:	5	\$121,770	9	\$79,111	-\$7,368
	Upper West Side total	11	\$100,350	21	\$172,762	-\$78,880
Upper East Side						
Lenox Hill	41 East 66th St	1	\$150,000	0	-	\$150,000
	200 East 66th St (Manhattan House)	10	\$105,287	0	-	\$105,287
	502 Park Ave (Trump Park Avenue)	1	\$529,000	0	-	\$529,000
	Neighborhood Total:	12	\$144,322	0	-	\$144,322
Upper East Side	300 East 79th St	3	\$58,333	0	-	\$58,333
	823 Park Ave	0	-	1	\$450,000	-\$450,000
	433 East 74th St (Lux 74)	0	-	1	\$79,951	-\$79,951
	1438 Third Ave (Maison East)	0	-	4	\$40,000	-\$40,000
	515 East 72nd St (Miraval Living)	5	\$50,000	0	-	\$50,000
	151 East 85th St (The Lucida)	3	\$692,547	0	-	\$692,547
	1474 Third Ave (The New Yorker Condominium)	0	-	5	\$90,000	-\$90,000
Neighborhood Total:	11	\$227,513	11	\$103,632	\$61,940	
Yorkville	170 East End Ave	3	\$300,000	0	-	\$300,000
	333 East 91st St (Azure)	1	\$50,000	0	-	\$50,000
	Neighborhood Total:	4	\$237,500	0	-	\$237,500
Upper East Side total	27	\$192,019	11	\$103,632	\$106,436	
Upper Manhattan						
Harlem	111 Central Park North	0	-	1	\$146,000	-\$146,000
	121 West 132nd St	2	\$33,000	0	-	\$33,000
	161 West 133rd St	0	-	3	\$32,000	-\$32,000
	265 West 122nd St	0	-	1	\$200,000	-\$200,000
	30 West 126th St	0	-	4	\$67,250	-\$67,250
	50 West 127th St	0	-	2	\$75,000	-\$75,000
	74 West 131st St	0	-	1	\$50,000	-\$50,000
	313 West 119th St (Brownstone Lane II)	0	-	4	\$45,000	-\$45,000
	229 West 116th St (Casa Loma)	0	-	2	\$40,000	-\$40,000
	247 West 115th St (Delany Lofts)	1	\$29,000	0	-	\$29,000
	256 West 123rd St (Dover Condominiums)	0	-	1	\$10,000	-\$10,000
	111 West 117th St (Ellington Condominium)	0	-	1	\$146,000	-\$146,000
	2255 Adam Clayton Powell Blvd (Ellison)	1	\$69,500	0	-	\$69,500
	106 West 116th St (Graceline Court)	0	-	7	\$69,286	-\$69,286
	2605 Frederick Douglass Blvd (One Striver's Row)	1	\$4,000	0	-	\$4,000

Neighborhood	Development address/(name)	Price increases		Price decreases		Net changes
		No. of changes	Avg \$ change	No. of changes	Avg \$ change	Avg net price change
East Harlem	2056 Fifth Ave (Rhapsody)	0	-	10	\$69,000	-\$69,000
	267 West 124th St (Soho North)	0	-	2	\$88,425	-\$88,425
	202 West 140th St (Striver's North)	0	-	1	\$25,000	-\$25,000
	103 West 117th St (The Apollo Condominium)	0	-	2	\$65,000	-\$65,000
	68 Bradhurst Ave (The Langston)	0	-	2	\$32,713	-\$32,713
	222 West 135th St (The Marshall)	1	\$4,550	0	-	\$4,550
	100 West 119th St (The Normandle)	0	-	2	\$77,000	-\$77,000
	266 West 115th St (The Palomar)	0	-	3	\$35,667	-\$35,667
	220 West 111th St (The Park Central)	0	-	3	\$46,684	-\$46,684
	Neighborhood Total:	6	\$28,842	52	\$63,468	-\$53,919
Hamilton Heights	1200 Fifth Ave	0	-	1	\$50,000	-\$50,000
	330 East 109th St (Aura Condominiums)	0	-	1	\$24,000	-\$24,000
	158 East 100th St (East 100th Condos Association)	0	-	1	\$25,000	-\$25,000
	435 East 117th St (Leah Condominiums)	0	-	2	\$75,000	-\$75,000
	2021 First Ave (Observatory Place)	2	\$70,000	1	\$15,000	\$41,667
	450 East 117th St (The Nina Condominium)	1	\$60,000	0	-	\$60,000
	Neighborhood Total:	3	\$66,667	6	\$44,000	-\$7,111
Inwood	479 West 152nd St (Aqueduct Court)	0	-	1	\$25,000	-\$25,000
	603 West 148th St (RiverBridge Court)	1	\$22,150	2	\$15,000	-\$2,617
	Neighborhood Total:	1	\$22,150	3	\$18,333	-\$8,213
Washington Heights	175 Payson Ave (Noma 175)	0	-	8	\$53,125	-\$53,125
	Neighborhood Total:	0	-	8	\$53,125	-\$53,125
	810 Riverside Dr	4	\$32,350	4	\$69,250	-\$18,450
Upper Manhattan total	467 West 163rd St (Heights 163)	0	-	2	\$4,000	-\$4,000
	Neighborhood Total:	4	\$32,350	6	\$47,500	-\$15,560
Upper Manhattan total	14	\$37,471	75	\$57,724	-\$42,750	
Manhattan total	178	\$146,483	208	\$153,864	-\$15,362	

Brooklyn projects

Bedford-Stuyvesant	291 Clifton Pl	0	-	3	\$24,933	-\$24,933
	327 MacDonough St	0	-	1	\$25,000	-\$25,000
	860 DeKalb Ave	4	\$15,063	1	\$69,100	-\$1,770
	794 DeKalb Ave (The Lofts on DeKalb)	0	-	1	\$86,000	-\$86,000
Neighborhood Total:	4	\$15,063	6	\$42,483	-\$19,465	
Boerum Hill	433 Warren St	0	-	4	\$60,000	-\$60,000
	251 7th St (The Argyle)	1	\$6,000	0	-	\$6,000
Neighborhood Total:	1	\$6,000	4	\$60,000	-\$46,800	
Brooklyn Heights	473 Hicks St	0	-	4	\$130,750	-\$130,750
	118 State St (The Carriage House on State)	0	-	1	\$145,000	-\$145,000
Neighborhood Total:	0	-	5	\$133,600	-\$133,600	
Bushwick	76 Jefferson St	0	-	4	\$32,500	-\$32,500
	Neighborhood Total:	0	-	4	\$32,500	-\$32,500
Carroll Gardens	505 Court St (Court Street Lofts)	0	-	2	\$56,000	-\$56,000
	Neighborhood Total:	0	-	2	\$56,000	-\$56,000
Clinton Hill	302 Washington Ave	0	-	1	\$76,000	-\$76,000
	424 Lafayette Ave	0	-	4	\$32,000	-\$32,000
	582 Marcy Ave	0	-	6	\$31,833	-\$31,833
	936 Fulton St	0	-	1	\$20,000	-\$20,000
	283 Washington Ave (Cherry Tree Condos)	0	-	1	\$50,000	-\$50,000
	372 DeKalb Ave (Clinton Mews)	0	-	1	\$30,000	-\$30,000

A softening market for development

Price changes for new condo listings in the past 90 days

Neighborhood	Development address/(name)	Price increases		Price decreases		Net changes
		No. of changes	Avg \$ change	No. of changes	Avg \$ change	Avg net price change
Clinton Hill (cont)	483 Washington Ave (Dewitt Condominiums)	0	-	1	\$81,000	-\$81,000
	242 Greene Ave (Shoe Factory Lofts)	2	\$14,000	0	-	\$14,000
	195 Classon Ave (The Azure)	1	\$100,000	9	\$45,556	-\$31,000
	Neighborhood Total:	3	\$42,667	24	\$41,083	-\$31,778
Cobble Hill	140 Degraw St	0	-	1	\$46,000	-\$46,000
	481 Henry St	0	-	1	\$20,000	-\$20,000
	Neighborhood Total:	0	-	2	\$33,000	-\$33,000
Crown Heights	1570 Prospect Pl	0	-	4	\$20,450	-\$20,450
	480 Eastern Pkwy	0	-	2	\$82,000	-\$82,000
	Neighborhood Total:	0	-	6	\$40,967	-\$40,967
Downtown Brooklyn	134 Saint Marks Pl	0	-	1	\$55,000	-\$55,000
	189 Bridge St	0	-	2	\$250	-\$250
	326 State St	0	-	3	\$89,667	-\$89,667
	365 Bridge St (BellTel Lofts)	1	\$33,000	2	\$56,250	-\$26,500
	230 Ashland Pl	2	\$50,250	0	-	\$50,250
	306 Gold St (Oro)	1	\$22,000	8	\$22,375	-\$17,444
	150 Myrtle Ave (Toren)	1	\$27,000	0	-	\$27,000
Neighborhood Total:	5	\$36,400	16	\$38,500	-\$20,667	
Dumbo	50 Bridge St (Bridge No. 50)	0	-	1	\$34,000	-\$34,000
	100 Jay St (J Condominium)	1	\$115,000	0	-	\$115,000
	85 Adams St (The Beacon Tower)	0	-	3	\$54,667	-\$54,667
	Neighborhood Total:	1	\$115,000	4	\$49,500	-\$16,600
East New York	12205 Flatlands Ave (MeadowWood)	7	\$20,359	1	\$11,003	\$16,439
	Neighborhood Total:	7	\$20,359	1	\$11,003	\$16,439
Flatbush	720 East 31st St	0	-	1	\$10,000	-\$10,000
	Neighborhood Total:	0	-	1	\$10,000	-\$10,000
Fort Greene	364 Myrtle Ave	2	\$15,000	1	\$76,000	-\$15,333
	383 Carlton Ave (Greenhouse)	1	\$10,000	1	\$76,000	-\$33,000
	1 Hanson Pl	6	\$30,332	0	-	\$30,332
	Neighborhood Total:	9	\$24,666	2	\$76,000	\$6,363
Fulton Ferry	360 Furman St (One Brooklyn Bridge Park)	2	\$77,750	0	-	\$77,750
	Neighborhood Total:	2	\$77,750	0	-	\$77,750
Gowanus	245 16th St (The Athena Condominium)	0	-	5	\$20,000	-\$20,000
	188 15th St (The Modern Townhouse)	0	-	2	\$27,500	-\$27,500
	Neighborhood Total:	0	-	7	\$22,143	-\$22,143
Greenwood	320-321 23rd St (Greenwood Hill Condo)	0	-	1	\$49,000	-\$49,000
	36th St (The Green Walk)	0	-	1	\$10,000	-\$10,000
	352 21st St (The Minerva)	0	-	1	\$12,000	-\$12,000
	Neighborhood Total:	0	-	3	\$23,667	-\$23,667
Kensington	235 Ocean Pkwy	4	\$2,750	8	\$42,250	-\$27,250
	346 Coney Island Ave (Park Circle)	0	-	10	\$42,500	-\$42,500
	215 Parkville Ave (The Parkville Ave Condominiums)	0	-	1	\$50,000	-\$50,000
	3001 Fort Hamilton Pkwy (The Residence at Windsor Terrace)	0	-	1	\$10,000	-\$10,000
	Neighborhood Total:	4	\$2,750	20	\$41,150	-\$33,833
Park Slope	356 12th St	0	-	1	\$16,000	-\$16,000
	515 5th Ave (5 One 5 Condominiums)	0	-	4	\$49,250	-\$49,250
	361 16th St (Dimora)	0	-	1	\$20,000	-\$20,000
	560 7th Ave (Highpoint Condominiums)	0	-	1	\$26,000	-\$26,000
	343 4th Ave (Novo)	0	-	8	\$64,000	-\$64,000
	309 2nd St (The Heritage)	0	-	2	\$63,000	-\$63,000
	6th Ave (Vanguard 6)	0	-	1	\$30,000	-\$30,000
Neighborhood Total:	0	-	18	\$51,500	-\$51,500	
Prospect Heights	364 Saint Marks Ave	1	\$165,750	0	-	\$165,750
	543 Dean St	0	-	3	\$34,667	-\$34,667
	935 Pacific St (Hello Living Hudson)	1	\$30,000	1	\$40,000	-\$5,000
	925 Pacific St (Hello Living Madison)	0	-	3	\$79,333	-\$79,333
	35 Underhill Ave (The Washington)	0	-	4	\$38,750	-\$38,750
Neighborhood Total:	2	\$97,875	11	\$48,818	-\$26,250	
Prospect Lefferts Gardens	2233 Caton Ave (Lefferts South)	0	-	6	\$20,000	-\$20,000
	Neighborhood Total:	0	-	6	\$20,000	-\$20,000
Prospect Park South	34 Croke Ave (Alvora)	0	-	1	\$10,000	-\$10,000
	Neighborhood Total:	0	-	1	\$10,000	-\$10,000
Sheepshead Bay	2570 East 17 St	1	\$30,000	0	-	\$30,000
	Neighborhood Total:	1	\$30,000	0	-	\$30,000
Williamsburg	100 North 3rd St (100 N3 Lofts)	2	\$18,000	0	-	\$18,000
	125 North 10th St	2	\$20,000	0	-	\$20,000
	149 Skillman Ave	0	-	2	\$96,000	-\$96,000
	152 Withers St	0	-	3	\$46,000	-\$46,000
	185 India St	0	-	2	\$15,000	-\$15,000
	240 Richardson St (240 East)	5	\$16,200	0	-	\$16,200
	37 - 39 Powers St	0	-	2	\$19,000	-\$19,000
	444 Humboldt St	0	-	6	\$37,833	-\$37,833
	80 Metropolitan Ave	0	-	5	\$17,600	-\$17,600
	90 Guernsey St	0	-	4	\$33,000	-\$33,000
	131 Jackson St (Jacksonia)	1	\$10,000	1	\$20,000	-\$5,000
	49 North 8th St (North 8)	0	-	1	\$100,000	-\$100,000
	76-84 Engert Ave (Northpoint Towers)	0	-	1	\$50,000	-\$50,000
	4 North 5th St (Northside Piers)	53	\$40,302	0	-	\$40,302
	230 North 8th St (Roebling Square)	0	-	1	\$19,000	-\$19,000
	446 Kent Ave (Schaefer Landing South)	0	-	1	\$15,000	-\$15,000
	30 Bayard St (The Aurora)	0	-	1	\$100,000	-\$100,000
63 Engert Ave (The McCarren)	0	-	1	\$89,000	-\$89,000	
349 Metropolitan Ave (The Metropolitan)	0	-	2	\$11,500	-\$11,500	
721 Flushing Ave (Thorton Park)	1	\$19,000	7	\$18,286	-\$13,625	
Neighborhood Total:	64	\$36,281	40	\$34,725	\$8,971	
Brooklyn total	103	\$34,660	183	\$42,195	-\$14,516	

(Source: StreetEasy.com; data covers price increases and price decreases on new development condo project listings from Feb. 15 to May 15; includes sponsor units for sale by the developer but not resales; listings include available as well as in-contract deals; projects weren't included if there were no price changes during the three month period.)