

ACADIA REALTY TRUST  
Form 4  
May 22, 2006

**FORM 4**

UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

OMB APPROVAL

OMB Number: 3235-0287  
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
**BRAUN JOEL L**

(Last) (First) (Middle)

C/O ACADIA REALTY TRUST, 1311 MAMARONECK AVENUE, SUITE 260

(Street)

WHITE PLAINS, NY 10605

(City) (State) (Zip)

2. Issuer Name and Ticker or Trading Symbol  
**ACADIA REALTY TRUST [AKR]**

3. Date of Earliest Transaction (Month/Day/Year)  
**05/18/2006**

4. If Amendment, Date Original Filed(Month/Day/Year)

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

Director  10% Owner  
 Officer (give title below)  Other (specify below)  
**Sr. Vice President**

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

| 1. Title of Security (Instr. 3)                         | 2. Transaction Date (Month/Day/Year) | 2A. Deemed Execution Date, if any (Month/Day/Year) | 3. Transaction Code (Instr. 8) | 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) | 5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4) | 6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4) | 7. Nature of Ownership (Instr. 4) |
|---|--------------------------------------|--|--------------------------------|---|---|--|-----------------------------------|
|   |                                      |  |                                | (A) or (D)  | Price   |  |                                   |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/18/2006                           |  | S                              | 400   | D \$ 21.5   | 158,426  | D                                 |
| Common Shares of Beneficial Interest - \$.001 Par       | 05/18/2006                           |  | S                              | 300   | D \$ 21.6   | 158,126  | D                                 |

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|   |            |   |       |   |          |         |   |
|---|------------|---|-------|---|----------|---------|---|
| Value   |            |   |       |   |          |         |   |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/18/2006 | S | 100   | D | \$ 21.62 | 158,026 | D |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/18/2006 | S | 500   | D | \$ 21.63 | 157,526 | D |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/19/2006 | S | 200   | D | \$ 20.76 | 157,326 | D |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/19/2006 | S | 200   | D | \$ 20.81 | 157,126 | D |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/19/2006 | S | 200   | D | \$ 20.89 | 156,926 | D |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/19/2006 | S | 7,300 | D | \$ 21    | 149,626 | D |
| Common Shares of Beneficial Interest - \$.001 Par Value | 05/19/2006 | S | 100   | D | \$ 21.03 | 149,526 | D |
| Common Shares of Beneficial Interest -                  | 05/19/2006 | S | 200   | D | \$ 21.04 | 149,326 | D |

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\$.001 Par Value

Common Shares of Beneficial Interest - \$.001 Par Value

|            |   |     |   |          |         |   |
|------------|---|-----|---|----------|---------|---|
| 05/19/2006 | S | 200 | D | \$ 21.05 | 149,126 | D |
|------------|---|-----|---|----------|---------|---|

Common Shares of Beneficial Interest - \$.001 Par Value

|            |   |     |   |          |         |   |
|------------|---|-----|---|----------|---------|---|
| 05/19/2006 | S | 100 | D | \$ 21.07 | 149,026 | D |
|------------|---|-----|---|----------|---------|---|

Common Shares of Beneficial Interest - \$.001 Par Value

|            |   |     |   |          |         |   |
|------------|---|-----|---|----------|---------|---|
| 05/19/2006 | S | 100 | D | \$ 21.08 | 148,926 | D |
|------------|---|-----|---|----------|---------|---|

Common Shares of Beneficial Interest - \$.001 Par Value

|            |   |     |   |          |         |   |
|------------|---|-----|---|----------|---------|---|
| 05/19/2006 | S | 100 | D | \$ 21.14 | 148,826 | D |
|------------|---|-----|---|----------|---------|---|

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

**Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.**

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(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

| 1. Title of Derivative Security (Instr. 3) | 2. Conversion or Exercise Price of Derivative Security | 3. Transaction Date (Month/Day/Year) | 3A. Deemed Execution Date, if any (Month/Day/Year) | 4. Transaction Code (Instr. 8) | 5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5) | 6. Date Exercisable and Expiration Date (Month/Day/Year) | 7. Title and Amount of Underlying Securities (Instr. 3 and 4) | 8. Price of Derivative Security (Instr. 5) | 9. Number of Derivative Securities Beneficially Owned Following Reported Transaction (Instr. 6) |       |                  |
|--|--|--------------------------------------|--|--------------------------------|---|--|---|--|---|-------|------------------|
|  |  |                                      |  | Code                           | V   | (A)  | (D)   | Date Exercisable                           | Expiration Date   | Title | Amount or Number |

## Reporting Owners

| Reporting Owner Name / Address   | Relationships |           |                    |       |
|--|---------------|-----------|--------------------|-------|
|  | Director      | 10% Owner | Officer            | Other |
| BRAUN JOEL L<br>C/O ACADIA REALTY TRUST<br>1311 MAMARONECK AVENUE, SUITE 260<br>WHITE PLAINS, NY 10605 |               |           | Sr. Vice President |       |

## Signatures

/s/ Joel Braun                      05/19/2006

\_\_Signature of  
Reporting Person

Date

## Explanation of Responses:

\* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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