

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

OMB APPROVAL	
OMB Number:	3235-0287
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1. Name and Address of Reporting Person* <u>MASTERS ROBERT</u> (Last) (First) (Middle) <u>C/O ACADIA REALTY TRUST</u> <u>1311 MAMARONECK AVENUE, SUITE 260</u> (Street) <u>WHITE PLAINS NY 10605</u> (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>ACADIA REALTY TRUST [AKR]</u>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director 10% Owner X Officer (give title below) Other (specify below) <u>Sr. VP and General Counsel</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>12/18/2003</u>	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	
6. Individual or Joint/Group Filing (Check Applicable Line) X 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 Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Shares of Beneficial Interest - \$.001 Par Value	12/18/2003		M ⁽¹⁾		15,000	A	\$5.75	29,054	D	
Common Shares of Beneficial Interest - \$.001 Par Value	12/18/2003		D ⁽¹⁾		15,000	D	\$12.455	14,054	D	
Common Shares of Beneficial Interest - \$.001 Par Value	12/18/2003		M ⁽¹⁾		10,000	A	\$6	24,054	D	
Common Shares of Beneficial Interest - \$.001 Par Value	12/18/2003		D ⁽¹⁾		10,000	D	\$12.455	14,054 ⁽⁴⁾	D	

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 Securities Underlying Derivative Security (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	V	(A)	(D)	Date Exercisable	Expiration Date						Title
Options to purchase Common Shares of Beneficial Interest	\$5.75	12/18/2003		M ⁽¹⁾		15,000		(5)	08/11/2008	Common Shares of Beneficial Interest	15,000	(1)	75,000	D	
Options to purchase Common Shares of Beneficial Interest	\$6	12/18/2003		M ⁽¹⁾		10,000		(2)	01/01/2011	Common Shares of Beneficial Interest	10,000	(1)	65,000 ⁽³⁾	D	

Explanation of Responses:

- On December 18, 2003, Mr. Masters exercised 25,000 options to purchase common shares of beneficial interest ("Common Shares"). At the request of Mr. Masters, in lieu of purchasing Common Shares at the option exercise price, the Company provided for a cashless exercise alternative whereby it paid Mr. Masters an amount in cash equal to the difference between the exercise price of the options and the average daily trading price of the Common Shares upon the exercise of the options. As a result of this, Mr. Masters received a cash payment of \$165,125 from the Company upon the exercise of the above options.
- One third of the options were exercisable as of the grant date, January 2, 2001, with a third of the remaining options vesting on each of the next two anniversaries of the grant date.
- Exercise prices for these fully vested options range from \$5.00 to \$5.75 with expiration dates ranging from August 11, 2008 through January 2, 2010.
- Represents 7,667 common shares of beneficial interest and 6,387 vested Restricted Shares of a total of 18,554 Restricted Shares issued to Mr. Masters in 2003, 2002, 2001 and 2000.
- One third of the options were exercisable as of the grant date, August 12, 1998, with a third of the remaining options vesting on each of the next two anniversaries of the grant date.

/s/ Robert Masters 12/19/2003

** Signature of Reporting Person Date

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

* 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.

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 Number.