

# INWOOD

A quarterly analysis of residential sales  
in Inwood, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## Inwood, Manhattan

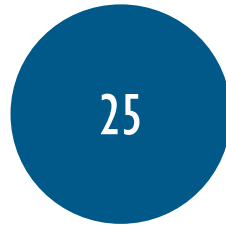
### SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



19% YoY

MEDIAN PRICE/SQ.FT.



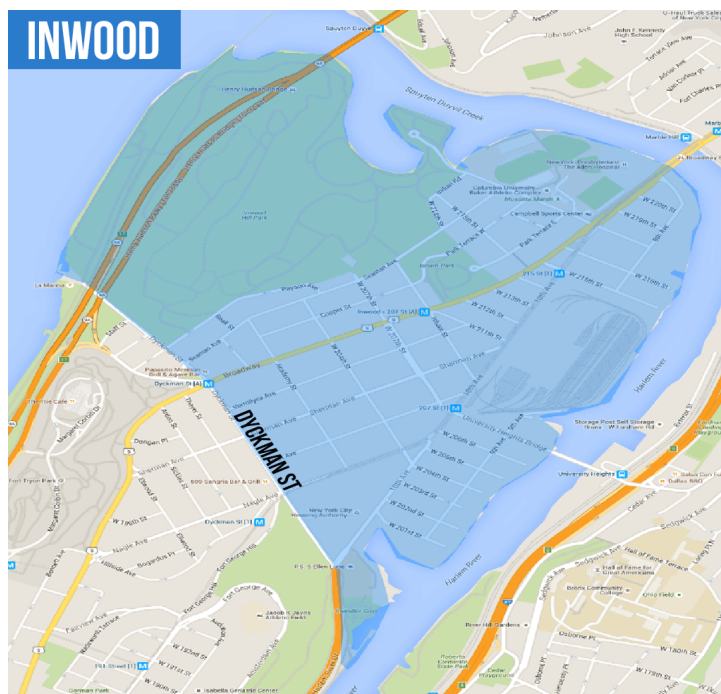
15% YoY

MANHATTAN  
MEDIAN SALE PRICE



11% YoY

### NEIGHBORHOOD BOUNDARIES

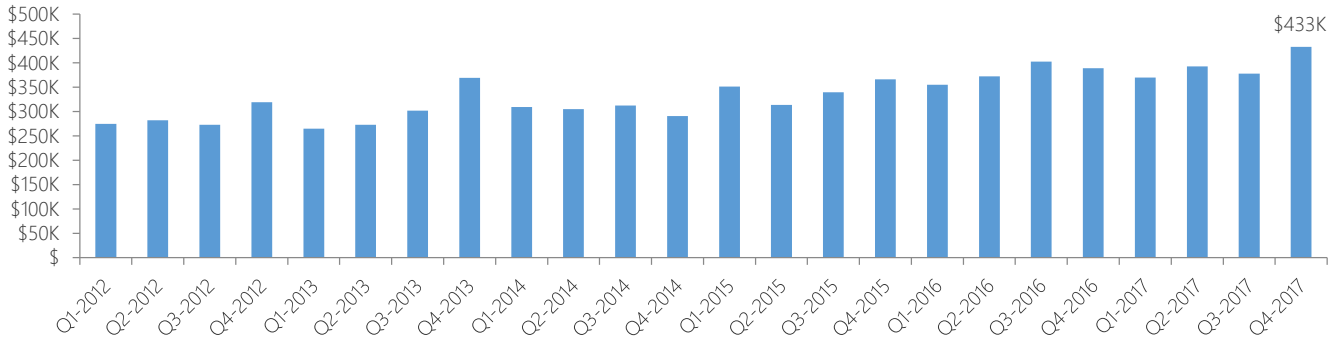


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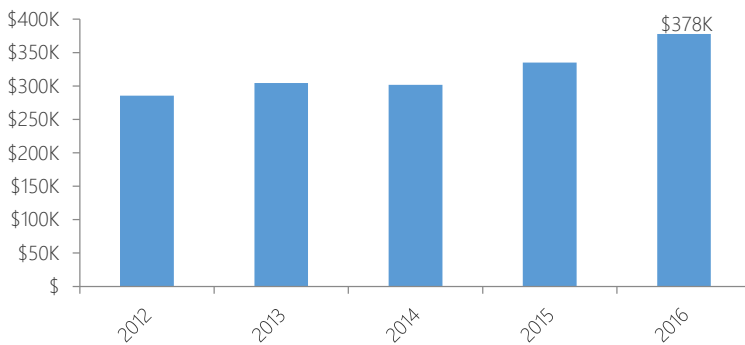


# RESIDENTIAL STATS

## Median Sale Price by Quarter

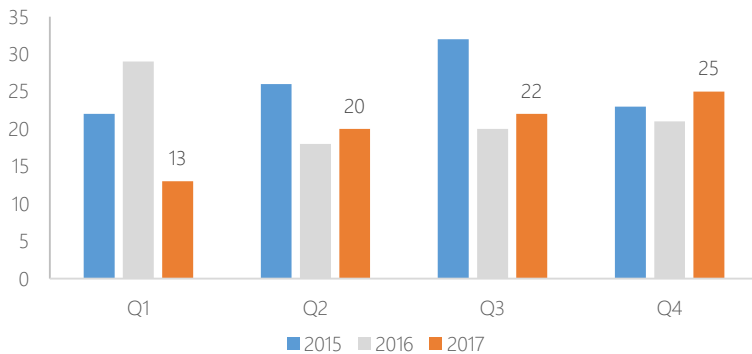


## Median Sale Price by Year



## Number of Transactions

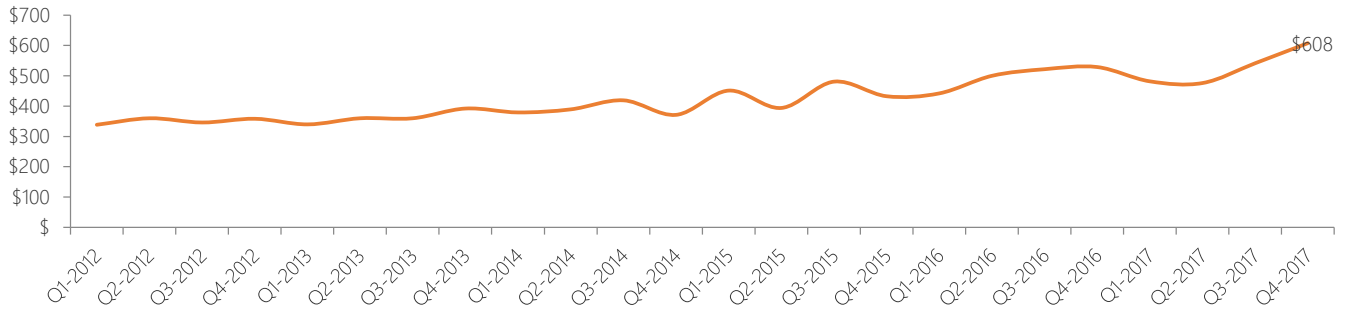
Quarter	2012	2013	2014	2015	2016	2017
Q1	8	22	20	22	29	13
Q2	15	24	31	26	18	20
Q3	26	30	32	32	20	22
Q4	13	34	33	23	21	25



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## Median Sale Price per Square Foot

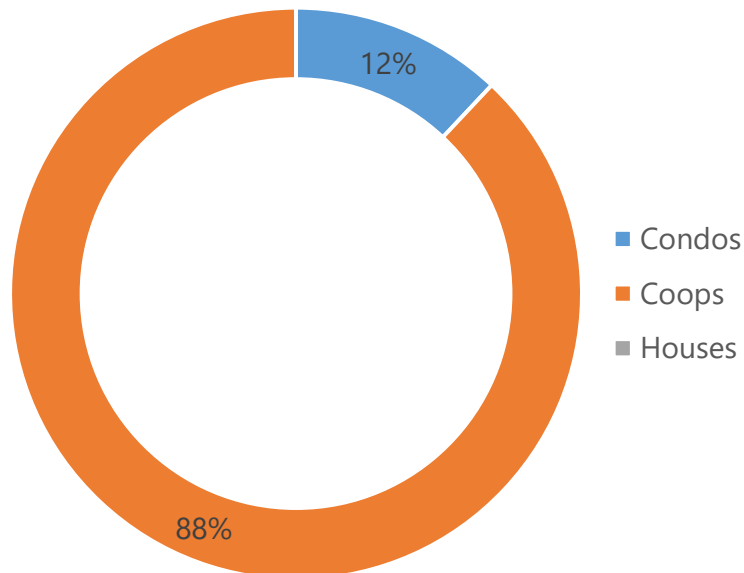


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$402,000	-15%	\$618	15%	3
Coops	\$450,000	21%	\$604	14%	22
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
55-57 Park Ter E #B88	1-02243-0210	6-Dec-17	\$840,000	Coop	
33-39 Cooper St #6B	1-02238-0017	28-Nov-17	\$781,000	Coop	1,228
70-72 Park Ter W #E85	1-02243-0236	29-Nov-17	\$730,000	Coop	1,050
65-67 Park Ter E #C24	1-02243-0220	9-Nov-17	\$659,000	Coop	
244-252 Seaman Ave #6F	1-02250-0084	20-Dec-17	\$605,000	Coop	
33-39 Cooper St #5C	1-02238-0017	10-Nov-17	\$569,000	Coop	
50 Park Ter W #2E	1-02243-0347	21-Nov-17	\$569,000	Coop	
55-57 Park Ter E #B64	1-02243-0210	14-Dec-17	\$563,000	Coop	1,175
115 Payson Ave #5F	1-02248-0009	17-Oct-17	\$544,000	Coop	900
60-62 Park Ter W #A37	1-02243-0240	28-Nov-17	\$530,000	Coop	
25 Indian Rd #5G	1-02250-0054	12-Oct-17	\$450,000	Coop	
57 Park Ter W #5D	1-02243-0399	20-Dec-17	\$445,000	Coop	
25 Indian Rd #3G	1-02250-0054	31-Oct-17	\$420,810	Coop	
57 Park Ter W #3H	1-02243-0399	8-Nov-17	\$415,000	Coop	750
571 Academy St #3B	1-02221-1122	16-Nov-17	\$411,000	Condo	647
571 Academy St #4E	1-02221-1133	1-Dec-17	\$402,000	Condo	650
581 Academy St #3D	1-02221-1169	14-Dec-17	\$399,000	Condo	680
75-77 Park Ter E #D48	1-02243-0230	7-Dec-17	\$390,000	Coop	
91-99 Payson Ave #7C	1-02248-0001	30-Nov-17	\$365,000	Coop	750
70-72 Park Ter W #E74	1-02243-0236	26-Oct-17	\$345,900	Coop	
98 Park Ter E #6D	1-02243-0309	16-Oct-17	\$333,000	Coop	
48-58 Park Ter E #3A	1-02243-0332	14-Dec-17	\$300,000	Coop	
98 Park Ter E #6H	1-02243-0309	19-Dec-17	\$275,000	Coop	450
98 Park Ter E #1E	1-02243-0309	27-Dec-17	\$175,000	Coop	



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