

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

2nd Quarter 2018



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 2nd Quarter 2018

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$399K

2% YoY

NO. OF TRANSACTIONS

20

0% YoY

MEDIAN PRICE/SQ.FT.

\$567

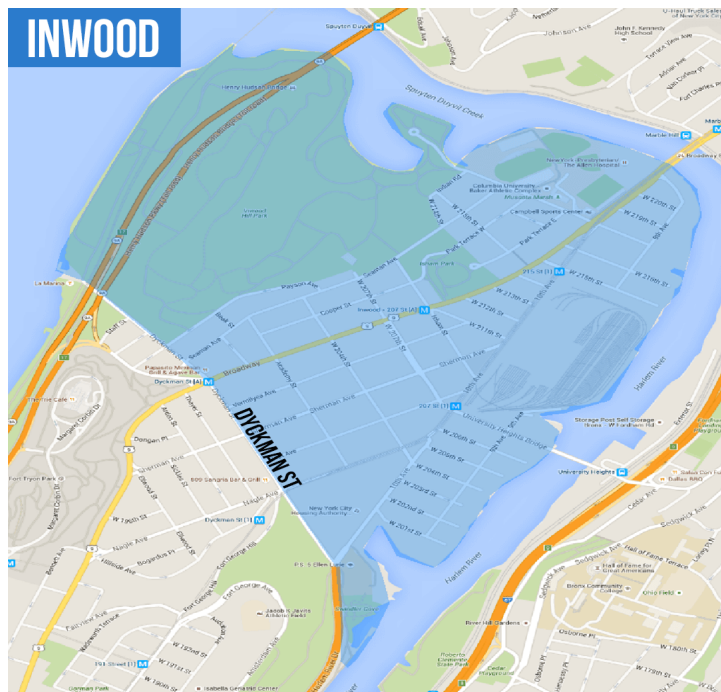
19% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

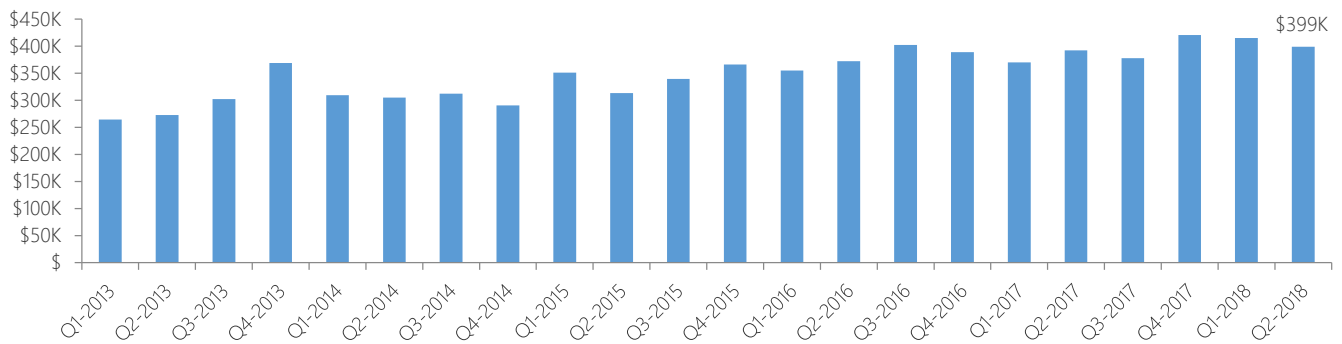


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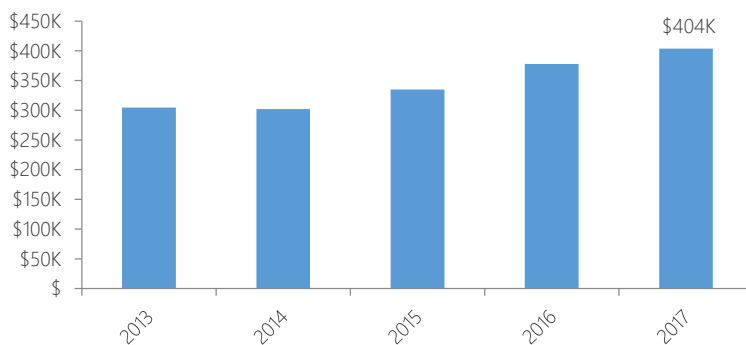


RESIDENTIAL STATS

Median Sale Price by Quarter

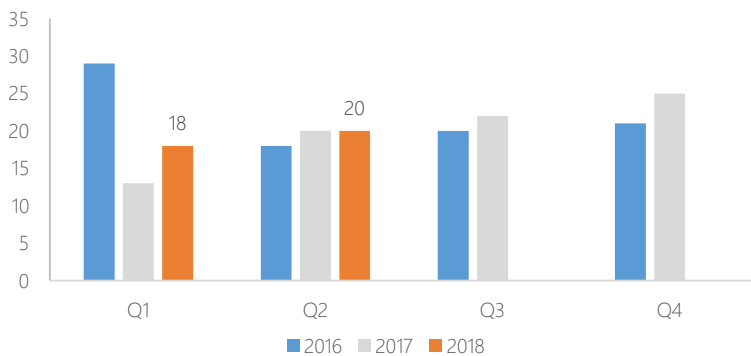


Median Sale Price by Year



Number of Transactions

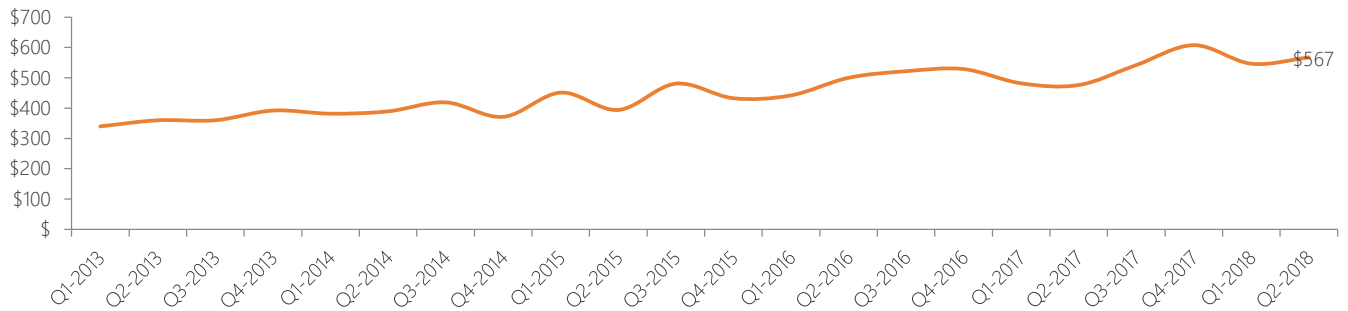
Quarter	2013	2014	2015	2016	2017	2018
Q1	22	20	22	29	13	18
Q2	24	31	26	18	20	20
Q3	30	32	32	20	22	
Q4	34	33	23	21	25	



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Median Sale Price per Square Foot

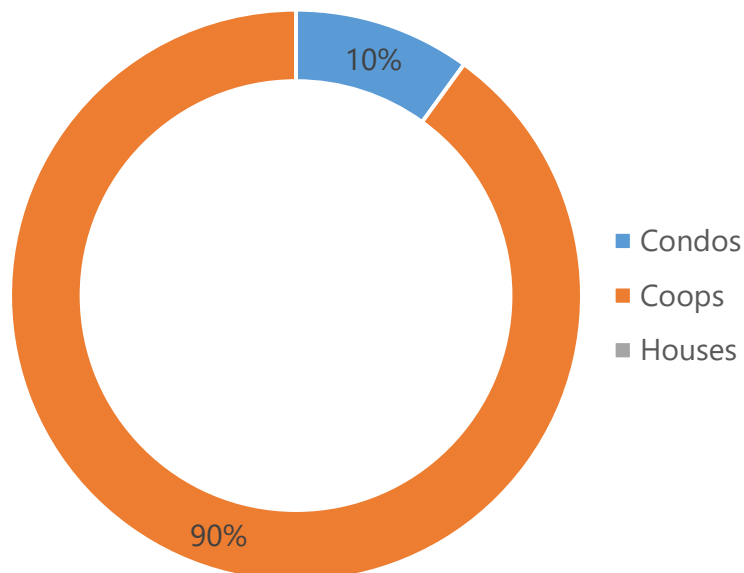


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$399,000	4%	\$644	44%	2
Coops	\$410,000	3%	\$541	10%	18
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
65-67 Park Ter E #C80	1-02243-0220	27-Apr-18	\$960,000	Coop	1,125
251-259 Seaman Ave #2L	1-02243-0366	16-Apr-18	\$823,885	Coop	1,350
48-58 Park Ter E #5C	1-02243-0332	23-May-18	\$735,000	Coop	1,300
675 Academy St #2J	1-02238-0001	14-Jun-18	\$610,000	Coop	
60-62 Park Ter W #A35	1-02243-0240	24-May-18	\$555,000	Coop	975
270 Seaman Ave #A6	1-02250-0072	18-May-18	\$515,000	Coop	1,100
25 Indian Rd #2H	1-02250-0054	19-Jun-18	\$465,000	Coop	900
586-592 W 215th St #1F	1-02250-0014	30-Apr-18	\$450,000	Coop	925
70-72 Park Ter W #E73	1-02243-0236	4-Jun-18	\$410,000	Coop	
581 Academy St #2C	1-02221-1160	27-Apr-18	\$399,000	Condo	594
571 Academy St #4B	1-02221-1130	19-Jun-18	\$399,000	Condo	647
33-39 Cooper St #4G	1-02238-0017	15-Jun-18	\$380,000	Coop	
60 Cooper St #1J	1-02240-0029	3-May-18	\$379,000	Coop	825
60-74 Park Ter E #4H	1-02243-0317	6-Jun-18	\$359,000	Coop	700
60 Cooper St #1F	1-02240-0029	15-Jun-18	\$348,422	Coop	
98 Park Ter E #1H	1-02243-0309	8-May-18	\$315,000	Coop	450
95 Park Ter E #5A	1-02243-0306	23-May-18	\$265,000	Coop	
675 Academy St #4C	1-02238-0001	11-May-18	\$245,678	Coop	
48-58 Park Ter E #2A	1-02243-0332	31-May-18	\$210,000	Coop	



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