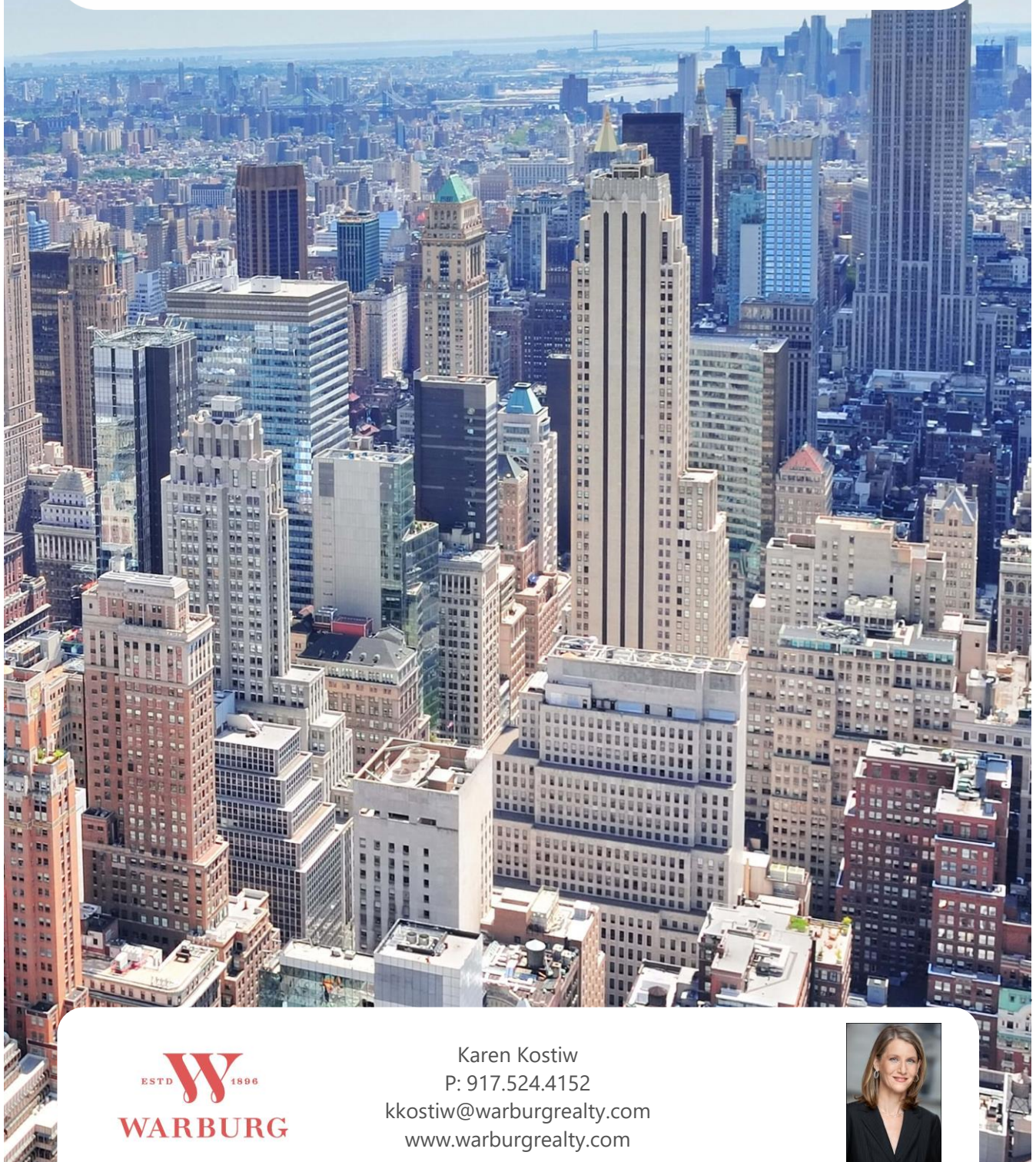


WASHINGTON HEIGHTS-INWOOD

A quarterly analysis of residential sales
in Washington Heights-Inwood, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Washington Heights/Inwood, Manhattan

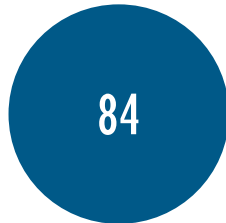
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



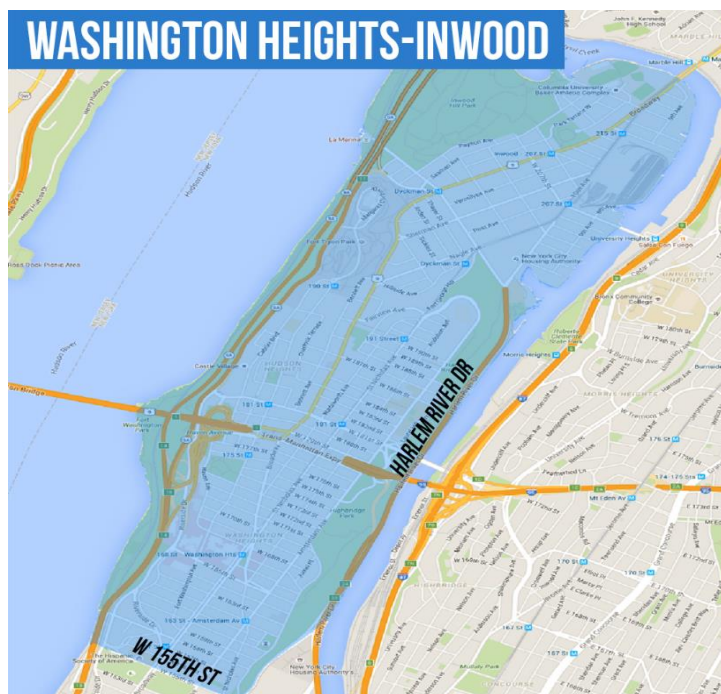
9% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

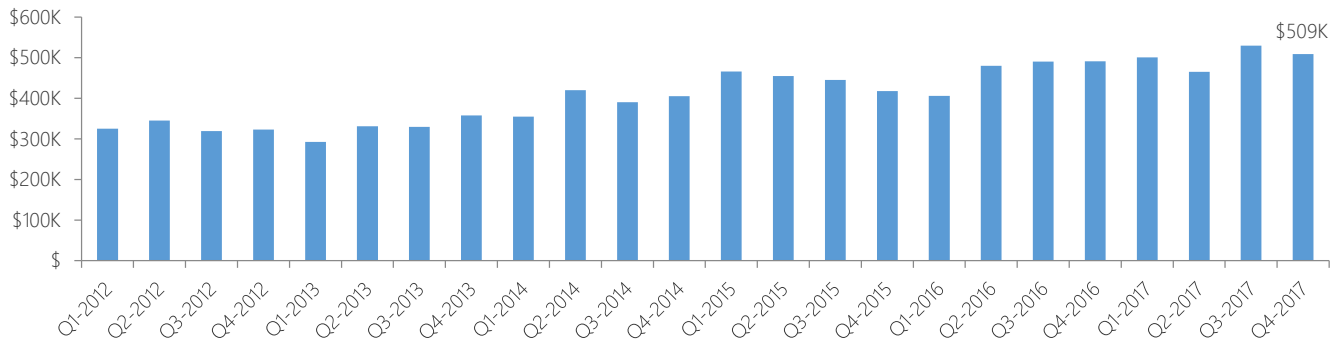


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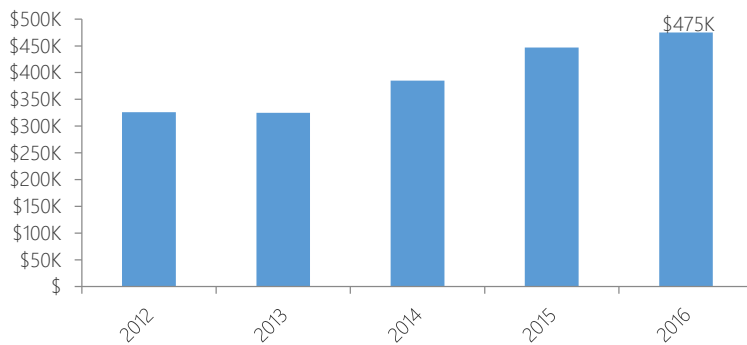


RESIDENTIAL STATS

Median Sale Price by Quarter

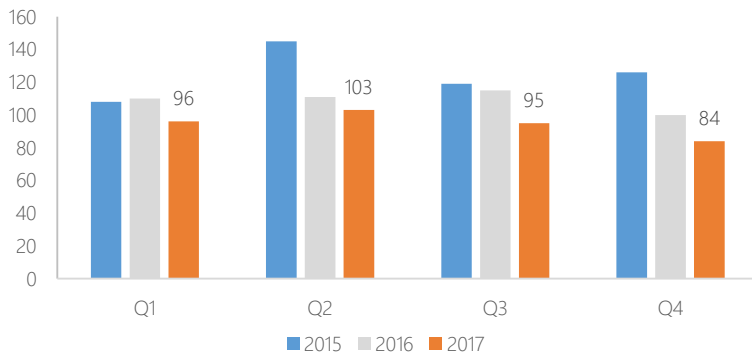


Median Sale Price by Year



Number of Transactions

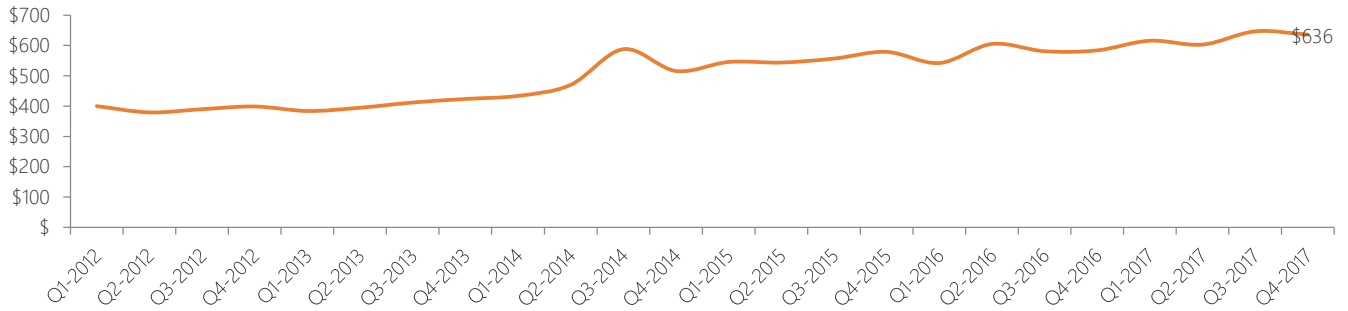
Quarter	2012	2013	2014	2015	2016	2017
Q1	59	89	105	108	110	96
Q2	80	112	117	145	111	103
Q3	110	143	185	119	115	95
Q4	80	130	139	126	100	84



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Median Sale Price per Square Foot

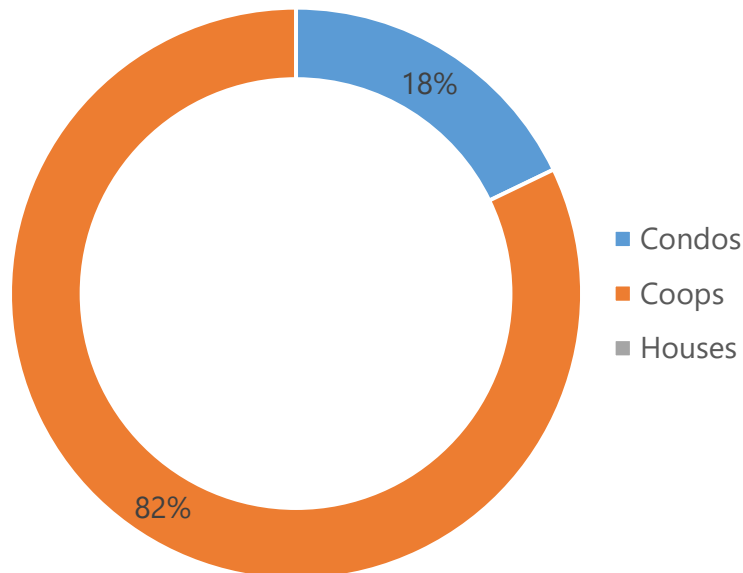


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$535,000	4%	\$635	12%	15
Coops	\$474,410	-3%	\$643	9%	69
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
779 Riverside Dr #A20	1-02134-1214	13-Oct-17	\$1,178,000	Condo	1,440
720 Ft Washington Ave #5W	1-02180-0614	18-Dec-17	\$961,000	Coop	
360 Cabrini Blvd #3M	1-02179-0489	13-Dec-17	\$920,000	Coop	1,250
55-57 Park Ter E #B88	1-02243-0210	6-Dec-17	\$840,000	Coop	
255 Cabrini Blvd #6C	1-02179-1034	3-Oct-17	\$810,000	Condo	1,222
120 Cabrini Blvd #58	1-02179-0010	19-Dec-17	\$799,000	Coop	
33-39 Cooper St #6B	1-02238-0017	28-Nov-17	\$781,000	Coop	1,228
870 W 181 St #52	1-02177-0170	3-Oct-17	\$779,000	Coop	
116 Pinehurst Ave #J43	1-02179-0170	10-Oct-17	\$765,000	Coop	
360 Cabrini Blvd #8D	1-02179-0489	31-Oct-17	\$755,000	Coop	876
49-55 Pinehurst Ave #41	1-02177-0154	20-Dec-17	\$754,000	Coop	
835 Riverside Dr #3E	1-02135-1024	14-Dec-17	\$750,000	Condo	1,137
835 Riverside Dr #1J	1-02135-1009	10-Oct-17	\$748,414	Condo	990
70-72 Park Ter W #E85	1-02243-0236	29-Nov-17	\$730,000	Coop	1,050
15818-15900 Riverside Dr W #5M	1-02135-0060	18-Dec-17	\$730,000	Coop	
720 Ft Washington Ave #5E	1-02180-0614	4-Dec-17	\$715,000	Coop	1,100
730 Ft Washington Ave #6C	1-02180-0628	6-Nov-17	\$715,000	Coop	950
96 Arden St #5D	1-02175-0032	9-Nov-17	\$701,000	Coop	1,250
24 Bennett Ave #62A	1-02180-0070	30-Oct-17	\$670,000	Coop	1,000
65-67 Park Ter E #C24	1-02243-0220	9-Nov-17	\$659,000	Coop	
100 Overlook Ter #511	1-02180-0450	18-Oct-17	\$650,000	Coop	950
100 Overlook Ter #212	1-02180-0450	2-Nov-17	\$649,000	Coop	
456 W 167 St #6D	1-02111-1046	26-Oct-17	\$625,000	Condo	728
330-340 Haven Ave #3G	1-02177-0234	4-Dec-17	\$618,000	Coop	850
330-340 Haven Ave #6P	1-02177-0234	17-Oct-17	\$610,000	Coop	875
244-252 Seaman Ave #6F	1-02250-0084	20-Dec-17	\$605,000	Coop	
330-340 Haven Ave #2B	1-02177-0234	13-Dec-17	\$595,000	Coop	
790 Riverside Dr #2I	1-02134-0071	19-Oct-17	\$575,311	Coop	
156-8 Riverside Dr W #4J	1-02134-1611	11-Oct-17	\$575,000	Condo	852
50 Park Ter W #2E	1-02243-0347	21-Nov-17	\$569,000	Coop	
33-39 Cooper St #5C	1-02238-0017	10-Nov-17	\$569,000	Coop	
49-55 Pinehurst Ave #23	1-02177-0154	21-Nov-17	\$565,000	Coop	900
55-57 Park Ter E #B64	1-02243-0210	14-Dec-17	\$563,000	Coop	1,175
156-8 Riverside Dr W #2G	1-02134-1586	28-Dec-17	\$559,000	Condo	1,211
870 W 181 St #37	1-02177-0170	16-Oct-17	\$549,000	Coop	
115 Payson Ave #5F	1-02248-0009	17-Oct-17	\$544,000	Coop	900
105 Bennett Ave #63A	1-02180-1557	4-Oct-17	\$535,000	Condo	
60-62 Park Ter W #A37	1-02243-0240	28-Nov-17	\$530,000	Coop	
720 Ft Washington Ave #2N	1-02180-0614	6-Dec-17	\$527,500	Coop	
255 Cabrini Blvd #6A	1-02179-1019	16-Nov-17	\$520,000	Condo	905
720-728 W 173 St #C	1-02139-0316	18-Dec-17	\$515,000	Coop	
69 Bennett Ave #307	1-02180-1427	18-Dec-17	\$510,000	Condo	
255 Cabrini Blvd #1A	1-02179-1014	11-Dec-17	\$507,500	Condo	923
720 Ft Washington Ave #5R	1-02180-0614	20-Nov-17	\$495,000	Coop	
105 Bennett Ave #12B	1-02180-1504	27-Dec-17	\$492,804	Condo	810
4523 Broadway #4F	1-02180-0633	11-Oct-17	\$477,404	Coop	650
4523 Broadway #7H	1-02180-0633	16-Nov-17	\$474,410	Coop	650
3810 Broadway #4D	1-02117-0007	18-Dec-17	\$450,000	Coop	
25 Indian Rd #5G	1-02250-0054	12-Oct-17	\$450,000	Coop	
860 W 181 St #69	1-02177-0175	25-Oct-17	\$448,000	Coop	650



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Address	BBL	Sale date	Sale price	Property type	Sqft
100 Bennett Ave #6C	1-02180-0169	30-Nov-17	\$445,000	Coop	770
57 Park Ter W #5D	1-02243-0399	20-Dec-17	\$445,000	Coop	
4523 Broadway #3H	1-02180-0633	15-Dec-17	\$433,128	Coop	
100 Bennett Ave #2C	1-02180-0169	19-Dec-17	\$429,300	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
870 W 181 St #38	1-02177-0170	30-Oct-17	\$399,000	Coop	700
870 W 181 St #28	1-02177-0170	1-Nov-17	\$395,000	Coop	625
4523 Broadway #3D	1-02180-0633	21-Dec-17	\$395,000	Coop	550
75-77 Park Ter E #D48	1-02243-0230	7-Dec-17	\$390,000	Coop	
515 Edgecombe Ave #33	1-02108-0039	20-Oct-17	\$390,000	Coop	550
225-237 Bennett Ave #5T	1-02180-0522	9-Nov-17	\$376,300	Coop	700
91-99 Payson Ave #7C	1-02248-0001	30-Nov-17	\$365,000	Coop	750
330-340 Haven Ave #4E	1-02177-0234	16-Nov-17	\$363,000	Coop	725
1803 Riverside Dr #5M	1-02246-0120	1-Dec-17	\$360,000	Coop	
930 St Nicholas Ave #2	1-02107-0014	6-Oct-17	\$348,500	Coop	
70-72 Park Ter W #E74	1-02243-0236	26-Oct-17	\$345,900	Coop	
501 W 156 St #36	1-02115-0040	20-Oct-17	\$336,000	Coop	850
98 Park Ter E #6D	1-02243-0309	16-Oct-17	\$333,000	Coop	
330-340 Haven Ave #3R	1-02177-0234	10-Oct-17	\$325,000	Coop	
880 W 181 St #1J	1-02177-0242	31-Oct-17	\$315,000	Coop	436
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
551-553 W 160 St #5A	1-02119-0068	6-Nov-17	\$270,000	Coop	
360 Cabrini Blvd #4P	1-02179-0489	27-Oct-17	\$269,000	Coop	
3810 Broadway #3I	1-02117-0007	5-Oct-17	\$250,000	Coop	
551-553 W 160 St #4C	1-02119-0068	6-Oct-17	\$250,000	Coop	
720-728 W 173 St #5	1-02139-0316	23-Oct-17	\$244,325	Coop	
15 Ft Washington Ave #3F	1-02136-0050	4-Dec-17	\$230,000	Coop	
98 Park Ter E #1E	1-02243-0309	27-Dec-17	\$175,000	Coop	
825 W 179 St #5C	1-02177-0166	22-Nov-17	\$44,426	Coop	950



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