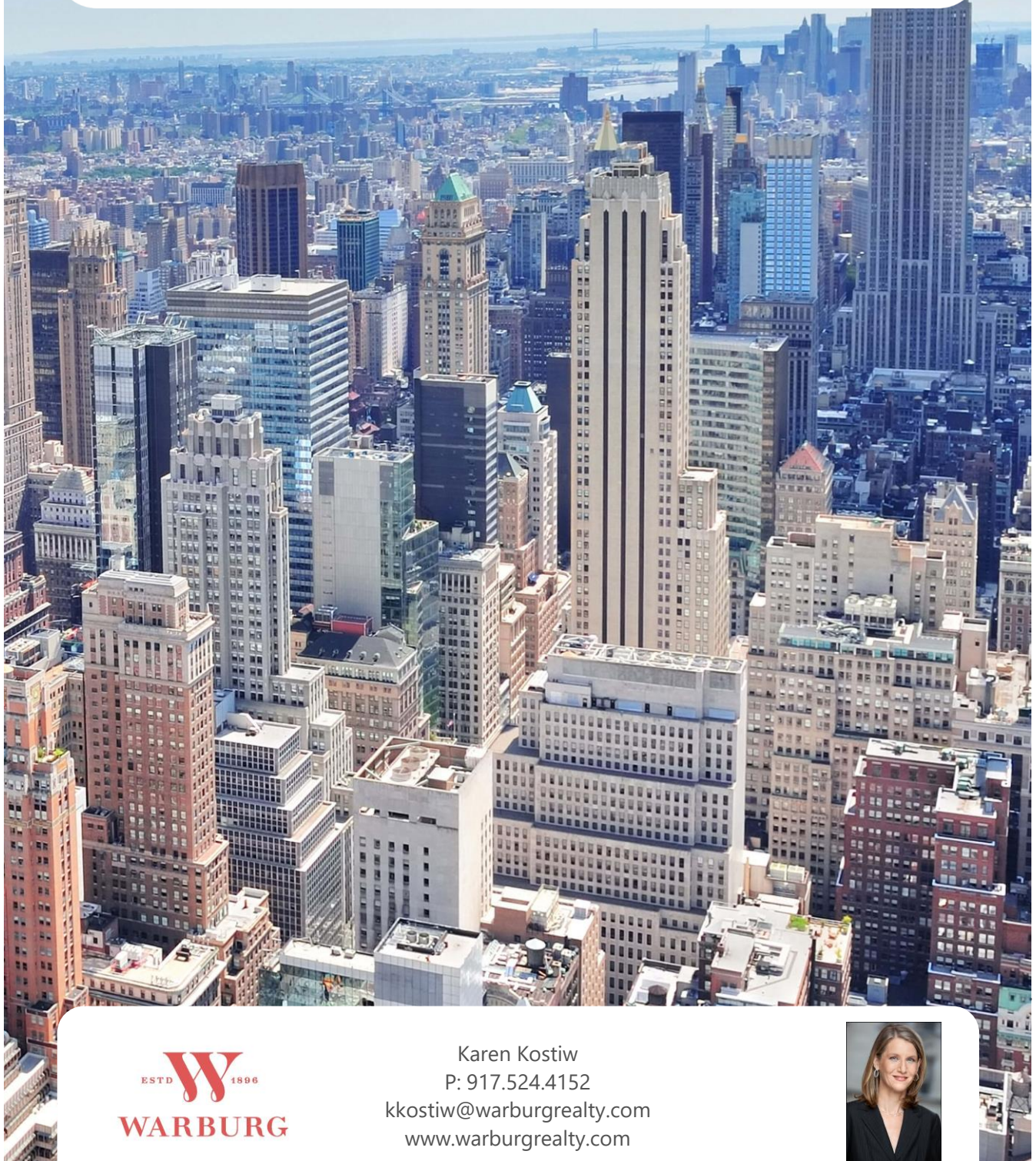


WASHINGTON HEIGHTS-INWOOD

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

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Washington Heights/Inwood, Manhattan

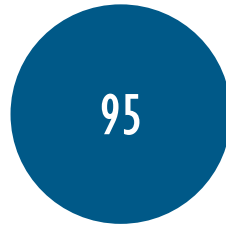
SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



-1% YoY

MEDIAN PRICE/SQ.FT.



-1% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

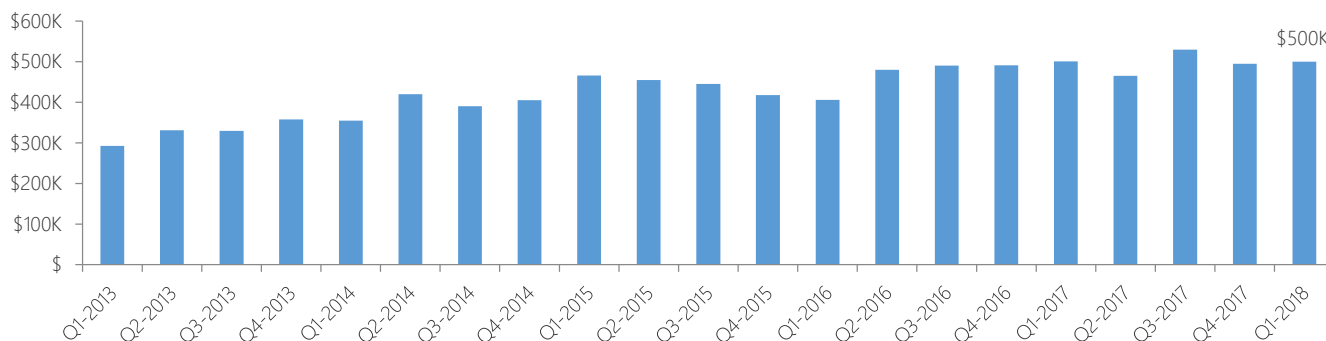


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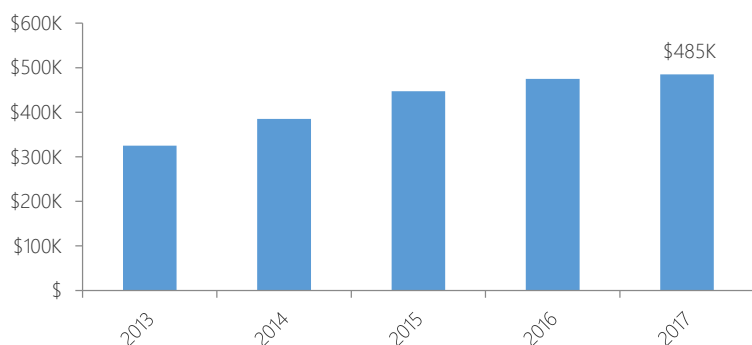


RESIDENTIAL STATS

Median Sale Price by Quarter

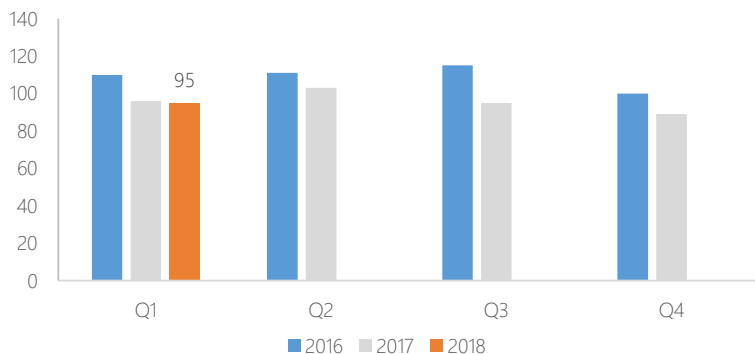


Median Sale Price by Year



Number of Transactions

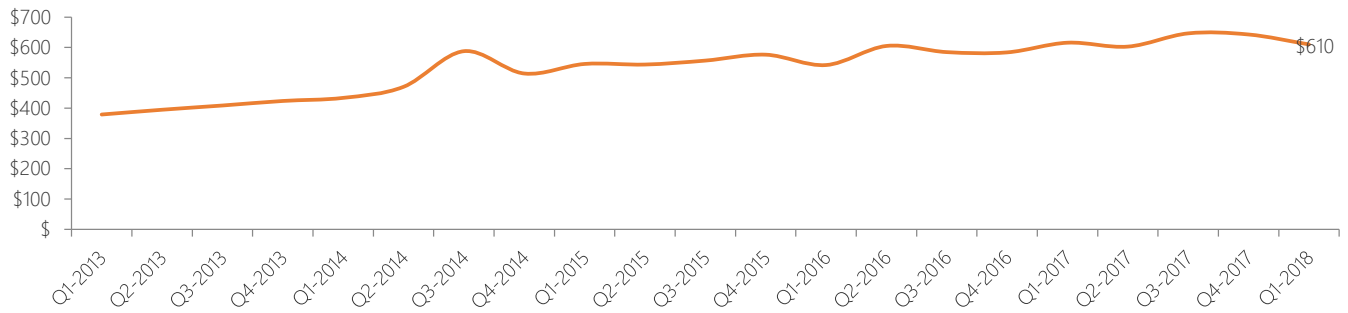
Quarter	2013	2014	2015	2016	2017	2018
Q1	89	105	108	110	96	95
Q2	112	117	145	111	103	
Q3	143	185	119	115	95	
Q4	130	139	126	100	89	



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Median Sale Price per Square Foot

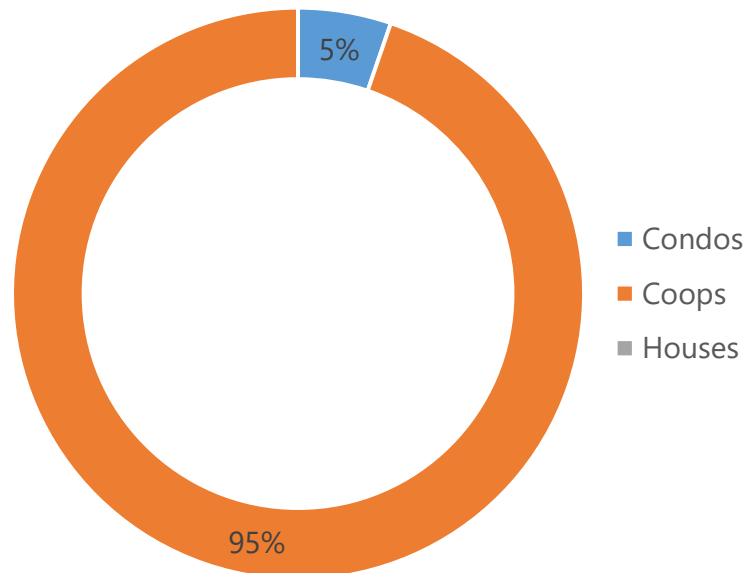


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$665,000	21%	\$677	5%	5
Coops	\$492,698	3%	\$608	2%	90
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
800 Riverside Dr #3A	1-02134-0195	13-Feb-18	\$1,720,000	Coop	2,000
800 Riverside Dr #4H	1-02134-0195	9-Mar-18	\$1,425,000	Coop	
350 Cabrini Blvd #6AB	1-02179-0440	26-Feb-18	\$1,215,000	Coop	
790 Riverside Dr #3A	1-02134-0071	28-Mar-18	\$1,117,500	Coop	1,500
730 Ft Washington Ave #6M	1-02180-0628	6-Feb-18	\$999,000	Coop	
875 W 181 St #6J	1-02179-0001	9-Mar-18	\$999,000	Coop	
720 Ft Washington Ave #3S	1-02180-0614	9-Jan-18	\$985,000	Coop	
198 Pinehurst Ave #6AB	1-02179-0158	27-Mar-18	\$960,000	Coop	
116 Pinehurst Ave #C52	1-02179-0170	31-Jan-18	\$935,000	Coop	
720 Ft Washington Ave #2X	1-02180-0614	27-Mar-18	\$880,000	Coop	1,300
447 Ft Washington Ave #23	1-02177-0087	29-Mar-18	\$855,000	Coop	1,450
66-96 Overlook Ter #1B	1-02180-0371	16-Feb-18	\$850,000	Coop	1,300
900 W 190 St #7N	1-02179-0373	31-Jan-18	\$835,000	Coop	
23-25 Chittenden Ave #5B	1-02179-0261	12-Feb-18	\$830,000	Coop	850
4018-4038 Broadway #3F	1-02126-0001	4-Jan-18	\$820,000	Coop	
447 Ft Washington Ave #64	1-02177-0087	5-Feb-18	\$810,000	Coop	1,100
835 Riverside Dr #2E	1-02135-1014	2-Mar-18	\$770,000	Condo	1,137
120 Bennett Ave #5L	1-02180-0192	22-Jan-18	\$755,000	Coop	1,049
48-58 Park Ter E #6C	1-02243-0332	25-Jan-18	\$741,585	Coop	1,300
880 W 181 St #4E	1-02177-0242	4-Jan-18	\$735,000	Coop	
359 Ft Washington Ave #4F	1-02139-0530	1-Feb-18	\$732,500	Coop	1,400
870 Riverside Dr #5B	1-02136-0036	7-Feb-18	\$699,000	Coop	
730 Ft Washington Ave #4E	1-02180-0628	12-Mar-18	\$689,000	Coop	
2360 Amsterdam Ave #3C	1-02132-1010	11-Jan-18	\$685,000	Condo	987
790 Riverside Dr #2LX	1-02134-0071	10-Jan-18	\$675,000	Coop	1,000
120 Cabrini Blvd #72	1-02179-0010	14-Mar-18	\$675,000	Coop	900
116 Pinehurst Ave #G31	1-02179-0170	18-Jan-18	\$675,000	Coop	
835 Riverside Dr #5A	1-02135-1040	5-Jan-18	\$665,000	Condo	891
720 Ft Washington Ave #4J	1-02180-0614	5-Feb-18	\$660,000	Coop	
100 Bennett Ave #4A	1-02180-0169	5-Feb-18	\$659,000	Coop	
330-340 Haven Ave #3H	1-02177-0234	19-Jan-18	\$630,000	Coop	700
544 W 157 St #2	1-02115-0011	12-Mar-18	\$625,000	Coop	
4523 Broadway #7B	1-02180-0633	20-Mar-18	\$622,522	Coop	900
360 Cabrini Blvd #6A	1-02179-0489	7-Mar-18	\$612,500	Coop	835
371 Ft Washington Ave #4F	1-02139-0523	6-Feb-18	\$610,000	Coop	995
15818-15900 Riverside Dr W #7D	1-02135-0060	15-Mar-18	\$590,000	Coop	
91-99 Payson Ave #7E	1-02248-0001	6-Feb-18	\$590,000	Coop	
900 W 190 St #4A	1-02179-0373	23-Feb-18	\$580,000	Coop	750
4523 Broadway #8G	1-02180-0633	28-Mar-18	\$575,000	Coop	650
571 Academy St #1H	1-02221-1112	21-Mar-18	\$566,500	Condo	1,000
250 Cabrini Blvd #4G	1-02179-0466	29-Jan-18	\$565,000	Coop	
350 Cabrini Blvd #1H	1-02179-0440	2-Jan-18	\$555,000	Coop	
25 Indian Rd #1E	1-02250-0054	8-Feb-18	\$550,000	Coop	750
116 Pinehurst Ave #S2	1-02179-0170	26-Feb-18	\$537,000	Coop	
532 W 218 St #1B	1-02243-0289	1-Mar-18	\$530,000	Coop	
31-37 Nagle Ave #6K	1-02171-0012	5-Jan-18	\$517,500	Coop	
116 Pinehurst Ave #H13	1-02179-0170	2-Feb-18	\$505,000	Coop	
3810 Broadway #5F	1-02117-0007	8-Feb-18	\$500,000	Coop	
825 W 179 St #4G	1-02177-0166	23-Jan-18	\$499,395	Coop	
95 Park Ter E #5F	1-02243-0306	23-Mar-18	\$486,000	Coop	800



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Address	BBL	Sale date	Sale price	Property type	Sqft
720-728 W 173 St #46	1-02139-0316	10-Jan-18	\$485,000	Coop	
91-99 Payson Ave #7F	1-02248-0001	23-Feb-18	\$476,000	Coop	
532 W 218 St #4L	1-02243-0289	15-Feb-18	\$472,000	Coop	
720 Ft Washington Ave #4R	1-02180-0614	17-Jan-18	\$470,000	Coop	
930 St Nicholas Ave #68	1-02107-0014	5-Feb-18	\$463,000	Coop	1,000
100 Overlook Ter #52	1-02180-0450	9-Mar-18	\$452,000	Coop	
330-340 Haven Ave #5K	1-02177-0234	13-Feb-18	\$450,000	Coop	650
930 St Nicholas Ave #7	1-02107-0014	9-Mar-18	\$441,000	Coop	
95 Park Ter E #3E	1-02243-0306	31-Jan-18	\$440,000	Coop	805
4523 Broadway #6D	1-02180-0633	29-Jan-18	\$435,000	Coop	650
120 Bennett Ave #6P	1-02180-0192	14-Mar-18	\$425,000	Coop	805
930 St Nicholas Ave #4	1-02107-0014	22-Jan-18	\$420,000	Coop	
143-153 Bennett Ave #6G	1-02180-0326	28-Feb-18	\$414,000	Coop	980
41-45 Overlook Ter #3C	1-02180-0057	28-Mar-18	\$405,000	Coop	691
4-10 Bogardus Pl #3F	1-02171-0120	8-Feb-18	\$400,000	Coop	750
115 Payson Ave #4A	1-02248-0009	19-Mar-18	\$390,000	Coop	750
930 St Nicholas Ave #56	1-02107-0014	29-Mar-18	\$385,000	Coop	1,000
225-237 Bennett Ave #4L	1-02180-0522	30-Jan-18	\$385,000	Coop	650
930 St Nicholas Ave #1A	1-02107-0014	2-Mar-18	\$380,000	Coop	
689-693 Ft Washington Ave #4K	1-02179-0500	13-Mar-18	\$380,000	Coop	
24 Bennett Ave #43A	1-02180-0070	23-Feb-18	\$380,000	Coop	
689-693 Ft Washington Ave #3J	1-02179-0500	20-Feb-18	\$380,000	Coop	
48-58 Park Ter E #3G	1-02243-0332	27-Feb-18	\$380,000	Coop	800
825 W 179 St #3E	1-02177-0166	23-Jan-18	\$379,000	Coop	
550 Ft Washington Ave #3B	1-02180-0032	26-Mar-18	\$379,000	Coop	
24 Bennett Ave #2B	1-02180-0070	15-Feb-18	\$375,000	Coop	
930 St Nicholas Ave #57	1-02107-0014	12-Mar-18	\$365,000	Coop	750
875 W 181 St #2G	1-02179-0001	22-Mar-18	\$360,000	Coop	
41-45 Overlook Ter #7D	1-02180-0057	21-Feb-18	\$357,863	Coop	
48-58 Park Ter E #5E	1-02243-0332	27-Mar-18	\$355,000	Coop	
100 Bennett Ave #6H	1-02180-0169	20-Mar-18	\$350,000	Coop	
875 W 181 St #5H	1-02179-0001	26-Feb-18	\$350,000	Coop	360
30-32 Bogardus Pl #5B	1-02171-0105	14-Mar-18	\$343,000	Coop	800
720 Ft Washington Ave #1M	1-02180-0614	29-Jan-18	\$340,000	Coop	
70-72 Park Ter W #E15	1-02243-0236	22-Feb-18	\$330,000	Coop	700
120 Cabrini Blvd #35	1-02179-0010	14-Mar-18	\$300,000	Coop	552
416-420 W 206 St #1M	1-02202-0009	22-Feb-18	\$295,000	Coop	
571 Academy St #1D	1-02221-1108	23-Jan-18	\$295,000	Condo	638
513-515 W 157 St #3D	1-02116-0045	29-Jan-18	\$285,000	Coop	
96 Arden St #4H	1-02175-0032	12-Feb-18	\$275,000	Coop	525
1993 Amsterdam Ave #53	1-02108-0079	16-Feb-18	\$229,000	Coop	800
50 Park Ter W #4G	1-02243-0347	14-Mar-18	\$229,000	Coop	
60-74 Park Ter E #3A	1-02243-0317	5-Feb-18	\$222,000	Coop	
31-37 Nagle Ave #1V	1-02171-0012	20-Mar-18	\$208,000	Coop	
60 Cooper St #2C	1-02240-0029	16-Mar-18	\$200,000	Coop	



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