

WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Washington Heights, Manhattan

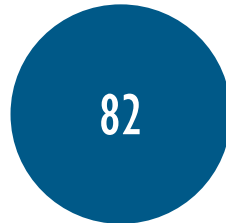
SUMMARY

MEDIAN SALE PRICE



6% YoY

NO. OF TRANSACTIONS



-1% YoY

MEDIAN PRICE/SQ.FT.



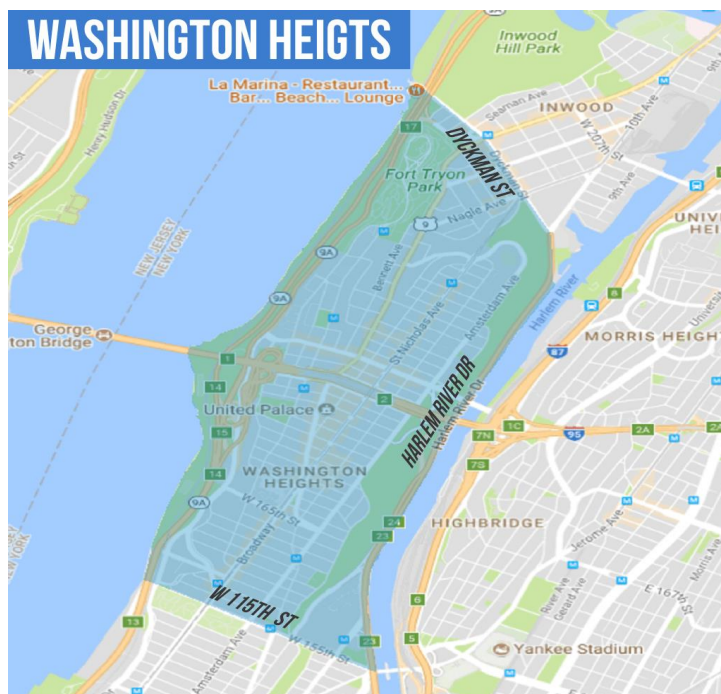
8% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

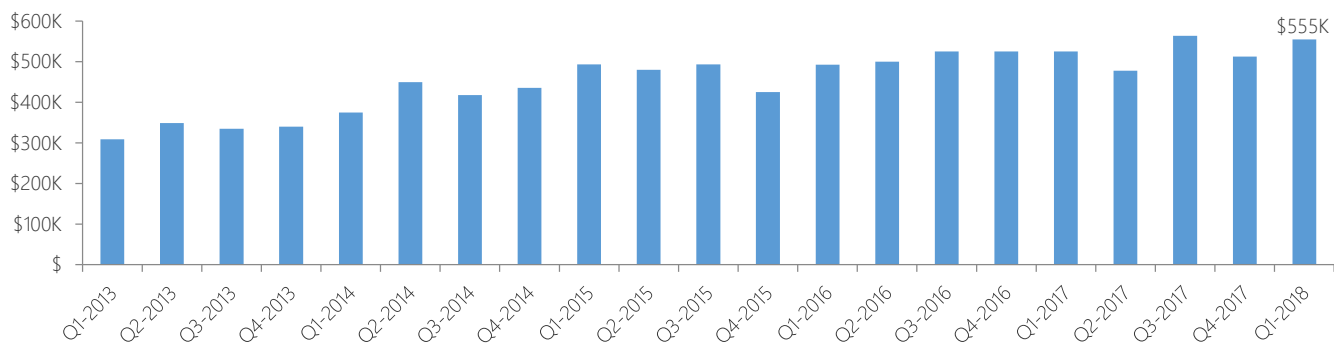


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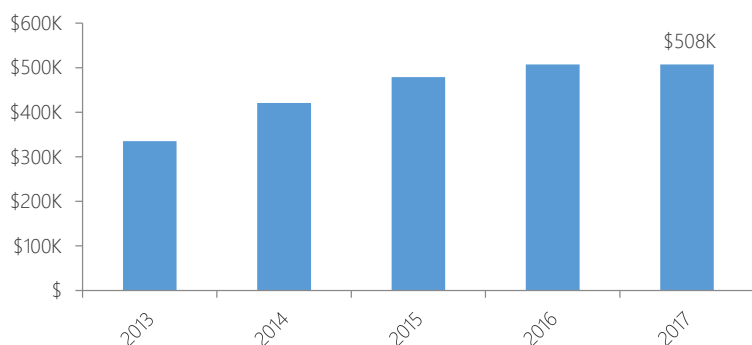


RESIDENTIAL STATS

Median Sale Price by Quarter

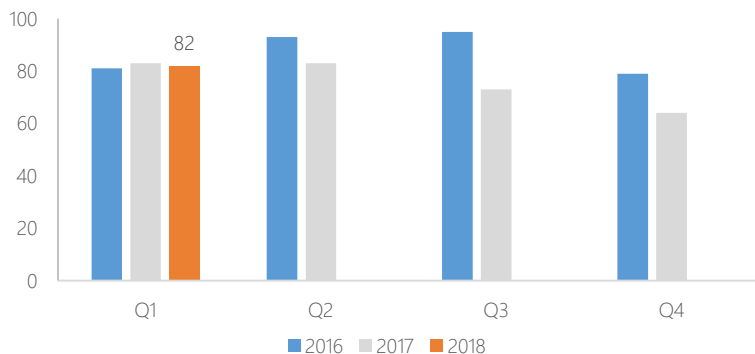


Median Sale Price by Year



Number of Transactions

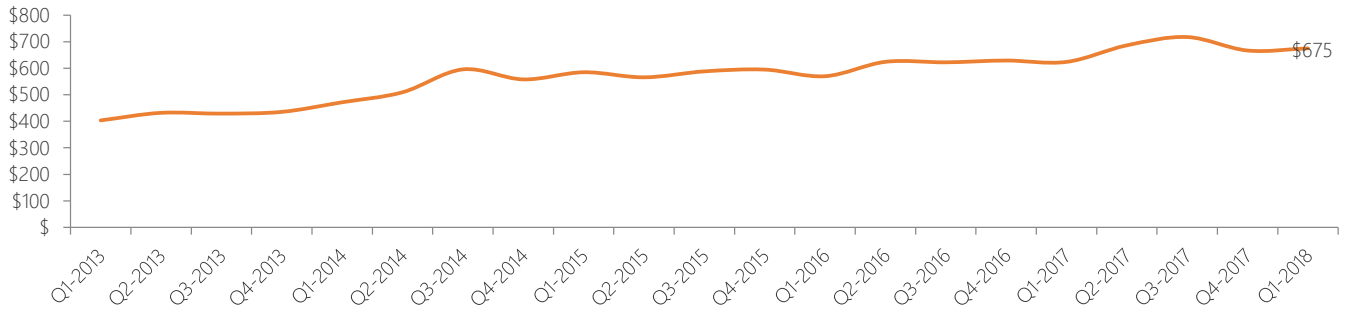
Quarter	2013	2014	2015	2016	2017	2018
Q1	67	85	86	81	83	82
Q2	88	86	119	93	83	
Q3	113	153	87	95	73	
Q4	96	106	103	79	64	



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Median Sale Price per Square Foot

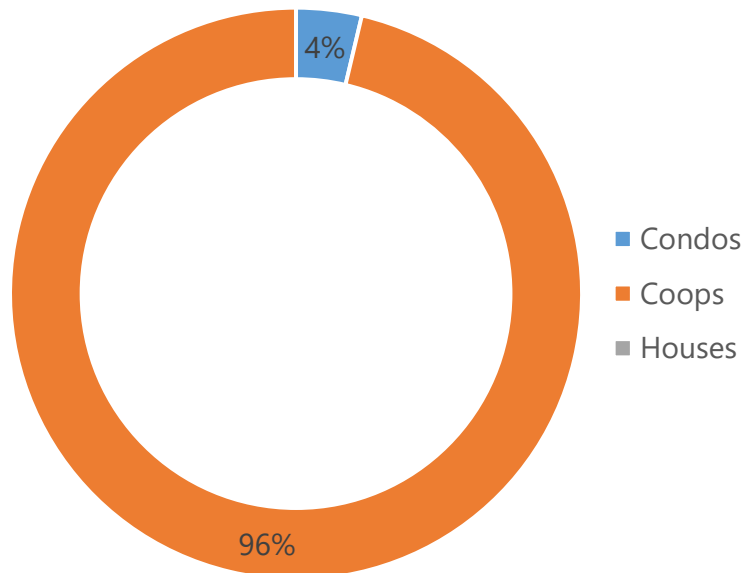


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$685,000	25%	\$694	7%	3
Coops	\$527,250	9%	\$662	8%	78
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
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
116 Pinehurst Ave #G31	1-02179-0170	18-Jan-18	\$675,000	Coop	
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
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	
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
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	
116 Pinehurst Ave #S2	1-02179-0170	26-Feb-18	\$537,000	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	
720-728 W 173 St #46	1-02139-0316	10-Jan-18	\$485,000	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	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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
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
689-693 Ft Washington Ave #3J	1-02179-0500	20-Feb-18	\$380,000	Coop	
24 Bennett Ave #43A	1-02180-0070	23-Feb-18	\$380,000	Coop	
689-693 Ft Washington Ave #4K	1-02179-0500	13-Mar-18	\$380,000	Coop	
930 St Nicholas Ave #1A	1-02107-0014	2-Mar-18	\$380,000	Coop	
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	
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	
120 Cabrini Blvd #35	1-02179-0010	14-Mar-18	\$300,000	Coop	552
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
31-37 Nagle Ave #1V	1-02171-0012	20-Mar-18	\$208,000	Coop	



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