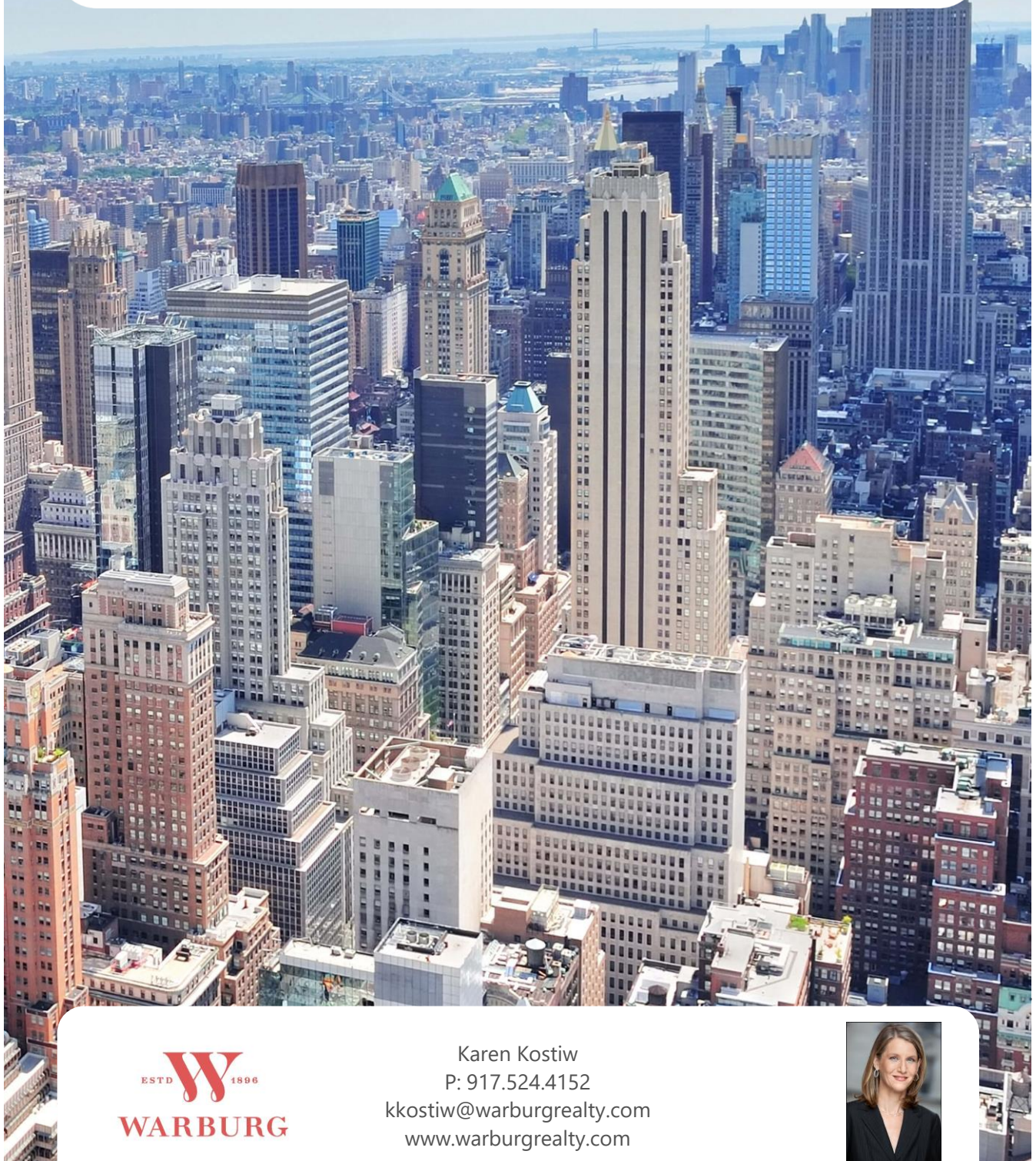


WASHINGTON HEIGHTS-INWOOD

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

2nd Quarter 2018



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



Residential Market Report, 2nd Quarter 2018

Washington Heights/Inwood, Manhattan

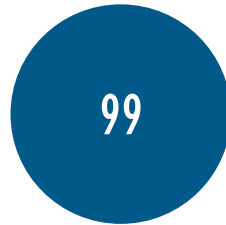
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



8% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

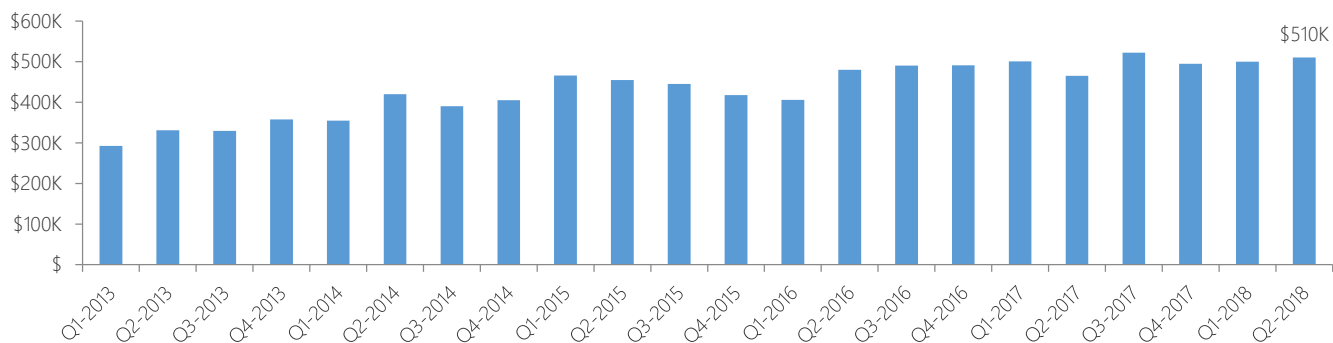


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

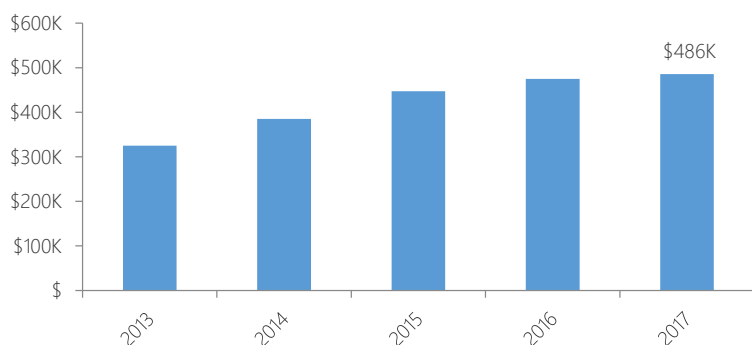


RESIDENTIAL STATS

Median Sale Price by Quarter

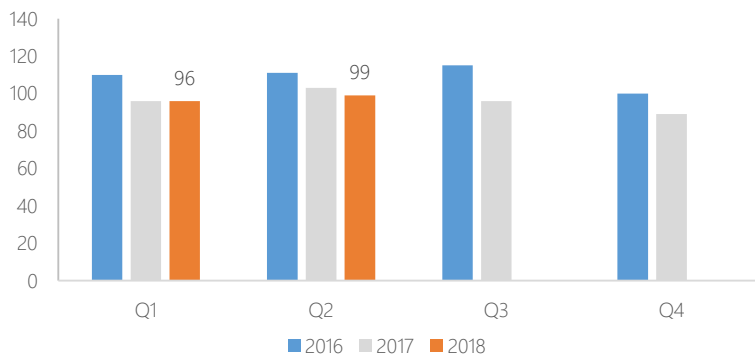


Median Sale Price by Year



Number of Transactions

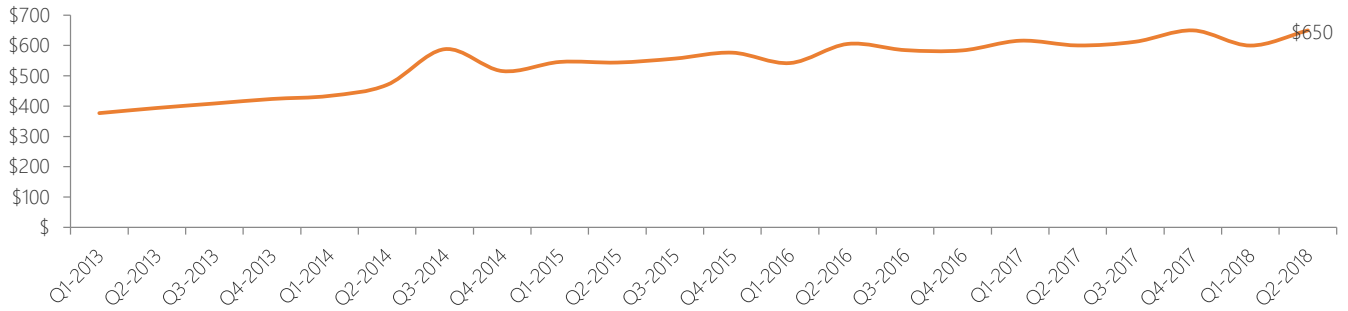
Quarter	2013	2014	2015	2016	2017	2018
Q1	89	105	108	110	96	96
Q2	112	117	145	111	103	99
Q3	143	185	119	115	96	
Q4	130	139	126	100	89	



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



Median Sale Price per Square Foot

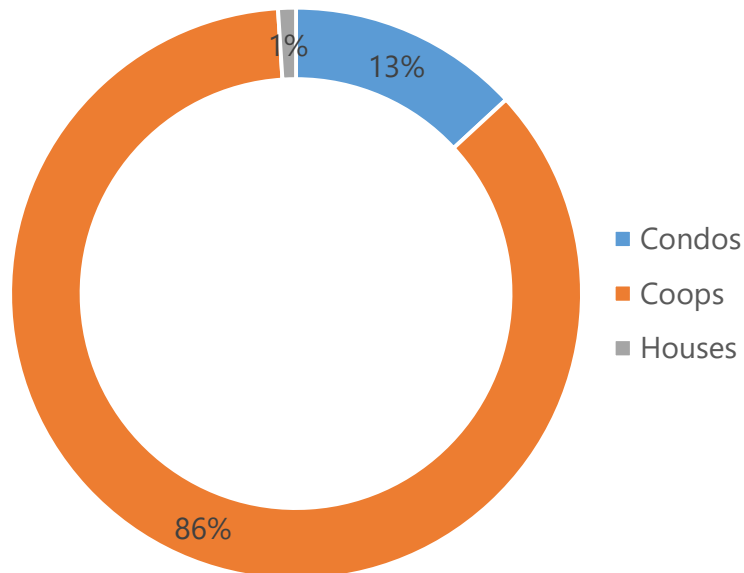


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$510,000	-3%	\$672	-4%	13
Coops	\$502,493	11%	\$645	19%	85
Houses	\$1,625,000	-	\$1,083	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #86	1-02179-0010	12-Jun-18	\$1,850,000	Coop	1,264
11 Sylvan Ter	1-02109-0075	28-Jun-18	\$1,625,000	House	1,500
120 Cabrini Blvd #109	1-02179-0010	16-May-18	\$1,450,000	Coop	
120 Cabrini Blvd #36	1-02179-0010	20-Jun-18	\$1,185,000	Coop	1,264
900 W 190th St #12O	1-02179-0373	2-Apr-18	\$1,175,000	Coop	
15818-15900 Riverside Dr W #6B	1-02135-0060	19-Jun-18	\$1,150,000	Coop	
250 Cabrini Blvd #8H	1-02179-0466	22-Jun-18	\$1,095,000	Coop	
15818-15900 Riverside Dr W #7B	1-02135-0060	4-Jun-18	\$1,070,000	Coop	
736 W 187th St #303	1-02180-1249	10-May-18	\$995,000	Condo	1,374
65-67 Park Ter E #C80	1-02243-0220	27-Apr-18	\$960,000	Coop	1,125
720 Ft Washington Ave #1L	1-02180-0614	28-Jun-18	\$915,000	Coop	
860 W 181st St #31	1-02177-0175	20-Jun-18	\$910,000	Coop	
779 Riverside Dr #C52	1-02134-1271	6-Jun-18	\$880,000	Condo	1,049
116 Pinehurst Ave #A61	1-02179-0170	13-Jun-18	\$845,000	Coop	1,000
15818-15900 Riverside Dr W #7J	1-02135-0060	29-May-18	\$840,000	Coop	
456 W 167th St #7D	1-02111-1054	7-May-18	\$835,000	Condo	1,171
251-259 Seaman Ave #2L	1-02243-0366	16-Apr-18	\$823,885	Coop	1,350
900 W 190th St #2R	1-02179-0373	27-Jun-18	\$810,000	Coop	
900 W 190th St #6F	1-02179-0373	30-May-18	\$770,000	Coop	1,000
880 W 181st St #6E	1-02177-0242	11-Jun-18	\$770,000	Coop	1,100
720 Ft Washington Ave #4T	1-02180-0614	18-Jun-18	\$750,000	Coop	
70 Haven Ave #3C	1-02139-0214	29-May-18	\$743,000	Coop	
120 Cabrini Blvd #112	1-02179-0010	22-May-18	\$740,000	Coop	900
720 Ft Washington Ave #B	1-02180-0614	19-Jun-18	\$740,000	Coop	1,200
48-58 Park Ter E #5C	1-02243-0332	23-May-18	\$735,000	Coop	1,300
15818-15900 Riverside Dr W #3A	1-02135-0060	30-Apr-18	\$725,000	Coop	
250 Cabrini Blvd #8C	1-02179-0466	12-Jun-18	\$712,500	Coop	900
100 Overlook Ter #313	1-02180-0450	30-Apr-18	\$682,500	Coop	950
350 Cabrini Blvd #3E	1-02179-0440	5-Apr-18	\$680,000	Coop	940
790 Riverside Dr #2C	1-02134-0071	24-May-18	\$665,000	Coop	
120 Cabrini Blvd #103	1-02179-0010	25-Apr-18	\$652,500	Coop	
835 Riverside Dr #6A	1-02135-1050	2-Apr-18	\$650,000	Condo	891
120 Cabrini Blvd #8	1-02179-0010	5-Apr-18	\$650,000	Coop	
120 Cabrini Blvd #93	1-02179-0010	9-Apr-18	\$625,000	Coop	800
675 Academy St #2J	1-02238-0001	14-Jun-18	\$610,000	Coop	
120 Cabrini Blvd #17	1-02179-0010	13-Jun-18	\$606,000	Coop	796
371 Ft Washington Ave #2F	1-02139-0523	6-Jun-18	\$599,000	Coop	
350 Cabrini Blvd #1A	1-02179-0440	28-Jun-18	\$589,000	Coop	
4523 Broadway #6G	1-02180-0633	11-May-18	\$585,000	Coop	900
720 Ft Washington Ave #6Z	1-02180-0614	8-Jun-18	\$580,500	Coop	
1793 Riverside Dr #3D	1-02246-0130	26-Apr-18	\$575,000	Coop	
4523 Broadway #2B	1-02180-0633	3-May-18	\$573,605	Coop	750
15818-15900 Riverside Dr W #6H	1-02135-0060	9-Apr-18	\$563,990	Coop	
60-62 Park Ter W #A35	1-02243-0240	24-May-18	\$555,000	Coop	975
15818-15900 Riverside Dr W #4H	1-02135-0060	11-May-18	\$545,000	Coop	
4260 Broadway #610	1-02164-1073	30-Apr-18	\$540,000	Condo	751
160 Wadsworth Ave #207	1-02164-1086	3-Apr-18	\$540,000	Condo	881
270 Seaman Ave #A6	1-02250-0072	18-May-18	\$515,000	Coop	1,100
105 Bennett Ave #24A	1-02180-1515	23-May-18	\$510,000	Condo	
255-261 Ft Washington Ave #33	1-02139-0175	10-May-18	\$510,000	Coop	



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



Address	BBL	Sale date	Sale price	Property type	Sqft
69 Bennett Ave #102	1-02180-1402	10-May-18	\$505,000	Condo	
825 W 179th St #2G	1-02177-0166	8-May-18	\$502,493	Coop	
611 W 156th St #33	1-02134-0105	31-May-18	\$495,000	Coop	
66-96 Overlook Ter #4A	1-02180-0371	22-May-18	\$494,000	Coop	
66-96 Overlook Ter #7K	1-02180-0371	16-Apr-18	\$490,000	Coop	800
779 Riverside Dr #B1	1-02134-1289	27-Apr-18	\$486,720	Condo	1,516
350 Cabrini Blvd #7N	1-02179-0440	11-May-18	\$467,500	Coop	
25 Indian Rd #2H	1-02250-0054	19-Jun-18	\$465,000	Coop	900
66-96 Overlook Ter #1A	1-02180-0371	17-May-18	\$463,000	Coop	800
4523 Broadway #4C	1-02180-0633	31-May-18	\$453,000	Coop	675
689-693 Ft Washington Ave #5M	1-02179-0500	14-Jun-18	\$451,000	Coop	700
160 Wadsworth Ave #508	1-02164-1118	27-Jun-18	\$450,500	Condo	1,018
586-592 W 215th St #1F	1-02250-0014	30-Apr-18	\$450,000	Coop	925
4523 Broadway #2C	1-02180-0633	11-May-18	\$449,844	Coop	
225-237 Bennett Ave #2L	1-02180-0522	18-Jun-18	\$435,000	Coop	660
544 W 157th St #21	1-02115-0011	10-Apr-18	\$420,000	Coop	800
70-72 Park Ter W #E73	1-02243-0236	4-Jun-18	\$410,000	Coop	
4523 Broadway #6C	1-02180-0633	4-May-18	\$405,000	Coop	
689-693 Ft Washington Ave #5J	1-02179-0500	30-May-18	\$400,000	Coop	
100 Overlook Ter #514	1-02180-0450	17-Apr-18	\$399,000	Coop	800
571 Academy St #4B	1-02221-1130	19-Jun-18	\$399,000	Condo	647
581 Academy St #2C	1-02221-1160	27-Apr-18	\$399,000	Condo	594
24 Bennett Ave #62B	1-02180-0070	1-May-18	\$389,000	Coop	750
120 Bennett Ave #5C	1-02180-0192	18-May-18	\$387,000	Coop	
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
900 W 190th St #16A	1-02179-0373	14-Jun-18	\$360,000	Coop	575
31-37 Nagle Ave #6B	1-02171-0012	26-Jun-18	\$360,000	Coop	
60-74 Park Ter E #4H	1-02243-0317	6-Jun-18	\$359,000	Coop	700
4523 Broadway #4D	1-02180-0633	1-Jun-18	\$355,000	Coop	550
4523 Broadway #4F	1-02180-0633	14-Jun-18	\$349,500	Coop	650
60 Cooper St #1F	1-02240-0029	15-Jun-18	\$348,422	Coop	
4018-4038 Broadway #2A	1-02126-0001	2-May-18	\$340,000	Coop	
98 Park Ter E #1H	1-02243-0309	8-May-18	\$315,000	Coop	450
66-96 Overlook Ter #6G	1-02180-0371	24-Apr-18	\$312,000	Coop	
100 Overlook Ter #222	1-02180-0450	19-Jun-18	\$310,000	Coop	
712 W 175th St #3H	1-02142-0231	2-Apr-18	\$300,000	Coop	
225-237 Bennett Ave #4C	1-02180-0522	13-Apr-18	\$275,000	Coop	336
96 Arden St #2C	1-02175-0032	10-May-18	\$270,000	Coop	520
250 Cabrini Blvd #7D	1-02179-0466	14-Jun-18	\$270,000	Coop	
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	
360 Cabrini Blvd #3J	1-02179-0489	15-Jun-18	\$217,500	Coop	
48-58 Park Ter E #2A	1-02243-0332	31-May-18	\$210,000	Coop	
3810 Broadway #4H	1-02117-0007	24-May-18	\$184,000	Coop	
566-568 W 159th St #2	1-02117-0012	29-Jun-18	\$140,000	Coop	
116 Pinehurst Ave #J23	1-02179-0170	19-Apr-18	\$126,000	Coop	
255 Cabrini Blvd #1A	1-02179-1014	18-Apr-18	\$125,270	Condo	923
19-21 Ft Washington Ave #6F	1-02136-0052	15-May-18	\$64,727	Coop	



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

