

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$449K

19% YoY

NO. OF TRANSACTIONS

13

-41% YoY

MEDIAN PRICE/SQ.FT.

\$552

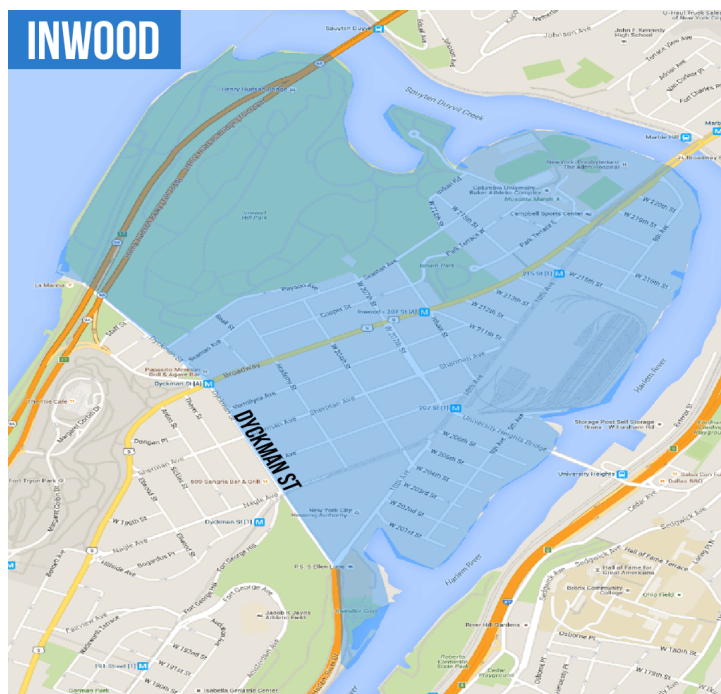
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

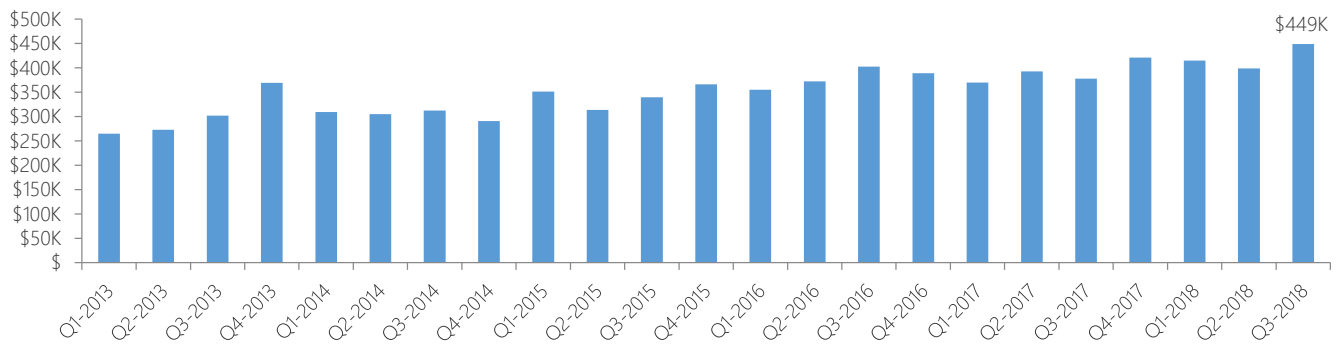


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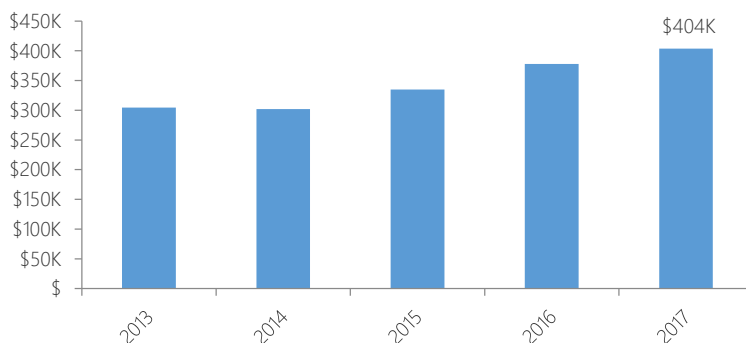


RESIDENTIAL STATS

Median Sale Price by Quarter

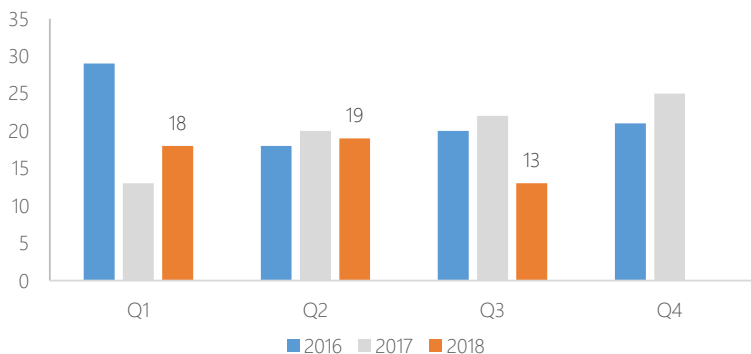


Median Sale Price by Year



Number of Transactions

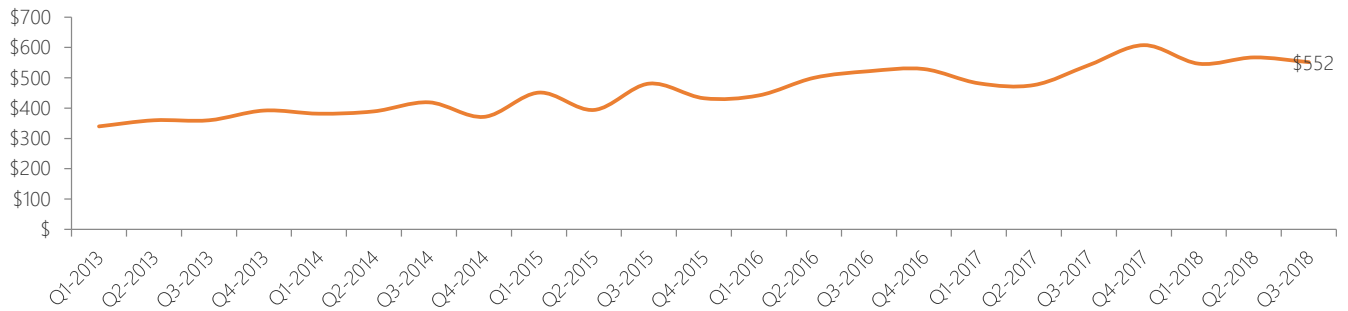
Quarter	2013	2014	2015	2016	2017	2018
Q1	22	20	22	29	13	18
Q2	24	31	26	18	20	19
Q3	30	32	32	20	22	13
Q4	34	33	23	21	25	



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Median Sale Price per Square Foot

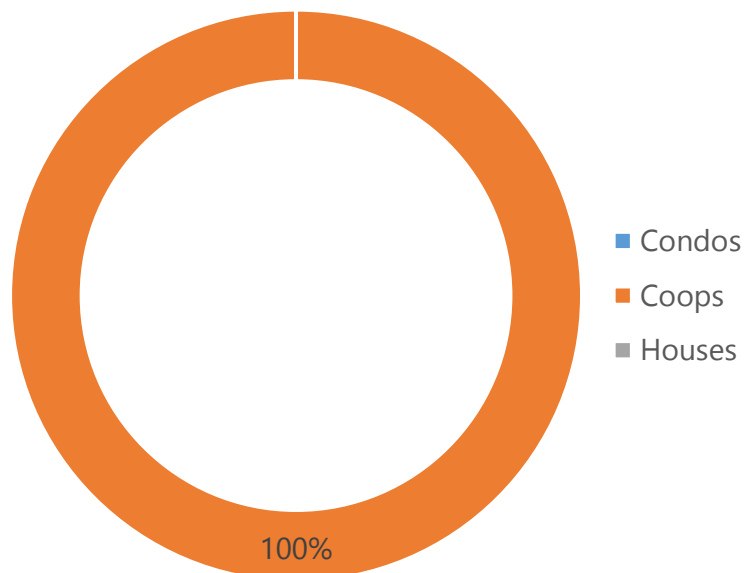


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$449,000	14%	\$552	0%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
77 Park Ter E #D70	1-02243-0230	11-Sep-18	\$600,000	Coop	950
60 Cooper St #5D	1-02240-0029	2-Jul-18	\$573,000	Coop	
687 W 204th St #3B	1-02240-0037	8-Aug-18	\$546,000	Coop	1,000
100 Park Ter W #6A	1-02243-0289	12-Sep-18	\$530,000	Coop	850
70 Park Ter E #3D	1-02243-0317	11-Jul-18	\$520,000	Coop	920
687 W 204th St #1C	1-02240-0037	31-Aug-18	\$510,000	Coop	915
109-117 Seaman Ave #5G	1-02240-0001	8-Aug-18	\$449,000	Coop	985
70 Park Ter W #E53	1-02243-0236	27-Aug-18	\$425,000	Coop	
60 Cooper St #1E	1-02240-0029	21-Aug-18	\$385,000	Coop	
65 Park Ter E #C66	1-02243-0220	9-Aug-18	\$380,000	Coop	800
98 Park Ter E #1F	1-02243-0309	31-Jul-18	\$339,000	Coop	800
98 Park Ter E #4F	1-02243-0309	5-Sep-18	\$330,000	Coop	
115 Payson Ave #2E	1-02248-0009	29-Aug-18	\$200,000	Coop	



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