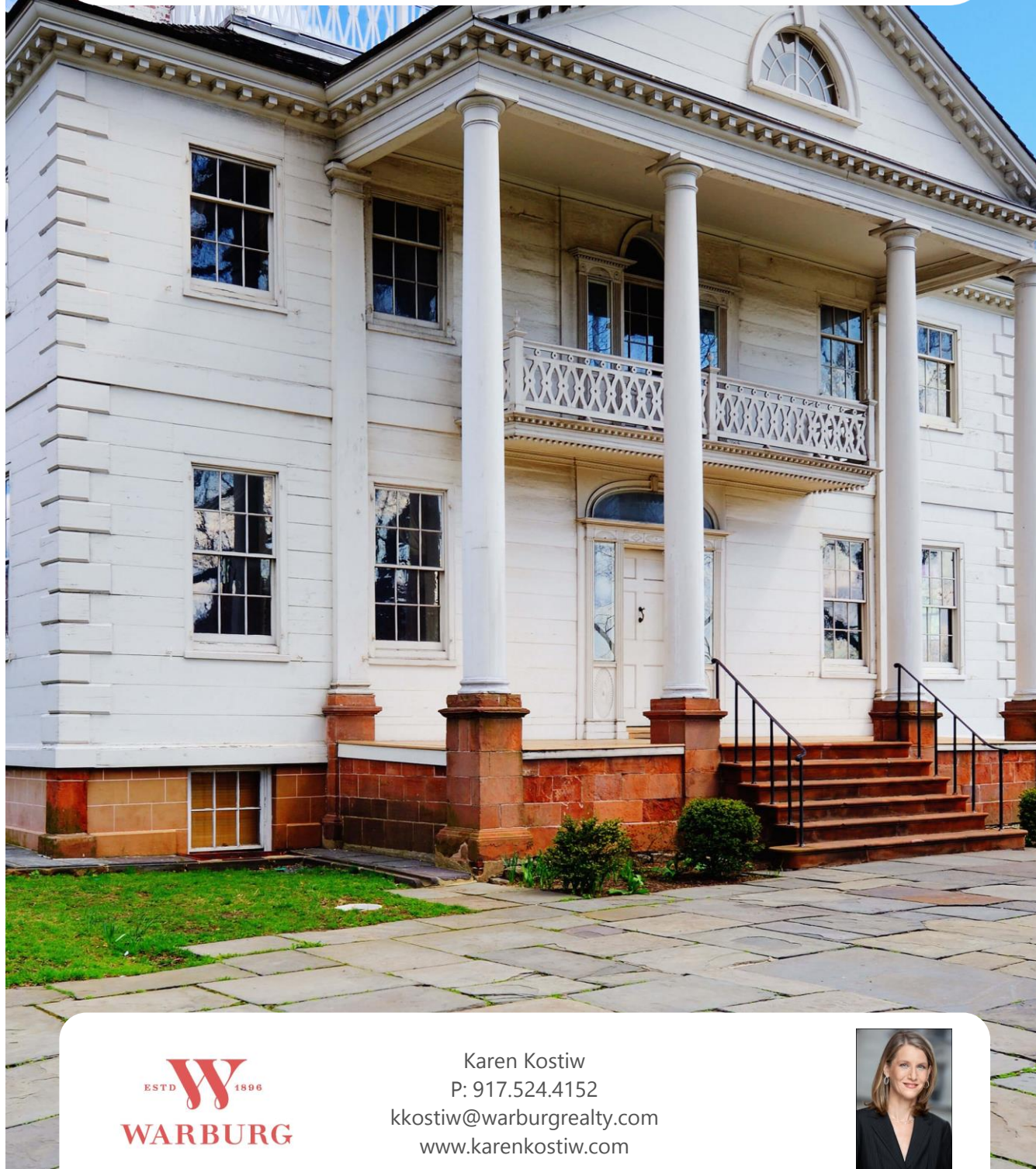


WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$580K

3% YoY

NO. OF TRANSACTIONS

77

4% YoY

MEDIAN PRICE/SQ.FT.

\$654

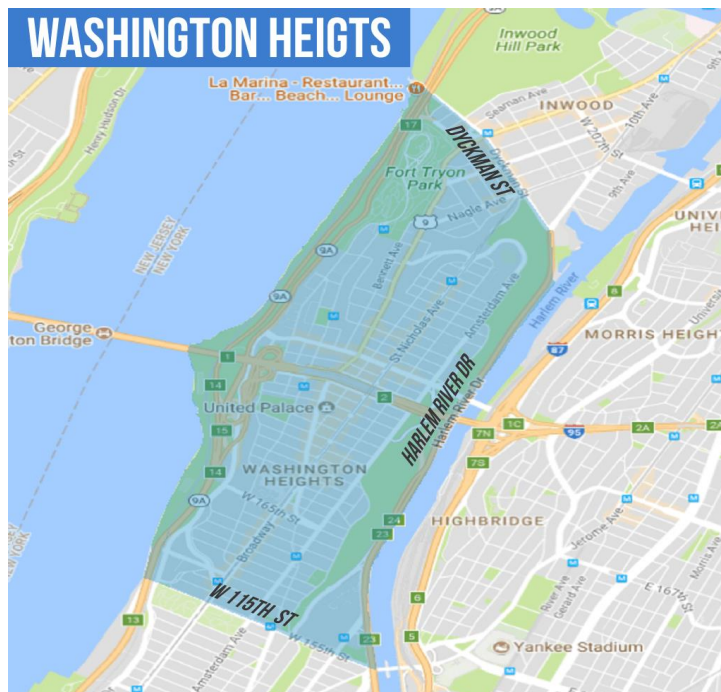
-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

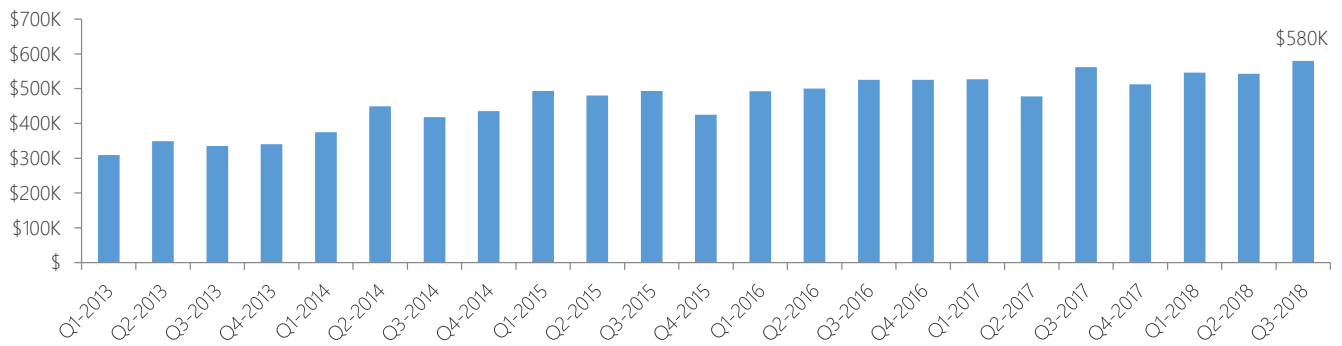


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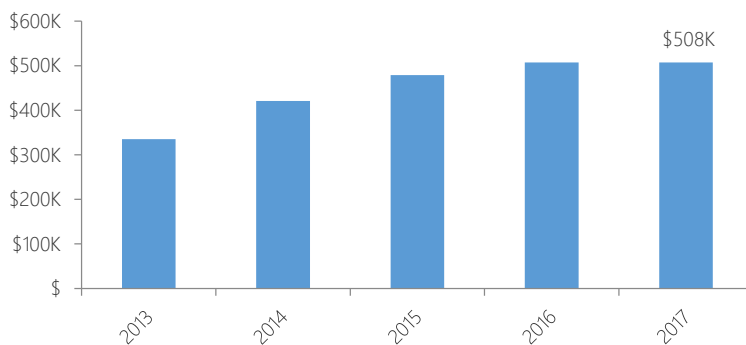


RESIDENTIAL STATS

Median Sale Price by Quarter

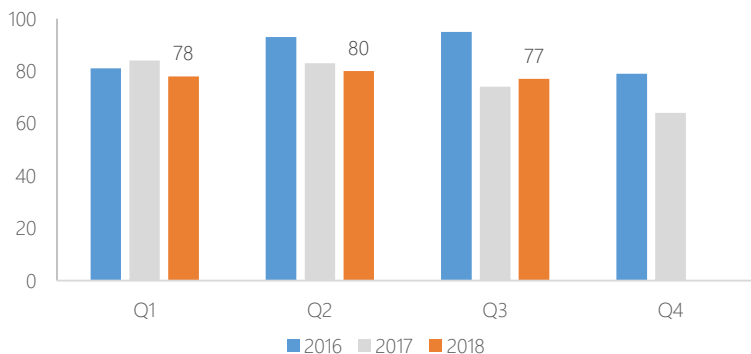


Median Sale Price by Year



Number of Transactions

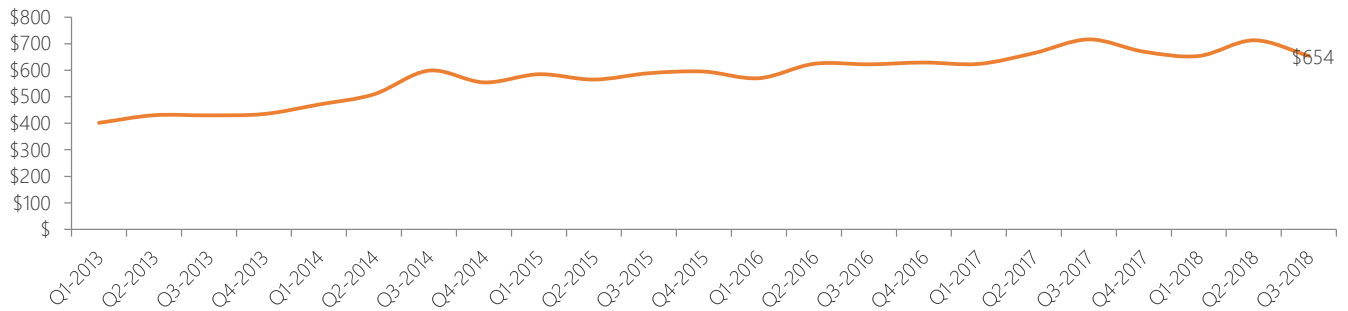
Quarter	2013	2014	2015	2016	2017	2018
Q1	67	85	86	81	84	78
Q2	88	86	119	93	83	80
Q3	113	153	87	95	74	77
Q4	96	106	103	79	64	



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Median Sale Price per Square Foot

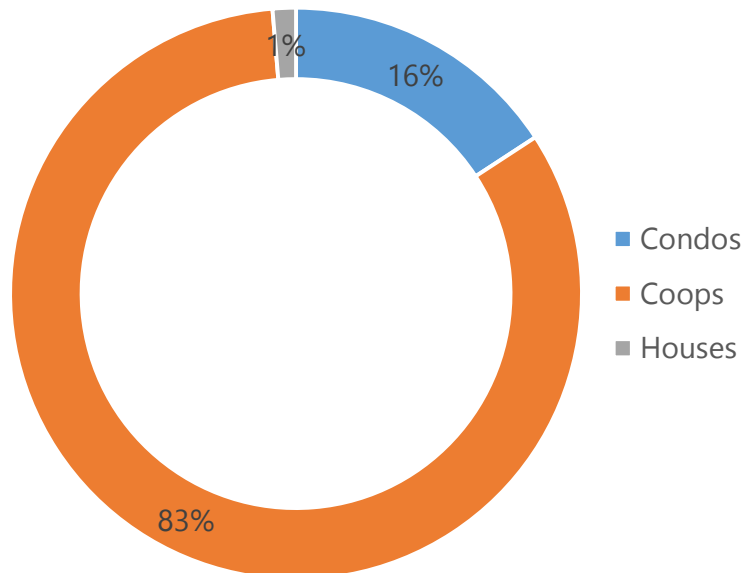


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$594,000	2%	\$720	3%	12
Coops	\$574,500	4%	\$649	-12%	63
Houses	\$2,400,000	54%	\$644	-41%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 Jumel Ter	1-02109-0103	19-Sep-18	\$2,400,000	House	3,728
120 Cabrini Blvd #121	1-02179-0010	29-Aug-18	\$1,375,000	Coop	
15818-15900 Riverside Dr W #2K	1-02135-0060	4-Sep-18	\$1,252,500	Coop	
870 Riverside Dr #5G	1-02136-0036	28-Aug-18	\$1,195,000	Coop	1,975
870 Riverside Dr #4A	1-02136-0036	1-Aug-18	\$1,025,000	Coop	1,680
565 W 169th St #3C	1-02126-0001	18-Jul-18	\$1,010,000	Coop	1,500
720 Fort Washington Ave #2W	1-02180-0614	22-Aug-18	\$995,000	Coop	1,300
736 W 187th St #503	1-02180-1267	13-Sep-18	\$985,000	Condo	1,374
730 Fort Washington Ave #5M	1-02180-0628	13-Aug-18	\$960,000	Coop	1,400
100 Bennett Ave #1DE	1-02180-0169	31-Aug-18	\$925,000	Coop	
730 Fort Washington Ave #5A	1-02180-0628	16-Aug-18	\$925,000	Coop	
720 Fort Washington Ave #5K	1-02180-0614	30-Aug-18	\$915,000	Coop	
120 Cabrini Blvd #84	1-02179-0010	18-Jul-18	\$903,000	Coop	
5 Pinehurst Ave #4B	1-02177-0028	24-Jul-18	\$832,528	Coop	
467 W 163rd St #6	1-02110-1007	12-Sep-18	\$825,000	Condo	1,270
456 W 167th St #7A	1-02111-1051	3-Jul-18	\$825,000	Condo	959
801 Riverside Dr #6D	1-02134-1144	28-Aug-18	\$807,300	Condo	1,073
350 Cabrini Blvd #6K	1-02179-0440	13-Jul-18	\$790,000	Coop	1,100
900 W 190th St #7D	1-02179-0373	18-Sep-18	\$785,000	Coop	1,000
689 Fort Washington Ave #1J	1-02179-0500	24-Sep-18	\$785,000	Coop	1,100
350 Cabrini Blvd #5K	1-02179-0440	27-Sep-18	\$785,000	Coop	
730 Fort Washington Ave #5L	1-02180-0628	16-Aug-18	\$779,000	Coop	1,200
447 Ft Washington Ave #34	1-02177-0087	13-Aug-18	\$770,000	Coop	1,160
15818-15900 Riverside Dr W #3D	1-02135-0060	26-Sep-18	\$745,000	Coop	
15818-15900 Riverside Dr W #5K	1-02135-0060	16-Jul-18	\$699,000	Coop	
544 W 157th St #83	1-02115-0011	21-Sep-18	\$650,000	Coop	
120 Cabrini Blvd #27	1-02179-0010	21-Aug-18	\$641,000	Coop	
96 Arden St #3F	1-02175-0032	27-Aug-18	\$635,000	Coop	1,100
447 Ft Washington Ave #21	1-02177-0087	16-Aug-18	\$635,000	Coop	930
116 Pinehurst Ave #H21	1-02179-0170	13-Sep-18	\$630,000	Coop	
4523 Broadway #4G	1-02180-0633	19-Jul-18	\$609,830	Coop	900
96 Arden St #2G	1-02175-0032	18-Jul-18	\$595,000	Coop	1,000
4523 Broadway #8C	1-02180-0633	5-Sep-18	\$586,000	Coop	915
4523 Broadway #5F	1-02180-0633	28-Sep-18	\$585,000	Coop	900
17 Chittenden Ave #6D	1-02179-0258	14-Sep-18	\$580,000	Coop	815
4523 Broadway #3C	1-02180-0633	5-Sep-18	\$569,000	Coop	
47 Fort Washington Ave #24	1-02136-0086	21-Aug-18	\$560,000	Coop	
330-340 Haven Ave #4K	1-02177-0234	28-Sep-18	\$559,019	Coop	
720 Fort Washington Ave #1N	1-02180-0614	24-Aug-18	\$555,000	Coop	950
25 Chittenden Ave #3C	1-02179-0261	12-Jul-18	\$550,000	Coop	
4260 Broadway #306	1-02164-1036	12-Sep-18	\$550,000	Condo	822
360 Cabrini Blvd #2K	1-02179-0489	2-Aug-18	\$550,000	Coop	809
105 Bennett Ave #32A	1-02180-1522	23-Jul-18	\$549,450	Condo	
255 Cabrini Blvd #4A	1-02179-1017	12-Jul-18	\$525,000	Condo	905
930 St Nicholas Ave #55	1-02107-0014	17-Jul-18	\$520,000	Coop	
736 W 186th St #4B	1-02180-0166	27-Jul-18	\$500,000	Coop	950
350 Cabrini Blvd #6E	1-02179-0440	27-Sep-18	\$499,000	Coop	
100 Overlook Ter #82	1-02180-0450	27-Jul-18	\$490,000	Coop	800
4260 Broadway #509	1-02164-1061	28-Aug-18	\$488,000	Condo	675
1825 Riverside Dr #3A	1-02246-0110	28-Aug-18	\$475,000	Coop	1,100



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Address	BBL	Sale date	Sale price	Property type	Sqft
474 W 158th St #41	1-02108-0035	12-Sep-18	\$475,000	Coop	
4523 Broadway #7A	1-02180-0633	20-Sep-18	\$466,845	Coop	650
720 Fort Washington Ave #4N	1-02180-0614	13-Aug-18	\$450,000	Coop	
4523 Broadway #5H	1-02180-0633	6-Sep-18	\$441,500	Coop	650
330-340 Haven Ave #6B	1-02177-0234	21-Sep-18	\$435,000	Coop	
4523 Broadway #3E	1-02180-0633	28-Aug-18	\$427,956	Coop	650
801 Riverside Dr #5C	1-02134-1135	31-Jul-18	\$420,000	Condo	462
330-340 Haven Ave #2N	1-02177-0234	27-Sep-18	\$405,000	Coop	720
96 Arden St #2E	1-02175-0032	14-Aug-18	\$375,000	Coop	
474 W 158th St #53	1-02108-0035	3-Aug-18	\$362,000	Coop	650
330-340 Haven Ave #5P	1-02177-0234	23-Aug-18	\$350,000	Coop	
4523 Broadway #6H	1-02180-0633	21-Sep-18	\$350,000	Coop	
730 Fort Washington Ave #2D	1-02180-0628	9-Jul-18	\$304,000	Coop	450
880 W 181st St #5G	1-02177-0242	2-Aug-18	\$293,000	Coop	530
447 Ft Washington Ave #26	1-02177-0087	18-Jul-18	\$279,000	Coop	
330-340 Haven Ave #6A	1-02177-0234	13-Aug-18	\$275,000	Coop	725
4523 Broadway #1B	1-02180-0633	30-Jul-18	\$270,000	Coop	1,200
4523 Broadway #3E	1-02180-0633	7-Sep-18	\$265,000	Coop	650
1987-1989 Amsterdam Ave #53	1-02108-0077	27-Aug-18	\$220,000	Coop	
834 Riverside Dr #1D	1-02136-0018	14-Sep-18	\$135,000	Coop	250



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