

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$399K

-5% YoY

NO. OF TRANSACTIONS

21

-16% YoY

MEDIAN PRICE/SQ.FT.

\$497

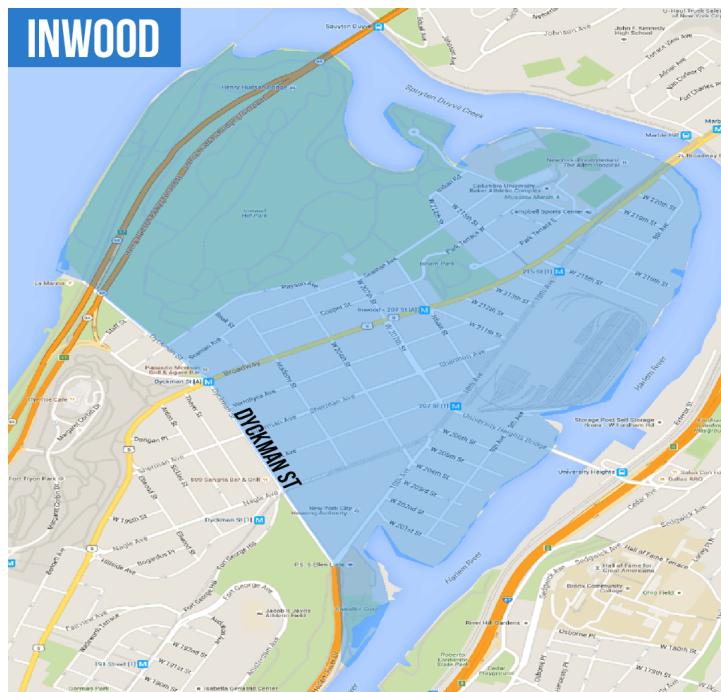
-18% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

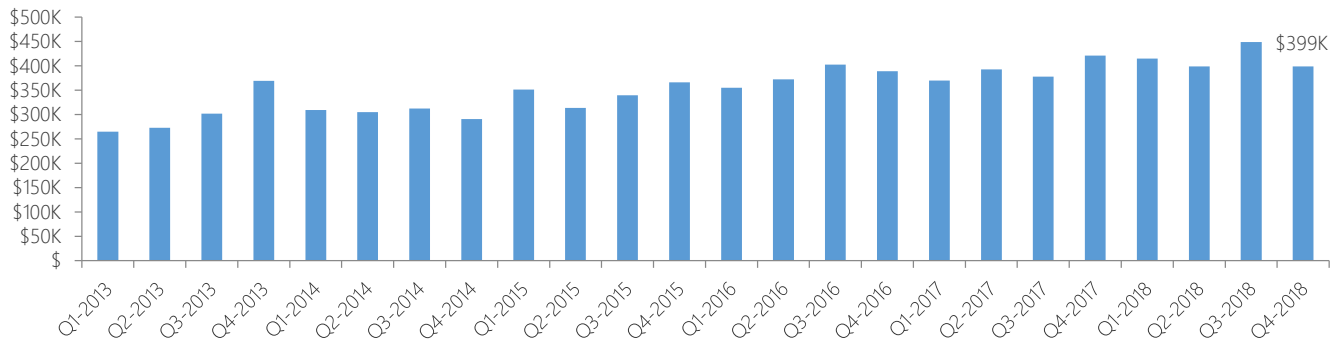


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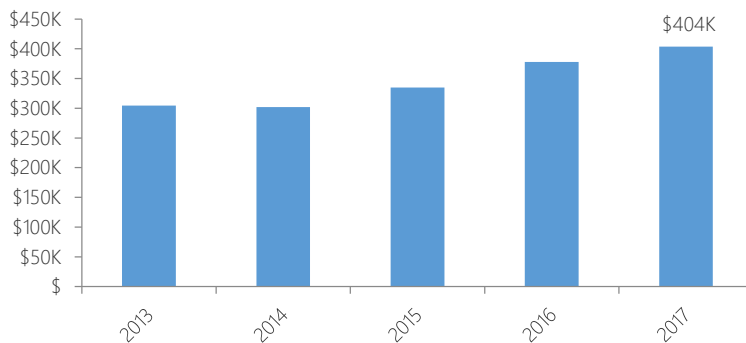


RESIDENTIAL STATS

Median Sale Price by Quarter

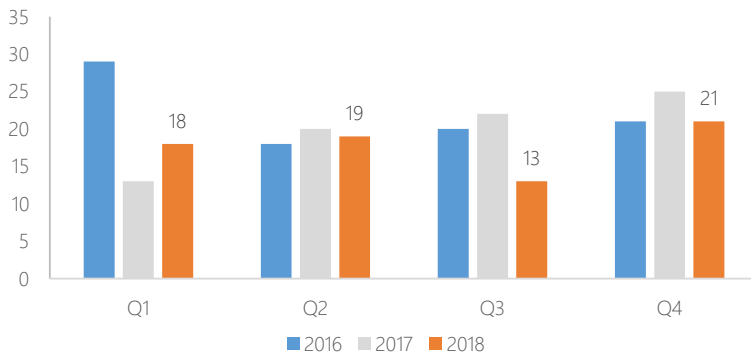


Median Sale Price by Year



Number of Transactions

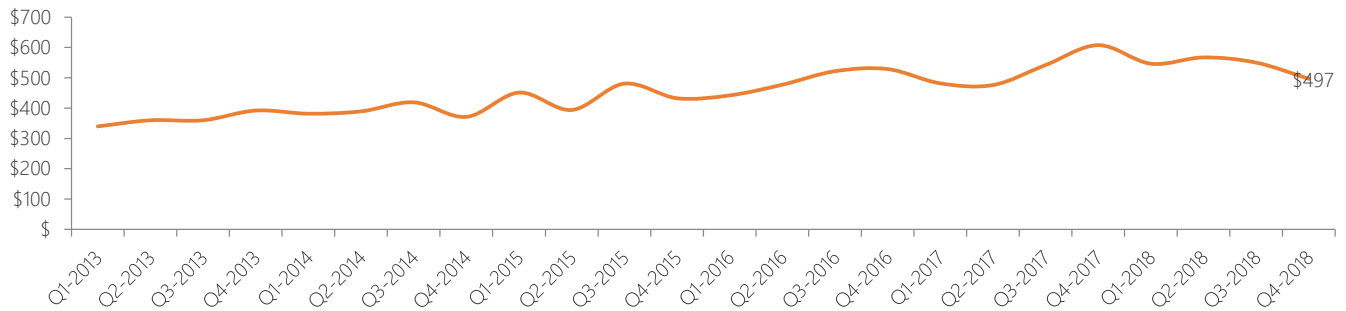
Quarter	2013	2014	2015	2016	2017	2018
Q1	22	20	22	29	13	18
Q2	24	31	26	18	20	19
Q3	30	32	32	20	22	13
Q4	34	33	23	21	25	21



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Median Sale Price per Square Foot

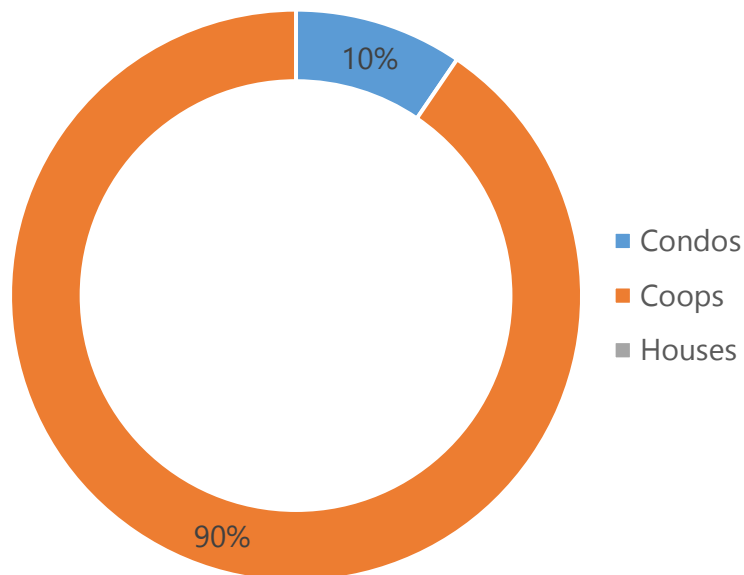


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$273,125	-32%	\$260	-58%	2
Coops	\$399,000	-11%	\$500	-17%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
585 W 214th St #3AB	1-02250-0014	7-Nov-18	\$760,000	Coop	
675 Academy St #5J	1-02238-0001	26-Oct-18	\$630,000	Coop	1,150
60 Cooper St #6F	1-02240-0029	7-Dec-18	\$620,000	Coop	
100 Park Ter W #4M	1-02243-0289	11-Dec-18	\$484,000	Coop	750
675 Academy St #5C	1-02238-0001	17-Oct-18	\$470,000	Coop	850
270 Seaman Ave #B4	1-02250-0072	5-Nov-18	\$470,000	Coop	1,000
571 Academy St #5F	1-02221-1142	28-Nov-18	\$460,000	Condo	1,082
55 Park Ter E #B46	1-02243-0210	3-Oct-18	\$400,000	Coop	800
95 Park Ter E #2E	1-02243-0306	12-Dec-18	\$400,000	Coop	805
115 Payson Ave #5C	1-02248-0009	13-Dec-18	\$399,000	Coop	
45 Park Ter W #4E	1-02243-0354	10-Oct-18	\$399,000	Coop	
62 Park Ter W #A41	1-02243-0240	20-Dec-18	\$399,000	Coop	
62 Park Ter W #A26	1-02243-0240	18-Dec-18	\$392,000	Coop	800
95 Park Ter E #1E	1-02243-0306	20-Dec-18	\$389,000	Coop	
50 Park Ter W #5B	1-02243-0347	20-Dec-18	\$365,000	Coop	
95 Park Ter E #1D	1-02243-0306	21-Nov-18	\$320,000	Coop	
50 Park Ter E #7F	1-02243-0332	29-Oct-18	\$190,000	Coop	
24 Cooper St #4E	1-02239-0029	3-Oct-18	\$180,000	Coop	
274-278 Nagle Ave #2E	1-02219-0032	10-Oct-18	\$169,000	Coop	
581 Academy St #1F	1-02221-1155	31-Oct-18	\$86,250	Condo	907



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