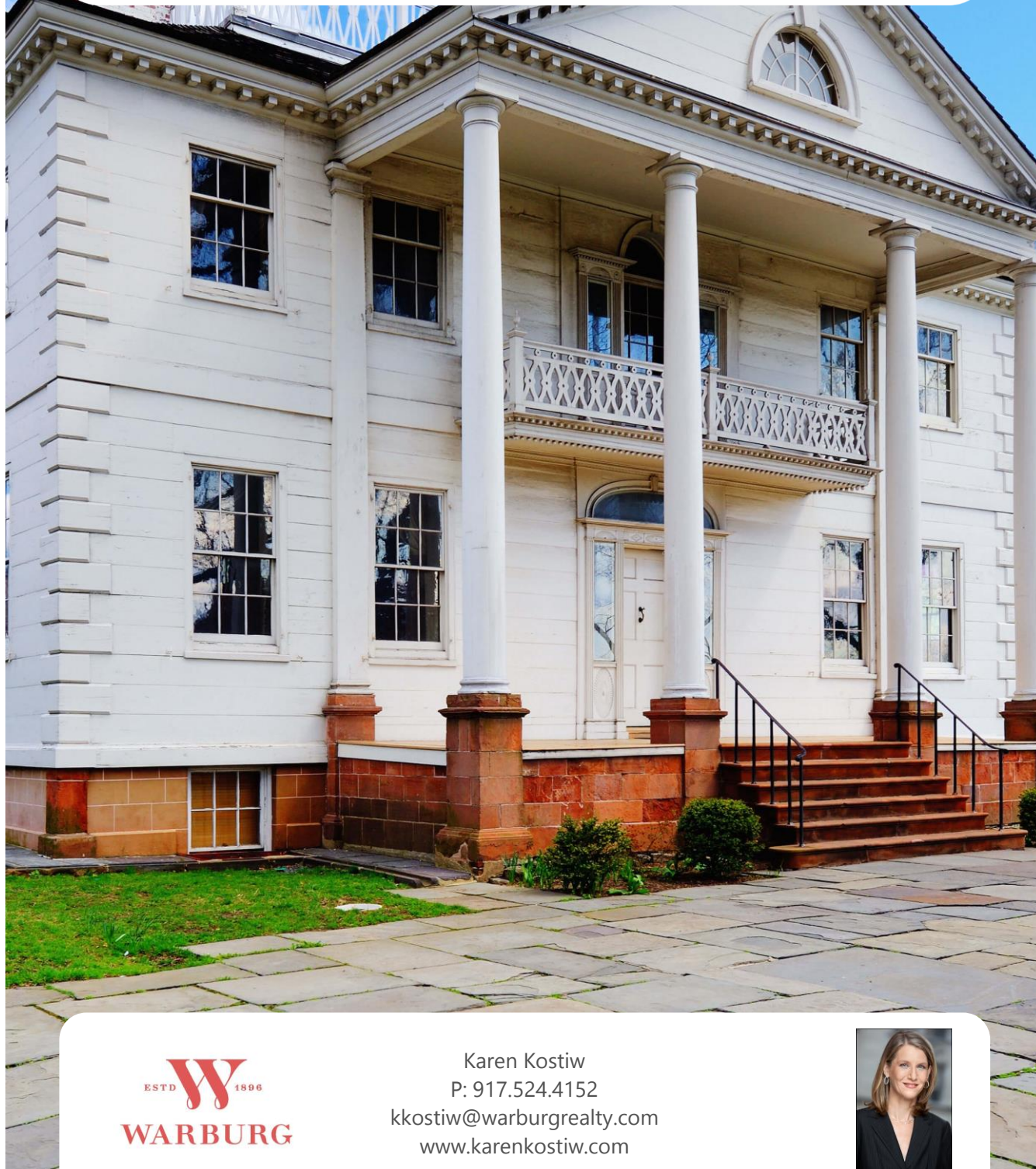


WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

4th Quarter 2018



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



Residential Market Report, 4th Quarter 2018

Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$540K

5% YoY

NO. OF TRANSACTIONS

68

6% YoY

MEDIAN PRICE/SQ.FT.

\$636

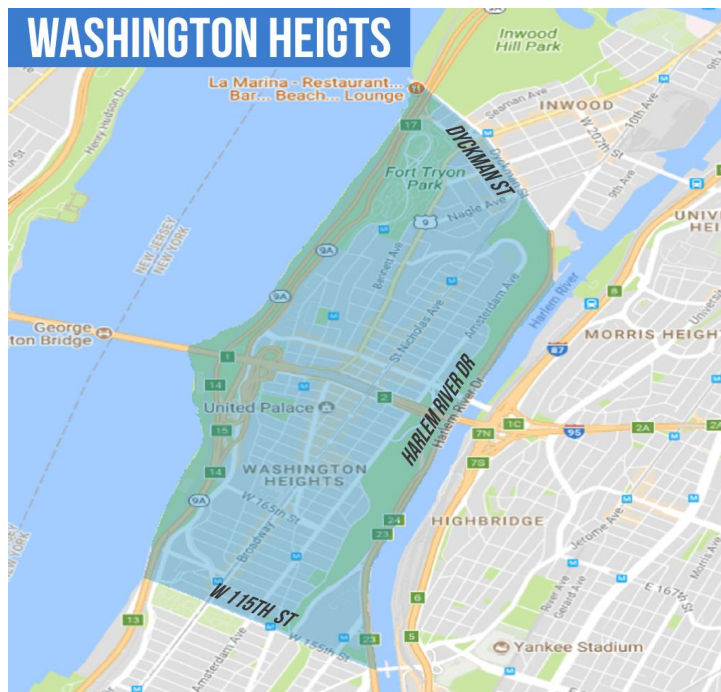
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

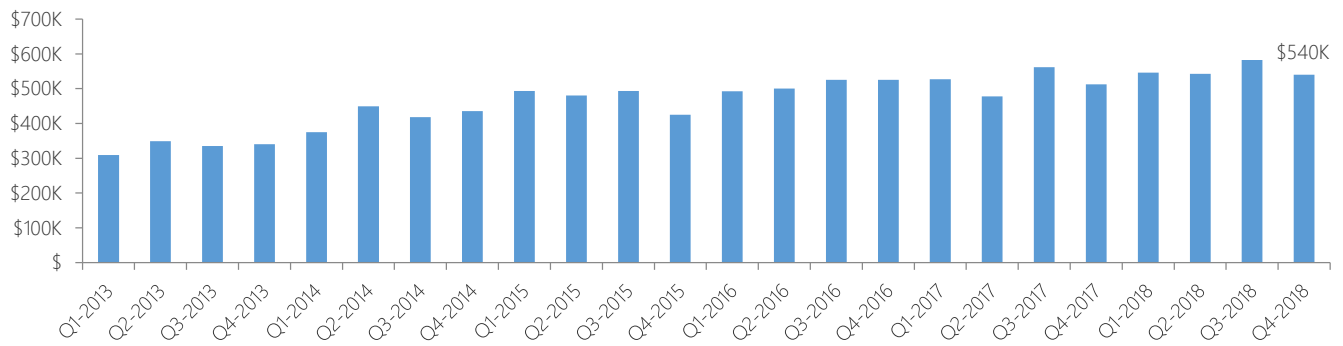


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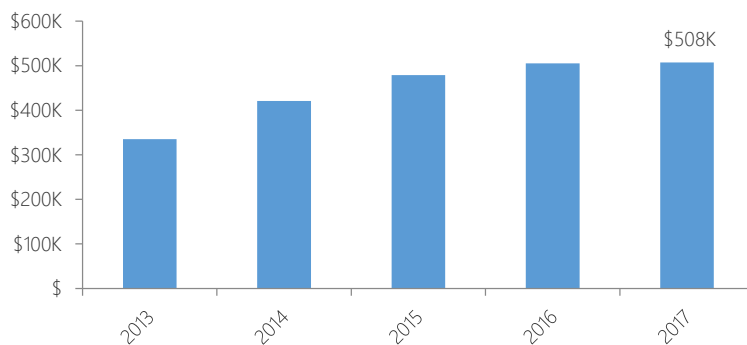


RESIDENTIAL STATS

Median Sale Price by Quarter

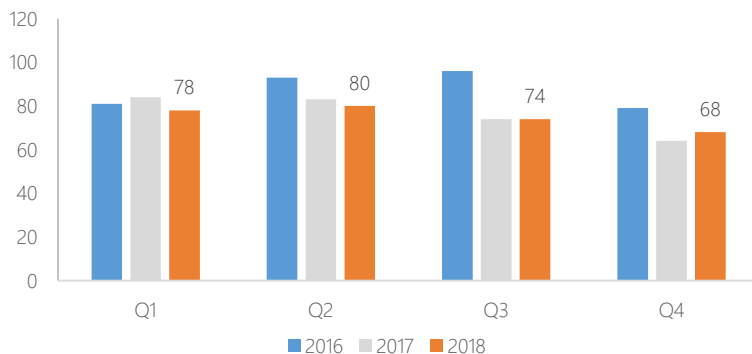


Median Sale Price by Year



Number of Transactions

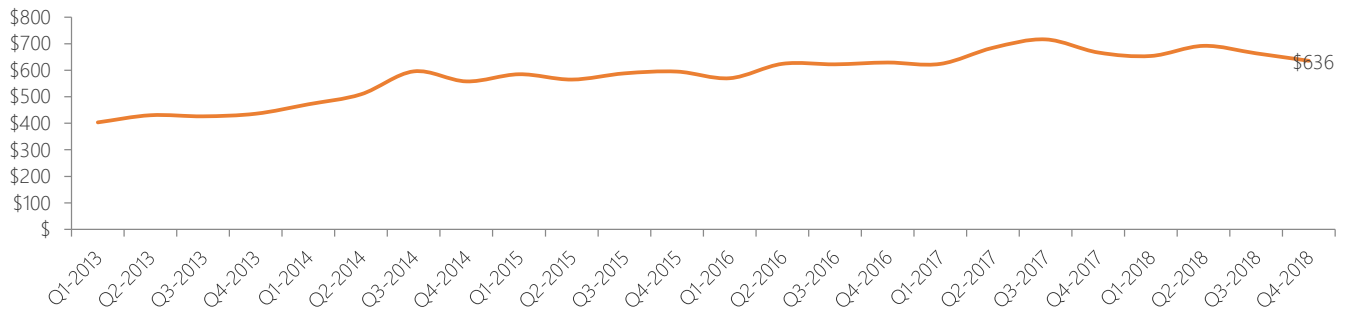
Quarter	2013	2014	2015	2016	2017	2018
Q1	67	85	86	81	84	78
Q2	88	86	119	93	83	80
Q3	113	153	87	96	74	74
Q4	96	106	103	79	64	68



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Median Sale Price per Square Foot

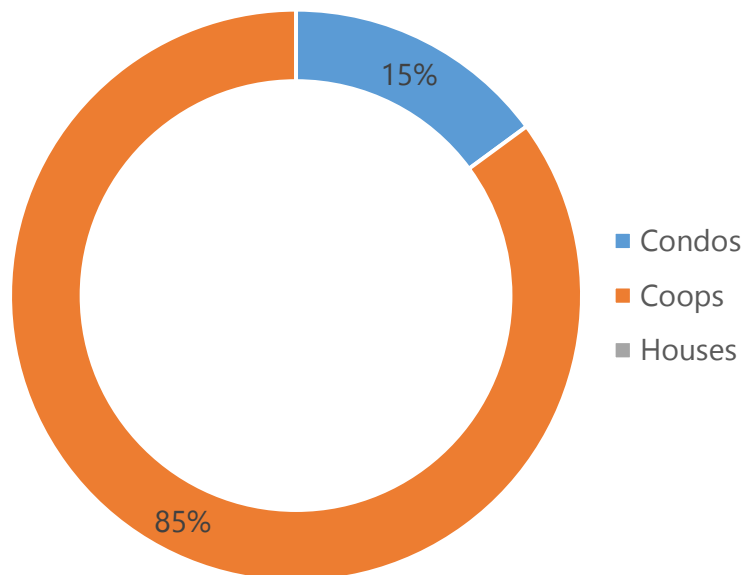


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$551,500	-3%	\$706	6%	10
Coops	\$540,000	17%	\$627	-6%	57
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #31	1-02179-0010	2-Oct-18	\$1,345,000	Coop	1,250
689 Fort Washington Ave #PH3	1-02179-0500	18-Oct-18	\$1,225,000	Coop	675
120 Cabrini Blvd #46	1-02179-0010	13-Dec-18	\$1,224,000	Coop	1,300
720 Fort Washington Ave #3W	1-02180-0614	14-Nov-18	\$900,000	Coop	
66 Overlook Ter #3E	1-02180-0371	10-Dec-18	\$875,000	Coop	
1793 Riverside Dr #2H	1-02246-0130	29-Nov-18	\$850,000	Coop	1,500
5 Pinehurst Ave #5A	1-02177-0028	29-Nov-18	\$850,000	Coop	1,400
565 W 169th St #2C	1-02126-0001	18-Dec-18	\$846,000	Coop	1,525
116 Pinehurst Ave #J24	1-02179-0170	17-Dec-18	\$845,000	Coop	
730 Fort Washington Ave #5G	1-02180-0628	15-Oct-18	\$810,000	Coop	1,100
105 Bennett Ave #66B	1-02180-1563	13-Dec-18	\$755,000	Condo	
875 W 181st St #4B	1-02179-0001	16-Nov-18	\$715,000	Coop	
15818-15900 Riverside Dr W #2J	1-02135-0060	29-Oct-18	\$715,000	Coop	
116 Pinehurst Ave #F45	1-02179-0170	17-Dec-18	\$715,000	Coop	
801 Riverside Dr #3A	1-02134-1117	5-Dec-18	\$702,593	Condo	949
120 Cabrini Blvd #87	1-02179-0010	11-Oct-18	\$695,000	Coop	2,100
116 Pinehurst Ave #M11	1-02179-0170	15-Oct-18	\$693,000	Coop	
4260 Broadway #203	1-02164-1022	27-Nov-18	\$630,000	Condo	939
870 Riverside Dr #5E	1-02136-0036	4-Oct-18	\$625,000	Coop	
70 Haven Ave #6C	1-02139-0214	4-Oct-18	\$615,000	Coop	
1825 Riverside Dr #3D	1-02246-0110	15-Nov-18	\$605,000	Coop	1,150
611 W 156th St #63	1-02134-0105	15-Nov-18	\$600,000	Coop	
371 Fort Washington Ave #5F	1-02139-0523	28-Nov-18	\$599,000	Coop	900
4523 Broadway #3F	1-02180-0633	9-Oct-18	\$598,829	Coop	900
4523 Broadway #5B	1-02180-0633	25-Oct-18	\$590,000	Coop	900
120 Cabrini Blvd #7	1-02179-0010	12-Dec-18	\$585,000	Coop	
2360 Amsterdam Ave #5E	1-02132-1022	5-Nov-18	\$583,000	Condo	917
4523 Broadway #2D	1-02180-0633	15-Nov-18	\$570,000	Coop	900
4523 Broadway #5G	1-02180-0633	8-Nov-18	\$564,691	Coop	900
4523 Broadway #1A	1-02180-0633	5-Oct-18	\$550,000	Coop	1,100
66 Overlook Ter #2N	1-02180-0371	2-Nov-18	\$540,000	Coop	720
115 Cabrini Blvd #C1	1-02179-0112	17-Oct-18	\$540,000	Coop	730
116 Pinehurst Ave #S42	1-02179-0170	3-Dec-18	\$537,000	Coop	
930 St Nicholas Ave #54	1-02107-0014	25-Oct-18	\$520,000	Coop	
105 Bennett Ave #53A	1-02180-1546	21-Dec-18	\$515,000	Condo	
31-37 Nagle Ave #2T	1-02171-0012	9-Nov-18	\$515,000	Coop	
456 W 167th St #4F	1-02111-1032	21-Dec-18	\$500,000	Condo	558
66 Overlook Ter #8P	1-02180-0371	12-Dec-18	\$478,000	Coop	
930 St Nicholas Ave #9	1-02107-0014	4-Dec-18	\$473,000	Coop	1,100
544 W 157th St #71	1-02115-0011	19-Dec-18	\$450,000	Coop	
544 W 157th St #51	1-02115-0011	19-Nov-18	\$440,000	Coop	
4523 Broadway #3E	1-02180-0633	21-Dec-18	\$433,452	Coop	650
870 W 181st St #24	1-02177-0170	9-Oct-18	\$410,000	Coop	
31-37 Nagle Ave #4B	1-02171-0012	1-Nov-18	\$407,500	Coop	670
1793 Riverside Dr #2J	1-02246-0130	19-Dec-18	\$405,000	Coop	700
712 W 175th St #C	1-02142-0231	5-Oct-18	\$400,000	Coop	
689 Fort Washington Ave #5H	1-02179-0500	19-Oct-18	\$400,000	Coop	
5 Pinehurst Ave #4B	1-02177-0028	14-Dec-18	\$400,000	Coop	
4523 Broadway #6D	1-02180-0633	20-Dec-18	\$393,900	Coop	650
4523 Broadway #7A	1-02180-0633	6-Nov-18	\$390,000	Coop	650



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Address	BBL	Sale date	Sale price	Property type	Sqft
689 Fort Washington Ave #4B	1-02179-0500	5-Oct-18	\$390,000	Coop	
350 Cabrini Blvd #2A	1-02179-0440	12-Oct-18	\$385,320	Coop	
100 Overlook Ter #29	1-02180-0450	20-Dec-18	\$369,000	Coop	
474 W 158th St #55	1-02108-0035	28-Nov-18	\$367,000	Coop	
712 W 175th St #3A	1-02142-0231	3-Oct-18	\$330,000	Coop	
4523 Broadway #7D	1-02180-0633	20-Dec-18	\$310,000	Coop	
153 Bennett Ave #3H	1-02180-0326	30-Oct-18	\$309,270	Coop	
712 W 175th St #2C	1-02142-0231	26-Oct-18	\$305,000	Coop	
860 W 181st St #37B	1-02177-0175	12-Dec-18	\$290,000	Coop	
1993 Amsterdam Ave #33	1-02108-0079	26-Dec-18	\$232,000	Coop	



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