

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$400K

-9% YoY

NO. OF TRANSACTIONS

16

-16% YoY

MEDIAN PRICE/SQ.FT.

\$538

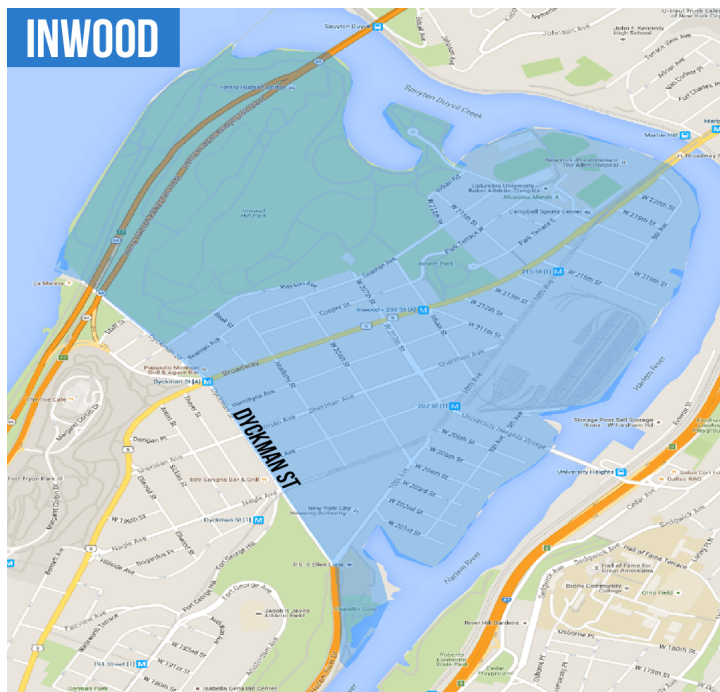
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

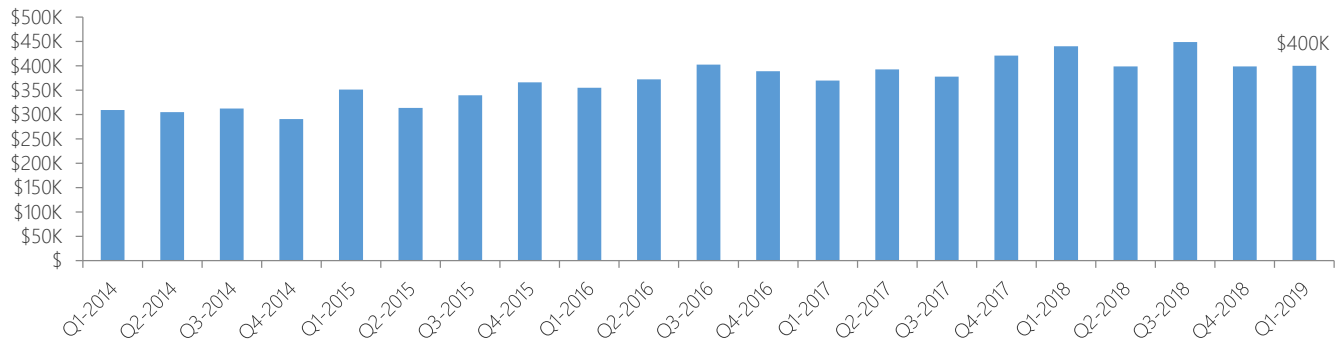


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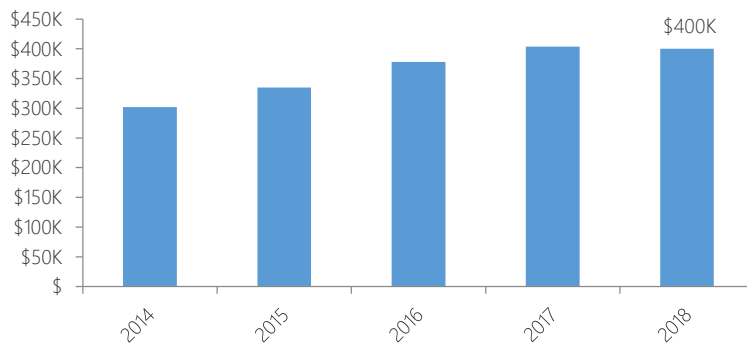


RESIDENTIAL STATS

Median Sale Price by Quarter

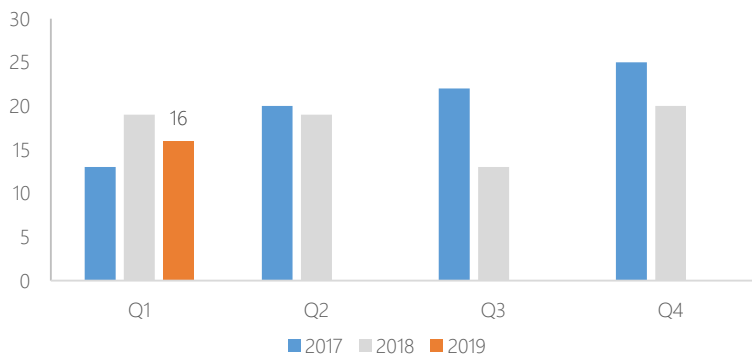


Median Sale Price by Year



Number of Transactions

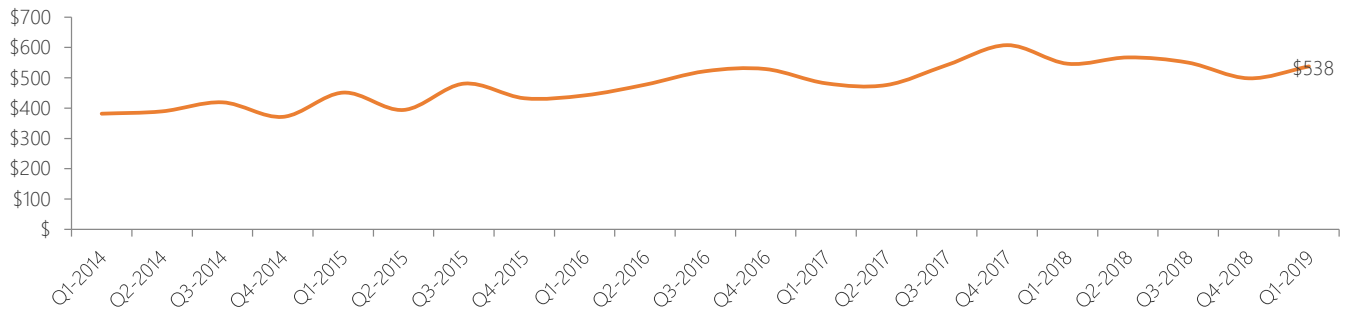
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	29	13	19	16
Q2	31	26	18	20	19	
Q3	32	32	20	22	13	
Q4	33	23	21	25	20	



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Median Sale Price per Square Foot

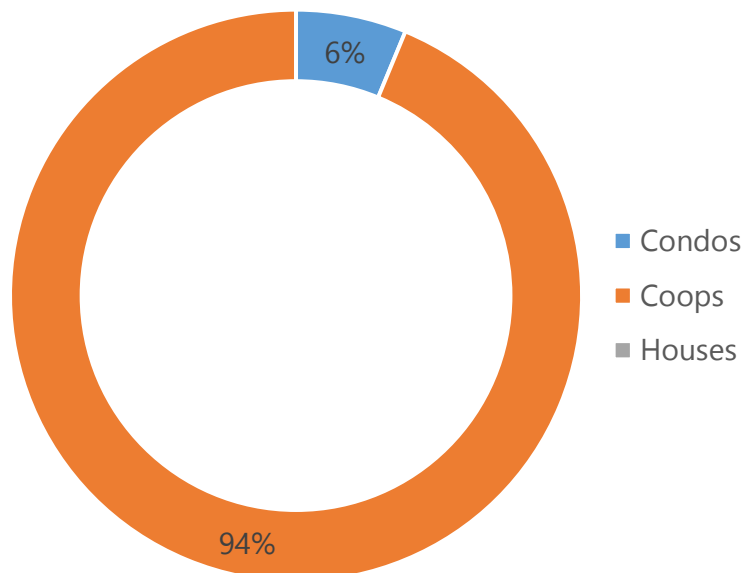


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$320,000	-26%	\$538	5%	1
Coops	\$407,500	-7%	\$551	1%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
65 Park Ter E #C64	1-02243-0220	16-Jan-19	\$665,000	Coop	
91 Payson Ave #7J	1-02248-0001	25-Mar-19	\$635,000	Coop	1,030
270 Seaman Ave #C4	1-02250-0072	29-Jan-19	\$575,000	Coop	
687 W 204th St #2E	1-02240-0037	15-Jan-19	\$560,064	Coop	
680 W 204th St #5E	1-02238-0017	12-Feb-19	\$560,000	Coop	950
100 Park Ter W #5M	1-02243-0289	22-Feb-19	\$499,000	Coop	875
585 W 214th St #4E	1-02250-0014	13-Feb-19	\$415,000	Coop	
55 Park Ter E #B78	1-02243-0210	10-Jan-19	\$400,000	Coop	
91 Payson Ave #5F	1-02248-0001	8-Jan-19	\$399,000	Coop	685
98 Park Ter E #2D	1-02243-0309	5-Mar-19	\$372,000	Coop	700
95 Park Ter E #6F	1-02243-0306	20-Mar-19	\$360,000	Coop	
680 W 204th St #5A	1-02238-0017	22-Jan-19	\$360,000	Coop	750
70 Park Ter E #1H	1-02243-0317	22-Jan-19	\$355,000	Coop	750
95 Park Ter E #1F	1-02243-0306	26-Mar-19	\$332,000	Coop	757
581 Academy St #1C	1-02221-1152	7-Mar-19	\$320,000	Condo	595



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