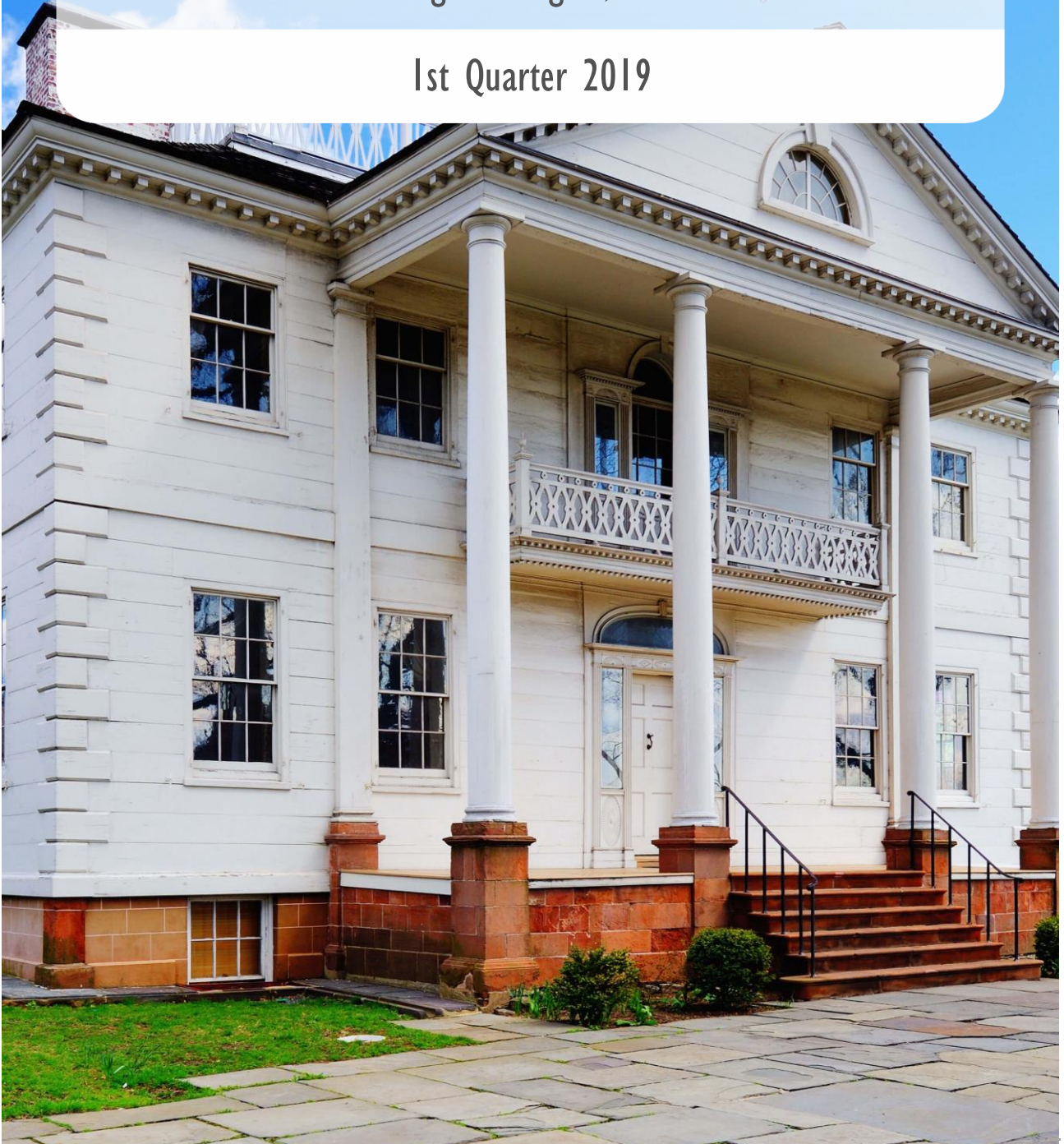


WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$442K

-19% YoY

NO. OF TRANSACTIONS

64

-18% YoY

MEDIAN PRICE/SQ.FT.

\$697

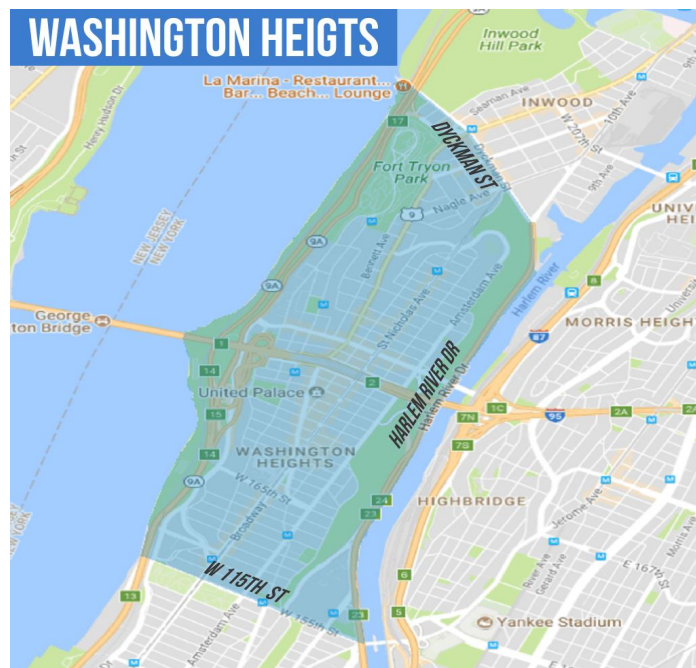
7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

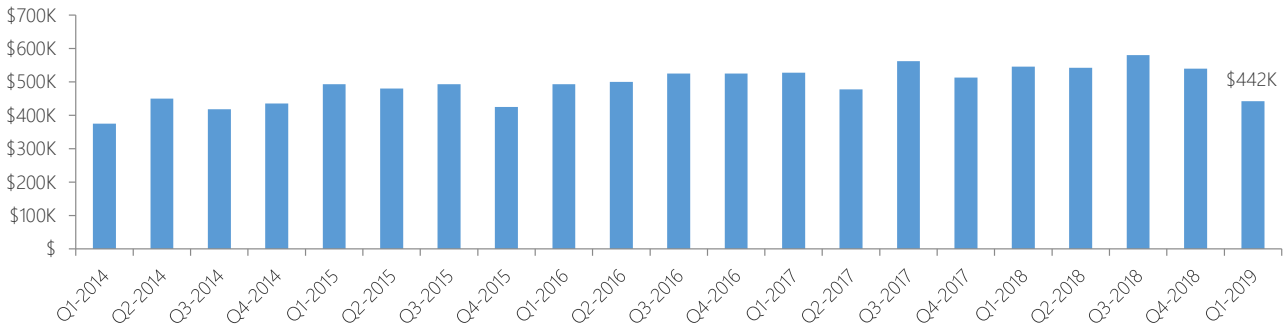


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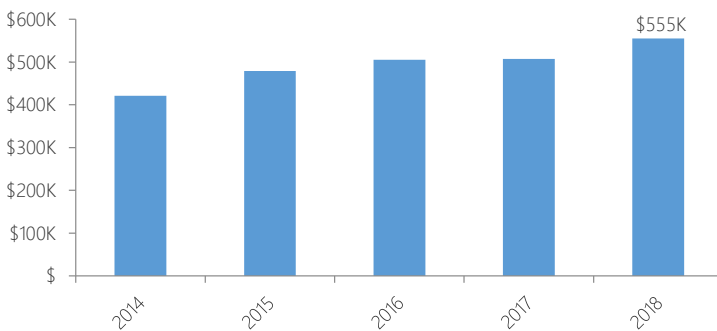


RESIDENTIAL STATS

Median Sale Price by Quarter

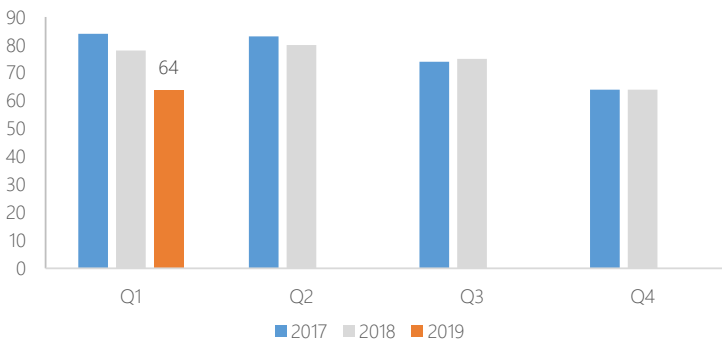


Median Sale Price by Year



Number of Transactions

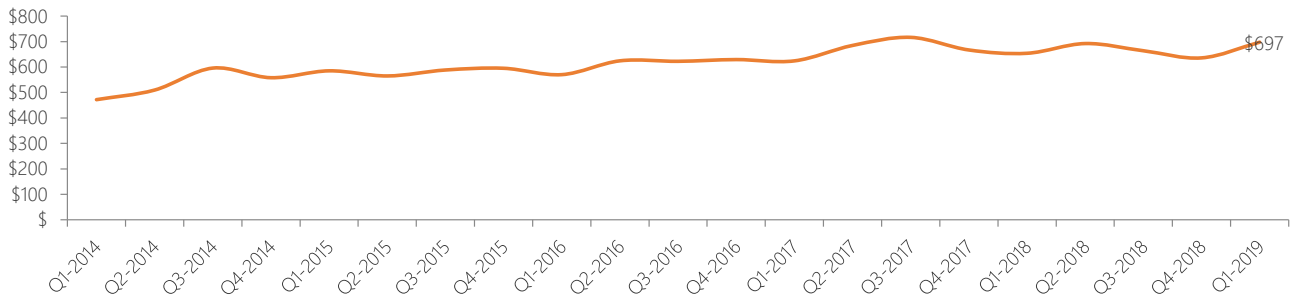
Quarter	2014	2015	2016	2017	2018	2019
Q1	85	86	81	84	78	64
Q2	86	119	93	83	80	
Q3	153	87	96	74	75	
Q4	106	103	79	64	64	



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Median Sale Price per Square Foot

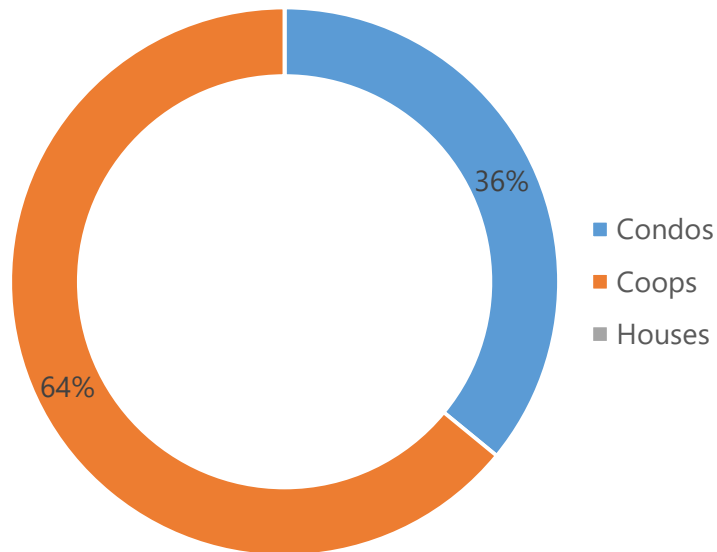


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$409,778	-40%	\$712	3%	23
Coops	\$525,000	1%	\$683	9%	41
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
790 Riverside Dr #9N	1-02134-0071	11-Mar-19	\$1,600,000	Coop	
120 Cabrini Blvd #116	1-02179-0010	8-Mar-19	\$1,375,000	Coop	1,300
120 Cabrini Blvd #61	1-02179-0010	21-Feb-19	\$1,349,000	Coop	1,250
790 Riverside Dr #11R	1-02134-0071	1-Mar-19	\$1,115,000	Coop	
870 W 181st St #57	1-02177-0170	6-Feb-19	\$999,000	Coop	
120 Cabrini Blvd #19	1-02179-0010	25-Feb-19	\$998,000	Coop	1,260
900 W 190th St #8N	1-02179-0373	23-Jan-19	\$960,000	Coop	
900 W 190th St #14H	1-02179-0373	25-Feb-19	\$947,000	Coop	1,000
790 Riverside Dr #11S	1-02134-0071	1-Mar-19	\$935,000	Coop	
790 Riverside Dr #3M	1-02134-0071	12-Feb-19	\$845,000	Coop	
116 Pinehurst Ave #T43	1-02179-0170	28-Mar-19	\$759,000	Coop	
467 W 163rd St #2	1-02110-1003	4-Jan-19	\$755,000	Condo	1,270
105 Bennett Ave #46B	1-02180-1541	26-Feb-19	\$740,000	Condo	
446 W 167th St #3E	1-02111-1110	13-Mar-19	\$730,000	Condo	
900 W 190th St #6G	1-02179-0373	8-Jan-19	\$720,000	Coop	
565 W 169th St #5B	1-02126-0001	11-Feb-19	\$700,000	Coop	
66 Overlook Ter #2K	1-02180-0371	28-Mar-19	\$662,746	Coop	
330-340 Haven Ave #6C	1-02177-0234	19-Mar-19	\$620,000	Coop	850
456 W 167th St #7E	1-02111-1055	22-Mar-19	\$609,500	Condo	690
116 Pinehurst Ave #B12	1-02179-0170	5-Mar-19	\$580,000	Coop	
720 Fort Washington Ave #5G	1-02180-0614	10-Jan-19	\$576,000	Coop	900
880 W 181st St #1C	1-02177-0242	13-Feb-19	\$570,000	Coop	
446 W 167th St #8F	1-02111-1140	1-Feb-19	\$560,038	Condo	
860 W 181st St #43	1-02177-0175	17-Jan-19	\$545,000	Coop	990
446 W 167th St #2A	1-02111-1102	15-Feb-19	\$545,000	Condo	
720 Fort Washington Ave #5Y	1-02180-0614	13-Feb-19	\$525,000	Coop	
446 W 167th St #5F	1-02111-1123	28-Feb-19	\$505,000	Condo	
2360 Amsterdam Ave #4B	1-02132-1014	29-Jan-19	\$495,000	Condo	632
446 W 167th St #4F	1-02111-1117	29-Jan-19	\$476,580	Condo	
3810 Broadway #4D	1-02117-0007	28-Jan-19	\$460,500	Coop	
446 W 167th St #3F	1-02111-1111	11-Jan-19	\$442,145	Condo	
854 W 181st St #5D	1-02177-0118	1-Feb-19	\$427,200	Coop	
153 Bennett Ave #3G	1-02180-0326	29-Mar-19	\$420,000	Coop	
446 W 167th St #7E	1-02111-1134	26-Feb-19	\$414,555	Condo	
70 Haven Ave #6A	1-02139-0214	4-Jan-19	\$410,000	Coop	600
4260 Broadway #200	1-02164-1019	8-Jan-19	\$405,000	Condo	682
330-340 Haven Ave #6N	1-02177-0234	21-Mar-19	\$395,000	Coop	725
825 W 179th St #4E	1-02177-0166	25-Feb-19	\$395,000	Coop	
160 Wadsworth Ave #208	1-02164-1087	16-Jan-19	\$375,000	Condo	527
30 Bogardus Pl #2D	1-02171-0105	28-Feb-19	\$360,000	Coop	
875 W 181st St #5N	1-02179-0001	19-Mar-19	\$355,000	Coop	
30 Bogardus Pl #5G	1-02171-0105	29-Jan-19	\$350,000	Coop	875
4523 Broadway #1C	1-02180-0633	18-Jan-19	\$347,571	Coop	
120 Cabrini Blvd #111	1-02179-0010	25-Jan-19	\$338,676	Coop	
568 W 171st St #4W	1-02127-0008	31-Jan-19	\$330,000	Coop	
31-37 Nagle Ave #3L	1-02171-0012	22-Feb-19	\$325,000	Coop	
446 W 167th St #5A	1-02111-1118	22-Feb-19	\$318,977	Condo	
825 W 179th St #1E	1-02177-0166	21-Feb-19	\$300,000	Coop	
120 Bennett Ave #1H	1-02180-0192	8-Jan-19	\$275,000	Coop	
446 W 167th St #5D	1-02111-1121	7-Feb-19	\$256,551	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
446 W 167th St #8B	1-02111-1137	22-Feb-19	\$256,012	Condo	
446 W 167th St #7C	1-02111-1132	12-Mar-19	\$252,885	Condo	
446 W 167th St #4B	1-02111-1113	20-Feb-19	\$242,768	Condo	
446 W 167th St #3B	1-02111-1107	20-Feb-19	\$235,884	Condo	
446 W 167th St #3D	1-02111-1109	25-Mar-19	\$225,252	Condo	
446 W 167th St #4C	1-02111-1114	8-Feb-19	\$210,799	Condo	
446 W 167th St #6B	1-02111-1125	6-Mar-19	\$203,589	Condo	
120 Bennett Ave #4G	1-02180-0192	7-Feb-19	\$143,500	Coop	1,000
371 Fort Washington Ave #2A	1-02139-0523	28-Feb-19	\$90,000	Coop	
116 Pinehurst Ave #F65	1-02179-0170	21-Feb-19	\$60,000	Coop	
500 W 157th St #3W	1-02115-0034	7-Feb-19	\$34,058	Coop	



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