

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$405K

1% YoY

NO. OF TRANSACTIONS

16

-16% YoY

MEDIAN PRICE/SQ.FT.

\$567

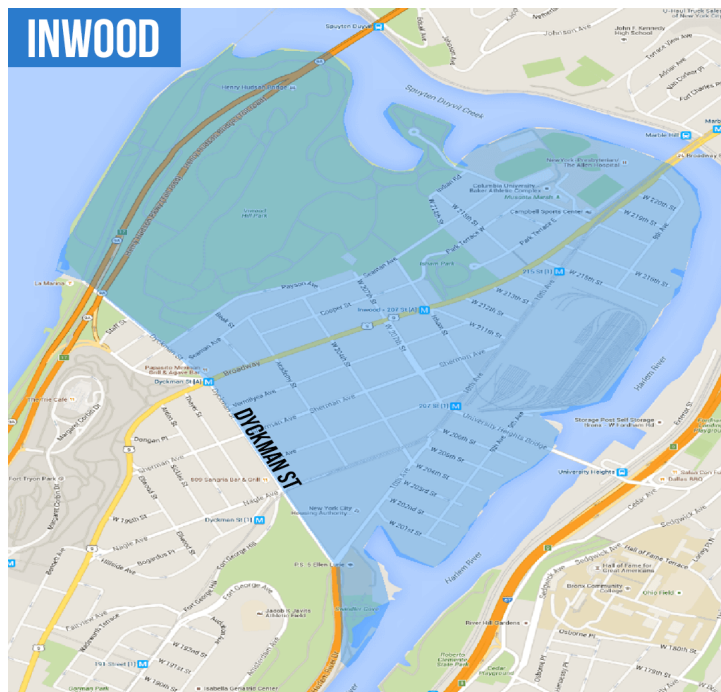
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

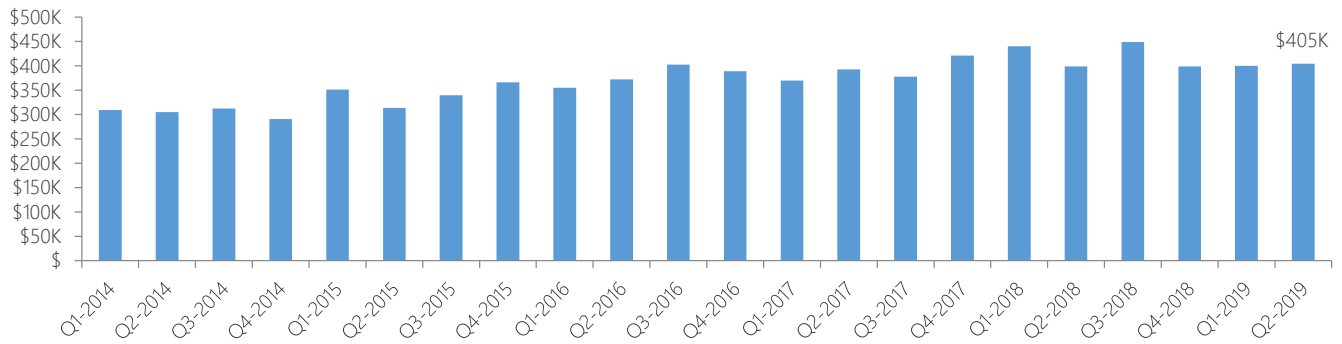


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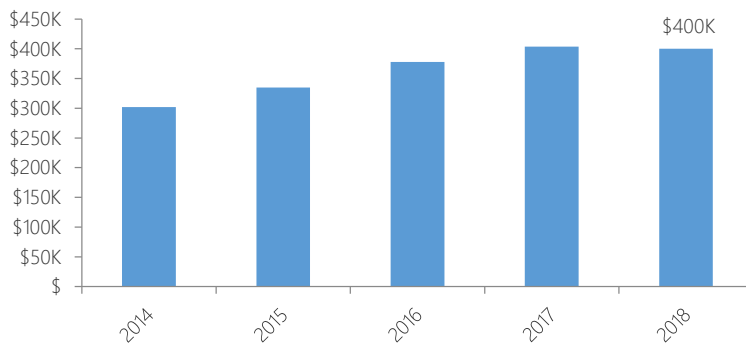


RESIDENTIAL STATS

Median Sale Price by Quarter

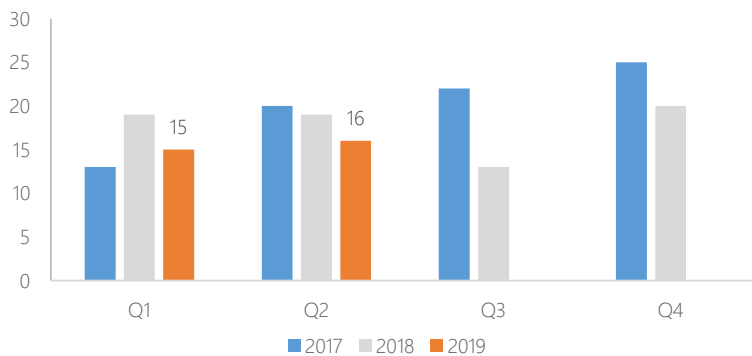


Median Sale Price by Year



Number of Transactions

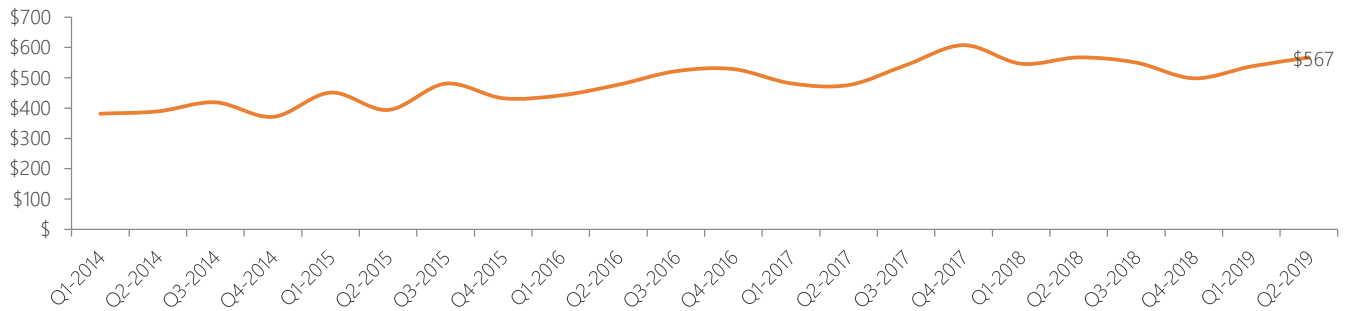
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	29	13	19	15
Q2	31	26	18	20	19	16
Q3	32	32	20	22	13	
Q4	33	23	21	25	20	



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Median Sale Price per Square Foot

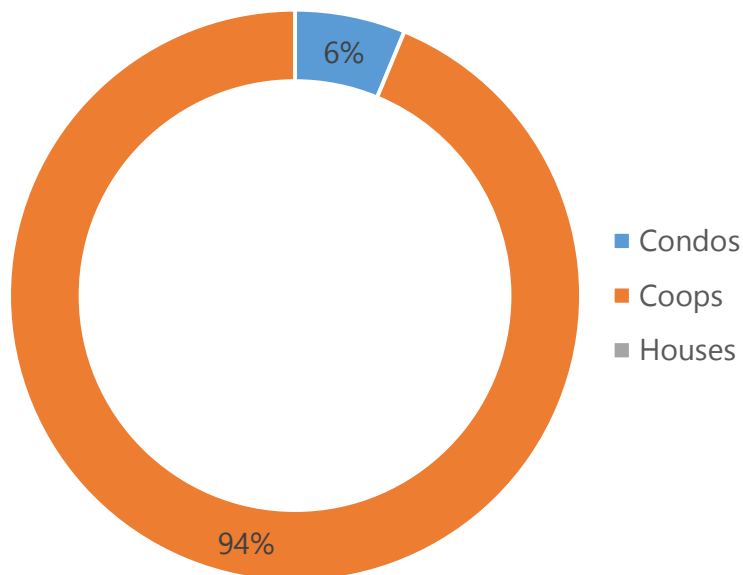


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$480,000	20%	\$493	-23%	1
Coops	\$394,793	-4%	\$570	3%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
91 Payson Ave #3D	1-02248-0001	30-Apr-19	\$670,000	Coop	
50 Park Ter W #5C	1-02243-0347	11-Jun-19	\$649,000	Coop	950
579 W 215th St #10F	1-02250-0084	11-Apr-19	\$633,000	Coop	
109-117 Seaman Ave #3E	1-02240-0001	24-Apr-19	\$610,000	Coop	1,070
680 W 204th St #2E	1-02238-0017	24-Apr-19	\$555,000	Coop	984
571 Academy St #4A	1-02221-1129	31-May-19	\$480,000	Condo	973
109-117 Seaman Ave #5C	1-02240-0001	10-Jun-19	\$449,000	Coop	
687 W 204th St #6A	1-02240-0037	10-Jun-19	\$404,586	Coop	
77 Park Ter E #D43	1-02243-0230	23-May-19	\$385,000	Coop	
50 Park Ter E #7E	1-02243-0332	5-Jun-19	\$359,900	Coop	
57 Park Ter W #6D	1-02243-0399	5-Jun-19	\$345,000	Coop	
70-72 Park Ter W #E11	1-02243-0236	9-Apr-19	\$299,000	Coop	
98 Park Ter E #1E	1-02243-0309	7-Jun-19	\$275,000	Coop	
57 Park Ter W #3F	1-02243-0399	20-Jun-19	\$265,000	Coop	
278 Nagle Ave #1C	1-02219-0032	15-May-19	\$92,060	Coop	



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