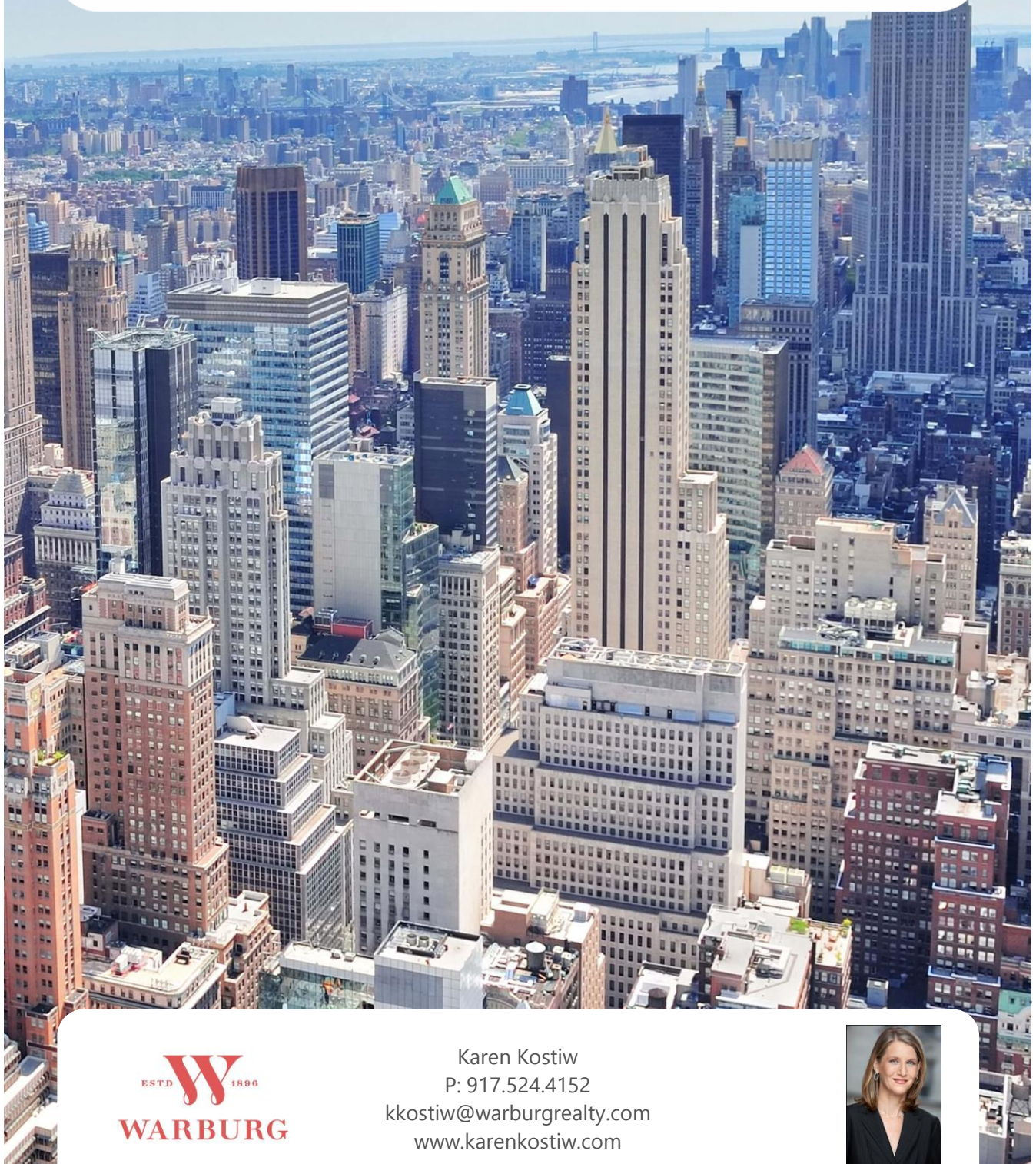


# WASHINGTON HEIGHTS-INWOOD

A quarterly analysis of residential sales  
in Washington Heights-Inwood, Manhattan

2nd Quarter 2019



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# Residential Market Report, 2nd Quarter 2019

## Washington Heights/Inwood, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$511K**

0% YoY

NO. OF TRANSACTIONS

**86**

-13% YoY

MEDIAN PRICE/SQ.FT.

**\$650**

0% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.34M**

26% YoY

### NEIGHBORHOOD BOUNDARIES



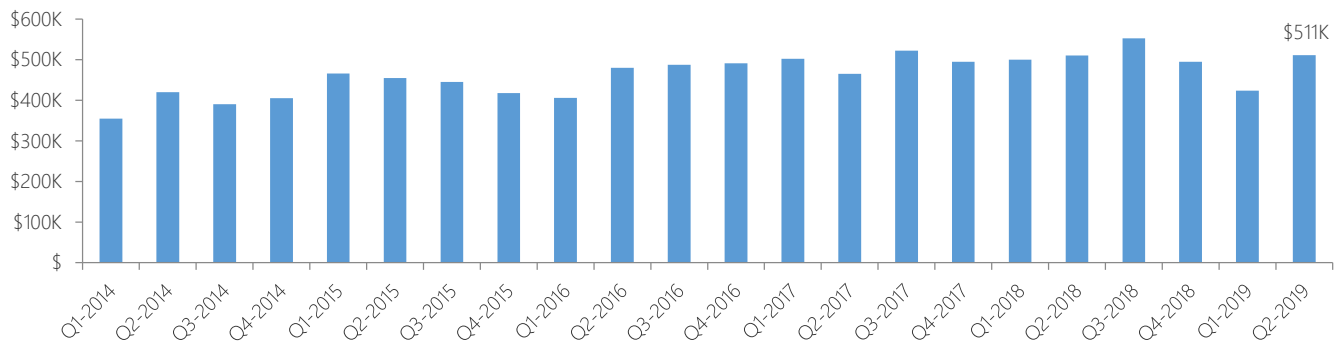
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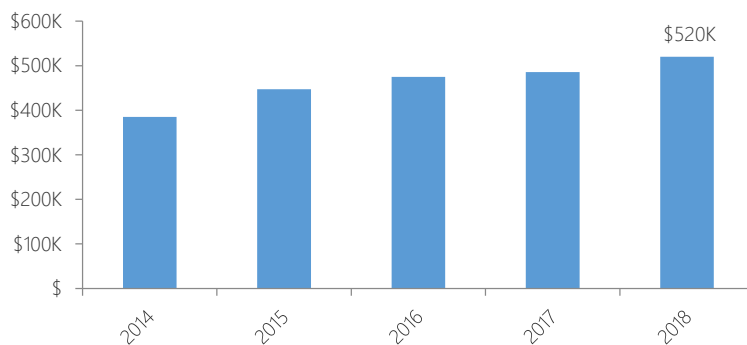


## RESIDENTIAL STATS

### Median Sale Price by Quarter

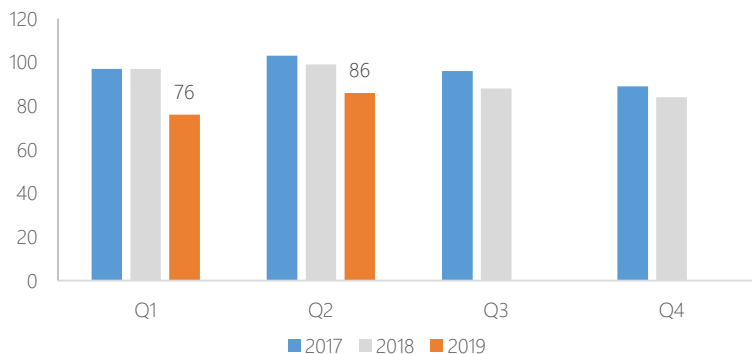


### Median Sale Price by Year



### Number of Transactions

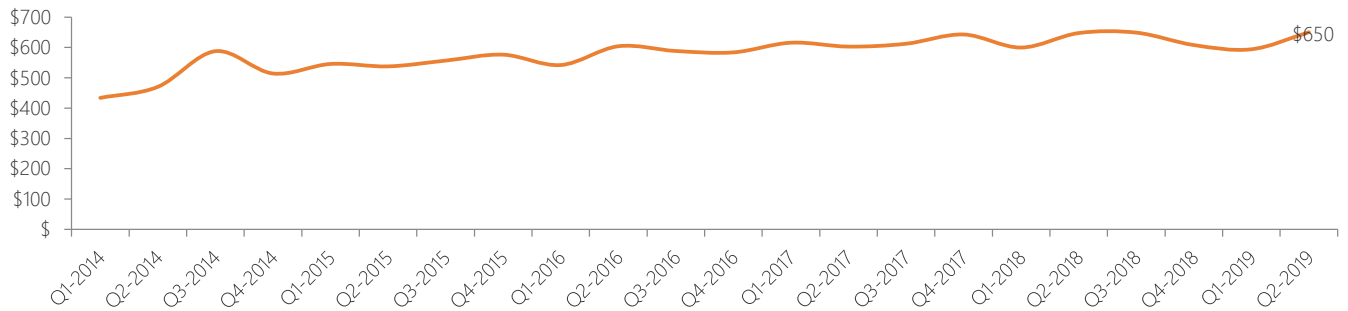
| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 105  | 108  | 110  | 97   | 97   | 76   |
| Q2      | 117  | 145  | 111  | 103  | 99   | 86   |
| Q3      | 185  | 119  | 116  | 96   | 88   |      |
| Q4      | 139  | 126  | 100  | 89   | 84   |      |



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## Median Sale Price per Square Foot

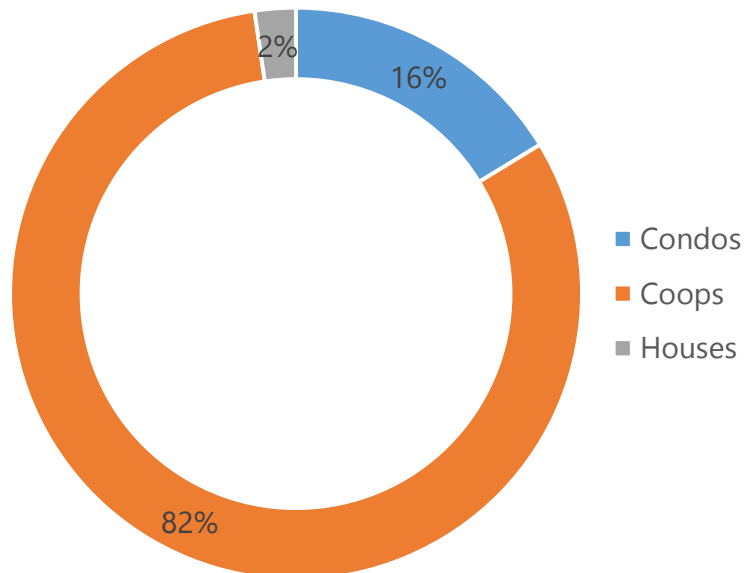


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$652,500         | 28%   | \$725                  | 8%    | 14           |
| Coops         | \$464,000         | -8%   | \$650                  | 1%    | 70           |
| Houses        | \$1,385,000       | -15%  | \$772                  | -29%  | 2            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                     | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-----------------------------|--------------|-----------|-------------|---------------|-------|
| 565 W 170th St              | 1-02127-0027 | 23-May-19 | \$1,825,000 | House         | 1,736 |
| 800 Riverside Dr #4F        | 1-02134-0195 | 22-Apr-19 | \$1,358,000 | Coop          |       |
| 120 Cabrini Blvd #19        | 1-02179-0010 | 26-Apr-19 | \$1,300,000 | Coop          | 1,260 |
| 66 Overlook Ter #1M         | 1-02180-0371 | 14-Jun-19 | \$1,200,000 | Coop          |       |
| 286 Wadsworth Ave           | 1-02170-0022 | 13-Jun-19 | \$945,000   | House         | 1,914 |
| 720 Fort Washington Ave #2L | 1-02180-0614 | 21-Jun-19 | \$895,000   | Coop          | 1,300 |
| 900 W 190th St #3N          | 1-02179-0373 | 19-Jun-19 | \$880,000   | Coop          | 1,000 |
| 736 W 187th St #509         | 1-02180-1273 | 6-May-19  | \$870,000   | Condo         | 1,187 |
| 900 W 190th St #6N          | 1-02179-0373 | 15-May-19 | \$850,000   | Coop          |       |
| 835 Riverside Dr #3D        | 1-02135-1023 | 19-Jun-19 | \$837,000   | Condo         | 1,150 |
| 790 Riverside Dr #12K       | 1-02134-0071 | 21-Jun-19 | \$820,000   | Coop          |       |
| 720 Fort Washington Ave #2E | 1-02180-0614 | 26-Jun-19 | \$800,000   | Coop          |       |
| 350 Cabrini Blvd #6J        | 1-02179-0440 | 30-May-19 | \$785,000   | Coop          | 900   |
| 446 W 167th St #5E          | 1-02111-1122 | 18-Apr-19 | \$763,688   | Condo         |       |
| 255 Cabrini Blvd #7C        | 1-02179-1035 | 19-Apr-19 | \$750,000   | Condo         | 1,035 |
| 900 W 190th St #11D         | 1-02179-0373 | 1-Apr-19  | \$735,000   | Coop          |       |
| 456 W 167th St #6E          | 1-02111-1047 | 16-Apr-19 | \$730,000   | Condo         | 933   |
| 720 W 173rd St #41          | 1-02139-0316 | 18-Jun-19 | \$725,000   | Coop          | 1,300 |
| 116 Pinehurst Ave #H22      | 1-02179-0170 | 20-Jun-19 | \$700,000   | Coop          |       |
| 812 Riverside Dr #44        | 1-02136-1024 | 9-May-19  | \$699,000   | Condo         | 1,272 |
| 120 Cabrini Blvd #72        | 1-02179-0010 | 29-May-19 | \$695,000   | Coop          | 900   |
| 801 Riverside Dr #4E        | 1-02134-1129 | 30-Apr-19 | \$675,000   | Condo         | 817   |
| 91 Payson Ave #3D           | 1-02248-0001 | 30-Apr-19 | \$670,000   | Coop          |       |
| 200 Pinehurst Ave #2E       | 1-02179-0158 | 24-Jun-19 | \$668,000   | 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          |       |
| 447 Fort Washington Ave #41 | 1-02177-0087 | 21-May-19 | \$630,000   | Coop          | 968   |
| 160 Wadsworth Ave #508      | 1-02164-1118 | 14-Jun-19 | \$630,000   | Condo         | 1,018 |
| 1793 Riverside Dr #2F       | 1-02246-0130 | 20-May-19 | \$625,000   | Coop          | 1,250 |
| 120 Cabrini Blvd #3         | 1-02179-0010 | 5-Jun-19  | \$620,000   | Coop          | 800   |
| 446 W 167th St #6C          | 1-02111-1126 | 3-May-19  | \$610,000   | Condo         |       |
| 109-117 Seaman Ave #3E      | 1-02240-0001 | 24-Apr-19 | \$610,000   | Coop          | 1,070 |
| 4523 Broadway #5G           | 1-02180-0633 | 16-May-19 | \$585,000   | Coop          | 900   |
| 4523 Broadway #7G           | 1-02180-0633 | 10-May-19 | \$578,727   | Coop          | 650   |
| 4 Bogardus Pl #2A           | 1-02171-0120 | 29-May-19 | \$571,000   | Coop          |       |
| 153 Bennett Ave #6P         | 1-02180-0326 | 19-Jun-19 | \$570,000   | Coop          |       |
| 4523 Broadway #3G           | 1-02180-0633 | 7-May-19  | \$567,500   | Coop          |       |
| 900 W 190th St #11M         | 1-02179-0373 | 15-Apr-19 | \$555,000   | Coop          |       |
| 680 W 204th St #2E          | 1-02238-0017 | 24-Apr-19 | \$555,000   | Coop          | 984   |
| 70 Haven Ave #4H            | 1-02139-0214 | 5-Jun-19  | \$550,000   | Coop          |       |
| 736 W 186th St #7B          | 1-02180-0166 | 20-May-19 | \$549,000   | Coop          | 950   |
| 446 W 167th St #7F          | 1-02111-1135 | 11-Apr-19 | \$547,309   | Condo         |       |
| 359 Fort Washington Ave #5E | 1-02139-0530 | 7-Jun-19  | \$515,000   | Coop          |       |
| 47 Fort Washington Ave #67  | 1-02136-0086 | 19-Jun-19 | \$507,000   | Coop          |       |
| 571 Academy St #4A          | 1-02221-1129 | 31-May-19 | \$480,000   | Condo         | 973   |
| 474 W 158th St #22          | 1-02108-0035 | 23-May-19 | \$475,000   | Coop          |       |
| 15 Ft Washington Ave #4B    | 1-02136-0050 | 12-Jun-19 | \$475,000   | Coop          |       |
| 1825 Riverside Dr #6G       | 1-02246-0110 | 3-Jun-19  | \$475,000   | Coop          |       |
| 100 Bennett Ave #4C         | 1-02180-0169 | 13-Jun-19 | \$453,000   | Coop          |       |
| 4523 Broadway #7C           | 1-02180-0633 | 25-Jun-19 | \$450,000   | Coop          |       |



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| Address                     | BBL          | Sale date | Sale price | Property type | Sqft  |
|-----------------------------|--------------|-----------|------------|---------------|-------|
| 100 Bennett Ave #3C         | 1-02180-0169 | 13-Jun-19 | \$450,000  | Coop          |       |
| 109-117 Seaman Ave #5C      | 1-02240-0001 | 10-Jun-19 | \$449,000  | Coop          |       |
| 550 Fort Washington Ave #2D | 1-02180-0032 | 17-Jun-19 | \$445,000  | Coop          |       |
| 255 Cabrini Blvd #3G        | 1-02179-1062 | 5-Apr-19  | \$432,000  | Condo         | 833   |
| 4523 Broadway #5H           | 1-02180-0633 | 13-May-19 | \$425,979  | Coop          | 650   |
| 854 W 181st St #3E          | 1-02177-0118 | 7-Jun-19  | \$425,880  | Coop          |       |
| 566 W 159th St #51          | 1-02117-0012 | 19-Apr-19 | \$425,000  | Coop          |       |
| 153 Bennett Ave #2J         | 1-02180-0326 | 20-Jun-19 | \$422,000  | Coop          |       |
| 715 W 180th St #52          | 1-02176-0150 | 29-Apr-19 | \$420,000  | 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          |       |
| 501 W 156th St #1           | 1-02115-0040 | 3-Apr-19  | \$380,000  | Coop          |       |
| 860 W 181st St #45          | 1-02177-0175 | 5-Apr-19  | \$380,000  | Coop          |       |
| 24 Bennett Ave #42B         | 1-02180-0070 | 22-May-19 | \$377,500  | Coop          |       |
| 225 Bennett Ave #6T         | 1-02180-0522 | 18-Jun-19 | \$375,000  | Coop          |       |
| 804 W 180th St #37          | 1-02177-0154 | 23-Apr-19 | \$365,000  | Coop          |       |
| 4523 Broadway #1C           | 1-02180-0633 | 26-Jun-19 | \$363,431  | Coop          |       |
| 120 Cabrini Blvd #115       | 1-02179-0010 | 3-Jun-19  | \$360,000  | Coop          | 553   |
| 50 Park Ter E #7E           | 1-02243-0332 | 5-Jun-19  | \$359,900  | Coop          |       |
| 4523 Broadway #1A           | 1-02180-0633 | 14-Jun-19 | \$358,210  | Coop          | 1,100 |
| 30 Bogardus Pl #4G          | 1-02171-0105 | 30-Apr-19 | \$355,000  | Coop          | 900   |
| 1803 Riverside Dr #3L       | 1-02246-0120 | 9-Apr-19  | \$355,000  | Coop          |       |
| 4523 Broadway #2D           | 1-02180-0633 | 20-May-19 | \$355,000  | Coop          | 900   |
| 825 W 179th St #1A          | 1-02177-0166 | 13-Jun-19 | \$355,000  | Coop          |       |
| 720 W 173rd St #49          | 1-02139-0316 | 15-Apr-19 | \$350,000  | Coop          | 750   |
| 513 W 157th St #1D          | 1-02116-0045 | 30-May-19 | \$350,000  | Coop          |       |
| 57 Park Ter W #6D           | 1-02243-0399 | 5-Jun-19  | \$345,000  | Coop          |       |
| 446 W 167th St #8A          | 1-02111-1136 | 4-Jun-19  | \$333,390  | Condo         |       |
| 446 W 167th St #3A          | 1-02111-1106 | 26-Apr-19 | \$303,901  | Condo         |       |
| 70-72 Park Ter W #E11       | 1-02243-0236 | 9-Apr-19  | \$299,000  | Coop          |       |
| 4523 Broadway #1A           | 1-02180-0633 | 10-Jun-19 | \$285,000  | Coop          | 1,100 |
| 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          |       |
| 4523 Broadway #4C           | 1-02180-0633 | 15-May-19 | \$255,000  | Coop          | 675   |
| 3810 Broadway #5A           | 1-02117-0007 | 12-Jun-19 | \$250,000  | Coop          |       |
| 278 Nagle Ave #1C           | 1-02219-0032 | 15-May-19 | \$92,060   | Coop          |       |



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