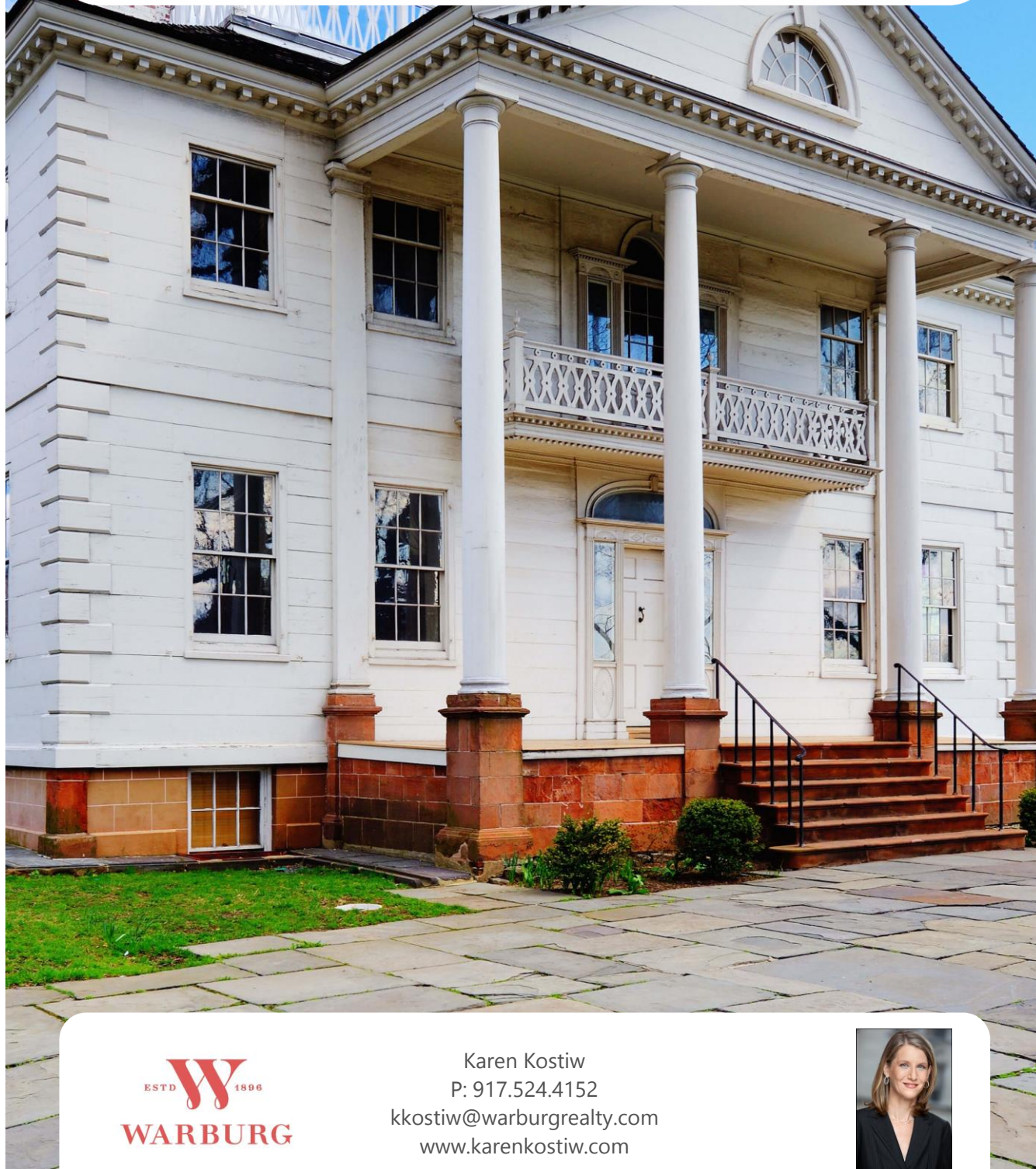


WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$549K

1% YoY

NO. OF TRANSACTIONS

75

-6% YoY

MEDIAN PRICE/SQ.FT.

\$651

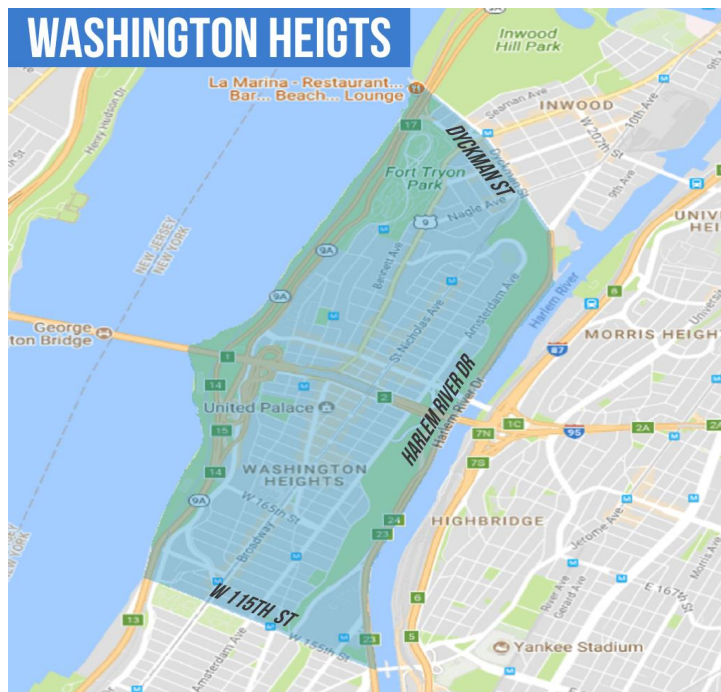
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

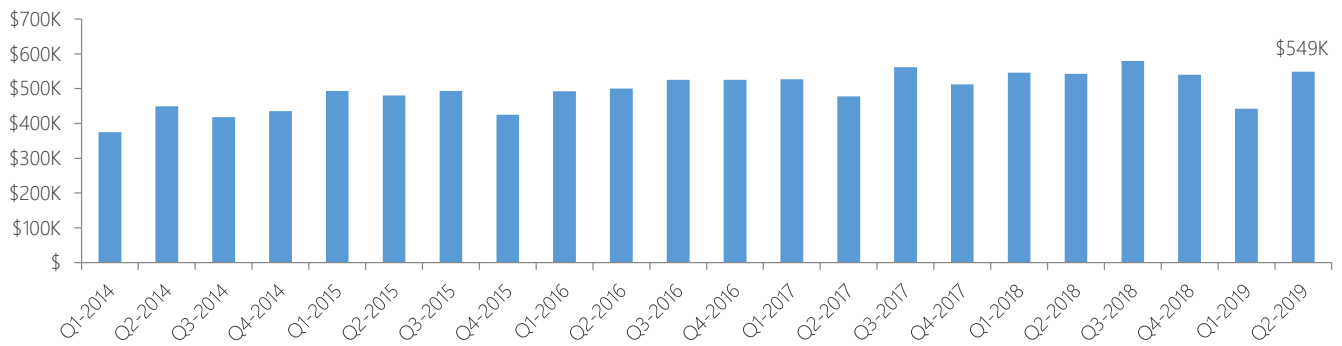


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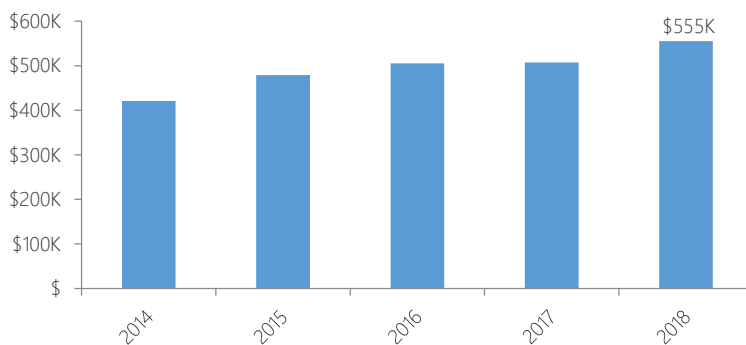


RESIDENTIAL STATS

Median Sale Price by Quarter

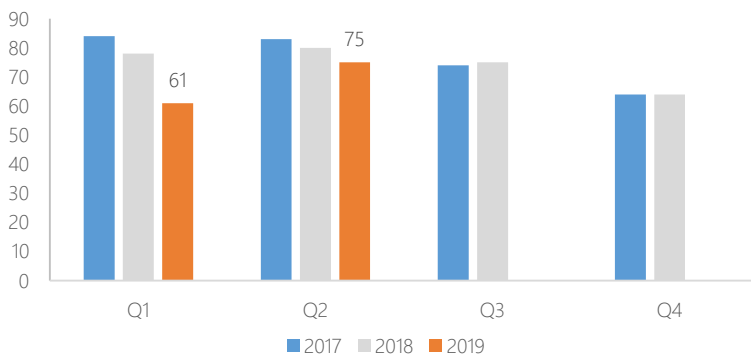


Median Sale Price by Year



Number of Transactions

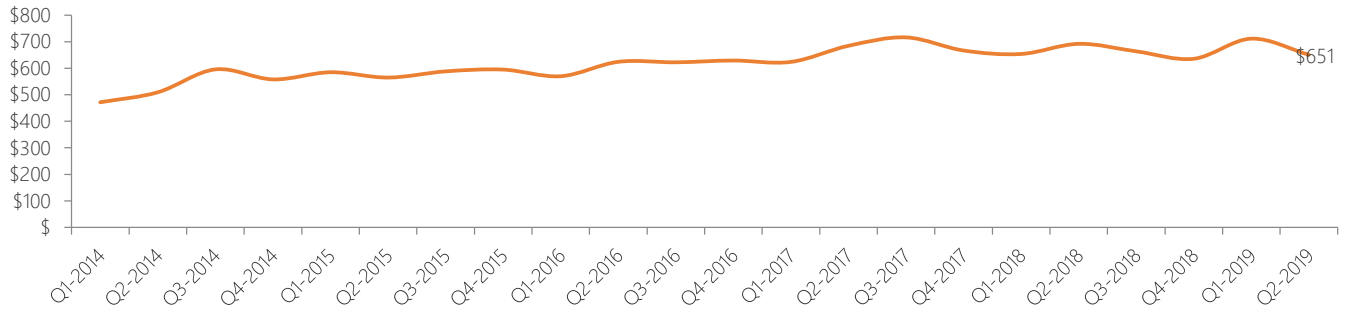
Quarter	2014	2015	2016	2017	2018	2019
Q1	85	86	81	84	78	61
Q2	86	119	93	83	80	75
Q3	153	87	96	74	75	
Q4	106	103	79	64	64	



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Median Sale Price per Square Foot

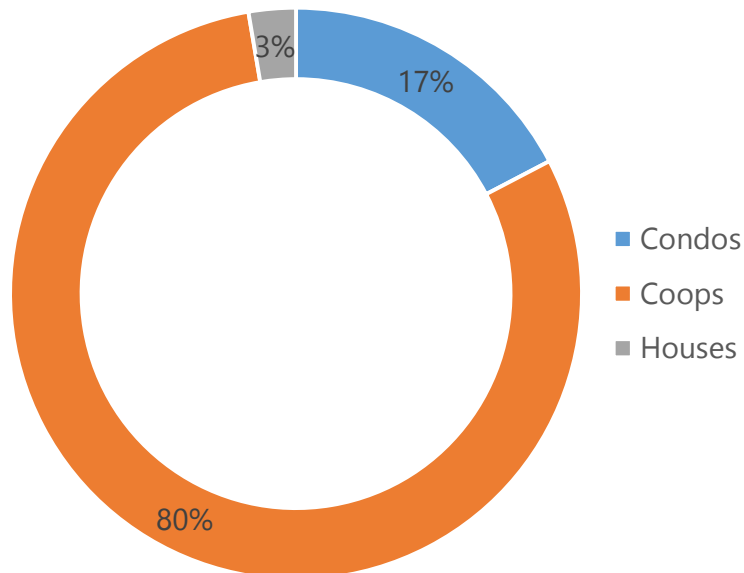


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	25%	\$726	2%	13
Coops	\$475,000	-14%	\$650	-2%	60
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
200 Pinehurst Ave #2E	1-02179-0158	24-Jun-19	\$668,000	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	
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	
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	
474 W 158th St #22	1-02108-0035	23-May-19	\$475,000	Coop	
1825 Riverside Dr #6G	1-02246-0110	3-Jun-19	\$475,000	Coop	
15 Ft Washington Ave #4B	1-02136-0050	12-Jun-19	\$475,000	Coop	
100 Bennett Ave #4C	1-02180-0169	13-Jun-19	\$453,000	Coop	
100 Bennett Ave #3C	1-02180-0169	13-Jun-19	\$450,000	Coop	
4523 Broadway #7C	1-02180-0633	25-Jun-19	\$450,000	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	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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	
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
4523 Broadway #1A	1-02180-0633	14-Jun-19	\$358,210	Coop	1,100
1803 Riverside Dr #3L	1-02246-0120	9-Apr-19	\$355,000	Coop	
825 W 179th St #1A	1-02177-0166	13-Jun-19	\$355,000	Coop	
4523 Broadway #2D	1-02180-0633	20-May-19	\$355,000	Coop	900
30 Bogardus Pl #4G	1-02171-0105	30-Apr-19	\$355,000	Coop	900
513 W 157th St #1D	1-02116-0045	30-May-19	\$350,000	Coop	
720 W 173rd St #49	1-02139-0316	15-Apr-19	\$350,000	Coop	750
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	
4523 Broadway #1A	1-02180-0633	10-Jun-19	\$285,000	Coop	1,100
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	



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