

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$412K

3% YoY

NO. OF TRANSACTIONS

18

-10% YoY

MEDIAN PRICE/SQ.FT.

\$561

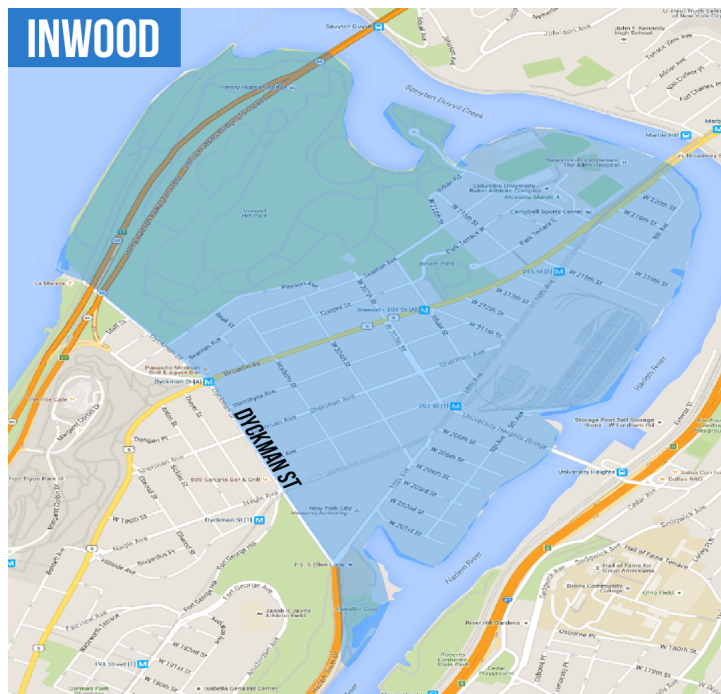
13% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

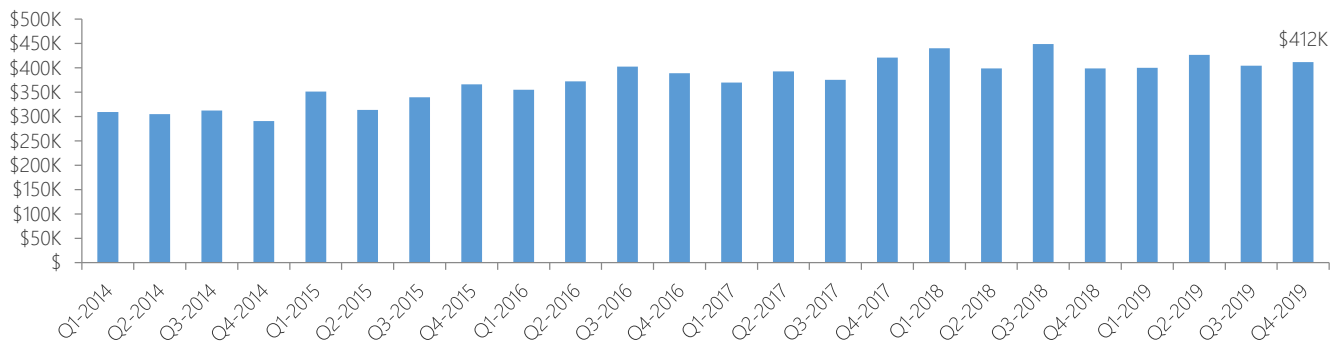


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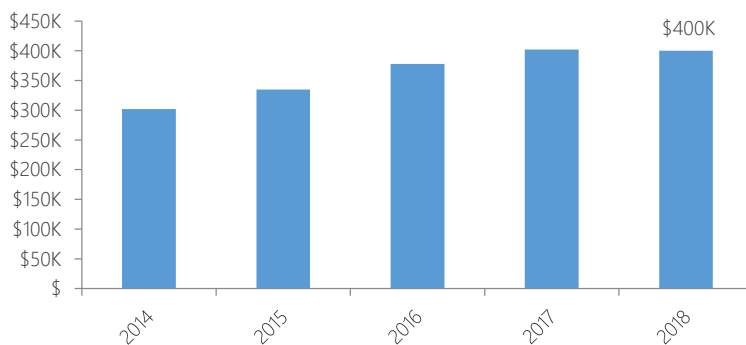


RESIDENTIAL STATS

Median Sale Price by Quarter

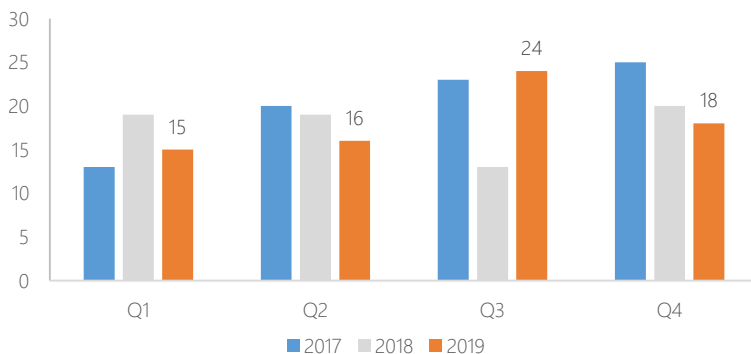


Median Sale Price by Year



Number of Transactions

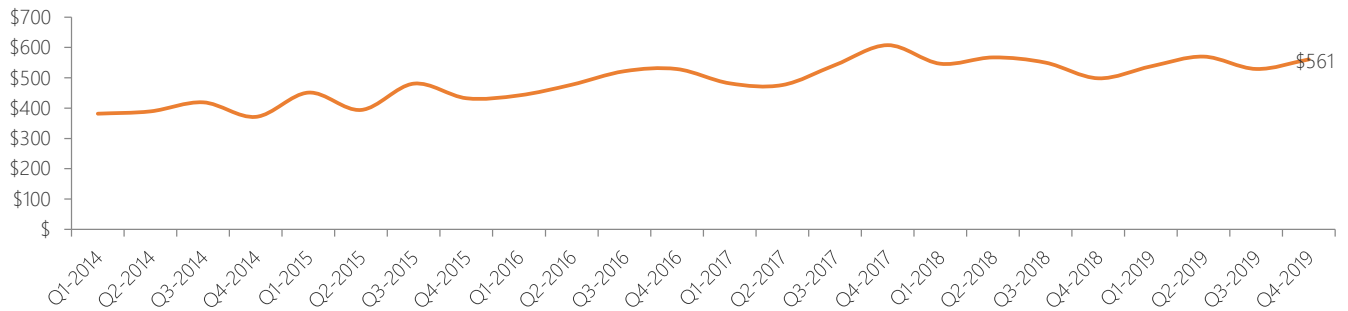
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	29	13	19	15
Q2	31	26	18	20	19	16
Q3	32	32	20	23	13	24
Q4	33	23	21	25	20	18



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Median Sale Price per Square Foot

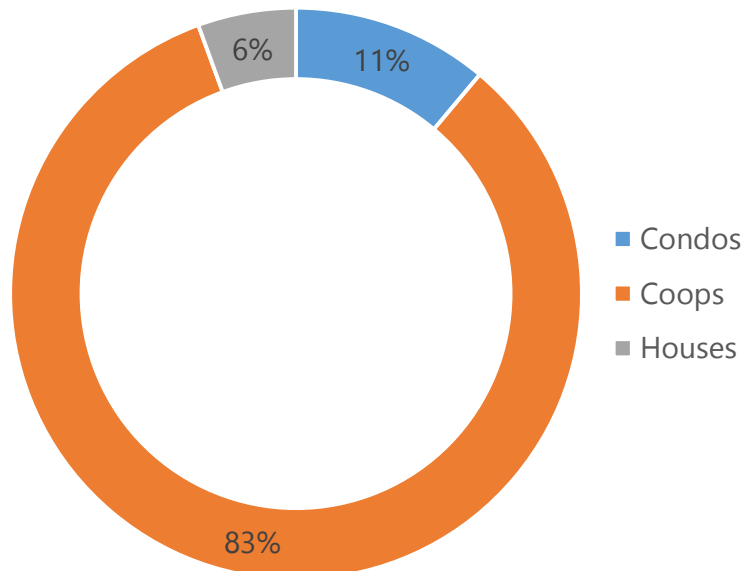


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$425,000	56%	\$561	116%	2
Coops	\$399,000	0%	\$469	-10%	15
Houses	\$1,530,000	-	\$706	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
535 W 217th St	1-02243-0301	8-Oct-19	\$1,530,000	House	2,167
115 Payson Ave #1EF	1-02248-0009	24-Oct-19	\$815,000	Coop	1,225
25 Indian Rd #4G	1-02250-0054	15-Oct-19	\$810,000	Coop	
25 Indian Rd #3G	1-02250-0054	5-Nov-19	\$800,000	Coop	
70-72 Park Ter W #E89	1-02243-0236	19-Dec-19	\$770,000	Coop	
60-62 Park Ter W #A59	1-02243-0240	13-Nov-19	\$650,000	Coop	
571 Academy St #3C	1-02221-1123	5-Dec-19	\$465,000	Condo	837
45 Park Ter W #1F	1-02243-0354	10-Oct-19	\$456,400	Coop	
60 Cooper St #6J	1-02240-0029	18-Oct-19	\$425,000	Coop	
50 Park Ter W #4B	1-02243-0347	5-Nov-19	\$399,000	Coop	850
581 Academy St #4D	1-02221-1177	25-Oct-19	\$385,000	Condo	680
70-72 Park Ter W #E75	1-02243-0236	18-Nov-19	\$330,000	Coop	
579 W 215th St #2E	1-02250-0084	13-Nov-19	\$325,000	Coop	
90 Park Ter E #4G	1-02243-0313	8-Oct-19	\$305,000	Coop	800
579 W 215th St #1C	1-02250-0084	18-Oct-19	\$250,000	Coop	
70 Park Ter E #1G	1-02243-0317	10-Dec-19	\$249,000	Coop	
77 Park Ter E #D19	1-02243-0230	10-Oct-19	\$244,500	Coop	
24 Cooper St #3B	1-02239-0029	2-Oct-19	\$180,000	Coop	



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