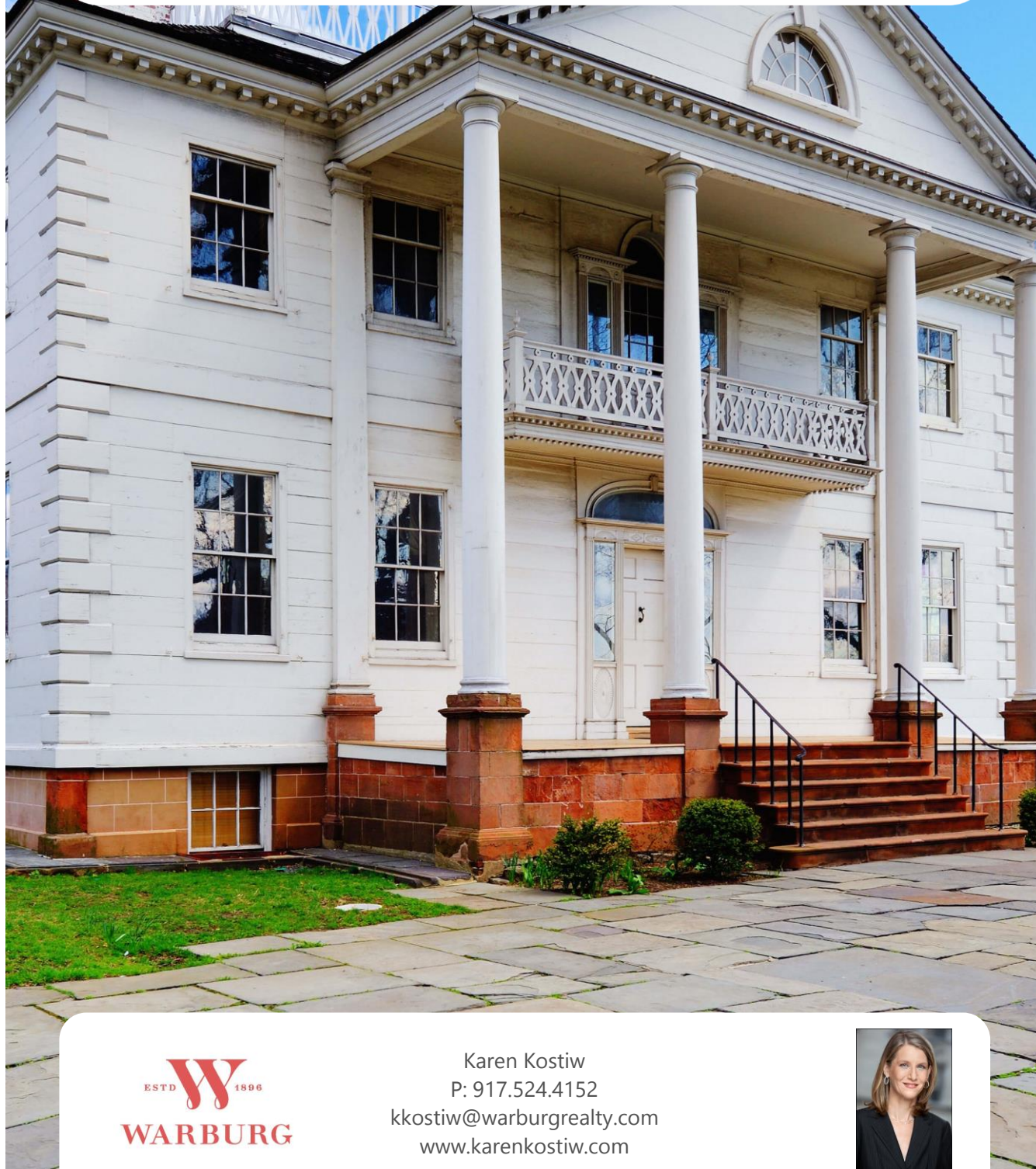


WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$485K

-10% YoY

NO. OF TRANSACTIONS

65

0% YoY

MEDIAN PRICE/SQ.FT.

\$633

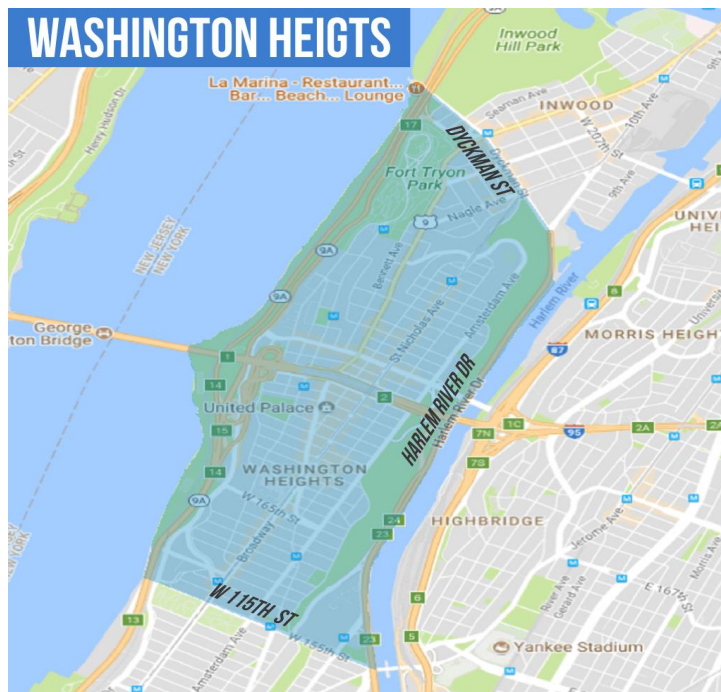
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

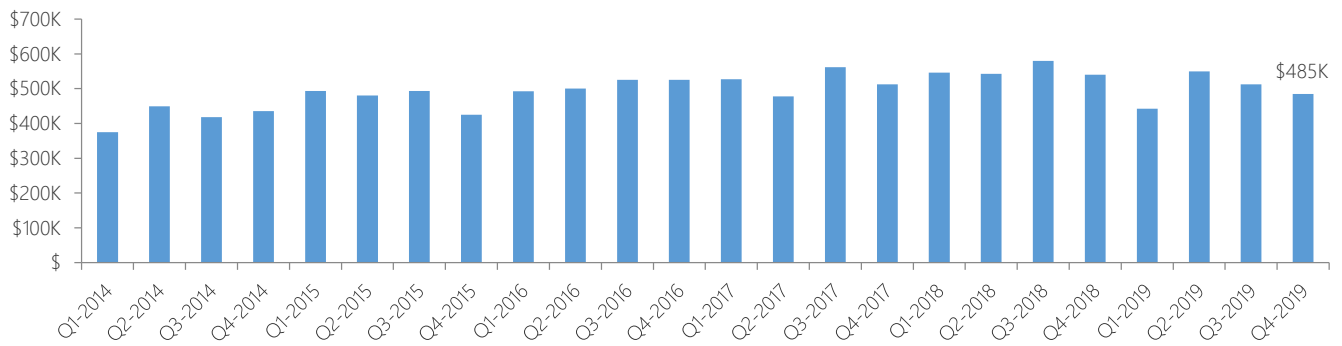


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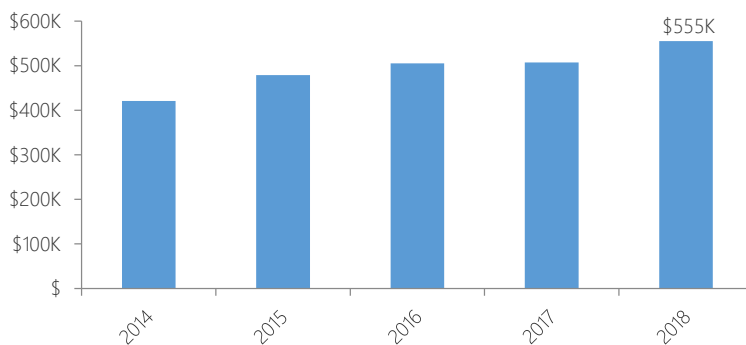


RESIDENTIAL STATS

Median Sale Price by Quarter

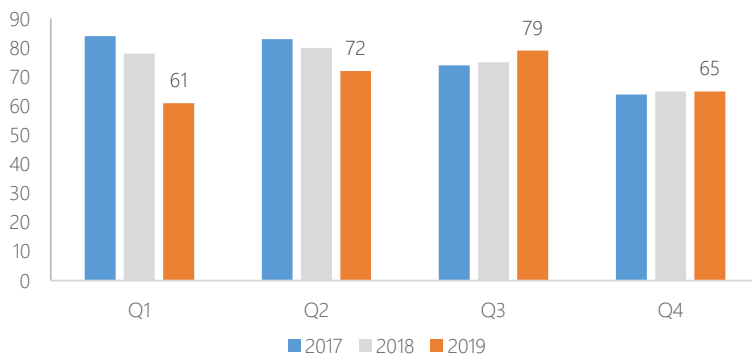


Median Sale Price by Year



Number of Transactions

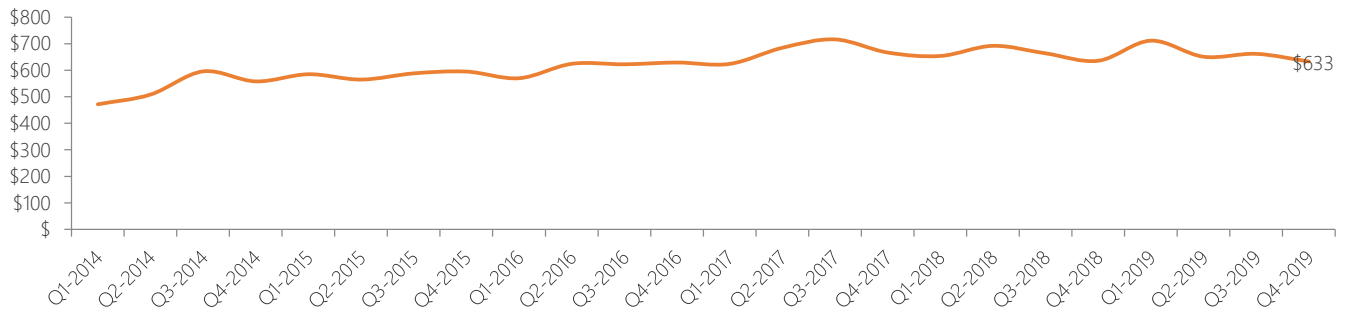
Quarter	2014	2015	2016	2017	2018	2019
Q1	85	86	81	84	78	61
Q2	86	119	93	83	80	72
Q3	153	87	96	74	75	79
Q4	106	103	79	64	65	65



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Median Sale Price per Square Foot

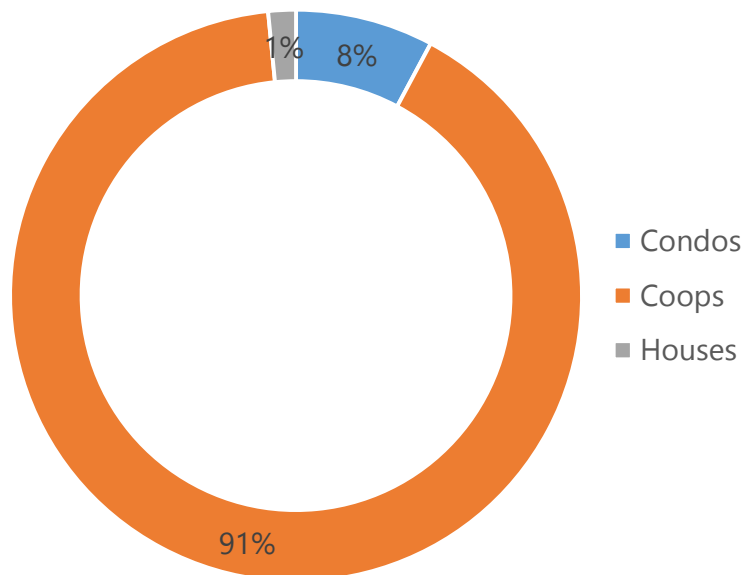


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$560,000	2%	\$634	-10%	5
Coops	\$455,559	-16%	\$624	-1%	58
Houses	\$4,300,000	-	\$1,327	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
636 W 158th St	1-02134-0154	9-Oct-19	\$4,300,000	House	3,240
120 Cabrini Blvd #4748	1-02179-0010	4-Oct-19	\$1,650,000	Coop	
120 Cabrini Blvd #41	1-02179-0010	12-Nov-19	\$1,100,000	Coop	1,262
730 Fort Washington Ave #5B	1-02180-0628	1-Nov-19	\$1,060,000	Coop	
800 Riverside Dr #4D	1-02134-0195	15-Oct-19	\$959,000	Coop	
120 Cabrini Blvd #124	1-02179-0010	23-Oct-19	\$900,000	Coop	
720 Fort Washington Ave #2B	1-02180-0614	22-Oct-19	\$865,000	Coop	
730 Fort Washington Ave #G	1-02180-0628	16-Dec-19	\$832,000	Coop	
70 Haven Ave #1G	1-02139-0214	27-Nov-19	\$825,000	Coop	
730 Fort Washington Ave #4N	1-02180-0628	8-Nov-19	\$815,000	Coop	
371 Fort Washington Ave #5H	1-02139-0523	31-Oct-19	\$799,000	Coop	
900 W 190th St #12D	1-02179-0373	7-Oct-19	\$755,000	Coop	
160 Wadsworth Ave #310	1-02164-1099	6-Dec-19	\$725,000	Condo	931
116 Pinehurst Ave #J11	1-02179-0170	9-Dec-19	\$725,000	Coop	1,050
807 Riverside Dr #1F	1-02134-1409	23-Dec-19	\$702,500	Condo	1,409
120 Cabrini Blvd #47	1-02179-0010	8-Oct-19	\$660,500	Coop	
611 W 156th St #3	1-02134-0105	3-Oct-19	\$650,000	Coop	
116 Pinehurst Ave #G11	1-02179-0170	4-Nov-19	\$650,000	Coop	
360 Cabrini Blvd #3D	1-02179-0489	16-Oct-19	\$587,500	Coop	750
330-340 Haven Ave #4G	1-02177-0234	23-Dec-19	\$585,000	Coop	
875 W 181st St #3L	1-02179-0001	13-Dec-19	\$585,000	Coop	925
900 W 190th St #10M	1-02179-0373	8-Nov-19	\$575,000	Coop	
15818-15900 Riverside Dr W #2H	1-02135-0060	12-Nov-19	\$569,000	Coop	
255 Cabrini Blvd #6D	1-02179-1042	22-Nov-19	\$560,000	Condo	983
720 W 173rd St #22	1-02139-0316	6-Dec-19	\$549,855	Coop	
156-8 Riverside Dr W #4J	1-02134-1611	31-Oct-19	\$540,000	Condo	852
120 Cabrini Blvd #66	1-02179-0010	6-Nov-19	\$520,462	Coop	1,300
360 Cabrini Blvd #7H	1-02179-0489	26-Nov-19	\$520,000	Coop	
66 Overlook Ter #3H	1-02180-0371	17-Dec-19	\$490,000	Coop	725
930 St Nicholas Ave #53	1-02107-0014	17-Dec-19	\$490,000	Coop	850
790 Riverside Dr #6H	1-02134-0071	17-Dec-19	\$485,000	Coop	710
45 Overlook Ter #4H	1-02180-0057	2-Oct-19	\$483,538	Coop	
4523 Broadway #8F	1-02180-0633	31-Oct-19	\$455,559	Coop	675
474 W 158th St #44	1-02108-0035	8-Oct-19	\$450,000	Coop	
156-8 Riverside Dr W #2K	1-02134-1590	13-Dec-19	\$440,000	Condo	684
4523 Broadway #6H	1-02180-0633	18-Nov-19	\$430,841	Coop	
70 Haven Ave #3I	1-02139-0214	10-Oct-19	\$410,000	Coop	
860 W 181st St #25	1-02177-0175	24-Oct-19	\$408,000	Coop	
360 Cabrini Blvd #1K	1-02179-0489	21-Nov-19	\$399,000	Coop	
100 Overlook Ter #75	1-02180-0450	11-Dec-19	\$390,266	Coop	
31-37 Nagle Ave #3B	1-02171-0012	27-Nov-19	\$382,500	Coop	
4523 Broadway #7A	1-02180-0633	21-Nov-19	\$380,000	Coop	650
4523 Broadway #6E	1-02180-0633	25-Oct-19	\$365,500	Coop	550
24 Bennett Ave #45B	1-02180-0070	24-Oct-19	\$365,000	Coop	700
474 W 158th St #42	1-02108-0035	27-Dec-19	\$350,000	Coop	
720 Fort Washington Ave #3A	1-02180-0614	19-Dec-19	\$347,500	Coop	450
31-37 Nagle Ave #4R	1-02171-0012	30-Oct-19	\$342,000	Coop	685
120 Cabrini Blvd #125	1-02179-0010	23-Oct-19	\$340,000	Coop	553
45 Overlook Ter #3D	1-02180-0057	23-Oct-19	\$332,000	Coop	
30 Bogardus Pl #4D	1-02171-0105	21-Oct-19	\$330,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
834 Riverside Dr #1F	1-02136-0018	5-Dec-19	\$330,000	Coop	
550 Fort Washington Ave #1C	1-02180-0032	2-Oct-19	\$329,000	Coop	
501 W 156th St #41	1-02115-0040	16-Oct-19	\$310,000	Coop	650
120 Bennett Ave #2E	1-02180-0192	31-Oct-19	\$307,000	Coop	
900 W 190th St #2S	1-02179-0373	6-Dec-19	\$290,000	Coop	
120 Bennett Ave #3A	1-02180-0192	17-Oct-19	\$202,500	Coop	800
350 Cabrini Blvd #7K	1-02179-0440	25-Nov-19	\$185,000	Coop	1,085
804 W 180th St #7	1-02177-0154	11-Dec-19	\$180,000	Coop	
526 W 158th St #42	1-02116-0019	18-Nov-19	\$170,000	Coop	
526 W 158th St #63	1-02116-0019	25-Oct-19	\$113,000	Coop	
537 W 156th St #21	1-02115-0054	25-Oct-19	\$36,133	Coop	



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