

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$410K

2% YoY

NO. OF TRANSACTIONS

19

27% YoY

MEDIAN PRICE/SQ.FT.

\$651

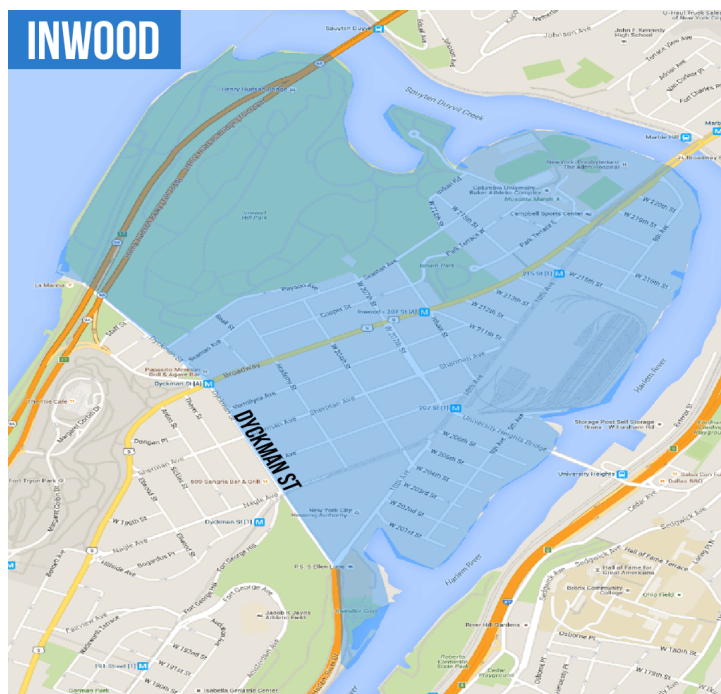
21% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

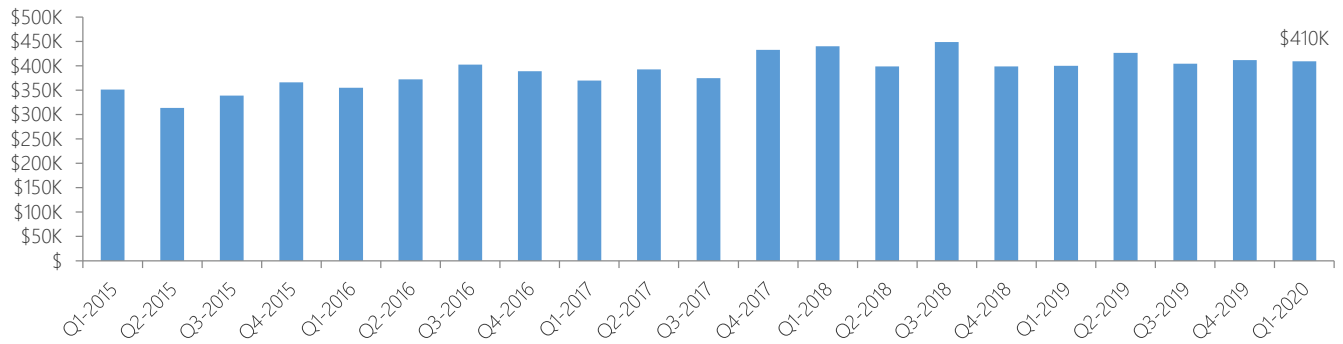


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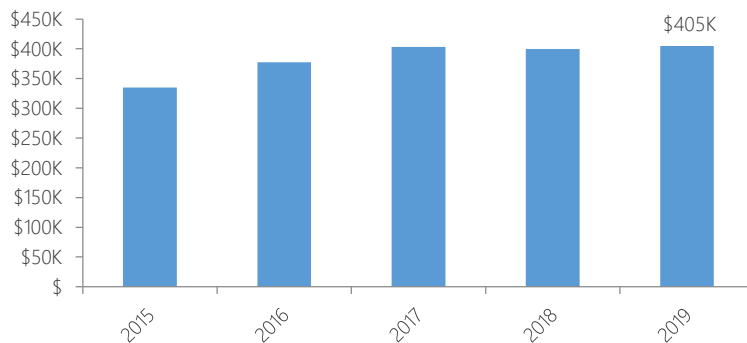


RESIDENTIAL STATS

Median Sale Price by Quarter

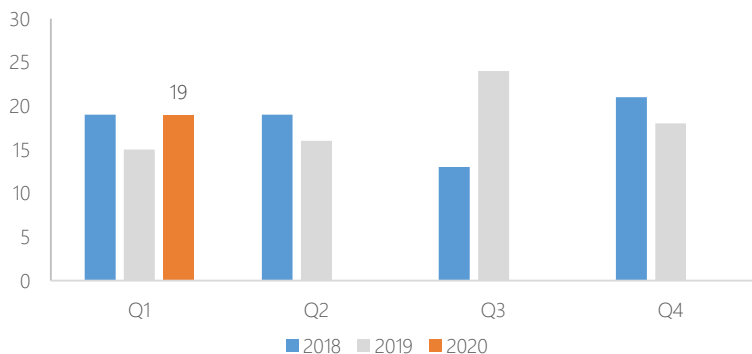


Median Sale Price by Year



Number of Transactions

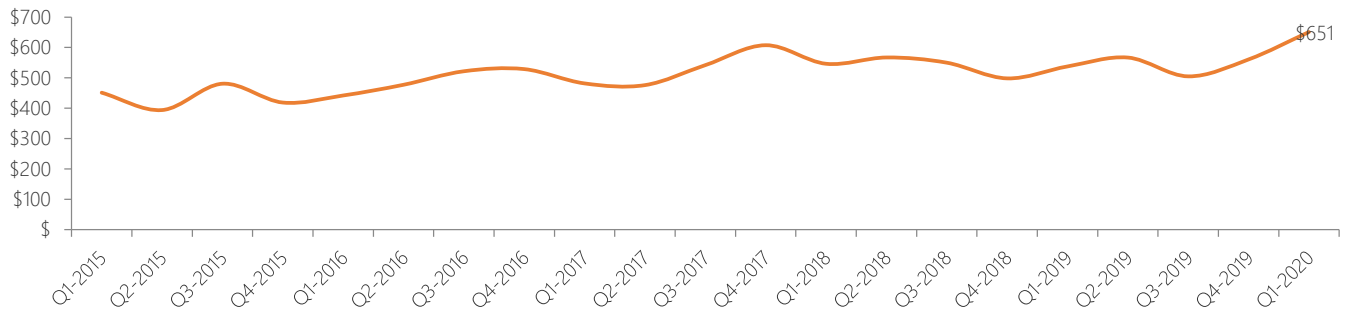
Quarter	2015	2016	2017	2018	2019	2020
Q1	22	29	13	19	15	19
Q2	26	18	20	19	16	
Q3	32	20	23	13	24	
Q4	23	21	26	21	18	



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Median Sale Price per Square Foot

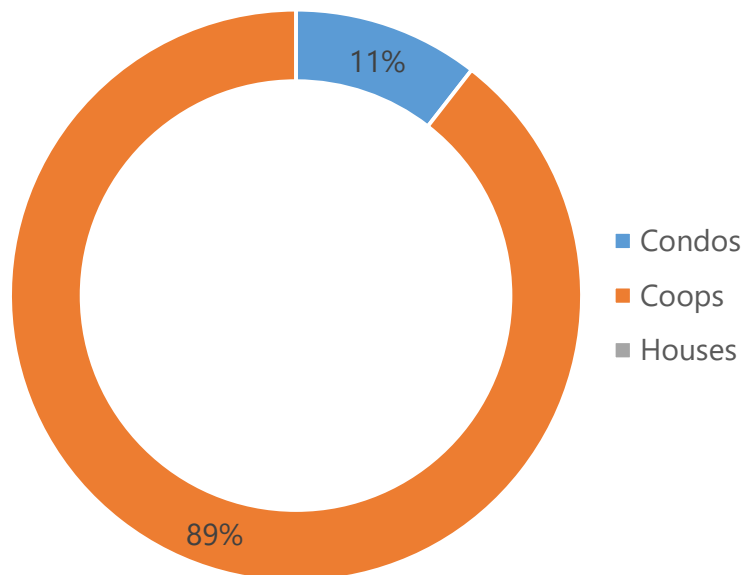


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$462,788	45%	\$754	40%	2
Coops	\$404,750	-1%	\$576	5%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
25 Indian Rd #1C	1-02250-0054	30-Mar-20	\$949,000	Coop	1,200
25 Indian Rd #4C	1-02250-0054	23-Mar-20	\$893,807	Coop	1,250
70-72 Park Ter W #E 80	1-02243-0236	18-Mar-20	\$750,000	Coop	
55 Park Ter E #B 44	1-02243-0210	3-Mar-20	\$655,000	Coop	
624 W 207th St #21	1-02241-0018	5-Mar-20	\$625,000	Coop	
109-117 Seaman Ave #4D	1-02240-0001	7-Feb-20	\$595,000	Coop	960
624 W 207th St #54	1-02241-0018	11-Mar-20	\$525,000	Coop	
175 Payson Ave #6A	1-02248-1011	29-Jan-20	\$516,000	Condo	625
581 Academy St #5H	1-02221-1189	6-Jan-20	\$409,575	Condo	600
50 Park Ter E #8J	1-02243-0332	18-Feb-20	\$409,500	Coop	800
90 Park Ter E #7D	1-02243-0313	11-Mar-20	\$400,000	Coop	800
251 Seaman Ave #6C	1-02243-0366	12-Feb-20	\$399,000	Coop	750
45 Park Ter W #5B	1-02243-0354	17-Mar-20	\$390,000	Coop	
57 Park Ter W #4H	1-02243-0399	31-Mar-20	\$360,000	Coop	
50 Park Ter E #3F	1-02243-0332	12-Feb-20	\$349,000	Coop	
100 Park Ter W #1F	1-02243-0289	9-Mar-20	\$288,990	Coop	
57 Park Ter W #1F	1-02243-0399	9-Mar-20	\$255,000	Coop	
24 Cooper St #1A	1-02239-0029	11-Feb-20	\$172,000	Coop	



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