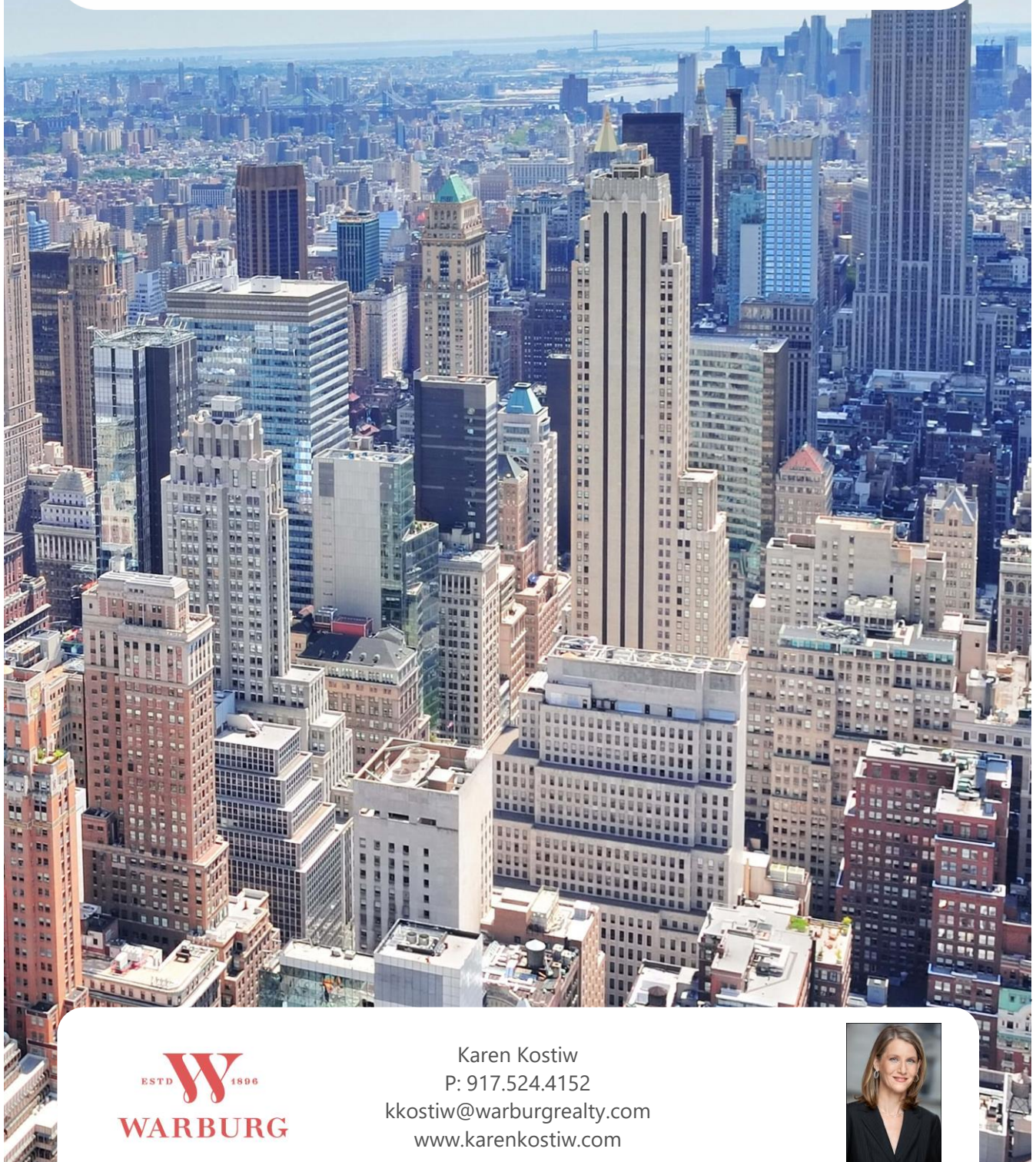


WASHINGTON HEIGHTS-INWOOD

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

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Washington Heights/Inwood, Manhattan

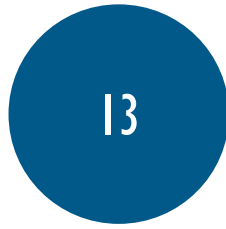
SUMMARY

MEDIAN SALE PRICE



48% YoY

NO. OF TRANSACTIONS



-43% YoY

MEDIAN PRICE/SQ.FT.



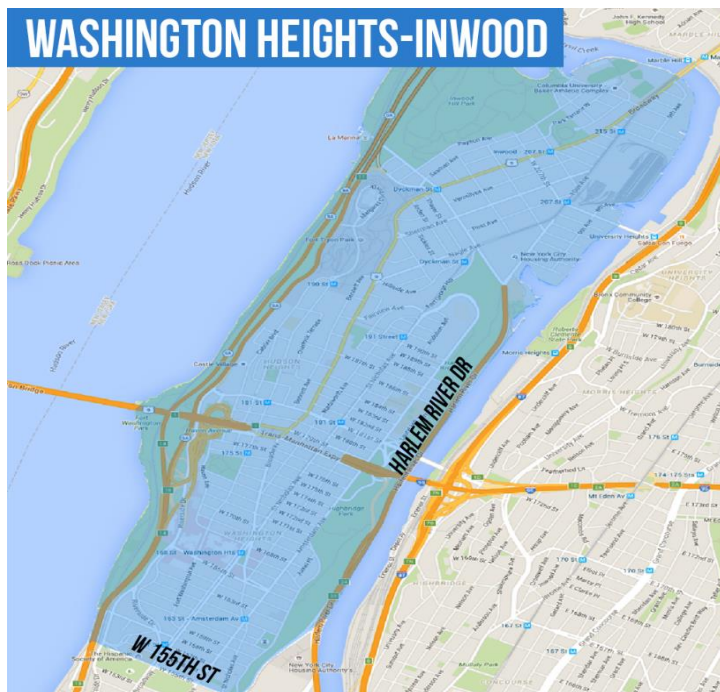
28% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

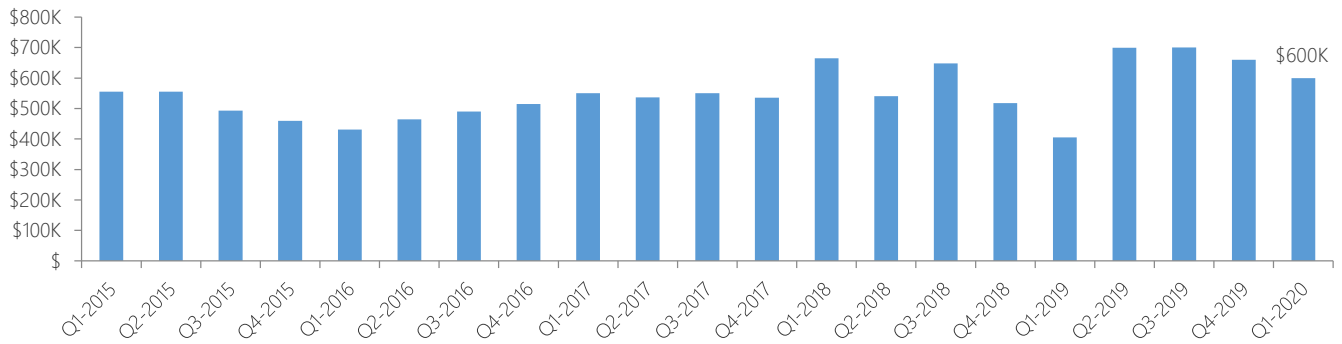


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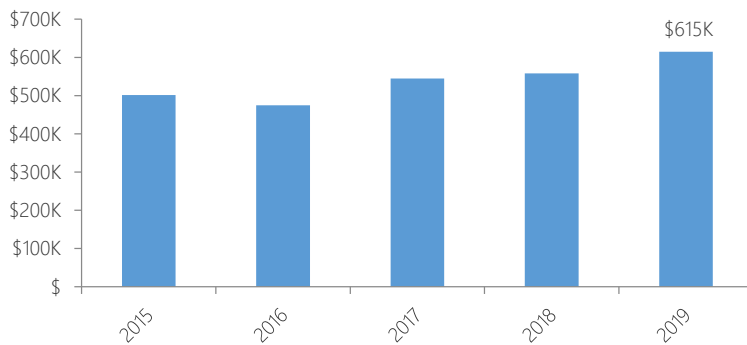


RESIDENTIAL STATS

Median Sale Price by Quarter

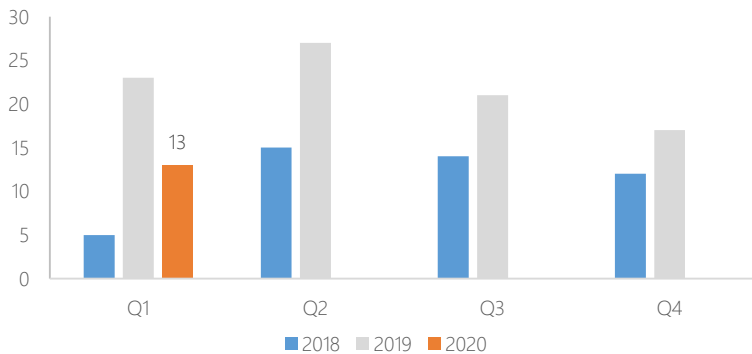


Median Sale Price by Year



Number of Transactions

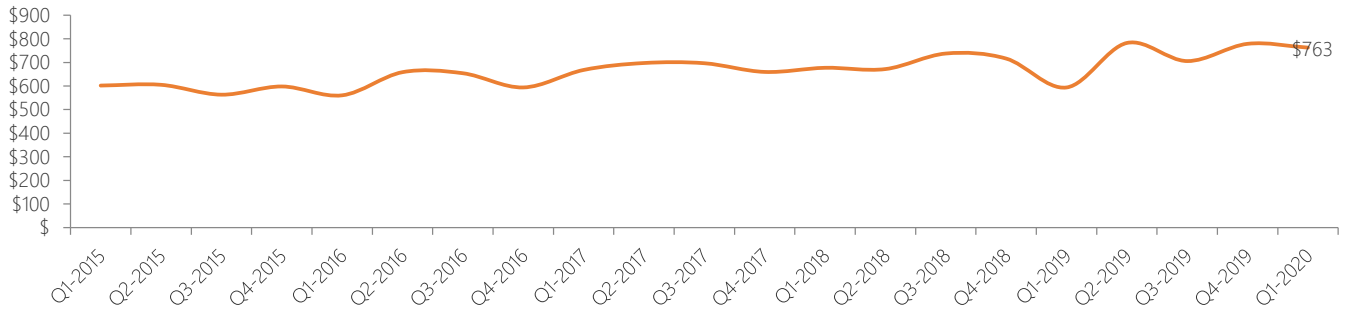
Quarter	2015	2016	2017	2018	2019	2020
Q1	19	30	23	5	23	13
Q2	32	22	22	15	27	
Q3	9	18	12	14	21	
Q4	26	14	15	12	17	



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Median Sale Price per Square Foot

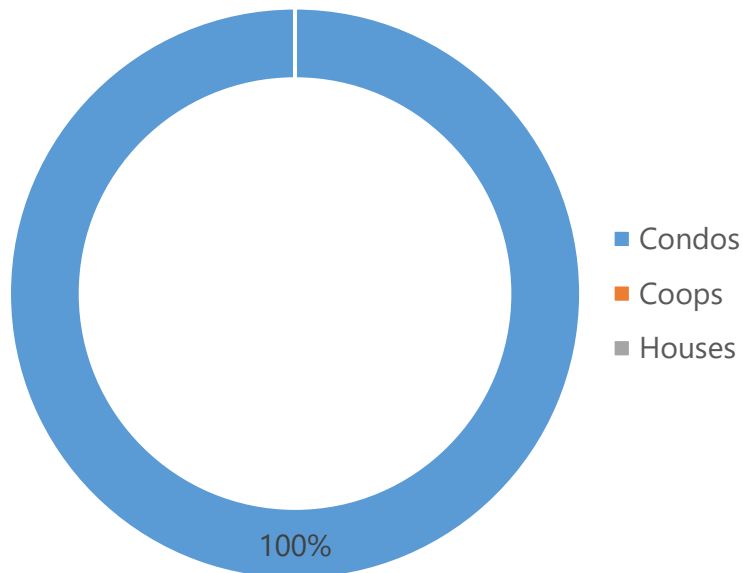


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$600,000	48%	\$763	28%	13
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
40 Pinehurst Ave #5D	1-02177-1118	15-Jan-20	\$873,149	Condo	862
40 Pinehurst Ave #4D	1-02177-1114	15-Jan-20	\$862,967	Condo	862
779 Riverside Dr #C42	1-02134-1256	7-Feb-20	\$800,000	Condo	1,049
446 W 167th St #6E	1-02111-1128	7-Feb-20	\$766,935	Condo	757
4260 Broadway #200	1-02164-1019	15-Jan-20	\$725,000	Condo	682
775 Riverside Dr #4B	1-02134-1537	31-Jan-20	\$625,000	Condo	891
446 W 167th St #2B	1-02111-1103	27-Feb-20	\$600,000	Condo	570
175 Payson Ave #6A	1-02248-1011	29-Jan-20	\$516,000	Condo	625
775 Riverside Dr #4A	1-02134-1536	3-Jan-20	\$435,000	Condo	581
581 Academy St #5H	1-02221-1189	6-Jan-20	\$409,575	Condo	600
446 W 167th St #7A	1-02111-1130	23-Jan-20	\$260,232	Condo	635
446 W 167th St #6F	1-02111-1129	23-Jan-20	\$248,488	Condo	580
446 W 167th St #5C	1-02111-1120	23-Jan-20	\$202,886	Condo	565



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