

WASHINGTON HEIGHTS

A quarterly analysis of residential sales
in Washington Heights, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Washington Heights, Manhattan

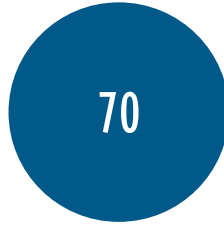
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



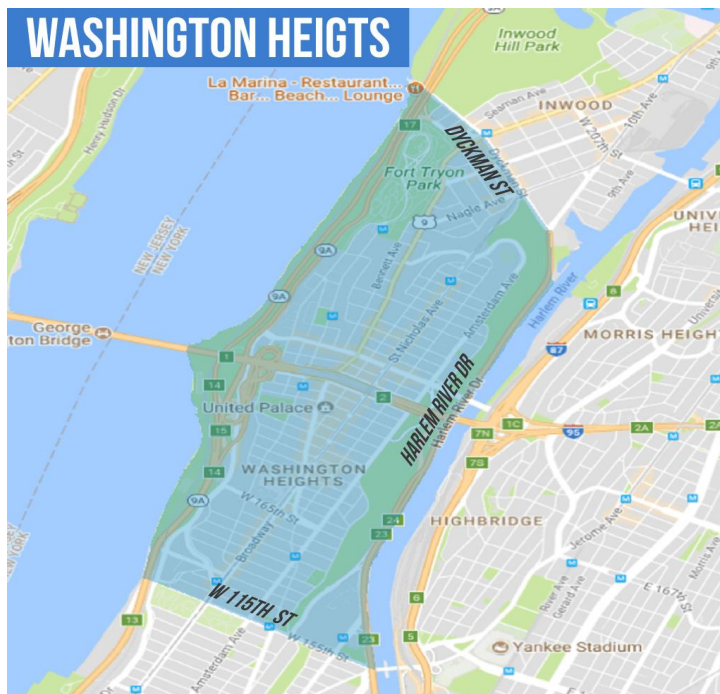
13% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

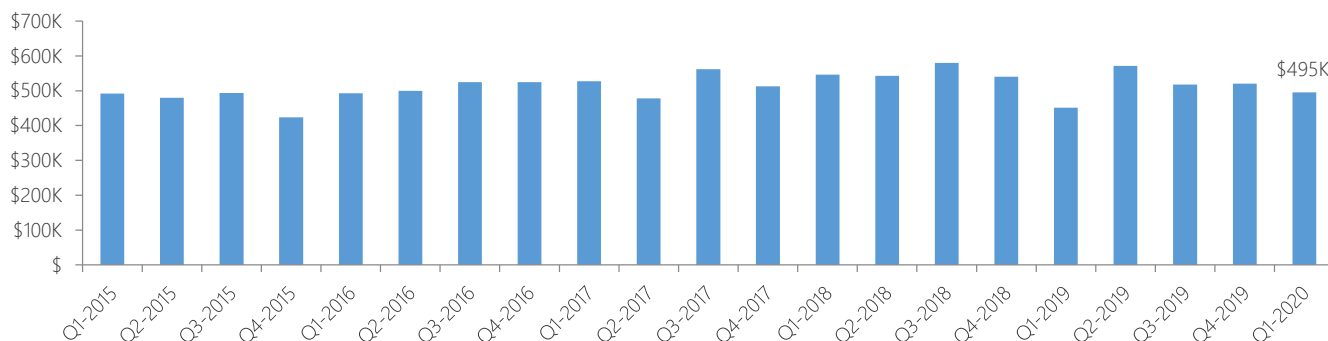


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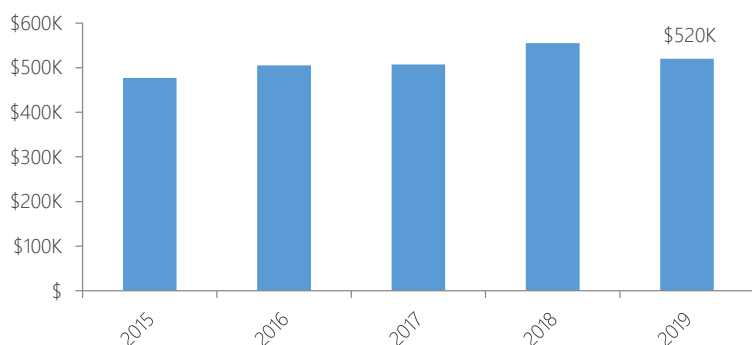


RESIDENTIAL STATS

Median Sale Price by Quarter

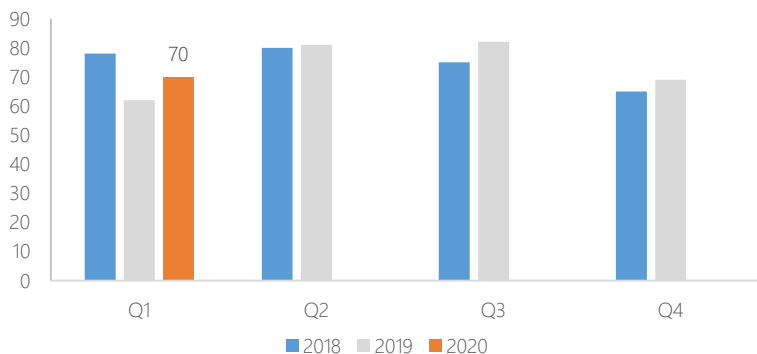


Median Sale Price by Year



Number of Transactions

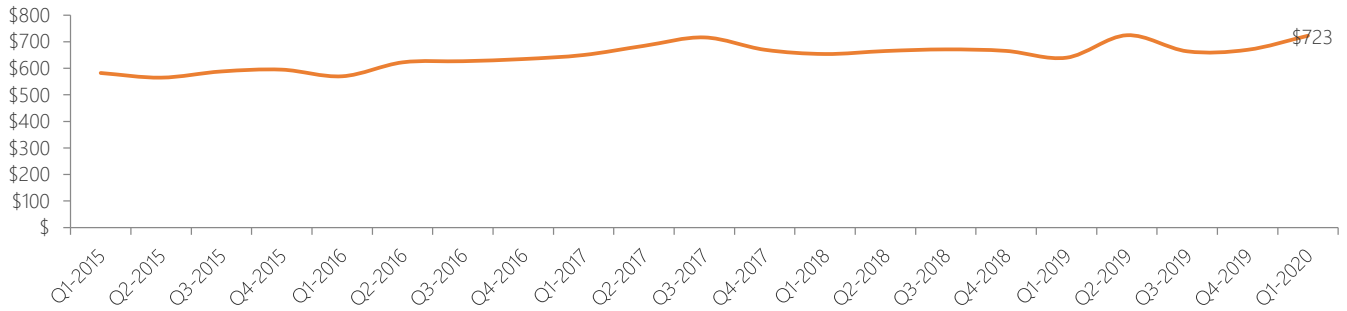
Quarter	2015	2016	2017	2018	2019	2020
Q1	85	81	84	78	62	70
Q2	120	92	83	80	81	
Q3	87	96	74	75	82	
Q4	102	79	64	65	69	



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Median Sale Price per Square Foot

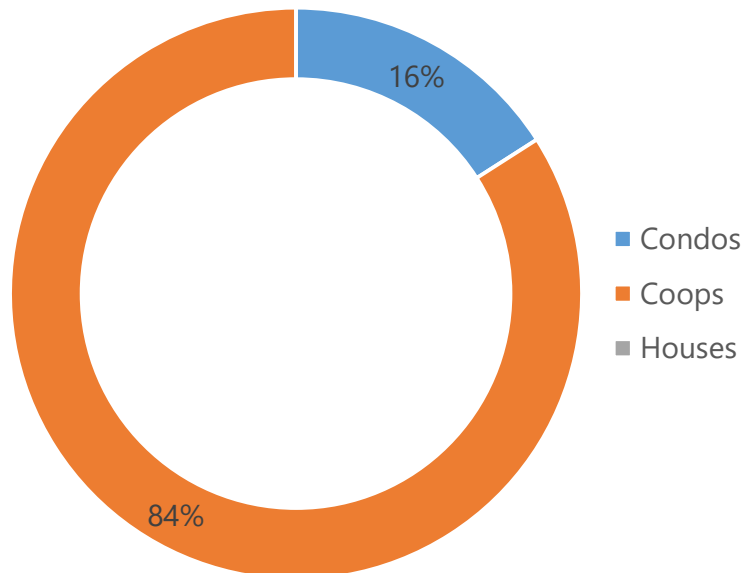


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$625,000	53%	\$763	28%	11
Coops	\$490,000	-8%	\$656	-4%	58
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #46/47	1-02179-0010	10-Mar-20	\$1,950,000	Coop	
120 Cabrini Blvd #81	1-02179-0010	5-Feb-20	\$1,500,000	Coop	
120 Cabrini Blvd #79	1-02179-0010	14-Jan-20	\$1,425,000	Coop	1,280
120 Cabrini Blvd #31	1-02179-0010	3-Mar-20	\$1,420,000	Coop	1,250
120 Cabrini Blvd #21	1-02179-0010	26-Feb-20	\$1,150,000	Coop	1,275
100 Overlook Ter #36/37	1-02180-0450	21-Jan-20	\$985,000	Coop	
120 Cabrini Blvd #108	1-02179-0010	11-Feb-20	\$929,000	Coop	956
100 Bennett Ave #3G, H	1-02180-0169	6-Feb-20	\$912,500	Coop	
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
689 Fort Washington Ave #5C	1-02179-0500	31-Jan-20	\$845,000	Coop	
359 Fort Washington Ave #6I	1-02139-0530	15-Jan-20	\$830,000	Coop	1,278
720 Fort Washington Ave #3T	1-02180-0614	24-Feb-20	\$825,000	Coop	1,100
779 Riverside Dr #C42	1-02134-1256	7-Feb-20	\$800,000	Condo	1,049
689 Fort Washington Ave #1J	1-02179-0500	11-Feb-20	\$795,000	Coop	1,100
446 W 167th St #6E	1-02111-1128	7-Feb-20	\$766,935	Condo	757
350 Cabrini Blvd #2H	1-02179-0440	13-Feb-20	\$729,000	Coop	
4260 Broadway #200	1-02164-1019	15-Jan-20	\$725,000	Condo	682
870 W 181st St #36	1-02177-0170	20-Feb-20	\$695,000	Coop	
120 Cabrini Blvd #62	1-02179-0010	25-Feb-20	\$680,000	Coop	
70 Haven Ave #1B	1-02139-0214	20-Mar-20	\$657,500	Coop	
116 Pinehurst Ave #M41	1-02179-0170	5-Mar-20	\$652,000	Coop	
120 Cabrini Blvd #117	1-02179-0010	6-Mar-20	\$650,000	Coop	796
116 Pinehurst Ave #H11	1-02179-0170	10-Mar-20	\$630,000	Coop	950
70 Haven Ave #5H	1-02139-0214	19-Feb-20	\$630,000	Coop	
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
15818-15900 Riverside Dr W #4C-90	1-02135-0060	9-Jan-20	\$587,000	Coop	
96 Arden St #6D	1-02175-0032	7-Jan-20	\$575,000	Coop	
4523 Broadway #3B	1-02180-0633	28-Feb-20	\$550,269	Coop	900
875 W 181st St #2I	1-02179-0001	8-Jan-20	\$540,000	Coop	950
825 W 179th St #2C	1-02177-0166	23-Jan-20	\$525,000	Coop	
115 Cabrini Blvd #B 21	1-02179-0112	28-Feb-20	\$500,000	Coop	
565 W 169th St #5A	1-02126-0001	30-Jan-20	\$495,000	Coop	
45 Overlook Ter #3E	1-02180-0057	6-Mar-20	\$495,000	Coop	
4 Bogardus Pl #5D	1-02171-0120	12-Feb-20	\$485,000	Coop	
359 Fort Washington Ave #3C	1-02139-0530	31-Jan-20	\$470,000	Coop	
565 W 169th St #5J	1-02126-0001	27-Jan-20	\$467,500	Coop	
474 W 158th St #32	1-02108-0035	12-Feb-20	\$450,000	Coop	
775 Riverside Dr #4A	1-02134-1536	3-Jan-20	\$435,000	Condo	581
544 W 157th St #41	1-02115-0011	13-Mar-20	\$430,000	Coop	
66 Overlook Ter #4H	1-02180-0371	25-Feb-20	\$429,000	Coop	
31-37 Nagle Ave #3G	1-02171-0012	18-Feb-20	\$420,000	Coop	700
330-340 Haven Ave #3C	1-02177-0234	17-Jan-20	\$414,500	Coop	850
70 Haven Ave #1A	1-02139-0214	11-Mar-20	\$412,000	Coop	
4523 Broadway #8H	1-02180-0633	9-Mar-20	\$399,000	Coop	650
45 Overlook Ter #5H	1-02180-0057	2-Mar-20	\$395,000	Coop	
225 Bennett Ave #2D	1-02180-0522	26-Feb-20	\$395,000	Coop	
100 Overlook Ter #617	1-02180-0450	24-Mar-20	\$390,000	Coop	800
4523 Broadway #7E	1-02180-0633	4-Mar-20	\$385,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
330-340 Haven Ave #6L	1-02177-0234	3-Mar-20	\$370,000	Coop	
330-340 Haven Ave #6P	1-02177-0234	27-Jan-20	\$351,500	Coop	875
96 Arden St #4B	1-02175-0032	19-Feb-20	\$350,000	Coop	
66 Overlook Ter #1P	1-02180-0371	13-Feb-20	\$345,000	Coop	
96 Arden St #2A	1-02175-0032	19-Feb-20	\$335,000	Coop	
225 Bennett Ave #4S	1-02180-0522	30-Jan-20	\$320,000	Coop	
870 W 181st St #49B	1-02177-0170	6-Feb-20	\$290,000	Coop	
96 Arden St #3H	1-02175-0032	27-Feb-20	\$275,000	Coop	
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
720 Fort Washington Ave #A	1-02180-0614	21-Feb-20	\$245,000	Coop	
31-37 Nagle Ave #1V	1-02171-0012	22-Jan-20	\$225,000	Coop	
446 W 167th St #5C	1-02111-1120	23-Jan-20	\$202,886	Condo	565
1993 Amsterdam Ave #63	1-02108-0079	23-Jan-20	\$200,000	Coop	
800 Riverside Dr #6D	1-02134-0195	9-Jan-20	\$140,000	Coop	
1987-1989 Amsterdam Ave #54	1-02108-0077	19-Feb-20	\$100,000	Coop	
21 Ft Washington Ave #2D	1-02136-0052	3-Jan-20	\$67,963	Coop	



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