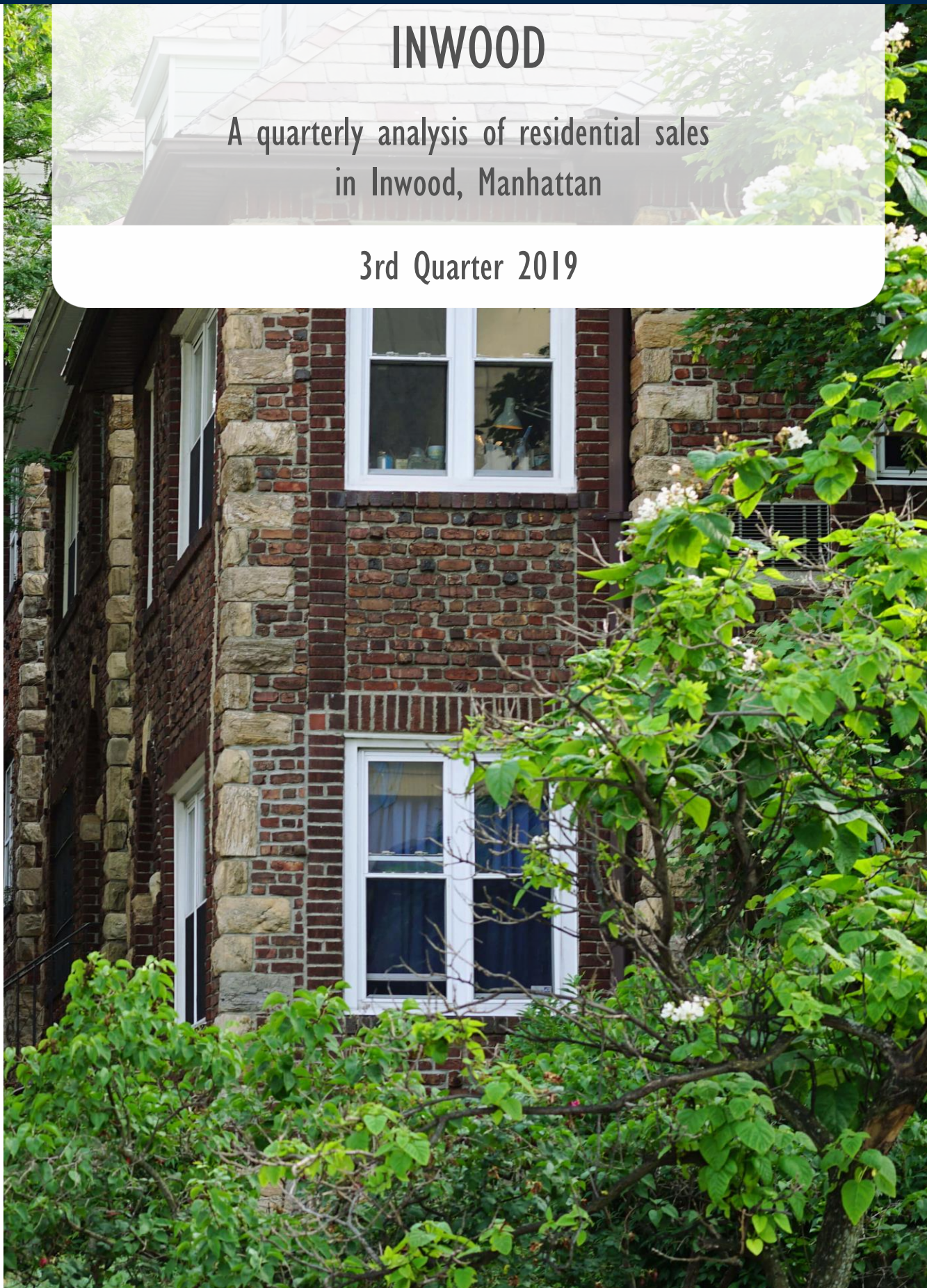


INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, 3rd Quarter 2019

Inwood, Manhattan

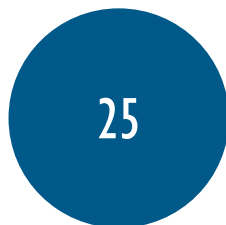
SUMMARY

MEDIAN SALE PRICE



-10% YoY

NO. OF TRANSACTIONS



92% YoY

MEDIAN PRICE/SQ.FT.



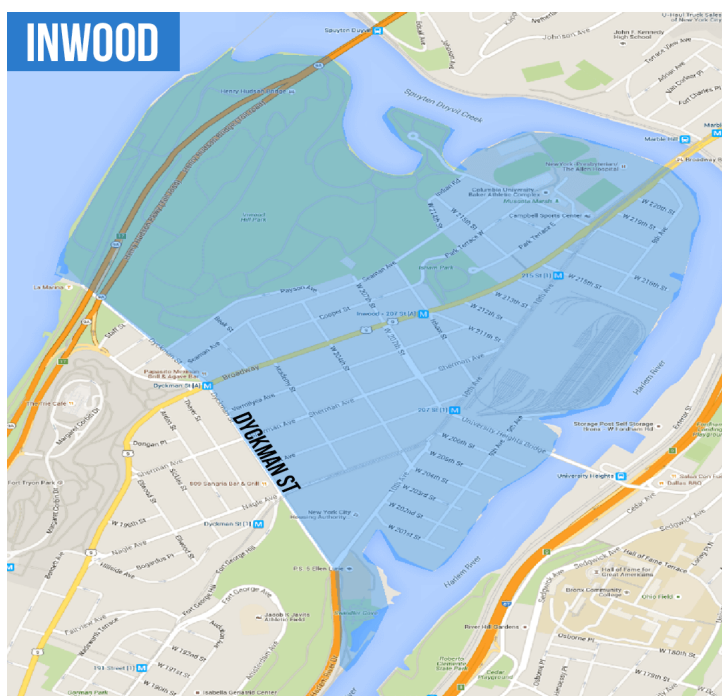
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



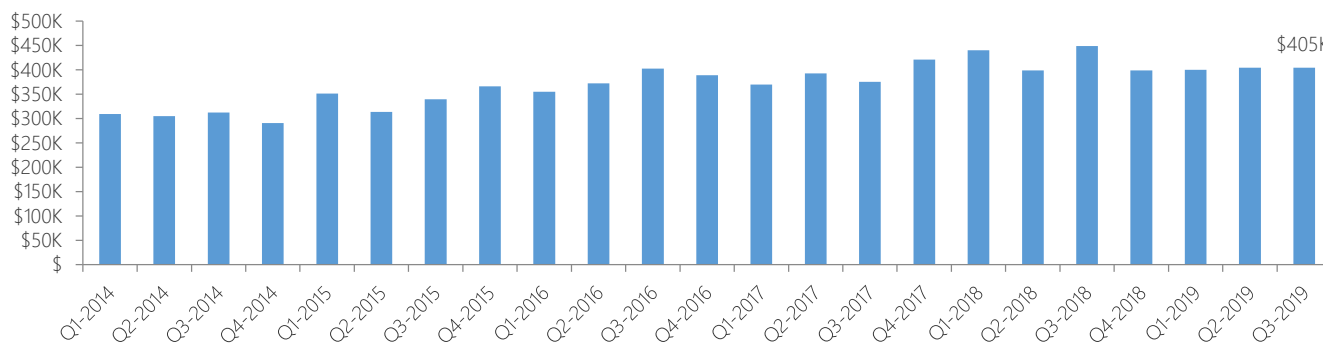
-9% YoY

NEIGHBORHOOD BOUNDARIES

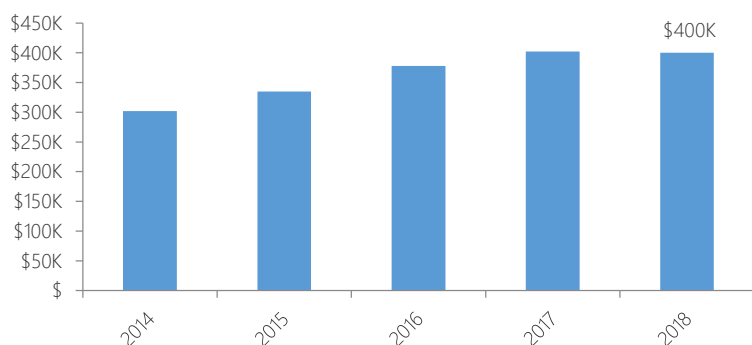


RESIDENTIAL STATS

Median Sale Price by Quarter

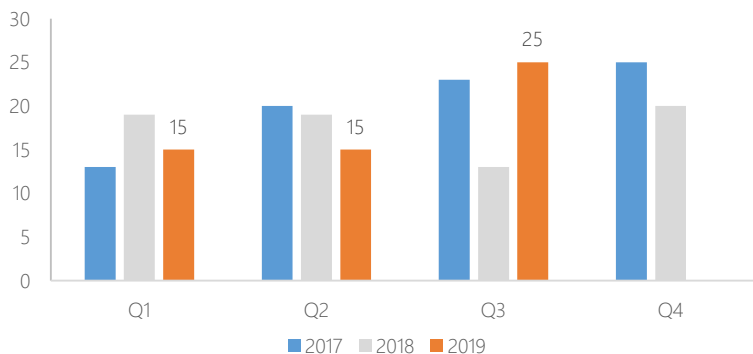


Median Sale Price by Year

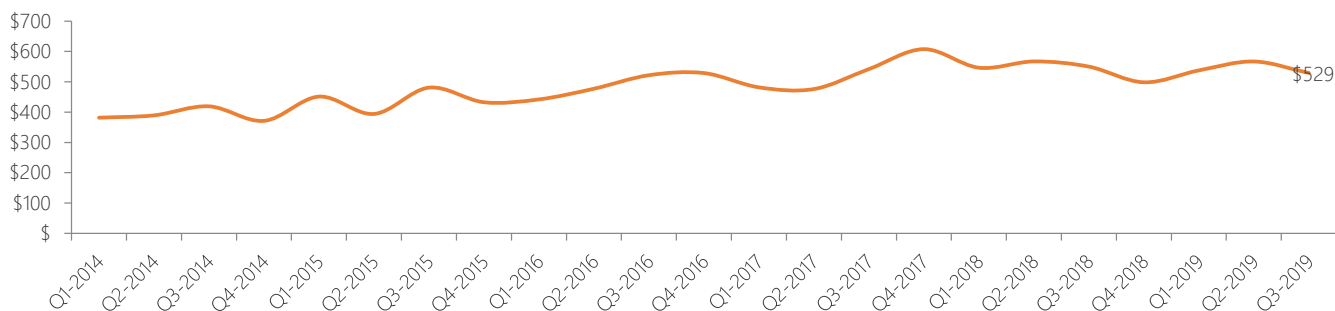


Number of Transactions

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



Median Sale Price per Square Foot

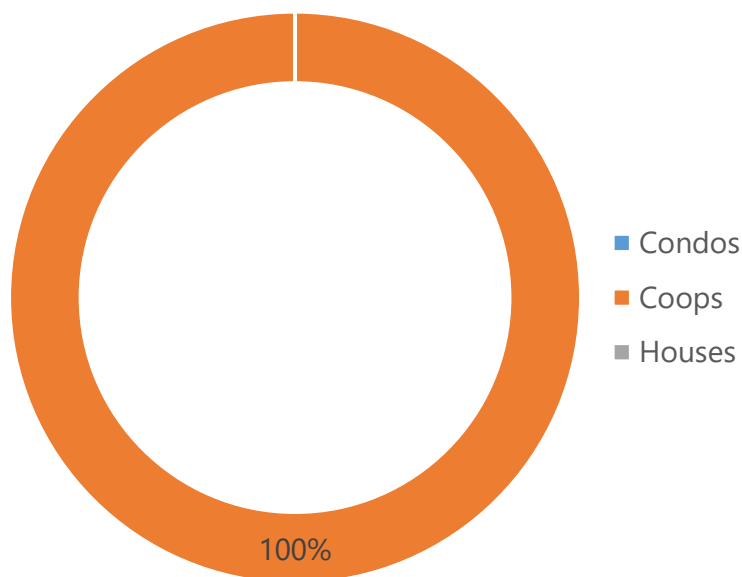


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$404,500	-10%	\$529	-4%	25
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
55 Park Ter E #B85	1-02243-0210	25-Jul-19	\$1,085,000	Coop	
77 Park Ter E #D83	1-02243-0230	1-Jul-19	\$795,000	Coop	
57 Park Ter W #1E	1-02243-0399	16-Jul-19	\$740,000	Coop	
91 Payson Ave #2B	1-02248-0001	26-Sep-19	\$710,000	Coop	1,110
60-62 Park Ter W #A74	1-02243-0240	13-Sep-19	\$615,000	Coop	
65 Park Ter E #C35	1-02243-0220	2-Jul-19	\$522,000	Coop	
77 Park Ter E #D20	1-02243-0230	4-Sep-19	\$492,500	Coop	975
60 Cooper St #3A	1-02240-0029	26-Sep-19	\$430,000	Coop	895
65 Park Ter E #C58	1-02243-0220	6-Aug-19	\$420,000	Coop	
100 Park Ter W #2M	1-02243-0289	6-Aug-19	\$420,000	Coop	
251 Seaman Ave #5B	1-02243-0366	11-Jul-19	\$415,000	Coop	725
50 Park Ter W #6B	1-02243-0347	12-Sep-19	\$410,000	Coop	
50 Park Ter E #4G	1-02243-0332	9-Sep-19	\$399,000	Coop	
579 W 215th St #6B	1-02250-0084	24-Jul-19	\$395,000	Coop	
95 Park Ter E #4F	1-02243-0306	29-Jul-19	\$385,000	Coop	
675 Academy St #5B	1-02238-0001	5-Sep-19	\$375,000	Coop	750
95 Park Ter E #3F	1-02243-0306	12-Sep-19	\$340,000	Coop	
70-72 Park Ter W #E35	1-02243-0236	23-Sep-19	\$300,000	Coop	
70-72 Park Ter W #E46	1-02243-0236	16-Jul-19	\$300,000	Coop	
687 W 204th St #4G	1-02240-0037	12-Jul-19	\$250,000	Coop	
100 Park Ter W #1K	1-02243-0289	26-Aug-19	\$249,000	Coop	450
90 Park Ter E #7H	1-02243-0313	27-Aug-19	\$245,000	Coop	400
680 W 204th St #1A	1-02238-0017	22-Aug-19	\$222,500	Coop	450
50 Park Ter E #7J	1-02243-0332	5-Aug-19	\$195,000	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again!" David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough." Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

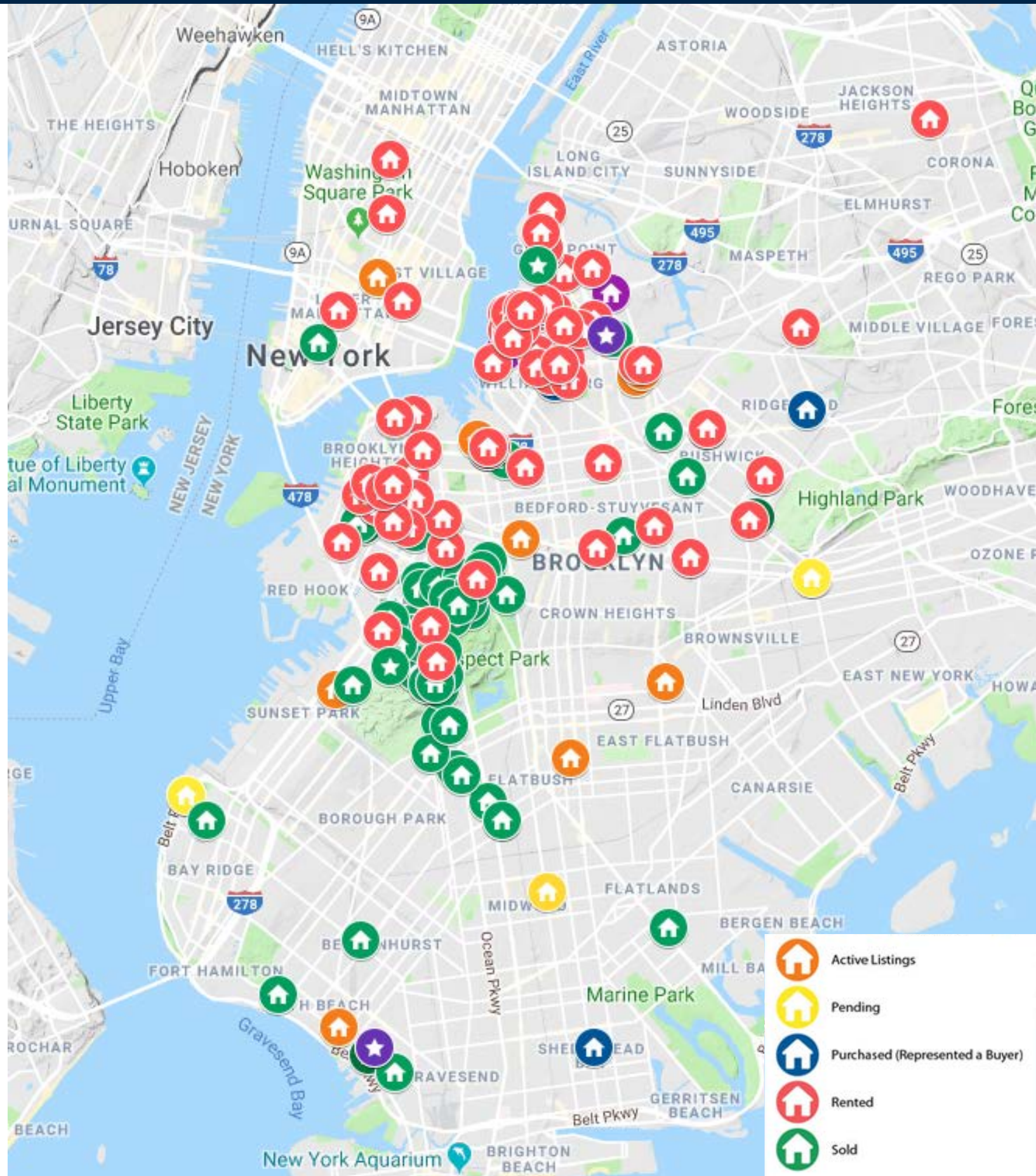
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home." Tyler Clinton

[READ MORE REVIEWS](#)



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| Architects | Exterminators | Ironwork Professionals | Roofers |
| Artist & Artisans | Fences & Gates Specialists | Kitchen & Bathroom Specialists | Rubbish Removal Companies |
| Attorneys | Fireplaces | Landscape Design | School Consultants |
| Bankers | Floor & Carpet Professionals | Landscapers & Gardeners | Spiritual Experts |
| Cabinets | Furniture | Lawn & Sprinklers Experts | Stair Building & Repair Specialists |
| Carpenters | Garage & Driveway | Lighting Experts | Stone & Tile Professionals |
| Chimney & Fireplace Specialists | General Contractors | Locksmith | Structural Engineers |
| Cleaners | Glass & Shower Doors | Mortgage Professionals | Surveyors |
| Closet Design | Handymen | Moving & Storage Experts | Title Companies |
| CO Experts | Home Automation Specialists | Painters & Plasterers | Wealth Managers |
| Decks & Patios Specialists | Home Security Professionals | Plumbing Contractors | Window Professionals |
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