

## WASHINGTON HEIGHTS-INWOOD

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

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Washington Heights/Inwood, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$488K**

16% YoY

NO. OF TRANSACTIONS

**53**

4% YoY

MEDIAN PRICE/SQ.FT.

**\$606**

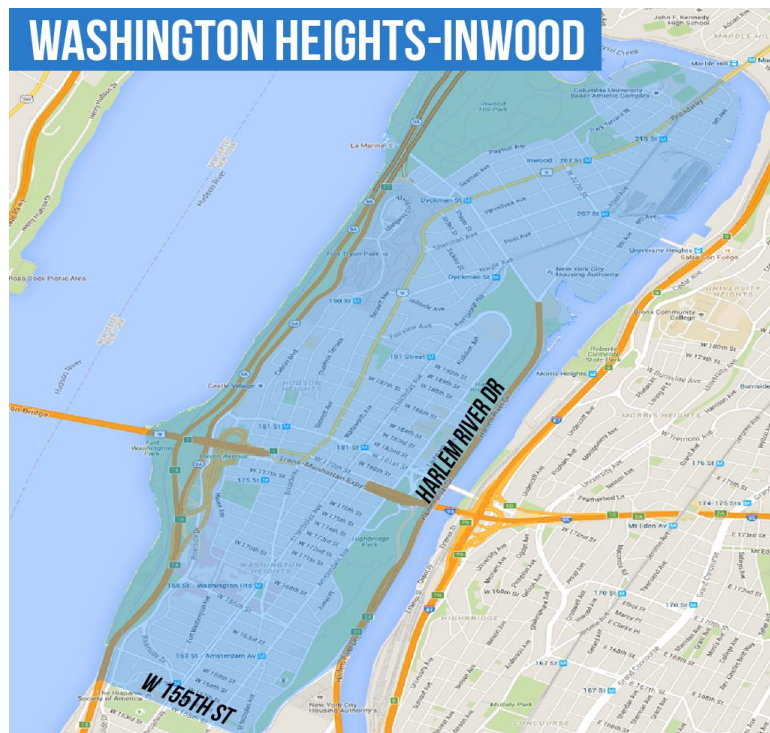
0% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



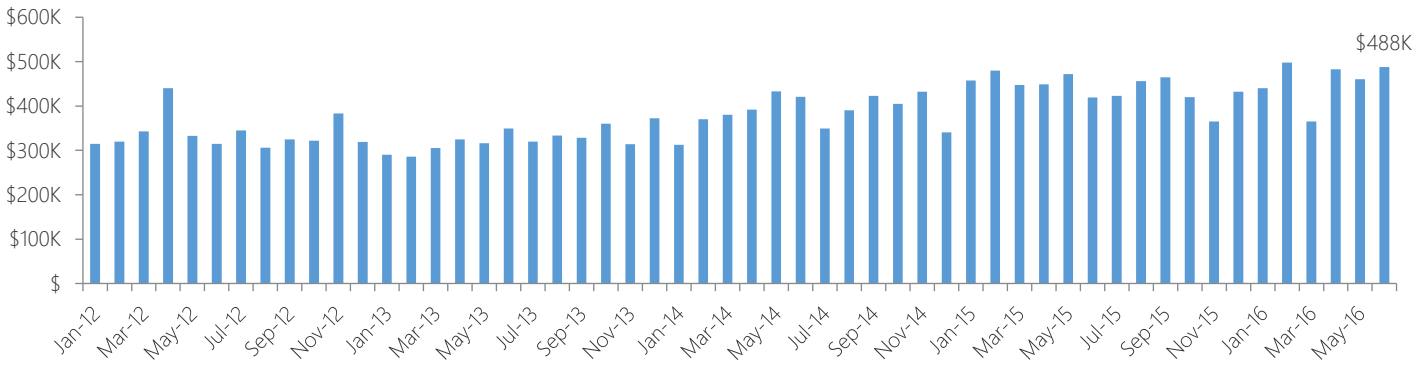
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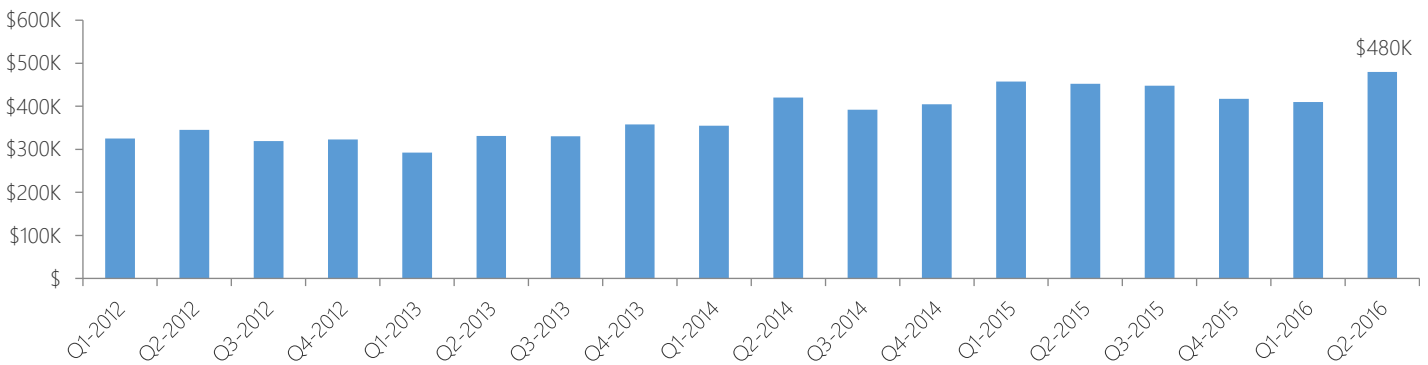
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## RESIDENTIAL STATS

### Median Sale Price by Month

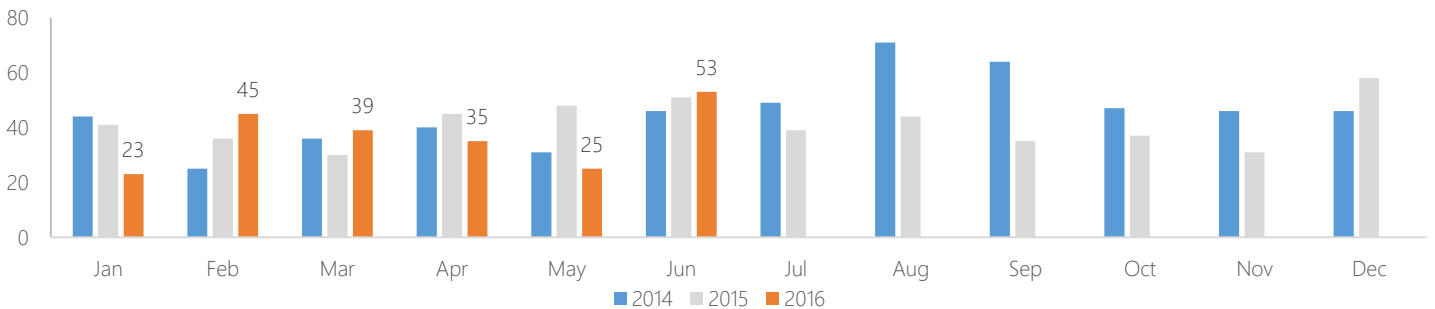


### Median Sale Price by Quarter



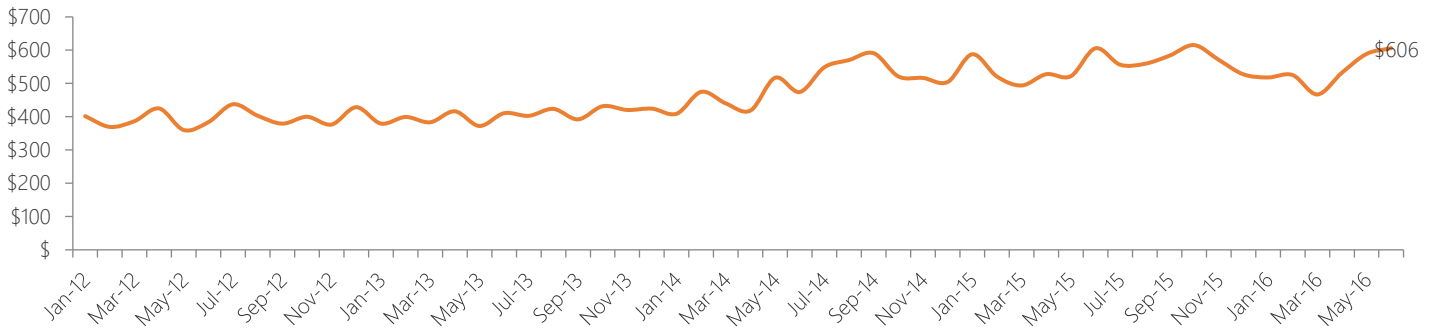
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	25	13	24	27	16	29	36	31	20	13	24	13
2012	20	18	20	15	32	33	37	42	31	28	21	31
2013	28	29	32	29	32	51	47	42	53	43	35	52
2014	44	25	36	40	31	46	49	71	64	47	46	46
2015	41	36	30	45	48	51	39	44	35	37	31	58
2016	23	45	39	35	25	53						



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## Median Sale Price per Square Foot

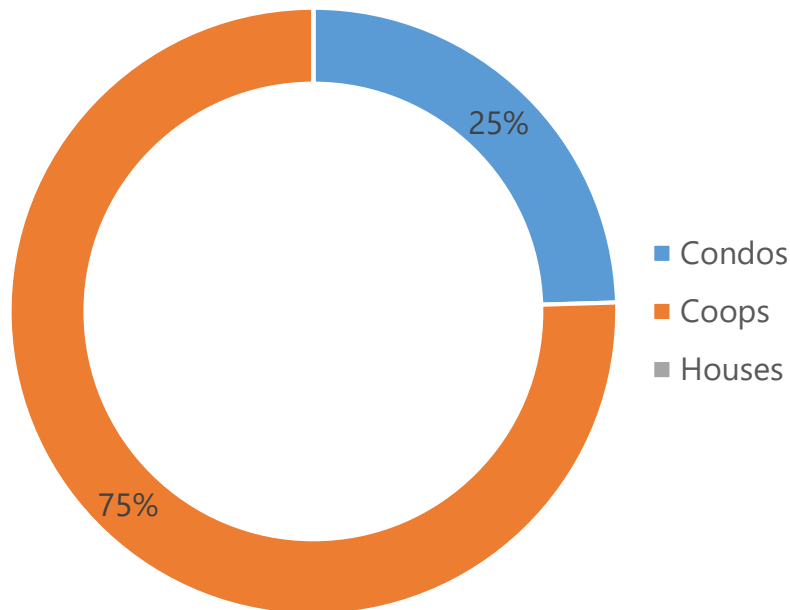


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$417,741	-16%	\$570	-12%	13
Coops	\$542,833	56%	\$606	16%	40
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #89	1-02179-0010	16-Jun-16	\$1,275,000	Coop	1,275
198 Pinehurst Ave #1B	1-02179-0158	27-Jun-16	\$999,999	Coop	1,650
75-77 Park Ter E #D89	1-02243-0230	9-Jun-16	\$990,000	Coop	1,500
371 Ft Washington Ave #5I	1-02139-0523	9-Jun-16	\$985,000	Coop	1,600
790 Riverside Dr #1A	1-02134-0071	27-Jun-16	\$965,517	Coop	1,600
779 Riverside Drive #C32	1-02134-1241	29-Jun-16	\$809,509	Condo	1,049
359 Ft Washington Ave #1I	1-02139-0530	9-Jun-16	\$805,000	Coop	1,278
371 Ft Washington Ave #6H	1-02139-0523	28-Jun-16	\$749,000	Coop	
100 Bennett Ave #3D	1-02180-0169	21-Jun-16	\$700,000	Coop	
900 W 190 St #5D	1-02179-0373	30-Jun-16	\$690,000	Coop	
350 Cabrini Blvd #4B	1-02179-0440	28-Jun-16	\$675,000	Coop	950
91-99 Payson Ave #4G	1-02248-0001	6-Jun-16	\$630,000	Coop	1,010
116 Pinehurst Ave #F52	1-02179-0170	21-Jun-16	\$603,000	Coop	
100 Bennett Ave #3F	1-02180-0169	22-Jun-16	\$600,000	Coop	
120 Cabrini Blvd #117	1-02179-0010	20-Jun-16	\$600,000	Coop	796
4523 Broadway #5C	1-02180-0633	14-Jun-16	\$595,623	Coop	933
875 W 181 St #4K	1-02179-0001	21-Jun-16	\$585,000	Coop	
116 Pinehurst Ave #S12	1-02179-0170	9-Jun-16	\$585,000	Coop	
69 Bennett Ave #506	1-02180-1446	6-Jun-16	\$570,425	Condo	
17 Chittenden Ave #4A	1-02179-0258	29-Jun-16	\$565,666	Coop	
736 W 186 St #7B	1-02180-0166	8-Jun-16	\$520,000	Coop	950
69 Bennett Ave #407	1-02180-1437	3-Jun-16	\$500,916	Condo	
66-96 Overlook Ter #2N	1-02180-0371	2-Jun-16	\$500,000	Coop	720
69 Bennett Ave #204	1-02180-1414	3-Jun-16	\$496,860	Condo	
4-10 Bogardus Pl #5D	1-02171-0120	29-Jun-16	\$479,000	Coop	
69 Bennett Ave #610	1-02180-1460	6-Jun-16	\$471,815	Condo	
100 Overlook Ter #72	1-02180-0450	7-Jun-16	\$452,389	Coop	
100 Overlook Ter #82	1-02180-0450	30-Jun-16	\$445,000	Coop	
69 Bennett Ave #609	1-02180-1459	13-Jun-16	\$440,482	Condo	
57 Park Ter W #5H	1-02243-0399	1-Jun-16	\$405,000	Coop	800
4260 Broadway #107	1-02164-1018	10-Jun-16	\$395,000	Condo	497
4523 Broadway #6B	1-02180-0633	10-Jun-16	\$390,000	Coop	900
187 Pinehurst Ave #1H	1-02179-0205	30-Jun-16	\$387,855	Coop	
69 Bennett Ave #101	1-02180-1401	6-Jun-16	\$380,250	Condo	
69 Bennett Ave #301	1-02180-1421	7-Jun-16	\$375,180	Condo	
69 Bennett Ave #201	1-02180-1411	3-Jun-16	\$369,096	Condo	
75-77 Park Ter E #D14	1-02243-0230	29-Jun-16	\$350,000	Coop	
1825 Riverside Dr #5G	1-02246-0110	1-Jun-16	\$340,000	Coop	775
870 W 181 St #45	1-02177-0170	21-Jun-16	\$330,000	Coop	650
4260 Broadway #408	1-02164-1049	24-Jun-16	\$315,000	Condo	871
46-54 Cooper St #1F	1-02240-0037	1-Jun-16	\$307,000	Coop	
330-340 Haven Ave #1M	1-02177-0234	27-Jun-16	\$299,000	Coop	
474 W 158 St #2	1-02108-0035	30-Jun-16	\$295,500	Coop	
675 Academy St #6A	1-02238-0001	17-Jun-16	\$292,500	Coop	660
474 W 158 St #32	1-02108-0035	20-Jun-16	\$286,000	Coop	
360 Cabrini Blvd #6I	1-02179-0489	27-Jun-16	\$280,000	Coop	500
31-37 Nagle Ave #4D	1-02171-0012	29-Jun-16	\$269,000	Coop	725
779 Riverside Drive #C40	1-02134-1254	3-Jun-16	\$239,304	Condo	649

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