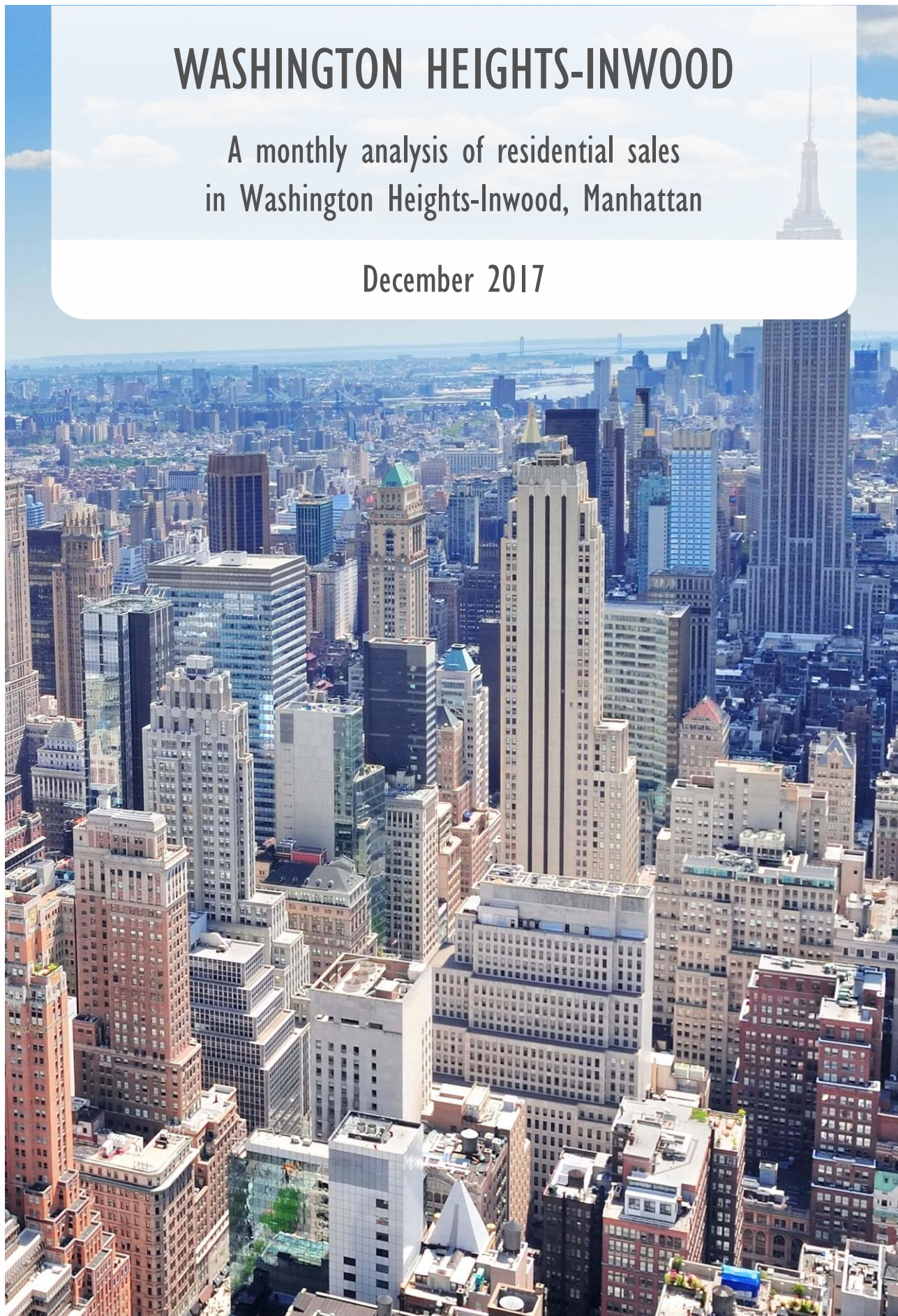


WASHINGTON HEIGHTS-INWOOD

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

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Washington Heights/Inwood, Manhattan

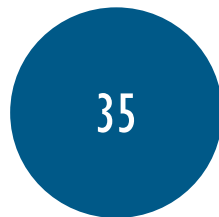
SUMMARY

MEDIAN SALE PRICE



9% YoY

NO. OF TRANSACTIONS



-8% YoY

MEDIAN PRICE/SQ.FT.



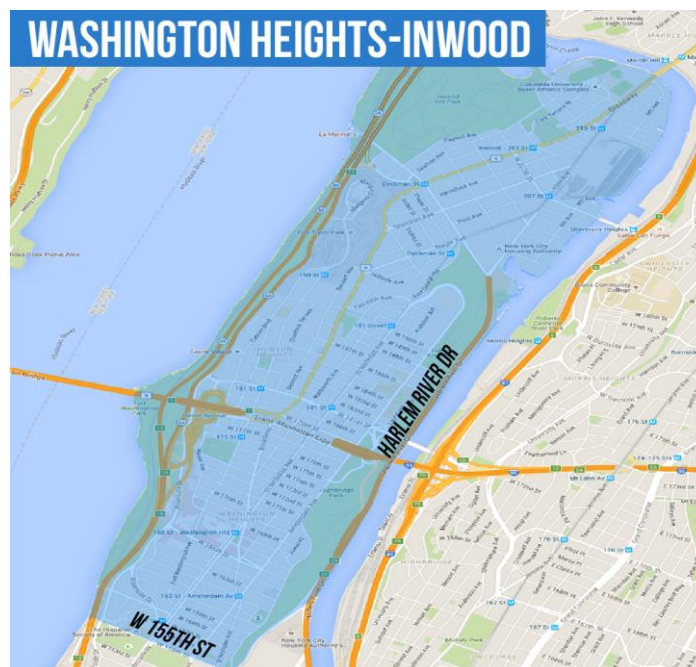
3% YoY

MANHATTAN
MEDIAN SALE PRICE



18% YoY

NEIGHBORHOOD BOUNDARIES

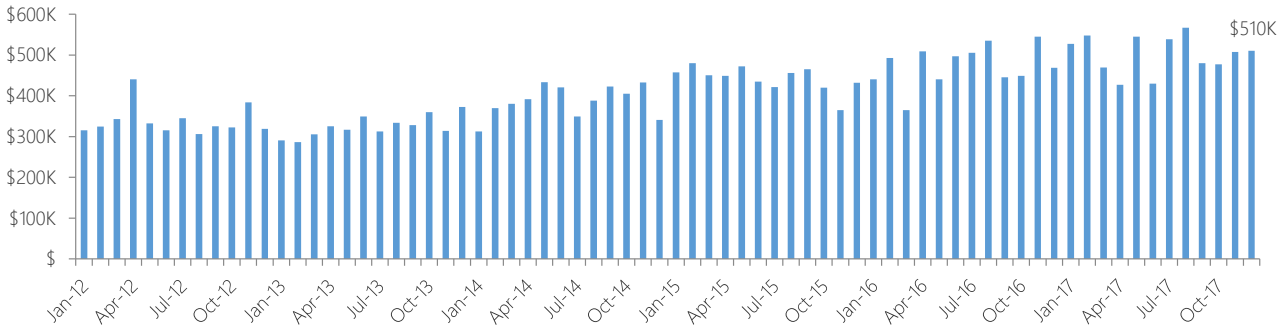


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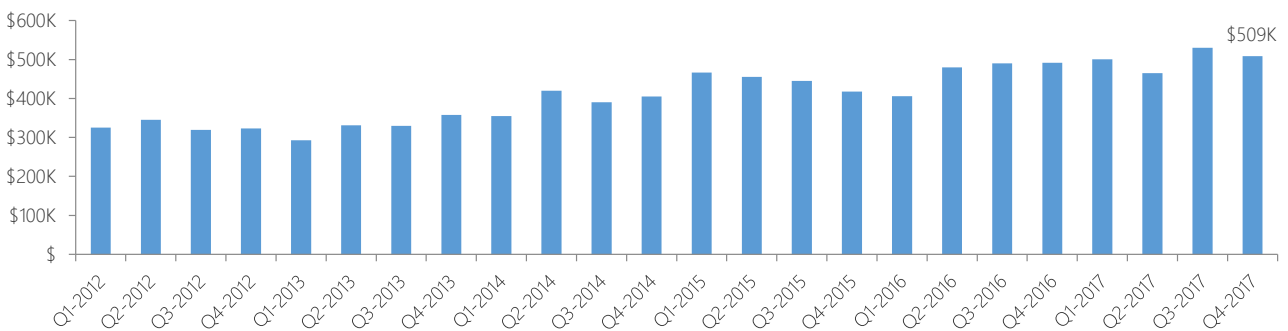
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RESIDENTIAL STATS

Median Sale Price by Month

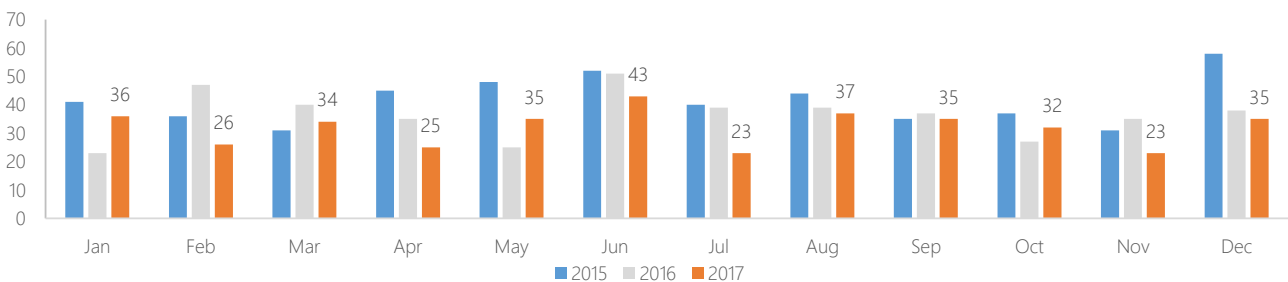


Median Sale Price by Quarter

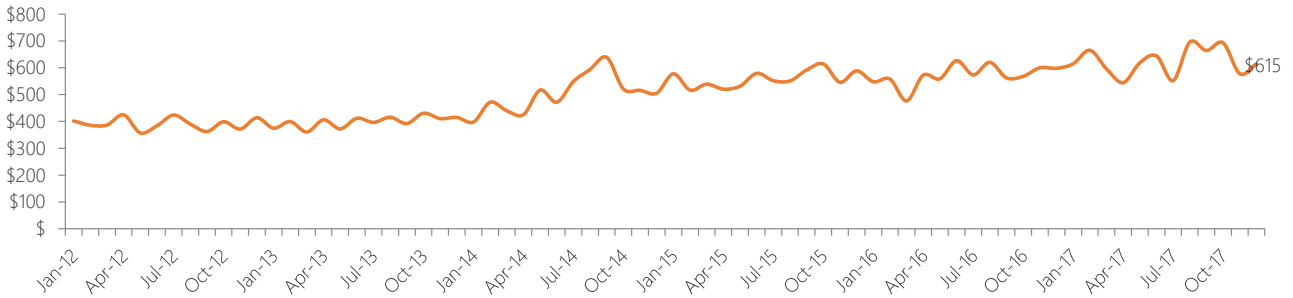


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	20	19	20	15	32	33	37	42	31	28	21	31
2013	28	29	32	29	32	51	48	42	53	43	35	52
2014	44	25	36	40	31	46	49	72	64	47	46	46
2015	41	36	31	45	48	52	40	44	35	37	31	58
2016	23	47	40	35	25	51	39	39	37	27	35	38
2017	36	26	34	25	35	43	23	37	35	32	23	35



Median Sale Price per Square Foot

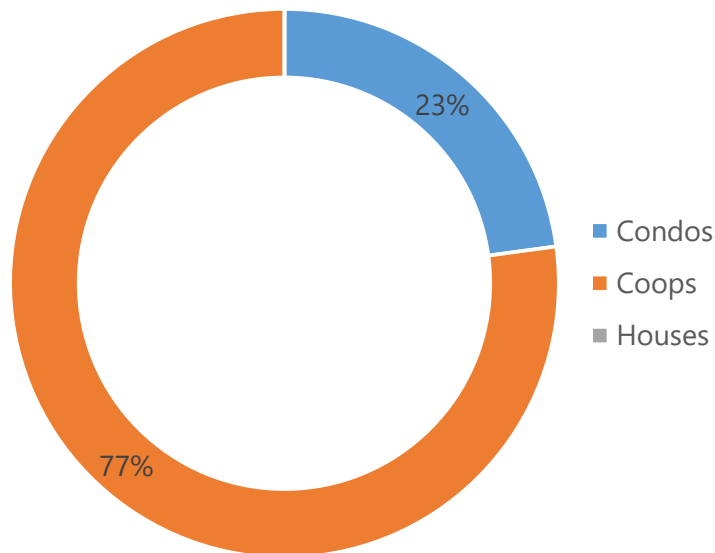


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$507,500	8%	\$598	-16%	8
Coops	\$521,250	12%	\$684	17%	27
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
720 Ft Washington Ave #5W	1-02180-0614	18-Dec-17	\$961,000	Coop	
360 Cabrini Blvd #3M	1-02179-0489	13-Dec-17	\$920,000	Coop	1,250
55-57 Park Ter E #B88	1-02243-0210	6-Dec-17	\$840,000	Coop	
120 Cabrini Blvd #58	1-02179-0010	19-Dec-17	\$799,000	Coop	
49-55 Pinehurst Ave #41	1-02177-0154	20-Dec-17	\$754,000	Coop	
835 Riverside Dr #3E	1-02135-1024	14-Dec-17	\$750,000	Condo	1,137
15818-15900 Riverside Dr W #5M	1-02135-0060	18-Dec-17	\$730,000	Coop	
720 Ft Washington Ave #5E	1-02180-0614	4-Dec-17	\$715,000	Coop	1,100
330-340 Haven Ave #3G	1-02177-0234	4-Dec-17	\$618,000	Coop	850
244-252 Seaman Ave #6F	1-02250-0084	20-Dec-17	\$605,000	Coop	
330-340 Haven Ave #2B	1-02177-0234	13-Dec-17	\$595,000	Coop	
55-57 Park Ter E #B64	1-02243-0210	14-Dec-17	\$563,000	Coop	1,175
156-8 Riverside Dr W #2G	1-02134-1586	28-Dec-17	\$559,000	Condo	1,211
720 Ft Washington Ave #2N	1-02180-0614	6-Dec-17	\$527,500	Coop	
720-728 W 173 St #C	1-02139-0316	18-Dec-17	\$515,000	Coop	
69 Bennett Ave #307	1-02180-1427	18-Dec-17	\$510,000	Condo	
255 Cabrini Blvd #1A	1-02179-1014	11-Dec-17	\$507,500	Condo	923
105 Bennett Ave #12B	1-02180-1504	27-Dec-17	\$492,804	Condo	810
3810 Broadway #4D	1-02117-0007	18-Dec-17	\$450,000	Coop	
57 Park Ter W #5D	1-02243-0399	20-Dec-17	\$445,000	Coop	
4523 Broadway #3H	1-02180-0633	15-Dec-17	\$433,128	Coop	
100 Bennett Ave #2C	1-02180-0169	19-Dec-17	\$429,300	Coop	
571 Academy St #4E	1-02221-1133	1-Dec-17	\$402,000	Condo	650
581 Academy St #3D	1-02221-1169	14-Dec-17	\$399,000	Condo	680
4523 Broadway #3D	1-02180-0633	21-Dec-17	\$395,000	Coop	550
75-77 Park Ter E #D48	1-02243-0230	7-Dec-17	\$390,000	Coop	
1803 Riverside Dr #5M	1-02246-0120	1-Dec-17	\$360,000	Coop	
48-58 Park Ter E #3A	1-02243-0332	14-Dec-17	\$300,000	Coop	
98 Park Ter E #6H	1-02243-0309	19-Dec-17	\$275,000	Coop	450
15 Ft Washington Ave #3F	1-02136-0050	4-Dec-17	\$230,000	Coop	
98 Park Ter E #1E	1-02243-0309	27-Dec-17	\$175,000	Coop	



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Nate Pfaff

Residential Sales &
Rental 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
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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