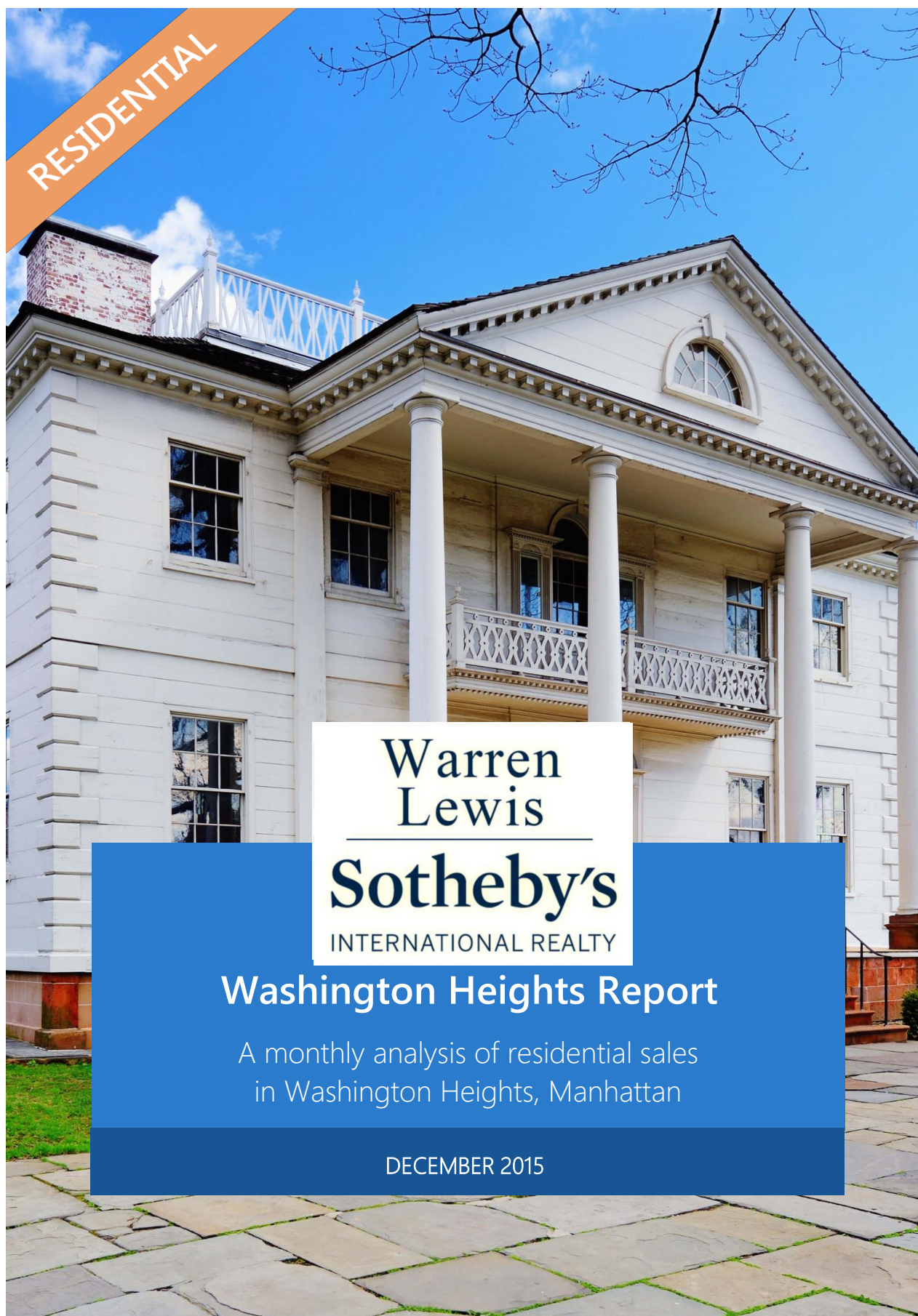


RESIDENTIAL



Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Washington Heights Report

A monthly analysis of residential sales
in Washington Heights, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$389K

-3% Y-o-Y

NO. OF TRANSACTIONS

18

13% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$511

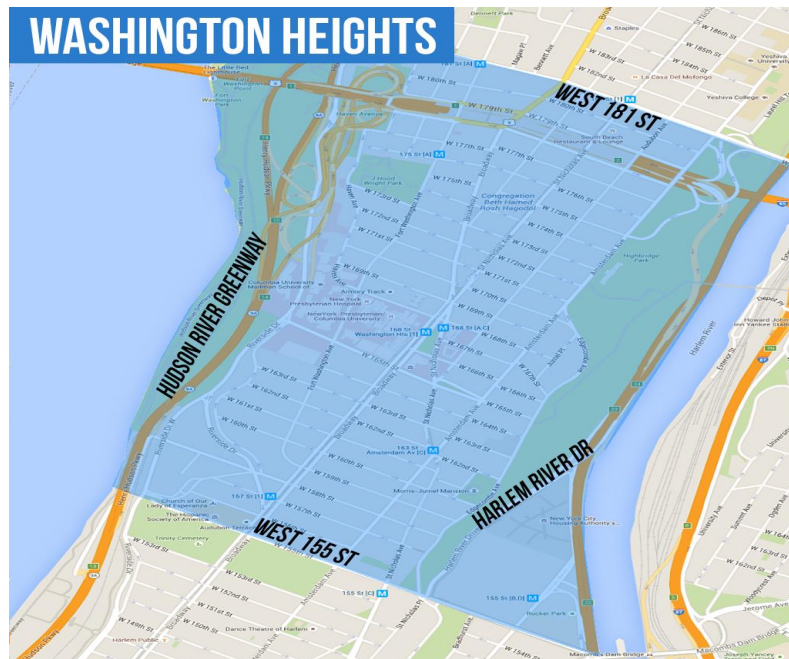
-13% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

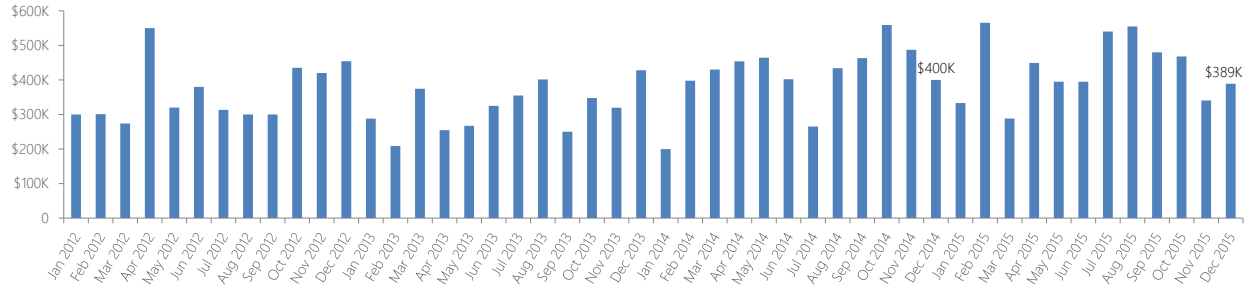
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

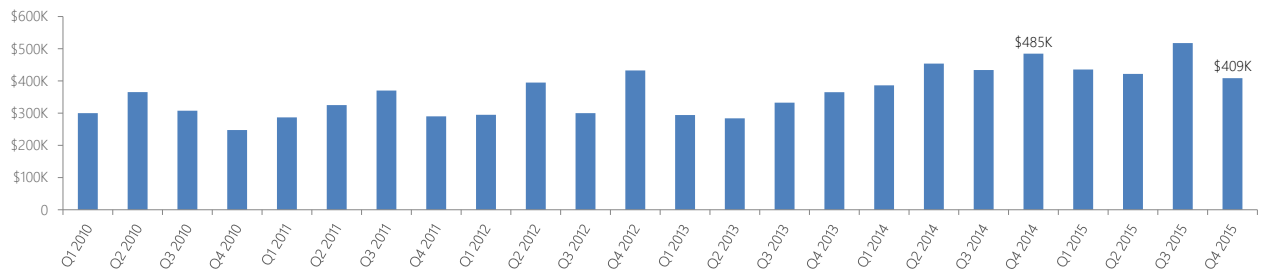


RESIDENTIAL STATS

Median Sale Price by Month

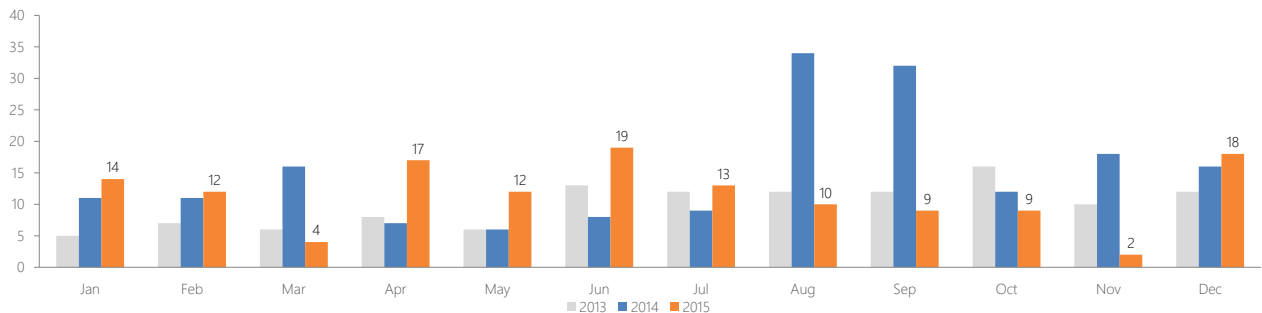


Median Sale Price by Quarter

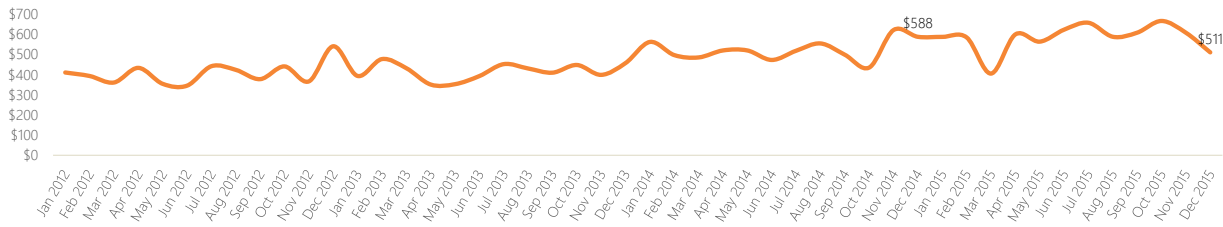


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	10	7	4	5	11	14
Feb	8	5	8	7	11	12
Mar	7	15	11	6	16	4
Apr	10	13	9	8	7	17
May	9	4	9	6	6	12
Jun	15	10	5	13	8	19
Jul	8	9	11	12	9	13
Aug	15	6	15	12	34	10
Sep	4	4	7	12	32	9
Oct	3	2	7	16	12	9
Nov	7	11	9	10	18	2
Dec	10	4	8	12	16	18



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$388,869	-37%	n/a	n/a	10
Co-ops	\$490,000	66%	\$511	14%	8
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
44.4%



Condos
55.6%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
790 Riverside Dr #PH	1-02134-0071	15-Dec-15	\$1,265,000	Coop	n/a
8-156 Riverside Drive West #3H	1-02134-1598	10-Dec-15	\$890,969	Condo	n/a
880 W 181 St #5D	1-02177-0242	04-Dec-15	\$815,000	Coop	n/a
870 Riverside Dr #2G	1-02136-0036	18-Dec-15	\$735,000	Coop	n/a
790 Riverside Dr #12K	1-02134-0071	01-Dec-15	\$645,000	Coop	n/a
8-156 Riverside Drive West #6C	1-02134-1626	30-Dec-15	\$590,585	Condo	n/a
775 Riverside Drive #1C	1-02134-1504	21-Dec-15	\$505,986	Condo	n/a
8-156 Riverside Drive West #5K	1-02134-1623	08-Dec-15	\$451,230	Condo	n/a
8-156 Riverside Drive West #5A	1-02134-1613	04-Dec-15	\$408,642	Condo	n/a
775 Riverside Drive #4A	1-02134-1536	23-Dec-15	\$369,096	Condo	n/a
775 Riverside Drive #2A	1-02134-1514	22-Dec-15	\$339,690	Condo	n/a
70 Haven Ave #6D	1-02139-0214	23-Dec-15	\$335,000	Coop	n/a
775 Riverside Drive #6F	1-02134-1563	21-Dec-15	\$325,494	Condo	n/a
775 Riverside Drive #4F	1-02134-1541	23-Dec-15	\$301,158	Condo	n/a
834 Riverside Dr #6D	1-02136-0018	04-Dec-15	\$225,000	Coop	n/a
775 Riverside Drive #2F	1-02134-1519	29-Dec-15	\$218,000	Condo	n/a
715-717 W 180 St #4	1-02176-0150	02-Dec-15	\$140,000	Coop	n/a
930 St Nicholas Ave #52	1-02107-0014	07-Dec-15	\$126,750	Coop	n/a