

# WASHINGTON HEIGHTS

A monthly analysis of residential sales  
in Washington Heights, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Washington Heights, Manhattan

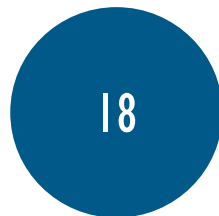
### SUMMARY

MEDIAN SALE PRICE



20% YoY

NO. OF TRANSACTIONS



29% YoY

MEDIAN PRICE/SQ.FT.



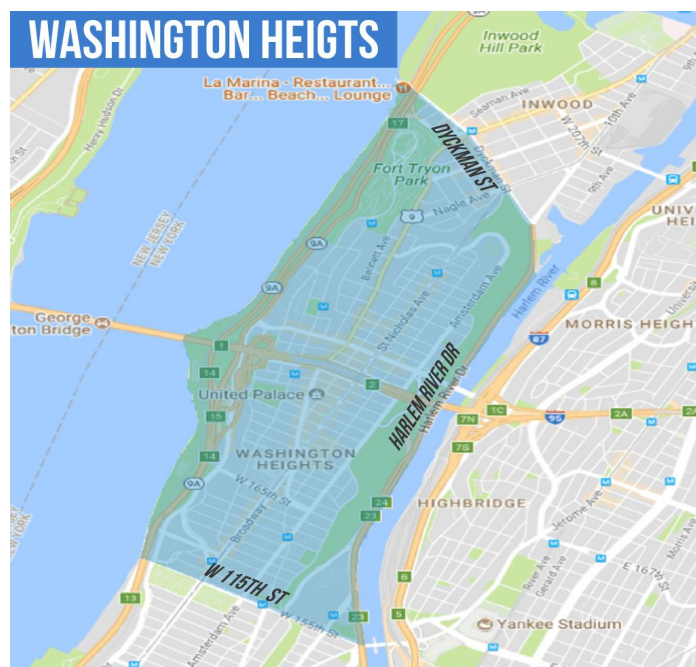
9% YoY

MANHATTAN  
MEDIAN SALE PRICE



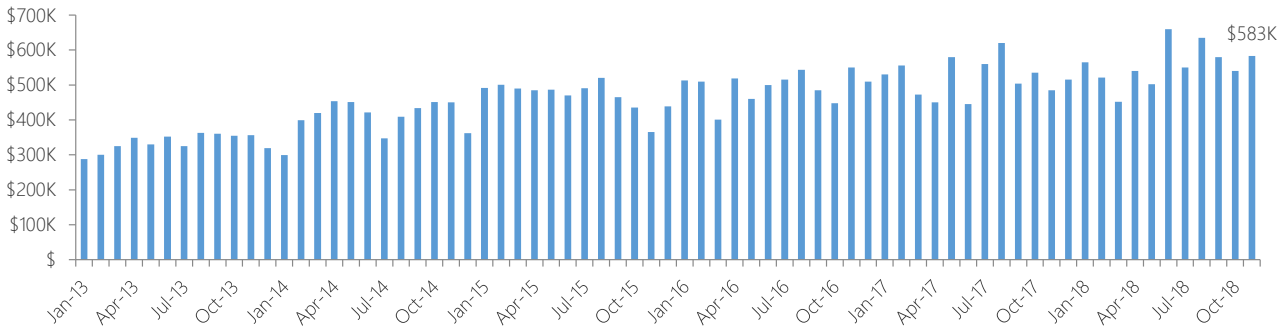
-6% YoY

### NEIGHBORHOOD BOUNDARIES

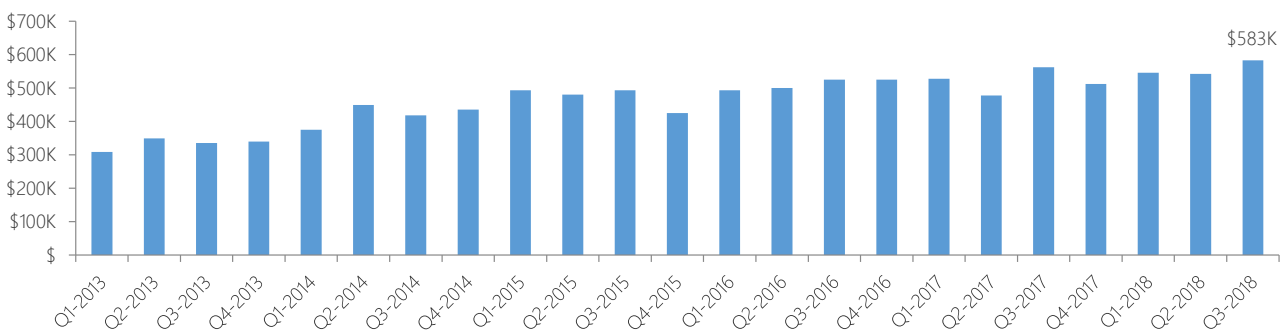


RESIDENTIAL STATS

Median Sale Price by Month

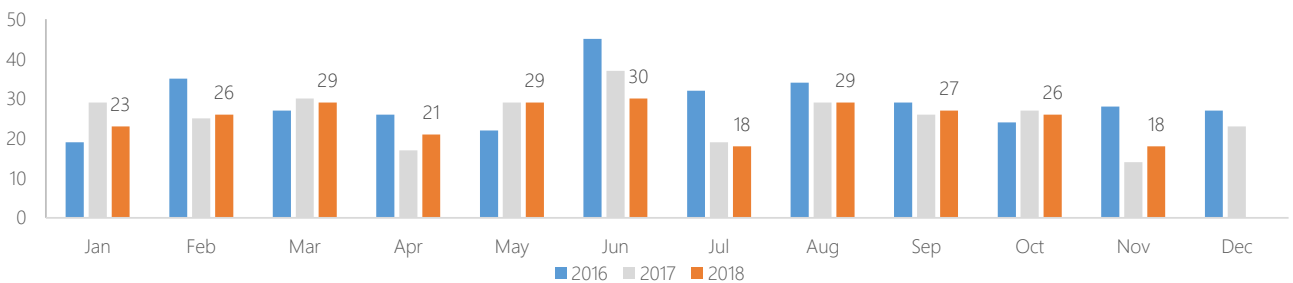


Median Sale Price by Quarter

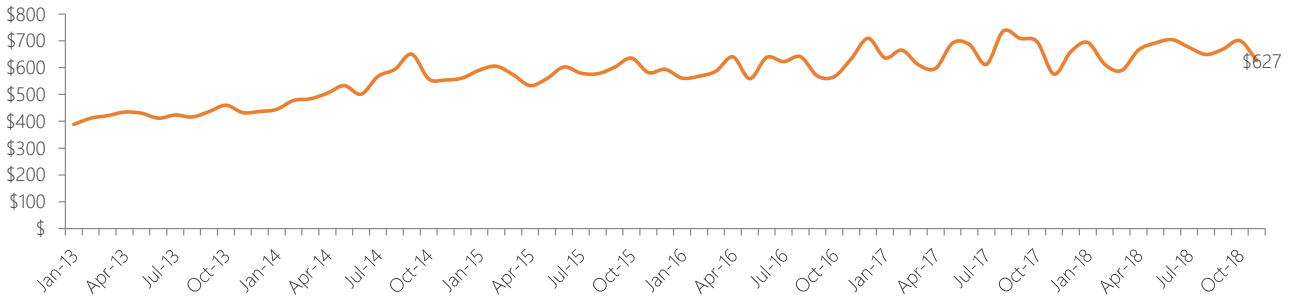


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	19	23	25	22	24	42	40	34	39	35	26	35
2014	32	22	31	27	26	33	38	62	53	38	35	33
2015	32	30	24	36	39	44	28	32	27	30	22	51
2016	19	35	27	26	22	45	32	34	29	24	28	27
2017	29	25	30	17	29	37	19	29	26	27	14	23
2018	23	26	29	21	29	30	18	29	27	26	18	



Median Sale Price per Square Foot

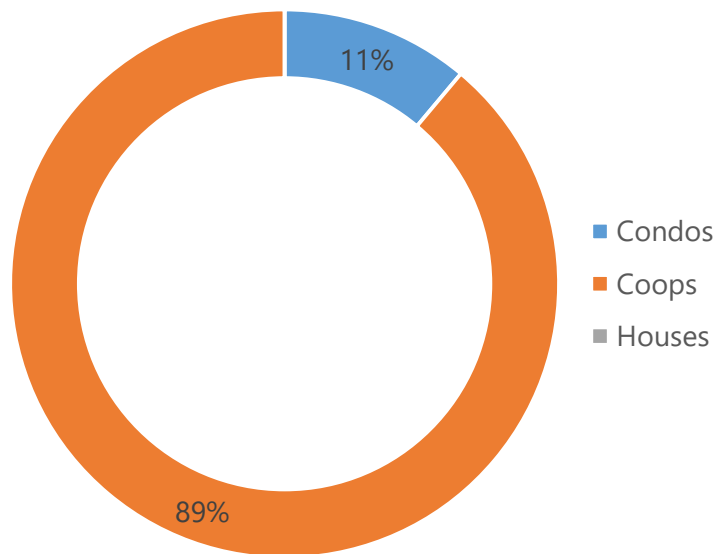


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$606,500	17%	\$653	14%	2
Coops	\$570,000	20%	\$608	5%	16
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
720 Fort Washington Ave #3W	1-02180-0614	14-Nov-18	\$900,000	Coop	
1793 Riverside Dr #2H	1-02246-0130	29-Nov-18	\$850,000	Coop	1,500
5 Pinehurst Ave #5A	1-02177-0028	29-Nov-18	\$850,000	Coop	1,400
875 W 181st St #4B	1-02179-0001	16-Nov-18	\$715,000	Coop	
4260 Broadway #203	1-02164-1022	27-Nov-18	\$630,000	Condo	939
1825 Riverside Dr #3D	1-02246-0110	15-Nov-18	\$605,000	Coop	1,150
611 W 156th St #63	1-02134-0105	15-Nov-18	\$600,000	Coop	
371 Fort Washington Ave #5F	1-02139-0523	28-Nov-18	\$599,000	Coop	900
2360 Amsterdam Ave #5E	1-02132-1022	5-Nov-18	\$583,000	Condo	917
4523 Broadway #2D	1-02180-0633	15-Nov-18	\$570,000	Coop	900
4523 Broadway #5G	1-02180-0633	8-Nov-18	\$564,691	Coop	900
66 Overlook Ter #2N	1-02180-0371	2-Nov-18	\$540,000	Coop	720
31-37 Nagle Ave #2T	1-02171-0012	9-Nov-18	\$515,000	Coop	
544 W 157th St #51	1-02115-0011	19-Nov-18	\$440,000	Coop	
31-37 Nagle Ave #4B	1-02171-0012	1-Nov-18	\$407,500	Coop	670
4523 Broadway #7A	1-02180-0633	6-Nov-18	\$390,000	Coop	650
474 W 158th St #55	1-02108-0035	28-Nov-18	\$367,000	Coop	



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# THE RATNER TEAM



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Residential Sales &  
Rental Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
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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