

# WASHINGTON HEIGHTS

A monthly analysis of residential sales  
in Washington Heights, Manhattan

December 2018



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, December 2018

## Washington Heights, Manhattan

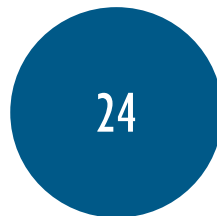
### SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



4% YoY

MEDIAN PRICE/SQ.FT.



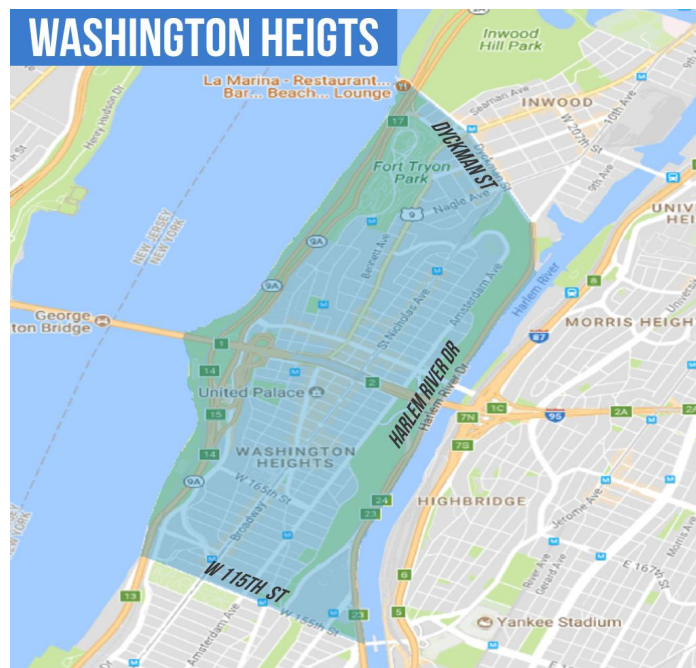
-4% YoY

MANHATTAN  
MEDIAN SALE PRICE



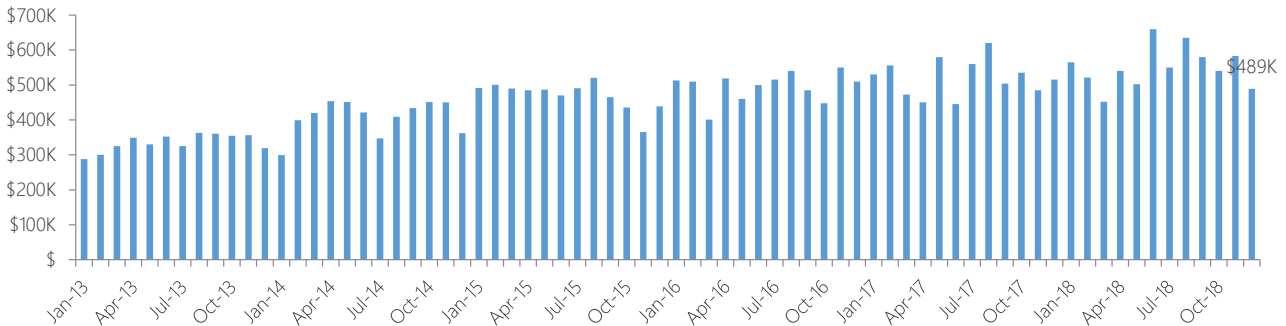
-8% YoY

### NEIGHBORHOOD BOUNDARIES

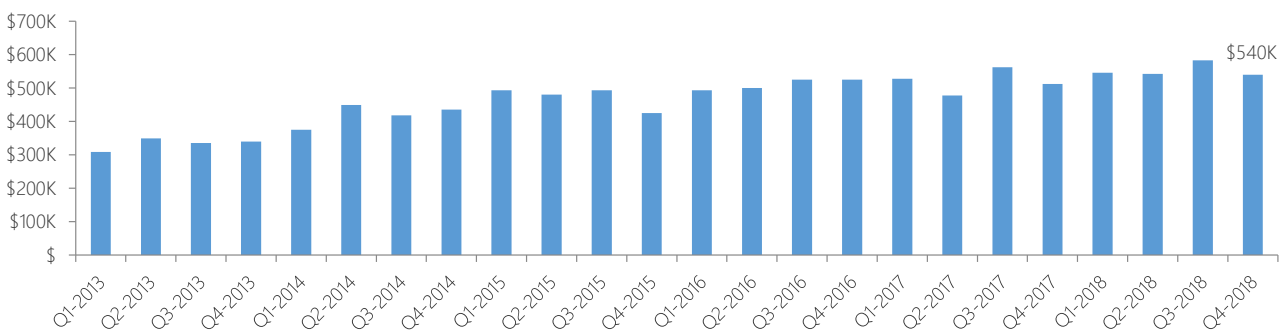


RESIDENTIAL STATS

Median Sale Price by Month

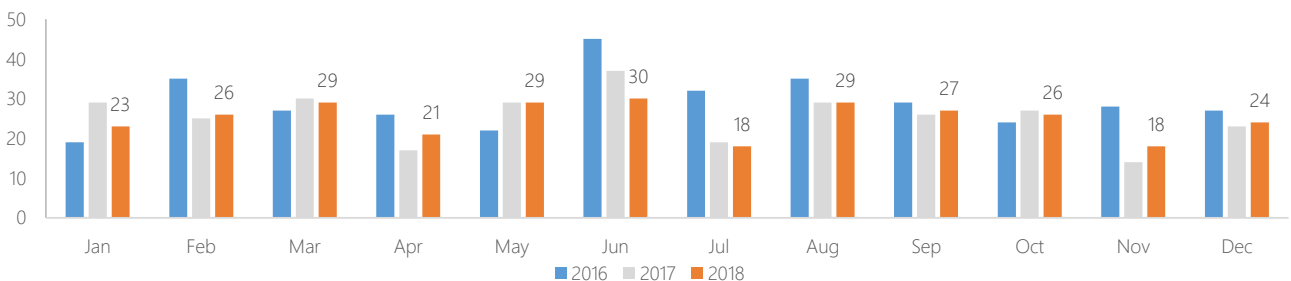


Median Sale Price by Quarter

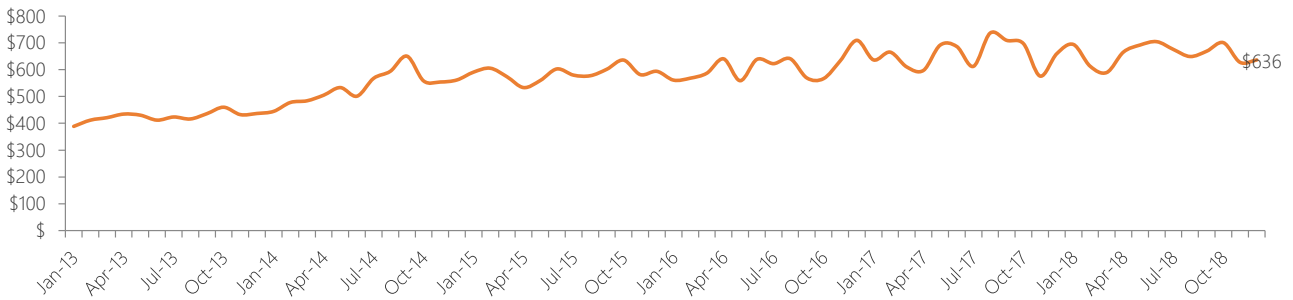


Number of Transactions

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	35	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	24



Median Sale Price per Square Foot

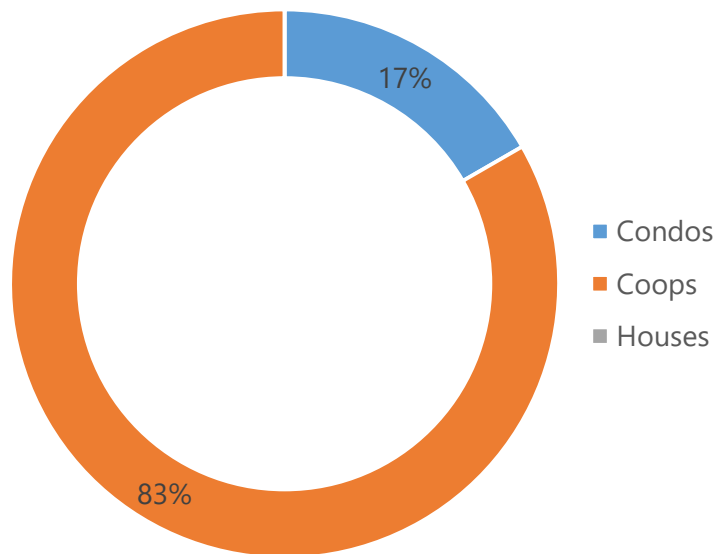


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$608,796	19%	\$818	34%	4
Coops	\$461,500	-11%	\$592	-18%	20
Houses	-	-	-	-	0

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #46	1-02179-0010	13-Dec-18	\$1,224,000	Coop	1,300
66 Overlook Ter #3E	1-02180-0371	10-Dec-18	\$875,000	Coop	
565 W 169th St #2C	1-02126-0001	18-Dec-18	\$846,000	Coop	1,525
116 Pinehurst Ave #J24	1-02179-0170	17-Dec-18	\$845,000	Coop	
105 Bennett Ave #66B	1-02180-1563	13-Dec-18	\$755,000	Condo	
116 Pinehurst Ave #F45	1-02179-0170	17-Dec-18	\$715,000	Coop	
801 Riverside Dr #3A	1-02134-1117	5-Dec-18	\$702,593	Condo	949
120 Cabrini Blvd #7	1-02179-0010	12-Dec-18	\$585,000	Coop	
116 Pinehurst Ave #S42	1-02179-0170	3-Dec-18	\$537,000	Coop	
105 Bennett Ave #53A	1-02180-1546	21-Dec-18	\$515,000	Condo	
456 W 167th St #4F	1-02111-1032	21-Dec-18	\$500,000	Condo	558
66 Overlook Ter #8P	1-02180-0371	12-Dec-18	\$478,000	Coop	
930 St Nicholas Ave #9	1-02107-0014	4-Dec-18	\$473,000	Coop	1,100
544 W 157th St #71	1-02115-0011	19-Dec-18	\$450,000	Coop	
4523 Broadway #3E	1-02180-0633	21-Dec-18	\$433,452	Coop	650
1793 Riverside Dr #2J	1-02246-0130	19-Dec-18	\$405,000	Coop	700
5 Pinehurst Ave #4B	1-02177-0028	14-Dec-18	\$400,000	Coop	
4523 Broadway #6D	1-02180-0633	20-Dec-18	\$393,900	Coop	650
100 Overlook Ter #29	1-02180-0450	20-Dec-18	\$369,000	Coop	
4523 Broadway #7D	1-02180-0633	20-Dec-18	\$310,000	Coop	
860 W 181st St #37B	1-02177-0175	12-Dec-18	\$290,000	Coop	
1993 Amsterdam Ave #33	1-02108-0079	26-Dec-18	\$232,000	Coop	



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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