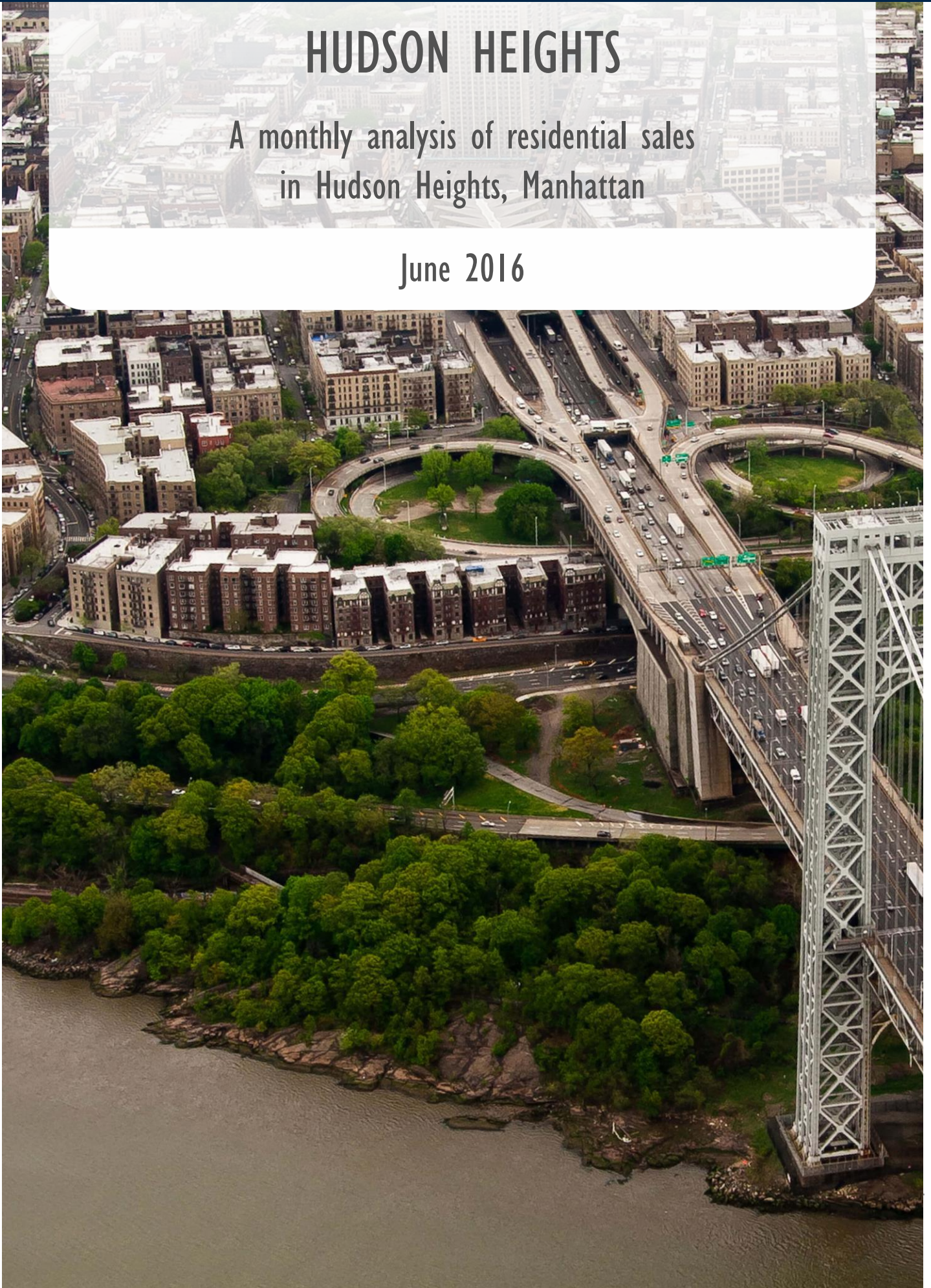


HUDSON HEIGHTS

A monthly analysis of residential sales
in Hudson Heights, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Hudson Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$498K

4% YoY

NO. OF TRANSACTIONS

35

46% YoY

MEDIAN PRICE/SQ.FT.

\$606

2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



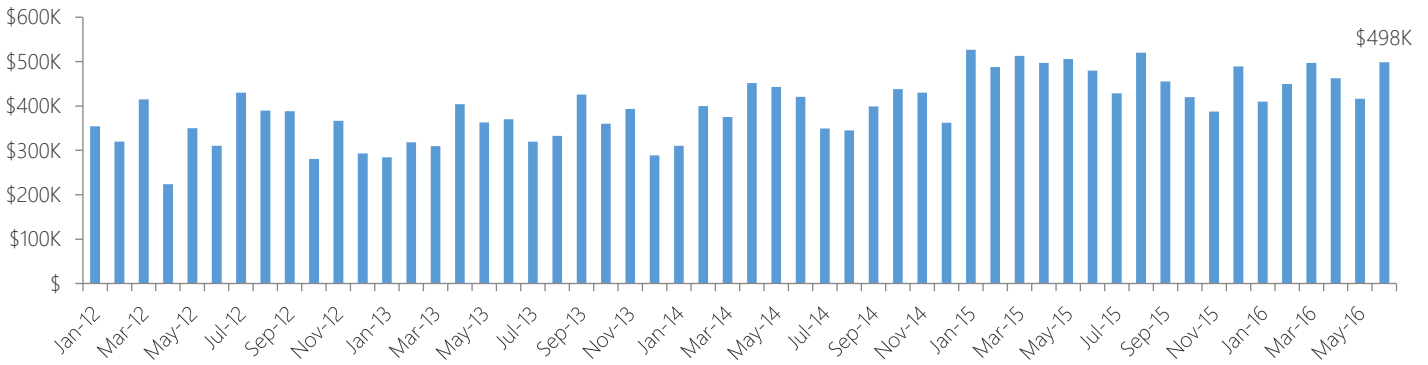
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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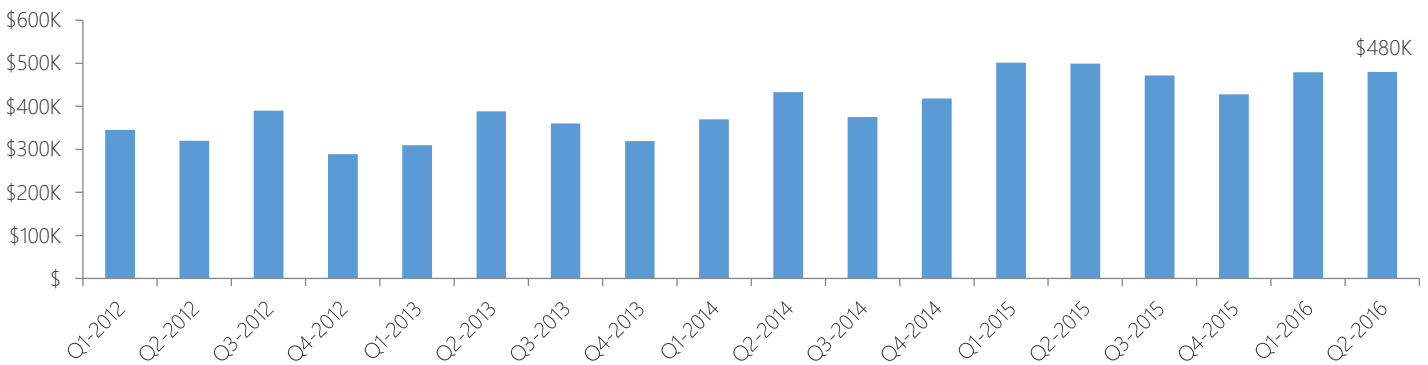
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RESIDENTIAL STATS

Median Sale Price by Month

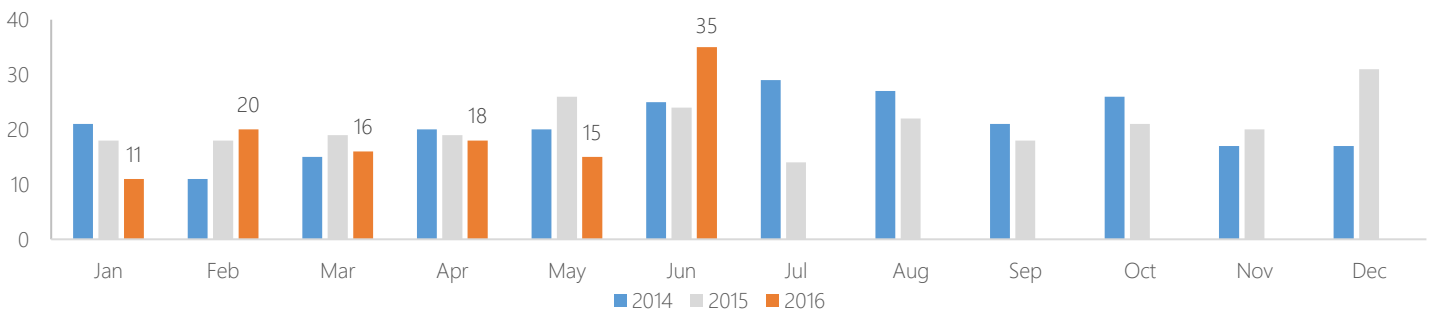


Median Sale Price by Quarter



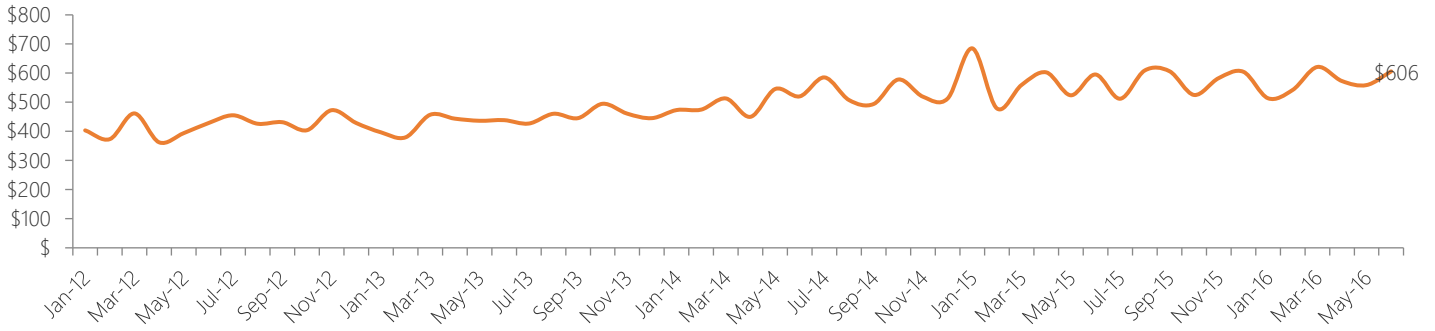
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	13	5	6	10	8	16	18	17	15	9	9	5
2012	12	8	7	6	15	20	19	17	15	16	10	17
2013	14	16	19	14	18	29	27	21	27	19	16	23
2014	21	11	15	20	20	25	29	27	21	26	17	17
2015	18	18	19	19	26	24	14	22	18	21	20	31
2016	11	20	16	18	15	35						



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Median Sale Price per Square Foot

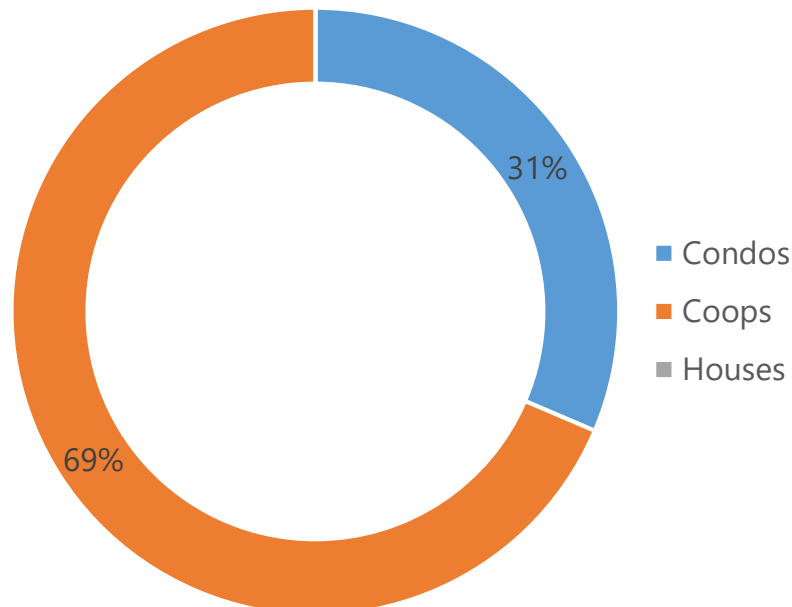


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$417,741	-9%	\$578	-10%	11
Coops	\$575,333	15%	\$606	7%	24
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
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
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	
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	
1825 Riverside Dr #5G	1-02246-0110	1-Jun-16	\$340,000	Coop	775
4260 Broadway #408	1-02164-1049	24-Jun-16	\$315,000	Condo	871
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

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