

INWOOD

A quarterly analysis of residential sales
in Inwood, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Inwood, Manhattan

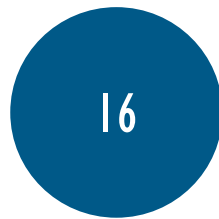
SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



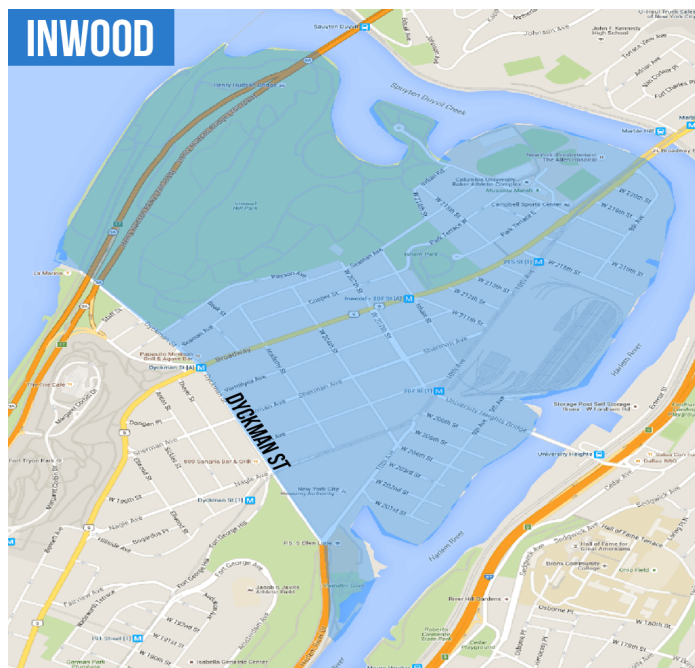
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

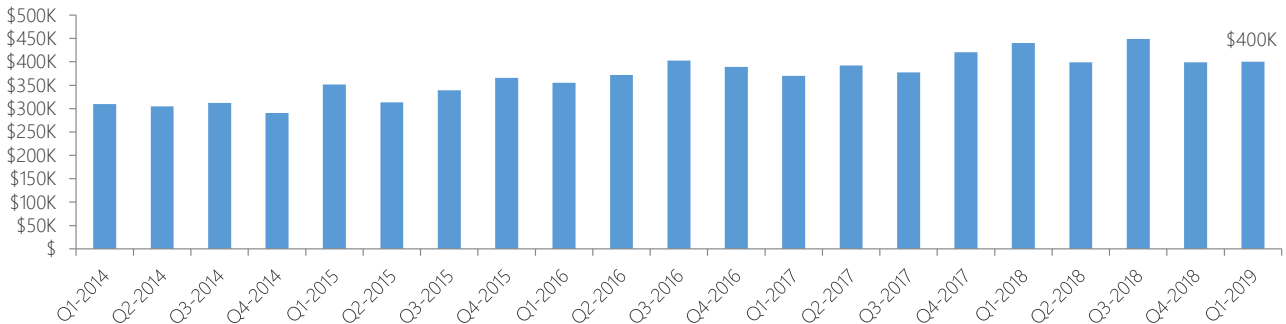


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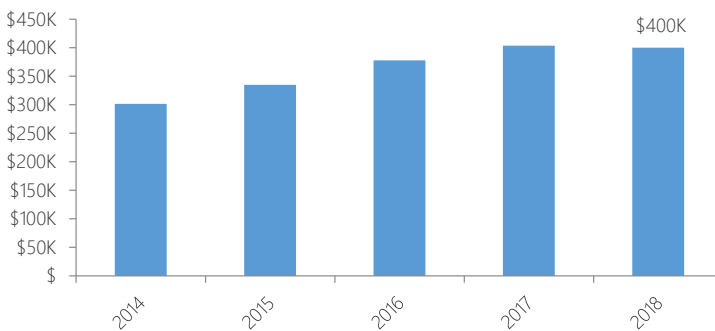
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RESIDENTIAL STATS

Median Sale Price by Quarter

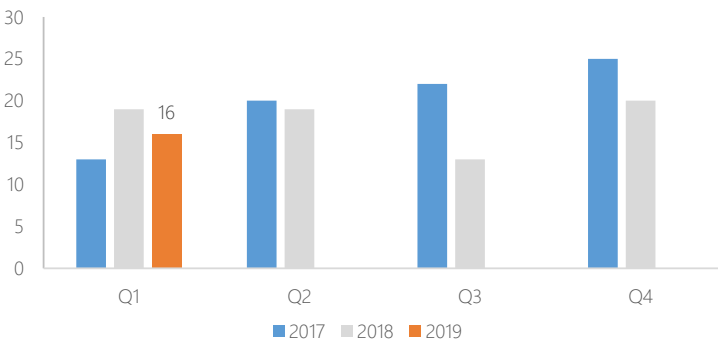


Median Sale Price by Year

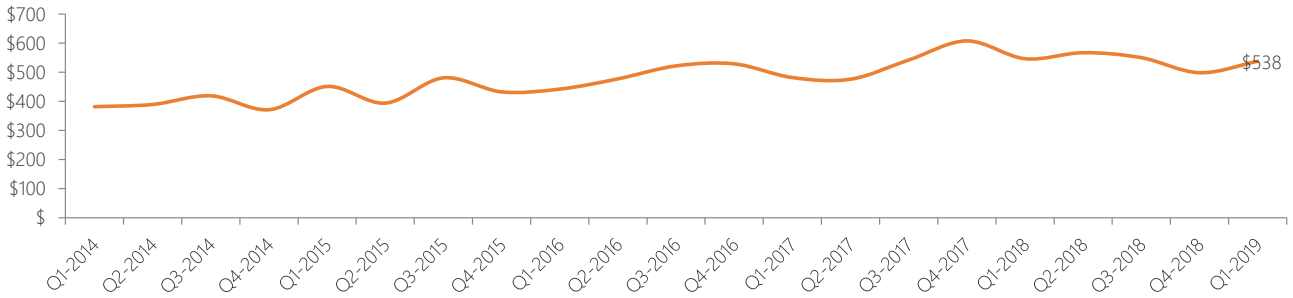


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	29	13	19	16
Q2	31	26	18	20	19	
Q3	32	32	20	22	13	
Q4	33	23	21	25	20	



Median Sale Price per Square Foot

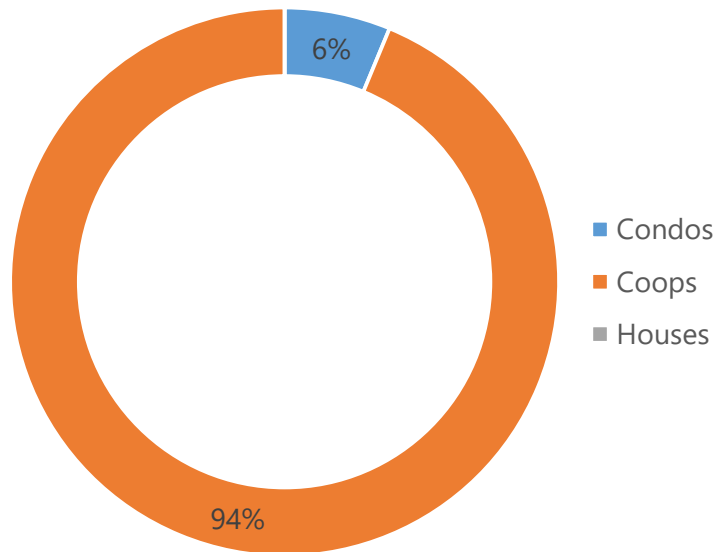


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$320,000	-26%	\$538	5%	1
Coops	\$407,500	-7%	\$551	1%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
65 Park Ter E #C64	1-02243-0220	16-Jan-19	\$665,000	Coop	
91 Payson Ave #7J	1-02248-0001	25-Mar-19	\$635,000	Coop	1,030
270 Seaman Ave #C4	1-02250-0072	29-Jan-19	\$575,000	Coop	
687 W 204th St #2E	1-02240-0037	15-Jan-19	\$560,064	Coop	
680 W 204th St #5E	1-02238-0017	12-Feb-19	\$560,000	Coop	950
100 Park Ter W #5M	1-02243-0289	22-Feb-19	\$499,000	Coop	875
585 W 214th St #4E	1-02250-0014	13-Feb-19	\$415,000	Coop	
55 Park Ter E #B78	1-02243-0210	10-Jan-19	\$400,000	Coop	
91 Payson Ave #5F	1-02248-0001	8-Jan-19	\$399,000	Coop	685
98 Park Ter E #2D	1-02243-0309	5-Mar-19	\$372,000	Coop	700
95 Park Ter E #6F	1-02243-0306	20-Mar-19	\$360,000	Coop	
680 W 204th St #5A	1-02238-0017	22-Jan-19	\$360,000	Coop	750
70 Park Ter E #1H	1-02243-0317	22-Jan-19	\$355,000	Coop	750
95 Park Ter E #1F	1-02243-0306	26-Mar-19	\$332,000	Coop	757
581 Academy St #1C	1-02221-1152	7-Mar-19	\$320,000	Condo	595



THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
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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

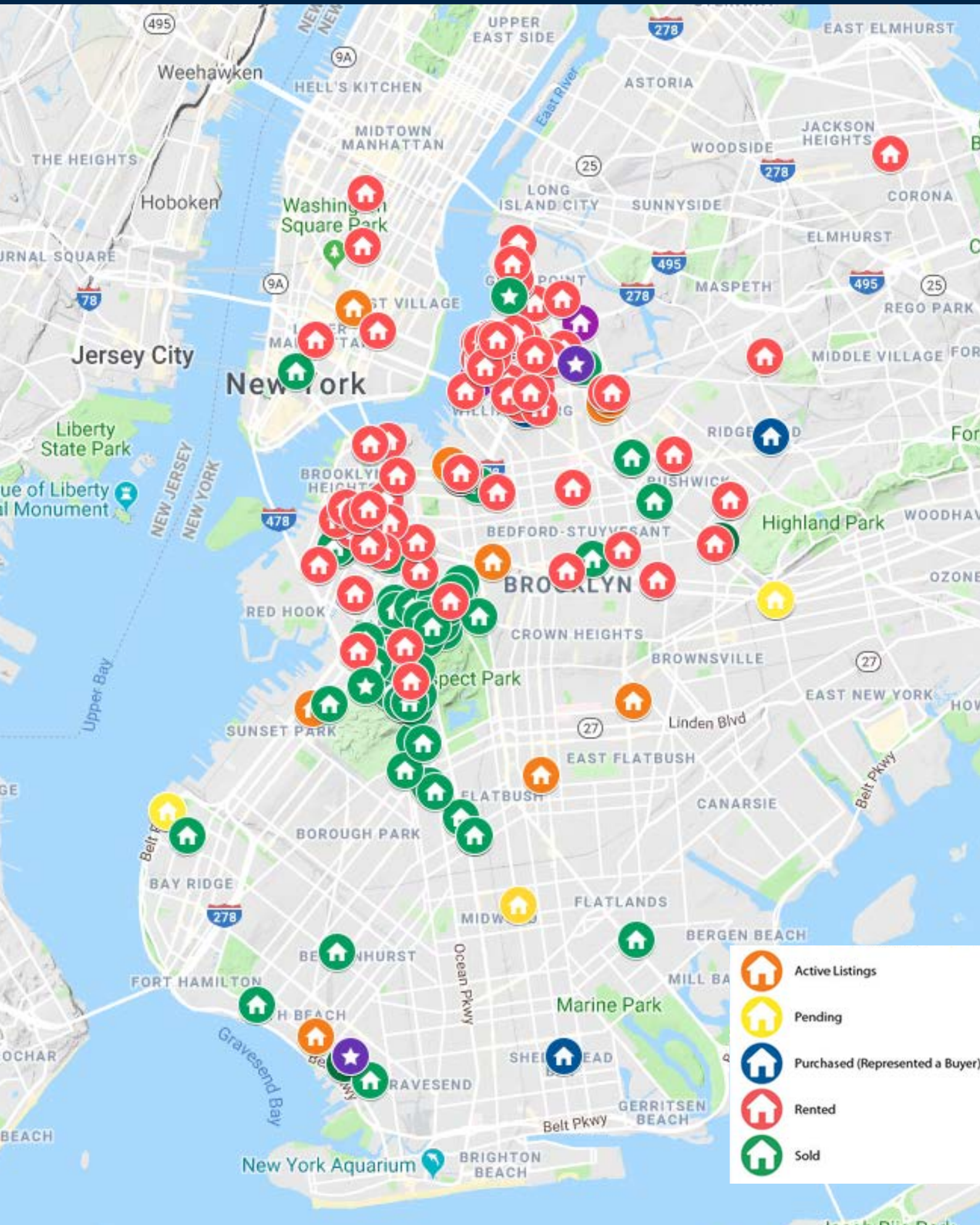
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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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The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

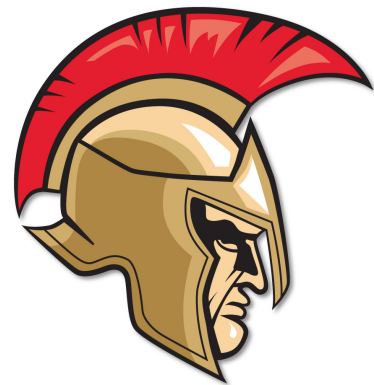
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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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