

# WASHINGTON HEIGHTS-INWOOD

A quarterly analysis of residential sales  
in Washington Heights-Inwood, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## Washington Heights/Inwood, Manhattan

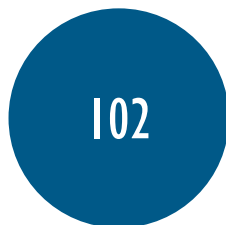
### SUMMARY

MEDIAN SALE PRICE



-20% YoY

NO. OF TRANSACTIONS



16% YoY

MEDIAN PRICE/SQ.FT.



-5% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

### NEIGHBORHOOD BOUNDARIES

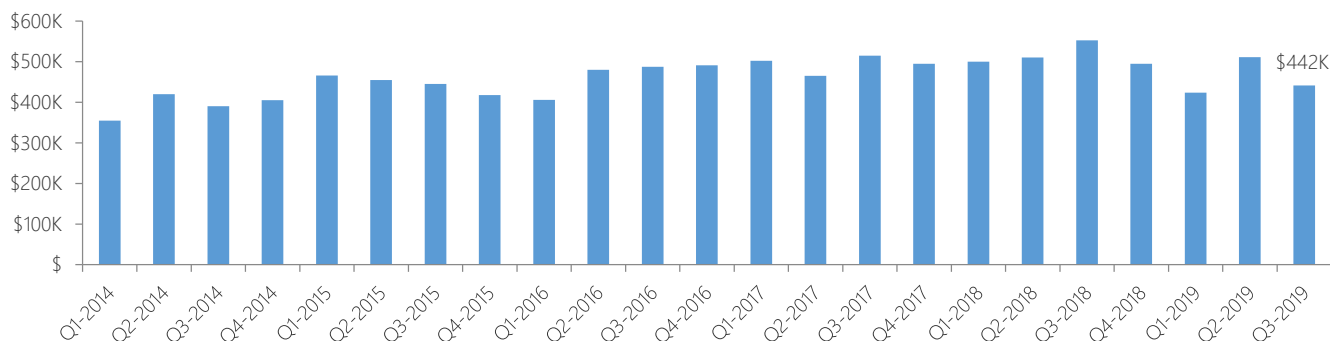


# The RATNER Team Market Report

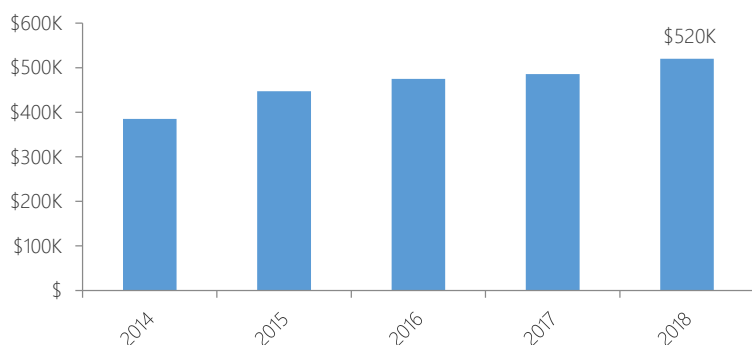
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RESIDENTIAL STATS

Median Sale Price by Quarter

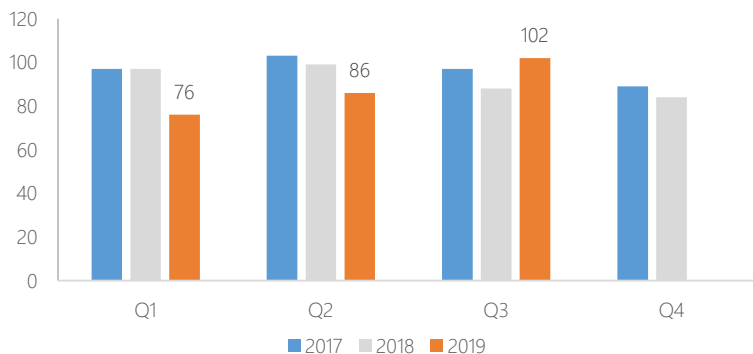


Median Sale Price by Year

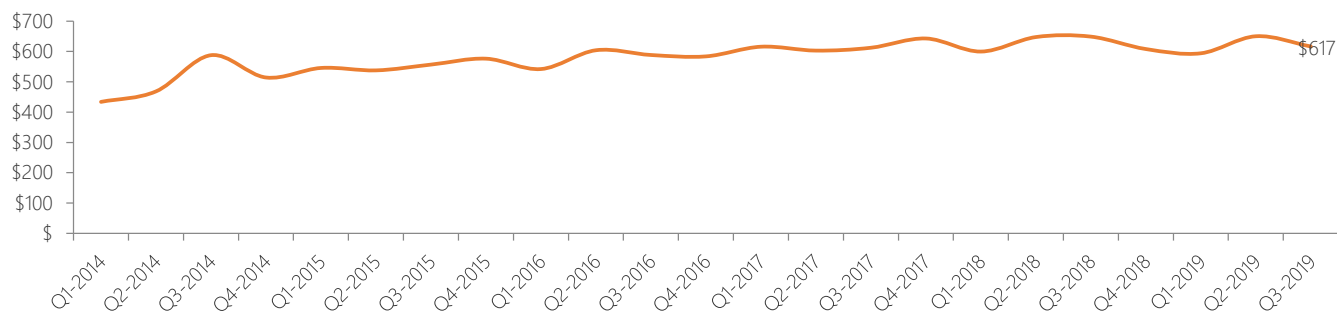


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	105	108	110	97	97	76
Q2	117	145	111	103	99	86
Q3	185	119	116	97	88	102
Q4	139	126	100	89	84	



Median Sale Price per Square Foot

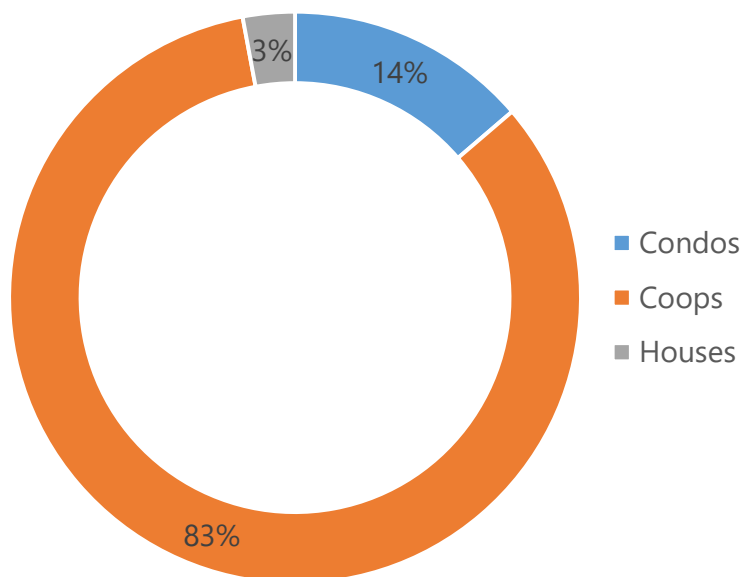


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$545,000	-15%	\$699	-3%	14
Coops	\$420,000	-24%	\$572	-6%	85
Houses	\$1,221,900	-49%	\$494	-23%	3

Number of Sales by Building Type



**TOP 100 TRANSACTIONS**

Address	BBL	Sale date	Sale price	Property type	Sqft
14 Sylvan Ter	1-02109-0064	2-Jul-19	\$1,589,000	House	1,425
875 W 181st St #RSD	1-02179-0001	24-Jul-19	\$1,273,500	Coop	1,500
559 W 182nd St	1-02154-0060	26-Jul-19	\$1,221,900	House	2,472
55 Park Ter E #B85	1-02243-0210	25-Jul-19	\$1,085,000	Coop	
24 Bennett Ave #46A	1-02180-0070	2-Jul-19	\$1,050,000	Coop	
736 W 187th St #301	1-02180-1247	26-Sep-19	\$975,000	Condo	1,395
565 W 159th St	1-02118-0067	11-Jul-19	\$950,000	House	2,400
730 Fort Washington Ave #3H	1-02180-0628	6-Aug-19	\$899,000	Coop	1,250
100 Overlook Ter #622	1-02180-0450	30-Jul-19	\$887,000	Coop	
736 W 186th St #6D	1-02180-0166	8-Jul-19	\$850,000	Coop	
900 W 190th St #9B	1-02179-0373	9-Jul-19	\$846,000	Coop	
812 Riverside Dr #43	1-02136-1023	20-Sep-19	\$801,500	Condo	1,350
77 Park Ter E #D83	1-02243-0230	1-Jul-19	\$795,000	Coop	
801 Riverside Dr #3G	1-02134-1123	1-Jul-19	\$780,000	Condo	1,180
801 Riverside Dr #6A	1-02134-1141	26-Sep-19	\$760,000	Condo	949
57 Park Ter W #1E	1-02243-0399	16-Jul-19	\$740,000	Coop	
91 Payson Ave #2B	1-02248-0001	26-Sep-19	\$710,000	Coop	1,110
360 Cabrini Blvd #7G	1-02179-0489	29-Jul-19	\$710,000	Coop	
120 Cabrini Blvd #41	1-02179-0010	17-Sep-19	\$709,000	Coop	1,262
804 W 180th St #42	1-02177-0154	25-Sep-19	\$675,000	Coop	
100 Overlook Ter #21	1-02180-0450	10-Sep-19	\$665,000	Coop	
4260 Broadway #600	1-02164-1063	14-Aug-19	\$650,000	Condo	682
360 Cabrini Blvd #5A	1-02179-0489	22-Jul-19	\$620,000	Coop	
60-62 Park Ter W #A74	1-02243-0240	13-Sep-19	\$615,000	Coop	
120 Cabrini Blvd #133	1-02179-0010	10-Sep-19	\$605,000	Coop	796
4523 Broadway #7G	1-02180-0633	1-Jul-19	\$591,075	Coop	675
807 Riverside Dr #6A	1-02134-1446	23-Aug-19	\$590,000	Condo	818
825 W 179th St #2E	1-02177-0166	1-Aug-19	\$590,000	Coop	
4523 Broadway #7G	1-02180-0633	24-Jul-19	\$589,000	Coop	675
120 Cabrini Blvd #26	1-02179-0010	19-Sep-19	\$587,500	Coop	
4523 Broadway #2B	1-02180-0633	14-Aug-19	\$577,230	Coop	750
250 Cabrini Blvd #2A	1-02179-0466	12-Aug-19	\$575,000	Coop	
779 Riverside Dr #A33	1-02134-1232	26-Jul-19	\$560,000	Condo	705
360 Cabrini Blvd #6F	1-02179-0489	29-Aug-19	\$558,000	Coop	900
4523 Broadway #4B	1-02180-0633	23-Jul-19	\$555,000	Coop	900
66 Overlook Ter #3O	1-02180-0371	4-Sep-19	\$550,000	Coop	800
153 Bennett Ave #5F	1-02180-0326	5-Sep-19	\$547,500	Coop	
736 W 186th St #6F	1-02180-0166	27-Aug-19	\$547,500	Coop	
70 Haven Ave #1H	1-02139-0214	19-Sep-19	\$545,000	Coop	900
4260 Broadway #510	1-02164-1062	26-Aug-19	\$530,000	Condo	751
930 St Nicholas Ave #48	1-02107-0014	31-Jul-19	\$530,000	Coop	
65 Park Ter E #C35	1-02243-0220	2-Jul-19	\$522,000	Coop	
255 Cabrini Blvd #8A	1-02179-1021	5-Sep-19	\$520,000	Condo	905
790 Riverside Dr #10H	1-02134-0071	5-Sep-19	\$520,000	Coop	
544 W 157th St #23	1-02115-0011	8-Jul-19	\$515,000	Coop	
210 Bennett Ave #4D	1-02180-1319	17-Sep-19	\$512,500	Condo	741
456 W 167th St #2F	1-02111-1016	4-Sep-19	\$505,000	Condo	558
77 Park Ter E #D20	1-02243-0230	4-Sep-19	\$492,500	Coop	975
474 W 158th St #21	1-02108-0035	11-Sep-19	\$485,000	Coop	
736 W 186th St #6H	1-02180-0166	29-Aug-19	\$460,000	Coop	820



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Address	BBL	Sale date	Sale price	Property type	Sqft
565 W 169th St #6A	1-02126-0001	12-Sep-19	\$446,900	Coop	
24 Bennett Ave #41A	1-02180-0070	29-Aug-19	\$436,527	Coop	
60 Cooper St #3A	1-02240-0029	26-Sep-19	\$430,000	Coop	895
330-340 Haven Ave #5E	1-02177-0234	13-Aug-19	\$425,000	Coop	
100 Park Ter W #2M	1-02243-0289	6-Aug-19	\$420,000	Coop	
65 Park Ter E #C58	1-02243-0220	6-Aug-19	\$420,000	Coop	
474 W 158th St #24	1-02108-0035	30-Jul-19	\$420,000	Coop	
4523 Broadway #3H	1-02180-0633	28-Aug-19	\$418,000	Coop	
4523 Broadway #5G	1-02180-0633	26-Aug-19	\$415,000	Coop	900
870 W 181st St #28	1-02177-0170	30-Jul-19	\$415,000	Coop	625
251 Seaman Ave #5B	1-02243-0366	11-Jul-19	\$415,000	Coop	725
69 Bennett Ave #308	1-02180-1428	9-Sep-19	\$412,500	Condo	
120 Bennett Ave #5P	1-02180-0192	18-Sep-19	\$410,000	Coop	
50 Park Ter W #6B	1-02243-0347	12-Sep-19	\$410,000	Coop	
100 Overlook Ter #59	1-02180-0450	15-Aug-19	\$410,000	Coop	760
860 W 181st St #5	1-02177-0175	23-Jul-19	\$405,000	Coop	
930 St Nicholas Ave #47	1-02107-0014	6-Sep-19	\$405,000	Coop	850
330-340 Haven Ave #2F	1-02177-0234	12-Sep-19	\$400,000	Coop	725
50 Park Ter E #4G	1-02243-0332	9-Sep-19	\$399,000	Coop	
689 Fort Washington Ave #4L	1-02179-0500	12-Aug-19	\$395,000	Coop	
579 W 215th St #6B	1-02250-0084	24-Jul-19	\$395,000	Coop	
4 Bogardus Pl #6F	1-02171-0120	9-Jul-19	\$390,000	Coop	750
70 Haven Ave #4I	1-02139-0214	16-Aug-19	\$385,800	Coop	552
255 Cabrini Blvd #3F	1-02179-1054	24-Sep-19	\$385,000	Condo	581
95 Park Ter E #4F	1-02243-0306	29-Jul-19	\$385,000	Coop	
4523 Broadway #5C	1-02180-0633	13-Sep-19	\$382,500	Coop	933
675 Academy St #5B	1-02238-0001	5-Sep-19	\$375,000	Coop	750
870 W 181st St #7	1-02177-0170	26-Aug-19	\$366,000	Coop	
120 Cabrini Blvd #85	1-02179-0010	10-Jul-19	\$360,000	Coop	
4523 Broadway #3A	1-02180-0633	18-Jul-19	\$350,000	Coop	650
1793 Riverside Dr #6J	1-02246-0130	27-Sep-19	\$345,000	Coop	
95 Park Ter E #3F	1-02243-0306	12-Sep-19	\$340,000	Coop	
225 Bennett Ave #5M	1-02180-0522	20-Sep-19	\$330,000	Coop	
1793 Riverside Dr #1C	1-02246-0130	20-Sep-19	\$310,000	Coop	
501 W 156th St #61	1-02115-0040	28-Aug-19	\$305,000	Coop	
70-72 Park Ter W #E46	1-02243-0236	16-Jul-19	\$300,000	Coop	
70-72 Park Ter W #E35	1-02243-0236	23-Sep-19	\$300,000	Coop	
469 W 166th St #5C	1-02111-0079	28-Aug-19	\$290,000	Coop	
512 W 156th St #22	1-02114-0030	29-Jul-19	\$285,000	Coop	
860 W 181st St #57B	1-02177-0175	25-Sep-19	\$279,500	Coop	
515 Edgecombe Ave #1	1-02108-0039	26-Jul-19	\$265,000	Coop	
687 W 204th St #4G	1-02240-0037	12-Jul-19	\$250,000	Coop	
100 Park Ter W #1K	1-02243-0289	26-Aug-19	\$249,000	Coop	450
96 Arden St #3C	1-02175-0032	25-Jul-19	\$245,000	Coop	
90 Park Ter E #7H	1-02243-0313	27-Aug-19	\$245,000	Coop	400
680 W 204th St #1A	1-02238-0017	22-Aug-19	\$222,500	Coop	450
512 W 156th St #51	1-02114-0030	30-Jul-19	\$222,000	Coop	
360 Cabrini Blvd #4I	1-02179-0489	30-Jul-19	\$215,000	Coop	
539 W 160th St #5A	1-02119-0062	25-Jul-19	\$200,000	Coop	
50 Park Ter E #7J	1-02243-0332	5-Aug-19	\$195,000	Coop	



## The RATNER Team Market Report

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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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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

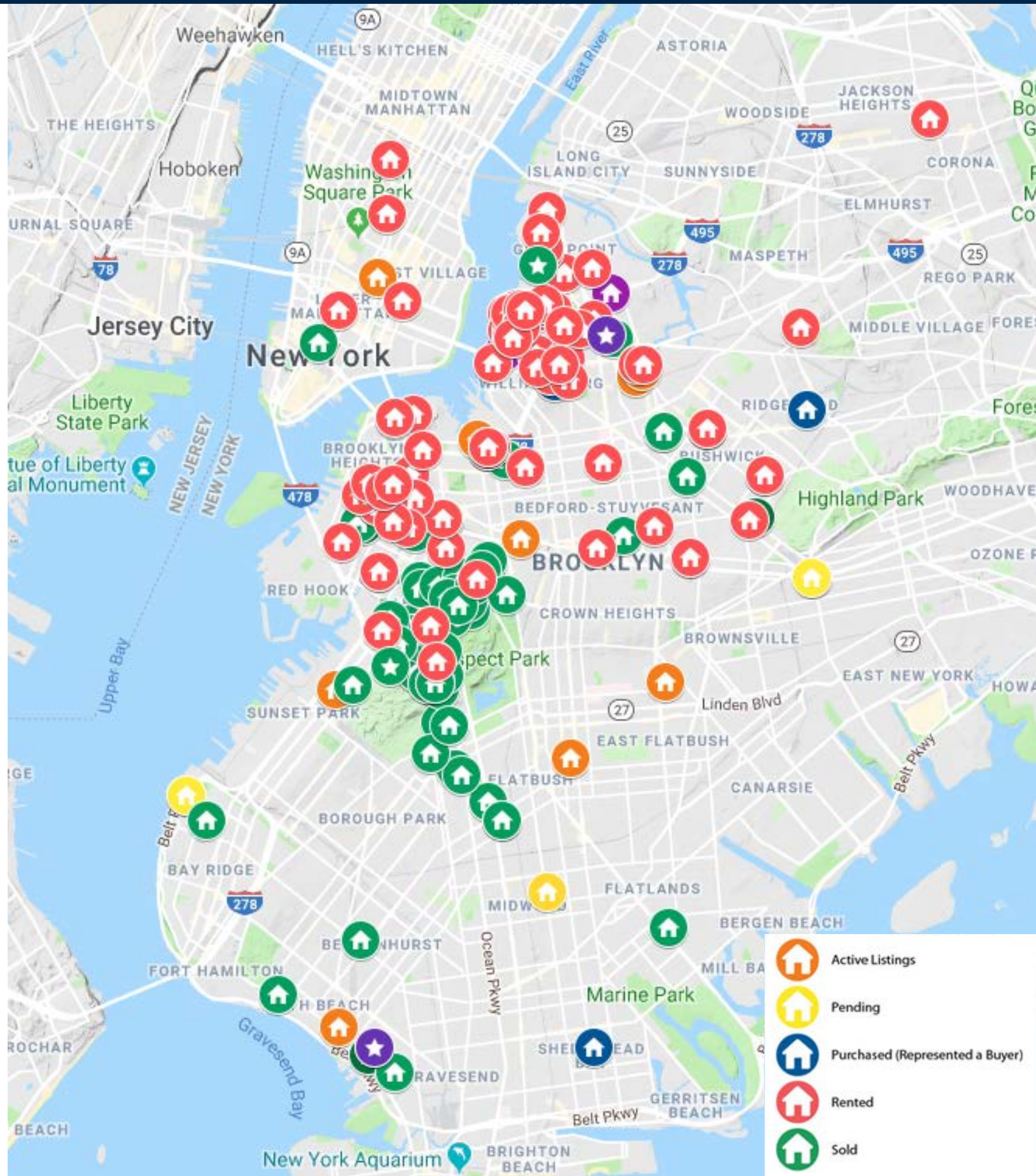
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- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | 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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