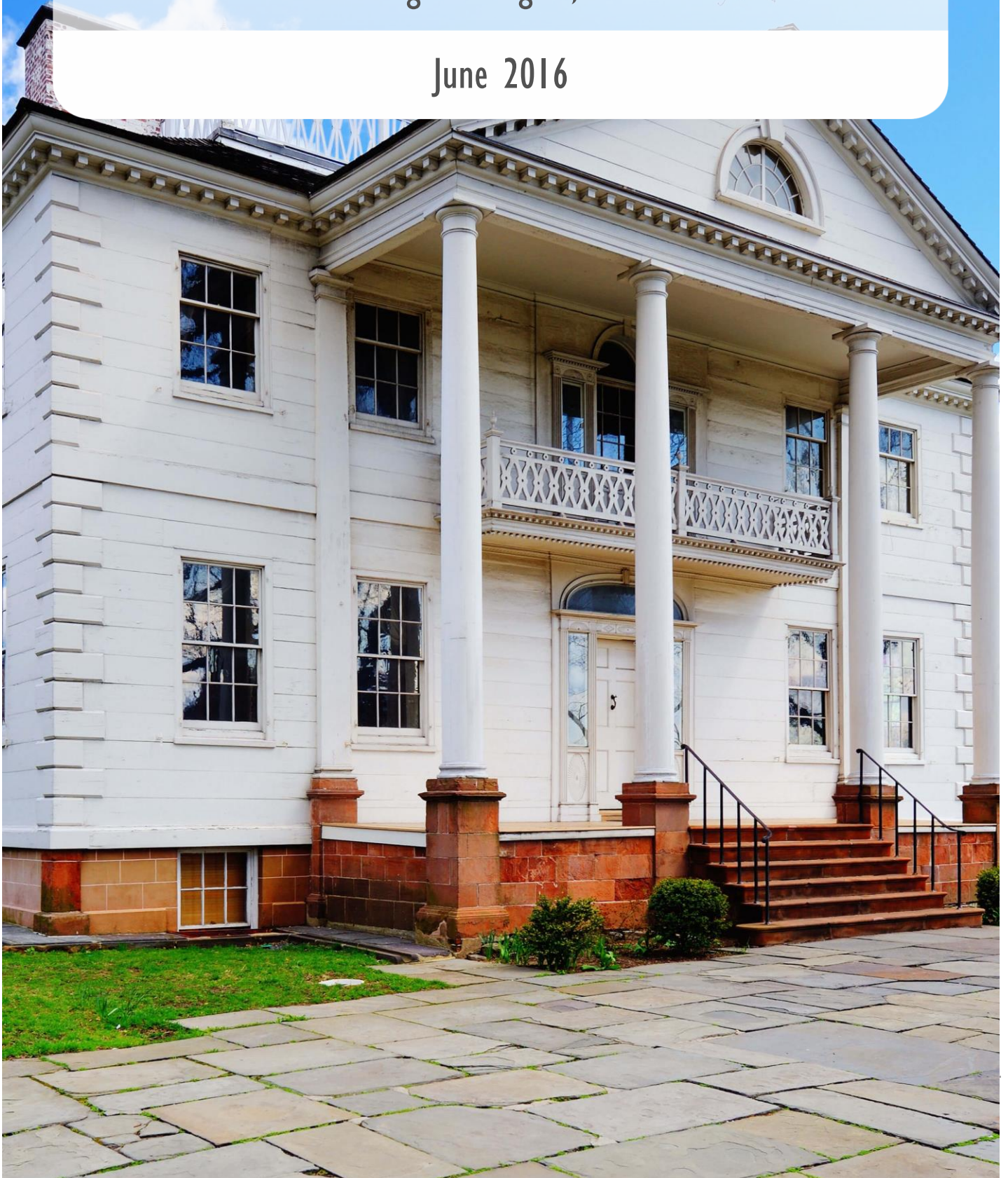


## WASHINGTON HEIGHTS

A monthly analysis of residential sales  
in Washington Heights, Manhattan

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Washington Heights, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$540K**

37% YoY

NO. OF TRANSACTIONS

**11**

-42% YoY

MEDIAN PRICE/SQ.FT.

**\$610**

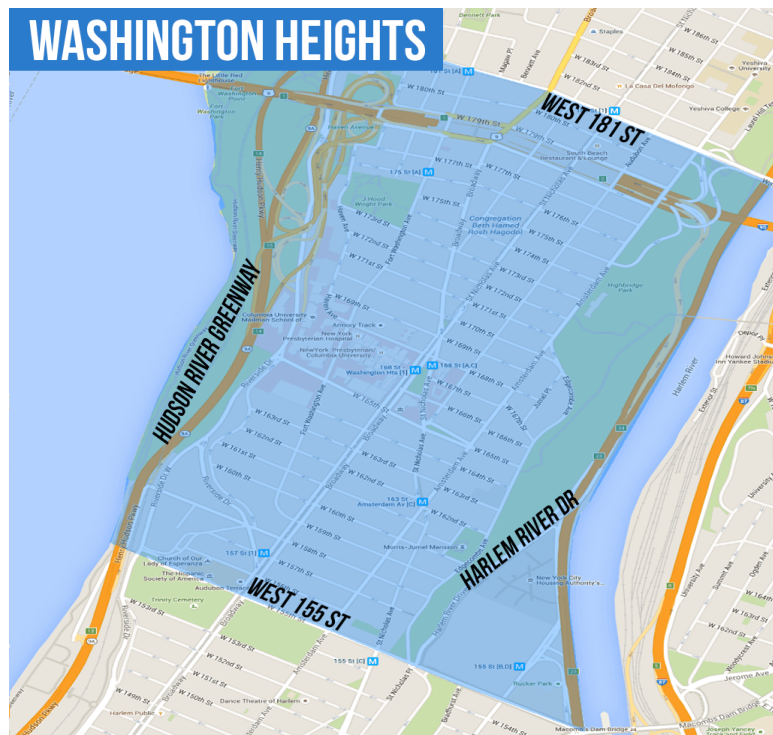
-2% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



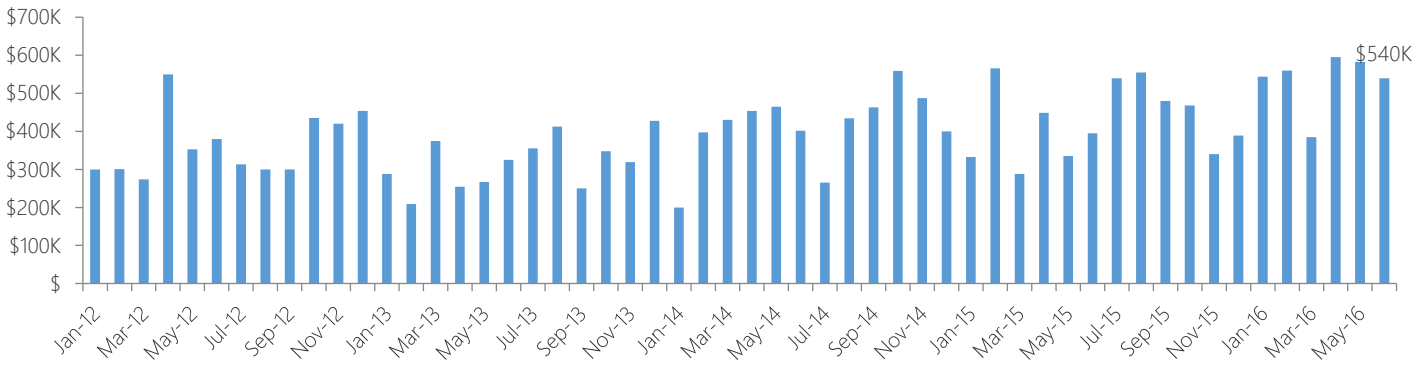
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Warren Lewis Sotheby's International Realty

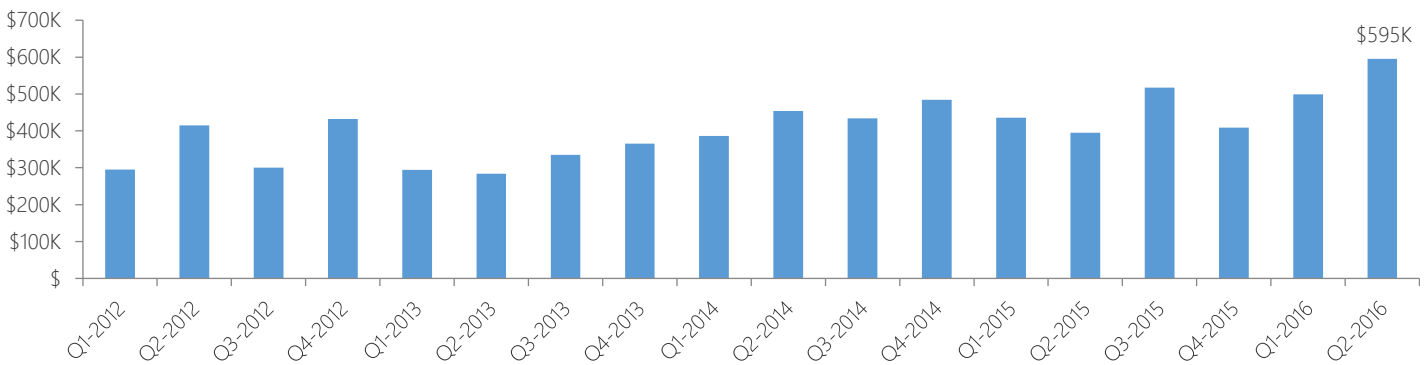
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

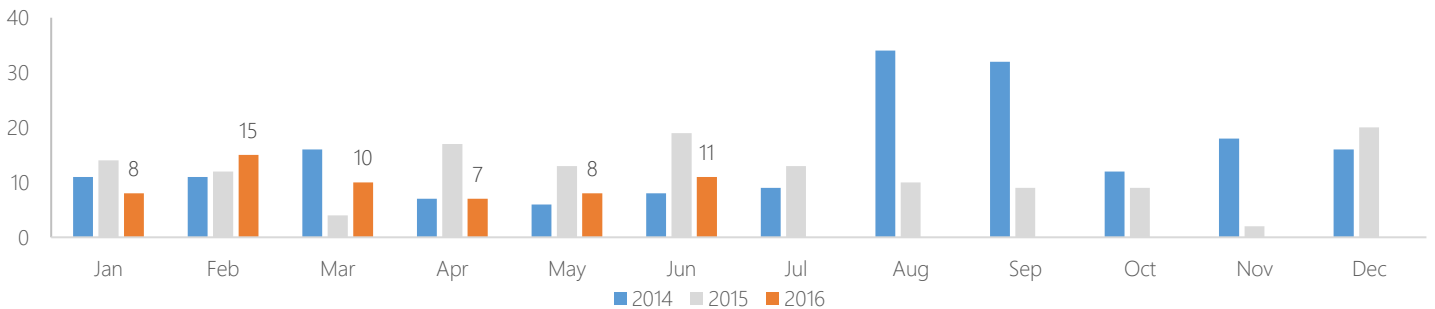


### Median Sale Price by Quarter



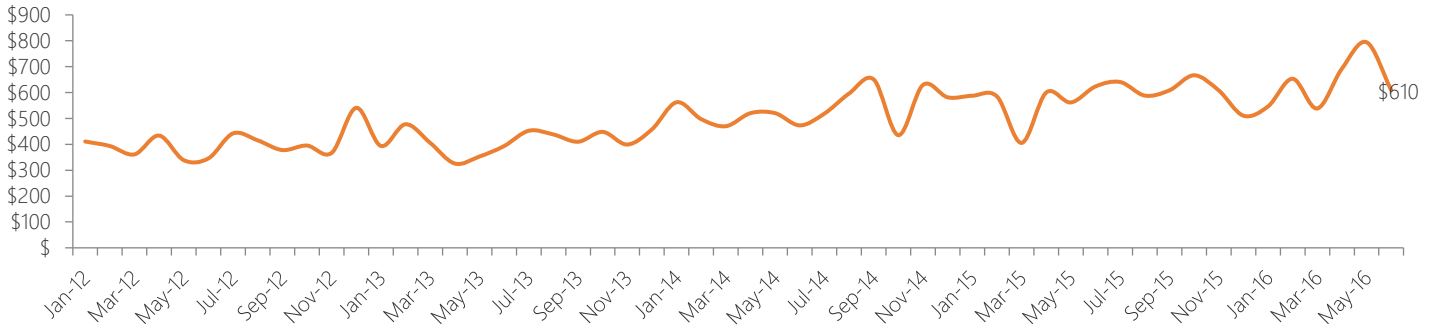
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	8	5	15	13	4	10	9	6	4	2	11	4
2012	4	8	11	9	10	5	11	15	7	7	9	8
2013	5	7	6	8	6	13	12	13	12	16	10	12
2014	11	11	16	7	6	8	9	34	32	12	18	16
2015	14	12	4	17	13	19	13	10	9	9	2	20
2016	8	15	10	7	8	11						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

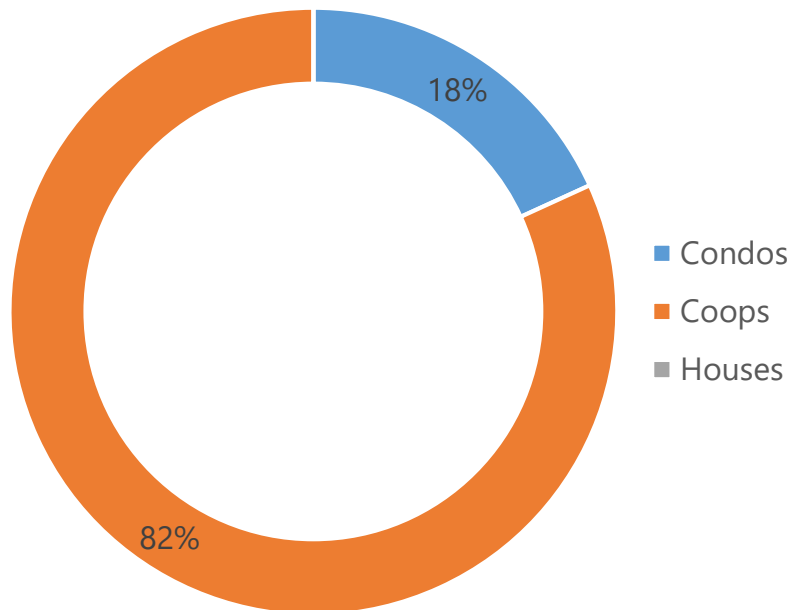


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$524,406	-17%	\$570	-12%	2
Coops	\$539,500	127%	\$610	24%	9
Houses	-	-	-	-	0

### Number of Sales by Building Type



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
371 Ft Washington Ave #5I	1-02139-0523	9-Jun-16	\$985,000	Coop	1,600
790 Riverside Dr #1A	1-02134-0071	27-Jun-16	\$965,517	Coop	1,600
779 Riverside Drive #C32	1-02134-1241	29-Jun-16	\$809,509	Condo	1,049
359 Ft Washington Ave #1I	1-02139-0530	9-Jun-16	\$805,000	Coop	1,278
371 Ft Washington Ave #6H	1-02139-0523	28-Jun-16	\$749,000	Coop	
870 W 181 St #45	1-02177-0170	21-Jun-16	\$330,000	Coop	650
330-340 Haven Ave #1M	1-02177-0234	27-Jun-16	\$299,000	Coop	
474 W 158 St #2	1-02108-0035	30-Jun-16	\$295,500	Coop	
474 W 158 St #32	1-02108-0035	20-Jun-16	\$286,000	Coop	
779 Riverside Drive #C40	1-02134-1254	3-Jun-16	\$239,304	Condo	649

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