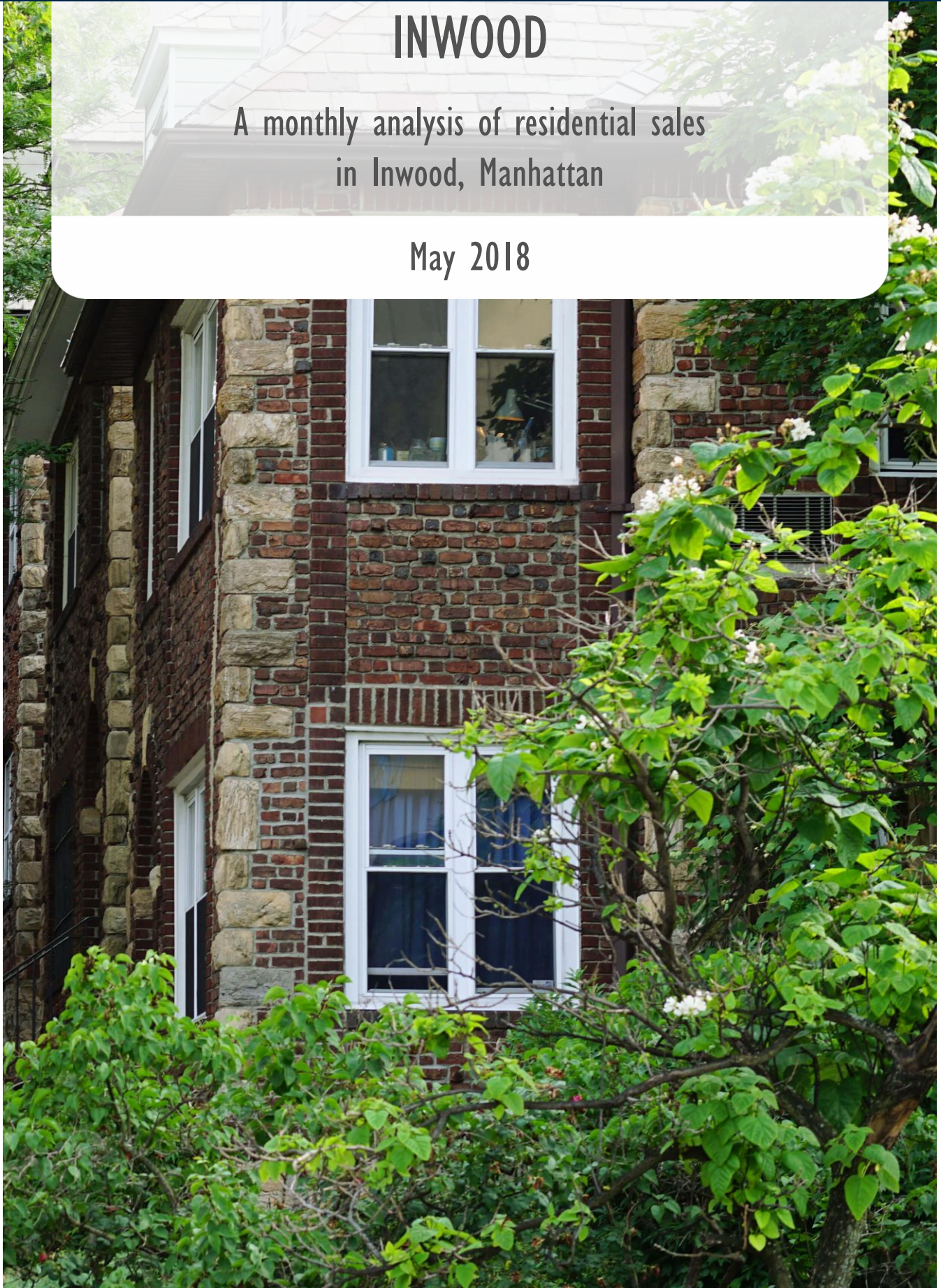


INWOOD

A monthly analysis of residential sales
in Inwood, Manhattan

May 2018



The RATNER Team Market Report

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

Residential Market Report, May 2018

Inwood, Manhattan

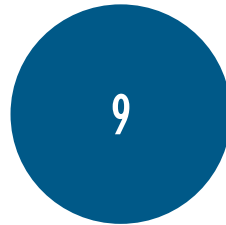
SUMMARY

MEDIAN SALE PRICE



-18% YoY

NO. OF TRANSACTIONS



50% YoY

MEDIAN PRICE/SQ.FT.



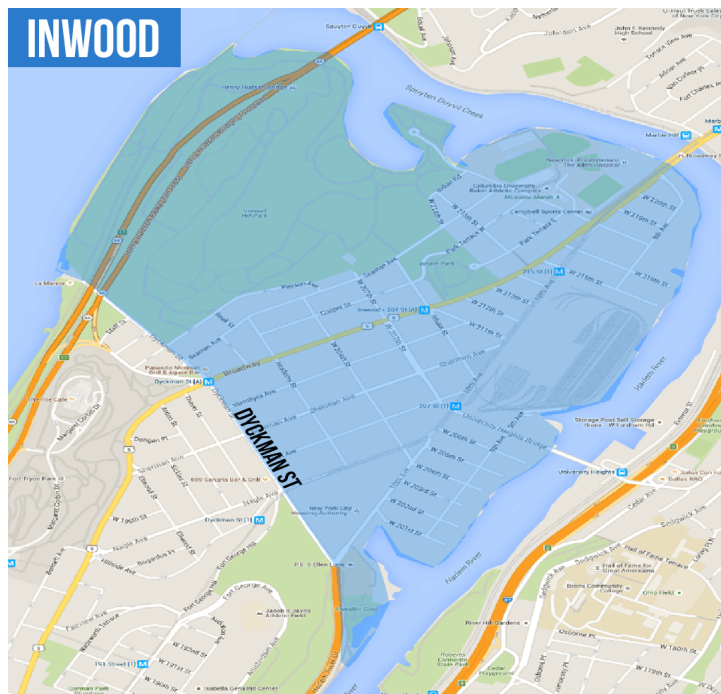
17% YoY

MANHATTAN MEDIAN SALE PRICE



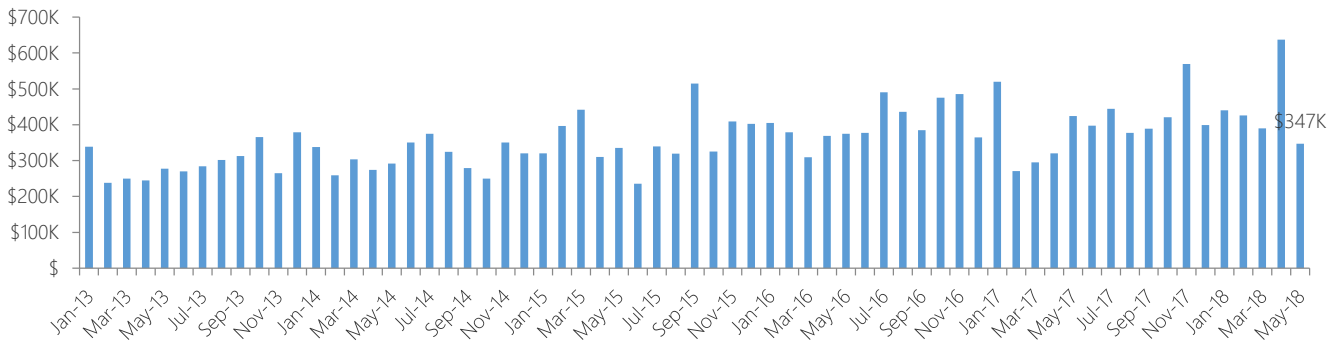
-5% YoY

NEIGHBORHOOD BOUNDARIES

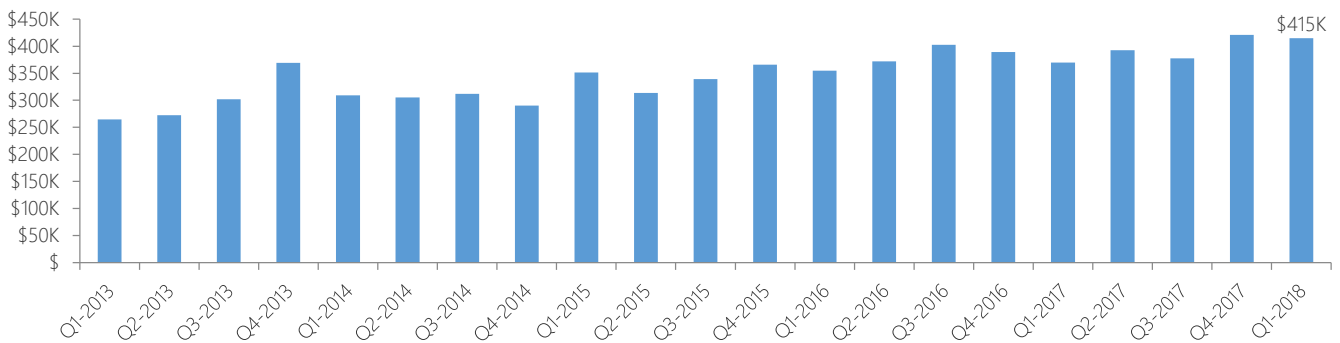


RESIDENTIAL STATS

Median Sale Price by Month

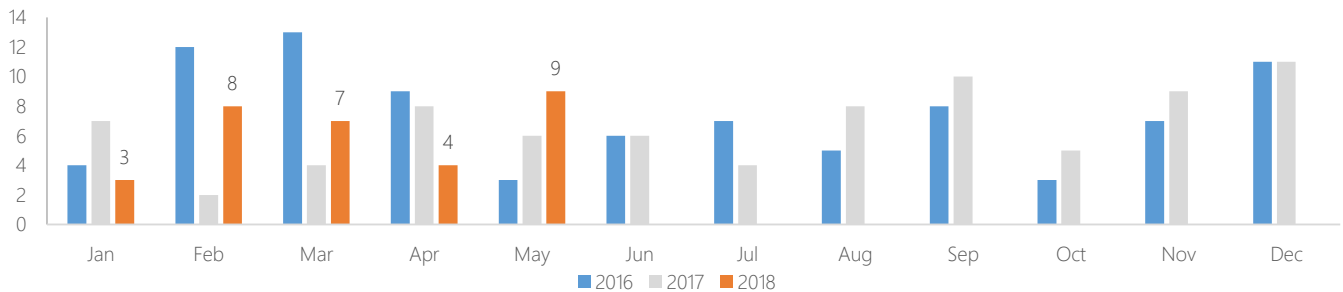


Median Sale Price by Quarter

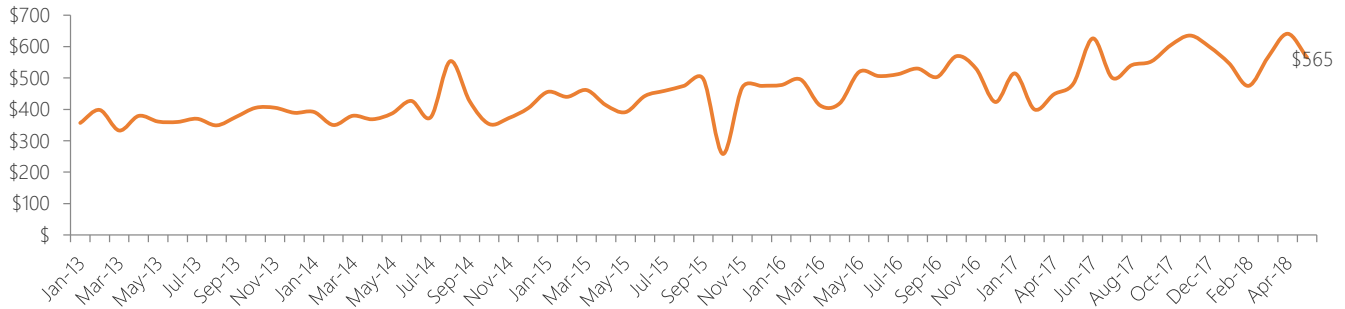


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	9	6	7	7	8	9	8	8	14	8	9	17
2014	12	3	5	13	5	13	11	10	11	9	11	13
2015	9	6	7	9	9	8	12	12	8	7	9	7
2016	4	12	13	9	3	6	7	5	8	3	7	11
2017	7	2	4	8	6	6	4	8	10	5	9	11
2018	3	8	7	4	9							



Median Sale Price per Square Foot

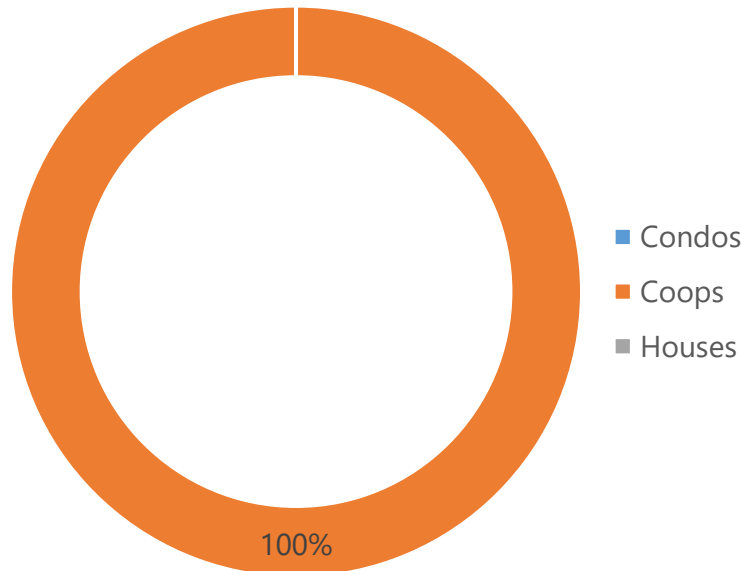


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$347,000	-13%	\$565	15%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
48-58 Park Ter E #5C	1-02243-0332	23-May-18	\$735,000	Coop	1,300
60-62 Park Ter W #A35	1-02243-0240	24-May-18	\$555,000	Coop	975
270 Seaman Ave #A6	1-02250-0072	18-May-18	\$515,000	Coop	1,100
60 Cooper St #1J	1-02240-0029	3-May-18	\$379,000	Coop	825
98 Park Ter E #1H	1-02243-0309	8-May-18	\$315,000	Coop	450
95 Park Ter E #5A	1-02243-0306	23-May-18	\$265,000	Coop	
675 Academy St #4C	1-02238-0001	11-May-18	\$245,678	Coop	
48-58 Park Ter E #2A	1-02243-0332	31-May-18	\$210,000	Coop	



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THE RATNER TEAM



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Nate Pfaff

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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

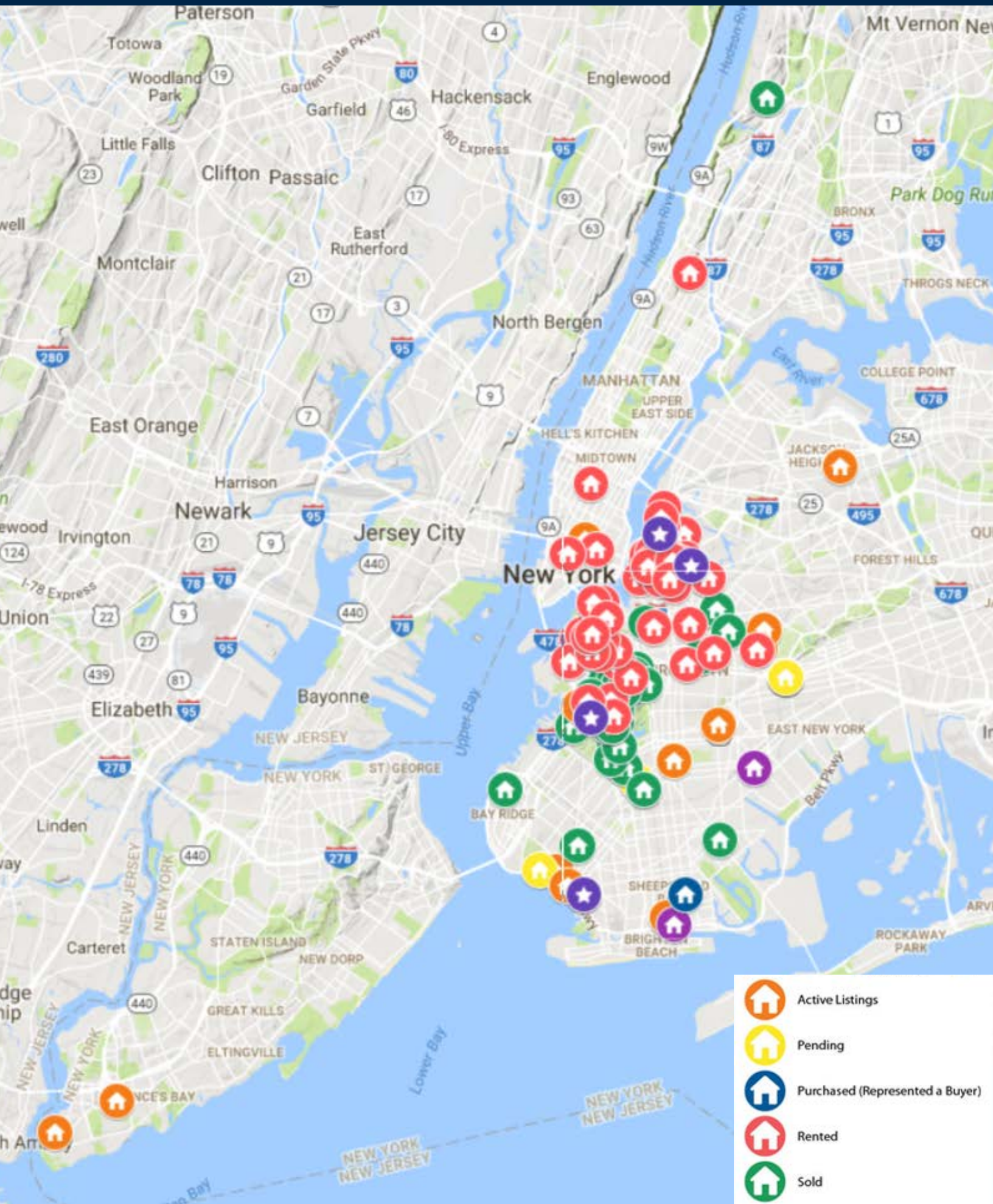
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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- Exterminators
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- General Contractors
- Glass & Shower Doors
- Handymen
- Home Automation Specialists
- Home Security Professionals
- Home Stagers
- Hvac Professionals
- Insurance Agents
- Interior Designers
- Ironwork Professionals
- Kitchen & Bathroom Specialists
- Landscape Design
- Landscapers & Gardeners
- Lawn & Sprinklers Experts
- Lighting Experts
- Locksmith
- Mortgage Professionals
- Moving & Storage Experts
- Painters & Plasterers
- Plumbing Contractors
- Property Compliance
- Property Managers
- Renewable Energy Specialists
- Renovation Professionals
- Restoration Specialists
- Roofers
- Rubbish Removal Companies
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- Spiritual Experts
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THE BROOKLYN MADE SHOW

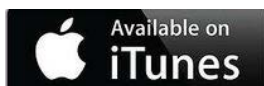
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