

WASHINGTON HEIGHTS-INWOOD

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

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Washington Heights/Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$462K

-8% YoY

NO. OF TRANSACTIONS

33

-3% YoY

MEDIAN PRICE/SQ.FT.

\$606

-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

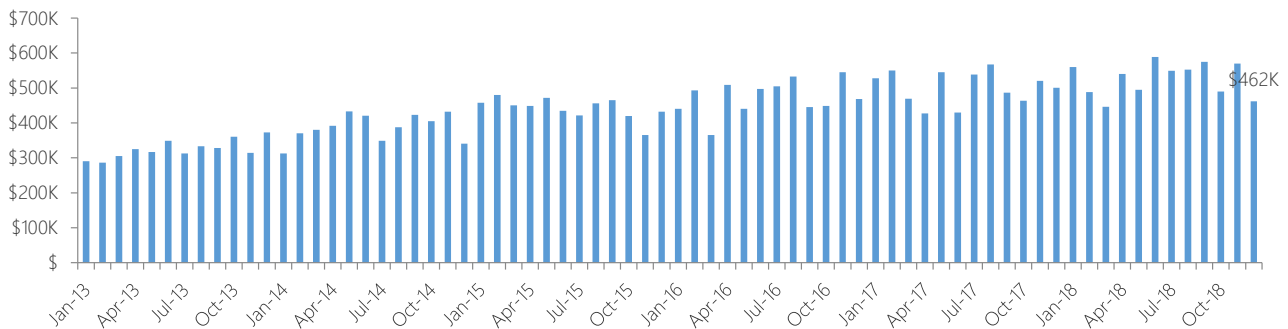


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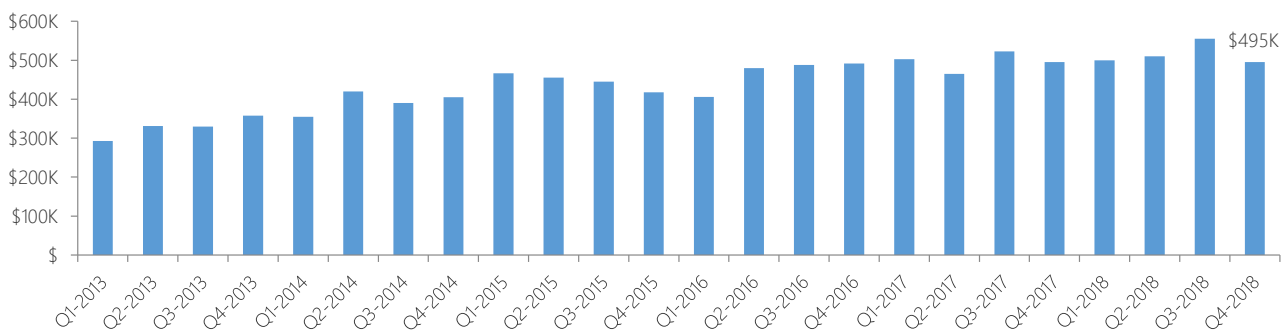
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RESIDENTIAL STATS

Median Sale Price by Month

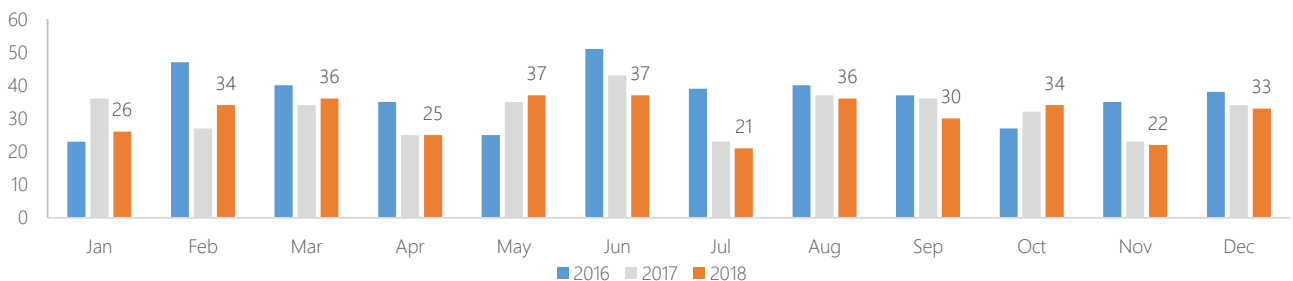


Median Sale Price by Quarter



Number of Transactions

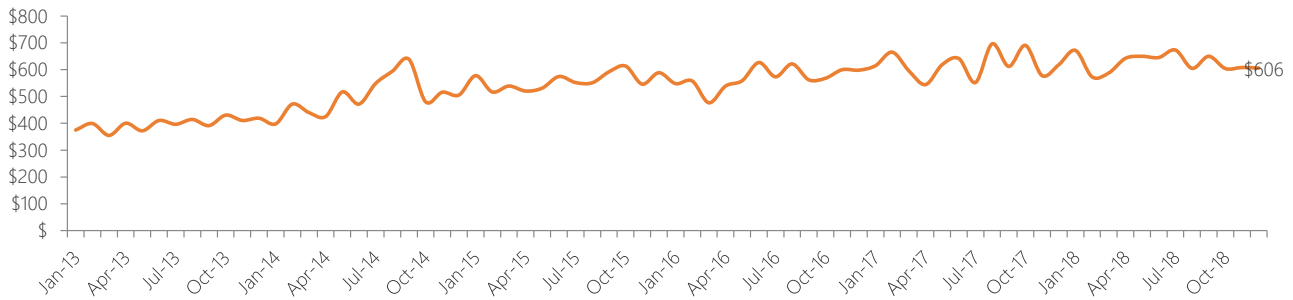
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	28	29	32	29	32	51	48	42	53	43	35	52
2014	44	25	36	40	31	46	49	72	64	47	46	46
2015	41	36	31	45	48	52	40	44	35	37	31	58
2016	23	47	40	35	25	51	39	40	37	27	35	38
2017	36	27	34	25	35	43	23	37	36	32	23	34
2018	26	34	36	25	37	37	21	36	30	34	22	33



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Median Sale Price per Square Foot

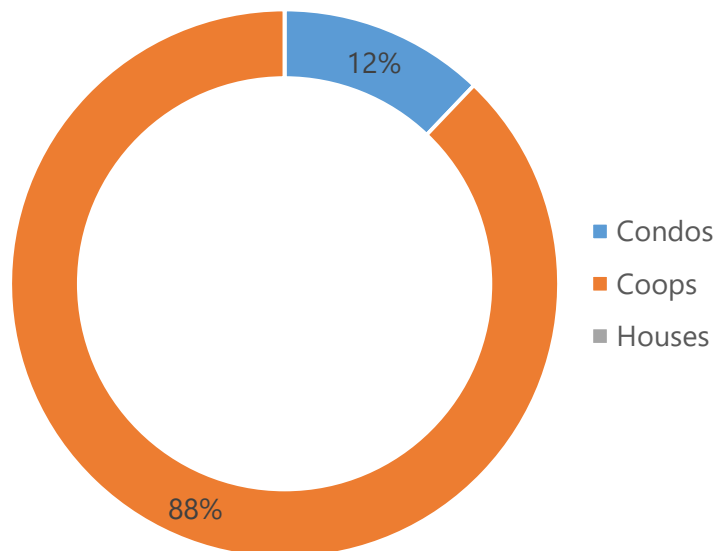


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$608,796	20%	\$818	34%	4
Coops	\$419,226	-7%	\$579	-15%	29
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #46	1-02179-0010	13-Dec-18	\$1,224,000	Coop	1,300
66 Overlook Ter #3E	1-02180-0371	10-Dec-18	\$875,000	Coop	
565 W 169th St #2C	1-02126-0001	18-Dec-18	\$846,000	Coop	1,525
116 Pinehurst Ave #J24	1-02179-0170	17-Dec-18	\$845,000	Coop	
105 Bennett Ave #66B	1-02180-1563	13-Dec-18	\$755,000	Condo	
116 Pinehurst Ave #F45	1-02179-0170	17-Dec-18	\$715,000	Coop	
801 Riverside Dr #3A	1-02134-1117	5-Dec-18	\$702,593	Condo	949
60 Cooper St #6F	1-02240-0029	7-Dec-18	\$620,000	Coop	
120 Cabrini Blvd #7	1-02179-0010	12-Dec-18	\$585,000	Coop	
116 Pinehurst Ave #S42	1-02179-0170	3-Dec-18	\$537,000	Coop	
105 Bennett Ave #53A	1-02180-1546	21-Dec-18	\$515,000	Condo	
456 W 167th St #4F	1-02111-1032	21-Dec-18	\$500,000	Condo	558
100 Park Ter W #4M	1-02243-0289	11-Dec-18	\$484,000	Coop	750
66 Overlook Ter #8P	1-02180-0371	12-Dec-18	\$478,000	Coop	
930 St Nicholas Ave #9	1-02107-0014	4-Dec-18	\$473,000	Coop	1,100
544 W 157th St #71	1-02115-0011	19-Dec-18	\$450,000	Coop	
4523 Broadway #3E	1-02180-0633	21-Dec-18	\$433,452	Coop	650
1793 Riverside Dr #2J	1-02246-0130	19-Dec-18	\$405,000	Coop	700
95 Park Ter E #2E	1-02243-0306	12-Dec-18	\$400,000	Coop	805
5 Pinehurst Ave #4B	1-02177-0028	14-Dec-18	\$400,000	Coop	
115 Payson Ave #5C	1-02248-0009	13-Dec-18	\$399,000	Coop	
62 Park Ter W #A41	1-02243-0240	20-Dec-18	\$399,000	Coop	
4523 Broadway #6D	1-02180-0633	20-Dec-18	\$393,900	Coop	650
62 Park Ter W #A26	1-02243-0240	18-Dec-18	\$392,000	Coop	800
95 Park Ter E #1E	1-02243-0306	20-Dec-18	\$389,000	Coop	
100 Overlook Ter #29	1-02180-0450	20-Dec-18	\$369,000	Coop	
50 Park Ter W #5B	1-02243-0347	20-Dec-18	\$365,000	Coop	
4523 Broadway #7D	1-02180-0633	20-Dec-18	\$310,000	Coop	
860 W 181st St #37B	1-02177-0175	12-Dec-18	\$290,000	Coop	
1993 Amsterdam Ave #33	1-02108-0079	26-Dec-18	\$232,000	Coop	



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THE RATNER TEAM



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Residential Sales &
Rental Specialist

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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	Expediteurs	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
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SPARTAN RENOVATIONS



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