

WASHINGTON HEIGHTS-INWOOD

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

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Washington Heights/Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$424K

-15% YoY

NO. OF TRANSACTIONS

76

-22% YoY

MEDIAN PRICE/SQ.FT.

\$594

-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

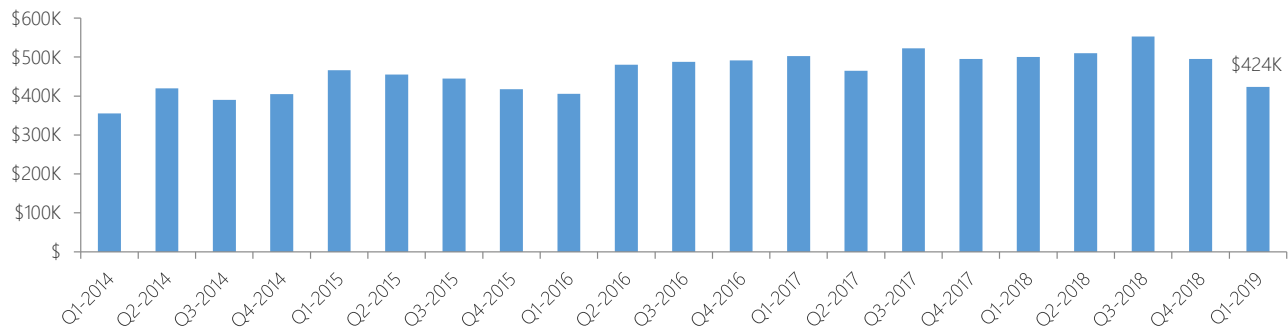


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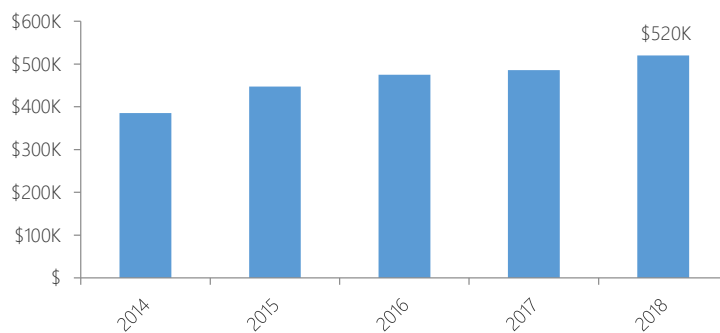
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RESIDENTIAL STATS

Median Sale Price by Quarter

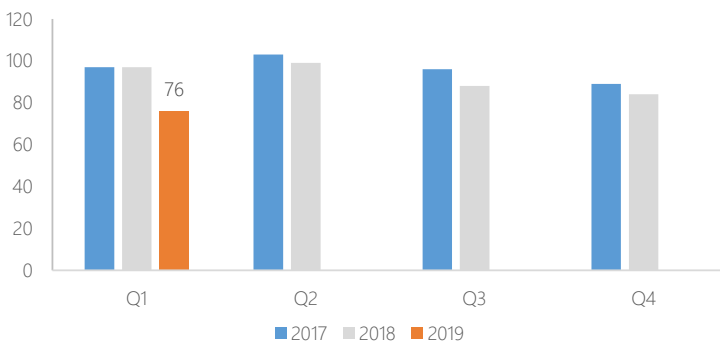


Median Sale Price by Year

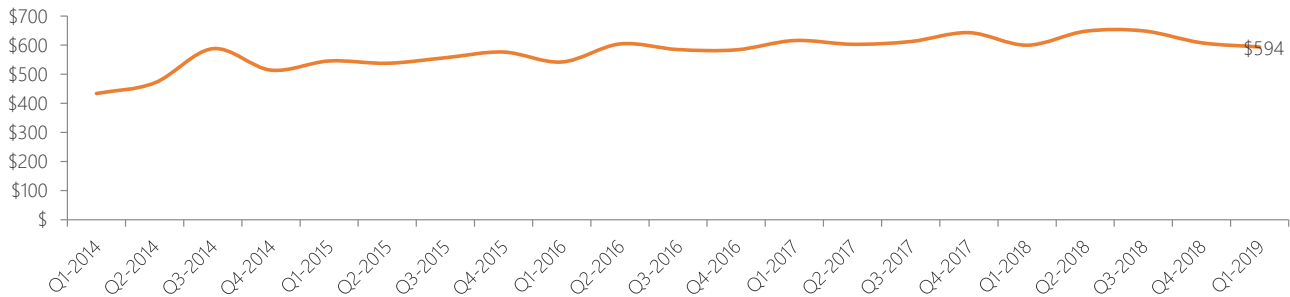


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	105	108	110	97	97	76
Q2	117	145	111	103	99	
Q3	185	119	116	96	88	
Q4	139	126	100	89	84	



Median Sale Price per Square Foot

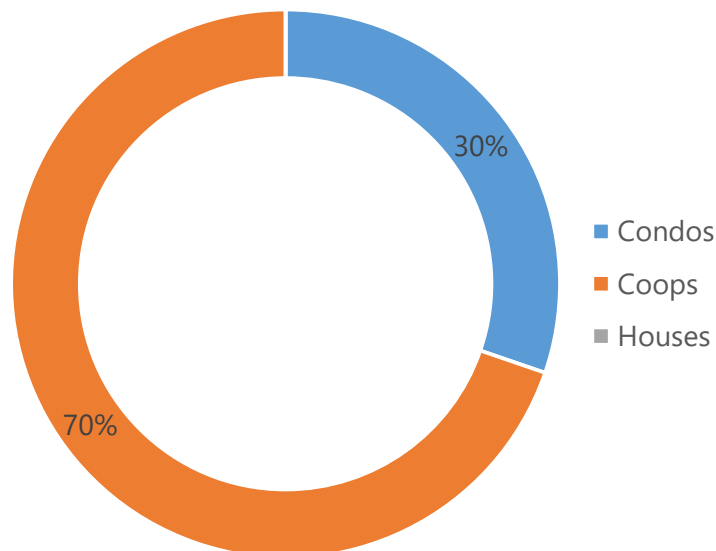


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$405,000	-39%	\$653	-4%	23
Coops	\$460,500	-7%	\$582	-2%	53
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
790 Riverside Dr #9N	1-02134-0071	11-Mar-19	\$1,600,000	Coop	
120 Cabrini Blvd #116	1-02179-0010	8-Mar-19	\$1,375,000	Coop	1,300
120 Cabrini Blvd #61	1-02179-0010	21-Feb-19	\$1,349,000	Coop	1,250
790 Riverside Dr #11R	1-02134-0071	1-Mar-19	\$1,115,000	Coop	
870 W 181st St #57	1-02177-0170	6-Feb-19	\$999,000	Coop	
120 Cabrini Blvd #19	1-02179-0010	25-Feb-19	\$998,000	Coop	1,260
900 W 190th St #8N	1-02179-0373	23-Jan-19	\$960,000	Coop	
900 W 190th St #14H	1-02179-0373	25-Feb-19	\$947,000	Coop	1,000
790 Riverside Dr #11S	1-02134-0071	1-Mar-19	\$935,000	Coop	
790 Riverside Dr #3M	1-02134-0071	12-Feb-19	\$845,000	Coop	
116 Pinehurst Ave #T43	1-02179-0170	28-Mar-19	\$759,000	Coop	
467 W 163rd St #2	1-02110-1003	4-Jan-19	\$755,000	Condo	1,270
105 Bennett Ave #46B	1-02180-1541	26-Feb-19	\$740,000	Condo	
446 W 167th St #3E	1-02111-1110	13-Mar-19	\$730,000	Condo	
900 W 190th St #6G	1-02179-0373	8-Jan-19	\$720,000	Coop	
565 W 169th St #5B	1-02126-0001	11-Feb-19	\$700,000	Coop	
65 Park Ter E #C64	1-02243-0220	16-Jan-19	\$665,000	Coop	
66 Overlook Ter #2K	1-02180-0371	28-Mar-19	\$662,746	Coop	
91 Payson Ave #7J	1-02248-0001	25-Mar-19	\$635,000	Coop	1,030
330-340 Haven Ave #6C	1-02177-0234	19-Mar-19	\$620,000	Coop	850
456 W 167th St #7E	1-02111-1055	22-Mar-19	\$609,500	Condo	690
116 Pinehurst Ave #B12	1-02179-0170	5-Mar-19	\$580,000	Coop	
720 Fort Washington Ave #5G	1-02180-0614	10-Jan-19	\$576,000	Coop	900
270 Seaman Ave #C4	1-02250-0072	29-Jan-19	\$575,000	Coop	
880 W 181st St #1C	1-02177-0242	13-Feb-19	\$570,000	Coop	
687 W 204th St #2E	1-02240-0037	15-Jan-19	\$560,064	Coop	
446 W 167th St #8F	1-02111-1140	1-Feb-19	\$560,038	Condo	
680 W 204th St #5E	1-02238-0017	12-Feb-19	\$560,000	Coop	950
446 W 167th St #2A	1-02111-1102	15-Feb-19	\$545,000	Condo	
860 W 181st St #43	1-02177-0175	17-Jan-19	\$545,000	Coop	990
720 Fort Washington Ave #5Y	1-02180-0614	13-Feb-19	\$525,000	Coop	
446 W 167th St #5F	1-02111-1123	28-Feb-19	\$505,000	Condo	
100 Park Ter W #5M	1-02243-0289	22-Feb-19	\$499,000	Coop	875
2360 Amsterdam Ave #4B	1-02132-1014	29-Jan-19	\$495,000	Condo	632
446 W 167th St #4F	1-02111-1117	29-Jan-19	\$476,580	Condo	
3810 Broadway #4D	1-02117-0007	28-Jan-19	\$460,500	Coop	
446 W 167th St #3F	1-02111-1111	11-Jan-19	\$442,145	Condo	
854 W 181st St #5D	1-02177-0118	1-Feb-19	\$427,200	Coop	
153 Bennett Ave #3G	1-02180-0326	29-Mar-19	\$420,000	Coop	
585 W 214th St #4E	1-02250-0014	13-Feb-19	\$415,000	Coop	
446 W 167th St #7E	1-02111-1134	26-Feb-19	\$414,555	Condo	
70 Haven Ave #6A	1-02139-0214	4-Jan-19	\$410,000	Coop	600
4260 Broadway #200	1-02164-1019	8-Jan-19	\$405,000	Condo	682
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
330-340 Haven Ave #6N	1-02177-0234	21-Mar-19	\$395,000	Coop	725
825 W 179th St #4E	1-02177-0166	25-Feb-19	\$395,000	Coop	
160 Wadsworth Ave #208	1-02164-1087	16-Jan-19	\$375,000	Condo	527
98 Park Ter E #2D	1-02243-0309	5-Mar-19	\$372,000	Coop	700
30 Bogardus Pl #2D	1-02171-0105	28-Feb-19	\$360,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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
875 W 181st St #5N	1-02179-0001	19-Mar-19	\$355,000	Coop	
30 Bogardus Pl #5G	1-02171-0105	29-Jan-19	\$350,000	Coop	875
4523 Broadway #1C	1-02180-0633	18-Jan-19	\$347,571	Coop	
120 Cabrini Blvd #111	1-02179-0010	25-Jan-19	\$338,676	Coop	
95 Park Ter E #1F	1-02243-0306	26-Mar-19	\$332,000	Coop	757
568 W 171st St #4W	1-02127-0008	31-Jan-19	\$330,000	Coop	
31-37 Nagle Ave #3L	1-02171-0012	22-Feb-19	\$325,000	Coop	
581 Academy St #1C	1-02221-1152	7-Mar-19	\$320,000	Condo	595
446 W 167th St #5A	1-02111-1118	22-Feb-19	\$318,977	Condo	
825 W 179th St #1E	1-02177-0166	21-Feb-19	\$300,000	Coop	
120 Bennett Ave #1H	1-02180-0192	8-Jan-19	\$275,000	Coop	
446 W 167th St #5D	1-02111-1121	7-Feb-19	\$256,551	Condo	
446 W 167th St #8B	1-02111-1137	22-Feb-19	\$256,012	Condo	
446 W 167th St #7C	1-02111-1132	12-Mar-19	\$252,885	Condo	
446 W 167th St #4B	1-02111-1113	20-Feb-19	\$242,768	Condo	
446 W 167th St #3B	1-02111-1107	20-Feb-19	\$235,884	Condo	
446 W 167th St #3D	1-02111-1109	25-Mar-19	\$225,252	Condo	
446 W 167th St #4C	1-02111-1114	8-Feb-19	\$210,799	Condo	
446 W 167th St #6B	1-02111-1125	6-Mar-19	\$203,589	Condo	
120 Bennett Ave #4G	1-02180-0192	7-Feb-19	\$143,500	Coop	1,000
371 Fort Washington Ave #2A	1-02139-0523	28-Feb-19	\$90,000	Coop	
116 Pinehurst Ave #F65	1-02179-0170	21-Feb-19	\$60,000	Coop	
500 W 157th St #3W	1-02115-0034	7-Feb-19	\$34,058	Coop	



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THE RATNER TEAM



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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

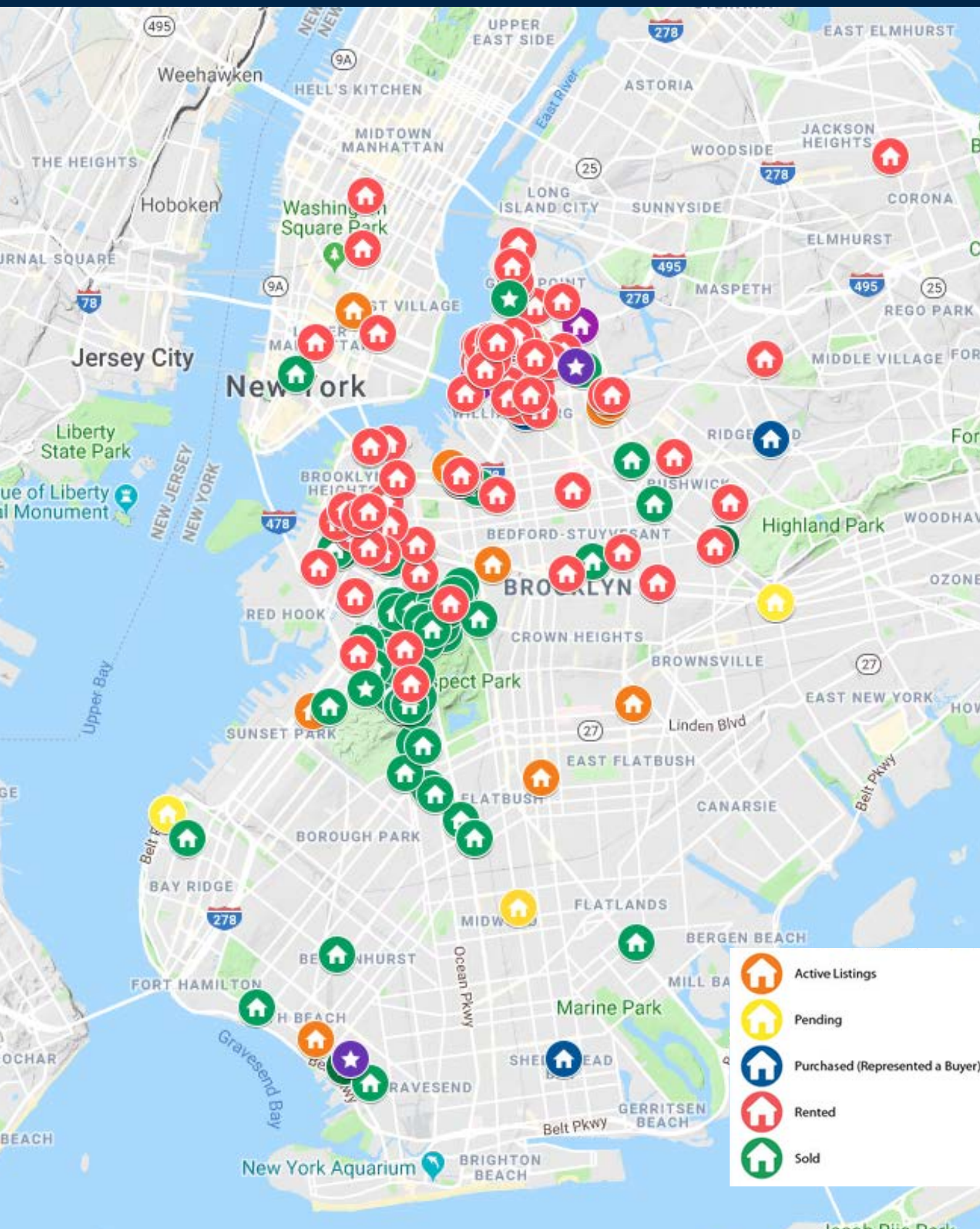
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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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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