

# WASHINGTON HEIGHTS-INWOOD

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

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Washington Heights/Inwood, Manhattan

SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



17% YoY

MEDIAN PRICE/SQ.FT.



5% YoY

MANHATTAN MEDIAN SALE PRICE



-5% YoY

NEIGHBORHOOD BOUNDARIES

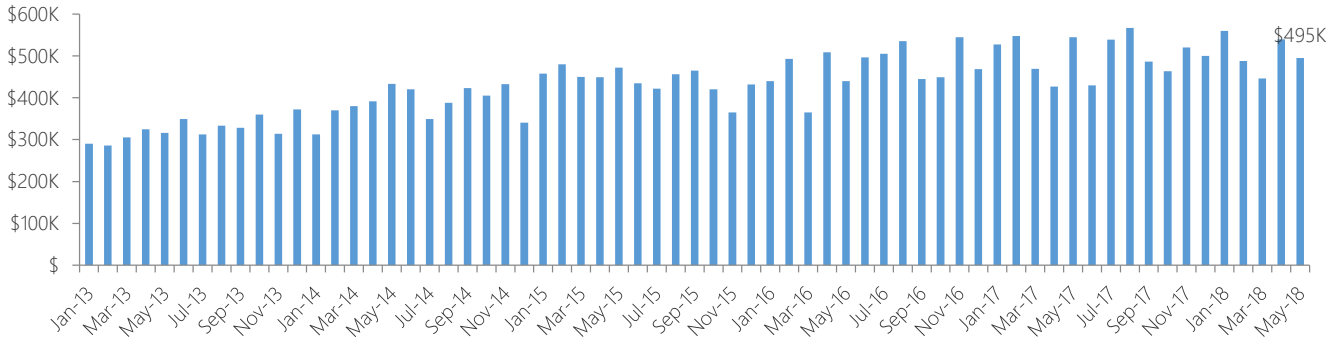


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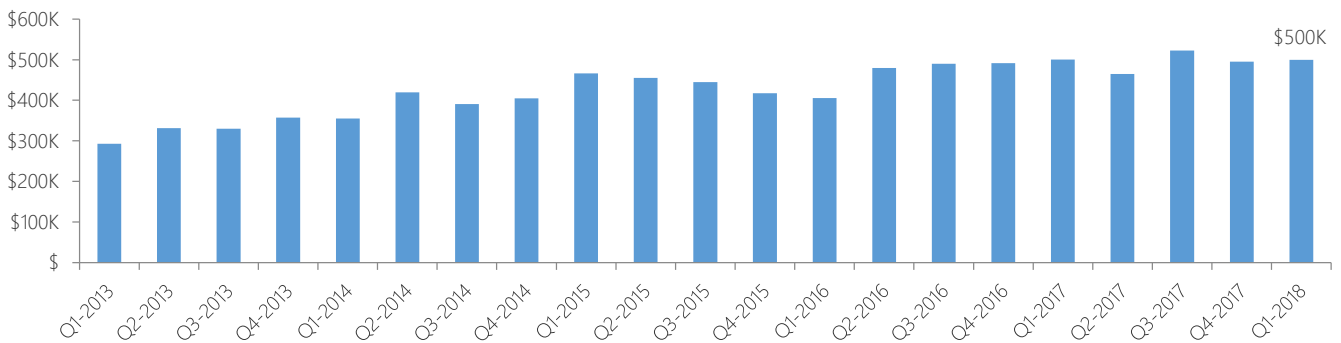
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## RESIDENTIAL STATS

### Median Sale Price by Month

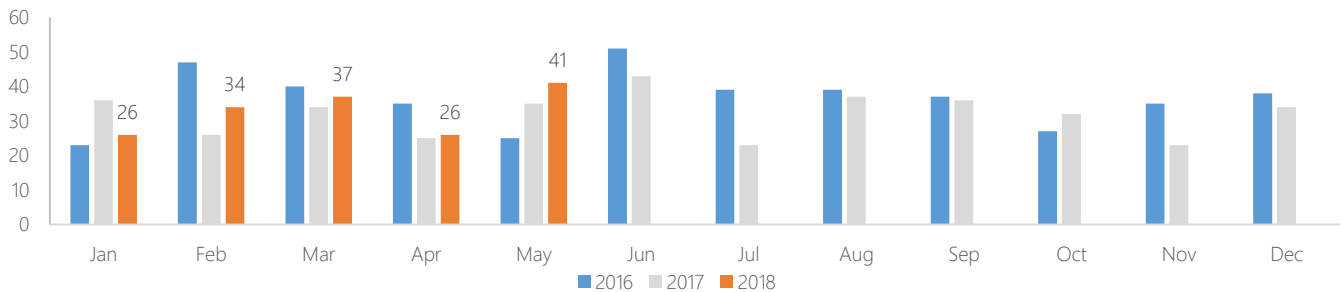


### Median Sale Price by Quarter



### Number of Transactions

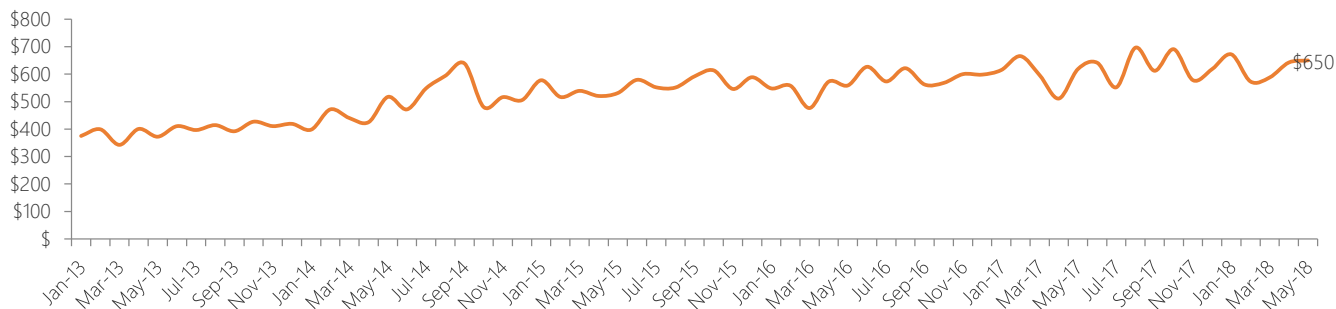
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	28	29	32	29	32	51	48	42	53	43	35	52
2014	44	25	36	40	31	46	49	72	64	47	46	46
2015	41	36	31	45	48	52	40	44	35	37	31	58
2016	23	47	40	35	25	51	39	39	37	27	35	38
2017	36	26	34	25	35	43	23	37	36	32	23	34
2018	26	34	37	26	41							



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Median Sale Price per Square Foot

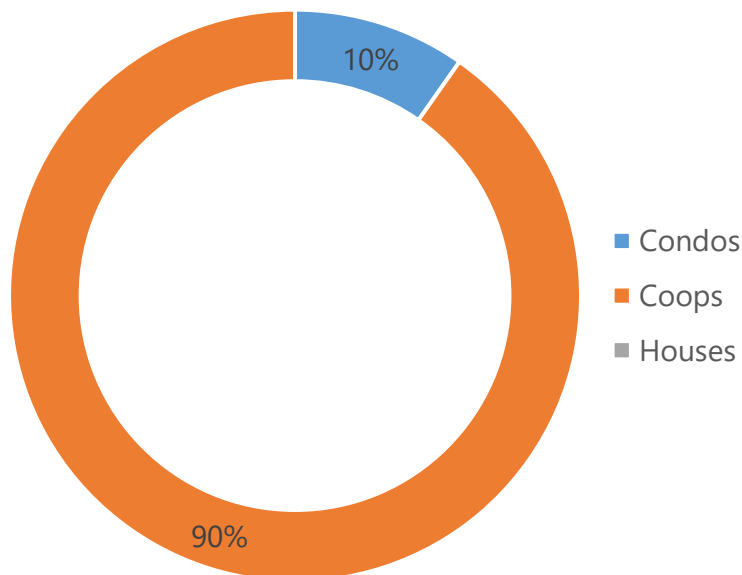


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$672,500	18%	\$719	-4%	4
Coops	\$467,500	-3%	\$579	10%	37
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #109	1-02179-0010	16-May-18	\$1,450,000	Coop	
736 W 187th St #303	1-02180-1249	10-May-18	\$995,000	Condo	1,374
15818-15900 Riverside Dr W #7J	1-02135-0060	29-May-18	\$840,000	Coop	
456 W 167th St #7D	1-02111-1054	7-May-18	\$835,000	Condo	1,171
900 W 190th St #6F	1-02179-0373	30-May-18	\$770,000	Coop	1,000
70 Haven Ave #3C	1-02139-0214	29-May-18	\$743,000	Coop	
120 Cabrini Blvd #112	1-02179-0010	22-May-18	\$740,000	Coop	900
48-58 Park Ter E #5C	1-02243-0332	23-May-18	\$735,000	Coop	1,300
790 Riverside Dr #2C	1-02134-0071	24-May-18	\$665,000	Coop	
4523 Broadway #6G	1-02180-0633	11-May-18	\$585,000	Coop	900
4523 Broadway #2B	1-02180-0633	3-May-18	\$573,605	Coop	750
60-62 Park Ter W #A35	1-02243-0240	24-May-18	\$555,000	Coop	975
15818-15900 Riverside Dr W #4H	1-02135-0060	11-May-18	\$545,000	Coop	
270 Seaman Ave #A6	1-02250-0072	18-May-18	\$515,000	Coop	1,100
105 Bennett Ave #24A	1-02180-1515	23-May-18	\$510,000	Condo	
255-261 Ft Washington Ave #33	1-02139-0175	10-May-18	\$510,000	Coop	
69 Bennett Ave #102	1-02180-1402	10-May-18	\$505,000	Condo	
825 W 179th St #2G	1-02177-0166	8-May-18	\$502,493	Coop	
611 W 156th St #33	1-02134-0105	31-May-18	\$495,000	Coop	
66-96 Overlook Ter #4A	1-02180-0371	22-May-18	\$494,000	Coop	
350 Cabrini Blvd #7N	1-02179-0440	11-May-18	\$467,500	Coop	
66-96 Overlook Ter #1A	1-02180-0371	17-May-18	\$463,000	Coop	800
4523 Broadway #4C	1-02180-0633	31-May-18	\$453,000	Coop	675
4523 Broadway #2C	1-02180-0633	11-May-18	\$449,844	Coop	
4523 Broadway #6C	1-02180-0633	4-May-18	\$405,000	Coop	
689-693 Ft Washington Ave #5J	1-02179-0500	30-May-18	\$400,000	Coop	
24 Bennett Ave #62B	1-02180-0070	1-May-18	\$389,000	Coop	750
120 Bennett Ave #5C	1-02180-0192	18-May-18	\$387,000	Coop	
60 Cooper St #1J	1-02240-0029	3-May-18	\$379,000	Coop	825
4018-4038 Broadway #2A	1-02126-0001	2-May-18	\$340,000	Coop	
98 Park Ter E #1H	1-02243-0309	8-May-18	\$315,000	Coop	450
96 Arden St #2C	1-02175-0032	10-May-18	\$270,000	Coop	520
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	
3810 Broadway #4H	1-02117-0007	24-May-18	\$184,000	Coop	
19-21 Ft Washington Ave #6F	1-02136-0052	15-May-18	\$64,727	Coop	



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# THE RATNER TEAM



**David Ratner**

Commercial & Residential  
Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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**Nate Pfaff**

Residential Sales &  
Rental Specialist

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- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

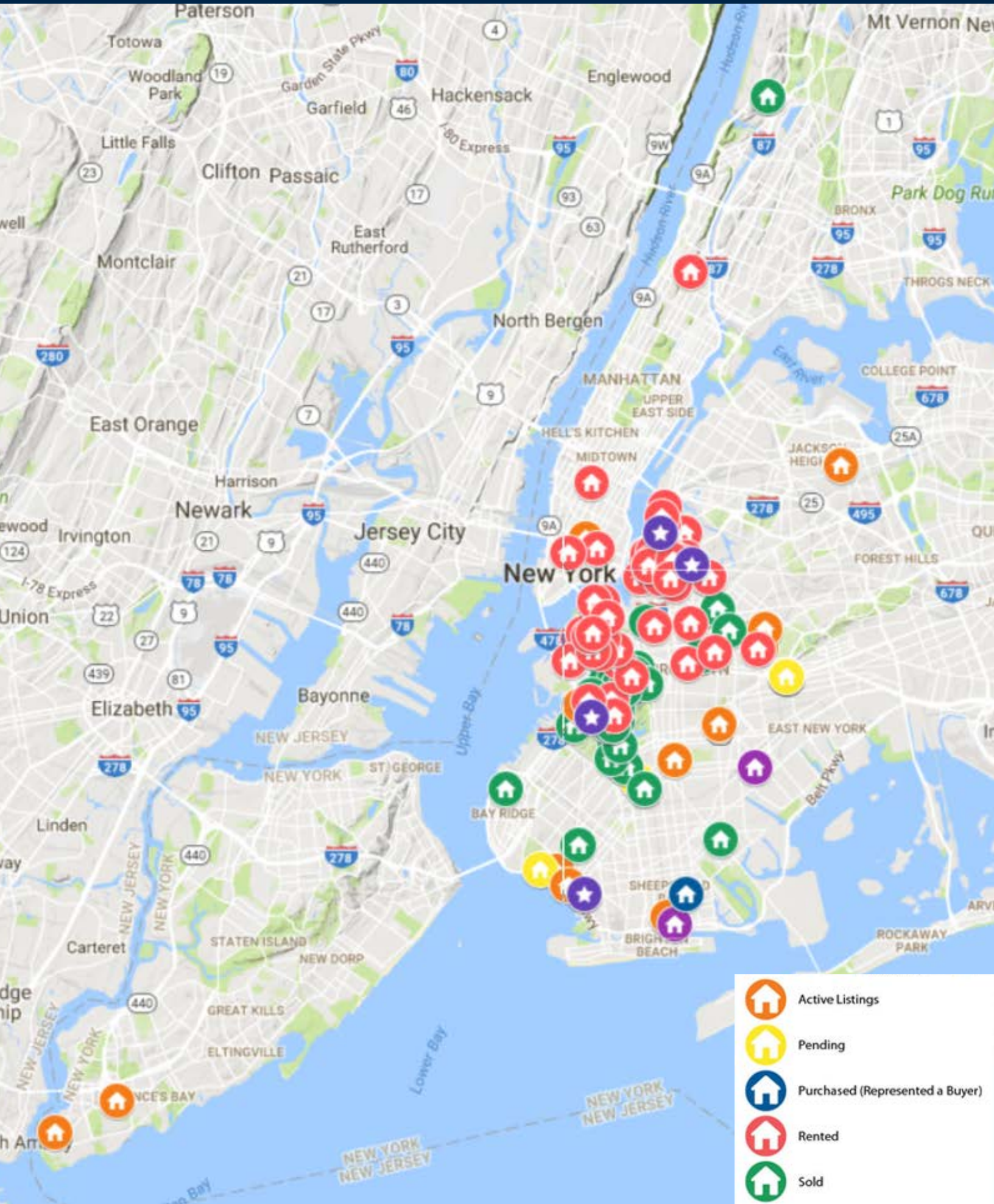
[READ MORE REVIEWS](#)



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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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## THE BROOKLYN MADE SHOW

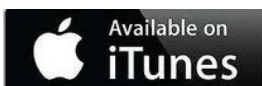
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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