WASHINGTON HEIGHTS

A monthly analysis of residential sales
in Washington Heights, Manhattan

January 2017

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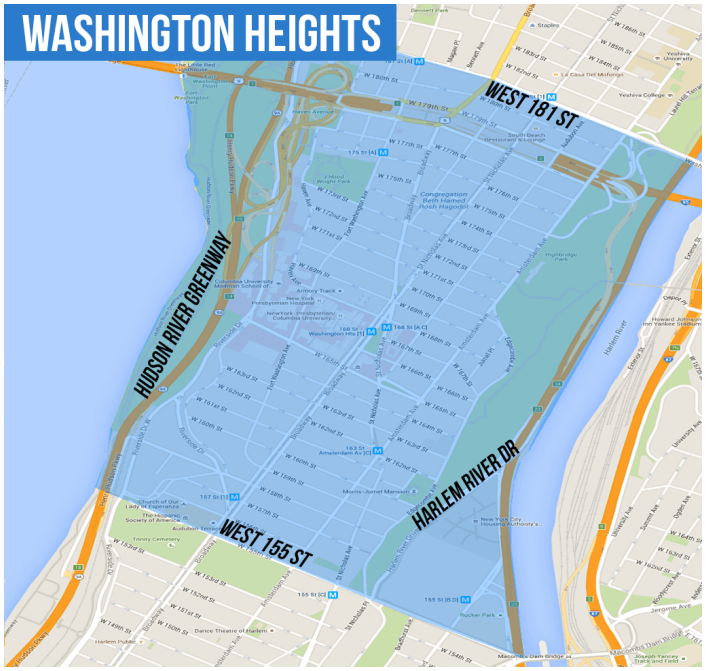
Warren Lewis Sotheby's International Realty

Residential Market Report, January 2017
Washington Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE	NO. OF TRANSACTIONS	MEDIAN PRICE/SQ.FT.	MANHATTAN MEDIAN SALE PRICE
$597K	7	$690	$1.13M
10% YoY	-13% YoY	21% YoY	-2% YoY

NEIGHBORHOOD BOUNDARIES



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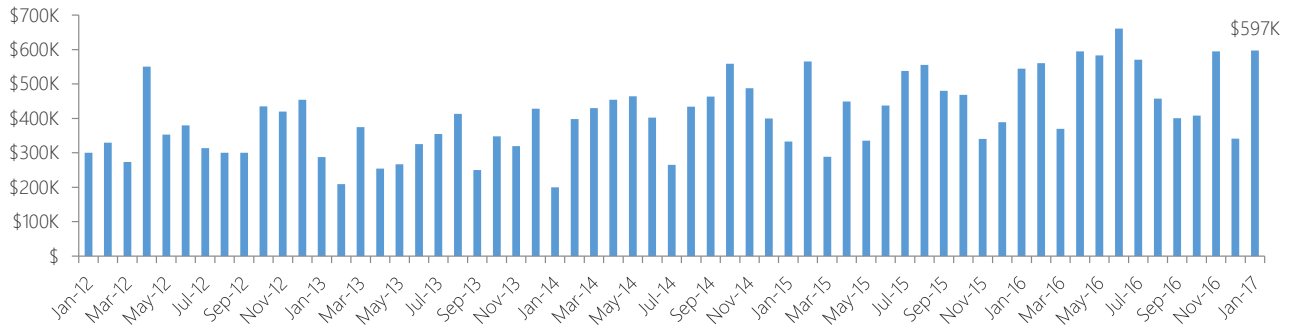
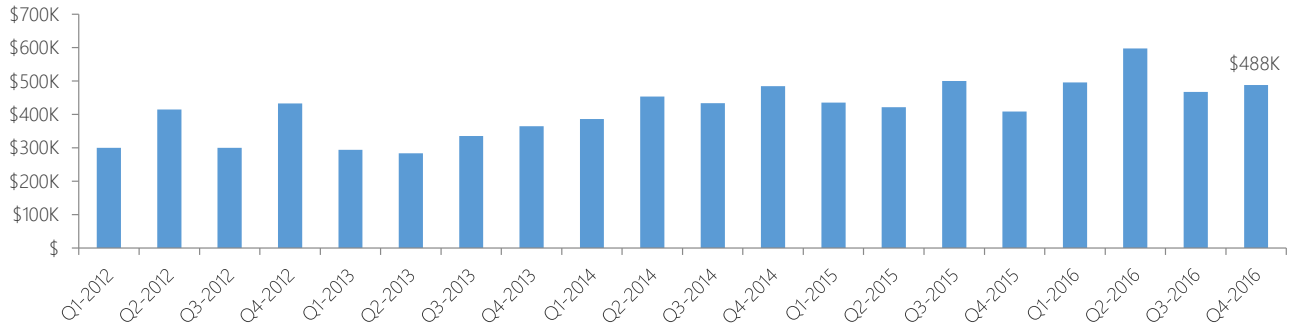
RESIDENTIAL STATS

Median Sale Price by Month

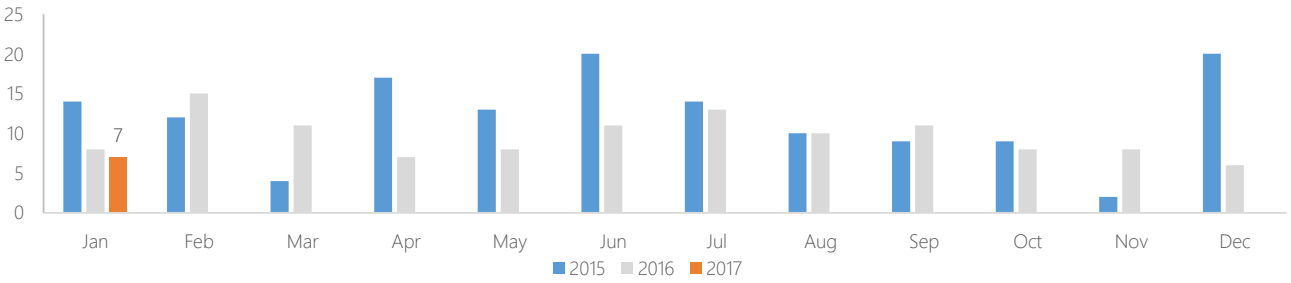


Median Sale Price by Quarter



Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	4	9	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	20	14	10	9	9	2	20
2016	8	15	11	7	8	11	13	10	11	8	8	6
2017	7											



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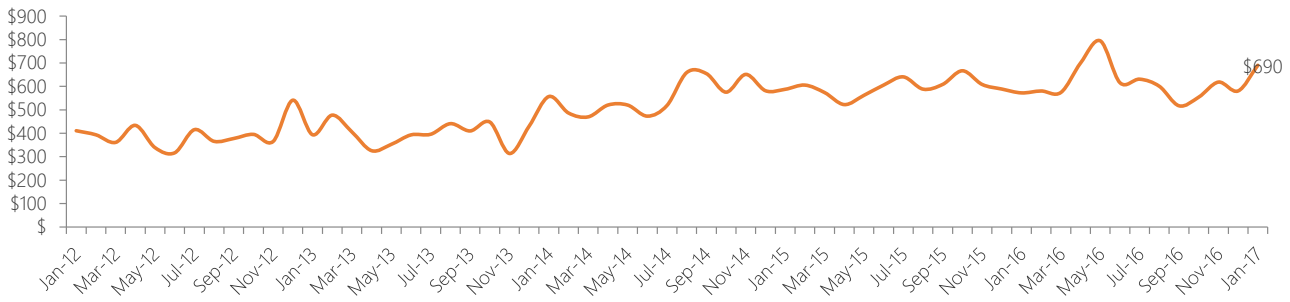
Median Sale Price per Square Foot

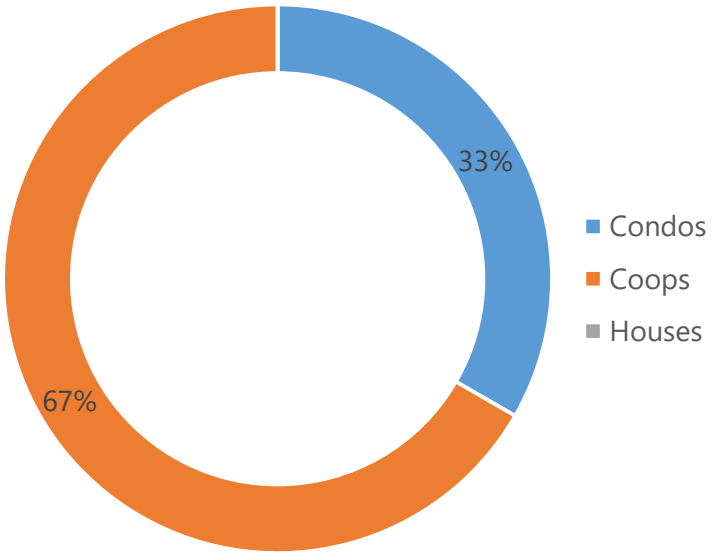


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$822,500	73%	$690	19%	2
Coops	$479,500	-24%	-	-	4
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
790 Riverside Dr #5N	1-02134-0071	18-Jan-17	$1,070,000	Coop	
2360 Amsterdam Ave #PH4	1-02132-1031	11-Jan-17	$950,000	Condo	1,525
2360 Amsterdam Ave #2E	1-02132-1007	19-Jan-17	$695,000	Condo	918
870 Riverside Dr #3E	1-02136-0036	31-Jan-17	$499,000	Coop	
930 St Nicholas Ave #55	1-02107-0014	12-Jan-17	$460,000	Coop	
330-340 Haven Ave #6M	1-02177-0234	25-Jan-17	$422,000	Coop	

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