

# HARLEM

A quarterly analysis of residential sales  
in Harlem, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## Harlem, Manhattan

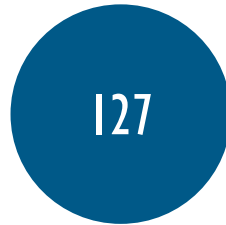
### SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



-21% YoY

MEDIAN PRICE/SQ.FT.



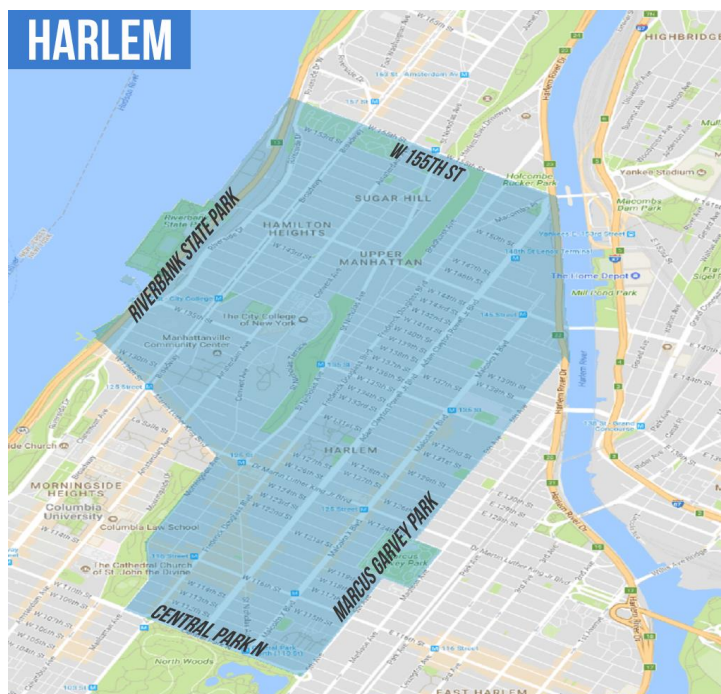
2% YoY

MANHATTAN  
MEDIAN SALE PRICE



11% YoY

### NEIGHBORHOOD BOUNDARIES

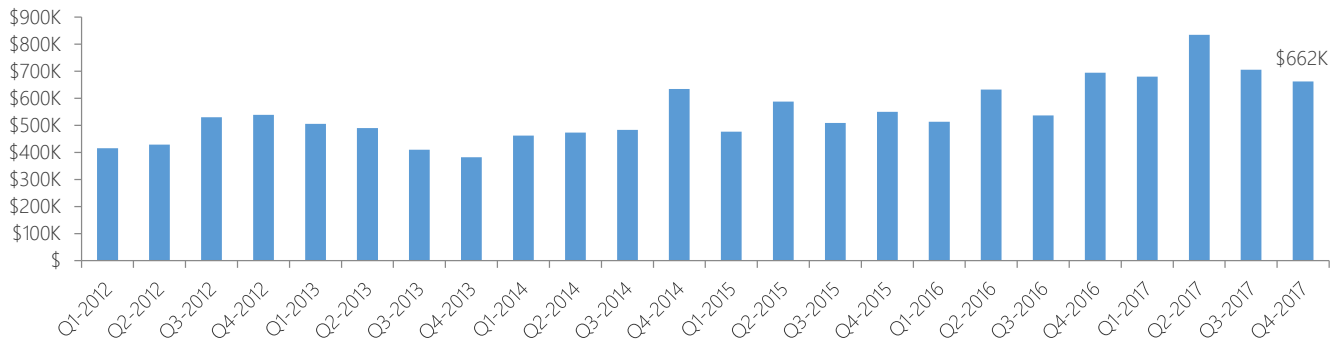


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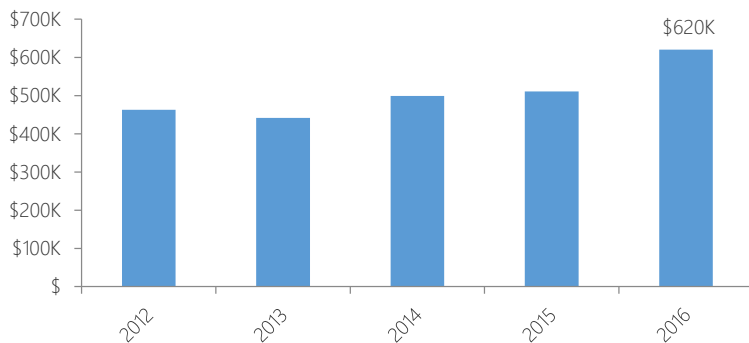


# RESIDENTIAL STATS

## Median Sale Price by Quarter

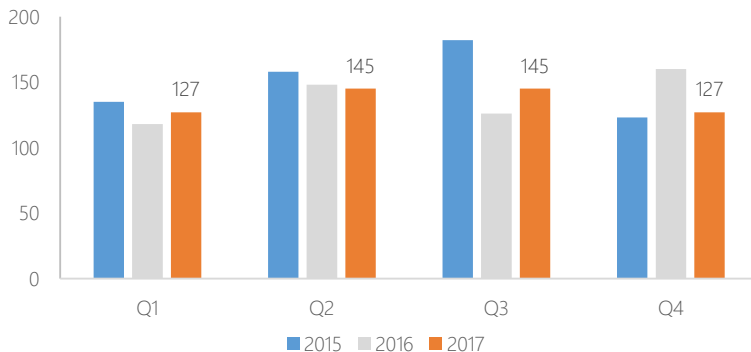


## Median Sale Price by Year



## Number of Transactions

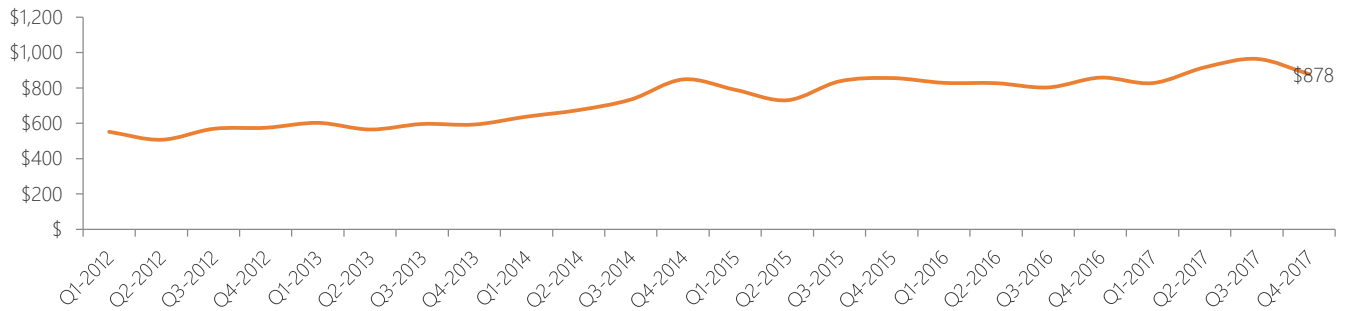
Quarter	2012	2013	2014	2015	2016	2017
Q1	115	111	132	135	118	127
Q2	182	144	212	158	148	145
Q3	125	183	155	182	126	145
Q4	108	154	148	123	160	127



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## Median Sale Price per Square Foot

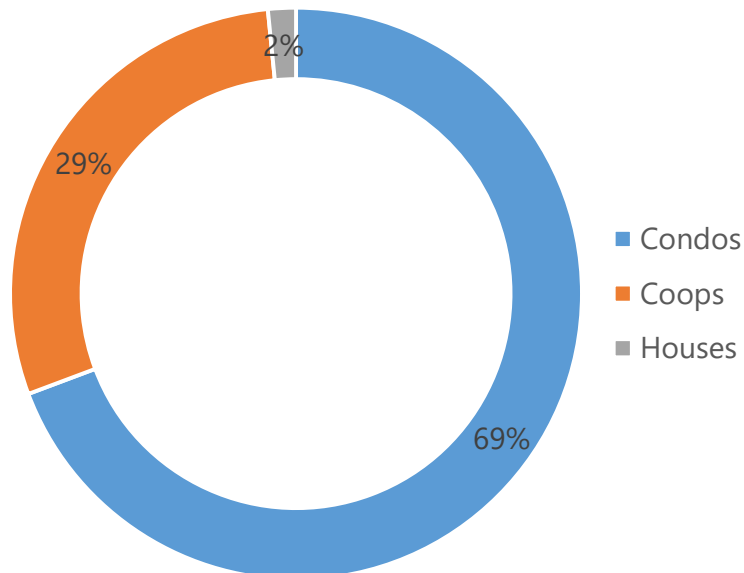


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$780,000	6%	\$950	2%	88
Coops	\$415,000	14%	\$572	-4%	37
Houses	\$3,010,000	32%	\$763	6%	2

### Number of Sales by Building Type





## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #10A	1-01826-1251	29-Nov-17	\$7,238,750	Condo	
2040 Frederick Douglass B #3A	1-01826-1210	20-Dec-17	\$3,436,746	Condo	
457 W 140 St	1-02057-0037	13-Nov-17	\$3,300,000	House	4,500
2040 Frederick Douglass B #3H	1-01826-1217	4-Oct-17	\$3,049,659	Condo	
320 W 115 St #PH	1-01848-1606	11-Dec-17	\$2,800,188	Condo	
226 W 132 St	1-01937-0143	26-Oct-17	\$2,720,000	House	3,432
320 W 115 St #2	1-01848-1603	15-Dec-17	\$2,646,126	Condo	1,999
320 W 115 St #3	1-01848-1604	19-Dec-17	\$2,632,000	Condo	
320 W 115 St #1	1-01848-1602	20-Dec-17	\$2,600,000	Condo	1,958
138-140 W 124 St #8B	1-01908-1117	20-Dec-17	\$2,350,000	Condo	1,997
320 W 115 St #4	1-01848-1605	15-Dec-17	\$2,336,400	Condo	1,947
2300 Fredrick Douglass Blvd #9F	1-01929-1326	13-Oct-17	\$2,140,000	Condo	1,598
394 Manhattan Ave #5	1-01943-1305	21-Nov-17	\$1,995,000	Condo	1,398
535 W 147 St #2	1-02079-1102	7-Dec-17	\$1,860,000	Condo	
2110 Fredrick Douglass Blvd #4B	1-01830-1213	15-Dec-17	\$1,635,000	Condo	1,322
250 Manhattan Ave #6A	1-01846-1317	29-Nov-17	\$1,608,835	Condo	1,082
1890 Adam C Powell Blvd #2E	1-01830-1012	15-Dec-17	\$1,600,000	Condo	1,683
304 W 115 St #1B	1-01848-1002	16-Nov-17	\$1,500,000	Condo	1,167
103 W 117 St #1	1-01902-1301	6-Dec-17	\$1,445,000	Condo	1,902
163 St Nicholas Ave #7A	1-01924-1078	18-Dec-17	\$1,410,000	Condo	1,323
32 W 128 St #4	1-01725-1004	30-Oct-17	\$1,185,000	Condo	1,229
301 W 110 St #4N	1-01846-1072	31-Oct-17	\$1,158,000	Condo	1,183
1890 Adam C Powell Blvd #3A	1-01830-1013	30-Nov-17	\$1,125,000	Condo	1,299
130 Bradhurst Ave #1	1-02045-1501	19-Dec-17	\$1,125,000	Coop	
258 St Nicholas Ave #3D	1-01950-1013	18-Dec-17	\$1,125,000	Condo	1,286
1890 Adam C Powell Blvd #6C	1-01830-1030	22-Dec-17	\$1,105,000	Condo	1,107
250 Manhattan Ave #1C	1-01846-1304	19-Oct-17	\$1,100,000	Condo	1,014
300 W 135 St #7V	1-01959-1167	12-Dec-17	\$1,085,000	Condo	955
309 W 118 St #4L	1-01945-1168	16-Oct-17	\$1,067,500	Condo	931
300 W 135 St #8G	1-01959-1076	7-Nov-17	\$1,025,000	Condo	1,039
469 W 152 St #2A	1-02067-1103	14-Dec-17	\$1,021,500	Condo	1,354
721 St Nicholas Ave #4	1-02060-1205	10-Oct-17	\$999,999	Condo	
721 St Nicholas Ave #3	1-02060-1204	15-Dec-17	\$999,000	Condo	
152 W 131 St #5	1-01915-0057	7-Nov-17	\$999,000	Coop	1,750
257 W 117 St #4E	1-01923-1028	27-Nov-17	\$999,000	Condo	1,055
362 W 127 St #4A	1-01953-1409	31-Oct-17	\$980,609	Condo	800
2056 5 Ave #5B	1-01724-1313	26-Oct-17	\$975,000	Condo	1,130
163 St Nicholas Ave #2K	1-01924-1033	26-Oct-17	\$960,000	Condo	920
519 W 135 St #2B	1-01988-1004	8-Dec-17	\$955,000	Condo	1,328
130 Bradhurst Ave #1106	1-02045-1501	22-Dec-17	\$907,500	Coop	994
603 W 148 St #8D	1-02095-1033	11-Oct-17	\$890,000	Condo	1,094
68 Bradhurst Ave #5E	1-02045-1068	17-Nov-17	\$872,000	Condo	993
450-452 W 147 St #54	1-02061-0051	13-Dec-17	\$855,500	Coop	1,000
40 W 116 St #A916	1-01599-1323	28-Dec-17	\$855,000	Condo	830
604-608 Riverside Dr #6C	1-02086-0054	10-Oct-17	\$850,000	Coop	925
725 Riverside Dr #7D	1-02096-1043	27-Oct-17	\$850,000	Condo	1,016
68 Bradhurst Ave #4C	1-02045-1043	28-Nov-17	\$823,000	Condo	1,085
362 St Nicholas Ave #9A	1-01955-1117	9-Nov-17	\$821,800	Condo	881
88 Morningside Ave #7G	1-01948-1101	27-Dec-17	\$820,000	Coop	780
142 Edgecombe Ave #4A	1-02043-1208	27-Nov-17	\$780,000	Condo	726



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Address	BBL	Sale date	Sale price	Property type	Sqft
706 Riverside Dr #5B	1-02094-1022	18-Oct-17	\$760,000	Condo	860
2560 Fredrick Douglass Blvd #2560A	1-01942-1023	16-Nov-17	\$750,000	Condo	978
301 W 110 St #20D	1-01846-1253	26-Oct-17	\$743,323	Condo	589
66-72 St Nicholas Ave #6D	1-01823-1042	14-Nov-17	\$740,000	Condo	860
88 Morningside Ave #12C	1-01948-1101	12-Dec-17	\$725,000	Coop	1,268
427 W 154 St #4	1-02068-1104	5-Dec-17	\$702,593	Condo	
29-35 W 119 St #21	1-01718-0025	10-Nov-17	\$699,000	Coop	
55 W 131 St #1G	1-01729-1030	19-Dec-17	\$695,000	Condo	876
3-5 W 122 St #2A	1-01721-1005	24-Oct-17	\$680,000	Condo	716
1580 Amsterdam Ave #43	1-02070-0029	23-Oct-17	\$663,000	Coop	1,200
3-5 W 122 St #6C	1-01721-1023	20-Oct-17	\$661,863	Condo	846
297 W 137 St #2576B	1-02023-1117	7-Nov-17	\$654,000	Condo	978
301 W 110 St #19B	1-01846-1242	25-Oct-17	\$650,000	Condo	589
300 W 135 St #3M	1-01959-1115	14-Nov-17	\$646,000	Condo	673
42 W 120 St #6B	1-01718-1022	22-Nov-17	\$645,000	Condo	573
475 W 143 St #P	1-02059-1001	15-Nov-17	\$625,000	Condo	767
427 W 154 St #9	1-02068-1109	6-Dec-17	\$621,133	Condo	
29 W 138 St #1I	1-01736-0027	23-Oct-17	\$615,000	Coop	1,280
130 Bradhurst Ave #713	1-02045-1501	2-Nov-17	\$615,000	Coop	906
575 Riverside Dr #3	1-02001-0060	23-Oct-17	\$612,500	Coop	1,100
130 Bradhurst Ave #808	1-02045-1501	21-Nov-17	\$579,000	Coop	927
362 W 127 St #1B	1-01953-1402	7-Dec-17	\$566,131	Condo	
362 W 127 St #1A	1-01953-1401	6-Dec-17	\$566,131	Condo	
1885-1893 Adam C Powell Blvd #3C	1-01824-0003	17-Oct-17	\$555,816	Coop	
147 W 142 St #3A	1-02011-1004	3-Oct-17	\$535,000	Condo	766
305 W 150 St #602	1-02046-1061	13-Nov-17	\$525,000	Condo	587
660 Riverside Dr #6H	1-02090-1053	10-Nov-17	\$515,000	Condo	411
305 W 150 St #503	1-02046-1050	11-Oct-17	\$514,216	Condo	594
555 Lenox Ave #PHF	1-02007-1135	15-Nov-17	\$510,000	Condo	559
305 W 150 St #608	1-02046-1067	21-Dec-17	\$503,958	Condo	590
305 W 150 St #611	1-02046-1070	26-Oct-17	\$501,930	Condo	599
660 Riverside Dr #5C	1-02090-1039	20-Dec-17	\$490,000	Condo	563
48 W 138 St #2K	1-01735-1025	22-Nov-17	\$485,000	Condo	455
725 Riverside Dr #9F	1-02096-1059	8-Nov-17	\$476,580	Condo	650
137-139 W 142 St #1B	1-02011-0016	28-Dec-17	\$465,000	Coop	830
301 W 110 St #18F	1-01846-1237	12-Oct-17	\$461,000	Condo	605
48 W 138 St #3K	1-01735-1040	28-Nov-17	\$460,000	Condo	455
464 W 152 St #33	1-02066-0057	1-Nov-17	\$440,000	Coop	900
385 W 145 St #7A	1-02053-0001	3-Oct-17	\$440,000	Coop	682
310 W 122 St #3E	1-01948-0043	18-Dec-17	\$415,000	Coop	688
214 Bradhurst Ave #15	1-02046-0050	15-Dec-17	\$415,000	Coop	
3692 Broadway #21	1-02084-0064	21-Dec-17	\$385,000	Coop	
660 Riverside Dr #2A	1-02090-1010	21-Dec-17	\$365,000	Condo	346
171 W 131 St #602	1-01916-1280	17-Oct-17	\$364,900	Condo	
171 W 131 St #502	1-01916-1259	13-Nov-17	\$364,900	Condo	
171 W 131 St #321	1-01916-1236	12-Dec-17	\$361,600	Condo	
171 W 131 St #521	1-01916-1278	13-Oct-17	\$361,600	Condo	
171 W 131 St #320	1-01916-1235	20-Nov-17	\$353,600	Condo	
171 W 131 St #420	1-01916-1256	27-Oct-17	\$353,600	Condo	
171 W 131 St #204	1-01916-1209	5-Oct-17	\$348,300	Condo	



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