

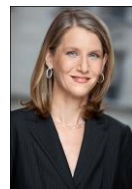
WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

West Harlem, Manhattan

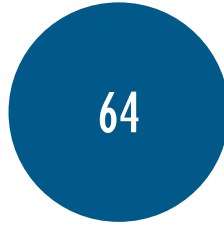
SUMMARY

MEDIAN SALE PRICE



35% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



10% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

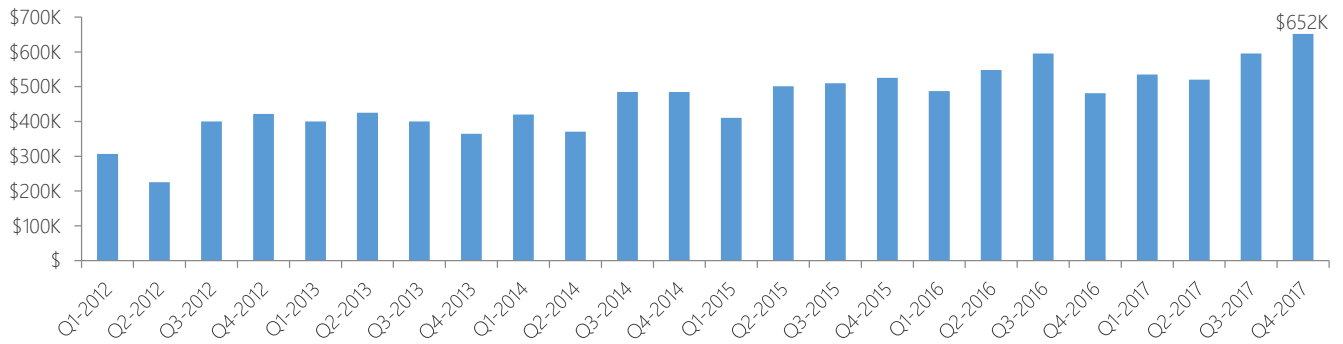


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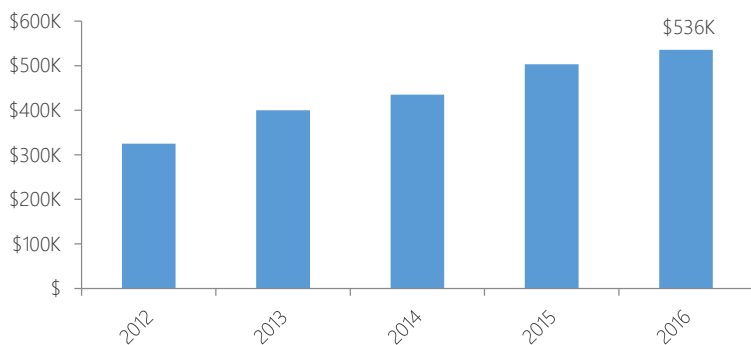


RESIDENTIAL STATS

Median Sale Price by Quarter

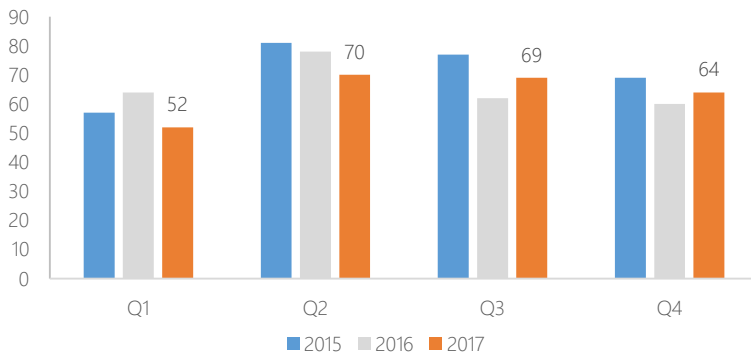


Median Sale Price by Year



Number of Transactions

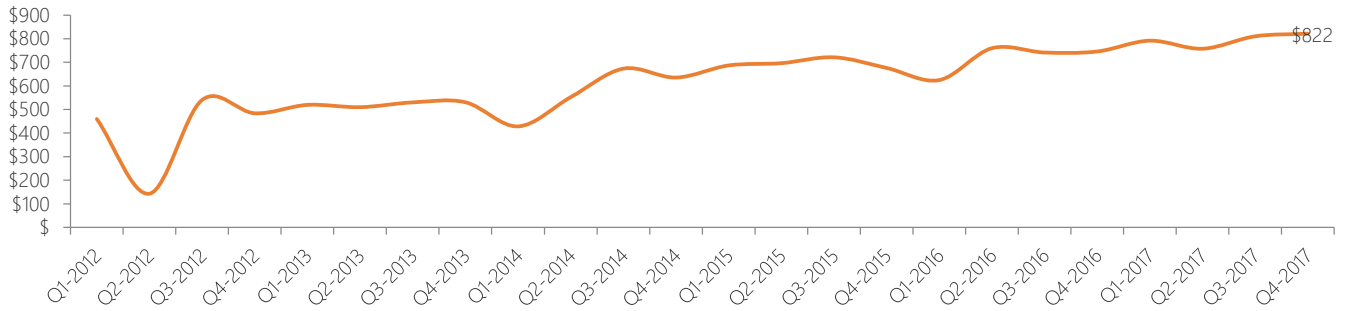
Quarter	2012	2013	2014	2015	2016	2017
Q1	48	39	51	57	64	52
Q2	88	89	98	81	78	70
Q3	72	89	95	77	62	69
Q4	56	90	69	69	60	64



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Median Sale Price per Square Foot

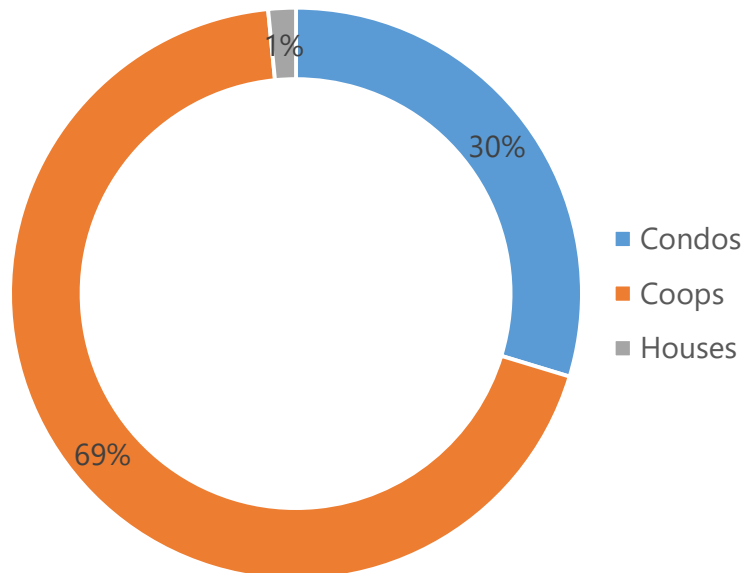


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$702,593	-2%	\$853	-16%	19
Coops	\$626,250	50%	\$800	17%	44
Houses	\$3,300,000	46%	\$733	7%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
404 Riverside Dr #12N	1-01895-0038	2-Nov-17	\$5,200,000	Coop	3,650
457 W 140 St	1-02057-0037	13-Nov-17	\$3,300,000	House	4,500
535-541 W 110 St #14DE	1-01882-0008	20-Dec-17	\$2,950,000	Coop	2,150
535 W 147 St #2	1-02079-1102	7-Dec-17	\$1,860,000	Condo	
401 W 115 St #64	1-01867-0059	24-Oct-17	\$1,420,000	Coop	1,285
420 Riverside Dr #9D	1-01896-0001	12-Oct-17	\$1,300,000	Coop	1,100
600 W 111 St #10F	1-01894-1002	19-Oct-17	\$1,295,000	Coop	
504-506 W 111 St #46	1-01882-0038	4-Oct-17	\$1,110,000	Coop	
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	
362 W 127 St #4A	1-01953-1409	31-Oct-17	\$980,609	Condo	800
519 W 135 St #2B	1-01988-1004	8-Dec-17	\$955,000	Condo	1,328
80 La Salle St #9F	1-01978-0001	25-Oct-17	\$950,000	Coop	1,250
420 Riverside Dr #1D	1-01896-0001	31-Oct-17	\$945,000	Coop	
420 Riverside Dr #4F	1-01896-0001	26-Oct-17	\$912,500	Coop	1,500
603 W 148 St #8D	1-02095-1033	11-Oct-17	\$890,000	Condo	1,094
170 Claremont Ave #10	1-01993-0043	25-Oct-17	\$885,000	Coop	950
450-452 W 147 St #54	1-02061-0051	13-Dec-17	\$855,500	Coop	1,000
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
552 Riverside Dr #6K	1-01995-0077	3-Oct-17	\$800,000	Coop	
114 Morningside Dr #63	1-01963-0055	16-Oct-17	\$787,000	Coop	900
552 Riverside Dr #3B	1-01995-0077	1-Nov-17	\$777,552	Coop	
706 Riverside Dr #5B	1-02094-1022	18-Oct-17	\$760,000	Condo	860
80 La Salle St #3D	1-01978-0001	11-Dec-17	\$750,000	Coop	950
507-511 W 111 St #41	1-01883-0025	4-Oct-17	\$750,000	Coop	
1028-1034 Amsterdam Ave #4C	1-01882-0036	7-Dec-17	\$750,000	Coop	
80 La Salle St #3G	1-01978-0001	19-Dec-17	\$740,000	Coop	
400 Riverside Dr #5E	1-01895-0001	5-Dec-17	\$720,000	Coop	725
427 W 154 St #4	1-02068-1104	5-Dec-17	\$702,593	Condo	
1580 Amsterdam Ave #43	1-02070-0029	23-Oct-17	\$663,000	Coop	1,200
3117-3131 Broadway #27	1-01993-0023	18-Dec-17	\$640,000	Coop	800
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	
575 Riverside Dr #3	1-02001-0060	23-Oct-17	\$612,500	Coop	1,100
80 La Salle St #20B	1-01978-0001	6-Dec-17	\$600,000	Coop	724
80 La Salle St #20H	1-01978-0001	5-Dec-17	\$587,000	Coop	
362 W 127 St #1A	1-01953-1401	6-Dec-17	\$566,131	Condo	
362 W 127 St #1B	1-01953-1402	7-Dec-17	\$566,131	Condo	
80 La Salle St #6A	1-01978-0001	12-Dec-17	\$519,800	Coop	
660 Riverside Dr #6H	1-02090-1053	10-Nov-17	\$515,000	Condo	411
380 Riverside Dr #4L	1-01894-0001	21-Dec-17	\$515,000	Coop	
660 Riverside Dr #5C	1-02090-1039	20-Dec-17	\$490,000	Condo	563
725 Riverside Dr #9F	1-02096-1059	8-Nov-17	\$476,580	Condo	650
414 W 121 St #22	1-01963-0025	4-Dec-17	\$450,000	Coop	
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
615-617 W 113 St #5	1-01895-0047	17-Oct-17	\$400,000	Coop	425
3692 Broadway #21	1-02084-0064	21-Dec-17	\$385,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
660 Riverside Dr #2A	1-02090-1010	21-Dec-17	\$365,000	Condo	346
80 La Salle St #21E	1-01978-0001	11-Dec-17	\$350,000	Coop	540
418-420 W 129 St #19	1-01968-0054	17-Nov-17	\$335,000	Coop	
660 Riverside Dr #5F	1-02090-1042	21-Dec-17	\$330,000	Condo	366
270 Convent Ave #5D	1-02057-0046	27-Dec-17	\$310,000	Coop	
80 La Salle St #6E	1-01978-0001	5-Oct-17	\$295,000	Coop	500
615-617 W 113 St #85	1-01895-0047	27-Oct-17	\$293,000	Coop	
80 La Salle St #19E	1-01978-0001	20-Oct-17	\$275,000	Coop	
409-417 Edgecombe Ave #6G	1-02054-0062	3-Oct-17	\$275,000	Coop	
400-406 Convent Ave #56	1-02062-0014	1-Nov-17	\$260,000	Coop	800
501 W 143 St #34	1-02075-0026	6-Dec-17	\$260,000	Coop	800
560 W 149 St #4W	1-02080-0055	27-Oct-17	\$175,000	Coop	
535-541 W 110 St #1K	1-01882-0008	4-Oct-17	\$70,000	Coop	
385 W 145 St #12A	1-02053-0001	14-Dec-17	\$17,000	Coop	



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