

HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Harlem, Manhattan

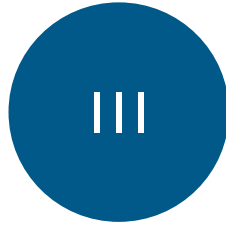
SUMMARY

MEDIAN SALE PRICE



-24% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



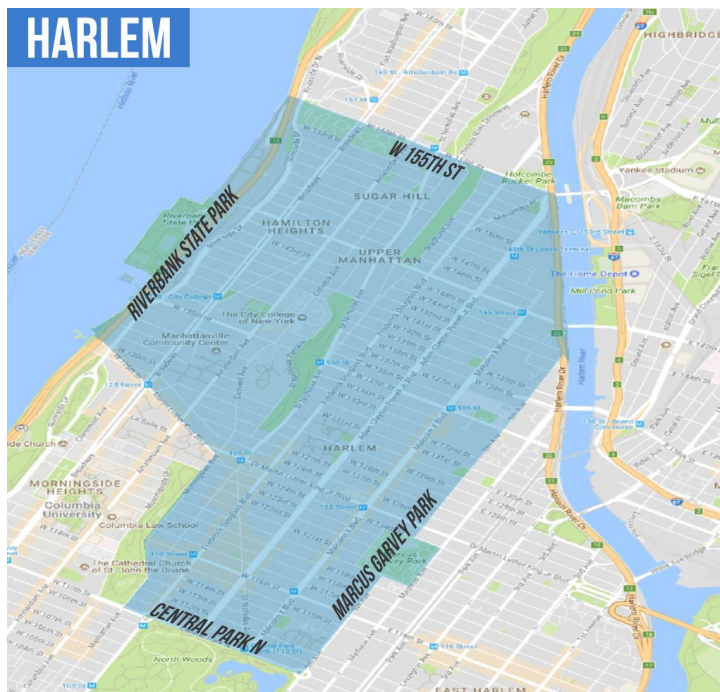
6% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

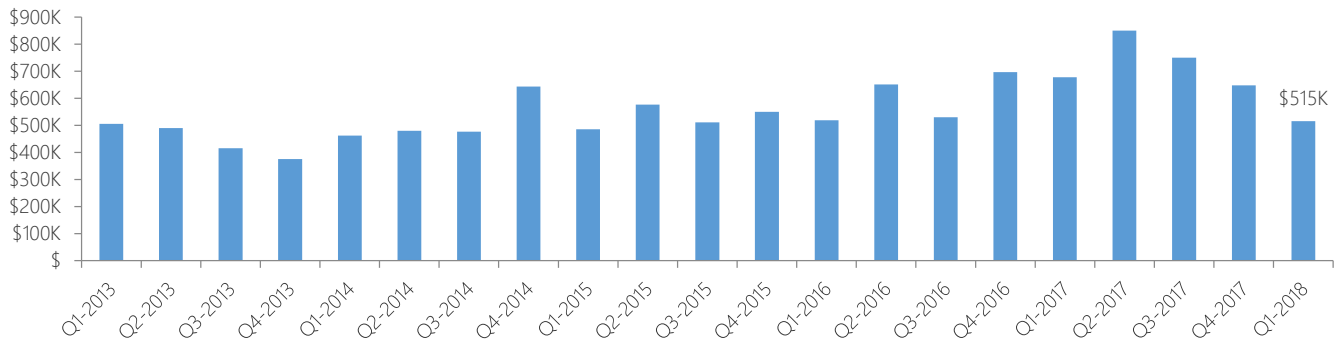


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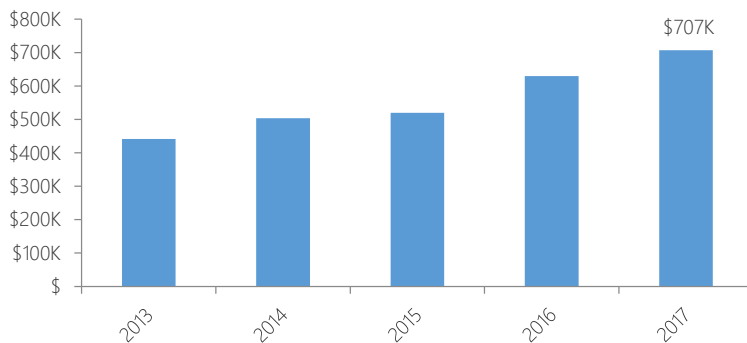


RESIDENTIAL STATS

Median Sale Price by Quarter

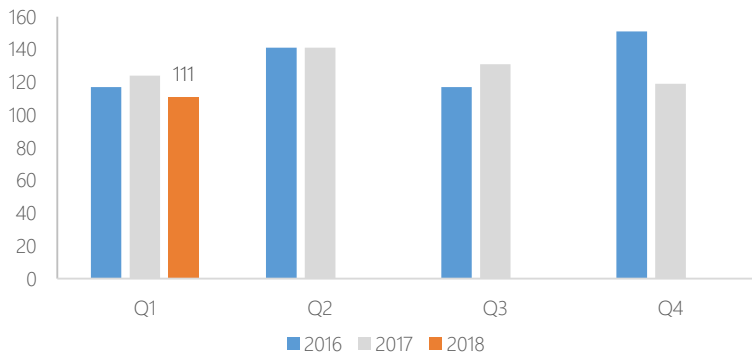


Median Sale Price by Year



Number of Transactions

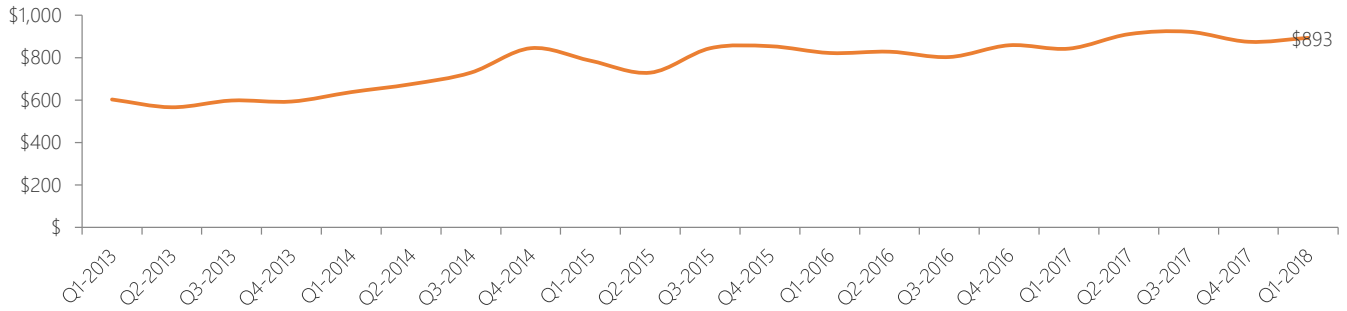
Quarter	2013	2014	2015	2016	2017	2018
Q1	108	129	123	117	124	111
Q2	141	207	153	141	141	
Q3	171	146	175	117	131	
Q4	149	146	119	151	119	



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Median Sale Price per Square Foot

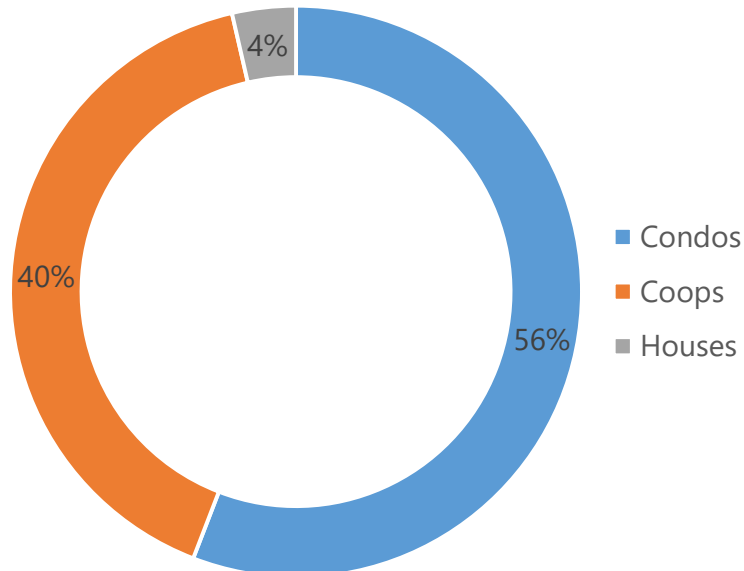


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$749,500	-5%	\$950	1%	62
Coops	\$350,000	15%	\$754	56%	45
Houses	\$2,187,500	-1%	\$709	11%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
111 W 110 St #14A	1-01820-1214	31-Jan-18	\$4,135,625	Condo	1,955
251 W 138 St	1-02024-0111	16-Feb-18	\$4,000,000	House	3,933
111 W 110 St #16C	1-01820-1247	31-Jan-18	\$3,030,000	Condo	1,422
154 W 132 St	1-01916-0054	2-Mar-18	\$2,575,000	House	2,939
111 W 110 St #10C	1-01820-1243	6-Feb-18	\$2,425,000	Condo	1,422
138-140 W 124 St #8A	1-01908-1116	16-Jan-18	\$2,330,000	Condo	1,959
138-140 W 124 St #4B	1-01908-1109	26-Jan-18	\$2,165,000	Condo	2,028
2000-2002 5 Ave #4AB	1-01722-0033	29-Jan-18	\$2,100,000	Coop	2,429
380 Lenox Ave #12E	1-01727-1074	12-Mar-18	\$1,845,000	Condo	1,682
594 W 152 St	1-02083-0062	22-Jan-18	\$1,800,000	House	3,328
346 W 123 St	1-01949-0154	23-Feb-18	\$1,785,000	House	3,840
2000-2002 5 Ave #6B	1-01722-0033	8-Mar-18	\$1,700,000	Coop	1,600
2110 Fredrick Douglass Blvd #5B	1-01830-1218	27-Feb-18	\$1,562,000	Condo	1,322
241 Lenox Ave #2	1-01907-1603	18-Jan-18	\$1,476,463	Condo	
497 Manhattan Ave #2	1-01947-1102	12-Jan-18	\$1,374,638	Condo	1,460
40 W 116 St #A806	1-01599-1302	15-Jan-18	\$1,360,000	Condo	1,184
40 W 116 St #B906	1-01599-1434	8-Jan-18	\$1,315,000	Condo	1,099
2187 Fredrick Douglass Blvd #8M	1-01945-1354	22-Mar-18	\$1,235,000	Condo	1,110
1890 Adam C Powell Blvd #4A	1-01830-1018	27-Feb-18	\$1,225,000	Condo	1,355
300 W 135 St #2G	1-01959-1070	16-Mar-18	\$1,200,000	Condo	1,035
380 Lenox Ave #9J	1-01727-1062	8-Feb-18	\$1,160,000	Condo	1,303
300 W 135 St #2F	1-01959-1059	2-Mar-18	\$1,145,000	Condo	1,104
40 W 116 St #B1006	1-01599-1442	25-Jan-18	\$1,099,000	Condo	1,099
301 W 110 St #15H	1-01846-1212	28-Mar-18	\$1,095,000	Condo	861
132 W 123 St #G	1-01907-1101	20-Mar-18	\$999,000	Condo	1,076
2068 5 Ave #3	1-01725-1203	19-Jan-18	\$985,000	Condo	943
257 W 117 St #3G	1-01923-1022	15-Mar-18	\$960,000	Condo	1,001
313 W 119 St #3K	1-01946-1026	8-Mar-18	\$933,000	Condo	990
300-301 W 137 St #301A	1-01960-1127	5-Mar-18	\$898,000	Condo	1,586
121 W 132 St #1	1-01917-1301	2-Mar-18	\$875,000	Condo	1,009
575 Riverside Dr #46	1-02001-0060	8-Jan-18	\$849,000	Coop	1,200
2098 Fredrick Douglass Blvd #2D	1-01829-1005	16-Feb-18	\$810,000	Condo	960
121 Edgecombe Ave #6	1-02048-1106	22-Feb-18	\$805,322	Condo	1,191
604-608 Riverside Dr #5D	1-02086-0054	19-Jan-18	\$800,000	Coop	900
40 W 116 St #A616	1-01599-1280	8-Jan-18	\$795,000	Condo	830
2554 Fredrick Douglass Blvd #2554B	1-01942-1009	9-Feb-18	\$760,000	Condo	978
142 Edgecombe Ave #1B	1-02043-1203	28-Mar-18	\$754,000	Condo	741
108 W 138 St #2C	1-02006-1011	4-Jan-18	\$745,000	Condo	1,018
2235 Fredrick Douglass Blvd #8F	1-01947-1001	6-Feb-18	\$725,000	Coop	
202-204 W 140 St #2A	1-02025-1005	16-Jan-18	\$699,000	Condo	715
300 W 135 St #8A	1-01959-1010	15-Feb-18	\$685,000	Condo	692
180 St Nicholas Ave #51	1-01925-0013	9-Feb-18	\$675,000	Coop	
421 Manhattan Ave #C17	1-01944-1241	22-Jan-18	\$665,000	Condo	738
161 W 133 St #4A	1-01918-1010	26-Feb-18	\$625,000	Condo	887
68 Bradhurst Ave #6Q	1-02045-1103	16-Mar-18	\$615,000	Condo	640
103-109 Lenox Ave #4F	1-01825-0029	22-Mar-18	\$601,000	Coop	1,200
58 W 129 St #4C	1-01726-1112	25-Jan-18	\$590,000	Condo	479
385 W 145 St #11C	1-02053-0001	26-Feb-18	\$570,000	Coop	700
163 St Nicholas Ave #4I	1-01924-1053	5-Jan-18	\$534,581	Condo	670
147 W 142 St #3B	1-02011-1005	19-Mar-18	\$532,000	Condo	766



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Address	BBL	Sale date	Sale price	Property type	Sqft
161 W 133 St #5A	1-01918-1012	27-Mar-18	\$530,000	Condo	887
301 W 110 St #7V	1-01846-1138	24-Jan-18	\$528,017	Condo	589
461 W 150 St #5B	1-02065-1010	16-Mar-18	\$515,000	Condo	700
385 W 145 St #9A	1-02053-0001	25-Jan-18	\$445,000	Coop	682
443 W 151 St #5D	1-02066-1019	9-Mar-18	\$440,000	Condo	511
245 W 115 St #2	1-01831-1002	16-Mar-18	\$440,000	Condo	335
385 W 145 St #7A	1-02053-0001	21-Feb-18	\$435,000	Coop	682
137-139 W 142 St #3E	1-02011-0016	28-Mar-18	\$430,000	Coop	750
565 W 125 St #3A	1-01982-0063	25-Jan-18	\$430,000	Coop	
10 St Nicholas Ter #4	1-01954-0016	29-Mar-18	\$427,000	Coop	
3692 Broadway #43	1-02084-0064	23-Feb-18	\$420,000	Coop	525
80 St Nicholas Ave #2B	1-01824-0014	20-Mar-18	\$410,000	Coop	500
180 St Nicholas Ave #3	1-01925-0013	6-Mar-18	\$404,586	Coop	
464 W 152 St #3	1-02066-0057	26-Jan-18	\$400,000	Coop	
2042 5 Ave #2E	1-01724-0033	16-Jan-18	\$385,000	Coop	825
2040 Frederick Douglass B #2B	1-01826-1206	13-Feb-18	\$381,526	Condo	
409-417 Edgecombe Ave #13C	1-02054-0062	8-Mar-18	\$375,000	Coop	
2101 Fredrick Douglass Blvd #8B	1-01847-1224	1-Mar-18	\$368,750	Condo	1,084
171 W 131 St #402	1-01916-1238	23-Feb-18	\$364,900	Condo	
2040 Frederick Douglass B #4E	1-01826-1222	29-Jan-18	\$364,260	Condo	
2040 Frederick Douglass B #6C	1-01826-1236	26-Jan-18	\$363,839	Condo	
513 W 135 St #4D	1-01988-0094	9-Mar-18	\$363,000	Coop	
133-141 W 140 St #66	1-02009-0023	5-Feb-18	\$356,000	Coop	
2042 5 Ave #2F	1-01724-0033	16-Jan-18	\$350,000	Coop	
241-243 W 111 St #21	1-01827-0012	16-Mar-18	\$325,000	Coop	
256-262 W 117 St #44E	1-01922-0049	1-Feb-18	\$315,000	Coop	
501 W 143 St #57	1-02075-0026	9-Mar-18	\$310,000	Coop	
128-130 W 138 St #4B	1-02006-0049	29-Jan-18	\$310,000	Coop	
301 W 110 St #2B	1-01846-1021	28-Feb-18	\$307,000	Condo	589
208 W 119 St #2G	1-01924-0021	20-Mar-18	\$299,000	Coop	
56-60 W 119 St #2A	1-01717-0058	21-Mar-18	\$280,000	Coop	
2040 Frederick Douglass B #3F	1-01826-1215	25-Jan-18	\$276,248	Condo	
2040 Frederick Douglass B #5F	1-01826-1231	15-Feb-18	\$276,248	Condo	
2040 Frederick Douglass B #4F	1-01826-1223	19-Mar-18	\$276,248	Condo	
2101 Fredrick Douglass Blvd #2B	1-01847-1202	25-Jan-18	\$275,000	Condo	523
256-262 W 117 St #1E	1-01922-0049	20-Mar-18	\$255,000	Coop	
530-534 Manhattan Ave #59	1-01949-0018	26-Mar-18	\$250,000	Coop	
522 W 152 St #F3	1-02083-0045	28-Feb-18	\$239,000	Coop	
2040 Frederick Douglass B #2D	1-01826-1208	19-Mar-18	\$225,294	Condo	
320 W 111 St #14	1-01846-0027	5-Jan-18	\$200,000	Coop	
80 St Nicholas Ave #4D	1-01824-0014	31-Jan-18	\$190,000	Coop	
1813-1815 Amsterdam Ave #3D	1-02064-0060	26-Feb-18	\$160,000	Coop	
207 W 147 St #5C	1-02033-0024	5-Jan-18	\$150,000	Coop	
524 W 151 St #1	1-02082-0050	15-Mar-18	\$145,000	Coop	
307 W 153 St #19	1-02047-0001	30-Jan-18	\$135,000	Coop	
427 W 154 St #3	1-02068-1103	26-Jan-18	\$100,000	Condo	
427 W 154 St #6	1-02068-1106	26-Jan-18	\$100,000	Condo	
30 Macombs Pl #62	1-02036-0057	23-Mar-18	\$100,000	Coop	
427 W 154 St #8	1-02068-1108	26-Jan-18	\$100,000	Condo	
83 Hamilton Pl #9	1-02072-0022	7-Feb-18	\$75,000	Coop	



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