

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

Ist Quarter 2018



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Residential Market Report, 1st Quarter 2018

West Harlem, Manhattan

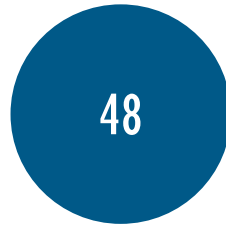
SUMMARY

MEDIAN SALE PRICE



-17% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



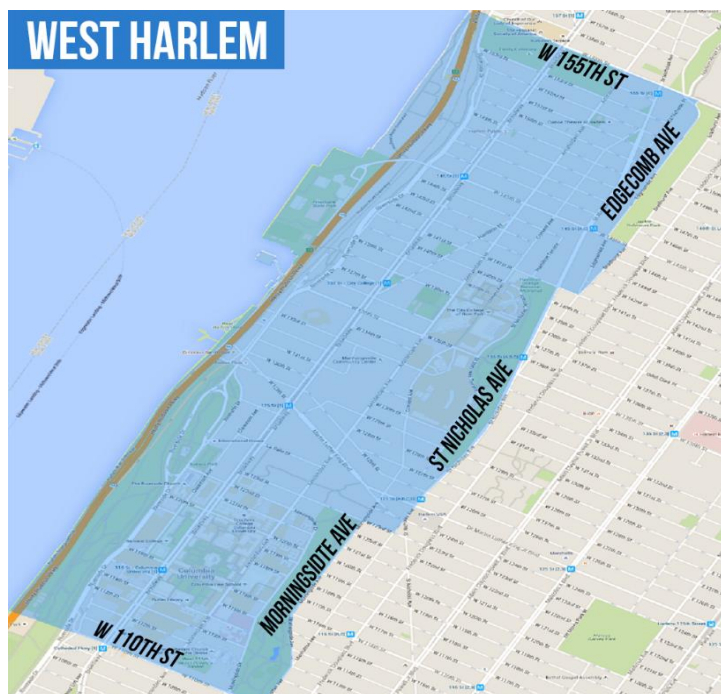
1% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

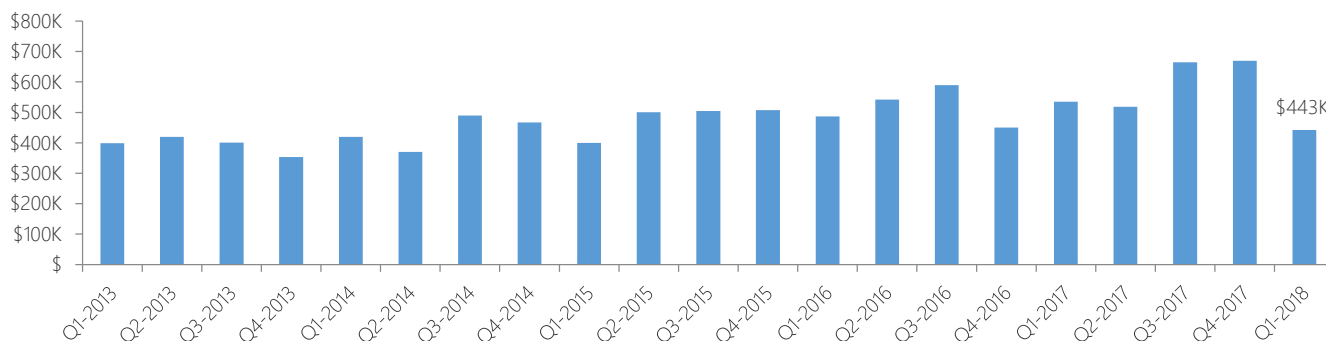


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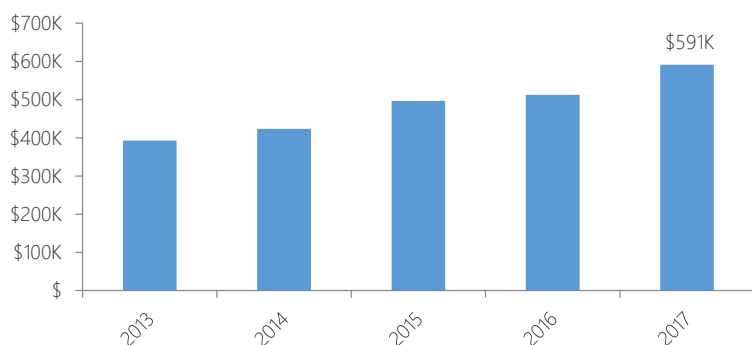


RESIDENTIAL STATS

Median Sale Price by Quarter

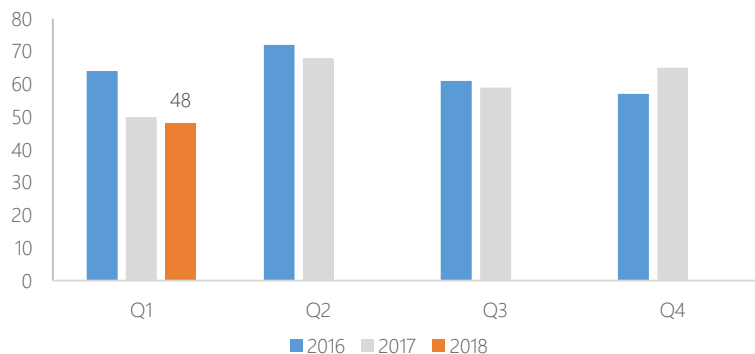


Median Sale Price by Year



Number of Transactions

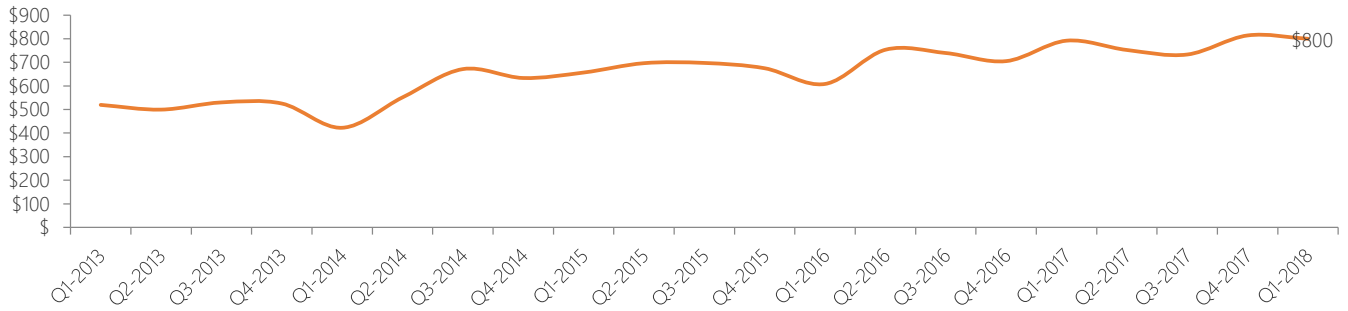
Quarter	2013	2014	2015	2016	2017	2018
Q1	37	47	53	64	50	48
Q2	86	95	81	72	68	
Q3	82	86	71	61	59	
Q4	86	67	64	57	65	



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Median Sale Price per Square Foot

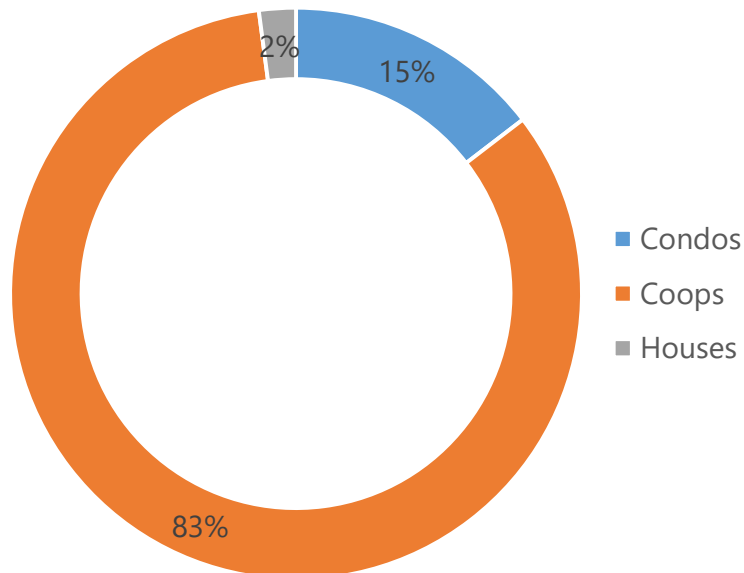


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$440,000	-46%	\$1,084	33%	7
Coops	\$440,000	-1%	\$773	4%	40
Houses	\$1,800,000	-49%	\$541	-32%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 110 St #11A	1-01882-1190	1-Feb-18	\$6,200,000	Condo	3,186
594 W 152 St	1-02083-0062	22-Jan-18	\$1,800,000	House	3,328
545 W 110 St #3B	1-01882-1146	28-Mar-18	\$1,706,250	Condo	1,306
420 Riverside Dr #GE	1-01896-0001	26-Mar-18	\$1,195,000	Coop	
80 La Salle St #8F	1-01978-0001	5-Jan-18	\$1,100,000	Coop	
528 W 111 St #35	1-01882-0051	7-Feb-18	\$1,100,000	Coop	1,200
80 La Salle St #21F	1-01978-0001	5-Mar-18	\$1,085,000	Coop	1,236
80 La Salle St #19F	1-01978-0001	5-Jan-18	\$1,040,000	Coop	1,250
420 Riverside Dr #12E	1-01896-0001	5-Jan-18	\$999,000	Coop	
80 La Salle St #6F	1-01978-0001	2-Mar-18	\$932,800	Coop	1,250
575 Riverside Dr #46	1-02001-0060	8-Jan-18	\$849,000	Coop	1,200
80 La Salle St #16D	1-01978-0001	2-Mar-18	\$827,500	Coop	904
604-608 Riverside Dr #5D	1-02086-0054	19-Jan-18	\$800,000	Coop	900
170 Claremont Ave #11	1-01993-0043	15-Feb-18	\$776,000	Coop	
80 La Salle St #4C	1-01978-0001	16-Feb-18	\$740,000	Coop	
615-617 W 113 St #26	1-01895-0047	8-Jan-18	\$625,000	Coop	500
200 Claremont Ave #23	1-01993-0096	13-Mar-18	\$602,000	Coop	
80 La Salle St #18H	1-01978-0001	1-Mar-18	\$600,000	Coop	900
510-512 W 123 St #31	1-01977-0037	23-Feb-18	\$600,000	Coop	
80 La Salle St #9C	1-01978-0001	4-Jan-18	\$580,000	Coop	
395 Riverside Dr #2D	1-01894-0067	27-Feb-18	\$570,000	Coop	900
385 W 145 St #11C	1-02053-0001	26-Feb-18	\$570,000	Coop	700
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
385 W 145 St #7A	1-02053-0001	21-Feb-18	\$435,000	Coop	682
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
1264-1266 Amsterdam Ave #1D	1-01977-0031	15-Feb-18	\$410,000	Coop	500
140 Claremont Ave #6B	1-01993-0057	10-Jan-18	\$405,000	Coop	600
464 W 152 St #3	1-02066-0057	26-Jan-18	\$400,000	Coop	
409-417 Edgecombe Ave #13C	1-02054-0062	8-Mar-18	\$375,000	Coop	
513 W 135 St #4D	1-01988-0094	9-Mar-18	\$363,000	Coop	
80 La Salle St #14D	1-01978-0001	11-Jan-18	\$356,384	Coop	
3115 Broadway #35	1-01993-0021	29-Mar-18	\$352,000	Coop	550
501 W 143 St #57	1-02075-0026	9-Mar-18	\$310,000	Coop	
80 La Salle St #21E	1-01978-0001	18-Jan-18	\$290,000	Coop	540
522 W 152 St #F3	1-02083-0045	28-Feb-18	\$239,000	Coop	
1813-1815 Amsterdam Ave #3D	1-02064-0060	26-Feb-18	\$160,000	Coop	
524 W 151 St #1	1-02082-0050	15-Mar-18	\$145,000	Coop	
427 W 154 St #3	1-02068-1103	26-Jan-18	\$100,000	Condo	
427 W 154 St #8	1-02068-1108	26-Jan-18	\$100,000	Condo	
427 W 154 St #6	1-02068-1106	26-Jan-18	\$100,000	Condo	
83 Hamilton Pl #9	1-02072-0022	7-Feb-18	\$75,000	Coop	
83 Hamilton Pl #19	1-02072-0022	7-Feb-18	\$75,000	Coop	
537-541 W 149 St #22	1-02081-0014	29-Mar-18	\$60,500	Coop	
514-516 W 148 St #5C	1-02079-0042	8-Jan-18	\$34,033	Coop	



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