

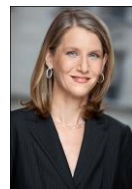
HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Harlem, Manhattan

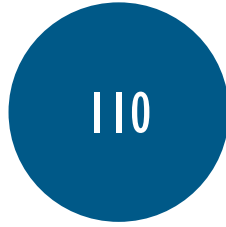
SUMMARY

MEDIAN SALE PRICE



-21% YoY

NO. OF TRANSACTIONS



-26% YoY

MEDIAN PRICE/SQ.FT.



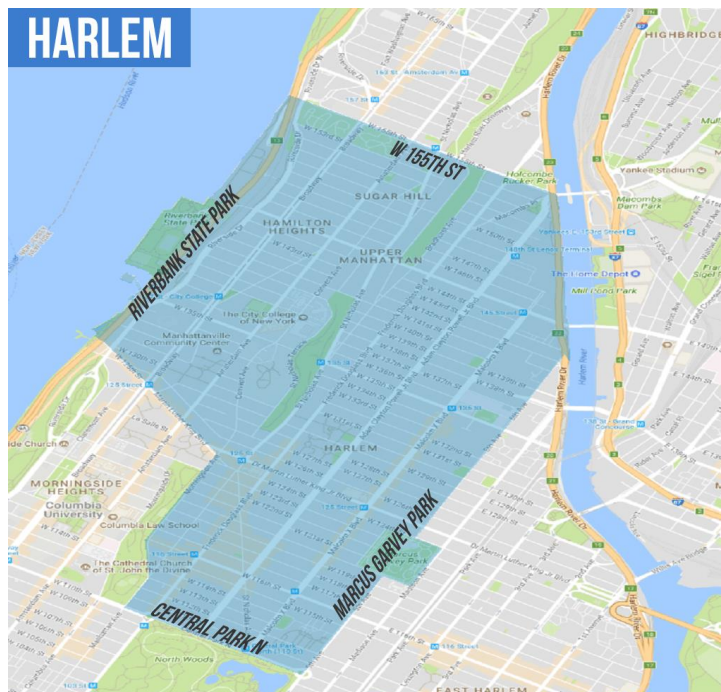
2% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

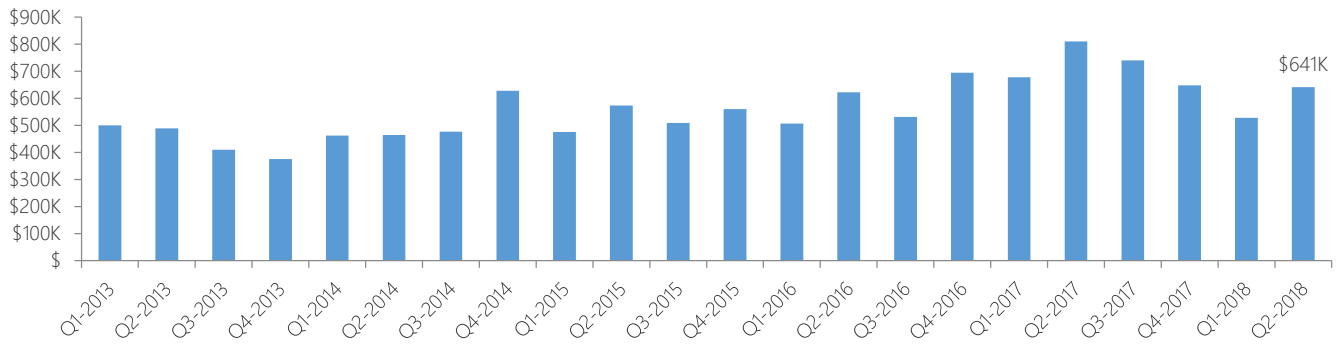


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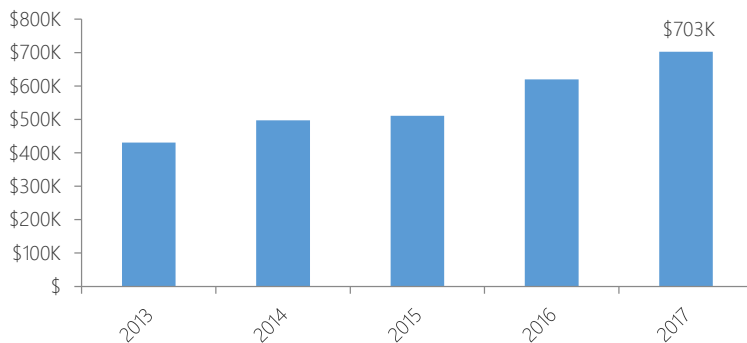


RESIDENTIAL STATS

Median Sale Price by Quarter

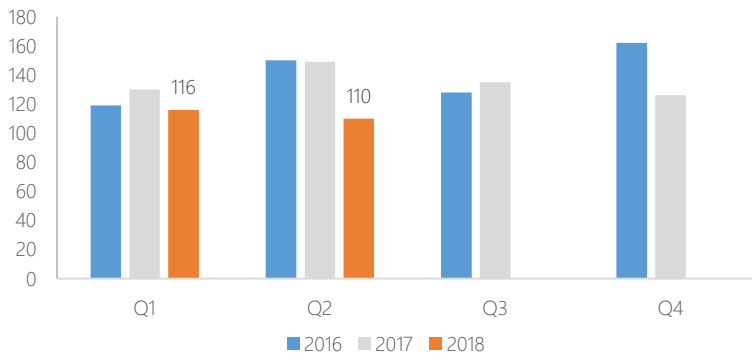


Median Sale Price by Year



Number of Transactions

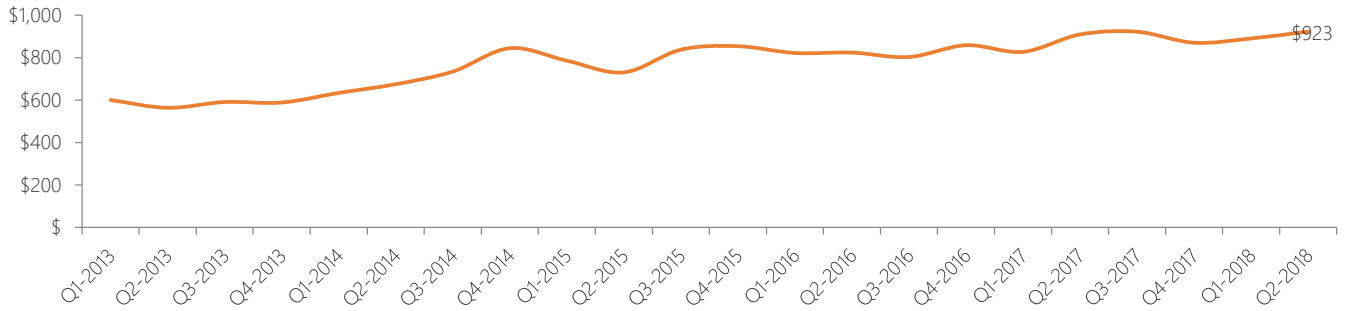
Quarter	2013	2014	2015	2016	2017	2018
Q1	113	133	137	119	130	116
Q2	146	214	160	150	149	110
Q3	186	156	182	128	135	
Q4	159	150	124	162	126	



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Median Sale Price per Square Foot

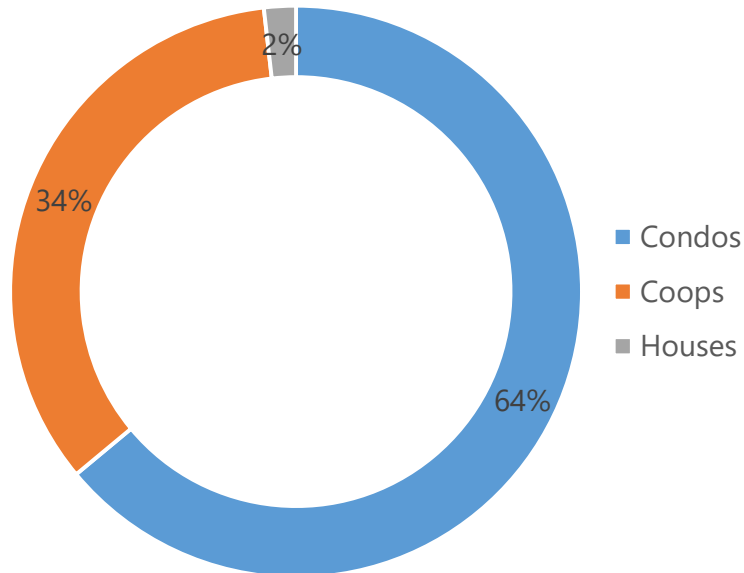


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$837,500	-13%	\$980	-1%	71
Coops	\$344,500	-8%	\$595	11%	38
Houses	\$2,525,000	29%	\$557	-29%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
139 W 120th St	1-01905-0012	23-Apr-18	\$4,250,000	House	4,832
305 W 112th St #1	1-01847-1501	26-Apr-18	\$2,975,000	Condo	2,667
320 W 115th St #G	1-01848-1601	11-Apr-18	\$2,421,900	Condo	
313 W 119th St #1G	1-01946-1007	24-May-18	\$2,310,000	Condo	1,970
129 W 123rd St #3	1-01908-1403	23-Apr-18	\$1,850,000	Condo	1,715
247 W 115th St #1A	1-01831-1101	25-Jun-18	\$1,838,838	Condo	1,753
2187 Fredrick Douglass Blvd #5B	1-01945-1304	24-May-18	\$1,800,000	Condo	1,356
100 W 119th St #6B	1-01903-1019	10-Apr-18	\$1,541,000	Condo	1,440
106 W 116th St #PH-2B	1-01825-1033	15-May-18	\$1,500,000	Condo	1,226
40 W 116th St #B308	1-01599-1371	29-May-18	\$1,400,000	Condo	1,389
265 W 122nd St #C	1-01928-1303	1-Jun-18	\$1,385,000	Condo	1,169
117 W 123rd St #4C	1-01908-1313	20-Apr-18	\$1,350,000	Condo	1,311
363-367 Manhattan Ave #C	1-01849-1003	4-Jun-18	\$1,350,000	Condo	1,400
2110 Fredrick Douglass Blvd #4A	1-01830-1212	18-Jun-18	\$1,325,000	Condo	1,184
50 W 127th St #6C	1-01724-1018	7-Jun-18	\$1,220,000	Condo	1,150
380 Lenox Ave #4E	1-01727-1023	28-Jun-18	\$1,150,000	Condo	1,346
117 W 123rd St #1A	1-01908-1301	24-May-18	\$1,145,200	Condo	1,260
309 W 118th St #3L	1-01945-1152	12-Jun-18	\$1,135,000	Condo	932
105 W 117th St #105B	1-01902-1106	25-Jun-18	\$1,125,000	Condo	1,257
300 W 135th St #9F	1-01959-1066	4-Jun-18	\$1,040,000	Condo	1,114
68 Bradhurst Ave #3H	1-02045-1025	12-Jun-18	\$999,000	Condo	1,208
10 Mt Morris Park W #2	1-01720-1102	18-Apr-18	\$993,994	Condo	1,436
300 W 135th St #2E	1-01959-1048	10-May-18	\$985,000	Condo	987
130 Bradhurst Ave #1003	1-02045-1501	28-Jun-18	\$982,500	Coop	1,152
352 W 117th St #5D	1-01943-1031	28-Jun-18	\$981,000	Condo	927
2545 Fredrick Douglass Blvd #2545D	1-01960-1118	30-May-18	\$980,000	Condo	1,175
220 W 148th St #3D	1-02033-1030	10-Apr-18	\$975,000	Condo	1,221
721 St Nicholas Ave #2	1-02060-1203	24-Apr-18	\$960,000	Condo	1,165
725 Riverside Dr #7C	1-02096-1042	16-Apr-18	\$960,000	Condo	1,174
1400 Fifth Ave #5L	1-01599-1127	18-May-18	\$938,000	Condo	1,046
370 W 118th St #3A	1-01944-1111	26-Apr-18	\$915,000	Condo	879
1400 Fifth Ave #5C	1-01599-1109	6-Jun-18	\$895,000	Condo	1,019
68 Bradhurst Ave #8P	1-02045-1148	12-Jun-18	\$870,000	Condo	947
301 W 110th St #2J	1-01846-1028	27-Jun-18	\$865,000	Condo	744
721 St Nicholas Ave #1	1-02060-1202	17-May-18	\$850,000	Condo	1,152
234 W 148th St #6A	1-02033-1125	12-Apr-18	\$825,000	Condo	1,001
2601 Fredrick Douglass Blvd #5A	1-02041-1215	19-Jun-18	\$825,000	Condo	912
200 W 112th St #2D	1-01827-0036	10-Apr-18	\$810,000	Coop	
504 W 136th St #3D	1-01988-1113	26-Apr-18	\$809,500	Condo	1,010
575 Riverside Dr #44	1-02001-0060	15-Jun-18	\$802,500	Coop	925
123 W 132nd St	1-01917-0121	3-May-18	\$800,000	House	3,400
2187 Fredrick Douglass Blvd #10J	1-01945-1377	18-Apr-18	\$770,000	Condo	716
725 Riverside Dr #3D	1-02096-1015	11-May-18	\$770,000	Condo	1,016
66-72 St Nicholas Ave #4D	1-01823-1026	7-Jun-18	\$755,000	Condo	860
3-5 W 122nd St #1D	1-01721-1004	18-Apr-18	\$740,000	Condo	829
220 W 111th St #6B	1-01826-1122	8-Jun-18	\$725,000	Condo	610
300 W 135th St #10A	1-01959-1012	20-Apr-18	\$700,000	Condo	692
301 W 110th St #7T	1-01846-1136	11-Apr-18	\$700,000	Condo	638
301 W 110th St #16C	1-01846-1216	25-May-18	\$690,000	Condo	589
441 Convent Ave #4O	1-02064-1160	29-Jun-18	\$685,196	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
300 W 135th St #7A	1-01959-1009	3-May-18	\$665,000	Condo	692
3-5 W 122nd St #1A	1-01721-1001	12-Apr-18	\$642,500	Condo	639
2101 Fredrick Douglass Blvd #4A	1-01847-1209	19-Apr-18	\$640,000	Condo	565
18 W 129th St #2A	1-01726-1003	8-May-18	\$620,000	Condo	594
301 W 110th St #16D	1-01846-1217	23-May-18	\$610,000	Condo	589
301 W 110th St #7V	1-01846-1138	25-Jun-18	\$585,494	Condo	589
640 W 139th St #42	1-02087-0050	25-Apr-18	\$580,403	Coop	
441 Convent Ave #2A	1-02064-1116	29-Jun-18	\$561,056	Condo	
133-141 W 140th St #71	1-02009-0023	14-Jun-18	\$560,000	Coop	
2280 Fredrick Douglass Blvd #3G	1-01928-1519	5-Apr-18	\$549,000	Condo	455
2072 Fredrick Douglass Blvd #2C	1-01828-1205	27-Apr-18	\$525,000	Condo	511
305 W 150th St #704	1-02046-1075	20-Apr-18	\$525,000	Condo	594
305 W 150th St #403	1-02046-1038	7-May-18	\$519,000	Condo	594
231-239 W 148th St #2A	1-02034-1003	21-May-18	\$500,000	Coop	
130 Lenox Ave #712	1-01600-1002	24-May-18	\$500,000	Coop	860
305 W 150th St #203	1-02046-1014	16-May-18	\$490,000	Condo	594
305 W 150th St #205	1-02046-1016	16-Apr-18	\$485,000	Condo	590
305 W 150th St #607	1-02046-1066	1-May-18	\$474,000	Condo	570
48 W 138th St #3H	1-01735-1037	19-Jun-18	\$460,000	Condo	476
385 W 145th St #11B	1-02053-0001	9-Apr-18	\$440,000	Coop	715
385 W 145th St #4C	1-02053-0001	31-May-18	\$440,000	Coop	
385 W 145th St #11B	1-02053-0001	21-Jun-18	\$435,000	Coop	715
501 W 143rd St #55	1-02075-0026	23-Apr-18	\$430,000	Coop	
660 Riverside Dr #3D	1-02090-1022	18-May-18	\$410,000	Condo	442
385 W 145th St #4A	1-02053-0001	29-May-18	\$405,000	Coop	
133-141 W 140th St #26	1-02009-0023	16-May-18	\$400,000	Coop	
1878 Adam C Powell Blvd #45	1-01829-0033	24-Apr-18	\$400,000	Coop	
130 Lenox Ave #235	1-01600-1002	25-Apr-18	\$393,000	Coop	
221 W 148th St #1A	1-02034-1101	27-Jun-18	\$380,000	Condo	361
2040 Frederick Douglass B #5E	1-01826-1230	22-May-18	\$364,260	Condo	
171 W 131st St #209	1-01916-1214	15-May-18	\$360,900	Condo	
67-69 St Nicholas Ave #24	1-01823-0056	17-May-18	\$354,999	Coop	
270 Convent Ave #10E	1-02057-0046	20-Apr-18	\$350,000	Coop	
29 Convent Ave #12A	1-01968-0058	17-May-18	\$350,000	Coop	
171 W 131st St #202	1-01916-1207	6-Apr-18	\$348,300	Condo	
128-130 W 138th St #1D	1-02006-0049	17-Apr-18	\$339,000	Coop	602
67-69 St Nicholas Ave #3	1-01823-0056	25-May-18	\$315,000	Coop	
541-543 W 133rd St #22	1-01987-0013	8-Jun-18	\$305,000	Coop	
2322-2328 Adam C Powell Blvd #3C	1-01942-1119	14-Jun-18	\$292,561	Condo	800
229 W 144th St #46	1-02030-0017	8-May-18	\$280,000	Coop	
811 St Nicholas Ave #4F	1-02065-0039	13-Jun-18	\$270,000	Coop	900
207-209 W 144th St #3C	1-02030-0026	27-Jun-18	\$265,000	Coop	
310 W 122nd St #1W	1-01948-0043	20-Jun-18	\$260,000	Coop	
229 W 144th St #52	1-02030-0017	7-Jun-18	\$250,000	Coop	
128-130 W 138th St #5E	1-02006-0049	17-Apr-18	\$225,000	Coop	500
128-130 W 138th St #3E	1-02006-0049	19-Jun-18	\$215,000	Coop	
30 Macombs Pl #23	1-02036-0057	2-May-18	\$200,000	Coop	
229 W 144th St #55	1-02030-0017	20-Apr-18	\$175,000	Coop	
30 Macombs Pl #41	1-02036-0057	2-Apr-18	\$110,000	Coop	
529 W 152nd St #44	1-02084-0016	3-May-18	\$100,000	Coop	



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