

# WEST HARLEM

A quarterly analysis of residential sales  
in West Harlem, Manhattan

2nd Quarter 2018



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# Residential Market Report, 2nd Quarter 2018

## West Harlem, Manhattan

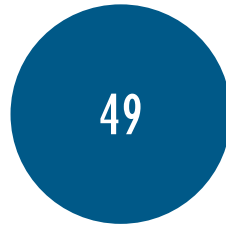
### SUMMARY

MEDIAN SALE PRICE



27% YoY

NO. OF TRANSACTIONS



-31% YoY

MEDIAN PRICE/SQ.FT.



9% YoY

MANHATTAN  
MEDIAN SALE PRICE



-8% YoY

### NEIGHBORHOOD BOUNDARIES

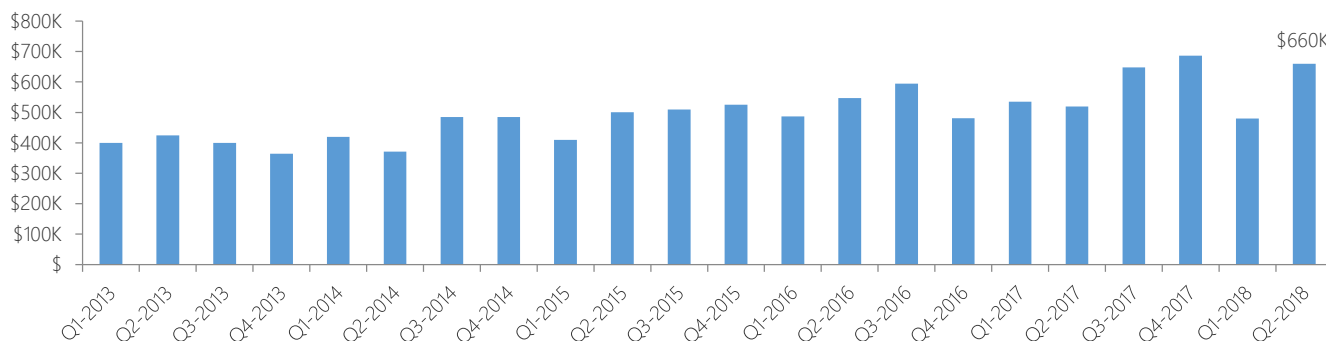


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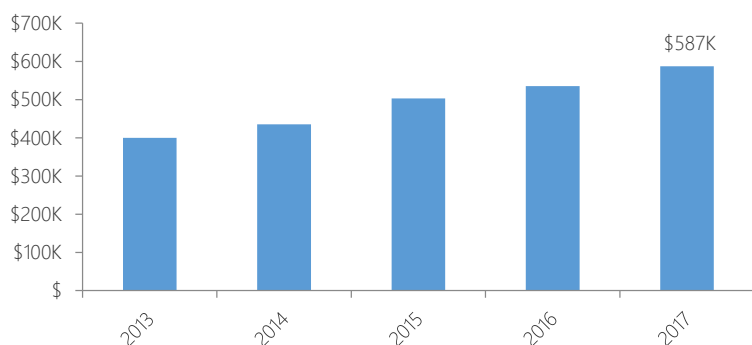


## RESIDENTIAL STATS

### Median Sale Price by Quarter

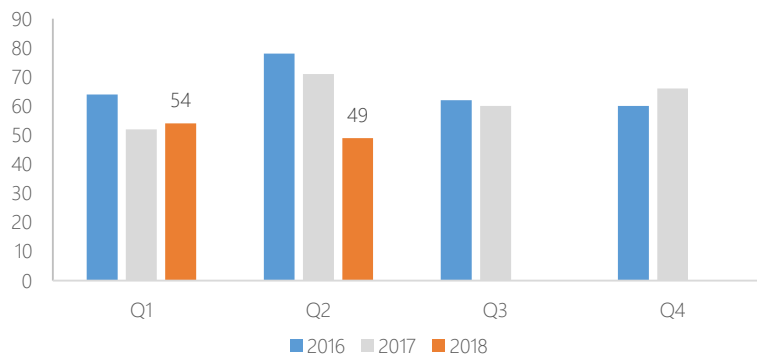


### Median Sale Price by Year



### Number of Transactions

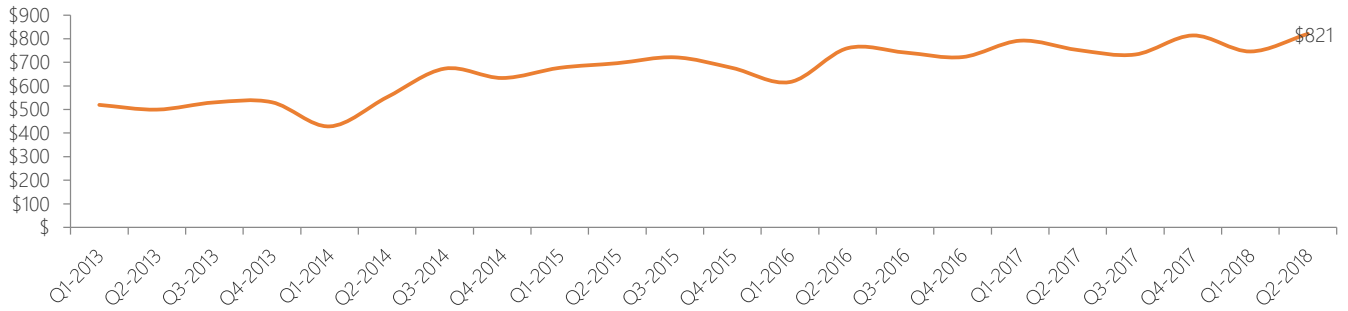
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 39   | 51   | 57   | 64   | 52   | 54   |
| Q2      | 89   | 98   | 81   | 78   | 71   | 49   |
| Q3      | 89   | 95   | 77   | 62   | 60   |      |
| Q4      | 90   | 69   | 69   | 60   | 66   |      |



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## Median Sale Price per Square Foot

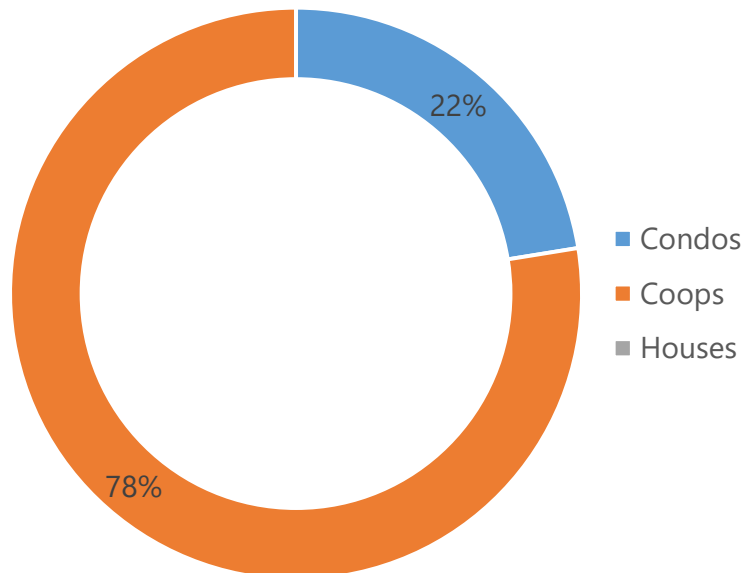


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$770,000         | 13%   | \$824                  | 8%    | 11           |
| Coops         | \$575,201         | 11%   | \$787                  | 10%   | 38           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

| Address                     | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-----------------------------|--------------|-----------|-------------|---------------|-------|
| 545 W 110th St #10D         | 1-01882-1189 | 4-Apr-18  | \$3,127,500 | Condo         | 1,906 |
| 420 Riverside Dr #2E        | 1-01896-0001 | 11-May-18 | \$2,000,000 | Coop          |       |
| 528 W 111th St #27          | 1-01882-0051 | 31-May-18 | \$1,870,000 | Coop          |       |
| 2860 Broadway #RESID        | 1-01883-1002 | 23-May-18 | \$1,600,000 | Coop          |       |
| 380 Riverside Dr #3S        | 1-01894-0001 | 28-Jun-18 | \$1,500,000 | Coop          |       |
| 54 Morningside Dr #52       | 1-01867-0060 | 13-Apr-18 | \$1,420,000 | Coop          | 1,300 |
| 417 Riverside Dr #10A       | 1-01895-0076 | 8-May-18  | \$1,311,863 | Coop          |       |
| 417 Riverside Dr #7A        | 1-01895-0076 | 16-Apr-18 | \$1,275,000 | Coop          |       |
| 80 La Salle St #20F         | 1-01978-0001 | 25-Jun-18 | \$1,100,000 | Coop          | 1,250 |
| 545 W 111th St #1F          | 1-01883-1002 | 15-May-18 | \$1,010,000 | Coop          |       |
| 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 |
| 721 St Nicholas Ave #1      | 1-02060-1202 | 17-May-18 | \$850,000   | Condo         | 1,152 |
| 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   |
| 31 Tiemann Pl #37           | 1-01995-1002 | 14-May-18 | \$790,000   | Coop          | 1,050 |
| 80 La Salle St #18G         | 1-01978-0001 | 19-Jun-18 | \$780,000   | Coop          | 950   |
| 725 Riverside Dr #3D        | 1-02096-1015 | 11-May-18 | \$770,000   | Condo         | 1,016 |
| 80 La Salle St #18D         | 1-01978-0001 | 13-Jun-18 | \$757,500   | Coop          | 904   |
| 527 W 110th St #41          | 1-01882-1004 | 15-May-18 | \$718,000   | Condo         | 670   |
| 527 W 110th St #31          | 1-01882-1003 | 12-Apr-18 | \$700,000   | Condo         | 670   |
| 1028-1034 Amsterdam Ave #3G | 1-01882-0036 | 4-Jun-18  | \$695,927   | Coop          |       |
| 441 Convent Ave #4O         | 1-02064-1160 | 29-Jun-18 | \$685,196   | Condo         |       |
| 3115 Broadway #52           | 1-01993-0021 | 24-May-18 | \$680,000   | Coop          |       |
| 417 Riverside Dr #10A       | 1-01895-0076 | 24-Apr-18 | \$660,000   | Coop          |       |
| 80 La Salle St #12H         | 1-01978-0001 | 30-May-18 | \$610,000   | Coop          |       |
| 175 Claremont Ave #61       | 1-01994-0043 | 15-Jun-18 | \$600,000   | Coop          |       |
| 640 W 139th St #42          | 1-02087-0050 | 25-Apr-18 | \$580,403   | Coop          |       |
| 80 La Salle St #6C          | 1-01978-0001 | 8-May-18  | \$570,000   | Coop          | 950   |
| 441 Convent Ave #2A         | 1-02064-1116 | 29-Jun-18 | \$561,056   | Condo         |       |
| 31 Tiemann Pl #62           | 1-01995-1002 | 18-Jun-18 | \$560,000   | Coop          |       |
| 1264-1266 Amsterdam Ave #4A | 1-01977-0031 | 26-Apr-18 | \$549,000   | Coop          |       |
| 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   |
| 622-624 W 114th St #42      | 1-01895-0069 | 10-May-18 | \$435,000   | Coop          | 475   |
| 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          |       |
| 140 Claremont Ave #4F       | 1-01993-0057 | 30-Apr-18 | \$396,000   | Coop          | 368   |
| 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          |       |
| 80 La Salle St #18E         | 1-01978-0001 | 10-Apr-18 | \$340,000   | Coop          | 500   |
| 541-543 W 133rd St #22      | 1-01987-0013 | 8-Jun-18  | \$305,000   | Coop          |       |
| 80 La Salle St #13E         | 1-01978-0001 | 19-Apr-18 | \$299,900   | Coop          | 500   |
| 811 St Nicholas Ave #4F     | 1-02065-0039 | 13-Jun-18 | \$270,000   | Coop          | 900   |
| 741 St Nicholas Ave #4B     | 1-02062-0131 | 23-May-18 | \$100,000   | Coop          |       |
| 529 W 152nd St #44          | 1-02084-0016 | 3-May-18  | \$100,000   | Coop          |       |
| 505 W 148th St #4C          | 1-02080-0025 | 5-Apr-18  | \$35,054    | Coop          |       |



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