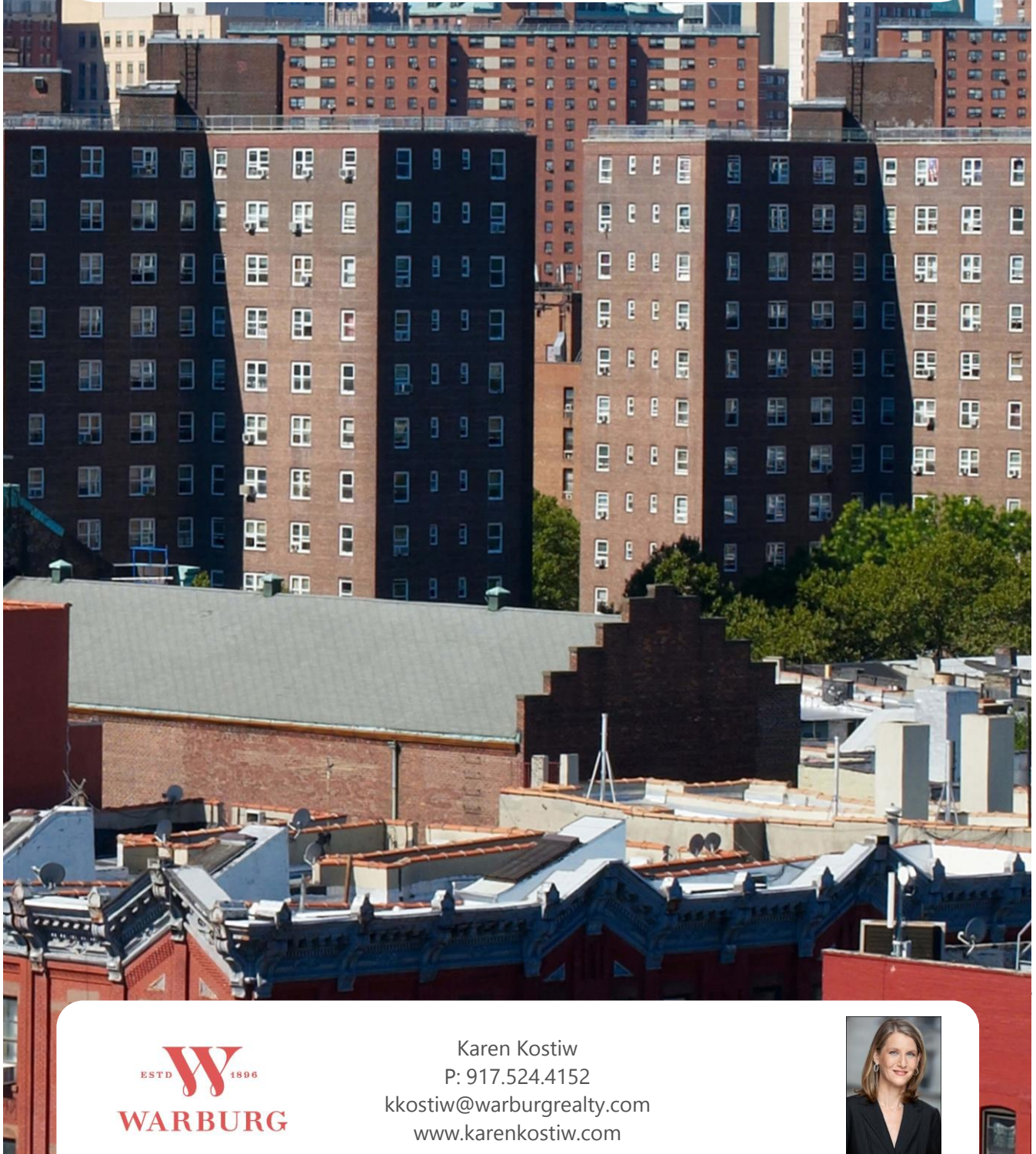


HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$691K

-7% YoY

NO. OF TRANSACTIONS

110

-19% YoY

MEDIAN PRICE/SQ.FT.

\$914

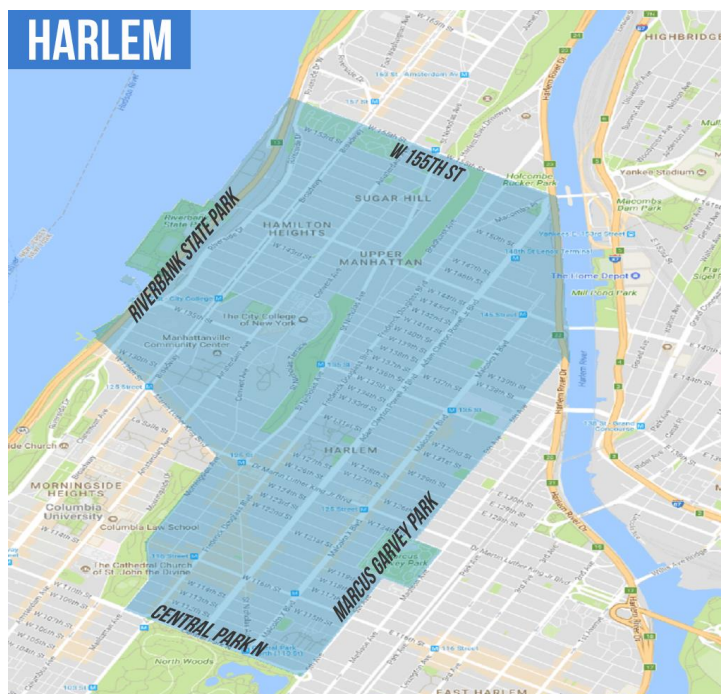
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

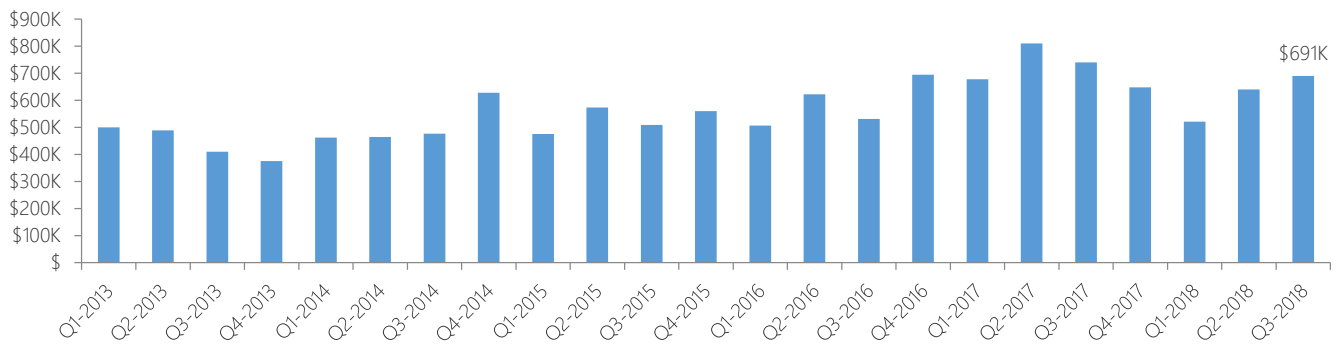
-4% YoY

NEIGHBORHOOD BOUNDARIES

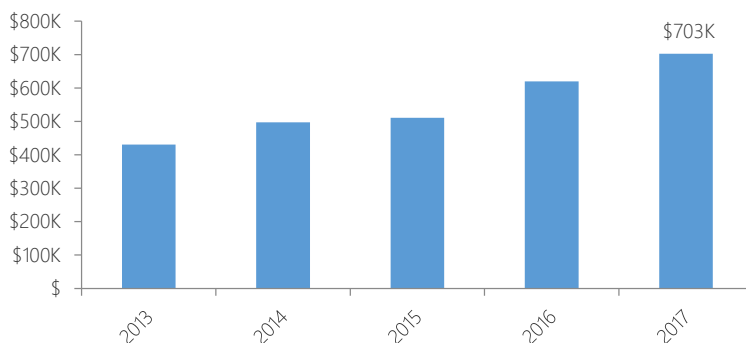


RESIDENTIAL STATS

Median Sale Price by Quarter

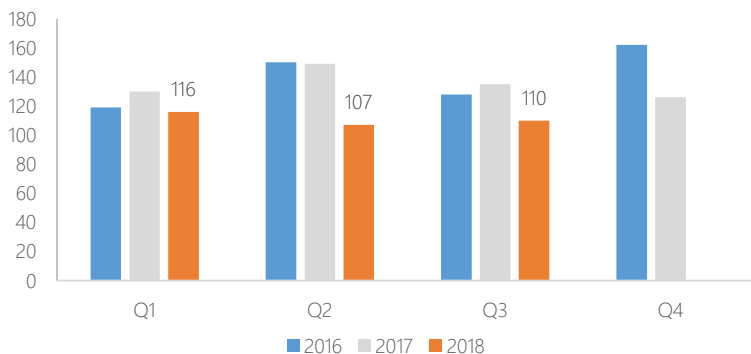


Median Sale Price by Year



Number of Transactions

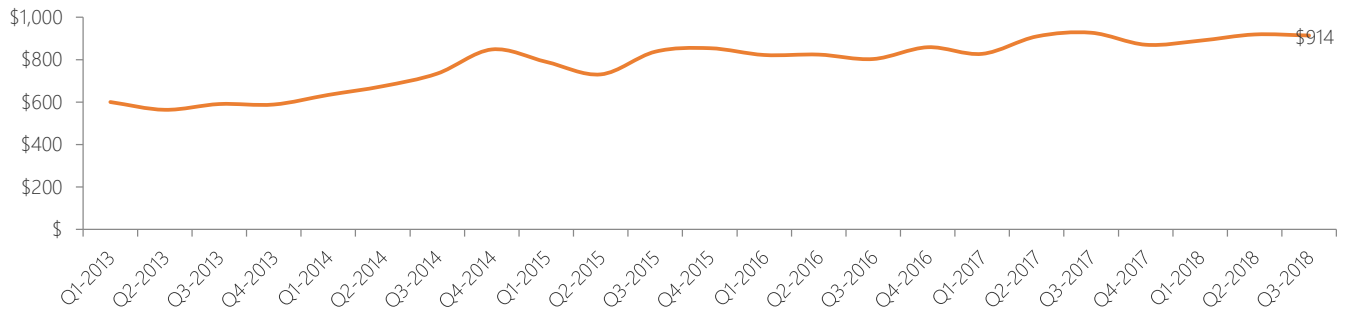
Quarter	2013	2014	2015	2016	2017	2018
Q1	113	133	137	119	130	116
Q2	146	214	160	150	149	107
Q3	186	156	182	128	135	110
Q4	159	150	124	162	126	



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Median Sale Price per Square Foot

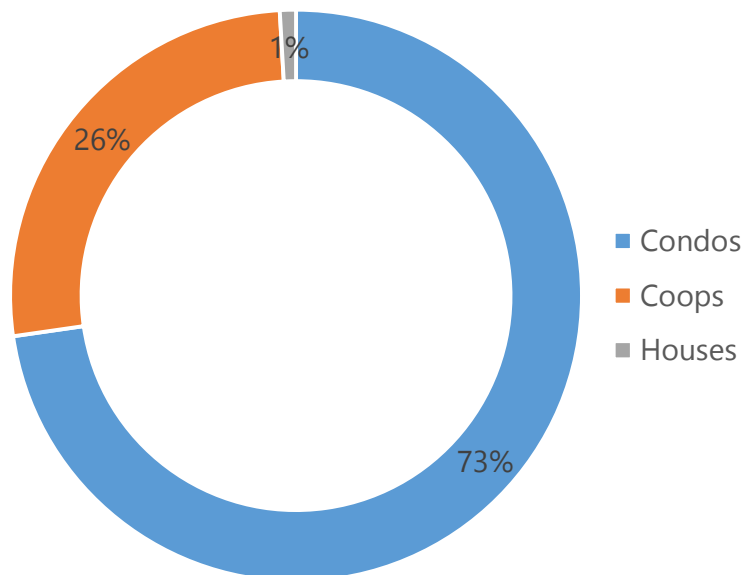


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$740,000	-20%	\$947	-3%	80
Coops	\$499,500	48%	\$613	0%	29
Houses	\$3,170,000	15%	\$1,070	46%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #6F	1-01826-1239	18-Jul-18	\$3,392,200	Condo	
265 W 139th St	1-02025-0002	24-Jul-18	\$3,170,000	House	2,964
321 W 110th St #15C	1-01846-1453	6-Sep-18	\$2,310,000	Condo	1,265
203-205 W 112th St #6PHE	1-01828-1112	16-Jul-18	\$2,000,000	Condo	1,444
103 W 118th St #3A	1-01903-1204	25-Sep-18	\$1,470,000	Condo	1,819
604 Riverside Dr #2AB	1-02086-0054	13-Aug-18	\$1,460,000	Coop	
11 W 131st St #C1	1-01729-1217	26-Jul-18	\$1,399,999	Condo	1,746
117 W 123rd St #3C	1-01908-1309	13-Jul-18	\$1,390,000	Condo	1,311
380 Lenox Ave #7J	1-01727-1048	2-Jul-18	\$1,382,500	Condo	1,453
8-9 Mt Morris Park W #8C	1-01720-1026	28-Aug-18	\$1,340,000	Condo	1,319
258 St Nicholas Ave #7D	1-01950-1037	30-Aug-18	\$1,340,000	Condo	1,320
2280 Fredrick Douglass Blvd #9F	1-01928-1575	25-Jul-18	\$1,340,000	Condo	1,225
2280 Fredrick Douglass Blvd #5I	1-01928-1541	20-Aug-18	\$1,215,000	Condo	1,032
1400 Fifth Ave #8E	1-01599-1158	24-Jul-18	\$1,200,000	Condo	1,010
250 Manhattan Ave #4C	1-01846-1313	30-Aug-18	\$1,190,000	Condo	1,014
130 Bradhurst Ave #705	1-02045-1501	17-Jul-18	\$1,175,000	Coop	1,413
380 Lenox Ave #9E	1-01727-1059	31-Jul-18	\$1,165,000	Condo	1,275
40 W 116th St #A809	1-01599-1305	3-Aug-18	\$1,135,000	Condo	1,075
301 W 110th St #5S	1-01846-1095	3-Aug-18	\$1,090,000	Condo	983
256 W 123rd St #4	1-01928-1210	20-Sep-18	\$999,000	Condo	1,012
201 W 112th St #2B	1-01828-1004	4-Sep-18	\$998,000	Condo	993
706 Riverside Dr #5C	1-02094-1023	24-Jul-18	\$995,000	Condo	1,623
47 W 131st St #H2	1-01729-1036	16-Aug-18	\$980,000	Condo	1,327
313 W 119th St #4K	1-01946-1038	18-Sep-18	\$980,000	Condo	990
220 W 148th St #1C	1-02033-1003	2-Jul-18	\$972,500	Condo	1,132
1855 Seventh Ave #3B	1-01823-0001	12-Jul-18	\$961,016	Coop	
300 W 135th St #2Q	1-01959-1132	30-Jul-18	\$950,000	Condo	995
301 W 110th St #5R	1-01846-1094	10-Aug-18	\$945,000	Condo	837
300 W 135th St #5E	1-01959-1051	13-Jul-18	\$940,000	Condo	993
1800 Adam C Powell Blvd #3B	1-01826-1009	29-Aug-18	\$915,000	Condo	1,327
296 W 137th St #296D	1-01942-1030	12-Jul-18	\$900,000	Condo	1,295
368 W 117th St #1E	1-01943-1124	29-Aug-18	\$899,000	Condo	1,040
26 W 119th St #G	1-01717-1001	2-Jul-18	\$886,000	Condo	1,050
68 Bradhurst Ave #1U	1-02045-1007	6-Jul-18	\$880,000	Condo	1,053
575 Riverside Dr #37	1-02001-0060	2-Aug-18	\$860,000	Coop	1,200
450 W 147th St #51	1-02061-0051	13-Sep-18	\$855,000	Coop	
68 Bradhurst Ave #1V	1-02045-1008	16-Aug-18	\$845,000	Condo	831
35 Mt Morris Park W #6C	1-01721-0056	30-Aug-18	\$818,000	Coop	1,500
220 W 111th St #6D	1-01826-1124	10-Jul-18	\$812,500	Condo	750
305 W 150th St #111	1-02046-1011	24-Jul-18	\$800,000	Condo	1,008
297 W 137th St #2578A	1-02023-1123	21-Sep-18	\$792,000	Condo	978
68 Bradhurst Ave #7A	1-02045-1110	6-Sep-18	\$788,000	Condo	901
2560 Fredrick Douglass Blvd	1-01942-1024	27-Sep-18	\$780,000	Condo	1,090
441 Convent Ave #5H	1-02064-1168	24-Jul-18	\$760,000	Condo	
68 Bradhurst Ave #4V	1-02045-1062	20-Aug-18	\$740,000	Condo	831
1864 Adam C Powell Blvd #63	1-01829-0029	7-Sep-18	\$725,000	Coop	
461 W 150th St #PHB	1-02065-1012	2-Jul-18	\$723,000	Condo	793
88 Morningside Ave #7D	1-01948-1101	9-Aug-18	\$721,500	Coop	625
66-72 St Nicholas Ave #4F	1-01823-1028	20-Sep-18	\$715,000	Condo	773
301 W 110th St #5T	1-01846-1096	18-Jul-18	\$705,000	Condo	638



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Address	BBL	Sale date	Sale price	Property type	Sqft
159 W 118th St #2C	1-01903-1307	16-Jul-18	\$700,000	Condo	716
163 St Nicholas Ave #4I	1-01924-1053	19-Jul-18	\$696,000	Condo	670
539 W 144th St #1	1-02076-1001	6-Sep-18	\$685,000	Condo	860
368 W 117th St #4E	1-01943-1142	22-Aug-18	\$682,500	Condo	732
301 W 110th St #20A	1-01846-1250	23-Jul-18	\$670,000	Condo	589
441 Convent Ave #3O	1-02064-1145	13-Jul-18	\$648,980	Condo	
231-239 W 148th St #3P	1-02034-1003	11-Sep-18	\$635,000	Coop	
441 Convent Ave #5G	1-02064-1167	24-Jul-18	\$632,000	Condo	
330 W 145th St #706	1-02051-1002	6-Sep-18	\$631,000	Coop	817
501 W 138th St #5	1-02070-0029	6-Aug-18	\$615,000	Coop	
234 W 148th St #2E	1-02033-1105	20-Jul-18	\$613,000	Condo	750
330 W 145th St #2	1-02051-1002	25-Jul-18	\$600,000	Coop	
441 Convent Ave #5A	1-02064-1161	17-Jul-18	\$593,000	Condo	
45 W 110th St #5D	1-01594-0007	3-Jul-18	\$575,000	Coop	
441 Convent Ave #5M	1-02064-1173	16-Aug-18	\$571,238	Condo	
441 Convent Ave #3A	1-02064-1131	2-Jul-18	\$565,000	Condo	
301 W 110th St #2P	1-01846-1033	10-Sep-18	\$561,000	Condo	589
200 W 112th St #1A	1-01827-0036	6-Aug-18	\$530,000	Coop	
305 W 150th St #501	1-02046-1048	1-Aug-18	\$524,399	Condo	577
18 W 129th St #1A	1-01726-1001	28-Aug-18	\$522,000	Condo	693
725 Riverside Dr #7E	1-02096-1044	16-Jul-18	\$521,500	Condo	678
441 Convent Ave #2M	1-02064-1128	11-Jul-18	\$519,699	Condo	
441 Convent Ave #4C	1-02064-1148	13-Jul-18	\$499,000	Condo	
305 W 150th St #302	1-02046-1025	20-Aug-18	\$499,000	Condo	587
750 Riverside Dr #3C	1-02099-1017	3-Aug-18	\$495,000	Condo	660
2082 Fredrick Douglass Blvd #5B	1-01828-1414	24-Jul-18	\$481,000	Condo	423
409 Edgecombe Ave #11B	1-02054-0062	7-Aug-18	\$469,000	Coop	980
72 Morningside Ave #52	1-01948-0003	21-Aug-18	\$460,000	Coop	750
257 W 117th St #5F	1-01923-1037	20-Aug-18	\$458,850	Condo	936
441 Convent Ave #4N	1-02064-1159	27-Jul-18	\$455,164	Condo	
441 Convent Ave #3N	1-02064-1144	26-Jul-18	\$444,087	Condo	
48 W 138th St #6C	1-01735-1077	1-Aug-18	\$438,000	Condo	455
2082 Fredrick Douglass Blvd #1A	1-01828-1402	25-Jul-18	\$415,000	Condo	430
501 W 143rd St #22	1-02075-0026	8-Aug-18	\$410,000	Coop	
441 Convent Ave #6L	1-02064-1187	5-Jul-18	\$406,000	Condo	
441 Convent Ave #4L	1-02064-1157	25-Jul-18	\$390,716	Condo	
441 Convent Ave #3L	1-02064-1142	5-Jul-18	\$383,292	Condo	
3405 Broadway #2B	1-02087-0031	25-Jul-18	\$375,000	Coop	
16 W 119th St #2A	1-01717-0045	1-Aug-18	\$365,000	Coop	
2040 Frederick Douglass B #3E	1-01826-1214	24-Aug-18	\$364,260	Condo	
171 W 131st St #318	1-01916-1233	17-Aug-18	\$358,000	Condo	
171 W 131st St #401	1-01916-1237	25-Jul-18	\$348,300	Condo	
171 W 131st St #301	1-01916-1216	14-Sep-18	\$348,300	Condo	
668 Riverside Dr #2H	1-02090-1117	12-Jul-18	\$300,000	Condo	315
849 St Nicholas Ave #1C	1-02067-0043	30-Aug-18	\$280,000	Coop	800
345 W 145th St #9A	1-02053-0001	27-Sep-18	\$270,000	Coop	682
2040 Frederick Douglass B #2C	1-01826-1207	28-Sep-18	\$232,874	Condo	
145 Morningside Ave #4A	1-01952-0004	31-Jul-18	\$200,000	Coop	
167 W 133rd St #2C	1-01918-0007	26-Sep-18	\$189,000	Coop	
229 W 144th St #16	1-02030-0017	27-Jul-18	\$165,000	Coop	



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