

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$600K

-7% YoY

NO. OF TRANSACTIONS

59

-2% YoY

MEDIAN PRICE/SQ.FT.

\$833

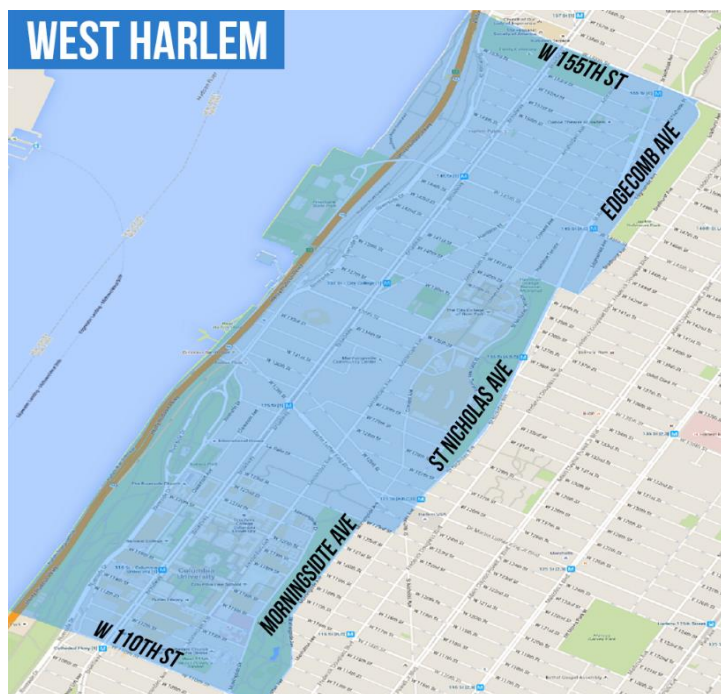
13% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

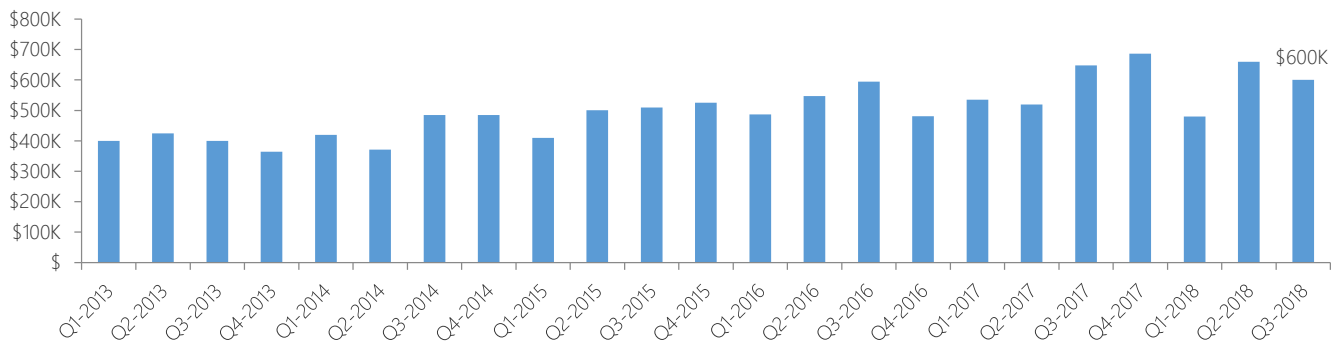


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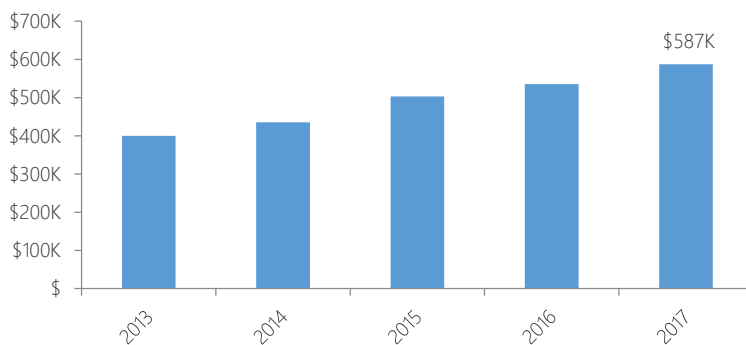


RESIDENTIAL STATS

Median Sale Price by Quarter

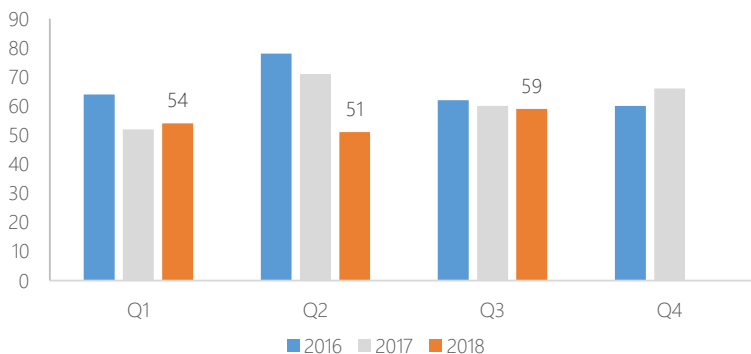


Median Sale Price by Year



Number of Transactions

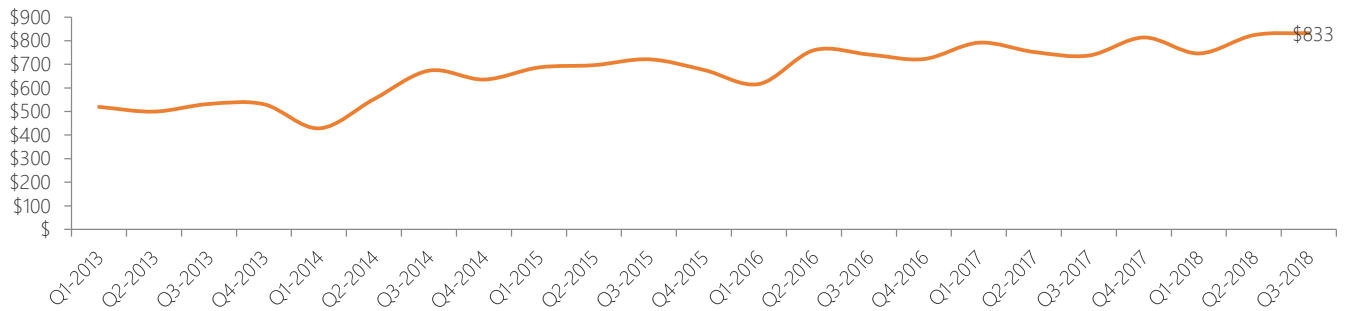
Quarter	2013	2014	2015	2016	2017	2018
Q1	39	51	57	64	52	54
Q2	89	98	81	78	71	51
Q3	89	95	77	62	60	59
Q4	90	69	69	60	66	



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Median Sale Price per Square Foot

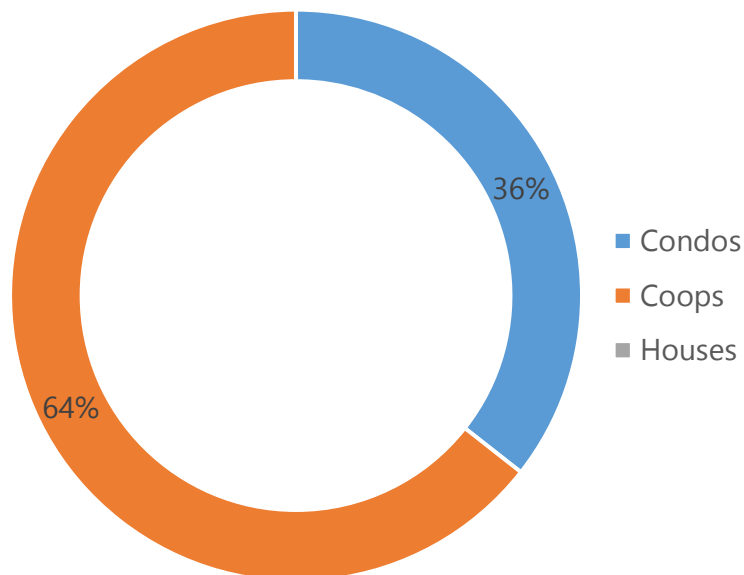


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$560,038	-23%	\$816	2%	21
Coops	\$710,000	19%	\$833	19%	38
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 110th St #4G	1-01882-1158	3-Jul-18	\$3,000,000	Condo	1,856
420 Riverside Dr #9B	1-01896-0001	20-Sep-18	\$2,400,000	Coop	
400 Riverside Dr #4C	1-01895-0001	9-Jul-18	\$2,300,000	Coop	1,500
600 W 111th St #13A	1-01894-1002	10-Sep-18	\$2,299,000	Coop	
604 Riverside Dr #2AB	1-02086-0054	13-Aug-18	\$1,460,000	Coop	
54 Morningside Dr #54	1-01867-0060	18-Jul-18	\$1,430,000	Coop	1,300
54 Morningside Dr #2	1-01867-0060	11-Jul-18	\$1,320,000	Coop	1,100
706 Riverside Dr #5C	1-02094-1023	24-Jul-18	\$995,000	Condo	1,623
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	
80 La Salle St #11G	1-01978-0001	12-Sep-18	\$835,000	Coop	950
170 Claremont Ave #GA	1-01993-0043	16-Aug-18	\$830,000	Coop	
611 W 111th St #43	1-01894-0036	17-Sep-18	\$825,000	Coop	
80 La Salle St #14B	1-01978-0001	16-Aug-18	\$795,000	Coop	950
611 W 111th St #34	1-01894-0036	21-Aug-18	\$771,400	Coop	
3117 Broadway #52	1-01993-0023	27-Aug-18	\$765,000	Coop	1,000
441 Convent Ave #5H	1-02064-1168	24-Jul-18	\$760,000	Condo	
80 La Salle St #20D	1-01978-0001	4-Sep-18	\$755,000	Coop	950
80 La Salle St #6D	1-01978-0001	7-Sep-18	\$752,000	Coop	904
509 W 122nd St #13	1-01977-0023	20-Sep-18	\$740,000	Coop	900
461 W 150th St #PHB	1-02065-1012	2-Jul-18	\$723,000	Condo	793
535 W 110th St #4E	1-01882-0008	22-Aug-18	\$715,000	Coop	750
55 Tiemann Pl #36	1-01995-0010	31-Aug-18	\$715,000	Coop	850
80 La Salle St #12B	1-01978-0001	27-Aug-18	\$705,000	Coop	724
539 W 144th St #1	1-02076-1001	6-Sep-18	\$685,000	Condo	860
441 Convent Ave #3O	1-02064-1145	13-Jul-18	\$648,980	Condo	
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	
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	
501 W 122nd St #D3	1-01977-0029	20-Jul-18	\$592,000	Coop	750
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	
536 W 111th St #84	1-01882-0058	6-Sep-18	\$562,500	Coop	800
527 W 110th St #61	1-01882-1006	14-Aug-18	\$560,038	Condo	670
552 Riverside Dr #1A	1-01995-0077	28-Aug-18	\$532,620	Coop	
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	
535 W 110th St #7J	1-01882-0008	6-Sep-18	\$504,000	Coop	475
509 W 122nd St #24	1-01977-0023	19-Jul-18	\$500,000	Coop	600
441 Convent Ave #4C	1-02064-1148	13-Jul-18	\$499,000	Condo	
750 Riverside Dr #3C	1-02099-1017	3-Aug-18	\$495,000	Condo	660
409 Edgecombe Ave #11B	1-02054-0062	7-Aug-18	\$469,000	Coop	980
510 W 123rd St #63	1-01977-0037	28-Aug-18	\$460,000	Coop	550
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	
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	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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	
80 La Salle St #19E	1-01978-0001	2-Aug-18	\$359,000	Coop	
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
145 Morningside Ave #4A	1-01952-0004	31-Jul-18	\$200,000	Coop	
522 W 151st St #3	1-02082-0049	12-Jul-18	\$160,000	Coop	
36 Convent Ave #17	1-01968-0027	10-Aug-18	\$106,500	Coop	



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