

# HARLEM

A quarterly analysis of residential sales  
in Harlem, Manhattan

4th Quarter 2018



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# Residential Market Report, 4th Quarter 2018

## Harlem, Manhattan

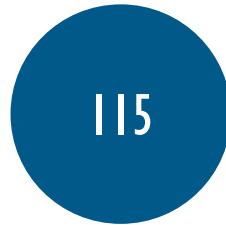
### SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



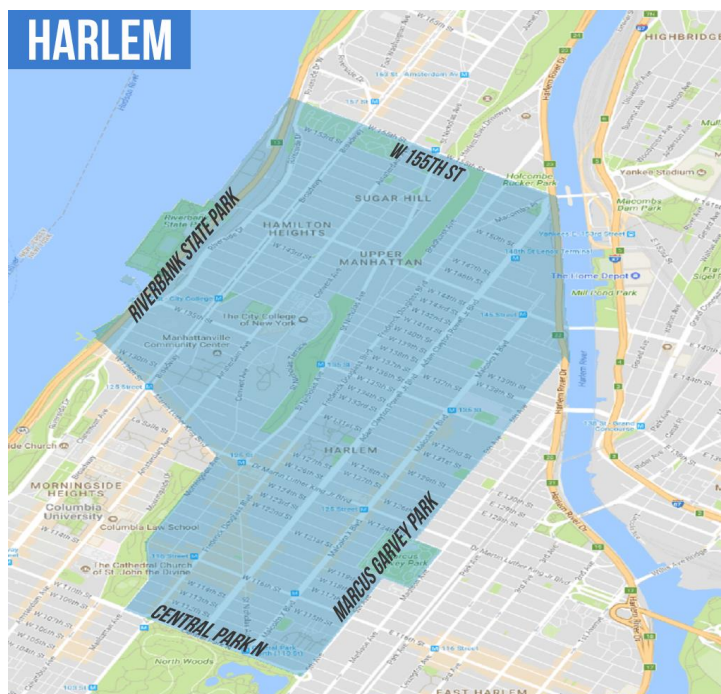
9% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

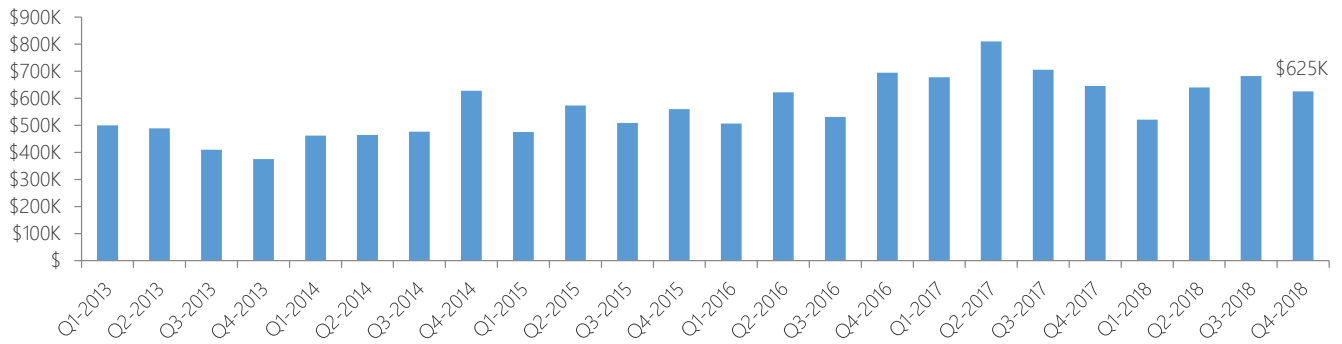


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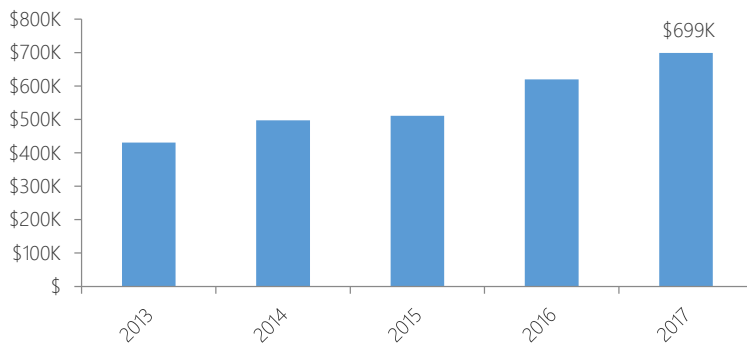


# RESIDENTIAL STATS

## Median Sale Price by Quarter

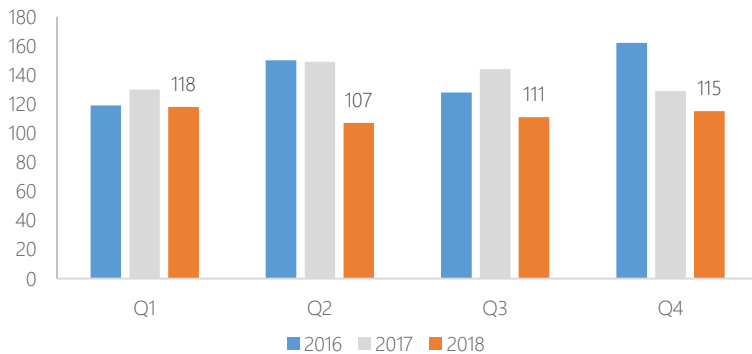


## Median Sale Price by Year



## Number of Transactions

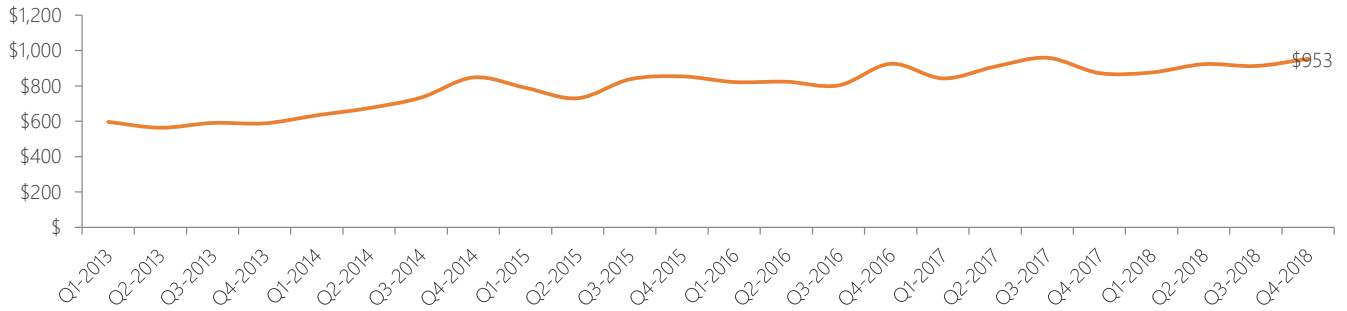
Quarter	2013	2014	2015	2016	2017	2018
Q1	113	133	137	119	130	118
Q2	146	214	160	150	149	107
Q3	186	156	182	128	144	111
Q4	159	150	124	162	129	115



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## Median Sale Price per Square Foot

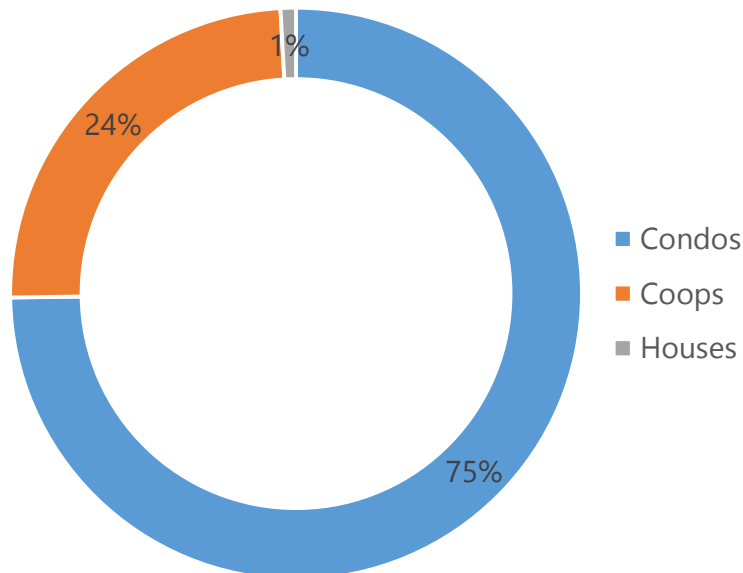


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$698,000	-8%	\$998	5%	86
Coops	\$315,000	-21%	\$544	-5%	28
Houses	\$2,200,000	-27%	\$574	-25%	1

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #11A	1-01826-1253	25-Oct-18	\$9,453,809	Condo	
305 W 112th St #2	1-01847-1502	23-Oct-18	\$2,850,000	Condo	2,354
313 W 119th St #5F	1-01946-1045	3-Dec-18	\$2,765,000	Condo	2,370
137 W 122nd St	1-01907-0015	20-Nov-18	\$2,200,000	House	3,830
257 W 117th St #6A	1-01923-1040	10-Oct-18	\$1,875,000	Condo	2,102
2280 Fredrick Douglass Blvd #11C	1-01928-1584	31-Oct-18	\$1,595,000	Condo	1,329
313 W 119th St #8D	1-01946-1055	19-Dec-18	\$1,500,000	Condo	1,365
300 W 135th St #7S	1-01959-1149	29-Oct-18	\$1,395,000	Condo	1,103
381 Lenox Ave #3C	1-01914-1105	1-Nov-18	\$1,375,000	Condo	1,460
50 W 127th St #6B	1-01724-1017	2-Nov-18	\$1,275,000	Condo	1,178
380 Lenox Ave #10E	1-01727-1066	30-Nov-18	\$1,260,000	Condo	1,143
88 Morningside Ave #RU	1-01948-1101	26-Nov-18	\$1,230,000	Coop	
50 W 127th St #4C	1-01724-1010	5-Nov-18	\$1,215,000	Condo	1,150
121 Edgecombe Ave #6	1-02048-1106	23-Oct-18	\$1,172,500	Condo	1,191
306 W 116th St #4B	1-01848-1508	14-Dec-18	\$1,120,000	Condo	1,021
121 Edgecombe Ave #2	1-02048-1102	11-Oct-18	\$1,120,000	Condo	1,191
300 W 135th St #7J	1-01959-1097	31-Oct-18	\$1,015,000	Condo	1,052
301 W 110th St #17H	1-01846-1230	20-Dec-18	\$999,950	Condo	861
163 St Nicholas Ave #2J	1-01924-1032	4-Dec-18	\$999,000	Condo	975
106 W 116th St #12B	1-01825-1028	1-Oct-18	\$999,000	Condo	965
171 W 131st St #PH3	1-01916-1302	19-Oct-18	\$995,000	Condo	969
171 W 131st St #PH3	1-01916-1302	19-Oct-18	\$995,000	Condo	969
2187 Fredrick Douglass Blvd #PH1-H	1-01945-1385	5-Dec-18	\$990,000	Condo	907
298 W 137th St #298B	1-01942-1025	9-Nov-18	\$980,000	Condo	1,206
163 St Nicholas Ave #5D	1-01924-1059	7-Nov-18	\$975,000	Condo	963
753 St Nicholas Ave #1B	1-02062-1102	15-Nov-18	\$950,000	Condo	1,104
368-372 Convent Ave #4B	1-02060-1008	13-Nov-18	\$915,000	Condo	1,321
2131 Fredrick Douglass Blvd #5H	1-01848-1329	14-Dec-18	\$876,525	Condo	820
171 W 131st St #419	1-01916-1255	29-Nov-18	\$829,500	Condo	
297 W 137th St #2578D	1-02023-1122	23-Oct-18	\$800,000	Condo	1,090
2101 Fredrick Douglass Blvd #2D	1-01847-1204	6-Nov-18	\$715,000	Condo	575
690 Riverside Dr #2D	1-02093-1010	1-Oct-18	\$710,000	Condo	1,005
435 Convent Ave #34	1-02063-0046	31-Oct-18	\$700,000	Coop	
690 Riverside Dr #5D	1-02093-1027	21-Dec-18	\$698,000	Condo	1,005
2611-2623 Fredrick Douglass Blvd #2G	1-02042-1133	19-Nov-18	\$679,995	Condo	825
2322-2328 Adam C Powell Blvd #3F	1-01942-1122	9-Oct-18	\$670,000	Condo	872
370 W 118th St #5E	1-01944-1125	30-Nov-18	\$659,000	Condo	674
130 Lenox Ave #308	1-01600-1002	11-Dec-18	\$651,000	Coop	1,200
301 W 110th St #10B	1-01846-1170	15-Nov-18	\$645,000	Condo	589
239 W 135th St #4A	1-01941-1107	5-Nov-18	\$635,000	Condo	697
2094 Fredrick Douglass Blvd	1-01829-1064	31-Dec-18	\$626,000	Condo	550
362 W 127th St #2C	1-01953-1403	18-Oct-18	\$625,000	Condo	750
231-239 W 148th St #3D	1-02034-1003	6-Nov-18	\$625,000	Coop	
441 Convent Ave #2I	1-02064-1124	4-Oct-18	\$606,484	Condo	
301 W 110th St #1P	1-01846-1013	14-Dec-18	\$600,000	Condo	589
441 Convent Ave #2O	1-02064-1130	18-Oct-18	\$600,000	Condo	
461 W 150th St #3B	1-02065-1006	14-Nov-18	\$590,000	Condo	700
604 Riverside Dr #5A	1-02086-0054	30-Nov-18	\$587,500	Coop	650
2280 Fredrick Douglass Blvd #5G	1-01928-1539	12-Oct-18	\$585,494	Condo	455
102 Bradhurst Ave #604	1-02045-1203	21-Dec-18	\$555,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
435 Convent Ave #55	1-02063-0046	19-Dec-18	\$552,000	Coop	850
441 Convent Ave #6B	1-02064-1177	13-Nov-18	\$550,000	Condo	
441 Convent Ave #5B	1-02064-1162	14-Dec-18	\$544,928	Condo	
725 Riverside Dr #10G	1-02096-1067	21-Dec-18	\$540,000	Condo	683
130 Bradhurst Ave #709	1-02045-1501	21-Nov-18	\$525,000	Coop	
750 Riverside Dr #5C	1-02099-1031	28-Dec-18	\$515,000	Condo	660
305 W 150th St #504	1-02046-1051	4-Oct-18	\$510,000	Condo	594
58 W 129th St #2C	1-01726-1104	14-Dec-18	\$494,000	Condo	479
2056 Fifth Ave #PHA	1-01724-1320	24-Oct-18	\$462,000	Condo	1,406
48 W 138th St #1C	1-01735-1004	30-Nov-18	\$461,370	Condo	455
270 Convent Ave #10A	1-02057-0046	31-Oct-18	\$450,000	Coop	
231-239 W 148th St #2N	1-02034-1003	3-Dec-18	\$425,000	Coop	
48 W 138th St #1H	1-01735-1009	7-Nov-18	\$400,000	Condo	476
80 St Nicholas Ave #5B	1-01824-0014	28-Nov-18	\$395,000	Coop	
345 W 145th St #6A	1-02053-0001	10-Oct-18	\$381,000	Coop	700
270 Convent Ave #4E	1-02057-0046	31-Oct-18	\$375,000	Coop	
441 Convent Ave #2N	1-02064-1129	19-Oct-18	\$370,617	Condo	
501 W 143rd St #54	1-02075-0026	14-Nov-18	\$315,000	Coop	
3692 Broadway #64	1-02084-0064	9-Nov-18	\$300,000	Coop	
345 W 145th St	1-02053-0001	10-Dec-18	\$280,000	Coop	
680 Riverside Dr #1E	1-02092-1005	13-Nov-18	\$270,000	Condo	368
145 Morningside Ave #3F	1-01952-0004	15-Oct-18	\$250,000	Coop	
320 W 111th St #4	1-01846-0027	28-Dec-18	\$200,000	Coop	
340 Manhattan Ave #4N	1-01848-0002	5-Oct-18	\$191,000	Coop	
537 W 133rd St #8	1-01987-0015	13-Nov-18	\$185,000	Coop	450
552 W 141st St #3D	1-02072-0055	26-Dec-18	\$150,000	Coop	
237 W 135th St #2A	1-01941-0010	5-Oct-18	\$136,000	Coop	
237 W 135th St #2E	1-01941-0010	5-Oct-18	\$136,000	Coop	
237 W 135th St #5A	1-01941-0010	5-Oct-18	\$136,000	Coop	
550 W 153rd St #52	1-02084-0061	30-Oct-18	\$125,000	Coop	
352 W 117th St #6C	1-01943-1037	22-Oct-18	\$63,157	Condo	699
229 W 113th St #1	1-01829-0023	1-Nov-18	\$56,275	Coop	
505 W 148th St #5C	1-02080-0025	15-Oct-18	\$35,054	Coop	



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