

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$603K

-10% YoY

NO. OF TRANSACTIONS

46

-33% YoY

MEDIAN PRICE/SQ.FT.

\$813

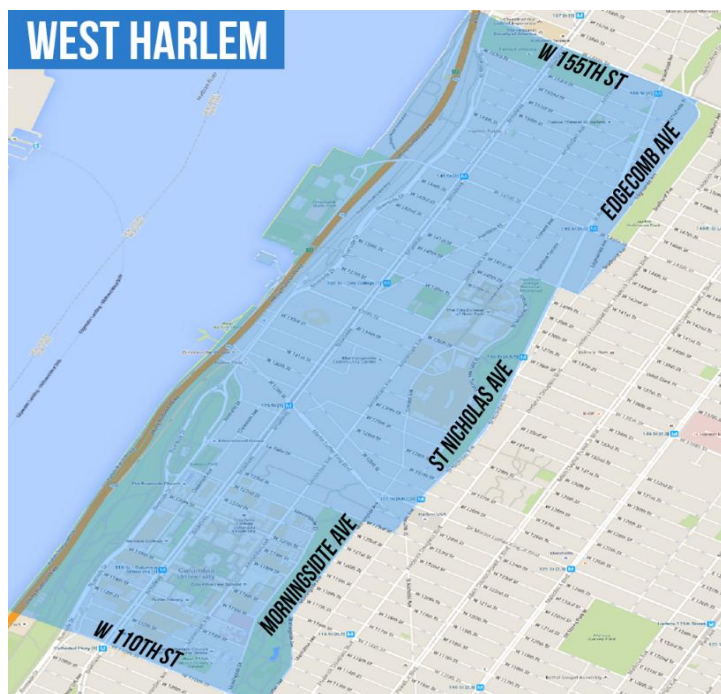
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

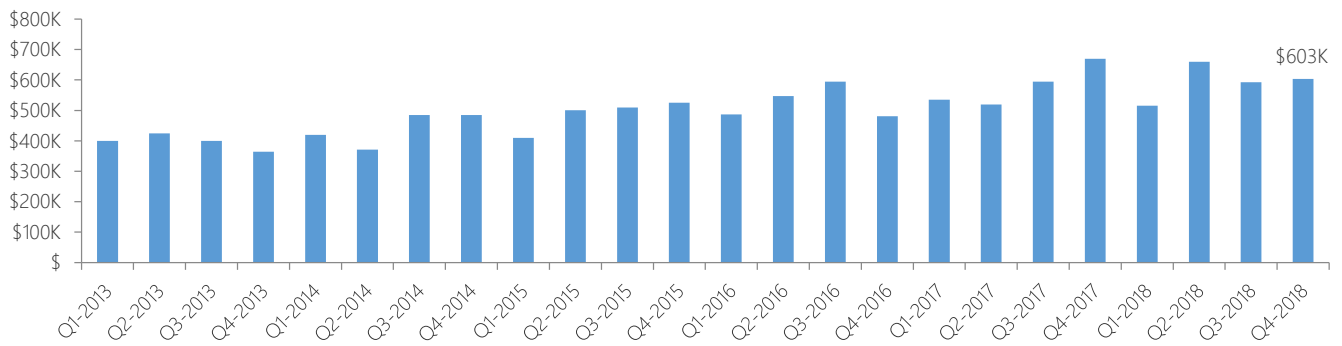


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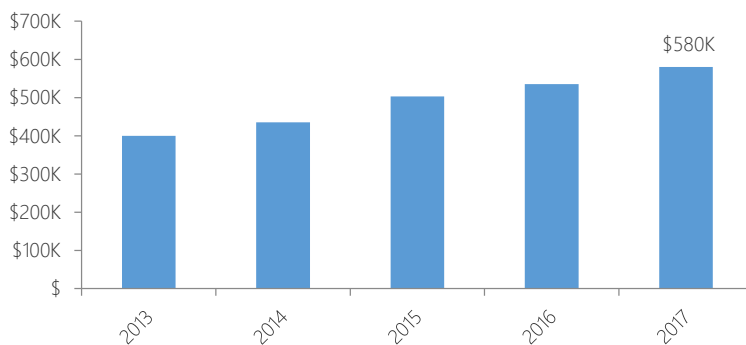


RESIDENTIAL STATS

Median Sale Price by Quarter

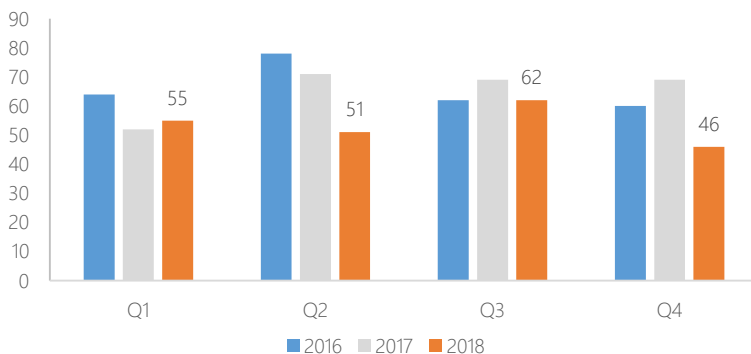


Median Sale Price by Year



Number of Transactions

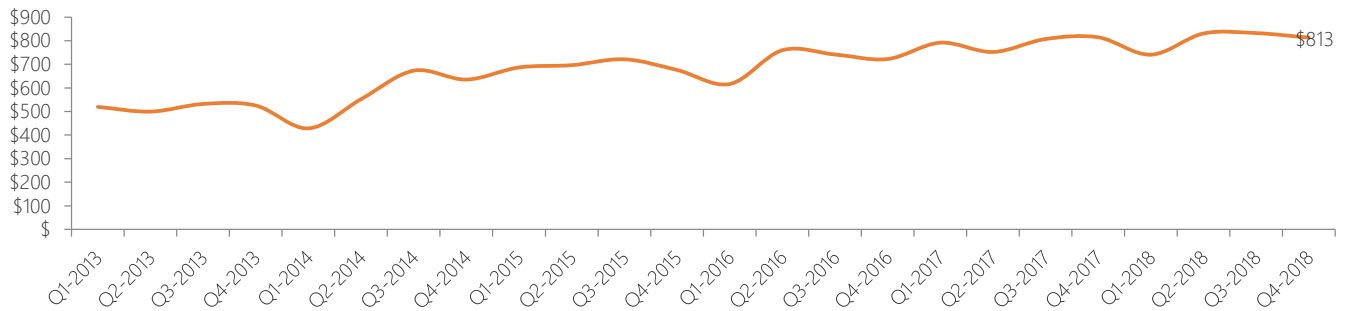
Quarter	2013	2014	2015	2016	2017	2018
Q1	39	51	57	64	52	55
Q2	89	98	81	78	71	51
Q3	89	95	77	62	69	62
Q4	90	69	69	60	69	46



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Median Sale Price per Square Foot

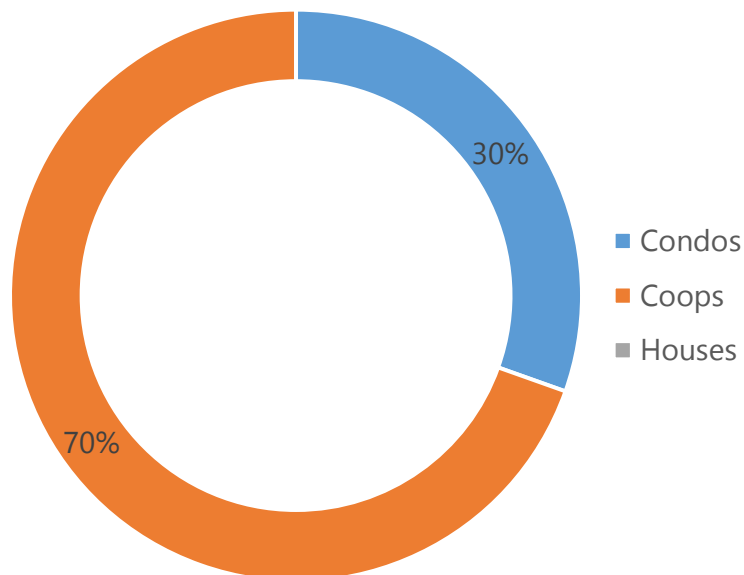


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$595,000	-19%	\$780	-10%	14
Coops	\$610,000	-6%	\$891	11%	32
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
532 W 111th St #27	1-01882-0054	12-Oct-18	\$1,767,500	Coop	
417 Riverside Dr #8A	1-01895-0076	12-Dec-18	\$1,371,150	Coop	1,100
417 Riverside Dr #6A	1-01895-0076	17-Dec-18	\$1,185,000	Coop	1,155
545 W 111th St #10F	1-01883-1002	23-Oct-18	\$985,000	Coop	1,100
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
114 Morningside Dr #63	1-01963-0055	5-Oct-18	\$813,750	Coop	900
80 La Salle St #16G	1-01978-0001	27-Dec-18	\$760,000	Coop	
80 La Salle St #10A	1-01978-0001	19-Dec-18	\$749,999	Coop	700
615 W 113th St #41	1-01895-0047	27-Nov-18	\$745,000	Coop	
80 La Salle St #2G	1-01978-0001	12-Dec-18	\$725,000	Coop	
545 W 111th St #5M	1-01883-1002	20-Nov-18	\$725,000	Coop	700
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
501 W 122nd St #A5	1-01977-0029	2-Nov-18	\$687,000	Coop	775
535 W 110th St #7B	1-01882-0008	3-Oct-18	\$680,000	Coop	
622 W 114th St #42A	1-01895-0069	19-Dec-18	\$675,000	Coop	
440 Riverside Dr #75	1-01990-0001	10-Dec-18	\$637,500	Coop	
362 W 127th St #2C	1-01953-1403	18-Oct-18	\$625,000	Condo	750
440 Riverside Dr #85	1-01990-0001	28-Nov-18	\$610,000	Coop	
114 Morningside Dr #25	1-01963-0055	14-Dec-18	\$610,000	Coop	750
441 Convent Ave #2I	1-02064-1124	4-Oct-18	\$606,484	Condo	
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
510 W 123rd St #5	1-01977-0037	23-Oct-18	\$575,000	Coop	850
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
750 Riverside Dr #5C	1-02099-1031	28-Dec-18	\$515,000	Condo	660
270 Convent Ave #10A	1-02057-0046	31-Oct-18	\$450,000	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	
80 La Salle St #2E	1-01978-0001	31-Oct-18	\$280,000	Coop	500
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	
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	
550 W 153rd St #52	1-02084-0061	30-Oct-18	\$125,000	Coop	
505 W 148th St #5C	1-02080-0025	15-Oct-18	\$35,054	Coop	



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