

# HARLEM

A quarterly analysis of residential sales  
in Harlem, Manhattan

1st Quarter 2019



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# Residential Market Report, 1st Quarter 2019

## Harlem, Manhattan

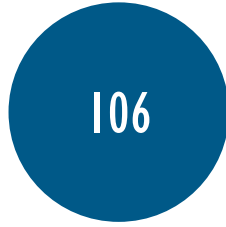
### SUMMARY

MEDIAN SALE PRICE



34% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



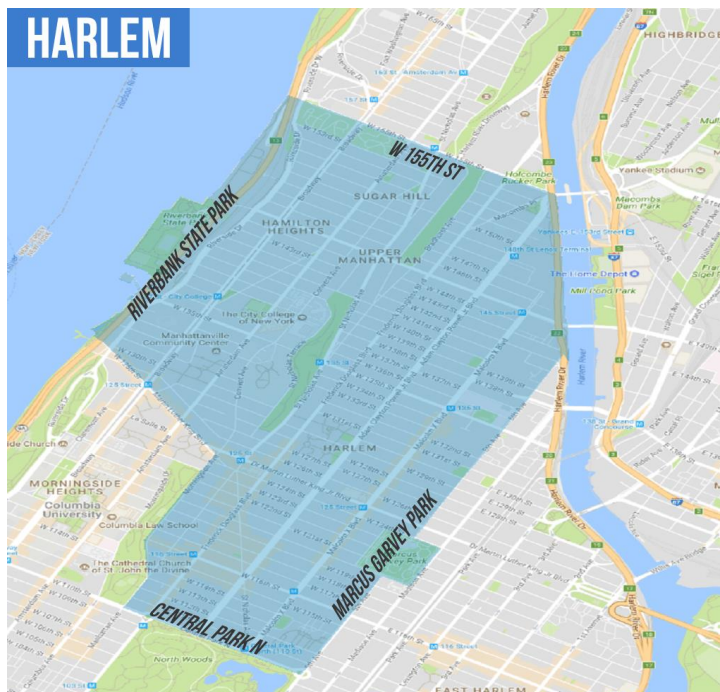
5% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

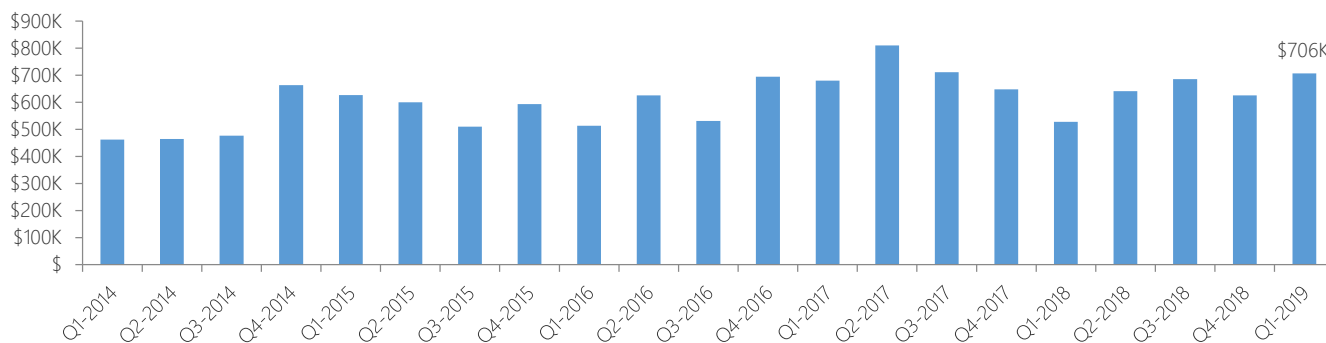


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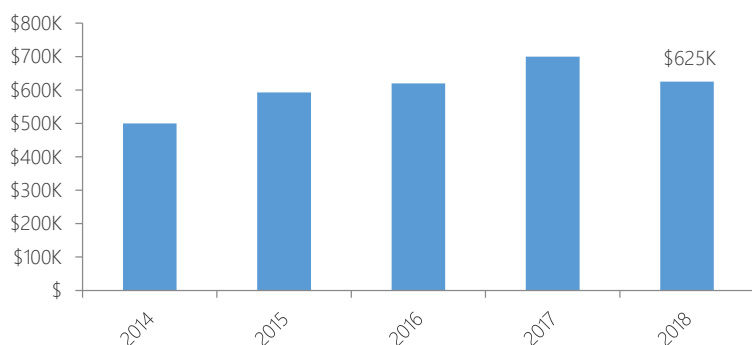


## RESIDENTIAL STATS

### Median Sale Price by Quarter

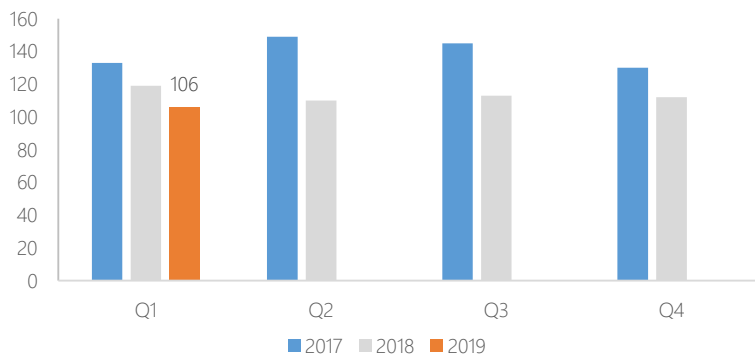


### Median Sale Price by Year



### Number of Transactions

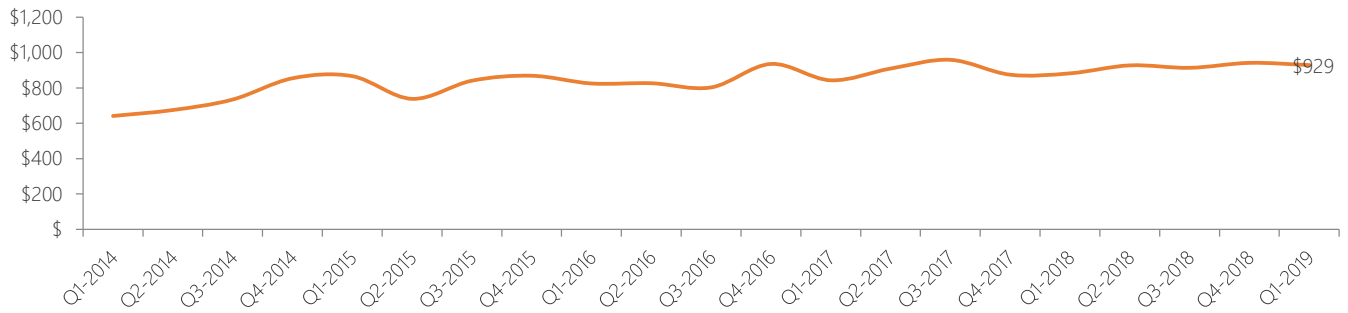
Quarter	2014	2015	2016	2017	2018	2019
Q1	133	199	120	133	119	106
Q2	214	166	151	149	110	
Q3	156	183	128	145	113	
Q4	160	128	163	130	112	



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## Median Sale Price per Square Foot

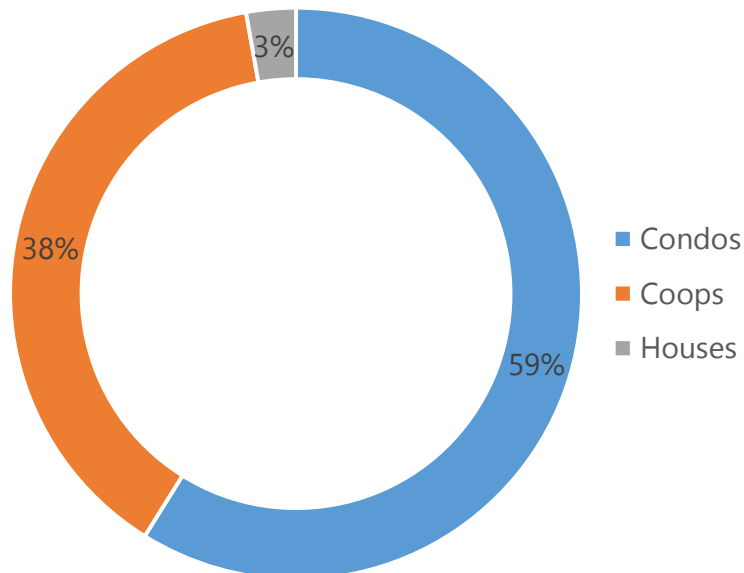


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$900,000	21%	\$972	3%	63
Coops	\$375,000	9%	\$655	-4%	41
Houses	\$2,300,000	21%	\$929	72%	3

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
345 W 121st St	1-01948-0109	8-Mar-19	\$3,450,000	House	3,712
533 W 141st St	1-02073-0015	26-Mar-19	\$2,300,000	House	2,475
117 W 123rd St #8B	1-01908-1326	13-Mar-19	\$2,232,500	Condo	1,815
123 W 132nd St	1-01917-0121	4-Jan-19	\$2,230,000	House	3,400
2002 Fifth Ave #PHA	1-01722-0033	7-Mar-19	\$2,000,000	Coop	
23 W 116th St #10A	1-01600-1268	13-Feb-19	\$1,841,000	Condo	1,491
120 W 118th St #1	1-01902-1601	1-Feb-19	\$1,795,000	Condo	
2235 Frederick Douglass Blvd #8E	1-01947-1001	22-Jan-19	\$1,610,000	Coop	
120 W 118th St #4	1-01902-1604	7-Feb-19	\$1,609,554	Condo	
725 Riverside Dr #7A	1-02096-1040	18-Jan-19	\$1,595,000	Condo	1,812
2110 Frederick Douglass Blvd #6B	1-01830-1223	14-Jan-19	\$1,585,000	Condo	1,322
132 W 123rd St #3	1-01907-1103	25-Jan-19	\$1,500,000	Condo	1,499
120 W 118th St #3	1-01902-1603	7-Feb-19	\$1,420,459	Condo	
2280 Fredrick Douglass Blvd #10F	1-01928-1581	23-Jan-19	\$1,420,000	Condo	1,225
368 W 117th St #3F	1-01943-1137	15-Jan-19	\$1,405,000	Condo	1,325
100 W 119th St #3D	1-01903-1009	1-Feb-19	\$1,400,000	Condo	1,330
380 Lenox Ave #6F	1-01727-1038	31-Jan-19	\$1,375,000	Condo	1,392
258 St Nicholas Ave #6D	1-01950-1031	22-Jan-19	\$1,350,000	Condo	1,320
159 W 118th St #2E	1-01903-1309	4-Jan-19	\$1,325,000	Condo	1,296
2056 Fifth Ave #4D	1-01724-1311	7-Feb-19	\$1,262,500	Condo	1,308
2187 Fredrick Douglass Blvd #8C	1-01945-1344	15-Mar-19	\$1,200,000	Condo	1,107
120 W 118th St #5	1-01902-1605	31-Jan-19	\$1,190,768	Condo	
88 Morningside Ave #6B	1-01948-1101	15-Jan-19	\$1,160,000	Coop	992
58 W 129th St #5D	1-01726-1117	18-Jan-19	\$1,136,500	Condo	938
2110 Frederick Douglass Blvd #5D	1-01830-1220	11-Mar-19	\$1,100,000	Condo	1,015
1855 Adam C Powell Blvd #6A	1-01823-0001	4-Jan-19	\$1,079,100	Coop	1,750
1-9 Mt Morris Park W #5A	1-01720-1005	16-Jan-19	\$1,075,000	Condo	917
380 Lenox Ave #3A	1-01727-1010	15-Mar-19	\$999,999	Condo	1,399
45 W 131st St #12	1-01729-1038	8-Jan-19	\$999,000	Condo	1,327
40 W 116th St #B805	1-01599-1423	1-Mar-19	\$985,000	Condo	1,022
66-72 St Nicholas Ave #2A	1-01823-1007	3-Jan-19	\$985,000	Condo	1,137
70 W 139th St #8B	1-01736-1165	31-Jan-19	\$985,000	Condo	
352 W 117th St #5G	1-01943-1034	15-Jan-19	\$975,000	Condo	953
143 W 123rd St #1	1-01908-1201	31-Jan-19	\$963,000	Condo	1,872
45 W 131st St #11	1-01729-1037	22-Mar-19	\$950,000	Condo	1,285
1801 Seventh Ave #4D	1-01820-0002	22-Feb-19	\$915,000	Coop	
42 W 120th St #3D	1-01718-1012	26-Feb-19	\$907,500	Condo	893
710 Riverside Dr #3C	1-02095-1115	26-Feb-19	\$900,000	Condo	1,016
1-9 Mt Morris Park W #8B	1-01720-1017	21-Mar-19	\$880,000	Condo	895
220 W 148th St #PH-6H	1-02033-1075	15-Feb-19	\$880,000	Condo	1,029
1400 Fifth Ave #2J	1-01599-1059	20-Mar-19	\$860,000	Condo	1,091
710 Riverside Dr #1B	1-02095-1102	27-Mar-19	\$850,000	Condo	982
247 W 115th St #4B	1-01831-1110	25-Feb-19	\$840,000	Condo	782
68 Bradhurst Ave #4L	1-02045-1052	25-Feb-19	\$825,000	Condo	932
88 Morningside Ave #7H	1-01948-1101	7-Jan-19	\$805,000	Coop	770
208 W 119th St #2T	1-01924-0021	8-Feb-19	\$799,000	Coop	1,470
789 St Nicholas Ave #4	1-02064-1004	13-Mar-19	\$775,000	Condo	990
575 Riverside Dr #51	1-02001-0060	15-Jan-19	\$750,000	Coop	1,100
68 Bradhurst Ave #7K	1-02045-1120	27-Mar-19	\$725,000	Condo	949
2101 Frederick Douglass Blvd #6D	1-01847-1220	4-Jan-19	\$715,000	Condo	575



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Address	BBL	Sale date	Sale price	Property type	Sqft
706 Riverside Dr #1D	1-02094-1051	18-Jan-19	\$706,388	Condo	
441 Convent Ave #6O	1-02064-1190	6-Mar-19	\$703,000	Condo	
300 W 135th St #9C	1-01959-1033	4-Mar-19	\$700,000	Condo	1,002
227 W 116th St #3C	1-01922-1009	16-Jan-19	\$700,000	Condo	818
2187 Fredrick Douglass Blvd #7E	1-01945-1333	28-Jan-19	\$680,000	Condo	720
352 W 117th St #5A	1-01943-1028	19-Feb-19	\$680,000	Condo	676
42 W 120th St #4B	1-01718-1014	25-Feb-19	\$650,000	Condo	672
88 Morningside Ave #3H	1-01948-1101	25-Feb-19	\$625,000	Coop	720
130 Lenox Ave #916	1-01600-1002	22-Feb-19	\$610,000	Coop	1,200
539 W 144th St #5	1-02076-1005	16-Jan-19	\$610,000	Condo	928
301 W 110th St #14D	1-01846-1199	8-Jan-19	\$610,000	Condo	589
1608 Amsterdam Ave #2D	1-02071-0030	15-Jan-19	\$597,500	Coop	850
441 Convent Ave #1O	1-02064-1115	15-Mar-19	\$575,000	Condo	
301 W 110th St #1D	1-01846-1004	13-Mar-19	\$575,000	Condo	589
353 W 117th St #3A	1-01944-0010	4-Mar-19	\$546,000	Coop	
70 W 139th St #5E	1-01736-1143	6-Mar-19	\$533,786	Condo	
109 W 111th St #4E	1-01821-0022	17-Jan-19	\$525,000	Coop	
353 W 117th St #2D	1-01944-0010	18-Jan-19	\$510,000	Coop	
303 W 149th St #5F	1-02045-1409	25-Feb-19	\$510,000	Condo	643
555 Lenox Ave #3F	1-02007-1121	25-Jan-19	\$490,000	Condo	559
48 W 138th St #6K	1-01735-1085	11-Jan-19	\$490,000	Condo	455
72 Morningside Ave #22	1-01948-0003	25-Jan-19	\$470,000	Coop	
130 Bradhurst Ave #1203	1-02045-1501	24-Jan-19	\$439,000	Coop	699
345 W 145th St #8A	1-02053-0001	17-Jan-19	\$439,000	Coop	
305 W 150th St #411	1-02046-1046	1-Feb-19	\$420,000	Condo	599
130 Lenox Ave #2	1-01600-1002	4-Mar-19	\$411,250	Coop	
80 St Nicholas Ave #4F	1-01824-0014	27-Feb-19	\$380,000	Coop	
70 W 139th St #5H	1-01736-1146	11-Jan-19	\$375,901	Condo	
345 W 145th St #14A	1-02053-0001	14-Feb-19	\$375,000	Coop	
502 W 141st St #3B	1-02072-0037	11-Jan-19	\$368,000	Coop	700
207 W 144th St #5C	1-02030-0026	25-Mar-19	\$360,000	Coop	
247 W 115th St #3A	1-01831-1106	13-Mar-19	\$356,300	Condo	863
48 W 138th St #6F	1-01735-1080	17-Jan-19	\$356,000	Condo	306
470 Convent Ave #31	1-02065-0048	22-Jan-19	\$350,000	Coop	
238 W 112th St #2W	1-01827-0049	20-Feb-19	\$340,000	Coop	
505 W 143rd St #42	1-02075-0023	4-Feb-19	\$337,000	Coop	
1 W 126th St #1F	1-01724-0033	31-Jan-19	\$335,000	Coop	
208 W 119th St #5C	1-01924-0021	8-Feb-19	\$329,000	Coop	
100 W 141st St #11	1-02009-0033	8-Jan-19	\$326,000	Coop	
11-15 St Nicholas Ave #2D	1-01821-0025	19-Mar-19	\$300,000	Coop	
345 W 145th St #3A	1-02053-0001	11-Feb-19	\$299,000	Coop	
16 W 119th St #3D	1-01717-0045	26-Feb-19	\$295,000	Coop	
70 W 139th St #4E	1-01736-1134	25-Jan-19	\$291,031	Condo	
307 W 153rd St #21	1-02047-0001	18-Feb-19	\$285,000	Coop	
145 Morningside Ave #1D	1-01952-0004	4-Feb-19	\$279,500	Coop	
1486 Fifth Ave #5S	1-01718-0035	25-Jan-19	\$270,000	Coop	
109 W 111th St #3W	1-01821-0022	29-Jan-19	\$270,000	Coop	
619 W 143rd St #52	1-02090-0019	7-Mar-19	\$255,000	Coop	
108 W 114th St #3B	1-01823-0040	17-Jan-19	\$225,000	Coop	
36 Convent Ave #12	1-01968-0027	8-Feb-19	\$101,400	Coop	



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