

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$705K

37% YoY

NO. OF TRANSACTIONS

44

-20% YoY

MEDIAN PRICE/SQ.FT.

\$827

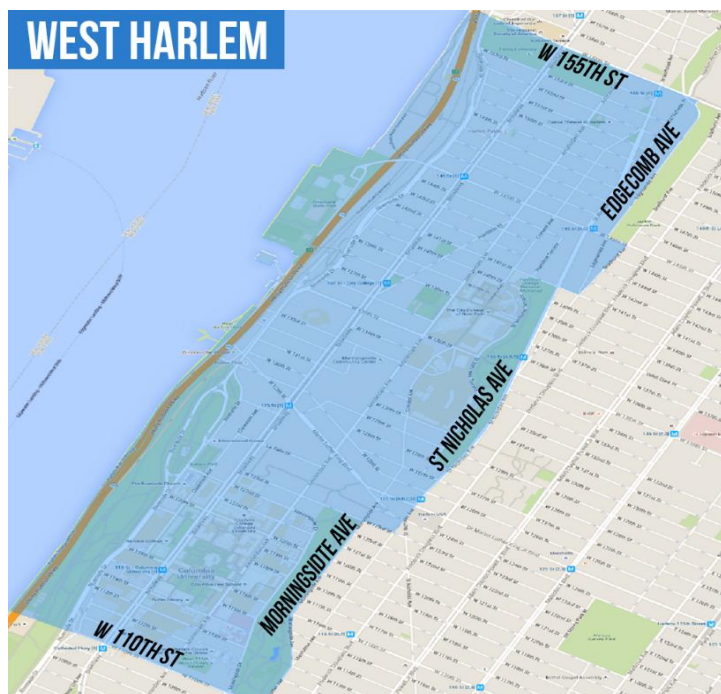
12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

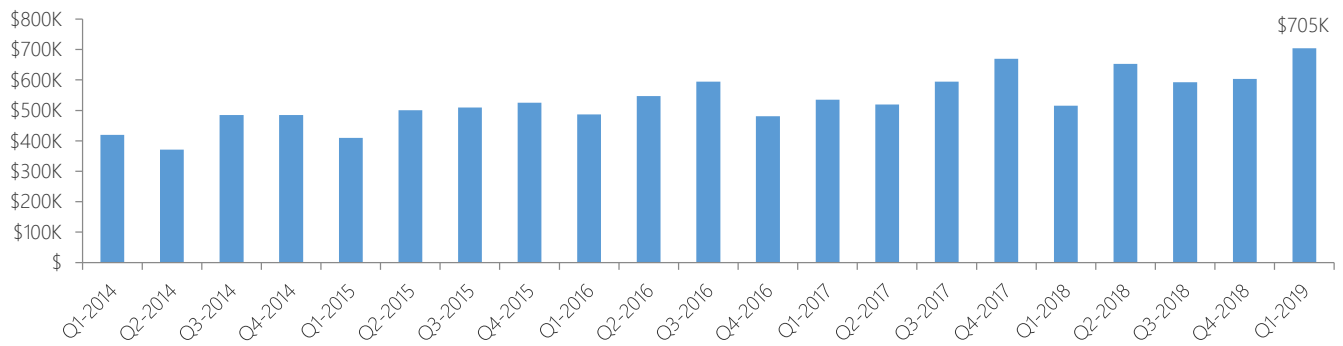


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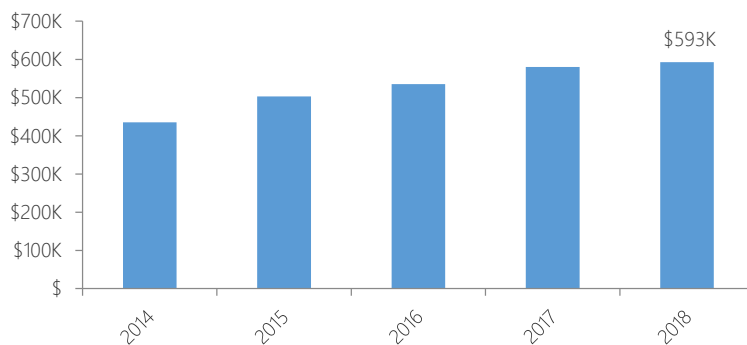


RESIDENTIAL STATS

Median Sale Price by Quarter

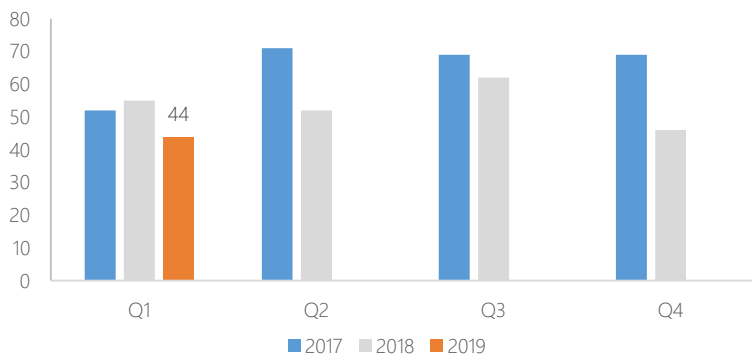


Median Sale Price by Year



Number of Transactions

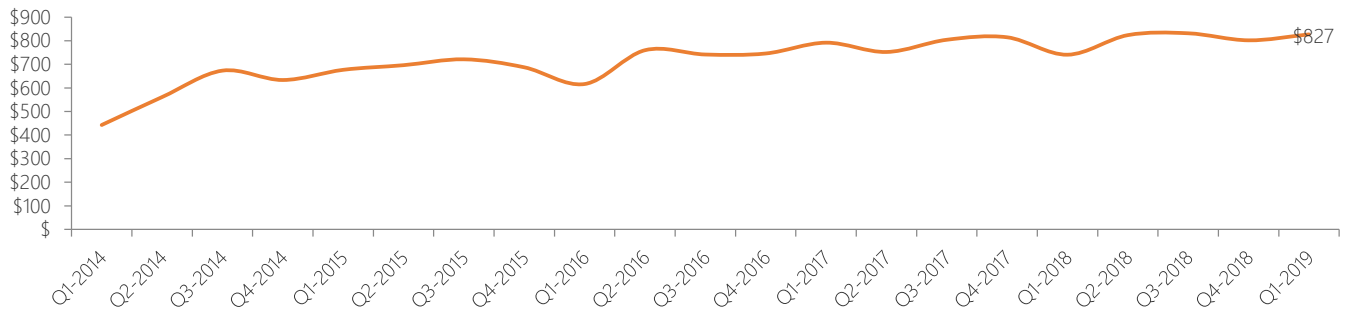
Quarter	2014	2015	2016	2017	2018	2019
Q1	51	57	64	52	55	44
Q2	98	81	78	71	52	
Q3	95	77	62	69	62	
Q4	69	69	60	69	46	



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Median Sale Price per Square Foot

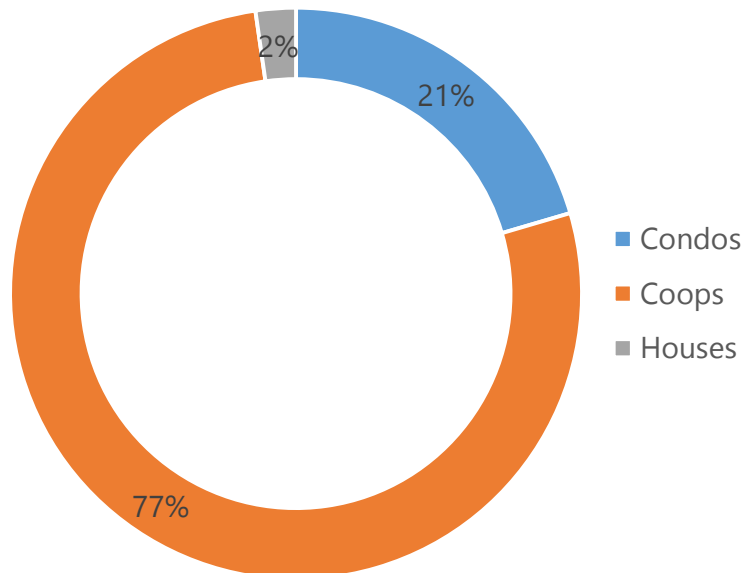


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$775,000	62%	\$873	-19%	9
Coops	\$623,750	40%	\$782	8%	34
Houses	\$2,300,000	65%	\$929	123%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
533 W 141st St	1-02073-0015	26-Mar-19	\$2,300,000	House	2,475
395 Riverside Dr #4C	1-01894-0067	25-Feb-19	\$1,900,000	Coop	
440 Riverside Dr #83	1-01990-0001	28-Mar-19	\$1,750,000	Coop	1,200
725 Riverside Dr #7A	1-02096-1040	18-Jan-19	\$1,595,000	Condo	1,812
80 La Salle St #15F	1-01978-0001	6-Feb-19	\$1,100,000	Coop	
380 Riverside Dr #4T	1-01894-0001	25-Mar-19	\$1,100,000	Coop	
440 Riverside Dr #33	1-01990-0001	22-Jan-19	\$1,100,000	Coop	
80 La Salle St #14F	1-01978-0001	29-Mar-19	\$980,000	Coop	
536 W 111th St #65	1-01882-0058	19-Feb-19	\$975,000	Coop	
527 W 110th St #5	1-01882-1037	13-Mar-19	\$975,000	Condo	778
507 W 111th St #34	1-01883-0025	23-Jan-19	\$955,000	Coop	1,100
710 Riverside Dr #3C	1-02095-1115	26-Feb-19	\$900,000	Condo	1,016
710 Riverside Dr #1B	1-02095-1102	27-Mar-19	\$850,000	Condo	982
80 La Salle St #21G	1-01978-0001	7-Mar-19	\$786,000	Coop	1,100
789 St Nicholas Ave #4	1-02064-1004	13-Mar-19	\$775,000	Condo	990
80 La Salle St #20G	1-01978-0001	19-Jan-19	\$760,000	Coop	
575 Riverside Dr #51	1-02001-0060	15-Jan-19	\$750,000	Coop	1,100
3117 Broadway #4	1-01993-0023	19-Feb-19	\$745,000	Coop	1,000
80 La Salle St #6G	1-01978-0001	17-Jan-19	\$740,000	Coop	904
509 W 122nd St #20	1-01977-0023	25-Jan-19	\$725,000	Coop	750
175 Claremont Ave #52	1-01994-0043	31-Jan-19	\$717,500	Coop	
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	
80 La Salle St #3B	1-01978-0001	7-Mar-19	\$675,000	Coop	
380 Riverside Dr #6M	1-01894-0001	16-Jan-19	\$650,000	Coop	
539 W 144th St #5	1-02076-1005	16-Jan-19	\$610,000	Condo	928
1608 Amsterdam Ave #2D	1-02071-0030	15-Jan-19	\$597,500	Coop	850
80 La Salle St #10A	1-01978-0001	29-Jan-19	\$579,000	Coop	700
441 Convent Ave #1O	1-02064-1115	15-Mar-19	\$575,000	Condo	
80 La Salle St #16B	1-01978-0001	7-Jan-19	\$545,000	Coop	
535 W 110th St #3J	1-01882-0008	24-Jan-19	\$490,000	Coop	
345 W 145th St #8A	1-02053-0001	17-Jan-19	\$439,000	Coop	
175 Claremont Ave #24	1-01994-0043	24-Jan-19	\$400,000	Coop	
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
470 Convent Ave #31	1-02065-0048	22-Jan-19	\$350,000	Coop	
505 W 143rd St #42	1-02075-0023	4-Feb-19	\$337,000	Coop	
606 W 113th St #3B	1-01895-0025	31-Jan-19	\$300,000	Coop	
345 W 145th St #3A	1-02053-0001	11-Feb-19	\$299,000	Coop	
145 Morningside Ave #1D	1-01952-0004	4-Feb-19	\$279,500	Coop	
619 W 143rd St #52	1-02090-0019	7-Mar-19	\$255,000	Coop	
431 W 121st St #5B	1-01963-0034	31-Jan-19	\$150,000	Coop	
36 Convent Ave #12	1-01968-0027	8-Feb-19	\$101,400	Coop	
512 W 135th St #22	1-01988-0046	8-Feb-19	\$42,844	Coop	



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