

HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

2nd Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karen.kostiw.com



Residential Market Report, 2nd Quarter 2019

Harlem, Manhattan

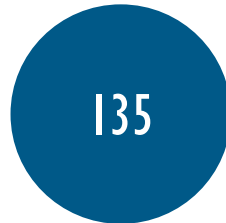
SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



23% YoY

MEDIAN PRICE/SQ.FT.



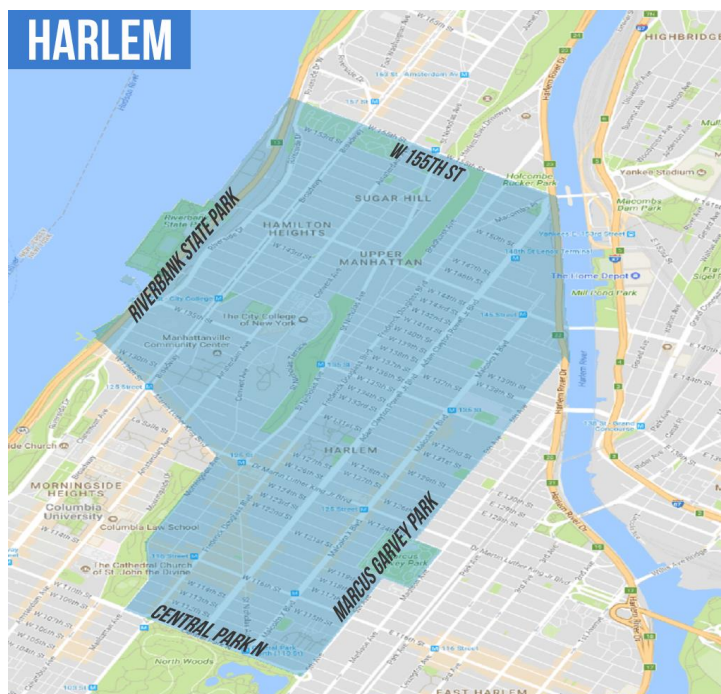
-6% YoY

MANHATTAN
MEDIAN SALE PRICE



26% YoY

NEIGHBORHOOD BOUNDARIES

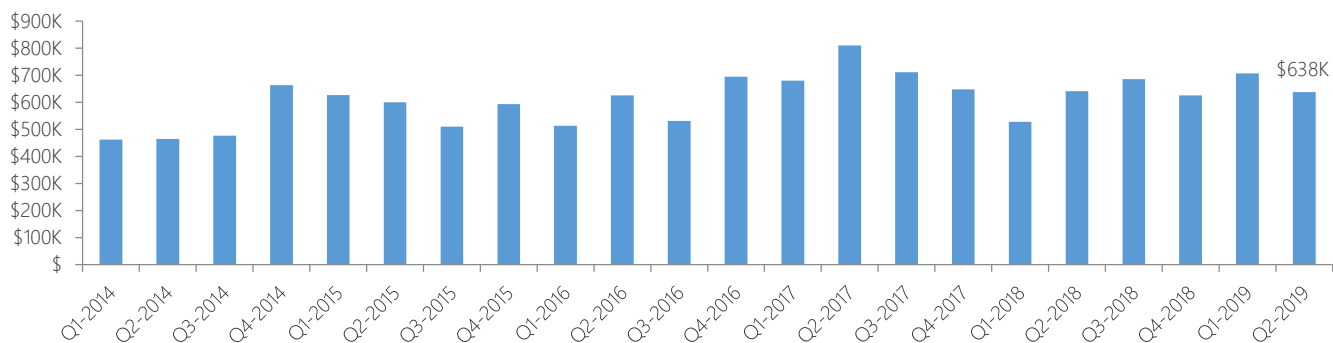


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karen.kostiw.com

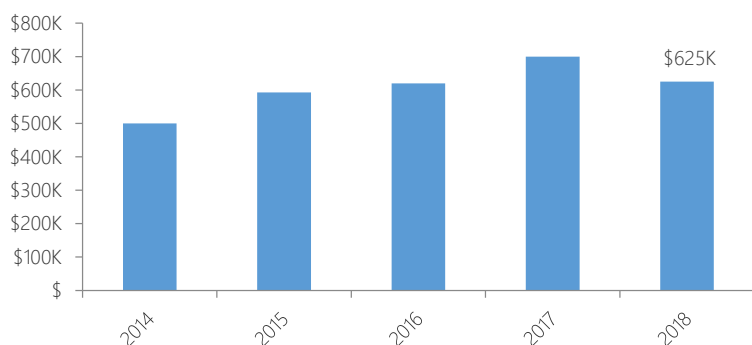


RESIDENTIAL STATS

Median Sale Price by Quarter

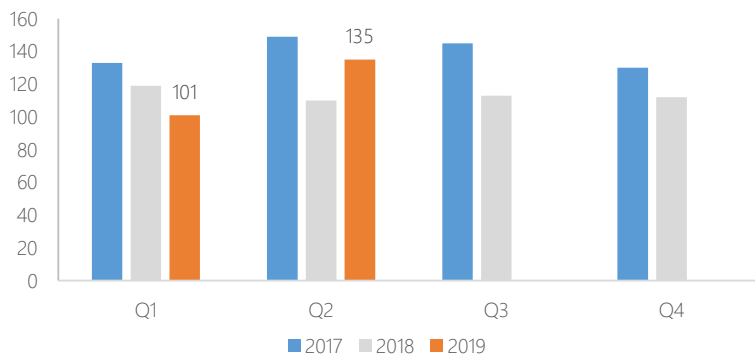


Median Sale Price by Year



Number of Transactions

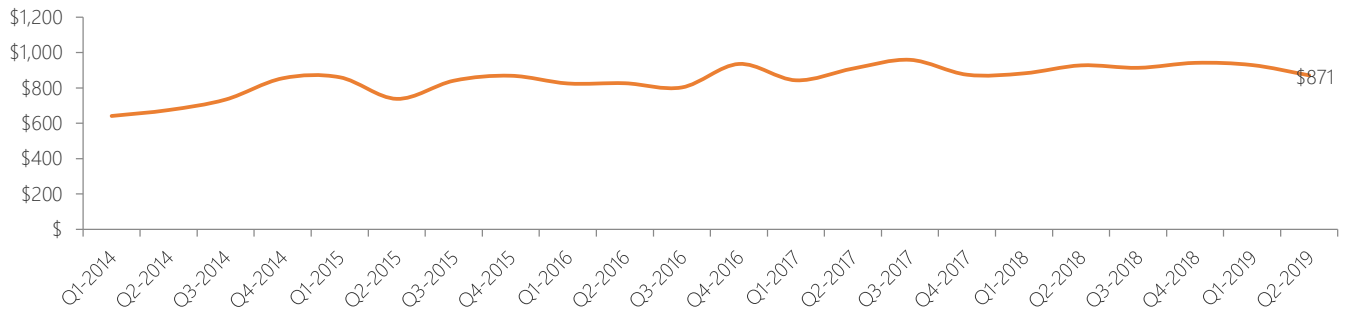
Quarter	2014	2015	2016	2017	2018	2019
Q1	133	199	120	133	119	101
Q2	214	166	151	149	110	135
Q3	156	183	128	145	113	
Q4	160	128	163	130	112	



Karen Kostiw
 P: 917.524.4152
 kkostiw@warburgrealty.com
 www.karen.kostiw.com



Median Sale Price per Square Foot

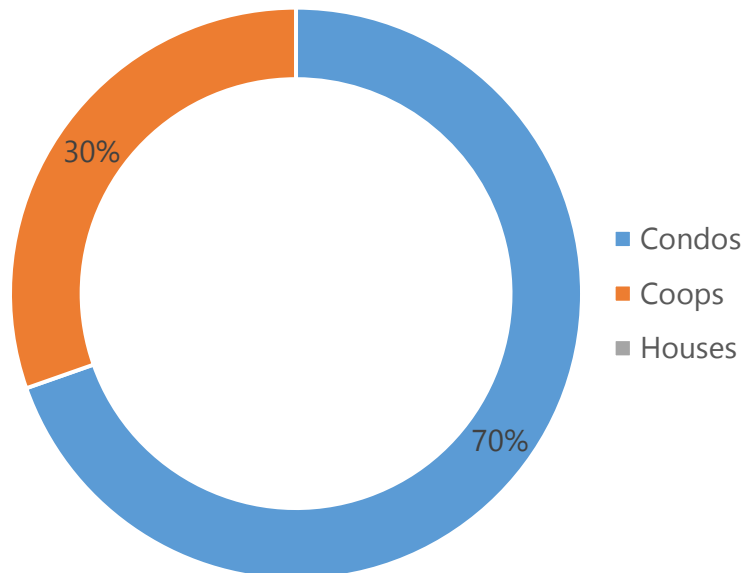


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$842,619	-1%	\$885	-11%	94
Coops	\$375,000	7%	\$700	18%	41
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
285 W 110th St #9B	1-01826-1250	14-Jun-19	\$4,011,000	Condo	
2002 Fifth Ave #PHC	1-01722-0033	22-May-19	\$1,980,000	Coop	1,544
138-140 W 124th St #2B	1-01908-1105	8-Apr-19	\$1,900,000	Condo	2,024
138-140 W 124th St #4A	1-01908-1108	17-May-19	\$1,825,000	Condo	1,952
2280 Fredrick Douglass Blvd #9C	1-01928-1572	13-Jun-19	\$1,800,000	Condo	1,329
100 W 119th St #7D	1-01903-1025	5-Jun-19	\$1,700,000	Condo	1,330
1890 Adam C Powell Blvd #5E	1-01830-1027	25-Jun-19	\$1,685,000	Condo	1,683
106 W 116th St #7A	1-01825-1014	14-Jun-19	\$1,630,000	Condo	1,426
68 Bradhurst Ave #9S	1-02045-1172	24-Apr-19	\$1,500,000	Condo	1,302
17 Convent Ave #GB	1-01954-1102	13-Jun-19	\$1,476,463	Condo	
203 W 112th St #3E	1-01828-1106	23-Apr-19	\$1,400,000	Condo	1,444
215 W 122nd St #5	1-01928-1805	31-May-19	\$1,395,000	Condo	
251 W 123rd St #4	1-01929-1104	17-May-19	\$1,335,000	Condo	1,509
17 Convent Ave #4B	1-01954-1112	28-Jun-19	\$1,262,630	Condo	
17 Convent Ave #4C	1-01954-1113	14-Jun-19	\$1,257,539	Condo	
220 W 148th St #2C	1-02033-1015	30-May-19	\$1,225,000	Condo	1,471
17 Convent Ave #GA	1-01954-1101	24-Jun-19	\$1,221,143	Condo	
285 W 110th St #4D	1-01826-1221	3-Apr-19	\$1,220,000	Condo	
309 W 118th St #3J	1-01945-1150	13-May-19	\$1,200,000	Condo	1,101
215 W 122nd St #2	1-01928-1802	24-Jun-19	\$1,200,000	Condo	
17 Convent Ave #5C	1-01954-1117	20-Jun-19	\$1,195,000	Condo	
17 Convent Ave #5B	1-01954-1116	28-Jun-19	\$1,176,079	Condo	
40 W 116th St #A804	1-01599-1300	7-Jun-19	\$1,162,500	Condo	1,147
300 W 135th St #12H	1-01959-1091	24-Jun-19	\$1,150,000	Condo	1,054
371 W 117th St #1E	1-01944-1129	29-May-19	\$1,125,000	Condo	1,246
121 Edgecombe Ave #3	1-02048-1103	29-May-19	\$1,115,000	Condo	1,191
370 W 118th St #5B	1-01944-1122	17-May-19	\$1,100,000	Condo	1,146
121 Edgecombe Ave #4	1-02048-1104	17-May-19	\$1,080,000	Condo	1,191
298 W 137th St #298A	1-01942-1027	12-Apr-19	\$999,900	Condo	1,206
201 W 112th St #4B	1-01828-1008	12-Jun-19	\$990,000	Condo	993
368 W 117th St #1C	1-01943-1122	20-May-19	\$975,000	Condo	923
88 Morningside Ave #RU	1-01948-1101	13-Jun-19	\$960,000	Coop	
725 Riverside Dr #7B	1-02096-1041	26-Jun-19	\$960,000	Condo	1,253
2257 Adam C Powell Blvd #3A	1-01917-1104	7-May-19	\$955,000	Condo	799
297 W 137th St #297B	1-02023-1101	24-Jun-19	\$949,000	Condo	1,206
258 St Nicholas Ave #9E	1-01950-1050	10-May-19	\$942,000	Condo	958
1 Morningside Ave #6A	1-01849-0002	17-Apr-19	\$930,000	Coop	
2300 Fredrick Douglass Blvd #12A	1-01929-1340	21-Jun-19	\$925,000	Condo	726
150 W 131st St #4	1-01915-0056	11-Apr-19	\$910,000	Coop	
258 St Nicholas Ave #3E	1-01950-1014	17-May-19	\$887,500	Condo	901
17 Convent Ave #5D	1-01954-1118	20-Jun-19	\$860,421	Condo	
247 W 115th St #5B	1-01831-1113	21-Jun-19	\$851,000	Condo	782
17 Convent Ave #4D	1-01954-1114	28-Jun-19	\$850,239	Condo	
51 St Nicholas Ave #7A	1-01822-1007	24-Jun-19	\$850,000	Condo	910
710 Riverside Dr #5A	1-02095-1125	13-May-19	\$850,000	Condo	960
17 Convent Ave #4A	1-01954-1111	20-Jun-19	\$845,000	Condo	
300 W 138th St #2571D	1-02041-1122	29-Apr-19	\$845,000	Condo	1,175
17 Convent Ave #2D	1-01954-1106	28-Jun-19	\$842,619	Condo	
17 Convent Ave #3A	1-01954-1107	27-Jun-19	\$835,000	Condo	
42 W 120th St #5A	1-01718-1017	6-May-19	\$820,000	Condo	858



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karen.kostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
1801 Seventh Ave #4C	1-01820-0002	17-Jun-19	\$810,000	Coop	
305 W 143rd St #4	1-02044-1009	26-Jun-19	\$805,000	Condo	1,314
68 Bradhurst Ave #10A	1-02045-1175	24-Apr-19	\$800,000	Condo	901
301 W 110th St #3M	1-01846-1051	29-May-19	\$792,000	Condo	840
159 W 126th St #4A	1-01911-1109	12-Apr-19	\$780,000	Condo	
1801 Seventh Ave #5C	1-01820-0002	3-May-19	\$760,000	Coop	1,066
171 W 131st St #608	1-01916-1286	2-May-19	\$715,000	Condo	
118 W 112th St #6C	1-01821-1123	21-Jun-19	\$710,000	Condo	548
529 W 147th St #2B	1-02079-1004	20-May-19	\$700,000	Condo	816
66-72 St Nicholas Ave #1G	1-01823-1006	30-May-19	\$699,000	Condo	831
430 W 154th St #3	1-02068-1003	7-Jun-19	\$675,000	Condo	1,188
2101 Frederick Douglass Blvd #3C	1-01847-1207	26-Jun-19	\$645,000	Condo	527
301 W 110th St #4T	1-01846-1076	17-May-19	\$640,000	Condo	628
706 Riverside Dr #1C	1-02094-1003	3-Jun-19	\$635,000	Condo	930
118 W 112th St #1D	1-01821-1104	24-Jun-19	\$620,000	Condo	560
29 W 119th St #41	1-01718-0025	14-Jun-19	\$610,000	Coop	
70 W 139th St #1G	1-01736-1109	16-Apr-19	\$595,000	Condo	
171 W 131st St #317	1-01916-1232	7-May-19	\$581,416	Condo	
353 W 117th St #2E	1-01944-0010	22-Apr-19	\$550,000	Coop	
529 W 147th St #6A	1-02079-1011	22-Apr-19	\$538,471	Condo	817
409 Edgecombe Ave #13E	1-02054-0062	19-Jun-19	\$520,000	Coop	
226 W 111th St #11	1-01826-0052	12-Apr-19	\$510,000	Coop	743
505 W 143rd St #44	1-02075-0023	31-May-19	\$499,000	Coop	
10 St Nicholas Ter #1	1-01954-0016	17-May-19	\$485,000	Coop	
505 W 143rd St #43	1-02075-0023	31-May-19	\$450,000	Coop	
345 W 145th St #12A	1-02053-0001	8-May-19	\$435,000	Coop	
361 W 121st St #2E	1-01948-0001	16-Apr-19	\$427,500	Coop	
70 W 139th St #4D	1-01736-1133	15-May-19	\$426,337	Condo	
502 W 141st St #6A	1-02072-0037	6-May-19	\$425,000	Coop	
345 W 145th St #5A	1-02053-0001	2-Apr-19	\$425,000	Coop	
443 W 151st St #4D	1-02066-1015	5-Apr-19	\$405,000	Condo	511
100 W 141st St #76	1-02009-0033	29-Apr-19	\$395,000	Coop	
501 W 143rd St #33	1-02075-0026	30-May-19	\$385,000	Coop	
1 W 126th St #2C	1-01724-0033	17-Apr-19	\$375,000	Coop	
441 Convent Ave #1L	1-02064-1112	7-May-19	\$362,520	Condo	
1 W 126th St #4F	1-01724-0033	27-Jun-19	\$361,500	Coop	
137 W 142nd St #2E	1-02011-0016	7-May-19	\$350,000	Coop	877
530 Manhattan Ave #40	1-01949-0018	2-Apr-19	\$339,500	Coop	
530 Manhattan Ave #56	1-01949-0018	5-Jun-19	\$325,000	Coop	
214 Bradhurst Ave #2	1-02046-0050	8-May-19	\$325,000	Coop	
48 W 138th St #6J	1-01735-1084	25-Jun-19	\$318,000	Condo	284
530 Manhattan Ave #25	1-01949-0018	2-Apr-19	\$317,500	Coop	
48 W 138th St #3G	1-01735-1036	19-Jun-19	\$305,000	Condo	291
411 Manhattan Ave #A11	1-01944-1212	6-Jun-19	\$278,788	Condo	979
411 Manhattan Ave #A5	1-01944-1206	6-Jun-19	\$276,948	Condo	979
411 Manhattan Ave #A7	1-01944-1208	6-Jun-19	\$276,948	Condo	979
522 W 152nd St #D4	1-02083-0045	30-Apr-19	\$275,000	Coop	
411 Manhattan Ave #A6	1-01944-1207	6-Jun-19	\$271,511	Condo	887
411 Manhattan Ave #A4	1-01944-1205	6-Jun-19	\$271,511	Condo	887
417 Manhattan Ave #B10	1-01944-1222	6-Jun-19	\$269,680	Condo	881



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karen.kostiw.com

