

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$635K

-3% YoY

NO. OF TRANSACTIONS

63

21% YoY

MEDIAN PRICE/SQ.FT.

\$817

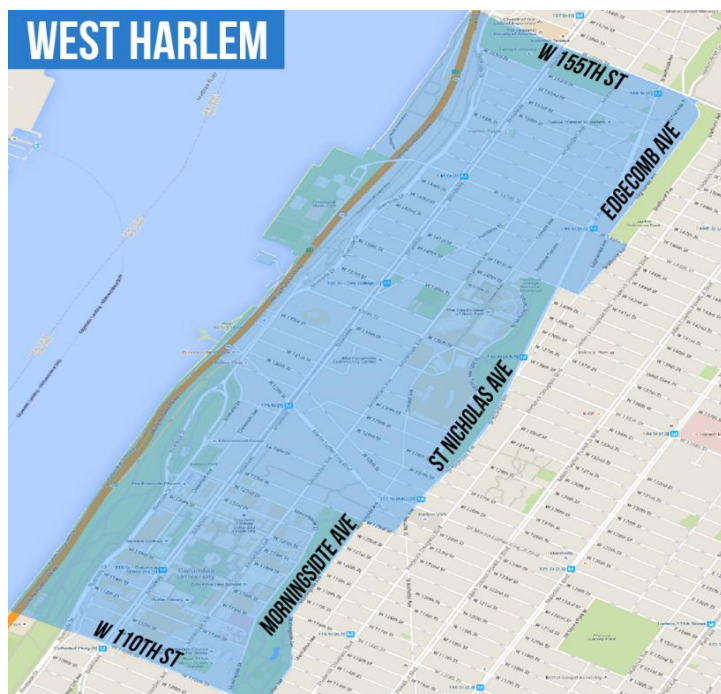
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

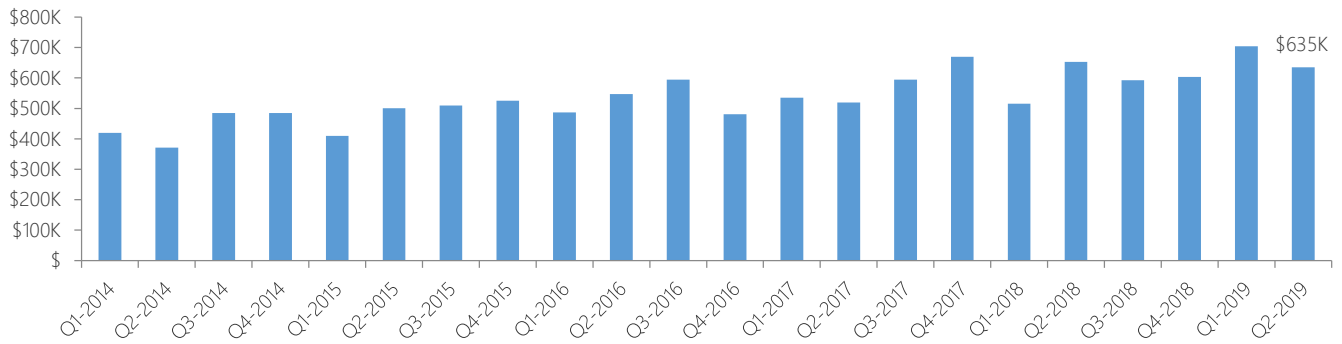


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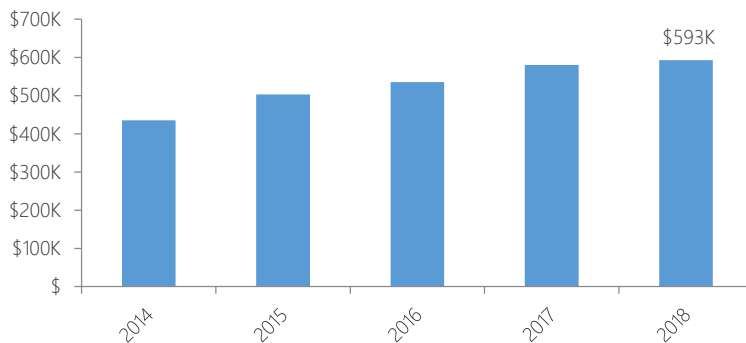


RESIDENTIAL STATS

Median Sale Price by Quarter

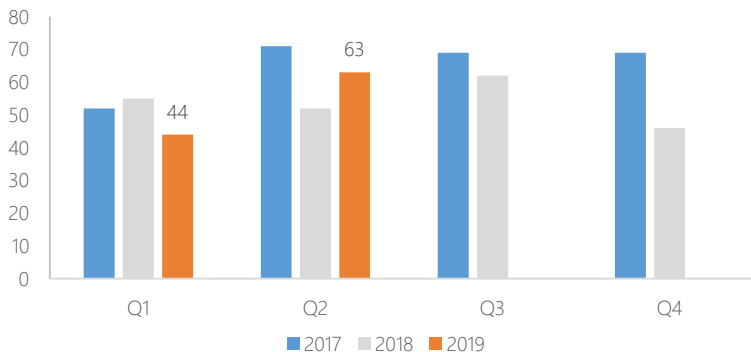


Median Sale Price by Year



Number of Transactions

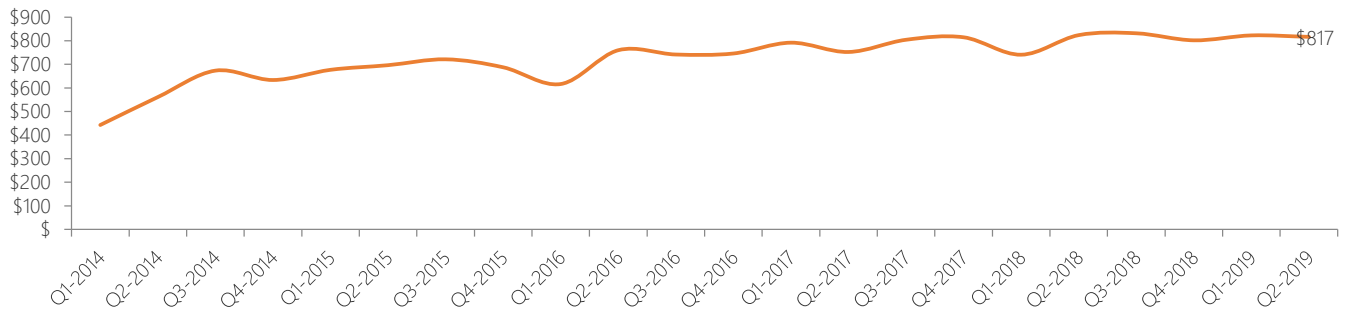
Quarter	2014	2015	2016	2017	2018	2019
Q1	51	57	64	52	55	44
Q2	98	81	78	71	52	63
Q3	95	77	62	69	62	
Q4	69	69	60	69	46	



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Median Sale Price per Square Foot

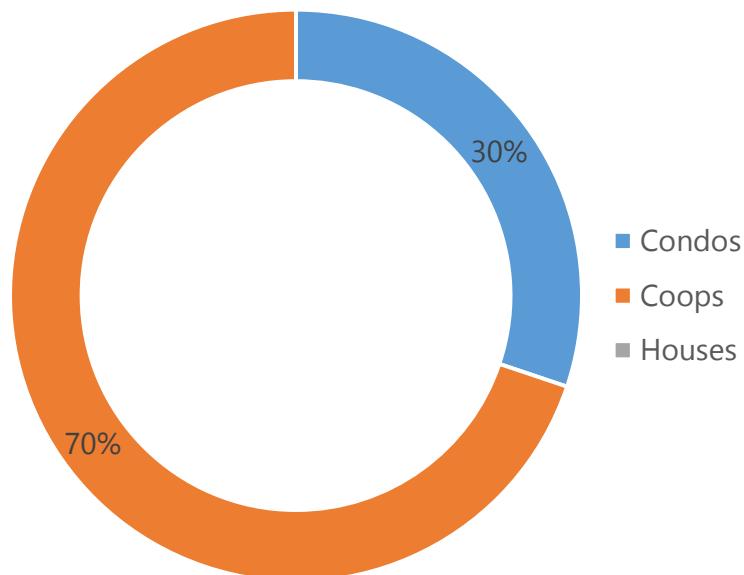


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$850,000	11%	\$766	-11%	19
Coops	\$494,500	-16%	\$863	5%	44
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
380 Riverside Dr #2LMN	1-01894-0001	13-May-19	\$2,760,000	Coop	2,400
603 W 111th St #3W	1-01894-0043	17-May-19	\$1,705,000	Coop	
536 W 111th St #66	1-01882-0058	20-Jun-19	\$1,480,000	Coop	1,450
17 Convent Ave #GB	1-01954-1102	13-Jun-19	\$1,476,463	Condo	
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	
17 Convent Ave #GA	1-01954-1101	24-Jun-19	\$1,221,143	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	
417 Riverside Dr #4A	1-01895-0076	16-Apr-19	\$1,160,494	Coop	
417 Riverside Dr #6C	1-01895-0076	12-Jun-19	\$999,000	Coop	
535 W 110th St #5I	1-01882-0008	6-Jun-19	\$997,500	Coop	1,000
725 Riverside Dr #7B	1-02096-1041	26-Jun-19	\$960,000	Condo	1,253
417 Riverside Dr #4C	1-01895-0076	1-May-19	\$887,084	Coop	
17 Convent Ave #5D	1-01954-1118	20-Jun-19	\$860,421	Condo	
17 Convent Ave #4D	1-01954-1114	28-Jun-19	\$850,239	Condo	
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	
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	
80 La Salle St #15D	1-01978-0001	15-Jun-19	\$772,500	Coop	
31 Tiemann Pl #7	1-01995-1002	5-Jun-19	\$729,000	Coop	900
80 La Salle St #12G	1-01978-0001	27-Jun-19	\$720,000	Coop	950
529 W 147th St #2B	1-02079-1004	20-May-19	\$700,000	Condo	816
611 W 111th St #64	1-01894-0036	8-Apr-19	\$695,000	Coop	
88 Morningside Dr #6D	1-01962-0019	26-Jun-19	\$690,000	Coop	
80 La Salle St #3C	1-01978-0001	26-Jun-19	\$687,000	Coop	740
532 W 111th St #4	1-01882-0054	7-Jun-19	\$679,000	Coop	800
430 W 154th St #3	1-02068-1003	7-Jun-19	\$675,000	Condo	1,188
395 Riverside Dr #5E	1-01894-0067	19-Jun-19	\$675,000	Coop	
535 W 110th St #6A	1-01882-0008	27-Jun-19	\$660,000	Coop	750
414 W 121st St #36	1-01963-0025	11-Apr-19	\$635,000	Coop	
706 Riverside Dr #1C	1-02094-1003	3-Jun-19	\$635,000	Condo	930
600 W 111th St #7E	1-01894-1002	30-May-19	\$570,000	Coop	650
552 Riverside Dr #4J	1-01995-0077	27-Jun-19	\$550,000	Coop	
170 Claremont Ave #23	1-01993-0043	28-May-19	\$540,000	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	
505 W 143rd St #44	1-02075-0023	31-May-19	\$499,000	Coop	
40 Tiemann Pl #3A	1-01993-0094	30-Apr-19	\$490,000	Coop	600
10 St Nicholas Ter #1	1-01954-0016	17-May-19	\$485,000	Coop	
552 Riverside Dr #3C	1-01995-0077	9-Apr-19	\$457,000	Coop	
175 Claremont Ave #4	1-01994-0043	19-Apr-19	\$450,000	Coop	600
505 W 143rd St #43	1-02075-0023	31-May-19	\$450,000	Coop	
509 W 122nd St #19	1-01977-0023	18-Apr-19	\$435,000	Coop	
345 W 145th St #12A	1-02053-0001	8-May-19	\$435,000	Coop	
345 W 145th St #5A	1-02053-0001	2-Apr-19	\$425,000	Coop	
502 W 141st St #6A	1-02072-0037	6-May-19	\$425,000	Coop	
443 W 151st St #4D	1-02066-1015	5-Apr-19	\$405,000	Condo	511
552 Riverside Dr #5F	1-01995-0077	19-Jun-19	\$392,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
501 W 143rd St #33	1-02075-0026	30-May-19	\$385,000	Coop	
441 Convent Ave #1L	1-02064-1112	7-May-19	\$362,520	Condo	
3117 Broadway #56	1-01993-0023	7-May-19	\$349,000	Coop	500
522 W 152nd St #D4	1-02083-0045	30-Apr-19	\$275,000	Coop	
678 St Nicholas Ave #54	1-02051-0045	22-May-19	\$266,700	Coop	
345 W 145th St #12B	1-02053-0001	19-Jun-19	\$250,000	Coop	
678 St Nicholas Ave #35	1-02051-0045	21-May-19	\$200,100	Coop	
380 Riverside Dr #2H	1-01894-0001	26-Apr-19	\$200,000	Coop	
29 Convent Ave #9	1-01968-0058	24-Apr-19	\$182,000	Coop	
529 W 152nd St #31	1-02084-0016	12-Apr-19	\$150,000	Coop	
741 St Nicholas Ave #3B	1-02062-0131	30-Apr-19	\$120,000	Coop	
83 Hamilton Pl #8	1-02072-0022	1-Apr-19	\$100,725	Coop	
508 W 139th St #67	1-02070-0039	5-Apr-19	\$30,000	Coop	



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