

HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Harlem, Manhattan

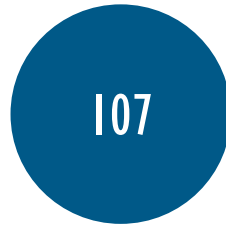
SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-5% YoY

MEDIAN PRICE/SQ.FT.



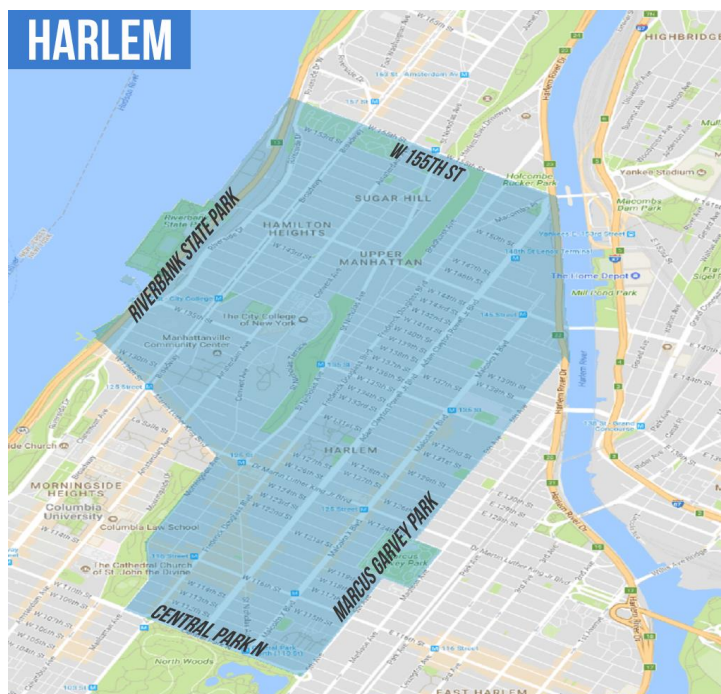
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



-9% YoY

NEIGHBORHOOD BOUNDARIES

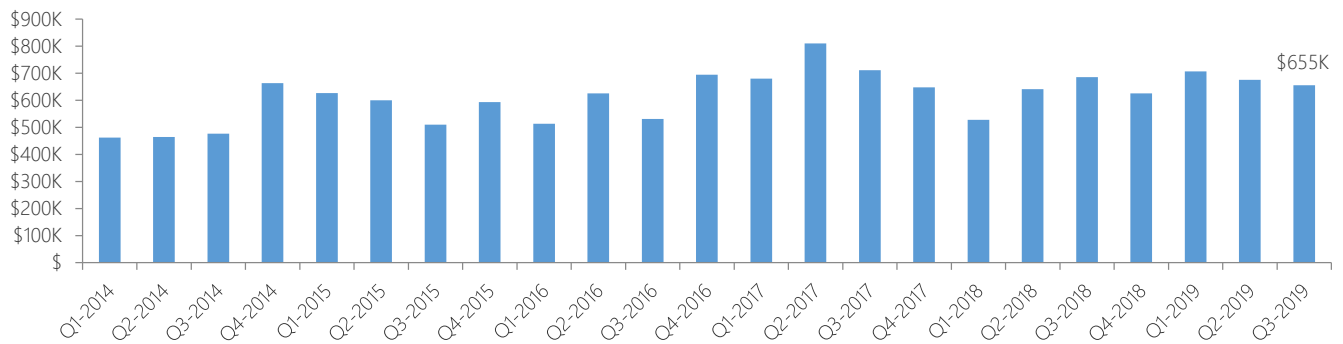


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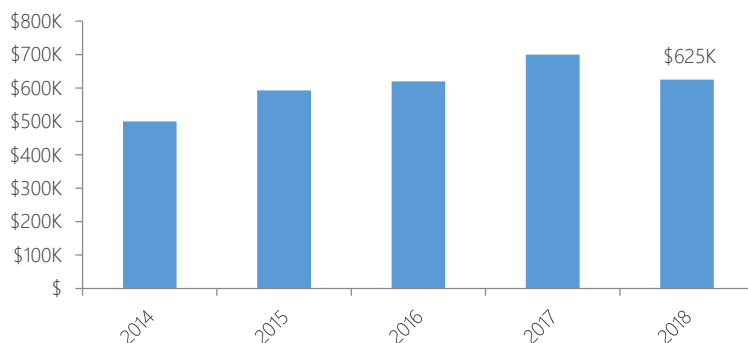


RESIDENTIAL STATS

Median Sale Price by Quarter

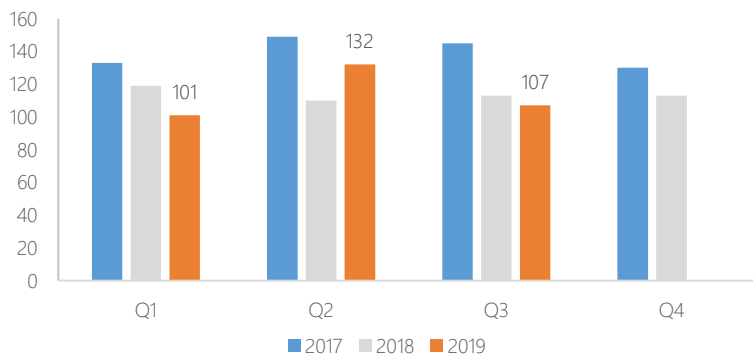


Median Sale Price by Year



Number of Transactions

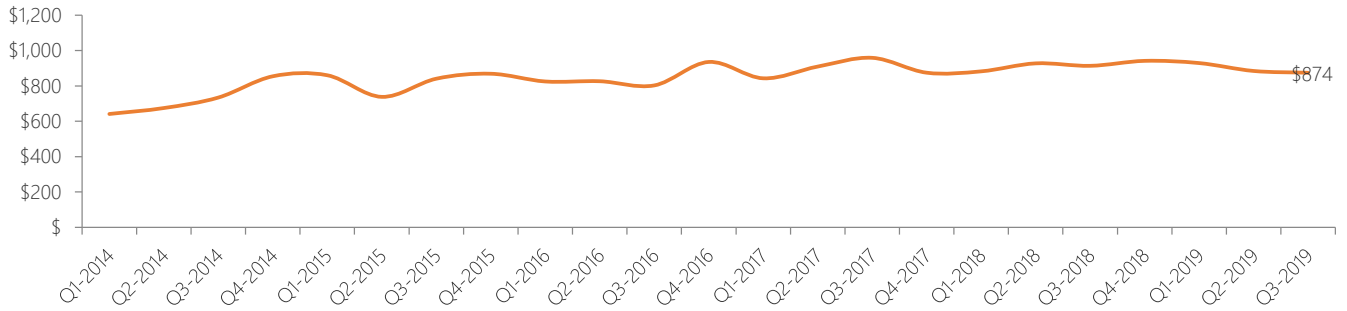
Quarter	2014	2015	2016	2017	2018	2019
Q1	133	199	120	133	119	101
Q2	214	166	151	149	110	132
Q3	156	183	128	145	113	107
Q4	160	128	163	130	113	



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Median Sale Price per Square Foot

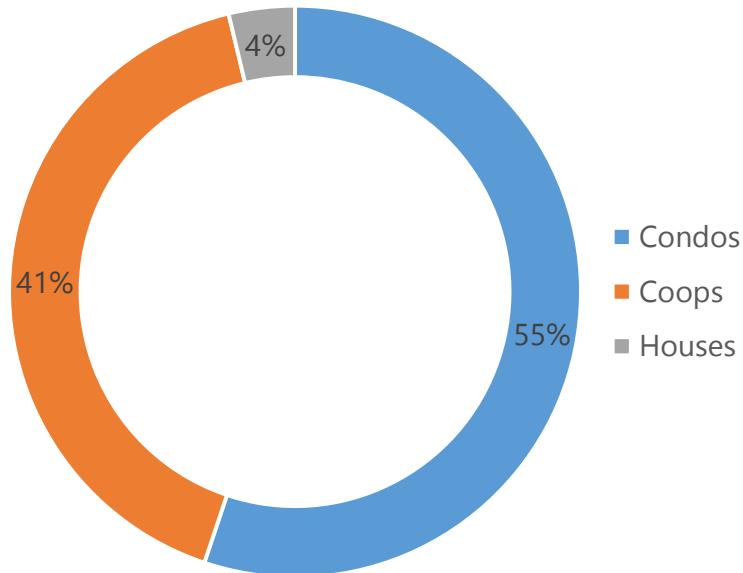


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$870,604	13%	\$935	-1%	59
Coops	\$377,500	-13%	\$554	-4%	44
Houses	\$2,625,000	-17%	\$631	-41%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
466 W 144th St	1-02059-0026	29-Aug-19	\$3,600,000	House	4,716
327 Convent Ave	1-02050-0027	9-Jul-19	\$3,450,000	House	4,720
526 W 143rd St	1-02074-0154	13-Aug-19	\$1,800,000	House	3,392
215 W 122nd St #PENTH	1-01928-1806	7-Aug-19	\$1,720,000	Condo	
230 W 139th St	1-02024-0147	26-Sep-19	\$1,719,000	House	4,216
117 W 123rd St #1B	1-01908-1302	15-Aug-19	\$1,475,000	Condo	1,074
88 Morningside Ave #9B	1-01948-1101	23-Sep-19	\$1,425,000	Coop	1,018
1800 Adam C Powell Blvd #3A	1-01826-1008	27-Aug-19	\$1,400,000	Condo	1,236
100 W 119th St #4B	1-01903-1011	22-Aug-19	\$1,385,000	Condo	1,440
237 W 115th St #6A	1-01831-1133	22-Jul-19	\$1,315,000	Condo	1,141
105 W 119th St #C	1-01904-1012	11-Sep-19	\$1,279,000	Condo	1,577
120 W 118th St #2	1-01902-1602	29-Aug-19	\$1,260,000	Condo	
23 W 116th St #5D	1-01600-1230	11-Sep-19	\$1,230,000	Condo	1,046
100 W 119th St #2A	1-01903-1002	23-Jul-19	\$1,180,000	Condo	1,312
17 Convent Ave #3B	1-01954-1108	3-Jul-19	\$1,151,174	Condo	
479 W 152nd St #5B	1-02067-1125	12-Jul-19	\$1,105,000	Condo	1,021
159 W 118th St #4A	1-01903-1321	2-Jul-19	\$1,060,000	Condo	1,105
57 W 127th St #G	1-01725-1301	20-Aug-19	\$999,997	Condo	986
222 W 135th St #4B	1-01940-1310	26-Sep-19	\$999,000	Condo	1,380
1855 Adam C Powell Blvd #1D	1-01823-0001	29-Aug-19	\$995,000	Coop	
261 W 112th St #1B	1-01828-1507	16-Aug-19	\$995,000	Condo	1,061
380 Lenox Ave #4C	1-01727-1021	13-Aug-19	\$990,000	Condo	1,306
461 W 150th St #1B	1-02065-1002	15-Aug-19	\$975,000	Condo	1,144
118 W 112th St #5B	1-01821-1118	19-Aug-19	\$975,000	Condo	914
300 W 135th St #5G	1-01959-1073	11-Sep-19	\$955,000	Condo	1,039
1864 Adam C Powell Blvd #51	1-01829-0029	26-Sep-19	\$940,000	Coop	
310 W 120th St #3I	1-01946-1024	14-Aug-19	\$940,000	Condo	925
300 W 135th St #6H	1-01959-1085	31-Jul-19	\$937,500	Condo	1,054
40 W 116th St #A307	1-01599-1223	9-Sep-19	\$935,000	Condo	948
479 W 152nd St #3A	1-02067-1104	5-Sep-19	\$925,000	Condo	1,354
68 Bradhurst Ave #8U	1-02045-1153	25-Jul-19	\$905,000	Condo	1,053
247 W 115th St #4A	1-01831-1109	13-Aug-19	\$890,000	Condo	863
362 St Nicholas Ave #7B	1-01955-1114	30-Jul-19	\$885,000	Condo	879
603 W 148th St #4A	1-02095-1014	26-Sep-19	\$885,000	Condo	1,130
17 Convent Ave #3D	1-01954-1110	11-Jul-19	\$870,604	Condo	
17 Convent Ave #5A	1-01954-1115	1-Jul-19	\$835,000	Condo	
17 Convent Ave #2A	1-01954-1103	13-Aug-19	\$832,929	Condo	
300 W 135th St #9B	1-01959-1022	16-Sep-19	\$825,000	Condo	1,066
417 Manhattan Ave #B3	1-01944-1215	24-Sep-19	\$810,000	Condo	869
479 W 152nd St #1A	1-02067-1101	22-Jul-19	\$805,000	Condo	1,188
575 Riverside Dr #34	1-02001-0060	22-Jul-19	\$740,000	Coop	1,200
40 W 116th St #A1217	1-01599-1352	25-Jul-19	\$720,000	Condo	742
668 Riverside Dr #5C	1-02090-1145	9-Aug-19	\$715,000	Condo	639
307 W 126th St #2A	1-01953-1103	13-Sep-19	\$715,000	Condo	711
345 W 145th St #5C	1-02053-0001	22-Jul-19	\$710,000	Coop	
40 W 116th St #A917	1-01599-1324	17-Jul-19	\$685,000	Condo	725
45 W 110th St #3C	1-01594-0007	29-Jul-19	\$680,000	Coop	
301 W 110th St #15E	1-01846-1209	17-Sep-19	\$655,000	Condo	595
330 W 145th St #2	1-02051-1002	5-Sep-19	\$648,000	Coop	
72 Morningside Ave #33	1-01948-0003	30-Sep-19	\$625,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
161 W 133rd St #3A	1-01918-1008	11-Sep-19	\$605,000	Condo	887
640 W 139th St #32	1-02087-0050	18-Jul-19	\$565,040	Coop	
640 W 139th St #65	1-02087-0050	2-Aug-19	\$546,946	Coop	
70 W 139th St #3E	1-01736-1125	27-Sep-19	\$533,786	Condo	
208 W 119th St #2B	1-01924-0021	25-Jul-19	\$525,000	Coop	
100 Hamilton Pl #4G	1-02073-0042	1-Jul-19	\$520,000	Coop	
725 Riverside Dr #5F	1-02096-1031	29-Jul-19	\$515,000	Condo	650
345 W 145th St #5B	1-02053-0001	17-Jul-19	\$499,000	Coop	
353 W 117th St #6C	1-01944-0010	5-Aug-19	\$485,000	Coop	
330 W 145th St #2	1-02051-1002	23-Aug-19	\$478,000	Coop	
750 Riverside Dr #1C	1-02099-1003	17-Jul-19	\$469,718	Condo	660
70 W 139th St #1I	1-01736-1111	26-Sep-19	\$465,381	Condo	
710 Riverside Dr #1C	1-02095-1103	12-Sep-19	\$465,000	Condo	596
70 W 139th St #5A	1-01736-1139	30-Sep-19	\$464,381	Condo	
1947 Seventh Ave #10	1-01902-0064	25-Sep-19	\$457,981	Coop	1,300
660 Riverside Dr #6G	1-02090-1052	22-Aug-19	\$437,500	Condo	520
245 W 115th St #13	1-01831-1013	26-Jul-19	\$430,000	Condo	398
668 Riverside Dr #5K	1-02090-1153	6-Sep-19	\$427,500	Condo	553
67-69 St Nicholas Ave #21	1-01823-0056	19-Jul-19	\$405,600	Coop	
601 W 138th St #4D	1-02087-0029	25-Jul-19	\$405,000	Coop	
36 W 138th St #34	1-01735-0053	26-Aug-19	\$385,000	Coop	
307 W 111th St #3R	1-01846-0039	17-Sep-19	\$384,800	Coop	585
80 St Nicholas Ave #7F	1-01824-0014	16-Sep-19	\$380,000	Coop	
226 W 113th St #15	1-01828-0040	10-Sep-19	\$375,000	Coop	
226 W 113th St #12A	1-01828-0040	27-Sep-19	\$375,000	Coop	
48 W 138th St #3O	1-01735-1044	20-Sep-19	\$350,000	Condo	317
2053 Adam C Powell Blvd #5C	1-01907-0063	27-Sep-19	\$333,000	Coop	
128 W 138th St #3A	1-02006-0049	6-Aug-19	\$318,000	Coop	
3692 Broadway #1	1-02084-0064	26-Jul-19	\$310,000	Coop	
157 W 123rd St #2D	1-01908-0001	26-Jul-19	\$300,000	Coop	700
824 St Nicholas Ave #23	1-02066-0029	18-Sep-19	\$300,000	Coop	
301 W 110th St #18D	1-01846-1235	11-Jul-19	\$295,000	Condo	589
157 W 123rd St #2G	1-01908-0001	7-Aug-19	\$285,000	Coop	
450 W 147th St #1N	1-02061-0051	29-Aug-19	\$270,000	Coop	550
14 Morningside Ave #33	1-01849-0023	27-Aug-19	\$260,000	Coop	
157 W 123rd St #4C	1-01908-0001	19-Sep-19	\$210,000	Coop	
157 W 123rd St #5C	1-01908-0001	19-Sep-19	\$210,000	Coop	
157 W 123rd St #2C	1-01908-0001	19-Sep-19	\$190,000	Coop	
307 W 153rd St #7	1-02047-0001	15-Jul-19	\$185,000	Coop	
214 Bradhurst Ave #3	1-02046-0050	25-Jul-19	\$165,000	Coop	
214 Bradhurst Ave #14	1-02046-0050	5-Sep-19	\$158,000	Coop	
42 W 138th St #65	1-01735-0056	11-Jul-19	\$140,000	Coop	
30 Macombs Pl #44	1-02036-0057	12-Sep-19	\$130,000	Coop	
67-69 St Nicholas Ave #A	1-01823-0056	10-Jul-19	\$125,000	Coop	
159 W 126th St #3A	1-01911-1107	5-Sep-19	\$124,555	Condo	
300 W 135th St #5P	1-01959-1129	18-Sep-19	\$60,000	Condo	1,152
512 W 135th St #61	1-01988-0046	26-Jul-19	\$44,129	Coop	
139 W 116th St #2	1-01901-0013	23-Sep-19	\$15,025	Coop	



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