

HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Harlem, Manhattan

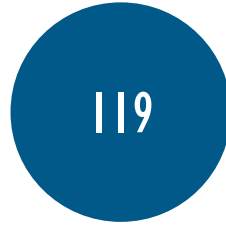
SUMMARY

MEDIAN SALE PRICE



21% YoY

NO. OF TRANSACTIONS



5% YoY

MEDIAN PRICE/SQ.FT.



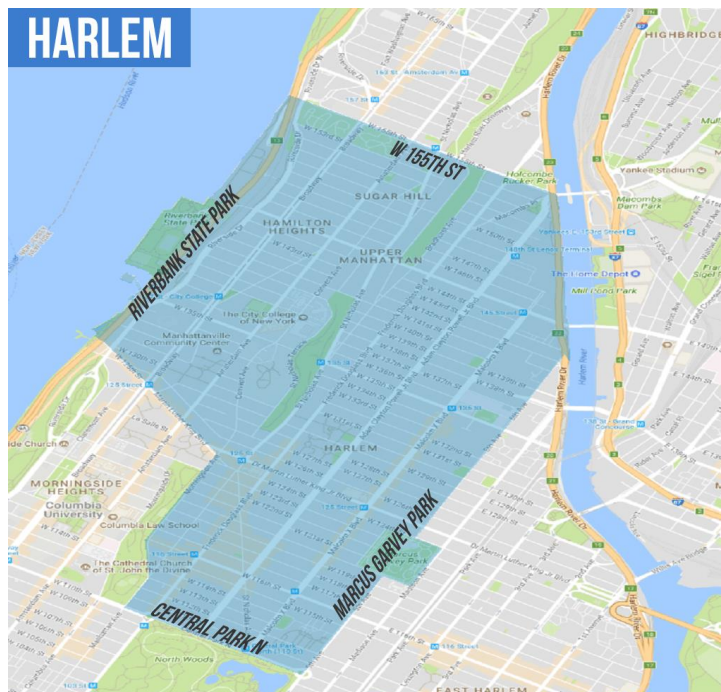
1% YoY

MANHATTAN
MEDIAN SALE PRICE



-1% YoY

NEIGHBORHOOD BOUNDARIES

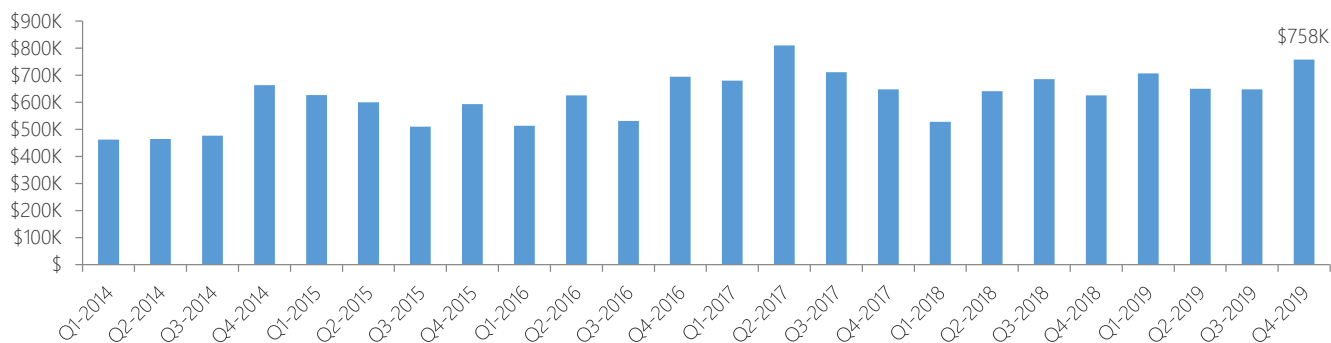


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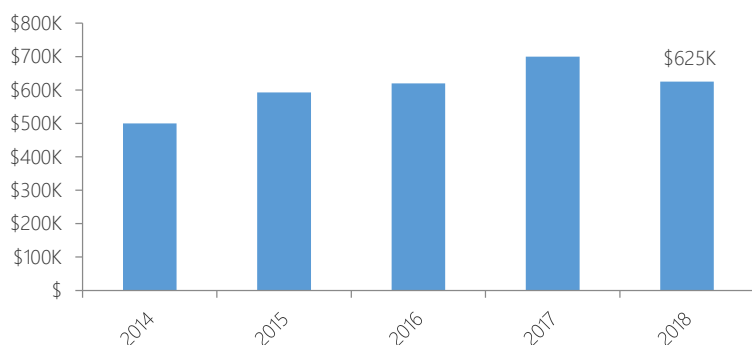


RESIDENTIAL STATS

Median Sale Price by Quarter

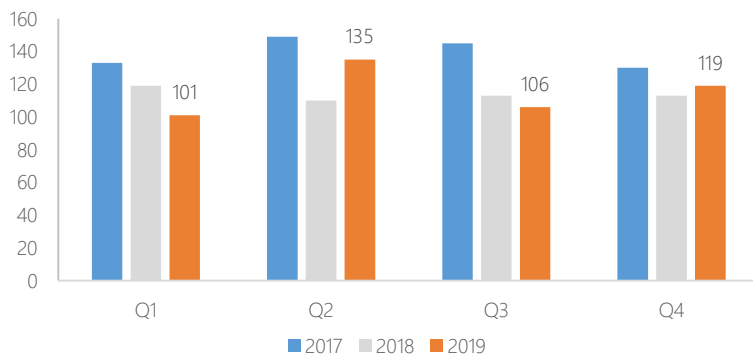


Median Sale Price by Year



Number of Transactions

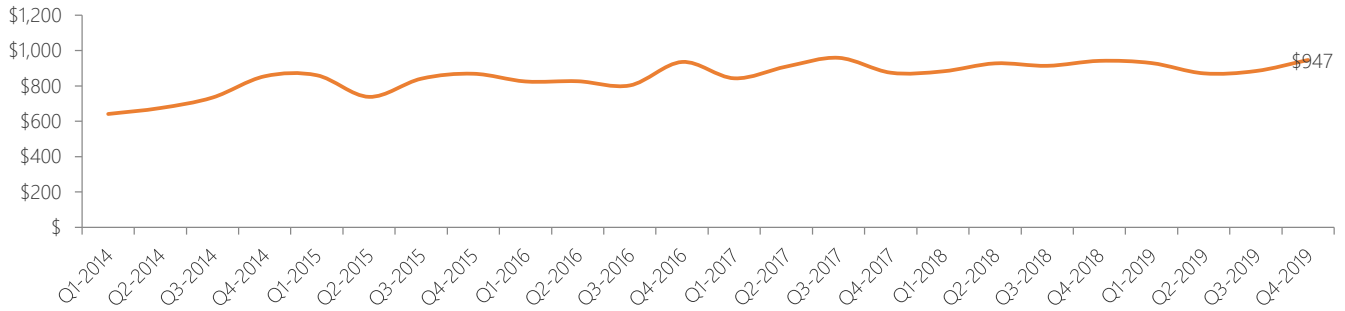
| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1 | 133 | 199 | 120 | 133 | 119 | 101 |
| Q2 | 214 | 166 | 151 | 149 | 110 | 135 |
| Q3 | 156 | 183 | 128 | 145 | 113 | 106 |
| Q4 | 160 | 128 | 163 | 130 | 113 | 119 |



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Median Sale Price per Square Foot

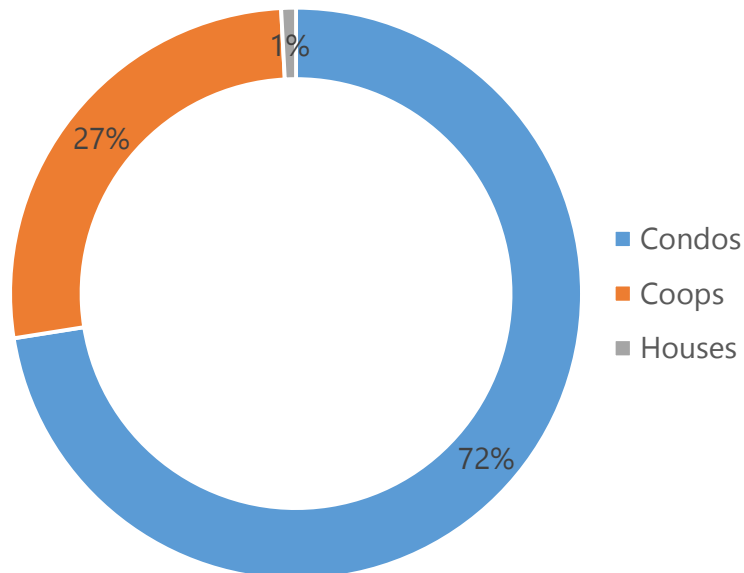


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$830,500 | 19% | \$956 | -4% | 87 |
| Coops | \$299,000 | -5% | \$875 | 61% | 32 |
| Houses | \$1,100,000 | -50% | \$430 | -25% | 1 |

Number of Sales by Building Type



LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------------------|--------------|-----------|-------------|---------------|-------|
| 2131 Fredrick Douglass Blvd #7F | 1-01848-1345 | 1-Oct-19 | \$2,150,000 | Condo | 1,802 |
| 236 W 123rd St #UPPER | 1-01928-1602 | 25-Nov-19 | \$1,995,000 | Condo | 2,676 |
| 138-140 W 124th St #5B | 1-01908-1111 | 16-Dec-19 | \$1,955,000 | Condo | 1,999 |
| 220 W 148th St #4D | 1-02033-1044 | 3-Oct-19 | \$1,925,000 | Condo | 2,471 |
| 1845 Adam C Powell Blvd #A6 | 1-01822-1244 | 7-Nov-19 | \$1,800,000 | Condo | 1,555 |
| 285 W 110th St #7C | 1-01826-1242 | 12-Nov-19 | \$1,390,369 | Condo | |
| 163 St Nicholas Ave #2G | 1-01924-1029 | 6-Nov-19 | \$1,349,000 | Condo | 1,255 |
| 40 W 116th St #B608 | 1-01599-1404 | 26-Nov-19 | \$1,325,000 | Condo | 1,386 |
| 60-126 W 126th St #1 | 1-01723-1001 | 17-Oct-19 | \$1,290,000 | Condo | 1,972 |
| 265 W 122nd St #B | 1-01928-1302 | 15-Nov-19 | \$1,285,000 | Condo | 1,169 |
| 368 W 117th St #4B | 1-01943-1139 | 8-Nov-19 | \$1,260,000 | Condo | 1,217 |
| 215 W 122nd St #3 | 1-01928-1803 | 5-Dec-19 | \$1,195,000 | Condo | |
| 300 W 135th St #12C | 1-01959-1036 | 17-Dec-19 | \$1,195,000 | Condo | 1,002 |
| 117 Edgecombe Ave #6 | 1-02048-1006 | 15-Nov-19 | \$1,185,000 | Condo | 1,216 |
| 301 W 137th St #301C | 1-02041-1128 | 18-Nov-19 | \$1,175,000 | Condo | 1,586 |
| 2235 Frederick Douglass Blvd #4B | 1-01947-1001 | 13-Nov-19 | \$1,130,000 | Coop | 1,116 |
| 389 Convent Ave | 1-02061-0115 | 25-Nov-19 | \$1,100,000 | House | 2,560 |
| 1947 Seventh Ave #9 | 1-01902-0064 | 6-Dec-19 | \$999,000 | Coop | |
| 301 W 110th St #16H | 1-01846-1221 | 26-Nov-19 | \$999,000 | Condo | 905 |
| 163 St Nicholas Ave #2A | 1-01924-1023 | 5-Nov-19 | \$995,000 | Condo | 1,053 |
| 1400 Fifth Ave #2E | 1-01599-1054 | 20-Nov-19 | \$985,000 | Condo | 1,294 |
| 250 Manhattan Ave #5A | 1-01846-1314 | 20-Nov-19 | \$975,000 | Condo | 843 |
| 70 W 139th St #7B | 1-01736-1158 | 26-Nov-19 | \$946,055 | Condo | |
| 148 W 121st St #3 | 1-01905-1003 | 12-Nov-19 | \$908,213 | Condo | 1,134 |
| 710 Riverside Dr #6D | 1-02095-1134 | 18-Oct-19 | \$889,000 | Condo | 1,043 |
| 362 St Nicholas Ave #8B | 1-01955-1116 | 17-Dec-19 | \$885,000 | Condo | 890 |
| 450 W 147th St #54 | 1-02061-0051 | 3-Oct-19 | \$875,000 | Coop | 1,000 |
| 130 Lenox Ave #1107 | 1-01600-1002 | 5-Nov-19 | \$860,000 | Coop | |
| 1864 Adam C Powell Blvd #43 | 1-01829-0029 | 30-Dec-19 | \$855,000 | Coop | |
| 117 W 123rd St #2B | 1-01908-1305 | 12-Dec-19 | \$849,000 | Condo | 842 |
| 2280 Fredrick Douglass Blvd #3D | 1-01928-1516 | 16-Dec-19 | \$845,000 | Condo | 789 |
| 68 Bradhurst Ave #4N | 1-02045-1054 | 17-Dec-19 | \$840,000 | Condo | 946 |
| 300 W 137th St #2547D | 1-01960-1114 | 18-Oct-19 | \$840,000 | Condo | 1,175 |
| 68 Bradhurst Ave #10V | 1-02045-1179 | 20-Dec-19 | \$836,000 | Condo | 883 |
| 2280 Fredrick Douglass Blvd #7D | 1-01928-1555 | 19-Nov-19 | \$825,000 | Condo | 679 |
| 2002 Fifth Ave #4C | 1-01722-0033 | 20-Dec-19 | \$820,000 | Coop | 985 |
| 23 W 116th St #7F | 1-01600-1250 | 25-Oct-19 | \$800,000 | Condo | 648 |
| 2300 Fredrick Douglass Blvd #8A | 1-01929-1311 | 10-Oct-19 | \$795,000 | Condo | 772 |
| 2300 Fredrick Douglass Blvd #7A | 1-01929-1301 | 30-Oct-19 | \$757,500 | Condo | 769 |
| 66-72 St Nicholas Ave #2C | 1-01823-1009 | 8-Oct-19 | \$717,000 | Condo | 855 |
| 70 W 139th St #8G | 1-01736-1168 | 23-Oct-19 | \$631,500 | Condo | |
| 29 W 119th St #53 | 1-01718-0025 | 25-Nov-19 | \$610,000 | Coop | |
| 70 W 139th St #8I | 1-01736-1170 | 30-Dec-19 | \$608,755 | Condo | |
| 70 W 139th St #6G | 1-01736-1154 | 23-Dec-19 | \$608,755 | Condo | |
| 51 W 131st St #F4 | 1-01729-1028 | 15-Oct-19 | \$606,000 | Condo | 875 |
| 504 W 136th St #3A | 1-01988-1110 | 10-Dec-19 | \$585,000 | Condo | 636 |
| 504 W 136th St #2E | 1-01988-1109 | 10-Dec-19 | \$577,000 | Condo | 612 |
| 441 Convent Ave #6A | 1-02064-1176 | 27-Dec-19 | \$565,000 | Condo | |
| 441 Convent Ave #4K | 1-02064-1156 | 22-Oct-19 | \$550,000 | Condo | |
| 70 W 139th St #5F | 1-01736-1144 | 1-Oct-19 | \$533,786 | Condo | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------------------|--------------|-----------|------------|---------------|------|
| 70 W 139th St #6F | 1-01736-1153 | 7-Oct-19 | \$533,786 | Condo | |
| 70 W 139th St #4C | 1-01736-1132 | 21-Oct-19 | \$533,786 | Condo | |
| 70 W 139th St #6E | 1-01736-1152 | 11-Dec-19 | \$533,786 | Condo | |
| 70 W 139th St #5C | 1-01736-1141 | 16-Oct-19 | \$533,786 | Condo | |
| 70 W 139th St #3D | 1-01736-1124 | 9-Oct-19 | \$533,786 | Condo | |
| 70 W 139th St #3C | 1-01736-1123 | 9-Oct-19 | \$533,786 | Condo | |
| 507 W 140th St #53 | 1-02072-0026 | 29-Oct-19 | \$517,500 | Coop | |
| 40 W 116th St #B804 | 1-01599-1422 | 10-Oct-19 | \$480,000 | Condo | 484 |
| 70 W 139th St #8H | 1-01736-1169 | 25-Oct-19 | \$465,381 | Condo | |
| 70 W 139th St #5I | 1-01736-1147 | 23-Oct-19 | \$465,381 | Condo | |
| 70 W 139th St #4I | 1-01736-1138 | 21-Nov-19 | \$465,381 | Condo | |
| 70 W 139th St #4A | 1-01736-1130 | 16-Oct-19 | \$465,381 | Condo | |
| 70 W 139th St #1H | 1-01736-1110 | 20-Dec-19 | \$465,381 | Condo | |
| 231-239 W 148th St #2A | 1-02034-1003 | 2-Dec-19 | \$465,000 | Coop | |
| 441 Convent Ave #2B | 1-02064-1117 | 10-Oct-19 | \$462,500 | Condo | |
| 214 Bradhurst Ave #15 | 1-02046-0050 | 30-Dec-19 | \$450,000 | Coop | |
| 305 W 150th St #104 | 1-02046-1004 | 21-Oct-19 | \$399,000 | Condo | 594 |
| 470 W 146th St #54 | 1-02060-0058 | 4-Oct-19 | \$395,000 | Coop | |
| 305 W 150th St #101 | 1-02046-1001 | 1-Nov-19 | \$385,000 | Condo | 577 |
| 226 W 113th St #6 | 1-01828-0040 | 13-Dec-19 | \$375,000 | Coop | |
| 1878 Adam C Powell Blvd #52 | 1-01829-0033 | 3-Dec-19 | \$365,000 | Coop | |
| 161 W 133rd St #1D | 1-01918-1003 | 16-Oct-19 | \$365,000 | Condo | 592 |
| 2460-2466 Adam C Powell Blvd #21 | 1-02029-0029 | 12-Nov-19 | \$350,000 | Coop | |
| 16 W 119th St #1B | 1-01717-0045 | 19-Nov-19 | \$299,000 | Coop | |
| 128 W 138th St #5I | 1-02006-0049 | 13-Dec-19 | \$299,000 | Coop | |
| 504 W 135th St #1B | 1-01988-0039 | 22-Nov-19 | \$290,000 | Coop | |
| 1801 Seventh Ave #1C | 1-01820-0002 | 30-Dec-19 | \$275,000 | Coop | |
| 50 W 112th St #6B | 1-01595-0065 | 20-Dec-19 | \$275,000 | Coop | |
| 258 W 117th St #1BW | 1-01922-0049 | 2-Dec-19 | \$269,000 | Coop | |
| 30 Macombs Pl #53 | 1-02036-0057 | 16-Oct-19 | \$224,750 | Coop | |
| 676 St Nicholas Ave #42 | 1-02051-0043 | 19-Dec-19 | \$205,000 | Coop | |
| 2460-2466 Adam C Powell Blvd #57 | 1-02029-0029 | 1-Oct-19 | \$200,000 | Coop | |
| 2460-2466 Adam C Powell Blvd #51 | 1-02029-0029 | 20-Dec-19 | \$190,000 | Coop | |
| 145 Morningside Ave #3F | 1-01952-0004 | 19-Dec-19 | \$117,637 | Coop | |
| 502 W 148th St #1B | 1-02079-0037 | 17-Dec-19 | \$36,106 | Coop | |
| 512 W 135th St #64 | 1-01988-0046 | 1-Oct-19 | \$36,106 | Coop | |
| 421 W 148th St #BSM | 1-02063-0021 | 5-Dec-19 | \$28,082 | Coop | |
| 421 W 148th St #1 | 1-02063-0021 | 5-Dec-19 | \$28,082 | Coop | |
| 555 W 148th St #1B | 1-02080-0009 | 17-Dec-19 | \$28,082 | Coop | |



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