

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

4th Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 4th Quarter 2019

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$588K

-3% YoY

NO. OF TRANSACTIONS

54

17% YoY

MEDIAN PRICE/SQ.FT.

\$795

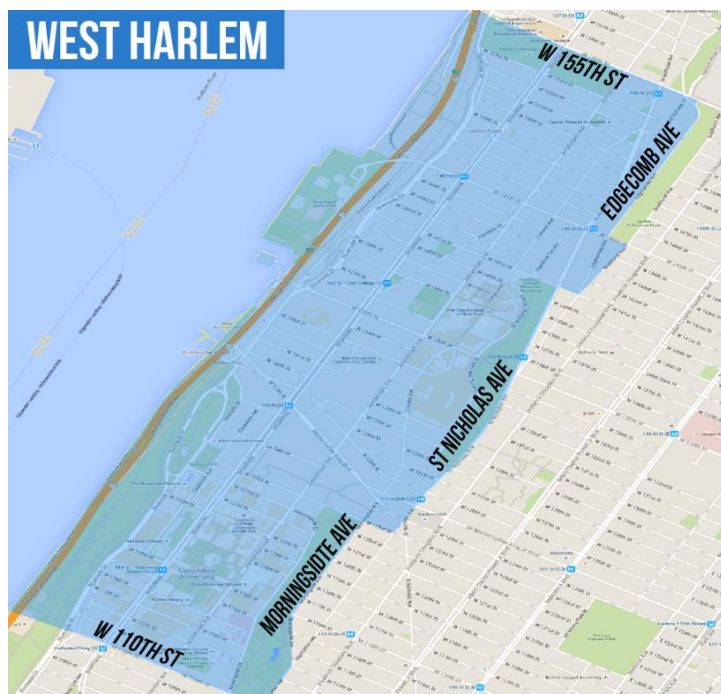
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

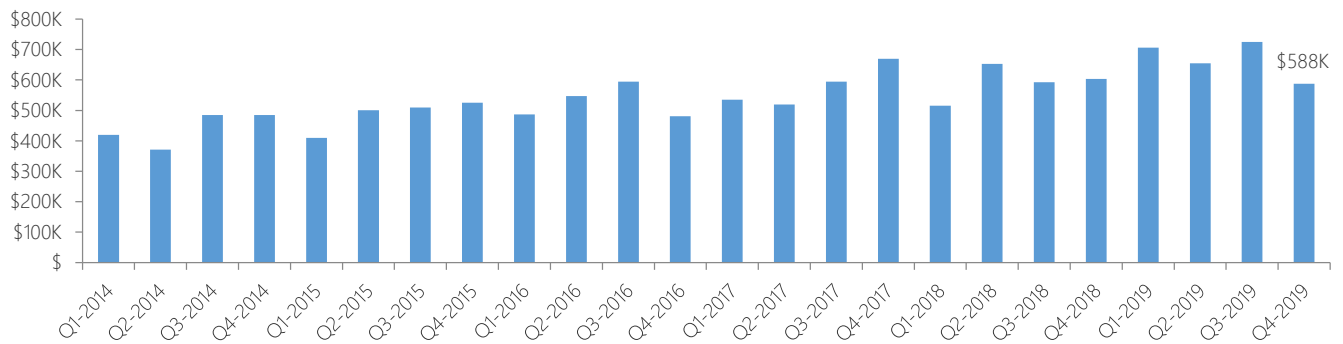


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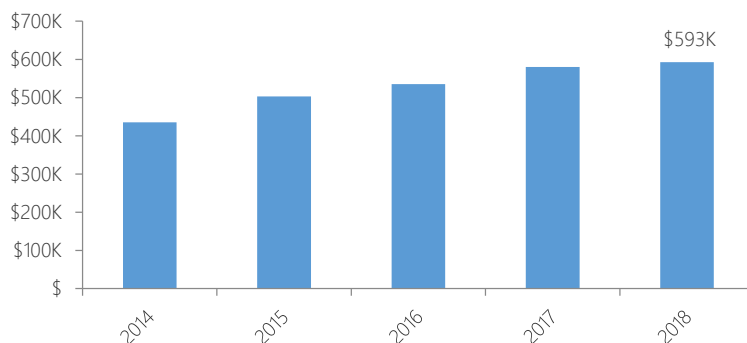


RESIDENTIAL STATS

Median Sale Price by Quarter

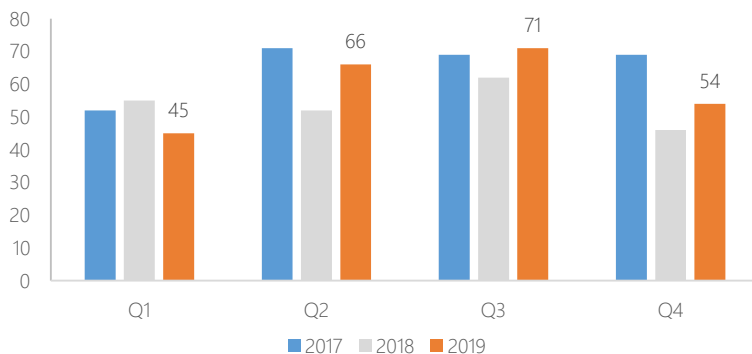


Median Sale Price by Year



Number of Transactions

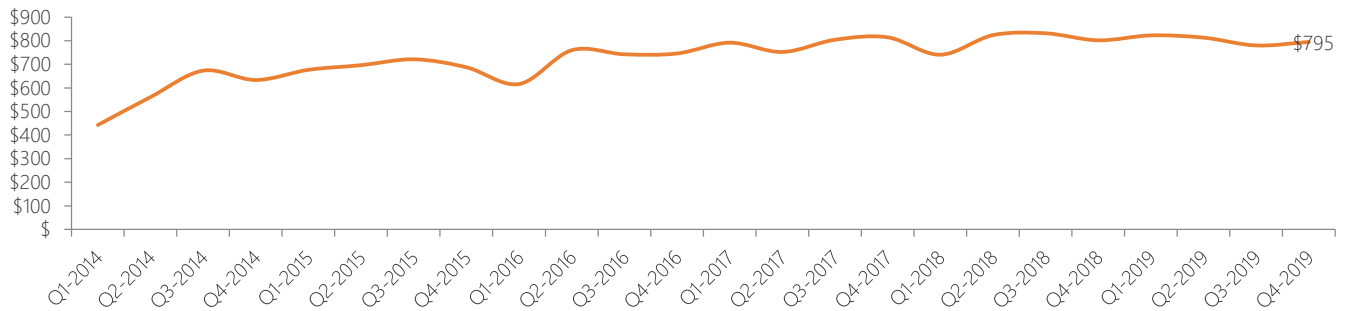
Quarter	2014	2015	2016	2017	2018	2019
Q1	51	57	64	52	55	45
Q2	98	81	78	71	52	66
Q3	95	77	62	69	62	71
Q4	69	69	60	69	46	54



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Median Sale Price per Square Foot

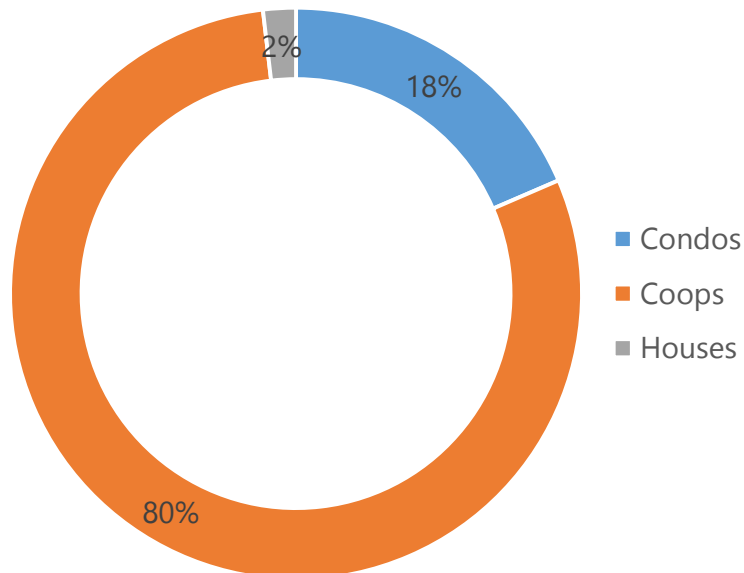


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	13%	\$920	18%	10
Coops	\$545,000	-11%	\$765	-14%	43
Houses	\$1,100,000	-	\$430	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
390 Riverside Dr #10F	1-01894-0031	15-Oct-19	\$2,262,000	Coop	
600 W 111th St #11E	1-01894-1002	18-Oct-19	\$2,195,000	Coop	
395 Riverside Dr #9A	1-01894-0067	1-Oct-19	\$1,490,000	Coop	
389 Convent Ave	1-02061-0115	25-Nov-19	\$1,100,000	House	2,560
600 W 115th St #62	1-01896-1002	3-Dec-19	\$975,000	Coop	
710 Riverside Dr #6D	1-02095-1134	18-Oct-19	\$889,000	Condo	1,043
528 W 111th St #4	1-01882-0051	31-Dec-19	\$876,000	Coop	
450 W 147th St #54	1-02061-0051	3-Oct-19	\$875,000	Coop	1,000
69 Tiemann Pl #30	1-01995-0005	17-Dec-19	\$850,239	Coop	
606 W 113th St #5B	1-01895-0025	26-Nov-19	\$825,000	Coop	970
507 W 111th St #61	1-01883-0025	8-Oct-19	\$805,000	Coop	
400 Riverside Dr #1F	1-01895-0001	27-Dec-19	\$795,000	Coop	1,000
80 La Salle St #13G	1-01978-0001	6-Nov-19	\$785,000	Coop	
606 W 113th St #4C	1-01895-0025	12-Dec-19	\$782,000	Coop	
390 Riverside Dr #10D	1-01894-0031	4-Dec-19	\$750,000	Coop	
390 Riverside Dr #5C	1-01894-0031	19-Nov-19	\$735,000	Coop	
417 Riverside Dr #7C	1-01895-0076	17-Dec-19	\$725,000	Coop	
80 La Salle St #8G	1-01978-0001	7-Oct-19	\$690,000	Coop	1,100
535 W 110th St #4A	1-01882-0008	5-Dec-19	\$655,000	Coop	750
170 Claremont Ave #19	1-01993-0043	18-Dec-19	\$640,000	Coop	
380 Riverside Dr #4L	1-01894-0001	31-Oct-19	\$635,000	Coop	
80 La Salle St #18H	1-01978-0001	7-Nov-19	\$620,000	Coop	900
80 La Salle St #7C	1-01978-0001	16-Oct-19	\$590,000	Coop	724
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	
31 Tiemann Pl #52	1-01995-1002	11-Oct-19	\$545,000	Coop	
535 W 110th St #4J	1-01882-0008	31-Oct-19	\$545,000	Coop	
380 Riverside Dr #6C	1-01894-0001	30-Oct-19	\$520,000	Coop	680
507 W 140th St #53	1-02072-0026	29-Oct-19	\$517,500	Coop	
507 W 111th St #1	1-01883-0025	18-Nov-19	\$510,000	Coop	
80 La Salle St #13H	1-01978-0001	17-Oct-19	\$510,000	Coop	700
400 Riverside Dr #2H	1-01895-0001	18-Nov-19	\$479,000	Coop	
441 Convent Ave #2B	1-02064-1117	10-Oct-19	\$462,500	Condo	
40 Tiemann Pl #4A	1-01993-0094	26-Nov-19	\$450,000	Coop	
552 Riverside Dr #1L	1-01995-0077	4-Nov-19	\$435,000	Coop	
80 La Salle St #7D	1-01978-0001	1-Nov-19	\$425,000	Coop	950
80 La Salle St #15B	1-01978-0001	13-Nov-19	\$395,000	Coop	904
470 W 146th St #54	1-02060-0058	4-Oct-19	\$395,000	Coop	
1264 Amsterdam Ave #5C	1-01977-0031	4-Oct-19	\$365,000	Coop	
504 W 135th St #1B	1-01988-0039	22-Nov-19	\$290,000	Coop	
615 W 113th St #42	1-01895-0047	20-Dec-19	\$281,000	Coop	
676 St Nicholas Ave #42	1-02051-0043	19-Dec-19	\$205,000	Coop	
145 Morningside Ave #3F	1-01952-0004	19-Dec-19	\$117,637	Coop	
512 W 135th St #64	1-01988-0046	1-Oct-19	\$36,106	Coop	
502 W 148th St #1B	1-02079-0037	17-Dec-19	\$36,106	Coop	
555 W 148th St #1B	1-02080-0009	17-Dec-19	\$28,082	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	



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