

HARLEM

A quarterly analysis of residential sales
in Harlem, Manhattan

1st Quarter 2020



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



Residential Market Report, 1st Quarter 2020

Harlem, Manhattan

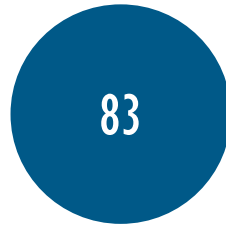
SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



-17% YoY

MEDIAN PRICE/SQ.FT.



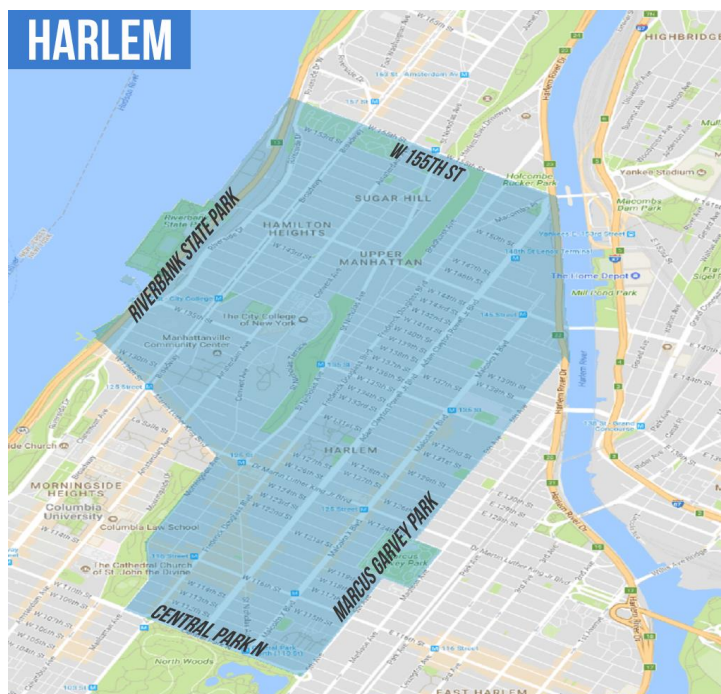
-7% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

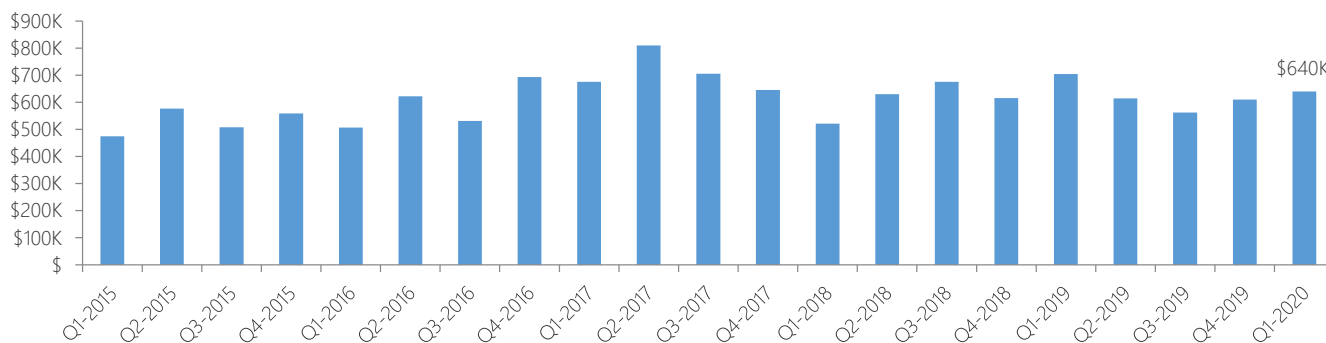


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

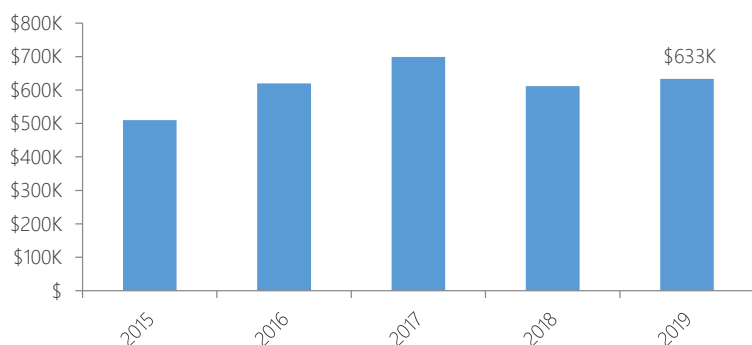


RESIDENTIAL STATS

Median Sale Price by Quarter

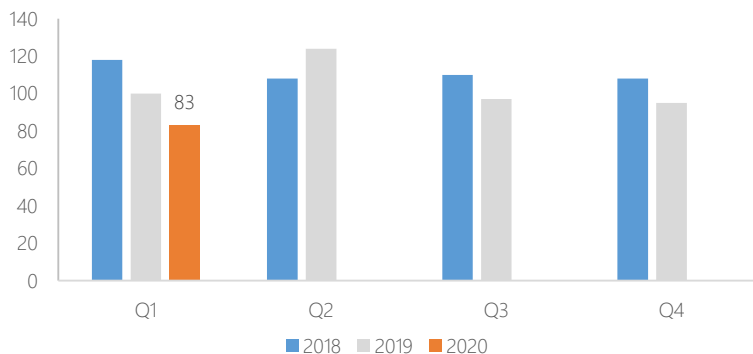


Median Sale Price by Year



Number of Transactions

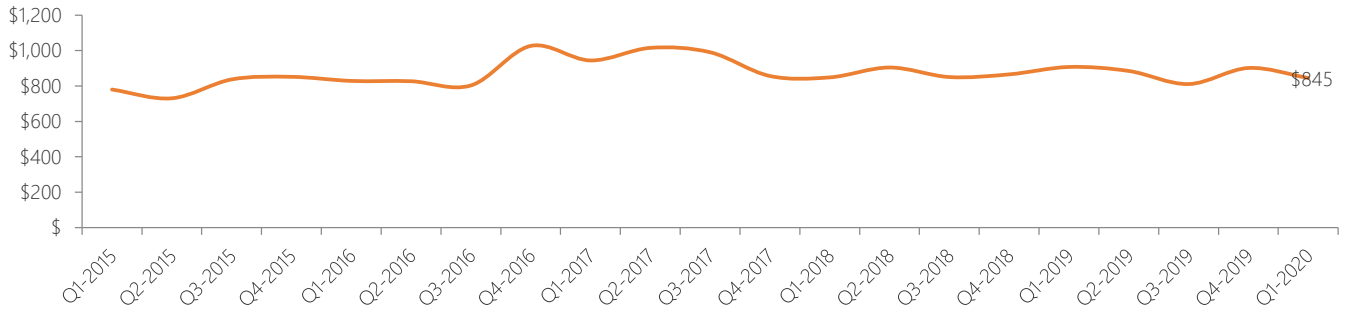
Quarter	2015	2016	2017	2018	2019	2020
Q1	137	119	129	118	100	83
Q2	159	148	149	108	124	
Q3	182	128	144	110	97	
Q4	124	162	129	108	95	



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



Median Sale Price per Square Foot

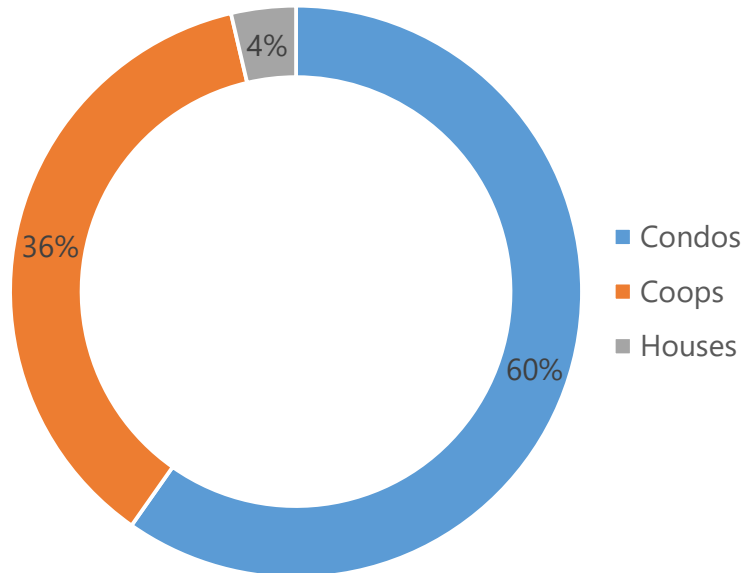


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$846,000	-5%	\$854	-11%	49
Coops	\$375,000	0%	\$346	-45%	30
Houses	\$2,999,000	30%	\$946	2%	3

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
250 W 139th St	1-02024-0054	27-Feb-20	\$4,250,000	House	4,492
387 Manhattan Ave	1-01943-0014	19-Mar-20	\$2,999,000	House	2,880
203 W 122nd St #5	1-01928-1005	7-Feb-20	\$2,600,000	Condo	1,314
111 Central Park N #8C	1-01820-1241	7-Feb-20	\$2,150,000	Condo	1,422
1800 Adam C Powell Blvd #3B	1-01826-1009	16-Jan-20	\$1,940,000	Condo	1,327
465 W 144th St	1-02059-0037	21-Feb-20	\$1,900,000	House	3,081
258 St Nicholas Ave #8B	1-01950-1041	27-Jan-20	\$1,820,000	Condo	1,665
52 Convent Ave #PH	1-01969-1017	28-Jan-20	\$1,650,000	Condo	1,420
40 W 116th St #A 1007	1-01599-1331	5-Feb-20	\$1,460,000	Condo	1,412
2094 Fredrick Douglass Blvd #7N	1-01829-1062	24-Feb-20	\$1,347,500	Condo	1,300
258 St Nicholas Ave #9D	1-01950-1049	16-Jan-20	\$1,330,000	Condo	1,320
2131 Fredrick Douglass Blvd #6G	1-01848-1336	23-Mar-20	\$1,300,000	Condo	1,178
1400 Fifth Ave #4S	1-01599-1138	7-Feb-20	\$1,225,000	Condo	1,576
381 Lenox Ave #PH A	1-01914-1119	4-Feb-20	\$1,150,000	Condo	2,195
163 St Nicholas Ave #6A	1-01924-1067	15-Jan-20	\$1,100,000	Condo	1,053
2056 Fifth Ave #6B	1-01724-1317	9-Mar-20	\$1,100,000	Condo	1,130
1845 Adam C Powell Blvd #A1A	1-01822-1203	30-Jan-20	\$1,015,000	Condo	1,099
321 W 110th St #20B	1-01846-1467	20-Feb-20	\$985,000	Condo	661
250 Manhattan Ave #3A	1-01846-1308	20-Feb-20	\$950,000	Condo	843
300 W 135th St #2H	1-01959-1081	18-Feb-20	\$930,000	Condo	1,053
714 St Nicholas Ave #1	1-02053-1001	16-Jan-20	\$925,000	Condo	1,233
68 Bradhurst Ave #4C	1-02045-1043	26-Feb-20	\$920,000	Condo	1,085
252 W 123rd St #2	1-01928-1202	6-Mar-20	\$900,000	Condo	1,023
1400 Fifth Ave #5O	1-01599-1133	30-Jan-20	\$870,000	Condo	1,060
106 W 116th St #2A	1-01825-1002	21-Feb-20	\$860,000	Condo	1,137
603 W 148th St #7C	1-02095-1028	12-Mar-20	\$848,500	Condo	1,146
68 Bradhurst Ave #8L	1-02045-1144	10-Feb-20	\$846,000	Condo	932
1400 Fifth Ave #2D	1-01599-1053	24-Jan-20	\$835,000	Condo	978
1400 Fifth Ave #4G	1-01599-1116	15-Jan-20	\$790,000	Condo	942
345 W 145th St #10A	1-02053-0001	13-Jan-20	\$757,500	Coop	1,100
2373 Adam C Powell Blvd #2B	1-02007-1008	4-Mar-20	\$750,000	Condo	1,075
453 W 143rd St #F	1-02059-1106	17-Mar-20	\$750,000	Condo	1,012
163 St Nicholas Ave #2I	1-01924-1031	31-Jan-20	\$699,000	Condo	670
52 Convent Ave #3B	1-01969-1010	9-Jan-20	\$698,000	Condo	593
166 W 122nd St #3W	1-01906-0061	28-Feb-20	\$695,000	Coop	
352 W 117th St #6A	1-01943-1035	30-Jan-20	\$690,000	Condo	676
202-204 W 140th St #5D	1-02025-1023	3-Mar-20	\$680,000	Condo	882
352 W 117th St #4B	1-01943-1022	18-Feb-20	\$680,000	Condo	687
1400 Fifth Ave #5A	1-01599-1105	8-Jan-20	\$650,000	Condo	889
202-204 W 140th St #4D	1-02025-1018	12-Feb-20	\$640,000	Condo	882
70 W 139th St #7I	1-01736-1163	14-Feb-20	\$635,749	Condo	669
501 W 138th St #6I	1-02070-0029	8-Jan-20	\$625,000	Coop	
301 W 110th St #18E	1-01846-1236	19-Feb-20	\$620,000	Condo	605
258 St Nicholas Ave #5F	1-01950-1027	6-Jan-20	\$610,000	Condo	821
8 Morningside Ave #1S	1-01849-0018	13-Mar-20	\$570,000	Coop	
352 W 117th St #5B	1-01943-1029	21-Feb-20	\$555,000	Condo	687
507 W 140th St #52	1-02072-0026	28-Feb-20	\$550,000	Coop	
231-239 W 148th St #14	1-02034-1003	22-Jan-20	\$540,000	Coop	126,267
231-239 W 148th St #3S	1-02034-1003	27-Jan-20	\$540,000	Coop	
70 W 139th St #4F	1-01736-1135	9-Mar-20	\$533,786	Condo	941



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



Address	BBL	Sale date	Sale price	Property type	Sqft
70 W 139th St #2D	1-01736-1115	19-Feb-20	\$533,786	Condo	885
70 W 139th St #2E	1-01736-1116	13-Jan-20	\$533,786	Condo	939
147 W 142nd St #4B	1-02011-1007	23-Mar-20	\$530,000	Condo	766
750 Riverside Dr #1E	1-02099-1005	24-Mar-20	\$520,000	Condo	748
301 Cathedral Pkwy #1E	1-01846-1005	3-Feb-20	\$510,000	Condo	605
130 Lenox Ave #102	1-01600-1002	26-Feb-20	\$500,000	Coop	312,016
270 Convent Ave #8B	1-02057-0046	21-Feb-20	\$498,500	Coop	
238 W 112th St #3W	1-01827-0049	31-Jan-20	\$490,000	Coop	
345 W 145th St #10B	1-02053-0001	6-Feb-20	\$489,000	Coop	
137 W 142nd St #4A	1-02011-0016	3-Jan-20	\$480,000	Coop	
441 Convent Ave #3C	1-02064-1133	19-Feb-20	\$477,500	Condo	601
501 W 143rd St #43	1-02075-0026	4-Feb-20	\$400,000	Coop	
513 W 135th St #5A	1-01988-0094	14-Feb-20	\$399,000	Coop	550
443 W 151st St #5C	1-02066-1018	26-Mar-20	\$395,000	Condo	506
226 W 113th St #4	1-01828-0040	20-Feb-20	\$375,000	Coop	
2460-2466 Adam C Powell Blvd #47	1-02029-0029	11-Feb-20	\$335,000	Coop	
2460-2466 Adam C Powell Blvd #63	1-02029-0029	30-Mar-20	\$330,000	Coop	
128 W 138th St #3B	1-02006-0049	13-Jan-20	\$310,000	Coop	
660 St Nicholas Ave #41	1-02051-0033	5-Mar-20	\$300,000	Coop	
509 W 140th St #5A	1-02072-0024	6-Mar-20	\$300,000	Coop	
448 St Nicholas Ave #5C	1-01958-0043	20-Feb-20	\$258,103	Coop	
320 W 111th St #12	1-01846-0027	28-Jan-20	\$250,000	Coop	
676 St Nicholas Ave #46	1-02051-0043	28-Feb-20	\$225,000	Coop	
36 Convent Ave #25	1-01968-0027	12-Feb-20	\$203,000	Coop	
211 W 144th St #1C	1-02030-0025	24-Jan-20	\$155,000	Coop	
512 W 135th St #44	1-01988-0046	20-Feb-20	\$37,189	Coop	
502 W 148th St #3C	1-02079-0037	7-Jan-20	\$36,106	Coop	
518 W 148th St #5C	1-02079-0044	7-Jan-20	\$28,082	Coop	
375 Manhattan Ave #6S	1-01849-0038	14-Feb-20	\$16,948	Coop	



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

