

WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

West Harlem, Manhattan

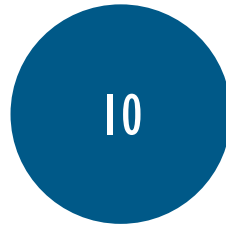
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



-11% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

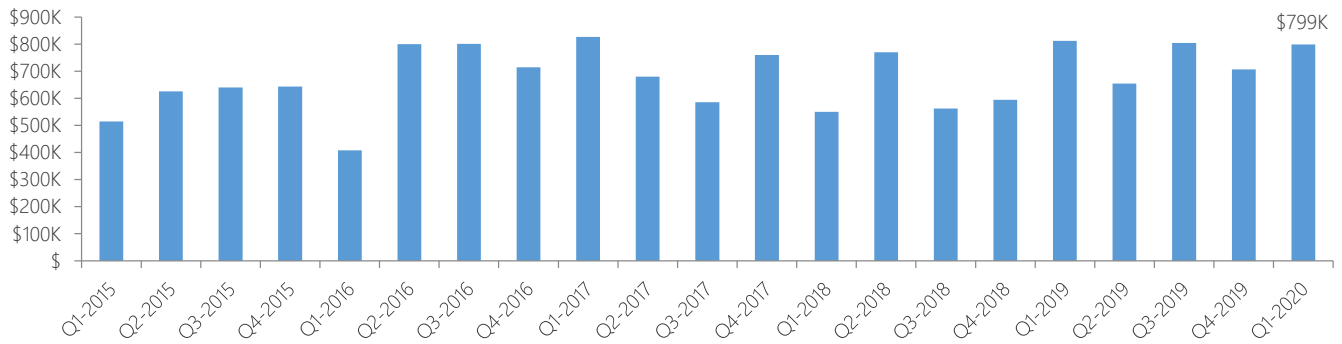


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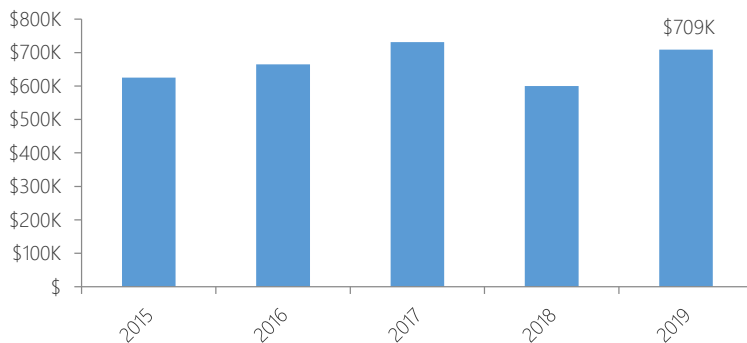


RESIDENTIAL STATS

Median Sale Price by Quarter

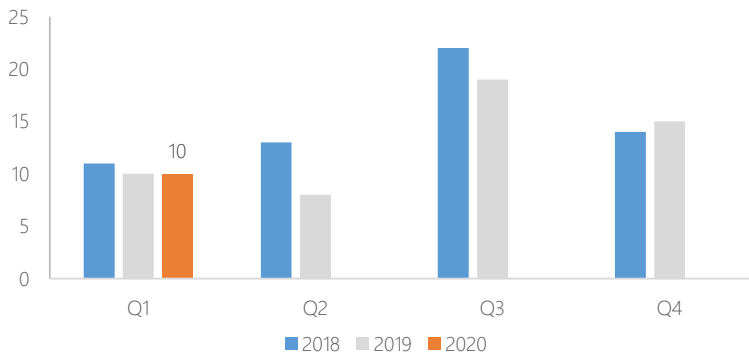


Median Sale Price by Year



Number of Transactions

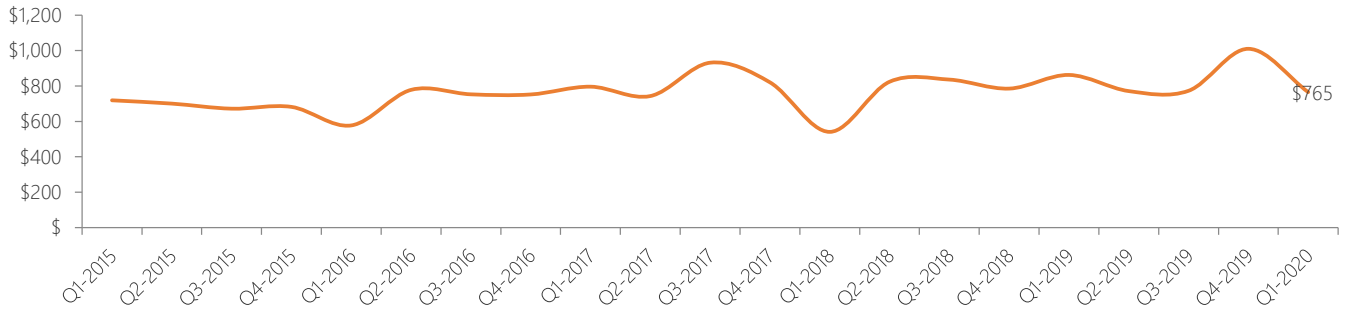
Quarter	2015	2016	2017	2018	2019	2020
Q1	11	17	12	11	10	10
Q2	37	17	12	13	8	
Q3	14	8	25	22	19	
Q4	16	17	21	14	15	



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Median Sale Price per Square Foot

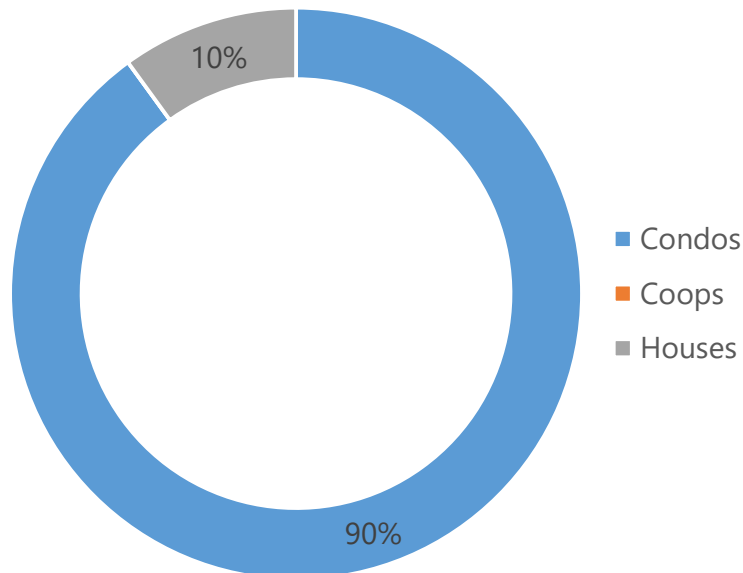


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$750,000	-3%	\$781	-9%	9
Coops	-	-	-	-	0
Houses	\$1,900,000	-17%	\$617	-34%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
465 W 144th St	1-02059-0037	21-Feb-20	\$1,900,000	House	3,081
52 Convent Ave #PH	1-01969-1017	28-Jan-20	\$1,650,000	Condo	1,420
527 W 110th St #56	1-01882-1049	21-Jan-20	\$980,000	Condo	819
714 St Nicholas Ave #1	1-02053-1001	16-Jan-20	\$925,000	Condo	1,233
603 W 148th St #7C	1-02095-1028	12-Mar-20	\$848,500	Condo	1,146
453 W 143rd St #F	1-02059-1106	17-Mar-20	\$750,000	Condo	1,012
52 Convent Ave #3B	1-01969-1010	9-Jan-20	\$698,000	Condo	593
750 Riverside Dr #1E	1-02099-1005	24-Mar-20	\$520,000	Condo	748
441 Convent Ave #3C	1-02064-1133	19-Feb-20	\$477,500	Condo	601
443 W 151st St #5C	1-02066-1018	26-Mar-20	\$395,000	Condo	506



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