

WEST HARLEM

A monthly analysis of residential sales
in West Harlem, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

West Harlem, Manhattan

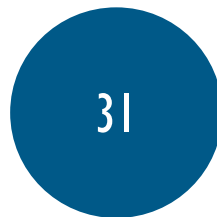
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



55% YoY

MEDIAN PRICE/SQ.FT.



-10% YoY

MANHATTAN
MEDIAN SALE PRICE



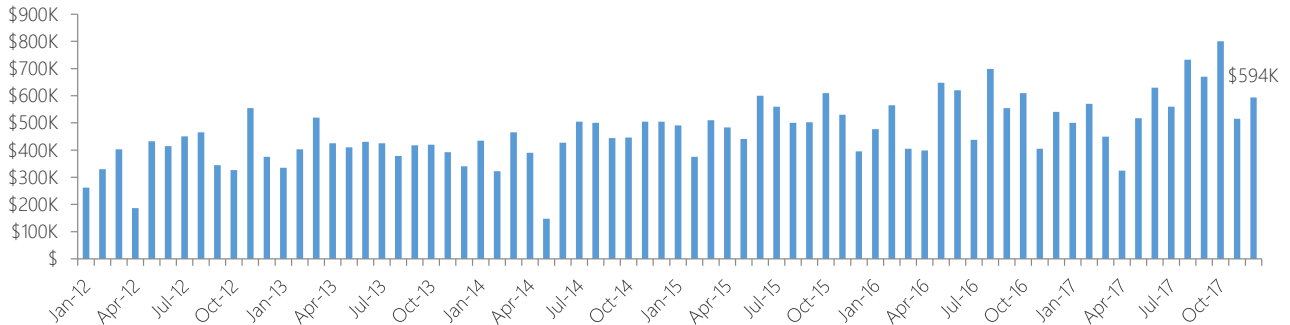
18% YoY

NEIGHBORHOOD BOUNDARIES

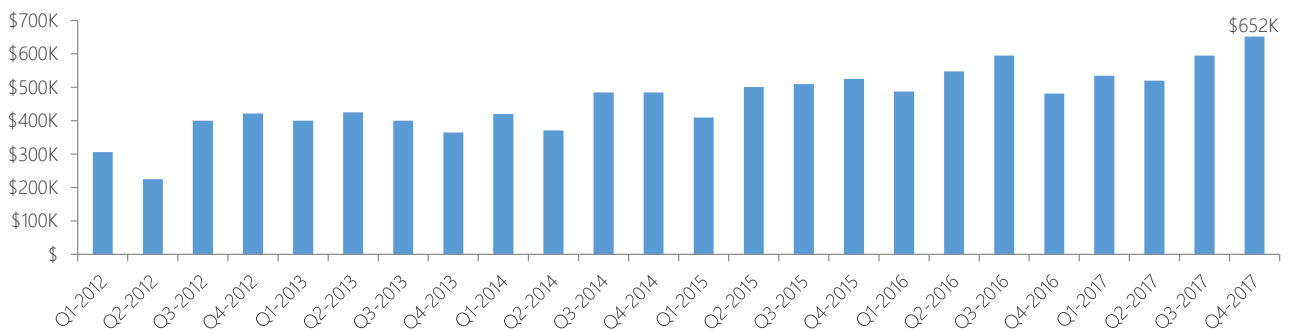


RESIDENTIAL STATS

Median Sale Price by Month

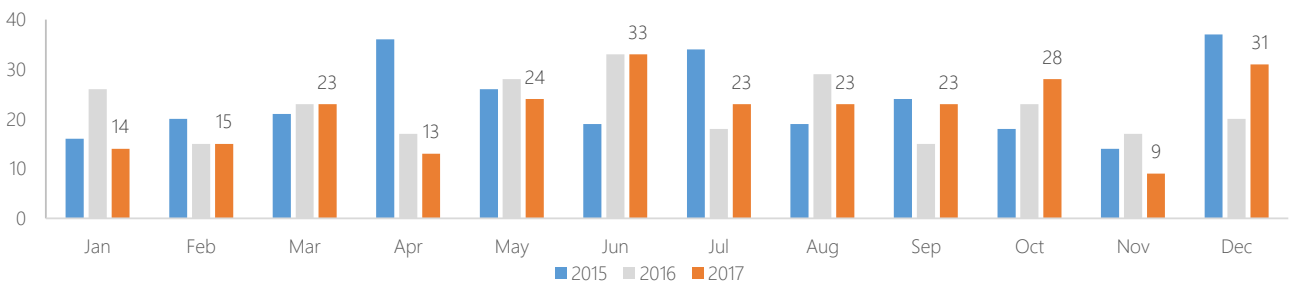


Median Sale Price by Quarter

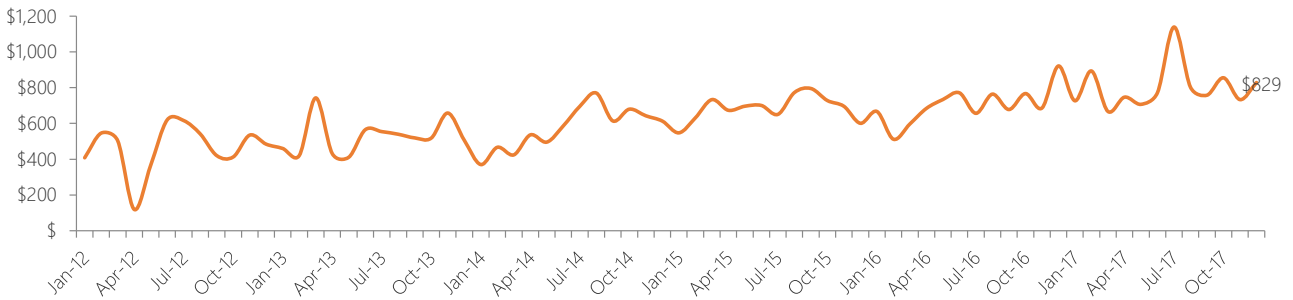


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	11	17	20	54	17	17	17	23	32	12	13	31
2013	9	17	13	17	37	35	25	42	22	37	21	32
2014	17	12	22	25	35	38	27	34	34	23	19	27
2015	16	20	21	36	26	19	34	19	24	18	14	37
2016	26	15	23	17	28	33	18	29	15	23	17	20
2017	14	15	23	13	24	33	23	23	23	28	9	31



Median Sale Price per Square Foot

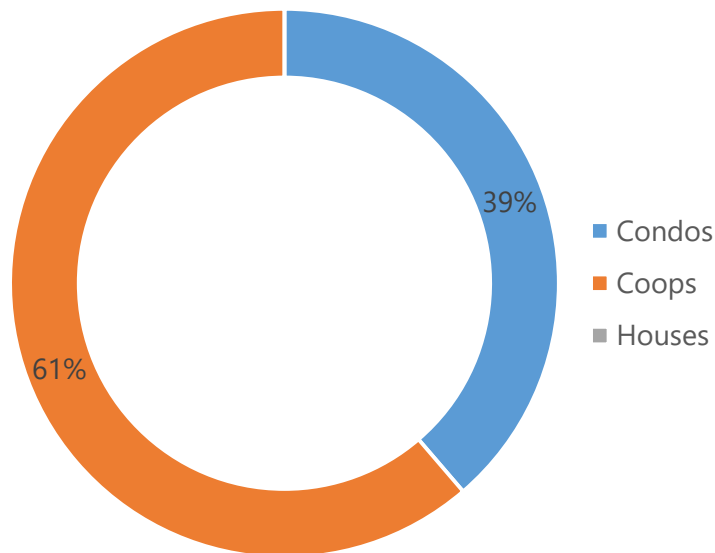


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$621,133	-32%	\$870	-40%	12
Coops	\$587,000	30%	\$814	-12%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
535-541 W 110 St #14DE	1-01882-0008	20-Dec-17	\$2,950,000	Coop	2,150
535 W 147 St #2	1-02079-1102	7-Dec-17	\$1,860,000	Condo	
469 W 152 St #2A	1-02067-1103	14-Dec-17	\$1,021,500	Condo	1,354
519 W 135 St #2B	1-01988-1004	8-Dec-17	\$955,000	Condo	1,328
450-452 W 147 St #54	1-02061-0051	13-Dec-17	\$855,500	Coop	1,000
80 La Salle St #3D	1-01978-0001	11-Dec-17	\$750,000	Coop	950
1028-1034 Amsterdam Ave #4C	1-01882-0036	7-Dec-17	\$750,000	Coop	
80 La Salle St #3G	1-01978-0001	19-Dec-17	\$740,000	Coop	
400 Riverside Dr #5E	1-01895-0001	5-Dec-17	\$720,000	Coop	725
3117-3131 Broadway #27	1-01993-0023	18-Dec-17	\$640,000	Coop	800
80 La Salle St #20B	1-01978-0001	6-Dec-17	\$600,000	Coop	724
80 La Salle St #20H	1-01978-0001	5-Dec-17	\$587,000	Coop	
362 W 127 St #1B	1-01953-1402	7-Dec-17	\$566,131	Condo	
362 W 127 St #1A	1-01953-1401	6-Dec-17	\$566,131	Condo	
80 La Salle St #6A	1-01978-0001	12-Dec-17	\$519,800	Coop	
380 Riverside Dr #4L	1-01894-0001	21-Dec-17	\$515,000	Coop	
660 Riverside Dr #5C	1-02090-1039	20-Dec-17	\$490,000	Condo	563
414 W 121 St #22	1-01963-0025	4-Dec-17	\$450,000	Coop	
3692 Broadway #21	1-02084-0064	21-Dec-17	\$385,000	Coop	
660 Riverside Dr #2A	1-02090-1010	21-Dec-17	\$365,000	Condo	346
80 La Salle St #21E	1-01978-0001	11-Dec-17	\$350,000	Coop	540
660 Riverside Dr #5F	1-02090-1042	21-Dec-17	\$330,000	Condo	366
270 Convent Ave #5D	1-02057-0046	27-Dec-17	\$310,000	Coop	
501 W 143 St #34	1-02075-0026	6-Dec-17	\$260,000	Coop	800
385 W 145 St #12A	1-02053-0001	14-Dec-17	\$17,000	Coop	



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THE RATNER TEAM



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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

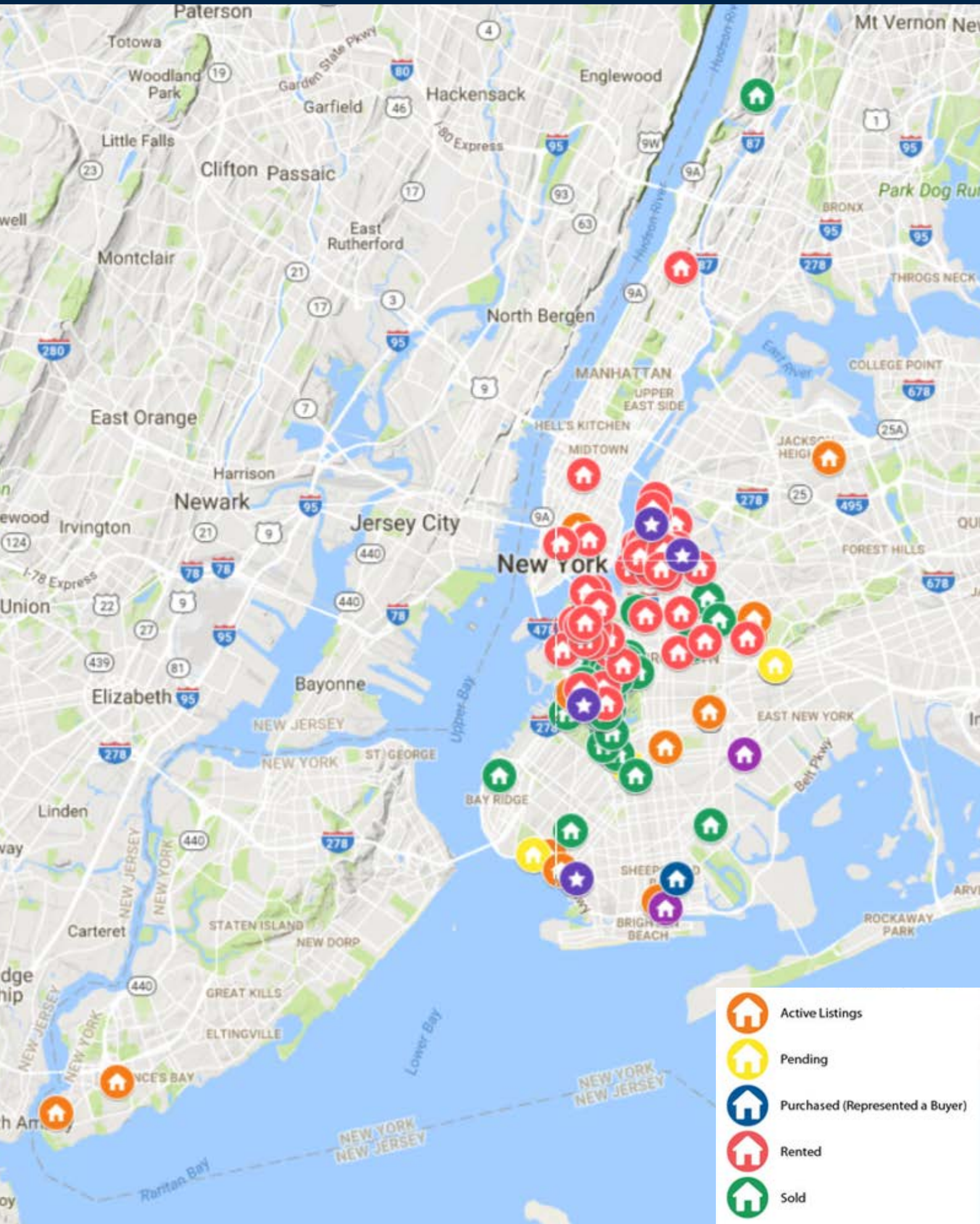
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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