

# WEST HARLEM

A quarterly analysis of residential sales  
in West Harlem, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## West Harlem, Manhattan

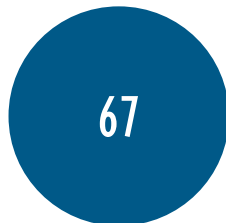
### SUMMARY

MEDIAN SALE PRICE



25% YoY

NO. OF TRANSACTIONS



8% YoY

MEDIAN PRICE/SQ.FT.



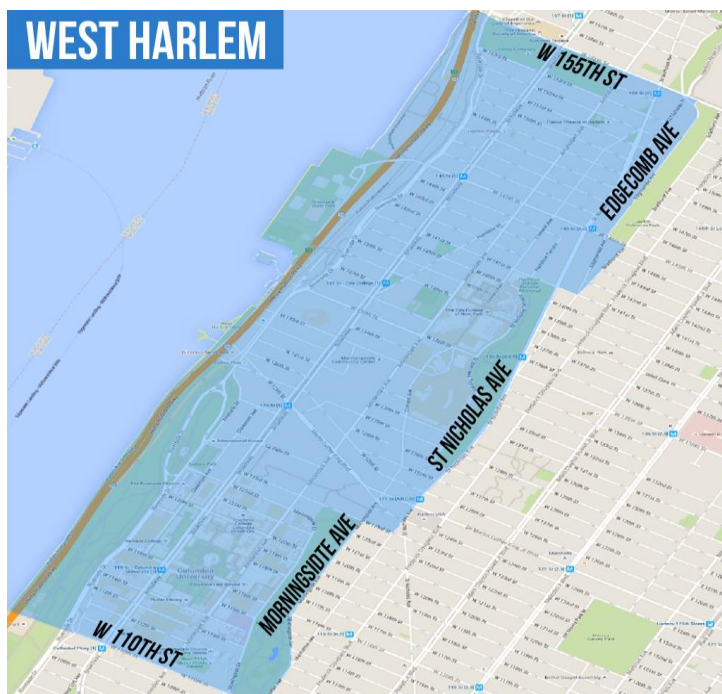
-6% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

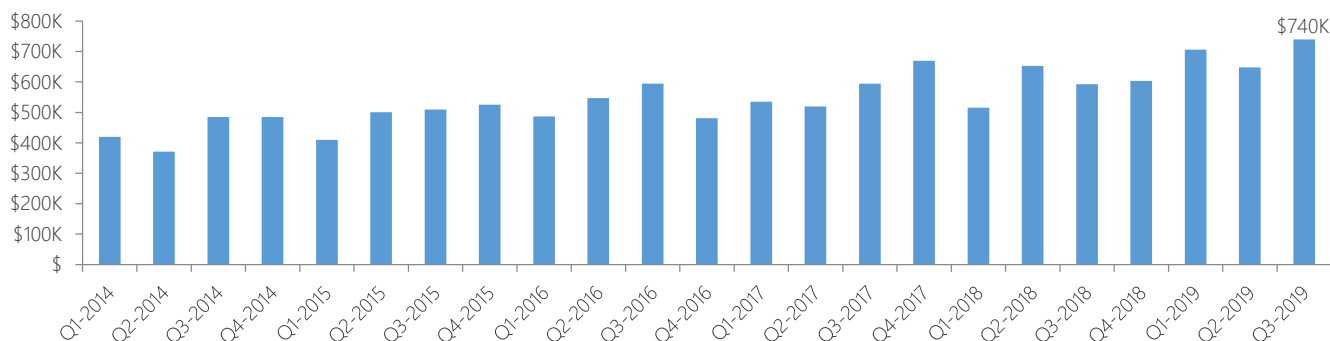
### NEIGHBORHOOD BOUNDARIES



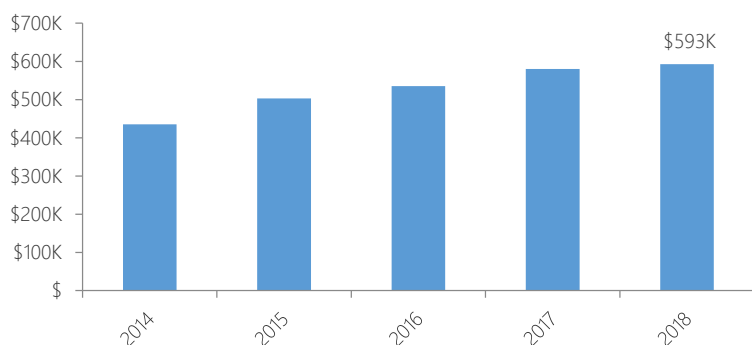


RESIDENTIAL STATS

Median Sale Price by Quarter

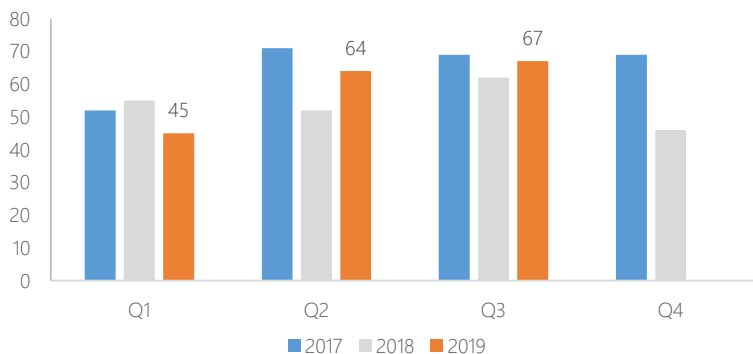


Median Sale Price by Year

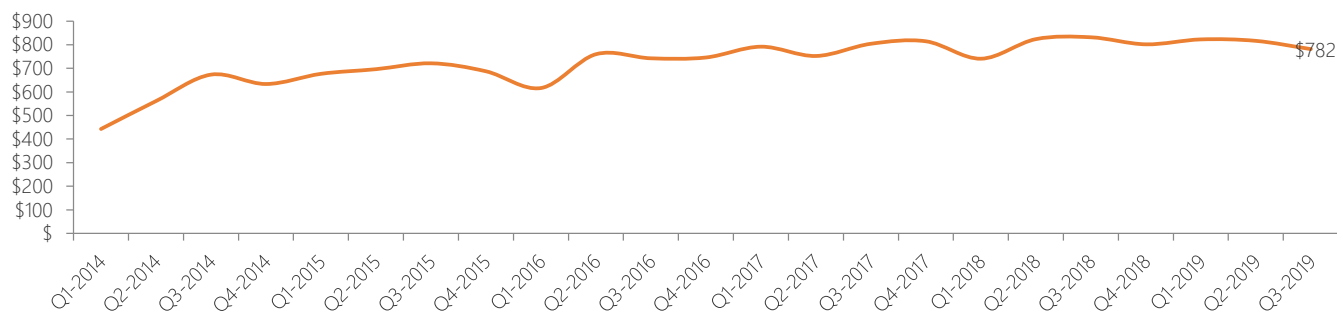


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	51	57	64	52	55	45
Q2	98	81	78	71	52	64
Q3	95	77	62	69	62	67
Q4	69	69	60	69	46	



Median Sale Price per Square Foot

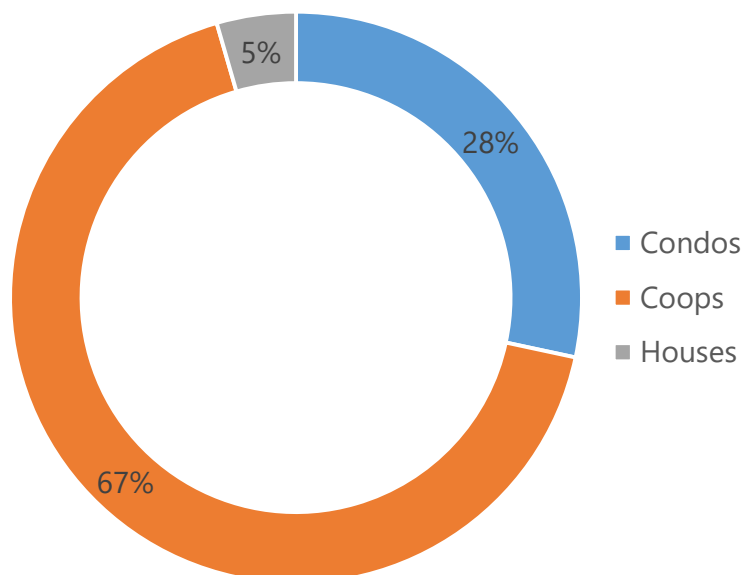


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$832,929	49%	\$792	-3%	19
Coops	\$648,000	3%	\$774	-7%	45
Houses	\$3,450,000	-	\$731	-	3

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
466 W 144th St	1-02059-0026	29-Aug-19	\$3,600,000	House	4,716
327 Convent Ave	1-02050-0027	9-Jul-19	\$3,450,000	House	4,720
535 W 110th St #8	1-01882-0008	25-Sep-19	\$2,362,500	Coop	
440 Riverside Dr #81	1-01990-0001	28-Aug-19	\$2,225,000	Coop	
420 Riverside Dr #9H	1-01896-0001	12-Jul-19	\$1,875,000	Coop	
545 W 110th St #5B	1-01882-1160	8-Jul-19	\$1,800,000	Condo	1,306
526 W 143rd St	1-02074-0154	13-Aug-19	\$1,800,000	House	3,392
417 Riverside Dr #PH	1-01895-0076	27-Aug-19	\$1,750,000	Coop	
600 W 115th St #94	1-01896-1002	13-Sep-19	\$1,500,000	Coop	
395 Riverside Dr #9F	1-01894-0067	10-Jul-19	\$1,230,000	Coop	
80 La Salle St #21F	1-01978-0001	13-Aug-19	\$1,225,000	Coop	1,236
404 Riverside Dr #4C	1-01895-0038	23-Sep-19	\$1,200,000	Coop	
390 Riverside Dr #7A	1-01894-0031	9-Aug-19	\$1,175,000	Coop	1,200
80 La Salle St #12F	1-01978-0001	12-Sep-19	\$1,155,000	Coop	1,250
17 Convent Ave #3B	1-01954-1108	3-Jul-19	\$1,151,174	Condo	
479 W 152nd St #5B	1-02067-1125	12-Jul-19	\$1,105,000	Condo	1,021
80 La Salle St #2F	1-01978-0001	30-Sep-19	\$1,015,000	Coop	1,230
461 W 150th St #1B	1-02065-1002	15-Aug-19	\$975,000	Condo	1,144
479 W 152nd St #3A	1-02067-1104	5-Sep-19	\$925,000	Condo	1,354
545 W 110th St #3C	1-01882-1147	4-Sep-19	\$905,000	Condo	801
603 W 148th St #4A	1-02095-1014	26-Sep-19	\$885,000	Condo	1,130
17 Convent Ave #3D	1-01954-1110	11-Jul-19	\$870,604	Condo	
80 La Salle St #19G	1-01978-0001	9-Aug-19	\$865,000	Coop	
3117 Broadway #20	1-01993-0023	13-Sep-19	\$855,000	Coop	1,300
395 Riverside Dr #15E	1-01894-0067	16-Jul-19	\$850,000	Coop	
17 Convent Ave #5A	1-01954-1115	1-Jul-19	\$835,000	Condo	
17 Convent Ave #2A	1-01954-1103	13-Aug-19	\$832,929	Condo	
80 La Salle St #16G	1-01978-0001	5-Sep-19	\$820,000	Coop	
479 W 152nd St #1A	1-02067-1101	22-Jul-19	\$805,000	Condo	1,188
80 La Salle St #18D	1-01978-0001	2-Jul-19	\$800,000	Coop	904
606 W 113th St #4B	1-01895-0025	21-Aug-19	\$800,000	Coop	
575 Riverside Dr #34	1-02001-0060	22-Jul-19	\$740,000	Coop	1,200
3117 Broadway #42	1-01993-0023	2-Jul-19	\$725,000	Coop	1,100
80 La Salle St #4G	1-01978-0001	19-Sep-19	\$720,000	Coop	
668 Riverside Dr #5C	1-02090-1145	9-Aug-19	\$715,000	Condo	639
345 W 145th St #5C	1-02053-0001	22-Jul-19	\$710,000	Coop	
3117 Broadway #60	1-01993-0023	2-Jul-19	\$709,000	Coop	
330 W 145th St #2	1-02051-1002	5-Sep-19	\$648,000	Coop	
80 La Salle St #8C	1-01978-0001	16-Sep-19	\$635,000	Coop	
545 W 111th St #10G	1-01883-1002	29-Jul-19	\$609,375	Coop	
80 La Salle St #19H	1-01978-0001	15-Aug-19	\$600,000	Coop	750
640 W 139th St #32	1-02087-0050	18-Jul-19	\$565,040	Coop	
1264 Amsterdam Ave #5A	1-01977-0031	26-Jul-19	\$550,000	Coop	
640 W 139th St #65	1-02087-0050	2-Aug-19	\$546,946	Coop	
80 La Salle St #5B	1-01978-0001	14-Aug-19	\$541,250	Coop	724
615 W 113th St #85	1-01895-0047	1-Aug-19	\$535,000	Coop	
440 Riverside Dr #44	1-01990-0001	11-Jul-19	\$525,000	Coop	
100 Hamilton Pl #4G	1-02073-0042	1-Jul-19	\$520,000	Coop	
725 Riverside Dr #5F	1-02096-1031	29-Jul-19	\$515,000	Condo	650
380 Riverside Dr #4K	1-01894-0001	26-Sep-19	\$515,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
80 La Salle St #13A	1-01978-0001	6-Sep-19	\$500,000	Coop	
140 Claremont Ave #4H	1-01993-0057	16-Aug-19	\$500,000	Coop	
345 W 145th St #5B	1-02053-0001	17-Jul-19	\$499,000	Coop	
330 W 145th St #2	1-02051-1002	23-Aug-19	\$478,000	Coop	
750 Riverside Dr #1C	1-02099-1003	17-Jul-19	\$469,718	Condo	660
710 Riverside Dr #1C	1-02095-1103	12-Sep-19	\$465,000	Condo	596
660 Riverside Dr #6G	1-02090-1052	22-Aug-19	\$437,500	Condo	520
668 Riverside Dr #5K	1-02090-1153	6-Sep-19	\$427,500	Condo	553
80 La Salle St #7B	1-01978-0001	9-Sep-19	\$425,000	Coop	
601 W 138th St #4D	1-02087-0029	25-Jul-19	\$405,000	Coop	
80 La Salle St #17E	1-01978-0001	24-Jul-19	\$332,500	Coop	500
3692 Broadway #1	1-02084-0064	26-Jul-19	\$310,000	Coop	
824 St Nicholas Ave #23	1-02066-0029	18-Sep-19	\$300,000	Coop	
450 W 147th St #1N	1-02061-0051	29-Aug-19	\$270,000	Coop	550
512 W 135th St #61	1-01988-0046	26-Jul-19	\$44,129	Coop	



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# THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &  
Rentals Specialist

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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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