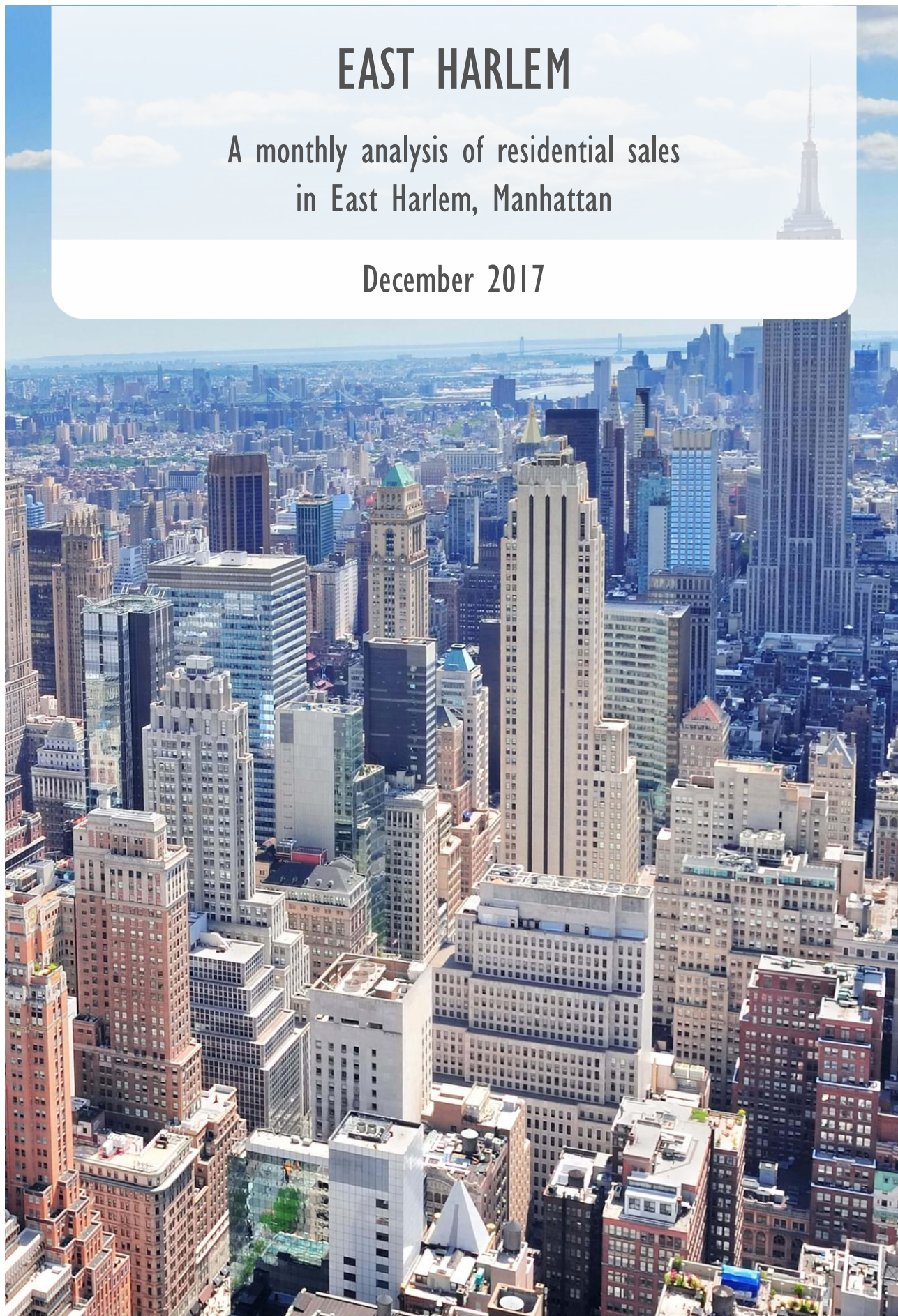


# EAST HARLEM

A monthly analysis of residential sales  
in East Harlem, Manhattan

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## East Harlem, Manhattan

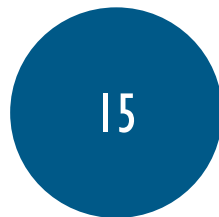
### SUMMARY

MEDIAN SALE PRICE



44% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



18% YoY

MANHATTAN  
MEDIAN SALE PRICE



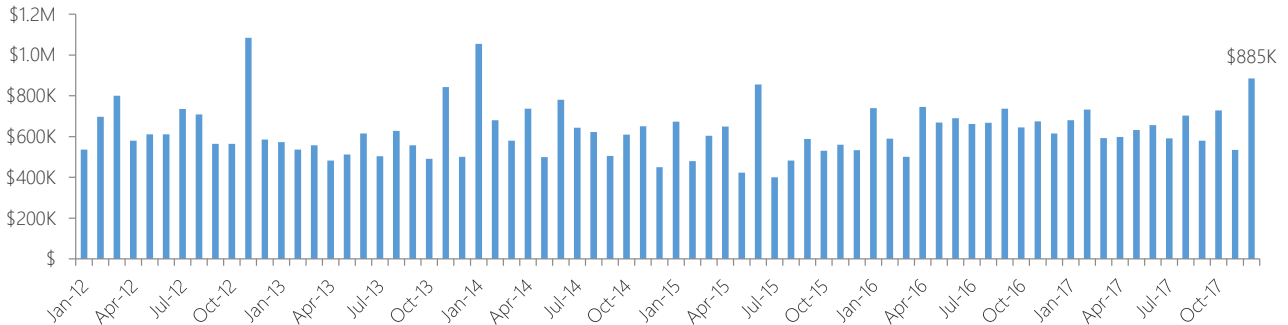
18% YoY

### NEIGHBORHOOD BOUNDARIES

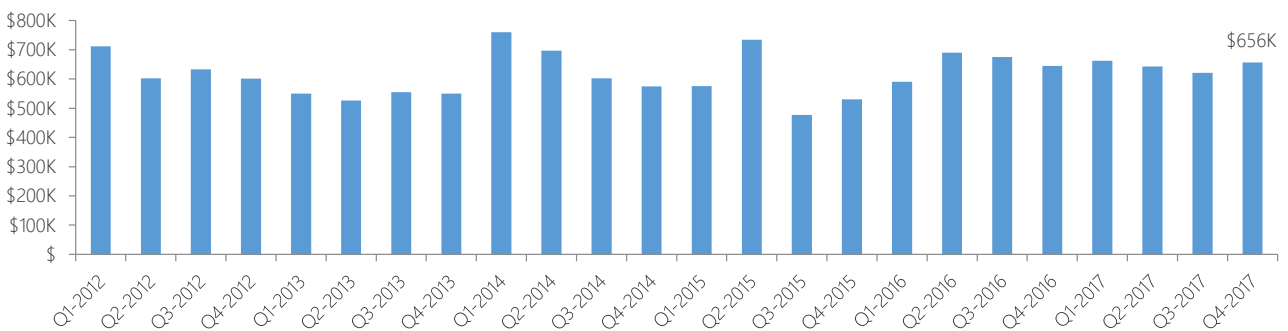


RESIDENTIAL STATS

Median Sale Price by Month

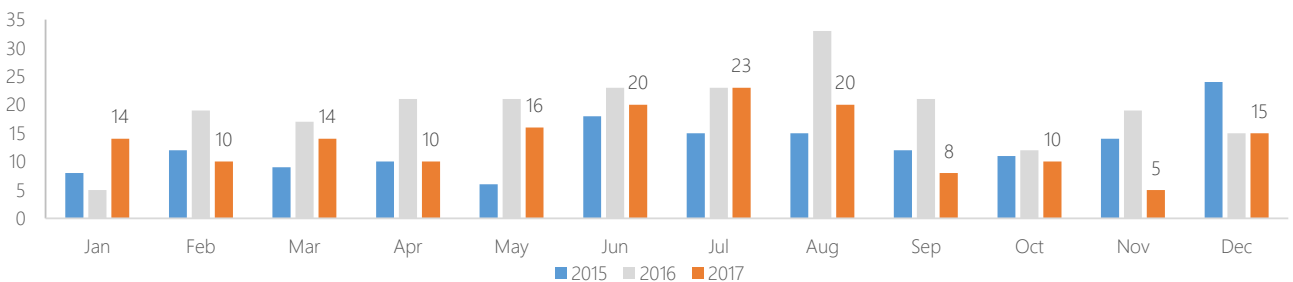


Median Sale Price by Quarter

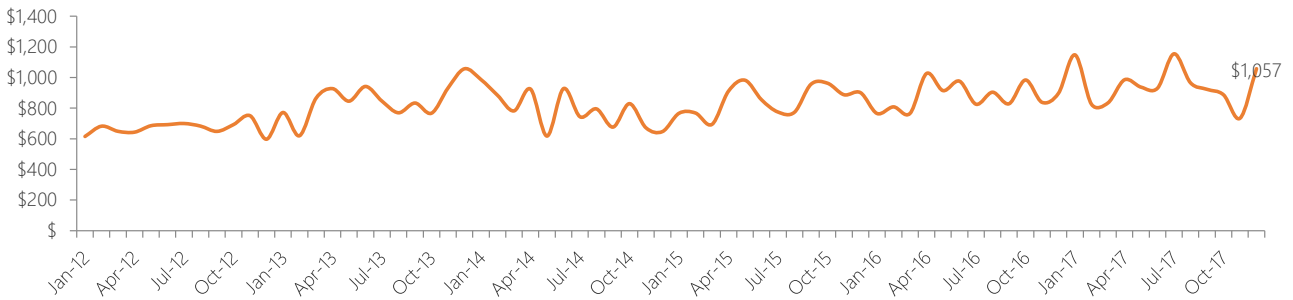


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	21	21	32	27	34	43	37	39	16	20	18	11
2013	22	13	24	55	61	59	56	29	28	28	14	23
2014	9	12	16	12	11	20	24	12	8	15	11	15
2015	8	12	9	10	6	18	15	15	12	11	14	24
2016	5	19	17	21	21	23	23	33	21	12	19	15
2017	14	10	14	10	16	20	23	20	8	10	5	15



Median Sale Price per Square Foot

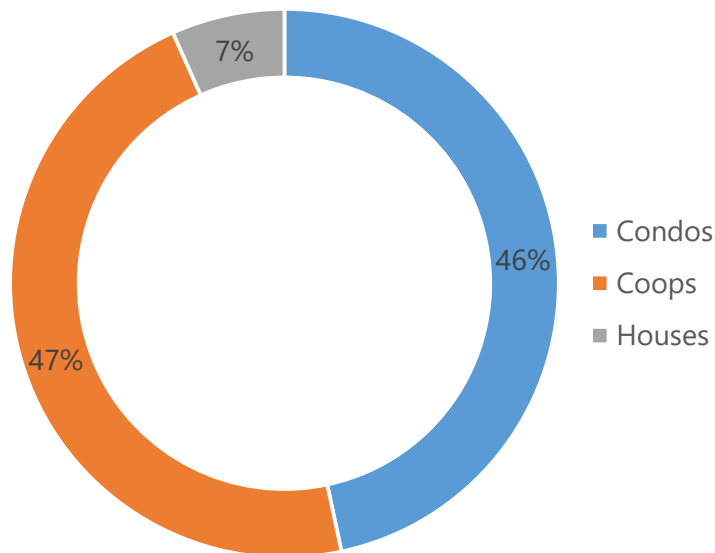


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$961,116	38%	\$1,200	31%	7
Coops	\$723,500	45%	-	-	7
Houses	\$1,325,000	-	\$876	-	1

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1212 5 Ave #8A	1-01607-1127	13-Dec-17	\$5,000,000	Condo	2,389
1485 5 Ave #16H	1-01746-1092	20-Dec-17	\$2,000,000	Condo	1,490
2 Sylvan Ct	1-01770-0075	29-Dec-17	\$1,325,000	House	1,512
1635 Lexington Ave #2B	1-01631-1004	14-Dec-17	\$1,017,232	Condo	719
152 E 118 St #7L	1-01645-0050	19-Dec-17	\$951,000	Coop	
1485 5 Ave #15D	1-01746-1079	1-Dec-17	\$905,000	Condo	856
1865 2 Ave #39G	1-01646-1002	18-Dec-17	\$885,000	Coop	
1831-1833 Madison Ave #9E	1-01746-0021	29-Dec-17	\$838,000	Coop	
309 E 105 St #2S	1-01677-1103	7-Dec-17	\$610,000	Condo	820
1911-1929 Madison Ave #413	1-01748-0035	20-Dec-17	\$609,000	Coop	
2132-2136 2 Ave #2D	1-01681-1008	1-Dec-17	\$575,000	Condo	737
420 E 119 St #2	1-01806-0039	6-Dec-17	\$230,000	Coop	
321 Pleasant Ave #3A	1-01711-0022	21-Dec-17	\$140,000	Coop	



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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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
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## THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

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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