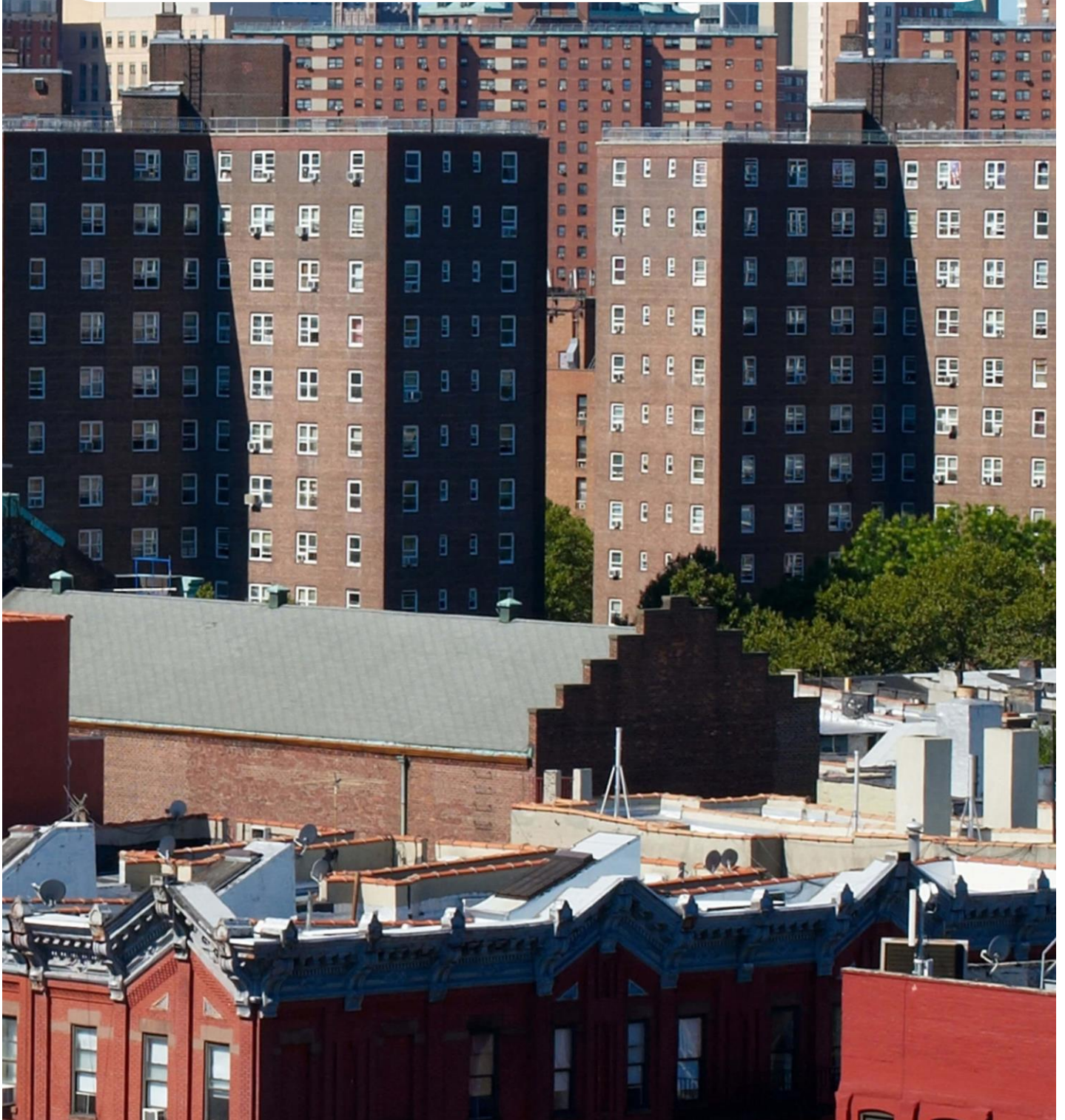


The RATNER Team Market Reports

HARLEM

A monthly analysis of residential sales
in Harlem, Manhattan

June 2016



o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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The RATNER Team Market Reports

Residential Market Report, June 2016

Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$899K

89% YoY

NO. OF TRANSACTIONS

32

-35% YoY

MEDIAN PRICE/SQ.FT.

\$1,013

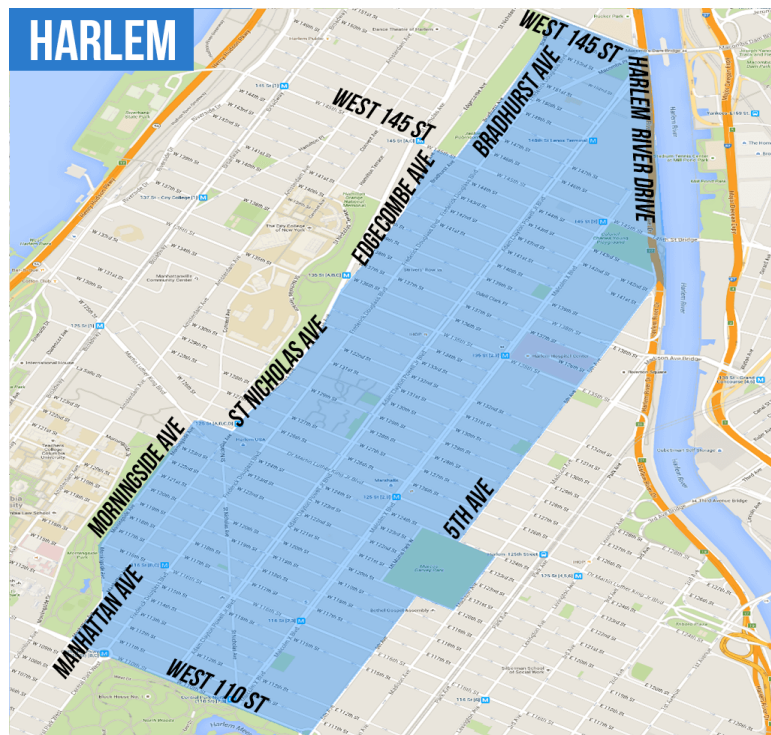
48% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



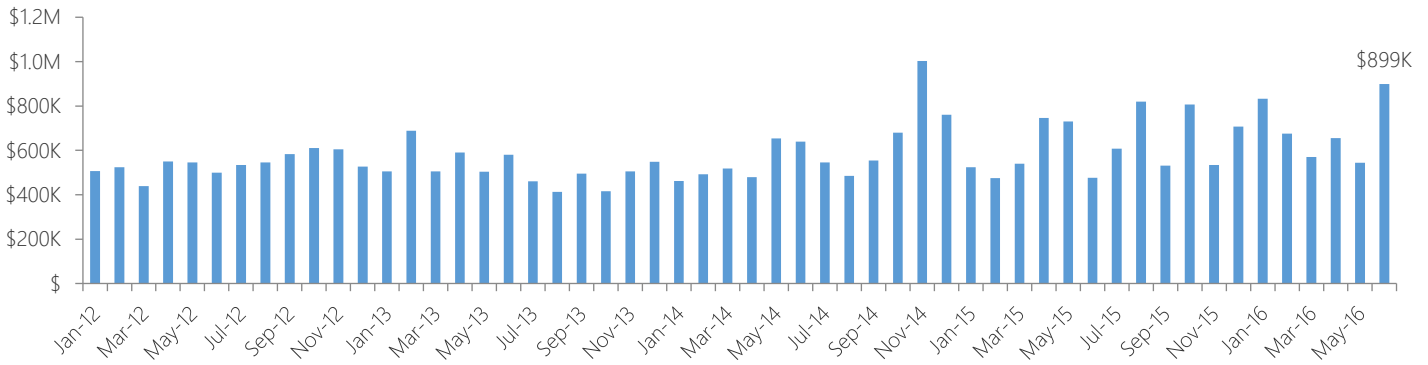
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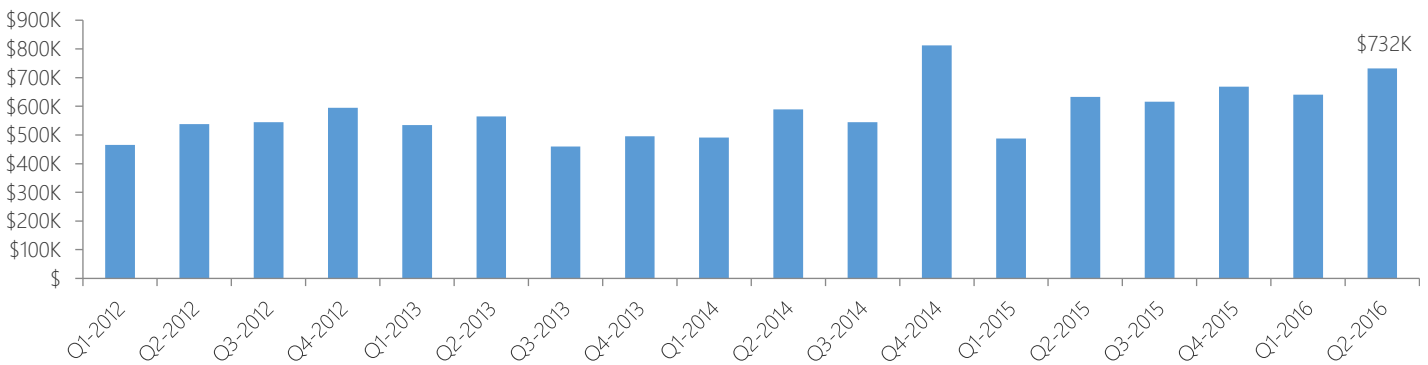
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RESIDENTIAL STATS

Median Sale Price by Month

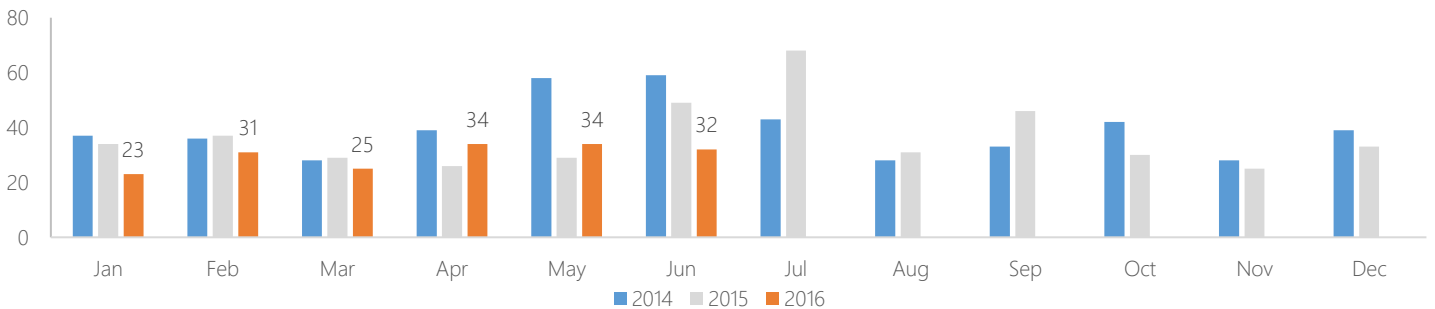


Median Sale Price by Quarter



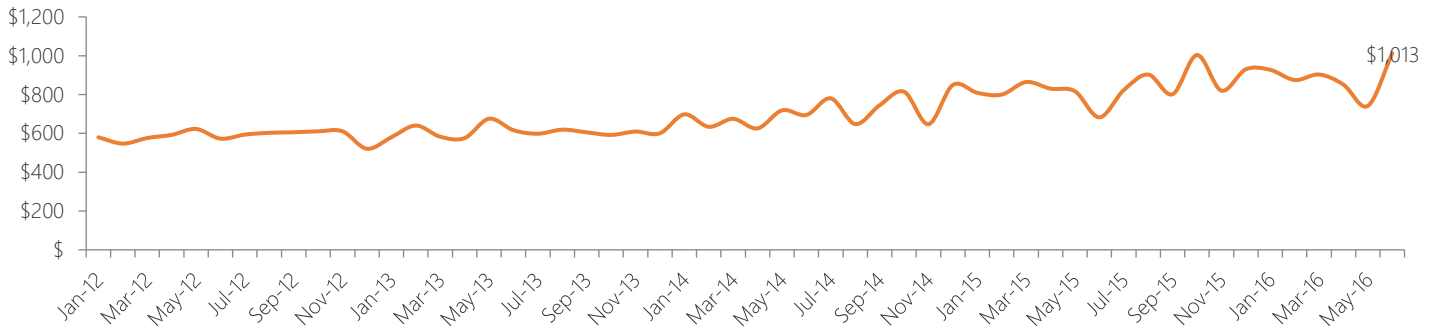
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	35	35	38	35	37	43	41	40	44	44	35	41
2012	31	28	34	37	40	45	38	33	28	26	21	37
2013	45	26	26	21	38	36	49	53	39	37	33	43
2014	37	36	28	39	58	59	43	28	33	42	28	39
2015	34	37	29	26	29	49	68	31	46	30	25	33
2016	23	31	25	34	34	32						



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Median Sale Price per Square Foot

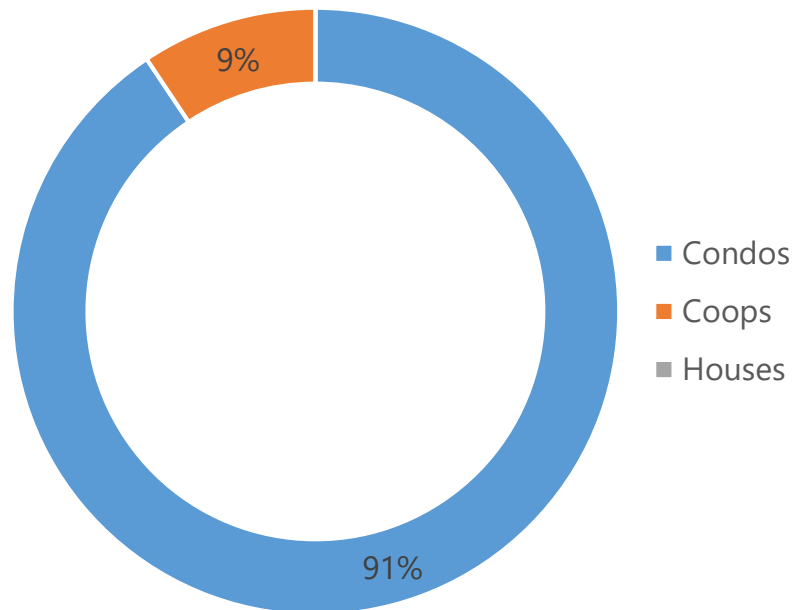


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$925,000	92%	\$1,013	46%	29
Coops	\$800,000	240%	-	-	3
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
129 West 118 Street #4	1-01903-1104	10-Jun-16	\$2,350,000	Condo	2,319
380 Lenox Avenue #8D	1-01727-1051	29-Jun-16	\$2,210,000	Condo	1,918
125 Central Park North #5A	1-01820-1109	27-Jun-16	\$1,600,000	Condo	1
139-141 W 126 St #2A	1-01911-1305	14-Jun-16	\$1,200,517	Condo	
139-141 W 126 St #3A	1-01911-1307	20-Jun-16	\$1,190,334	Condo	1,124
40 West 116 Street #A214	1-01599-1215	20-Jun-16	\$1,150,000	Condo	922
220 West 148 Street #5E	1-02033-1059	7-Jun-16	\$1,140,000	Condo	1,217
159 West 126 Street #GARA	1-01911-1101	10-Jun-16	\$999,921	Condo	
220 West 148 Street #5K	1-02033-1064	17-Jun-16	\$998,000	Condo	1,232
139-141 W 126 St #4B	1-01911-1310	23-Jun-16	\$963,265	Condo	
139-141 W 126 St #2B	1-01911-1306	27-Jun-16	\$956,137	Condo	
139-141 W 126 St #3B	1-01911-1308	27-Jun-16	\$952,064	Condo	909
148 West 121 Street #5	1-01905-1005	28-Jun-16	\$940,000	Condo	1,134
57 West 127 Street #1	1-01725-1302	2-Jun-16	\$910,000	Condo	904
163 St Nicholas Avenue #3B	1-01924-1035	29-Jun-16	\$899,000	Condo	868
1400 5 Avenue #3B	1-01599-1070	1-Jun-16	\$875,000	Condo	1,082
1801-1805 7 Ave #1E	1-01820-0002	23-Jun-16	\$850,000	Coop	
139-141 W 126 St #5A	1-01911-1311	23-Jun-16	\$828,856	Condo	
88 Morningside Avenue #RU	1-01948-1101	7-Jun-16	\$800,000	Coop	
68 Bradhurst Avenue #5L	1-02045-1075	8-Jun-16	\$785,000	Condo	932
68 Bradhurst Avenue #4O	1-02045-1055	29-Jun-16	\$772,500	Condo	947
362 St Nicholas Avenue #11B	1-01955-1122	22-Jun-16	\$757,336	Condo	534
313 West 119 Street #1B	1-01946-1003	2-Jun-16	\$665,000	Condo	880
301 Cathedral Parkway #7A	1-01846-1120	21-Jun-16	\$655,000	Condo	589
301 Cathedral Parkway #6P	1-01846-1113	16-Jun-16	\$651,000	Condo	589
302 West 122 Street #1A	1-01948-1001	24-Jun-16	\$540,000	Condo	519
2056 5 Avenue #6C	1-01724-1318	24-Jun-16	\$525,000	Condo	527
2373 Adam C Powell Blvd #4A	1-02007-1005	30-Jun-16	\$233,034	Condo	656
207-209 W 144 St #2B	1-02030-0026	17-Jun-16	\$100,000	Coop	

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