

# HARLEM

A monthly analysis of residential sales  
in Harlem, Manhattan

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## Harlem, Manhattan

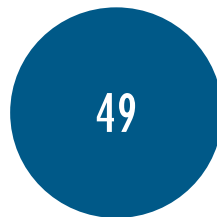
### SUMMARY

MEDIAN SALE PRICE



21% YoY

NO. OF TRANSACTIONS



-25% YoY

MEDIAN PRICE/SQ.FT.



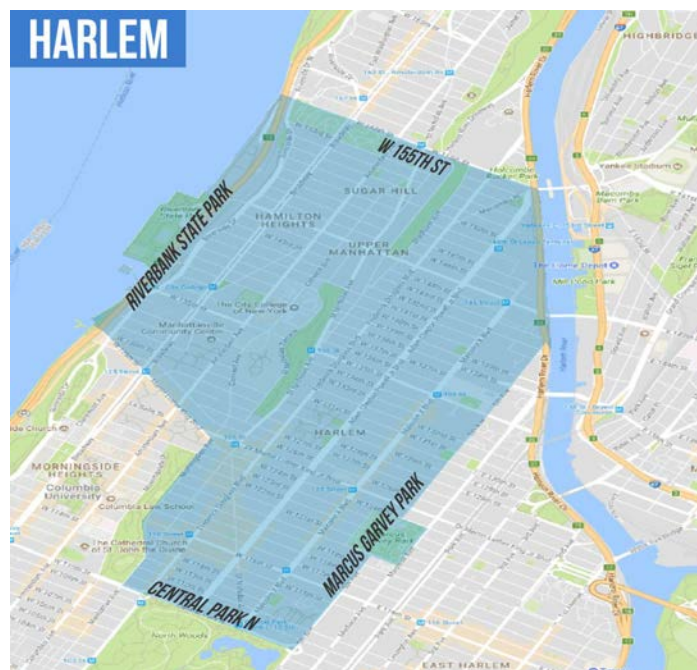
12% YoY

MANHATTAN  
MEDIAN SALE PRICE



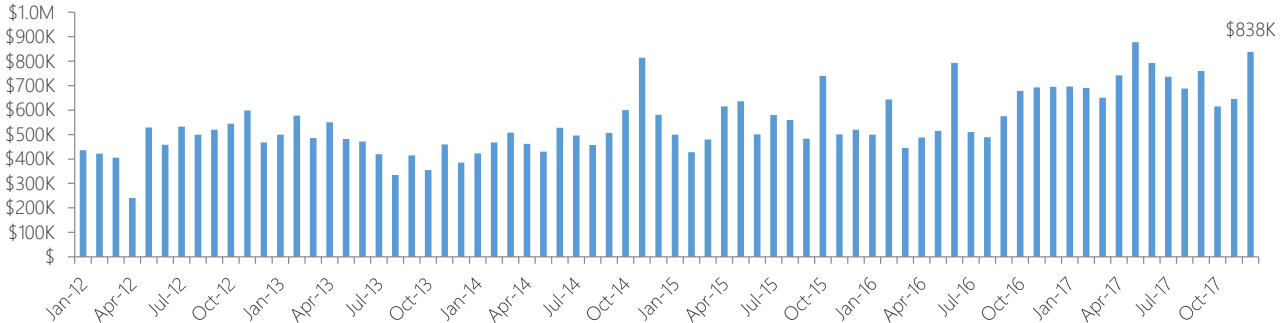
18% YoY

### NEIGHBORHOOD BOUNDARIES

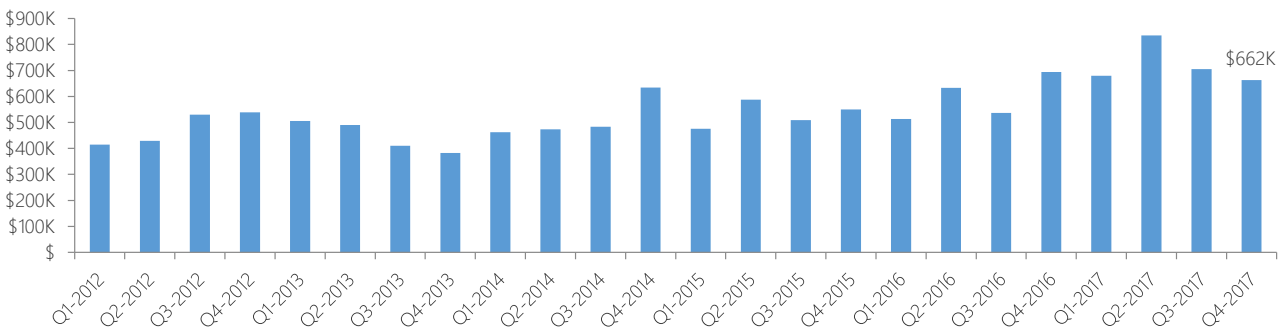


RESIDENTIAL STATS

Median Sale Price by Month

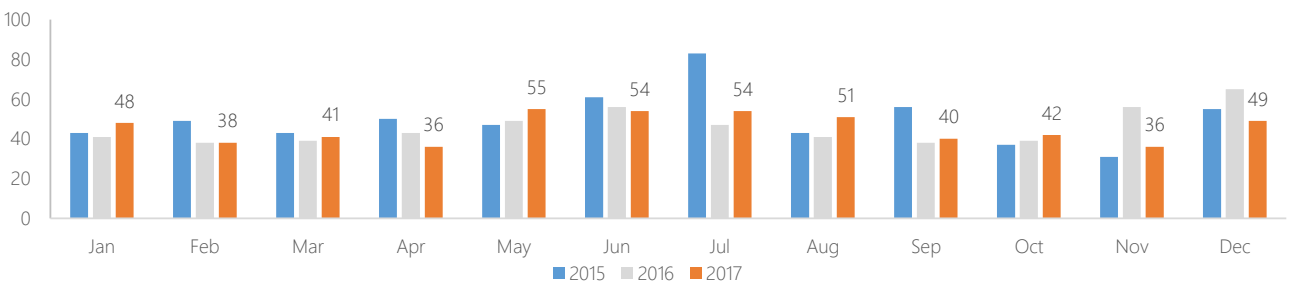


Median Sale Price by Quarter

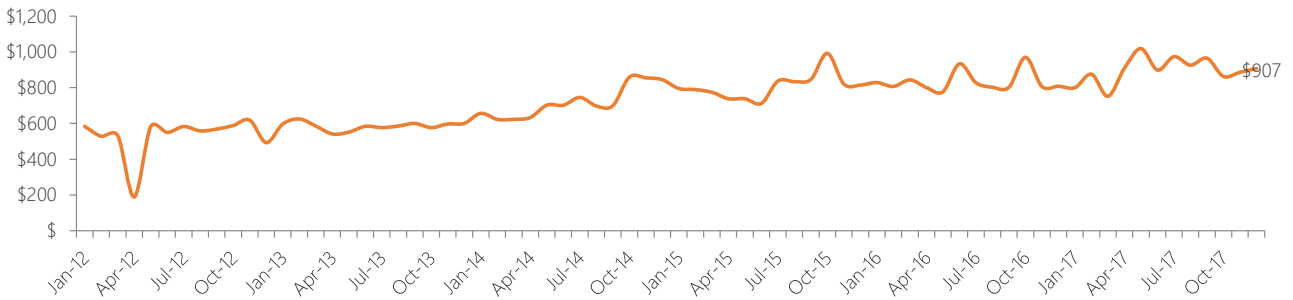


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	39	36	40	82	47	53	44	41	40	34	27	47
2013	48	32	31	29	60	55	61	73	49	49	42	63
2014	47	43	42	53	85	74	58	48	49	56	38	54
2015	43	49	43	50	47	61	83	43	56	37	31	55
2016	41	38	39	43	49	56	47	41	38	39	56	65
2017	48	38	41	36	55	54	54	51	40	42	36	49



Median Sale Price per Square Foot

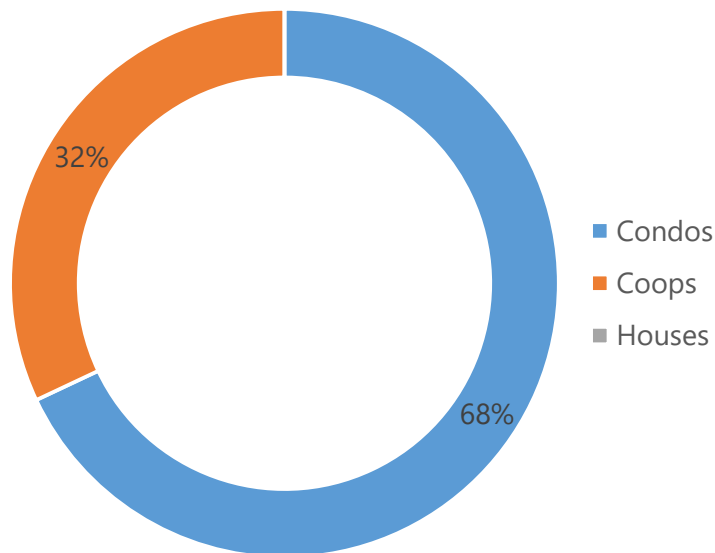


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,053,250	50%	\$998	17%	34
Coops	\$415,000	3%	\$603	-24%	16
Houses	-	-	-	-	0

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #3A	1-01826-1210	20-Dec-17	\$3,436,746	Condo	
320 W 115 St #PH	1-01848-1606	11-Dec-17	\$2,800,188	Condo	
320 W 115 St #2	1-01848-1603	15-Dec-17	\$2,646,126	Condo	1,999
320 W 115 St #3	1-01848-1604	19-Dec-17	\$2,632,000	Condo	
320 W 115 St #1	1-01848-1602	20-Dec-17	\$2,600,000	Condo	1,958
138-140 W 124 St #8B	1-01908-1117	20-Dec-17	\$2,350,000	Condo	1,997
320 W 115 St #4	1-01848-1605	15-Dec-17	\$2,336,400	Condo	1,947
535 W 147 St #2	1-02079-1102	7-Dec-17	\$1,860,000	Condo	
2110 Fredrick Douglass Blvd #4B	1-01830-1213	15-Dec-17	\$1,635,000	Condo	1,322
1890 7 Ave #2E	1-01830-1012	15-Dec-17	\$1,600,000	Condo	1,683
103 W 117 St #1	1-01902-1301	6-Dec-17	\$1,445,000	Condo	1,902
163 St Nicholas Ave #7A	1-01924-1078	18-Dec-17	\$1,410,000	Condo	1,323
258 St Nicholas Ave #3D	1-01950-1013	18-Dec-17	\$1,125,000	Condo	1,286
130 Bradhurst Ave #1	1-02045-1501	19-Dec-17	\$1,125,000	Coop	
1890 7 Ave #6C	1-01830-1030	22-Dec-17	\$1,105,000	Condo	1,107
300 W 135 St #7V	1-01959-1167	12-Dec-17	\$1,085,000	Condo	955
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
130 Bradhurst Ave #1106	1-02045-1501	22-Dec-17	\$907,500	Coop	994
450-452 W 147 St #54	1-02061-0051	13-Dec-17	\$855,500	Coop	1,000
40 W 116 St #A916	1-01599-1323	28-Dec-17	\$855,000	Condo	830
88 Morningside Ave #7G	1-01948-1101	27-Dec-17	\$820,000	Coop	780
88 Morningside Ave #12C	1-01948-1101	12-Dec-17	\$725,000	Coop	1,268
55 W 131 St #1G	1-01729-1030	19-Dec-17	\$695,000	Condo	876
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	
305 W 150 St #608	1-02046-1067	21-Dec-17	\$503,958	Condo	590
660 Riverside Dr #5C	1-02090-1039	20-Dec-17	\$490,000	Condo	563
137-139 W 142 St #1B	1-02011-0016	28-Dec-17	\$465,000	Coop	830
310 W 122 St #3E	1-01948-0043	18-Dec-17	\$415,000	Coop	688
214 Bradhurst Ave #15	1-02046-0050	15-Dec-17	\$415,000	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
171 W 131 St #321	1-01916-1236	12-Dec-17	\$361,600	Condo	
171 W 131 St #308	1-01916-1223	14-Dec-17	\$345,200	Condo	
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
211 W 135 St #3A	1-01941-0023	22-Dec-17	\$185,000	Coop	
211 W 135 St #4B	1-01941-0023	14-Dec-17	\$170,000	Coop	
385 W 145 St #12A	1-02053-0001	14-Dec-17	\$17,000	Coop	



## The RATNER Team Market Report

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# THE RATNER TEAM



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Commercial & Residential  
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NYC Condo, Co-op &  
New Development Expert

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**Nate Pfaff**

Residential Sales &  
Rental 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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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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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