

HARLEM

A monthly analysis of residential sales
in Harlem, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$652K

3% YoY

NO. OF TRANSACTIONS

32

-16% YoY

MEDIAN PRICE/SQ.FT.

\$907

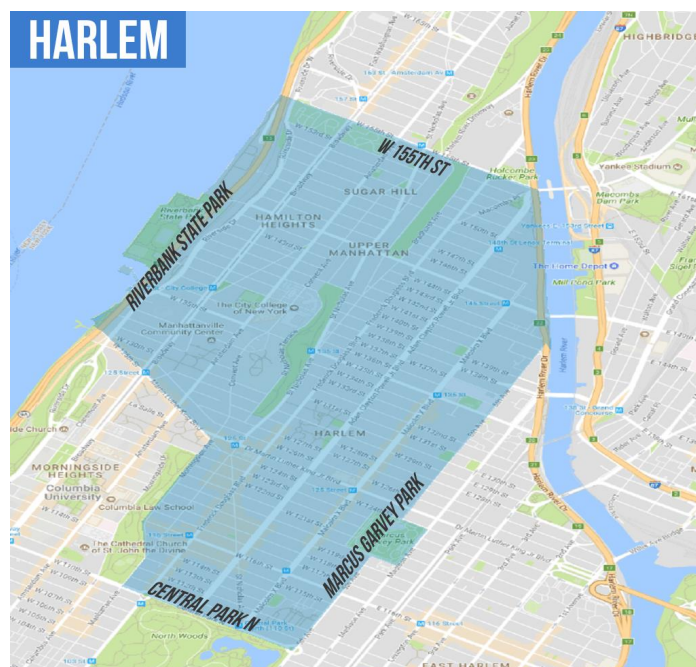
4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.03M

-6% YoY

NEIGHBORHOOD BOUNDARIES

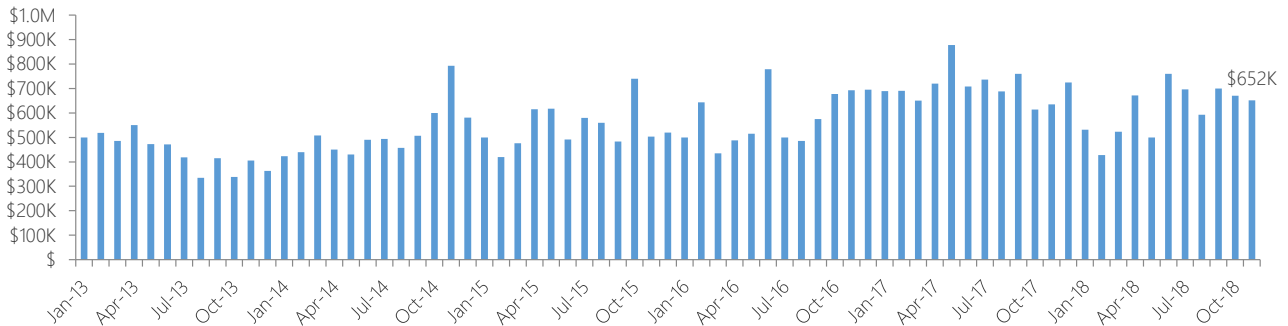


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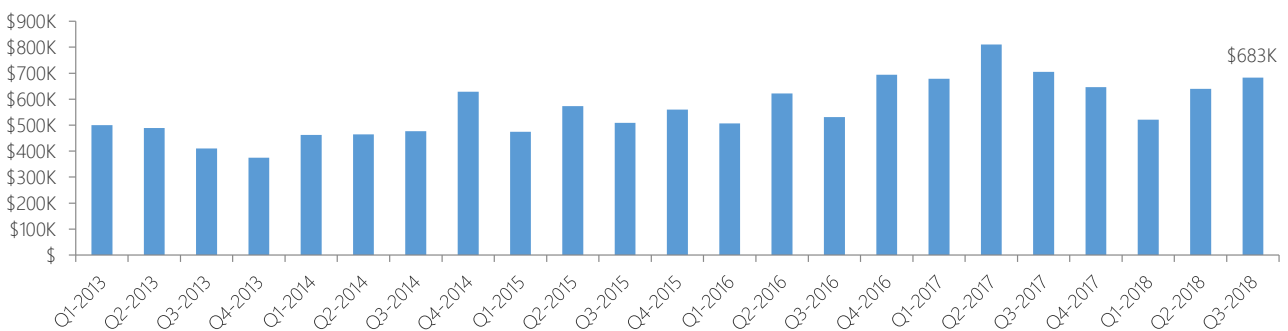
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RESIDENTIAL STATS

Median Sale Price by Month

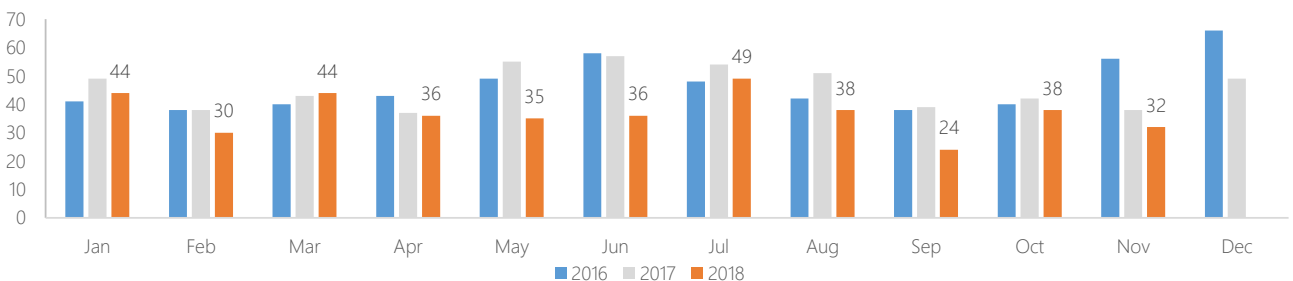


Median Sale Price by Quarter

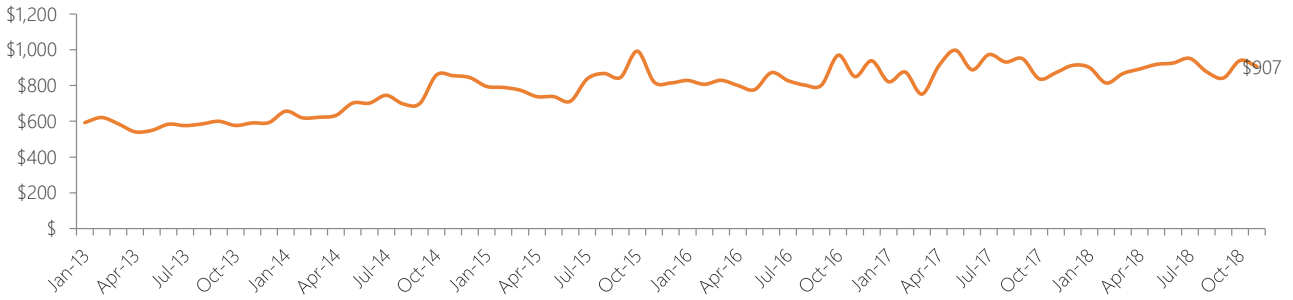


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	48	34	31	29	62	55	64	73	49	50	45	64
2014	47	44	42	54	85	75	59	48	49	56	40	54
2015	43	50	44	50	48	62	83	43	56	37	32	55
2016	41	38	40	43	49	58	48	42	38	40	56	66
2017	49	38	43	37	55	57	54	51	39	42	38	49
2018	44	30	44	36	35	36	49	38	24	38	32	



Median Sale Price per Square Foot

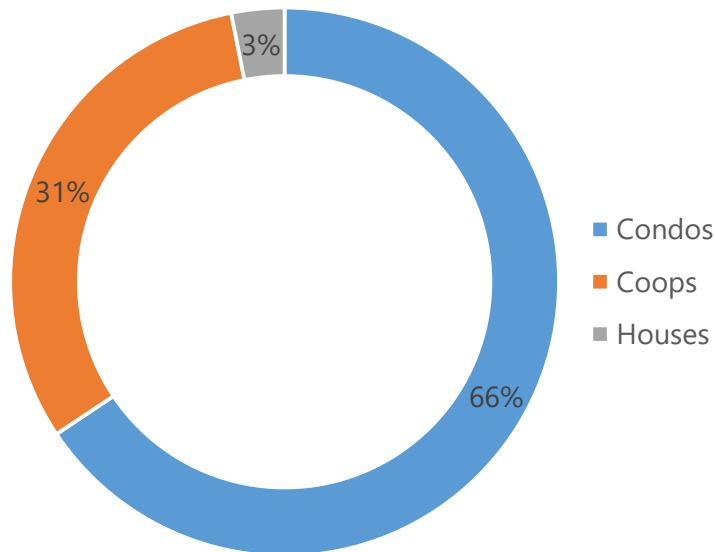


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$772,250	19%	\$942	2%	21
Coops	\$395,000	-10%	\$657	15%	10
Houses	\$2,200,000	-33%	\$574	-22%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
137 W 122nd St	1-01907-0015	20-Nov-18	\$2,200,000	House	3,830
381 Lenox Ave #3C	1-01914-1105	1-Nov-18	\$1,375,000	Condo	1,460
50 W 127th St #6B	1-01724-1017	2-Nov-18	\$1,275,000	Condo	1,178
380 Lenox Ave #10E	1-01727-1066	30-Nov-18	\$1,260,000	Condo	1,143
88 Morningside Ave #RU	1-01948-1101	26-Nov-18	\$1,230,000	Coop	
50 W 127th St #4C	1-01724-1010	5-Nov-18	\$1,215,000	Condo	1,150
298 W 137th St #298B	1-01942-1025	9-Nov-18	\$980,000	Condo	1,206
163 St Nicholas Ave #5D	1-01924-1059	7-Nov-18	\$975,000	Condo	963
753 St Nicholas Ave #1B	1-02062-1102	15-Nov-18	\$950,000	Condo	1,104
368-372 Convent Ave #4B	1-02060-1008	13-Nov-18	\$915,000	Condo	1,321
171 W 131st St #419	1-01916-1255	29-Nov-18	\$829,500	Condo	
2101 Fredrick Douglass Blvd #2D	1-01847-1204	6-Nov-18	\$715,000	Condo	575
2611-2623 Fredrick Douglass Blvd #2G	1-02042-1133	19-Nov-18	\$679,995	Condo	825
370 W 118th St #5E	1-01944-1125	30-Nov-18	\$659,000	Condo	674
301 W 110th St #10B	1-01846-1170	15-Nov-18	\$645,000	Condo	589
239 W 135th St #4A	1-01941-1107	5-Nov-18	\$635,000	Condo	697
231-239 W 148th St #3D	1-02034-1003	6-Nov-18	\$625,000	Coop	
461 W 150th St #3B	1-02065-1006	14-Nov-18	\$590,000	Condo	700
604 Riverside Dr #5A	1-02086-0054	30-Nov-18	\$587,500	Coop	650
441 Convent Ave #6B	1-02064-1177	13-Nov-18	\$550,000	Condo	
130 Bradhurst Ave #709	1-02045-1501	21-Nov-18	\$525,000	Coop	
48 W 138th St #1C	1-01735-1004	30-Nov-18	\$461,370	Condo	455
48 W 138th St #1H	1-01735-1009	7-Nov-18	\$400,000	Condo	476
80 St Nicholas Ave #5B	1-01824-0014	28-Nov-18	\$395,000	Coop	
501 W 143rd St #54	1-02075-0026	14-Nov-18	\$315,000	Coop	
3692 Broadway #64	1-02084-0064	9-Nov-18	\$300,000	Coop	
680 Riverside Dr #1E	1-02092-1005	13-Nov-18	\$270,000	Condo	368
537 W 133rd St #8	1-01987-0015	13-Nov-18	\$185,000	Coop	450
229 W 113th St #1	1-01829-0023	1-Nov-18	\$56,275	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	Expeditors	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
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