

The RATNER Team Market Reports

WEST HARLEM

A monthly analysis of residential sales
in West Harlem, Manhattan

June 2016



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Warren Lewis Sotheby's International Realty

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Residential Market Report, June 2016

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$620K

3% YoY

NO. OF TRANSACTIONS

37

95% YoY

MEDIAN PRICE/SQ.FT.

\$771

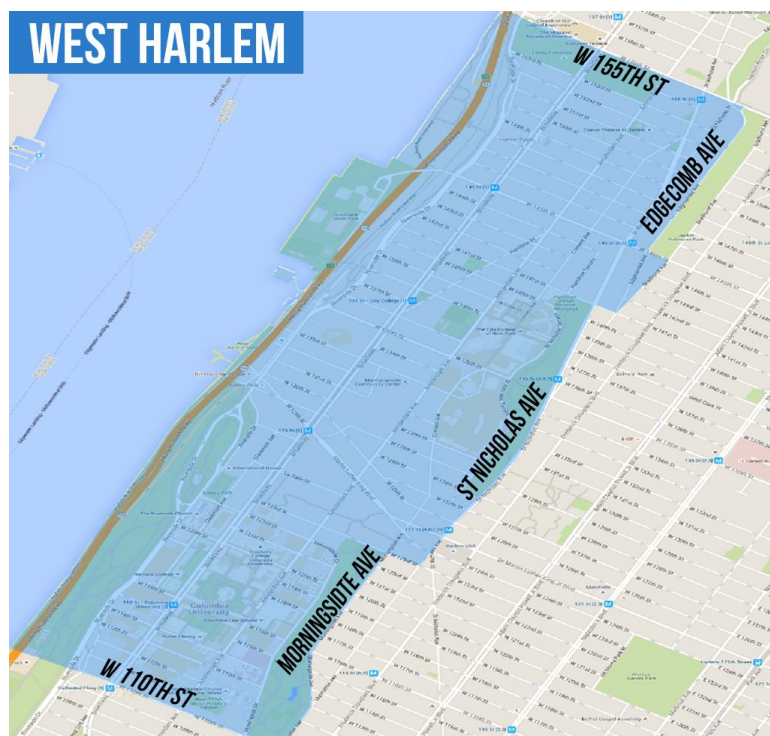
13% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



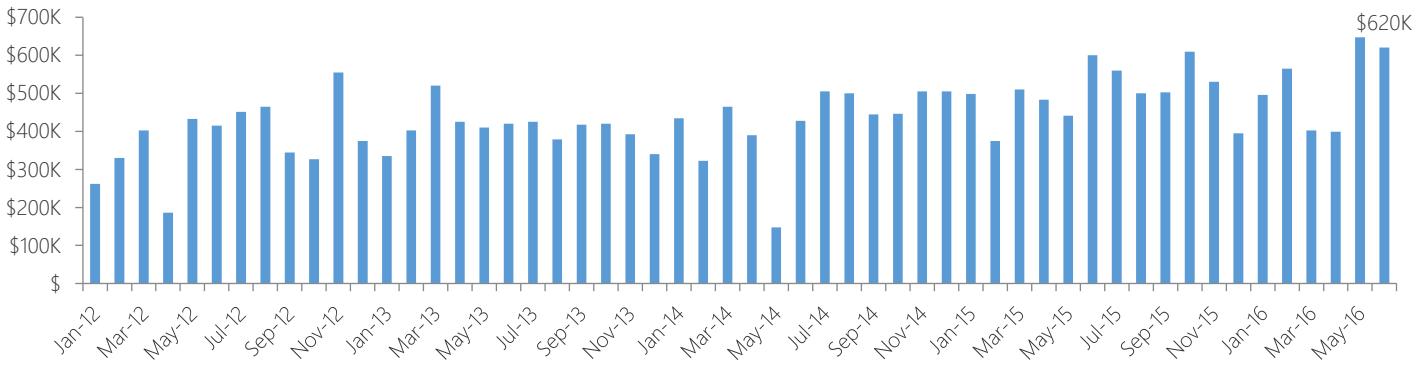
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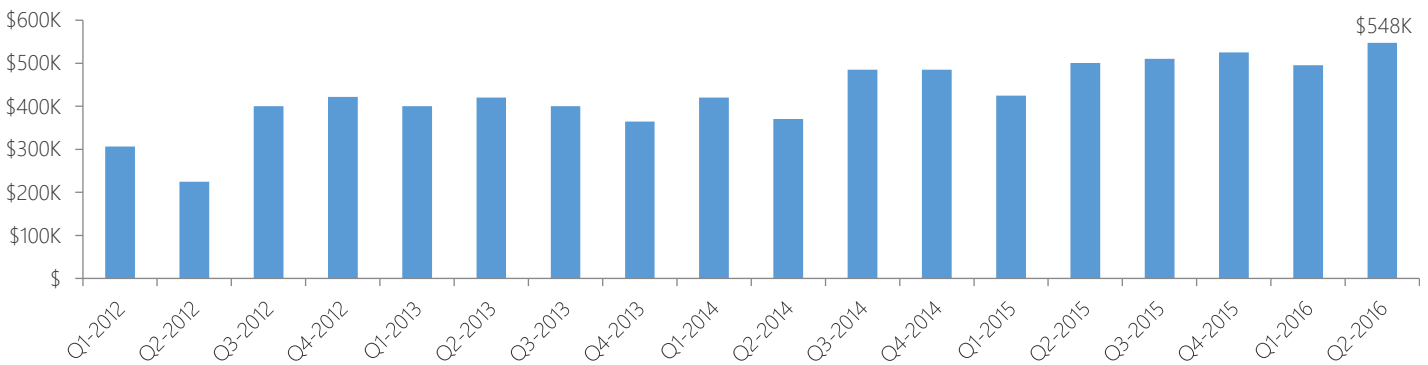
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RESIDENTIAL STATS

Median Sale Price by Month

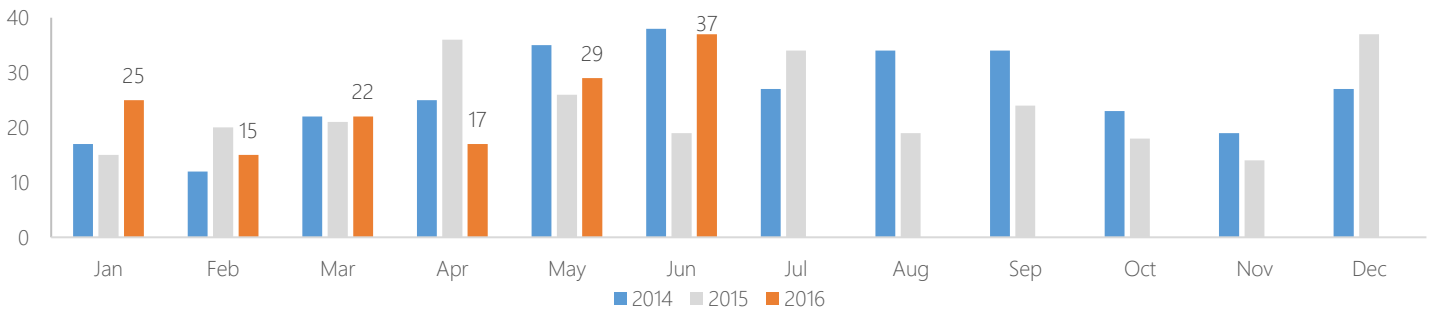


Median Sale Price by Quarter



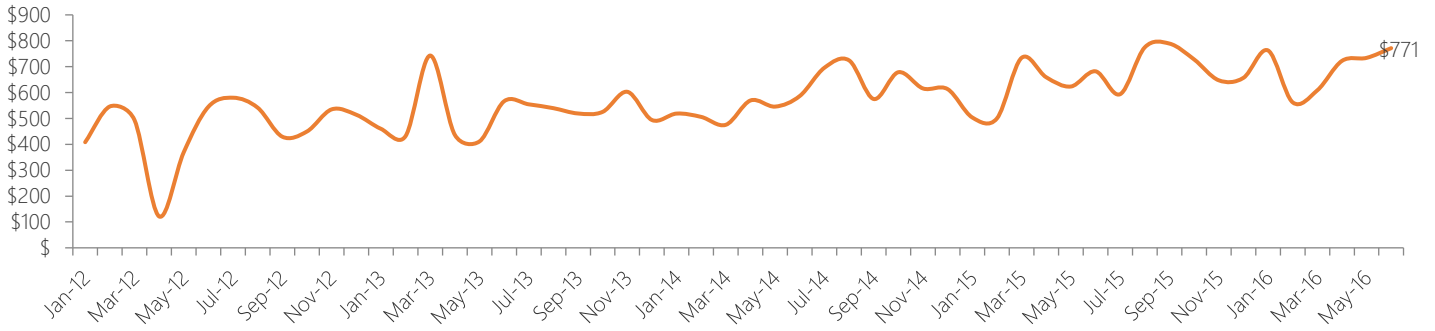
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	11	11	17	12	14	24	16	19	22	13	8	54
2012	11	17	20	54	17	17	17	23	32	12	13	31
2013	9	17	13	17	37	34	25	42	22	37	21	32
2014	17	12	22	25	35	38	27	34	34	23	19	27
2015	15	20	21	36	26	19	34	19	24	18	14	37
2016	25	15	22	17	29	37						



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Median Sale Price per Square Foot

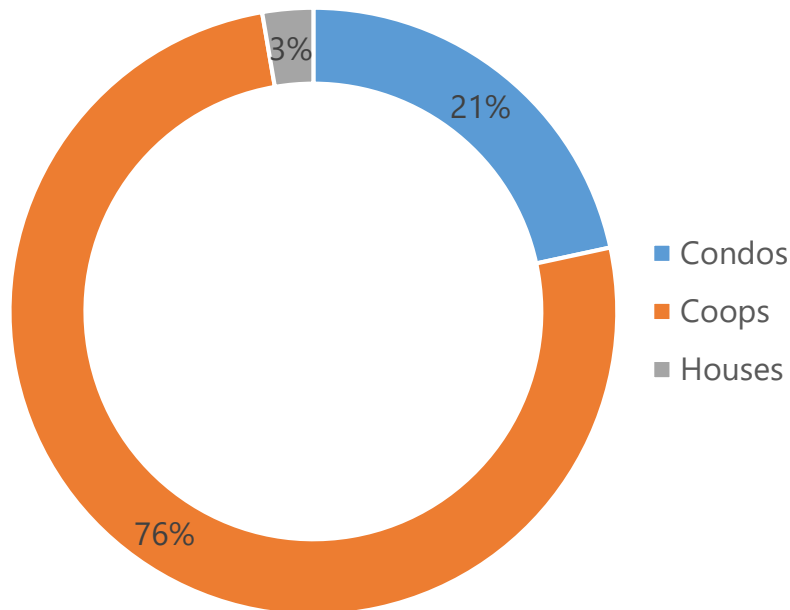


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$800,000	30%	\$778	14%	8
Coops	\$610,000	37%	\$719	49%	28
Houses	\$3,000,000	6%	\$872	22%	1

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
423 W 141 St	1-02050-0093	16-Jun-16	\$3,000,000	House	3,440
545 Cathedral Parkway #4D	1-01882-1155	30-Jun-16	\$1,820,000	Condo	1,306
420 Riverside Dr #2G	1-01896-0001	8-Jun-16	\$1,550,000	Coop	
401 W 115 St #42	1-01867-0059	24-Jun-16	\$1,451,000	Coop	
545 West 111 Street #8C	1-01883-1002	29-Jun-16	\$1,050,000	Coop	900
603 West 148 Street #3	1-02095-1047	6-Jun-16	\$905,000	Condo	1,466
80 La Salle St #10F	1-01978-0001	16-Jun-16	\$890,000	Coop	
575 Riverside Dr #67	1-02001-0060	10-Jun-16	\$863,000	Coop	1,200
479 West 152 Street #2B	1-02067-1113	22-Jun-16	\$862,458	Condo	1,021
504 West 136 Street #6B	1-01988-1126	29-Jun-16	\$800,000	Condo	1,028
80 La Salle St #17A	1-01978-0001	28-Jun-16	\$755,000	Coop	920
400 Riverside Dr #A	1-01895-0001	24-Jun-16	\$730,000	Coop	775
80 La Salle St #3F	1-01978-0001	15-Jun-16	\$705,000	Coop	1,150
80 La Salle St #8G	1-01978-0001	7-Jun-16	\$686,000	Coop	1,100
750 Riverside Drive #3G	1-02099-1021	14-Jun-16	\$640,000	Condo	830
80 La Salle St #4D	1-01978-0001	10-Jun-16	\$625,000	Coop	950
330 West 145 Street #2	1-02051-1002	14-Jun-16	\$620,000	Coop	
170 Claremont Ave #18	1-01993-0043	10-Jun-16	\$615,000	Coop	
450-452 W 147 St #45	1-02061-0051	15-Jun-16	\$610,000	Coop	
1264-1266 Amsterdam Ave #6B	1-01977-0031	30-Jun-16	\$595,000	Coop	700
80 La Salle St #17H	1-01978-0001	27-Jun-16	\$540,000	Coop	700
80 La Salle St #9H	1-01978-0001	7-Jun-16	\$535,000	Coop	778
380 Riverside Dr #2G	1-01894-0001	13-Jun-16	\$505,000	Coop	
385 W 145 St #11C	1-02053-0001	22-Jun-16	\$497,500	Coop	700
527 Cathedral Parkway #3	1-01882-1019	27-Jun-16	\$444,500	Condo	389
90-96 Hamilton Pl #1A	1-02073-0020	16-Jun-16	\$383,000	Coop	
750 Riverside Drive #5B	1-02099-1030	16-Jun-16	\$380,250	Condo	509
468-474 Convent Ave #31	1-02065-0048	13-Jun-16	\$306,000	Coop	
849 St Nicholas Ave #2A	1-02067-0043	27-Jun-16	\$250,000	Coop	
145-157 Morningside Ave #2A	1-01952-0004	27-Jun-16	\$200,000	Coop	
537-539 W 133 St #34	1-01987-0015	3-Jun-16	\$176,000	Coop	
321 St Nicholas Ave #5C	1-01952-0051	23-Jun-16	\$78,463	Coop	
321 St Nicholas Ave #3E	1-01952-0051	23-Jun-16	\$65,695	Coop	

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