



HARLEM

A quarterly analysis of multifamily sales
in Harlem, Manhattan

4th Quarter 2016





Harlem, Manhattan

AVERAGE PRICE/SQ.FT.

-27% YoY

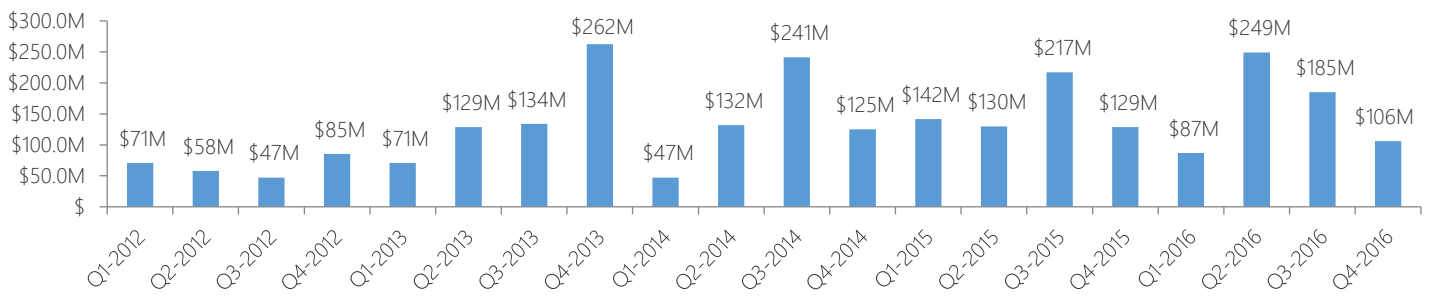
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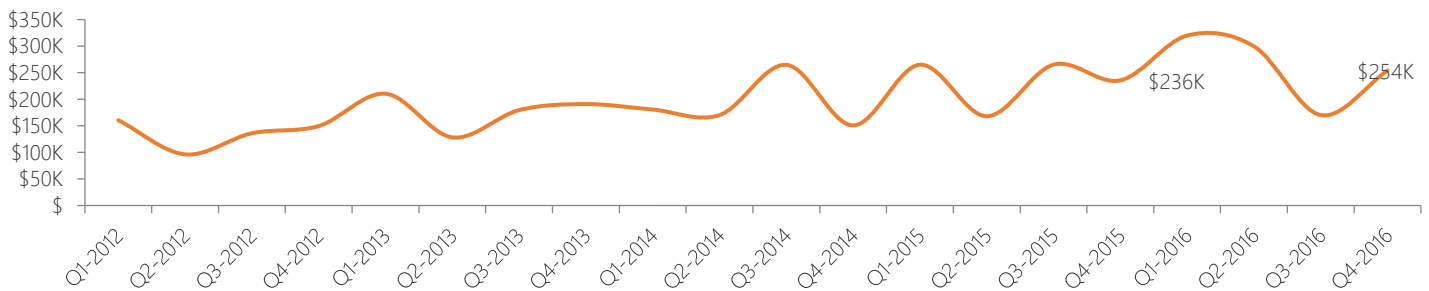
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MULTIFAMILY STATS

Sales Volume

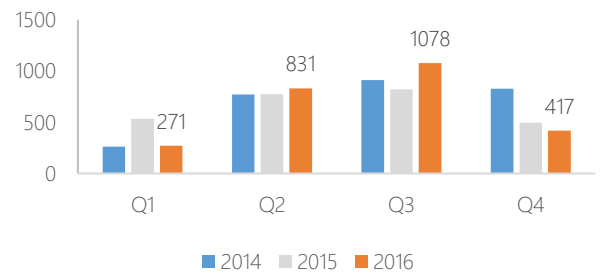


Average Sale Price per Unit



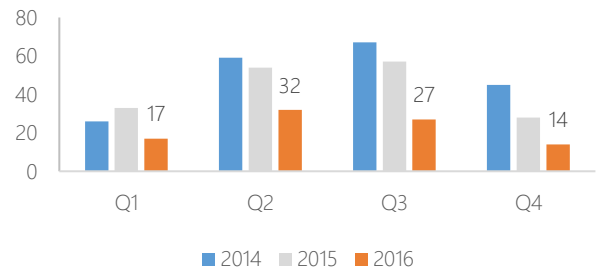
Number of Units Sold

Quarter	2014	2015	2016
Q1	261	534	271
Q2	770	773	831
Q3	910	819	1078
Q4	828	496	417



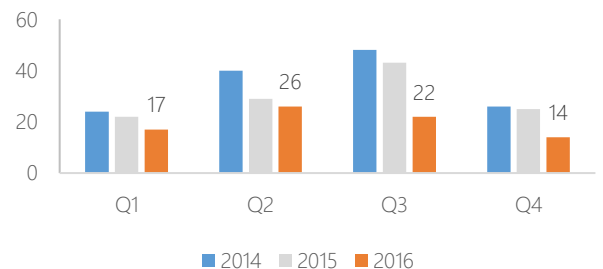
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	26	33	17
Q2	59	54	32
Q3	67	57	27
Q4	45	28	14



Number of Transactions

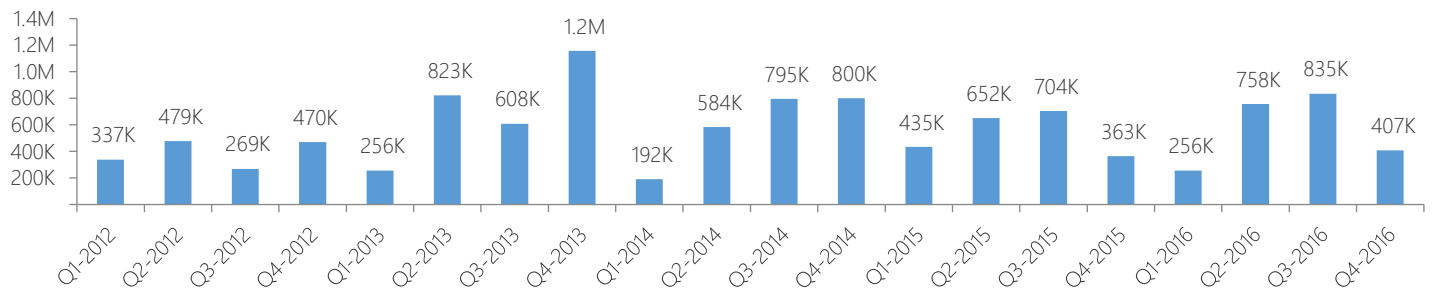
Quarter	2014	2015	2016
Q1	24	22	17
Q2	40	29	26
Q3	48	43	22
Q4	26	25	14



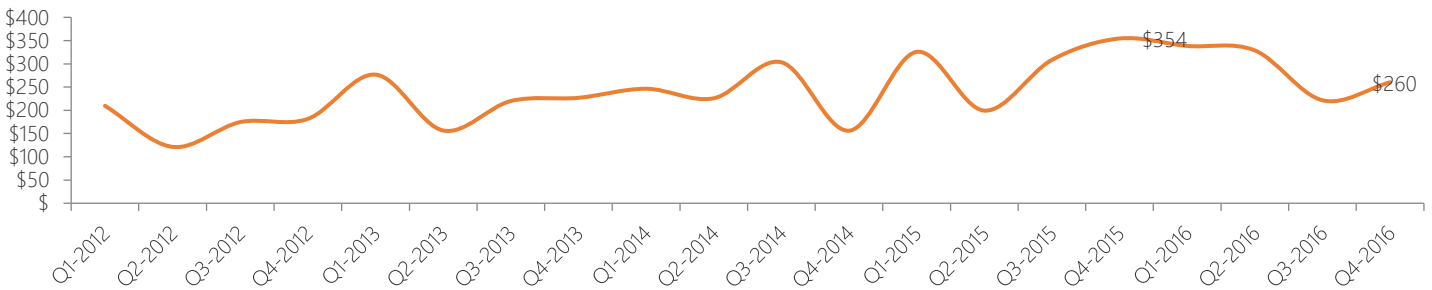


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Total Sq. Ft.



Average Sale Price per Square Foot

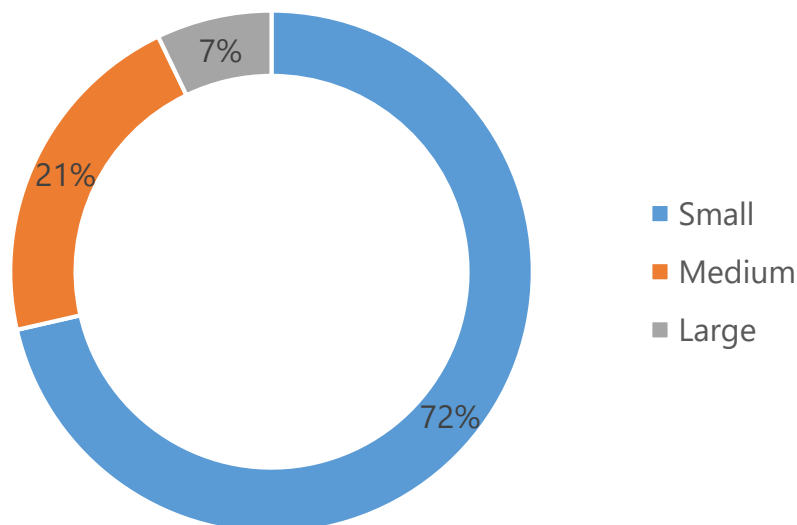


MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$521,844	93%	\$649	93%	\$23,483,000	10	10	45
Medium	\$263,596	4%	\$433	29%	\$15,025,000	3	3	57
Large	\$214,286	2%	\$201	-48%	\$67,500,000	1	1	315

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
410 St Nicholas Ave	15-Dec-16	\$67,500,000	Large multifamily	315	336,334	\$201	No
2546-2548 7 Ave	21-Dec-16	\$7,400,000	Medium multifamily	20	14,018	\$528	No
220-222 W 149 St	21-Dec-16	\$6,700,000	Medium multifamily	25	15,444	\$434	No
111 W 128 St	29-Nov-16	\$3,760,000	Small multifamily	4	4,800	\$783	No
229 W 112 St	14-Dec-16	\$3,250,000	Small multifamily	3	3,600	\$903	No
147 W 126 St	14-Oct-16	\$2,820,000	Small multifamily	4	4,070	\$693	No
125 W 126 St	14-Dec-16	\$2,675,000	Small multifamily	3	3,332	\$803	No
76 Edgecombe Ave	29-Nov-16	\$2,495,000	Small multifamily	4	4,611	\$541	No
129 W 126 St	13-Oct-16	\$2,200,000	Small multifamily	3	3,335	\$660	No
387 Manhattan Ave	28-Nov-16	\$2,100,000	Small multifamily	4	2,880	\$729	No
221 W 139 St	22-Nov-16	\$1,625,000	Small multifamily	6	4,034	\$403	No
215 W 134 St	11-Oct-16	\$1,365,000	Small multifamily	5	2,550	\$535	No
358 W 123 St	8-Nov-16	\$1,193,000	Small multifamily	9	2,973	\$401	No
2073 7 Ave	2-Dec-16	\$925,000	Medium multifamily	12	5,200	\$178	No

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