

HARLEM

A monthly analysis of residential sales
in Harlem, Manhattan

October 2017



The RATNER Team Market Report

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Residential Market Report, October 2017

Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$614K

-10% YoY

NO. OF TRANSACTIONS

44

13% YoY

MEDIAN PRICE/SQ.FT.

\$863

-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

0% YoY

NEIGHBORHOOD BOUNDARIES

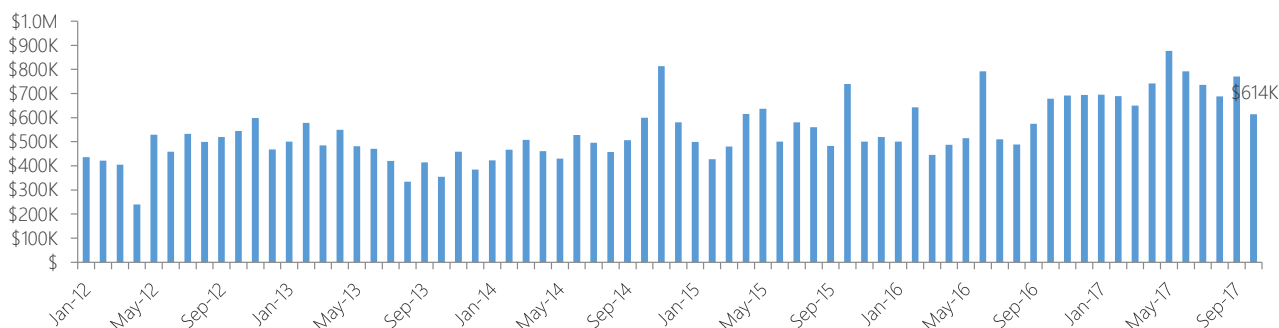


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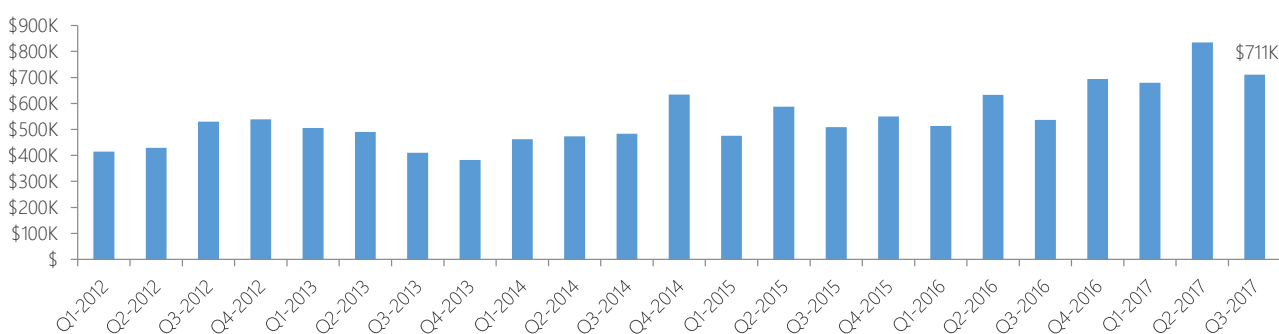
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RESIDENTIAL STATS

Median Sale Price by Month

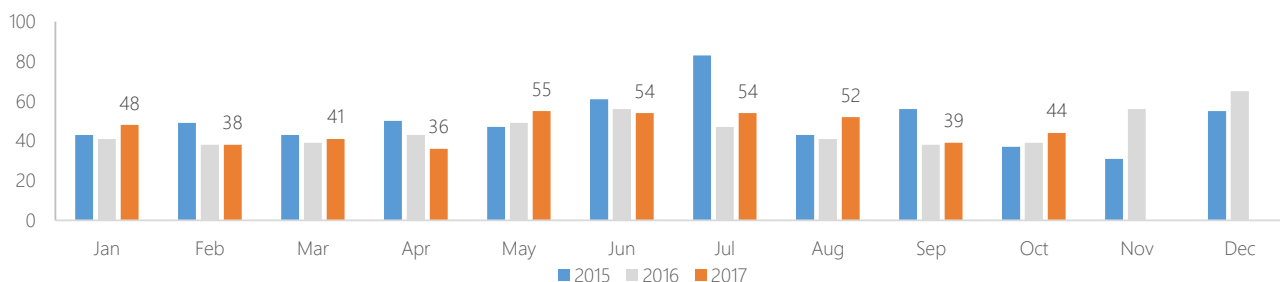


Median Sale Price by Quarter



Number of Transactions

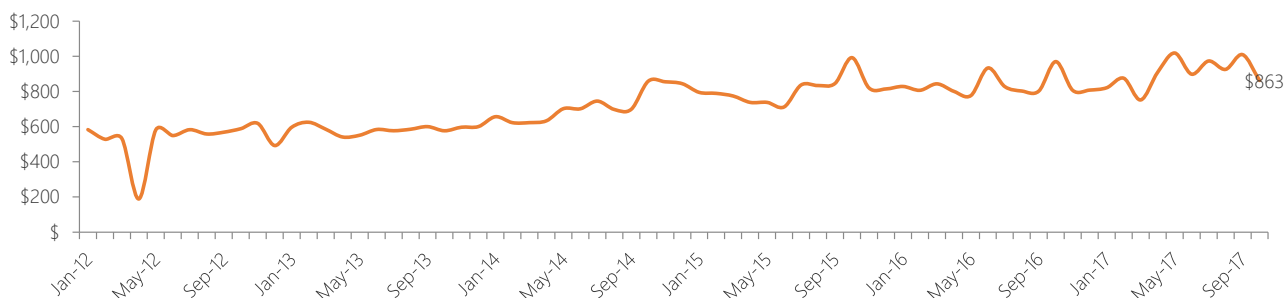
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	39	36	40	82	47	53	44	41	40	34	27	47
2013	48	32	31	29	60	55	61	73	49	49	42	63
2014	47	43	42	53	85	74	58	48	49	56	38	54
2015	43	49	43	50	47	61	83	43	56	37	31	55
2016	41	38	39	43	49	56	47	41	38	39	56	65
2017	48	38	41	36	55	54	54	52	39	44		



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Median Sale Price per Square Foot

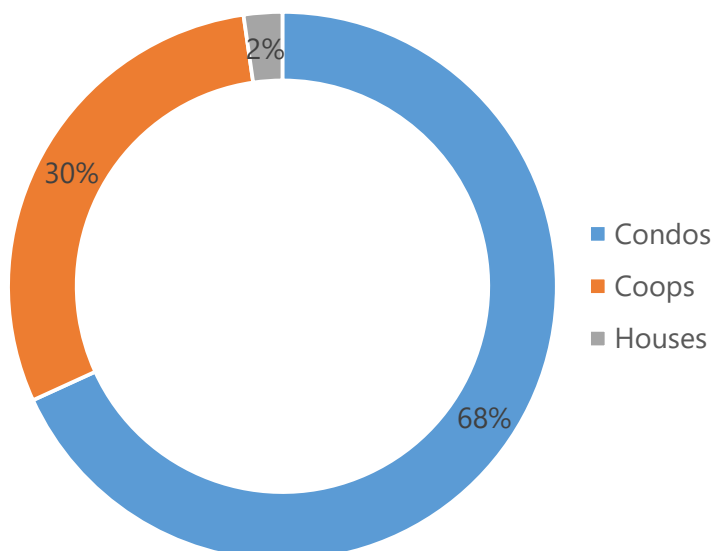


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$743,323	-20%	\$917	-11%	30
Coops	\$312,500	-1%	\$601	16%	13
Houses	\$2,720,000	20%	\$793	0%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #3H	1-01826-1217	4-Oct-17	\$3,049,659	Condo	
226 W 132 St	1-01937-0143	26-Oct-17	\$2,720,000	House	3,432
2300 Fredrick Douglass Blvd #9F	1-01929-1326	13-Oct-17	\$2,140,000	Condo	1,598
32 W 128 St #4	1-01725-1004	30-Oct-17	\$1,185,000	Condo	1,229
301 W 110 St #4N	1-01846-1072	31-Oct-17	\$1,158,000	Condo	1,183
250 Manhattan Ave #1C	1-01846-1304	19-Oct-17	\$1,100,000	Condo	1,014
309 W 118 St #4L	1-01945-1168	16-Oct-17	\$1,067,500	Condo	931
362 W 127 St #4A	1-01953-1409	31-Oct-17	\$980,609	Condo	
2056 5 Ave #5B	1-01724-1313	26-Oct-17	\$975,000	Condo	1,130
163 St Nicholas Ave #2K	1-01924-1033	26-Oct-17	\$960,000	Condo	920
603 W 148 St #8D	1-02095-1033	11-Oct-17	\$890,000	Condo	1,094
725 Riverside Dr #7D	1-02096-1043	27-Oct-17	\$850,000	Condo	1,016
604-608 Riverside Dr #6C	1-02086-0054	10-Oct-17	\$850,000	Coop	925
706 Riverside Dr #5B	1-02094-1022	18-Oct-17	\$760,000	Condo	860
301 W 110 St #20D	1-01846-1253	26-Oct-17	\$743,323	Condo	589
3-5 W 122 St #2A	1-01721-1005	24-Oct-17	\$680,000	Condo	716
3-5 W 122 St #6C	1-01721-1023	20-Oct-17	\$661,863	Condo	846
301 W 110 St #19B	1-01846-1242	25-Oct-17	\$650,000	Condo	589
29 W 138 St #1I	1-01736-0027	23-Oct-17	\$615,000	Coop	1,280
575 Riverside Dr #3	1-02001-0060	23-Oct-17	\$612,500	Coop	1,100
1885-1893 7 Ave #3C	1-01824-0003	17-Oct-17	\$555,816	Coop	
147 W 142 St #3A	1-02011-1004	3-Oct-17	\$535,000	Condo	766
305 W 150 St #503	1-02046-1050	11-Oct-17	\$514,216	Condo	594
305 W 150 St #611	1-02046-1070	26-Oct-17	\$501,930	Condo	599
301 W 110 St #18F	1-01846-1237	12-Oct-17	\$461,000	Condo	605
385 W 145 St #7A	1-02053-0001	3-Oct-17	\$440,000	Coop	682
171 W 131 St #602	1-01916-1280	17-Oct-17	\$364,900	Condo	
171 W 131 St #521	1-01916-1278	13-Oct-17	\$361,600	Condo	
171 W 131 St #420	1-01916-1256	27-Oct-17	\$353,600	Condo	
171 W 131 St #204	1-01916-1209	5-Oct-17	\$348,300	Condo	
171 W 131 St #612	1-01916-1290	10-Oct-17	\$331,500	Condo	
171 W 131 St #512	1-01916-1269	27-Oct-17	\$331,500	Condo	
133-141 W 140 St #54	1-02009-0023	20-Oct-17	\$325,000	Coop	
530-534 Manhattan Ave #34	1-01949-0018	4-Oct-17	\$300,000	Coop	400
409-417 Edgecombe Ave #6G	1-02054-0062	3-Oct-17	\$275,000	Coop	
214 Bradhurst Ave #6	1-02046-0050	2-Oct-17	\$255,000	Coop	500
1885-1893 7 Ave #5B	1-01824-0003	11-Oct-17	\$235,263	Coop	
560 W 149 St #4W	1-02080-0055	27-Oct-17	\$175,000	Coop	
207 W 147 St #2C	1-02033-0024	10-Oct-17	\$150,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &
New Development Expert



Sandra Levykh

Residential Sales &
Rental Specialist



Nate Pfaff

Residential Sales &
Rental Specialist



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David Ratner

Commercial & Residential
Brooklyn Expert

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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New York City explorer and real estate curator

Sandra Levykh

Residential Sales &
Rental Specialist

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

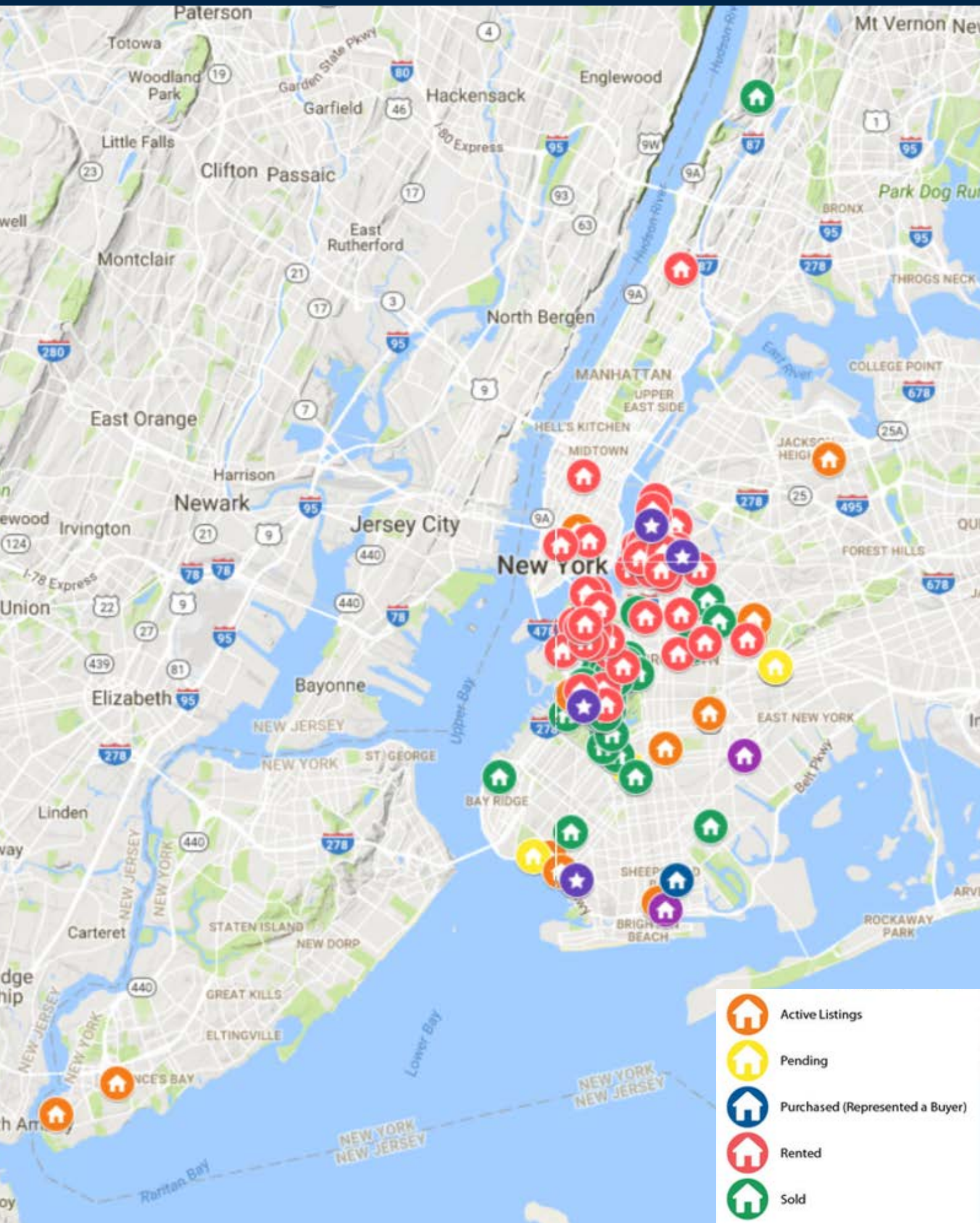
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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Electricians	Insurance Agents	Renovation Professionals	

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THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

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.

www.TheBrooklynMadeShow.com



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