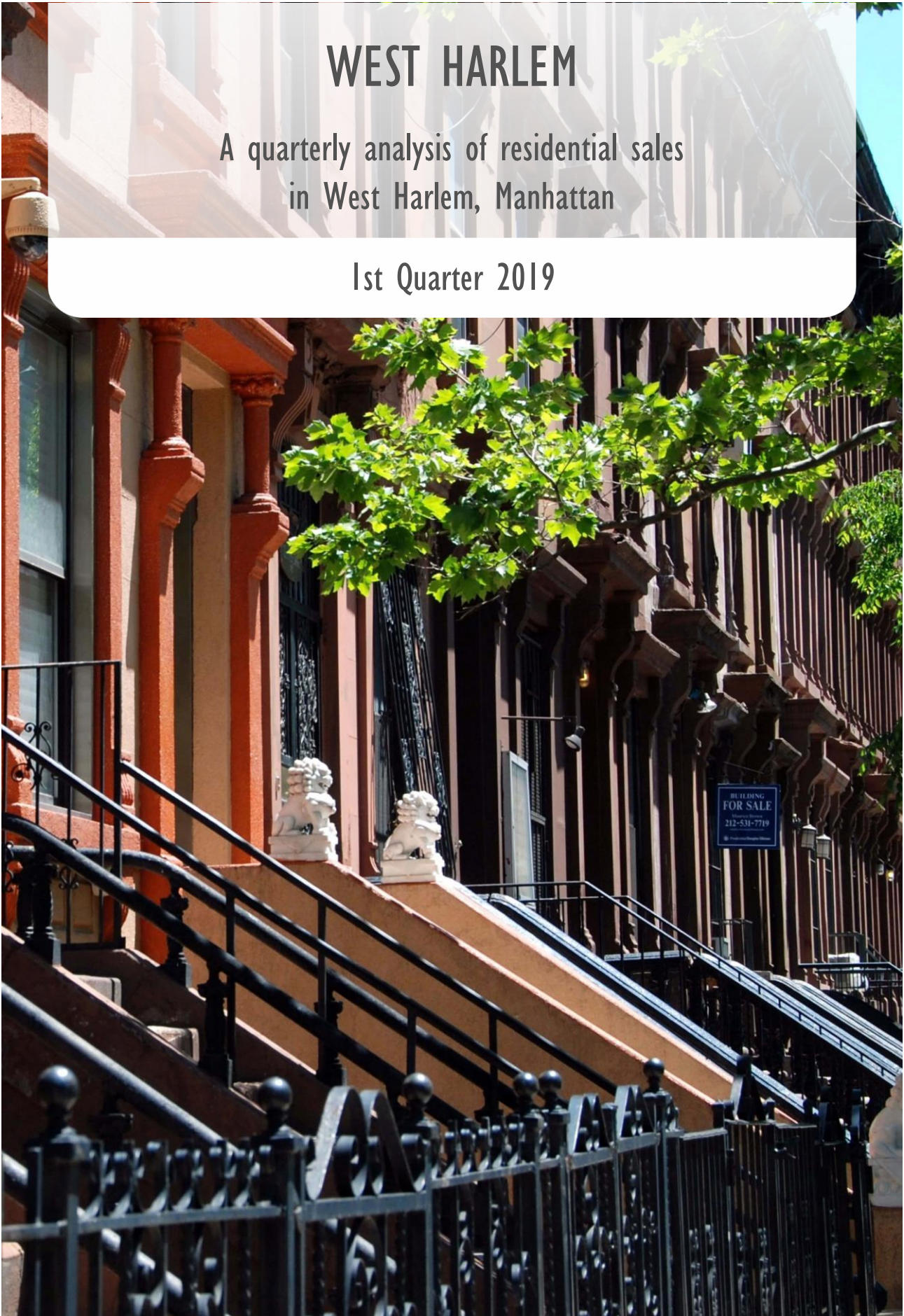


WEST HARLEM

A quarterly analysis of residential sales
in West Harlem, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

West Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$705K

37% YoY

NO. OF TRANSACTIONS

44

-20% YoY

MEDIAN PRICE/SQ.FT.

\$827

12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

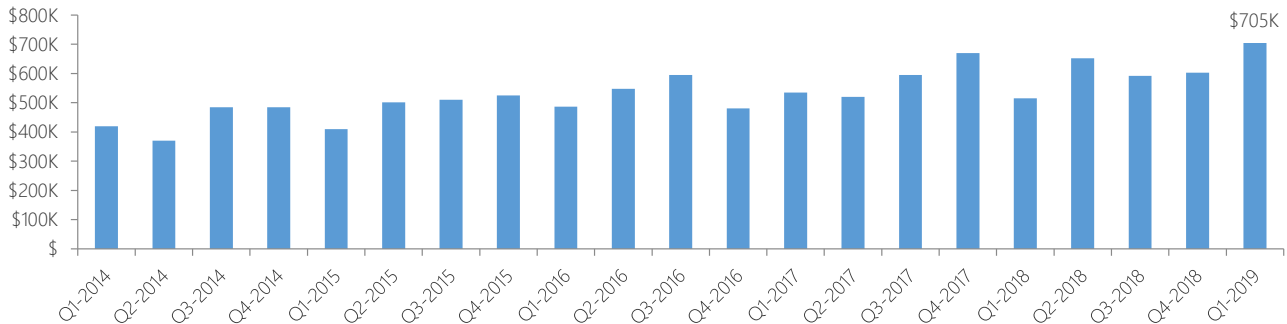


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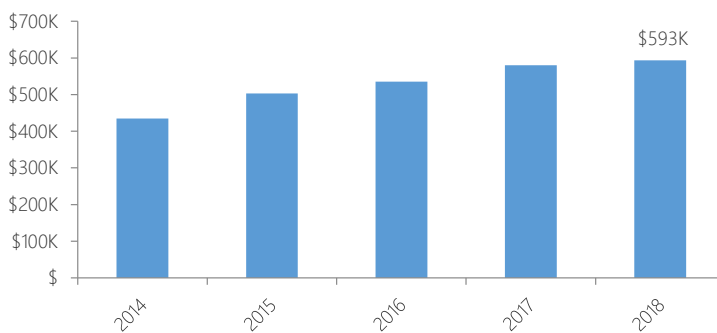
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RESIDENTIAL STATS

Median Sale Price by Quarter

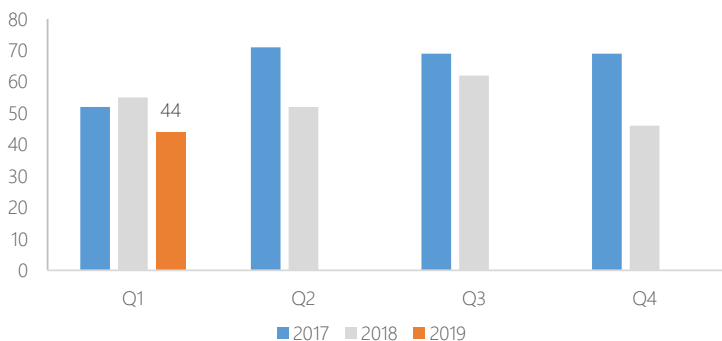


Median Sale Price by Year

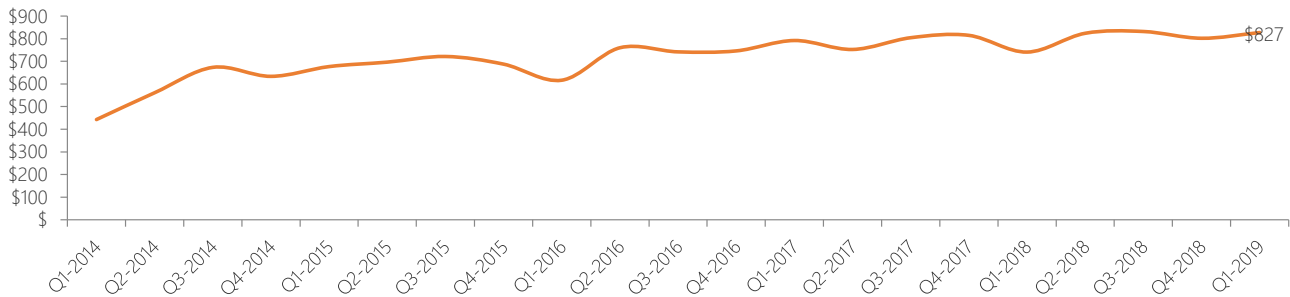


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	51	57	64	52	55	44
Q2	98	81	78	71	52	
Q3	95	77	62	69	62	
Q4	69	69	60	69	46	



Median Sale Price per Square Foot

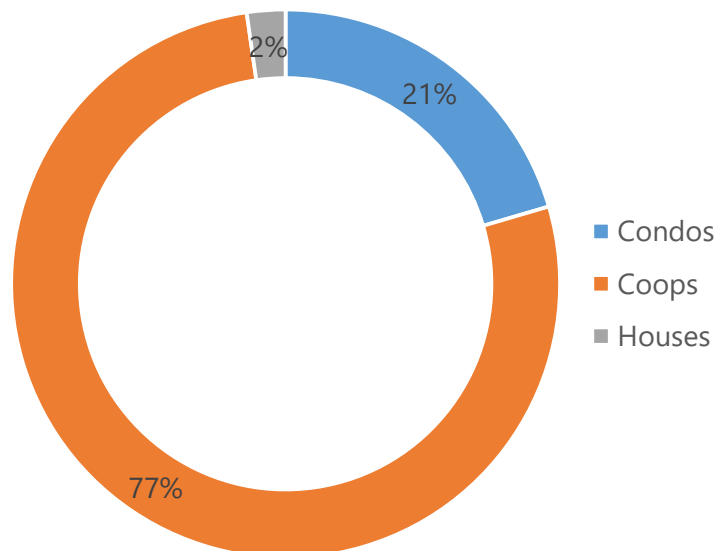


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$775,000	62%	\$873	-19%	9
Coops	\$623,750	40%	\$782	8%	34
Houses	\$2,300,000	65%	\$929	123%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
533 W 141st St	1-02073-0015	26-Mar-19	\$2,300,000	House	2,475
395 Riverside Dr #4C	1-01894-0067	25-Feb-19	\$1,900,000	Coop	
440 Riverside Dr #83	1-01990-0001	28-Mar-19	\$1,750,000	Coop	1,200
725 Riverside Dr #7A	1-02096-1040	18-Jan-19	\$1,595,000	Condo	1,812
80 La Salle St #15F	1-01978-0001	6-Feb-19	\$1,100,000	Coop	
380 Riverside Dr #4T	1-01894-0001	25-Mar-19	\$1,100,000	Coop	
440 Riverside Dr #33	1-01990-0001	22-Jan-19	\$1,100,000	Coop	
80 La Salle St #14F	1-01978-0001	29-Mar-19	\$980,000	Coop	
536 W 111th St #65	1-01882-0058	19-Feb-19	\$975,000	Coop	
527 W 110th St #5	1-01882-1037	13-Mar-19	\$975,000	Condo	778
507 W 111th St #34	1-01883-0025	23-Jan-19	\$955,000	Coop	1,100
710 Riverside Dr #3C	1-02095-1115	26-Feb-19	\$900,000	Condo	1,016
710 Riverside Dr #1B	1-02095-1102	27-Mar-19	\$850,000	Condo	982
80 La Salle St #21G	1-01978-0001	7-Mar-19	\$786,000	Coop	1,100
789 St Nicholas Ave #4	1-02064-1004	13-Mar-19	\$775,000	Condo	990
80 La Salle St #20G	1-01978-0001	19-Jan-19	\$760,000	Coop	
575 Riverside Dr #51	1-02001-0060	15-Jan-19	\$750,000	Coop	1,100
3117 Broadway #4	1-01993-0023	19-Feb-19	\$745,000	Coop	1,000
80 La Salle St #6G	1-01978-0001	17-Jan-19	\$740,000	Coop	904
509 W 122nd St #20	1-01977-0023	25-Jan-19	\$725,000	Coop	750
175 Claremont Ave #52	1-01994-0043	31-Jan-19	\$717,500	Coop	
706 Riverside Dr #1D	1-02094-1051	18-Jan-19	\$706,388	Condo	
441 Convent Ave #6O	1-02064-1190	6-Mar-19	\$703,000	Condo	
80 La Salle St #3B	1-01978-0001	7-Mar-19	\$675,000	Coop	
380 Riverside Dr #6M	1-01894-0001	16-Jan-19	\$650,000	Coop	
539 W 144th St #5	1-02076-1005	16-Jan-19	\$610,000	Condo	928
1608 Amsterdam Ave #2D	1-02071-0030	15-Jan-19	\$597,500	Coop	850
80 La Salle St #10A	1-01978-0001	29-Jan-19	\$579,000	Coop	700
441 Convent Ave #1O	1-02064-1115	15-Mar-19	\$575,000	Condo	
80 La Salle St #16B	1-01978-0001	7-Jan-19	\$545,000	Coop	
535 W 110th St #3J	1-01882-0008	24-Jan-19	\$490,000	Coop	
345 W 145th St #8A	1-02053-0001	17-Jan-19	\$439,000	Coop	
175 Claremont Ave #24	1-01994-0043	24-Jan-19	\$400,000	Coop	
345 W 145th St #14A	1-02053-0001	14-Feb-19	\$375,000	Coop	
502 W 141st St #3B	1-02072-0037	11-Jan-19	\$368,000	Coop	700
470 Convent Ave #31	1-02065-0048	22-Jan-19	\$350,000	Coop	
505 W 143rd St #42	1-02075-0023	4-Feb-19	\$337,000	Coop	
606 W 113th St #3B	1-01895-0025	31-Jan-19	\$300,000	Coop	
345 W 145th St #3A	1-02053-0001	11-Feb-19	\$299,000	Coop	
145 Morningside Ave #1D	1-01952-0004	4-Feb-19	\$279,500	Coop	
619 W 143rd St #52	1-02090-0019	7-Mar-19	\$255,000	Coop	
431 W 121st St #5B	1-01963-0034	31-Jan-19	\$150,000	Coop	
36 Convent Ave #12	1-01968-0027	8-Feb-19	\$101,400	Coop	
512 W 135th St #22	1-01988-0046	8-Feb-19	\$42,844	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

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Rentals 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

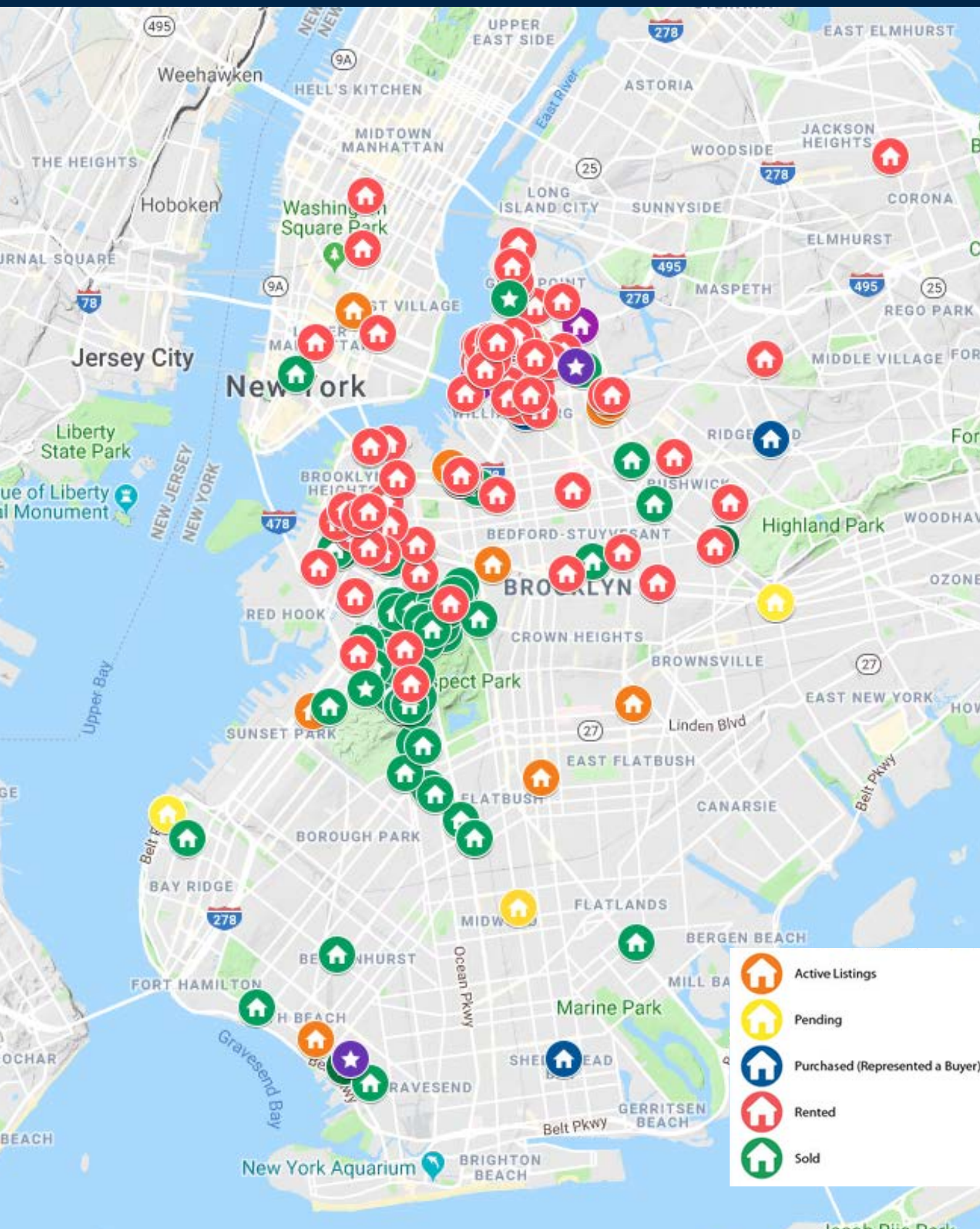
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

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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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