

WEST HARLEM

A monthly analysis of residential sales
in West Harlem, Manhattan

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

West Harlem, Manhattan

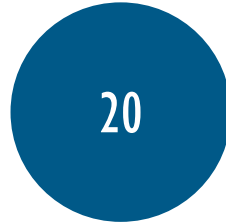
SUMMARY

MEDIAN SALE PRICE



35% YoY

NO. OF TRANSACTIONS



-17% YoY

MEDIAN PRICE/SQ.FT.



7% YoY

MANHATTAN
MEDIAN SALE PRICE



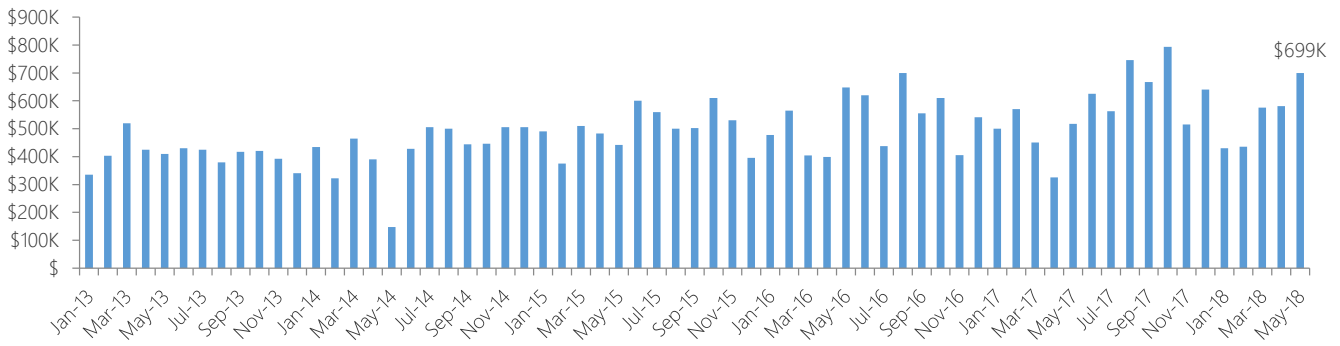
-5% YoY

NEIGHBORHOOD BOUNDARIES

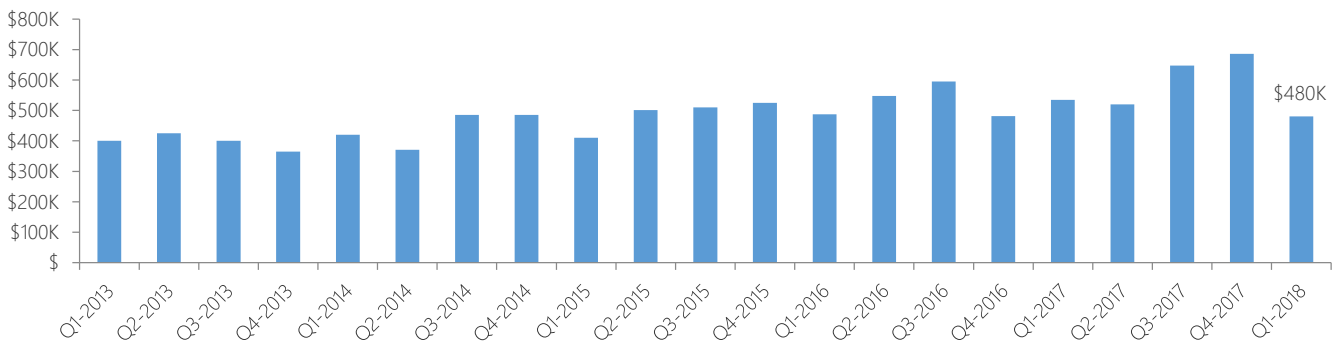


RESIDENTIAL STATS

Median Sale Price by Month

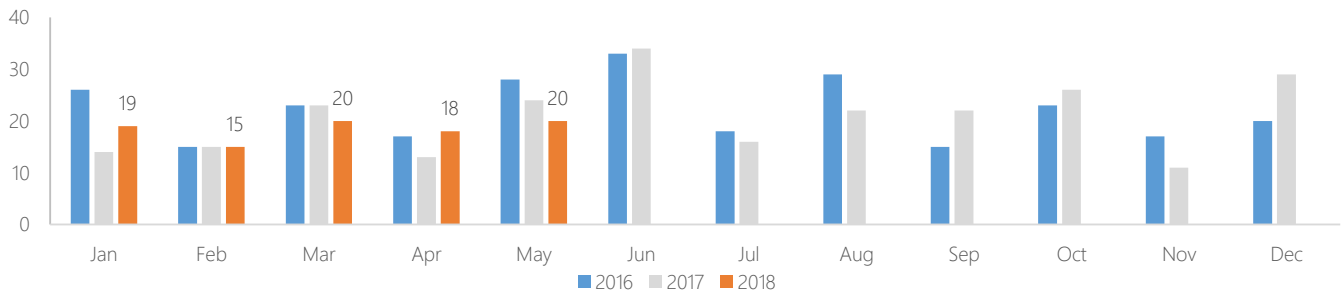


Median Sale Price by Quarter



Number of Transactions

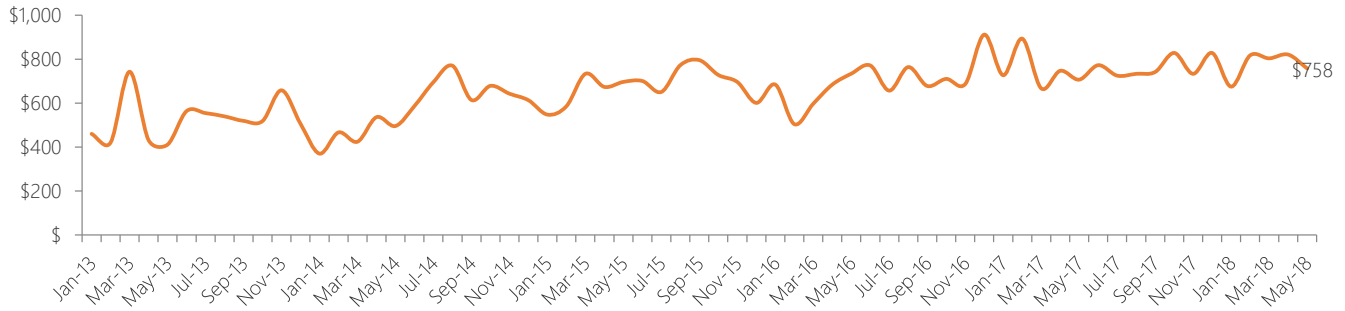
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	9	17	13	17	37	35	25	42	22	37	21	32
2014	17	12	22	25	35	38	27	34	34	23	19	27
2015	16	20	21	36	26	19	34	19	24	18	14	37
2016	26	15	23	17	28	33	18	29	15	23	17	20
2017	14	15	23	13	24	34	16	22	22	26	11	29
2018	19	15	20	18	20							



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Median Sale Price per Square Foot

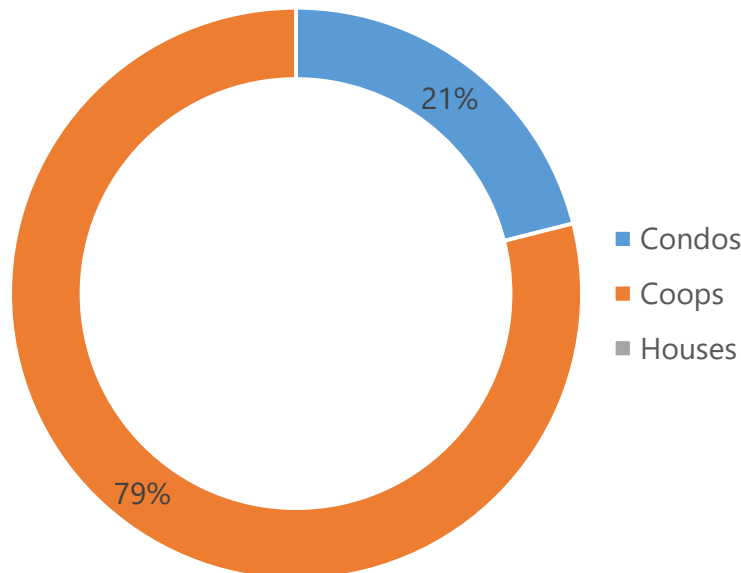


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$744,000	5%	\$843	19%	4
Coops	\$645,000	27%	\$752	18%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
420 Riverside Dr #2E	1-01896-0001	11-May-18	\$2,000,000	Coop	
528 W 111th St #27	1-01882-0051	31-May-18	\$1,870,000	Coop	
2860 Broadway #RESID	1-01883-1002	23-May-18	\$1,600,000	Coop	
417 Riverside Dr #10A	1-01895-0076	8-May-18	\$1,311,863	Coop	
545 W 111th St #1F	1-01883-1002	15-May-18	\$1,010,000	Coop	
721 St Nicholas Ave #1	1-02060-1202	17-May-18	\$850,000	Condo	1,152
31 Tiemann Pl #37	1-01995-1002	14-May-18	\$790,000	Coop	1,050
725 Riverside Dr #3D	1-02096-1015	11-May-18	\$770,000	Condo	1,016
527 W 110th St #41	1-01882-1004	15-May-18	\$718,000	Condo	670
3115 Broadway #52	1-01993-0021	24-May-18	\$680,000	Coop	
80 La Salle St #12H	1-01978-0001	30-May-18	\$610,000	Coop	
80 La Salle St #6C	1-01978-0001	8-May-18	\$570,000	Coop	950
385 W 145th St #4C	1-02053-0001	31-May-18	\$440,000	Coop	
622-624 W 114th St #42	1-01895-0069	10-May-18	\$435,000	Coop	475
660 Riverside Dr #3D	1-02090-1022	18-May-18	\$410,000	Condo	442
385 W 145th St #4A	1-02053-0001	29-May-18	\$405,000	Coop	
29 Convent Ave #12A	1-01968-0058	17-May-18	\$350,000	Coop	
529 W 152nd St #44	1-02084-0016	3-May-18	\$100,000	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

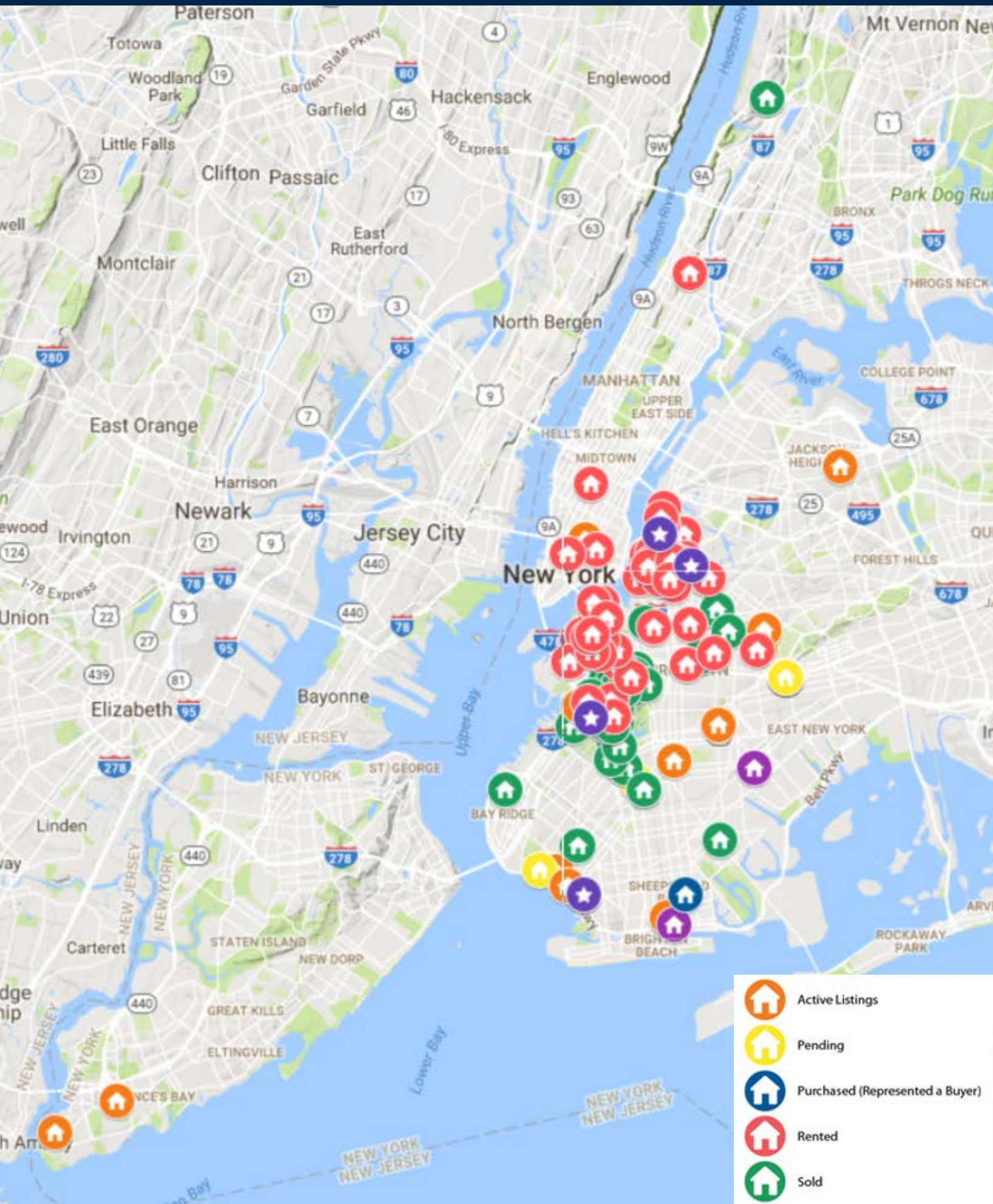
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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



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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 |
| Electricians | | Renewable Energy Specialists | |

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