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HARLEM NEWS

DWELL: The Livmor Condominiums



The **Livmor Condominiums** are still just finishing up at 2131 FDB/8th Avenue (corner of 115th Street) and are around 60% sold in less than 3 months based on their website. A quick search does show at least 18 units are a done deal and 7 are currently in contract. The initial asking for roughly 820 square foot one-bedrooms, 1,300 square foot 2-bedrooms and 3,000 square foot 3-bedrooms were around \$600 per square foot. Maintenance landed in around the \$700-\$900 per month range and units that have sold went for about \$580 per square foot when all contracts had closed. Also, this is one of those church deals where the land was sold and a part of the development had to contain the new church inside the building.



So are these condos priced right and what is the main selling feature that's making them move? Location, quality or value? There's also the 3.5% down FHA approval and 25 year tax abatement which seems to be standard these days. Seeing that there are a lot of opinions out there, we will start looking closely at how con-do developments are doing at least once a week. User names on comments, please. Facade photo by Ulysses. <http://Livmor.com>

