In response to recent and anticipated development activity in Harlem, the Department of City Planning has initiated the 125th Street/River-to-River study to generate a development framework for the entire 125th Street corridor between the Harlem and Hudson Rivers.

Despite having the lowest median rent in the City in 2005, home prices have surged in Central Harlem since 2002. The index of housing price appreciation increased 48% from 2002 to 2004. Home construction has increased as well, as indicated by the rise in units created from new residential building permits.

In CD 310, the rate of home purchase loans per 1,000 properties was 76.4 in 2004, up from 44.5 in 2002. The percentage of home purchase loans that are subprime decreased significantly in that time period.