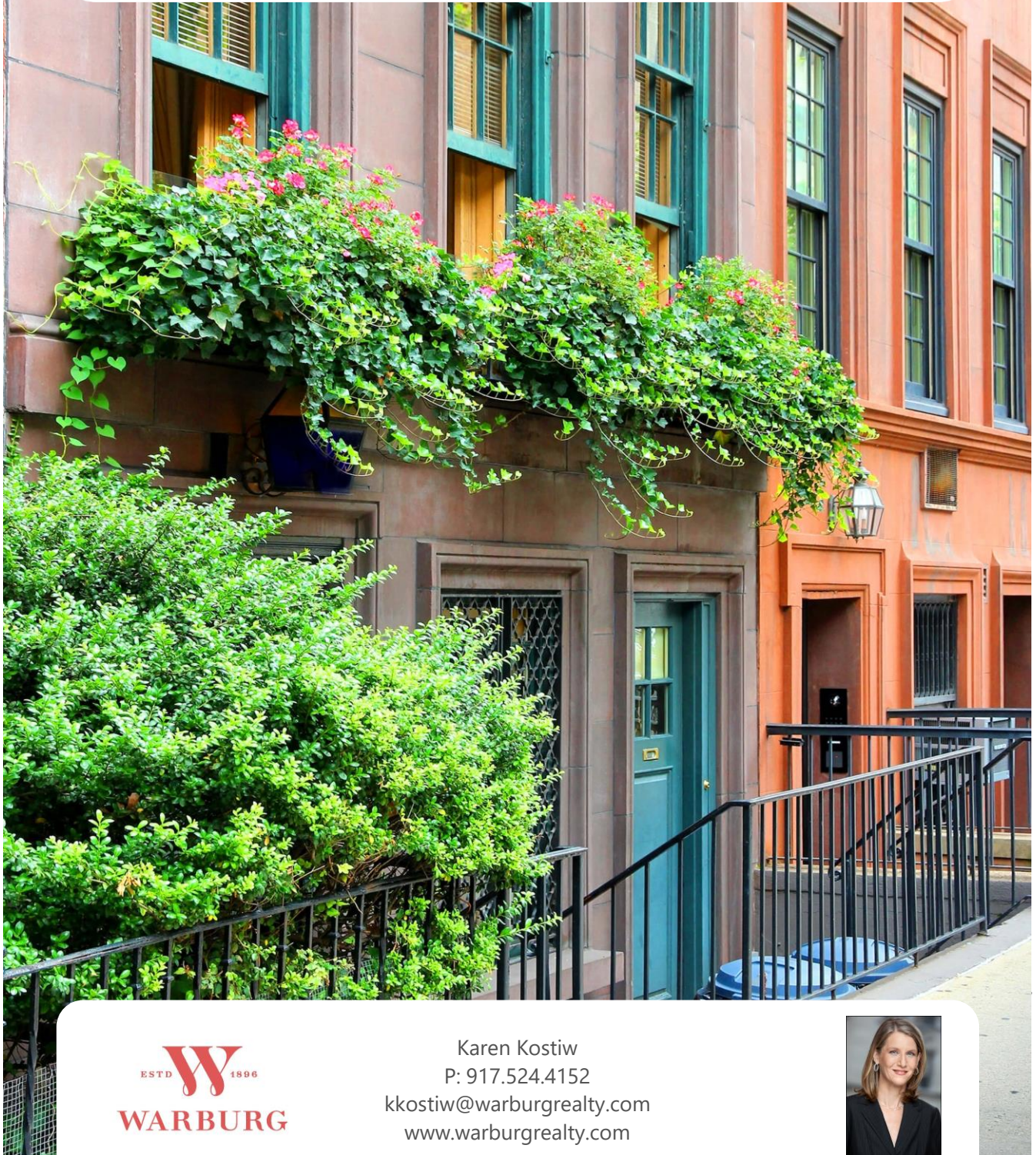


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

Ist Quarter 2018



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Residential Market Report, 1st Quarter 2018

Lenox Hill, Manhattan

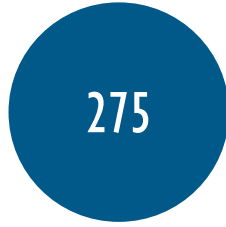
SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



-5% YoY

MEDIAN PRICE/SQ.FT.



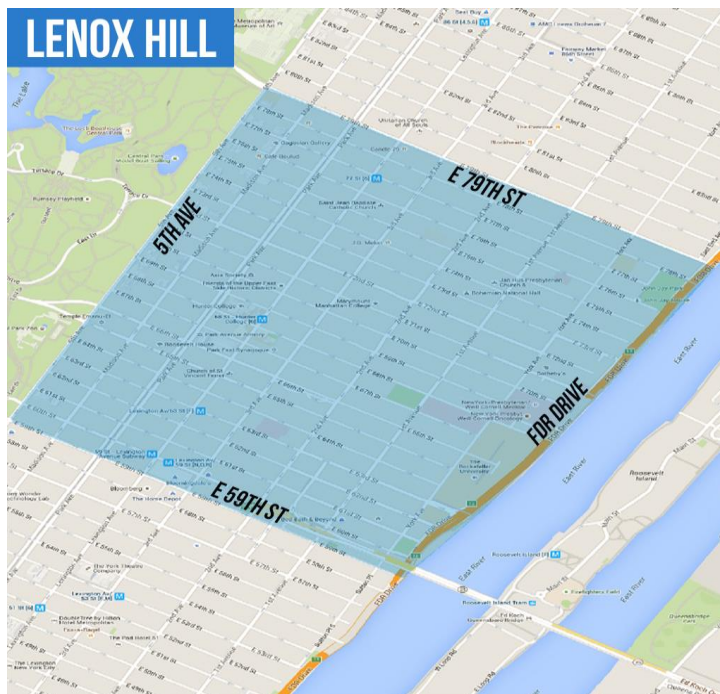
0% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

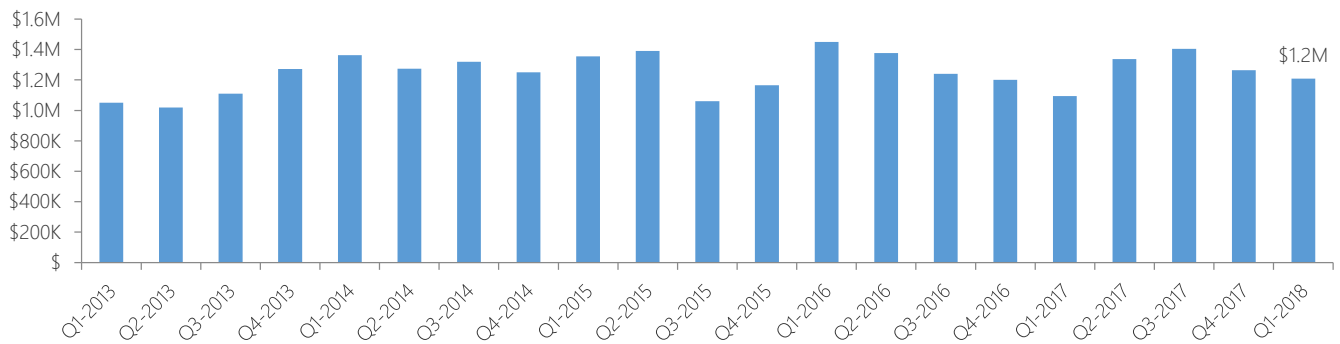


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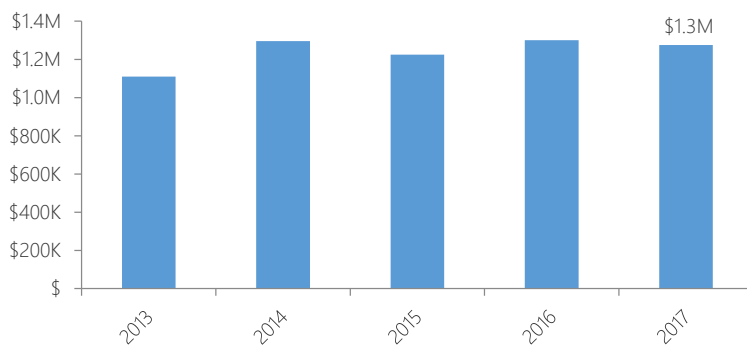


RESIDENTIAL STATS

Median Sale Price by Quarter

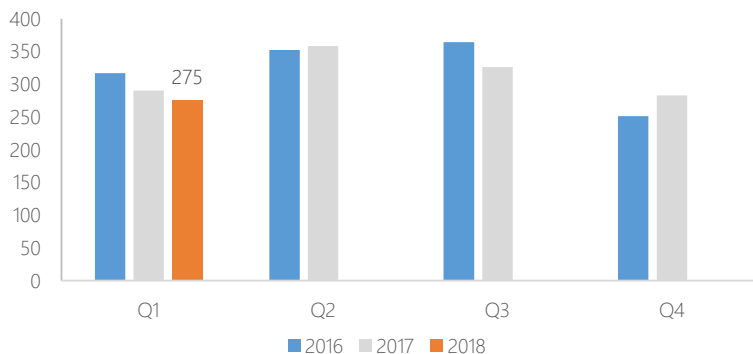


Median Sale Price by Year



Number of Transactions

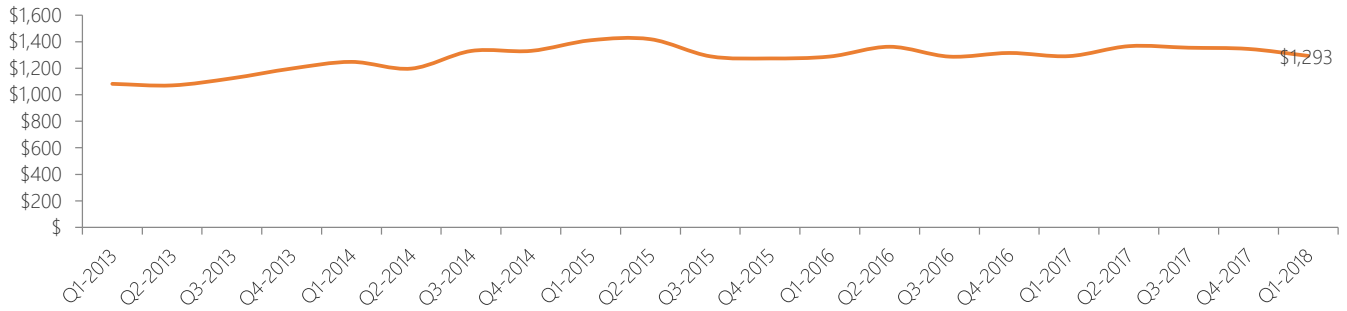
Quarter	2013	2014	2015	2016	2017	2018
Q1	302	350	326	317	290	275
Q2	449	375	384	352	358	
Q3	447	399	409	364	326	
Q4	427	354	345	251	283	



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Median Sale Price per Square Foot

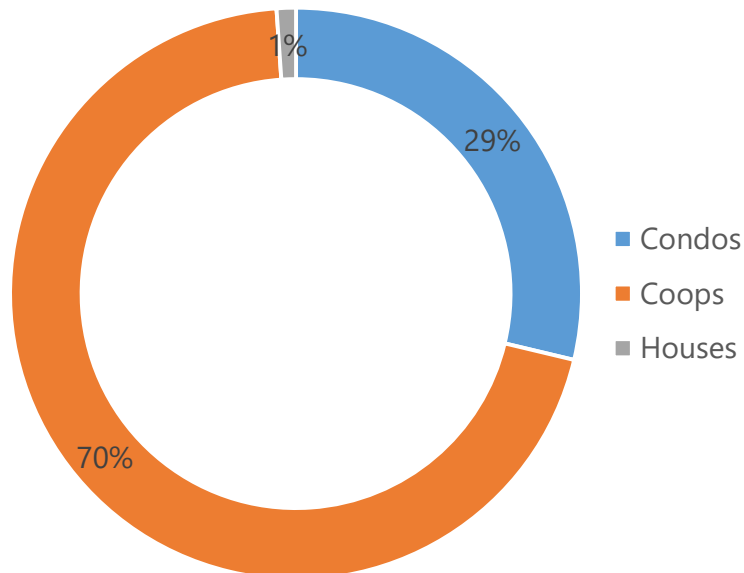


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,782,500	1%	\$1,595	-3%	79
Coops	\$875,478	17%	\$959	1%	193
Houses	\$15,225,000	-6%	\$4,026	70%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
16 E 69 St	1-01383-0060	14-Mar-18	\$39,000,000	House	9,688
730 Park Ave #14C	1-01385-0037	1-Feb-18	\$17,735,000	Coop	
143 E 63 St	1-01398-0024	31-Jan-18	\$15,225,000	House	2,640
784 Park Ave #1617C	1-01388-0037	1-Feb-18	\$14,350,000	Coop	
140 E 63 St #18PH2	1-01397-1583	24-Jan-18	\$12,500,000	Condo	3,252
825 5 Ave #15BC	1-01378-0070	15-Mar-18	\$12,000,000	Coop	
733 Park Ave #29	1-01405-0072	11-Jan-18	\$11,700,000	Coop	
1 E 66 St #17AB	1-01381-0001	27-Feb-18	\$11,250,000	Coop	
110 E 64 St	1-01398-0168	9-Jan-18	\$9,500,000	House	4,935
770-772 Park Ave #PHA	1-01387-0037	20-Mar-18	\$9,000,000	Coop	
140 E 63 St #20PH4	1-01397-1585	29-Mar-18	\$8,858,775	Condo	5,345
920 5 Ave #7B	1-01387-0069	26-Jan-18	\$8,750,000	Coop	
300 E 77 St #5B	1-01451-1015	26-Jan-18	\$6,765,000	Condo	1,456
1355 1 Ave #8FL	1-01447-1109	18-Jan-18	\$6,307,031	Condo	3,135
200 E 62 St #3D	1-01416-1006	8-Jan-18	\$6,000,000	Condo	3,101
955-967 Madison Ave #17C	1-01390-0023	7-Mar-18	\$5,550,000	Coop	
40 E 66 St #3C	1-01380-1008	24-Jan-18	\$5,500,000	Condo	2,458
889-893 Lexington Ave #7C	1-01401-0020	15-Feb-18	\$5,250,000	Coop	
340 E 72 St #6S	1-01446-0038	23-Feb-18	\$4,900,000	Coop	3,000
944-952 Lexington Ave #10B	1-01404-0014	30-Jan-18	\$4,575,000	Coop	
200 E 66 St #B0901	1-01420-1138	15-Feb-18	\$4,575,000	Condo	2,284
781-783 5 Ave #1205	1-01374-0001	20-Feb-18	\$4,450,000	Coop	1,721
340 E 64 St #12L	1-01438-1211	13-Feb-18	\$4,400,000	Condo	1,654
521 Park Ave #4B	1-01395-1112	21-Mar-18	\$4,300,000	Condo	1,536
950 Madison Ave #11E	1-01389-0056	7-Feb-18	\$4,150,000	Coop	
220 E 65 St #5L	1-01419-1728	1-Mar-18	\$4,000,000	Condo	1,327
931-941 Lexington Ave #22K	1-01403-0033	13-Mar-18	\$4,000,000	Coop	
530 E 76 St #34LIL	1-01487-1412	27-Feb-18	\$3,950,000	Condo	2,932
910 5 Ave #8A	1-01387-0001	25-Jan-18	\$3,950,000	Coop	
158-162 E 72 St #PH	1-01406-0050	10-Jan-18	\$3,750,000	Coop	2,600
1056-1064 Lexington Ave #11DEF	1-01410-0014	5-Mar-18	\$3,525,000	Coop	2,100
200 E 66 St #E1907	1-01420-1584	11-Jan-18	\$3,475,000	Condo	1,705
200 E 62 St #23A	1-01416-1090	12-Feb-18	\$3,285,000	Condo	1,689
530 E 76 St #34COS	1-01487-1411	8-Mar-18	\$3,250,000	Condo	2,930
1 E 66 St #10A	1-01381-0001	27-Feb-18	\$3,100,000	Coop	1,430
655-657 Park Ave #5E	1-01402-0001	2-Mar-18	\$3,100,000	Coop	
200 E 62 St #18B	1-01416-1070	1-Feb-18	\$3,075,000	Condo	1,695
200 E 62 St #17B	1-01416-1066	15-Mar-18	\$3,025,000	Condo	1,695
200-210 E 65 St #30W	1-01419-1355	26-Mar-18	\$3,010,000	Condo	1,645
1355 1 Ave #2FL	1-01447-1103	18-Jan-18	\$3,007,000	Condo	2,089
815 Park Ave #3B	1-01409-0069	14-Mar-18	\$2,970,000	Coop	1,970
530 Park Ave #5B	1-01375-1226	28-Feb-18	\$2,950,000	Condo	1,194
10 E 70 St #3A	1-01384-0063	27-Feb-18	\$2,849,000	Coop	2,000
188 E 64 St #4003	1-01398-1113	8-Jan-18	\$2,800,000	Condo	1,386
400 E 67 St #5G	1-01461-1020	5-Feb-18	\$2,708,750	Condo	1,677
245-251 E 72 St #7AB	1-01427-0018	12-Feb-18	\$2,700,000	Coop	2,000
200 E 69 St #28B	1-01423-1274	13-Feb-18	\$2,700,000	Condo	1,653
44 E 67 St #8DE	1-01381-1232	9-Mar-18	\$2,680,000	Condo	1,791
164-172 E 72 St #13B	1-01406-0046	9-Jan-18	\$2,650,000	Coop	
301 E 61 St #12B	1-01436-1425	28-Feb-18	\$2,630,000	Condo	1,458



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Address	BBL	Sale date	Sale price	Property type	Sqft
865 Park Ave #6W	1-01412-0001	28-Feb-18	\$2,550,000	Coop	
700 Park Ave #6B	1-01384-0032	26-Mar-18	\$2,500,000	Coop	
1 E 66 St #3	1-01381-0001	28-Mar-18	\$2,500,000	Coop	
880 5 Ave #17G	1-01384-0001	15-Mar-18	\$2,500,000	Coop	
401 E 74 St #1011D	1-01469-1003	12-Mar-18	\$2,492,500	Coop	
188 E 78 St #6D	1-01412-1118	5-Jan-18	\$2,450,000	Condo	1,503
308 E 79 St #12DJ	1-01453-0043	20-Mar-18	\$2,447,000	Coop	
40 E 78 St #8F	1-01392-1175	3-Jan-18	\$2,425,000	Condo	1,295
200 E 69 St #31A	1-01423-1282	29-Jan-18	\$2,410,000	Condo	1,401
230 E 73 St #11A	1-01427-0030	6-Feb-18	\$2,400,000	Coop	
188 E 70 St #23A	1-01404-1287	26-Mar-18	\$2,400,000	Condo	1,366
200 E 66 St #C0701	1-01420-1244	9-Mar-18	\$2,400,000	Condo	1,347
245-251 E 72 St #15AF	1-01427-0018	15-Feb-18	\$2,375,000	Coop	
1218-1228 3 Ave #7C	1-01405-0040	7-Feb-18	\$2,300,000	Coop	1,550
1329 2 Ave #15UV	1-01425-1002	26-Jan-18	\$2,300,000	Coop	
177 E 77 St #9C	1-01412-1344	24-Jan-18	\$2,275,000	Condo	1,445
315 E 72 St #9H	1-01447-0009	21-Feb-18	\$2,275,000	Coop	1,800
981 Madison Ave #2001	1-01391-0021	5-Mar-18	\$2,200,000	Coop	
1325 1 Ave #C2004	1-01446-0023	10-Jan-18	\$2,175,000	Coop	
210-216 E 73 St #6DEF	1-01427-0038	9-Feb-18	\$2,150,000	Coop	
124 E 79 St #20A	1-01413-1058	9-Feb-18	\$2,100,000	Condo	1,296
880 5 Ave #5K	1-01384-0001	12-Mar-18	\$2,050,000	Coop	
700 Park Ave #19B	1-01384-0032	8-Feb-18	\$2,010,000	Coop	
1270-1278 3 Ave #14DE	1-01408-0033	15-Mar-18	\$2,000,000	Coop	
715 Park Ave #11D	1-01404-1052	4-Jan-18	\$2,000,000	Condo	1,243
400 E 67 St #11E	1-01461-1063	17-Jan-18	\$1,985,000	Condo	1,275
160 E 65 St #29D	1-01399-0033	26-Jan-18	\$1,970,000	Coop	
956 5 Ave #4B	1-01391-0071	1-Mar-18	\$1,950,000	Coop	1,050
785-789 Park Ave #9A	1-01408-0001	22-Mar-18	\$1,950,000	Coop	
304 E 65 St #22A	1-01439-1030	26-Mar-18	\$1,900,000	Condo	1,541
1143-1147 York Ave #3AB	1-01456-0026	16-Feb-18	\$1,890,000	Coop	2,000
1359-1365 3 Ave #18G	1-01432-0045	31-Jan-18	\$1,886,012	Coop	1,425
30-38 E 65 St #9A	1-01379-0051	27-Mar-18	\$1,875,000	Coop	
200 E 62 St #10C	1-01416-1039	2-Jan-18	\$1,864,000	Condo	1,156
188 E 70 St #30A	1-01404-1303	5-Jan-18	\$1,850,000	Condo	1,820
330 E 75 St #38B	1-01449-1193	29-Jan-18	\$1,835,000	Condo	1,160
1050 3 Ave #9D	1-01397-0033	5-Jan-18	\$1,780,000	Coop	2,300
1091-1097 Lexington Ave #2D	1-01411-0053	17-Jan-18	\$1,750,000	Coop	
200 E 62 St #6C	1-01416-1019	12-Jan-18	\$1,730,000	Condo	1,156
330 E 75 St #37B	1-01449-1190	20-Mar-18	\$1,712,500	Condo	1,160
1408 2 Ave #25G	1-01448-0003	28-Mar-18	\$1,690,000	Coop	
333 E 68 St #4E	1-01443-0011	16-Jan-18	\$1,650,000	Coop	1,200
350 E 72 St #12B	1-01446-1022	22-Feb-18	\$1,650,000	Condo	1,327
1325 1 Ave #B209	1-01446-0023	26-Mar-18	\$1,640,000	Coop	1,300
962 5 Ave #11A	1-01392-0001	19-Jan-18	\$1,600,000	Coop	975
829 Park Ave #8D	1-01410-0069	10-Jan-18	\$1,600,000	Coop	
300 E 79 St #3B	1-01453-1004	8-Mar-18	\$1,600,000	Condo	966
315 E 72 St #4F	1-01447-0009	22-Feb-18	\$1,595,000	Coop	
65 E 76 St #8A	1-01391-0031	22-Feb-18	\$1,582,000	Coop	
1030-1048 3 Ave #5A	1-01396-0033	30-Jan-18	\$1,575,000	Coop	



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