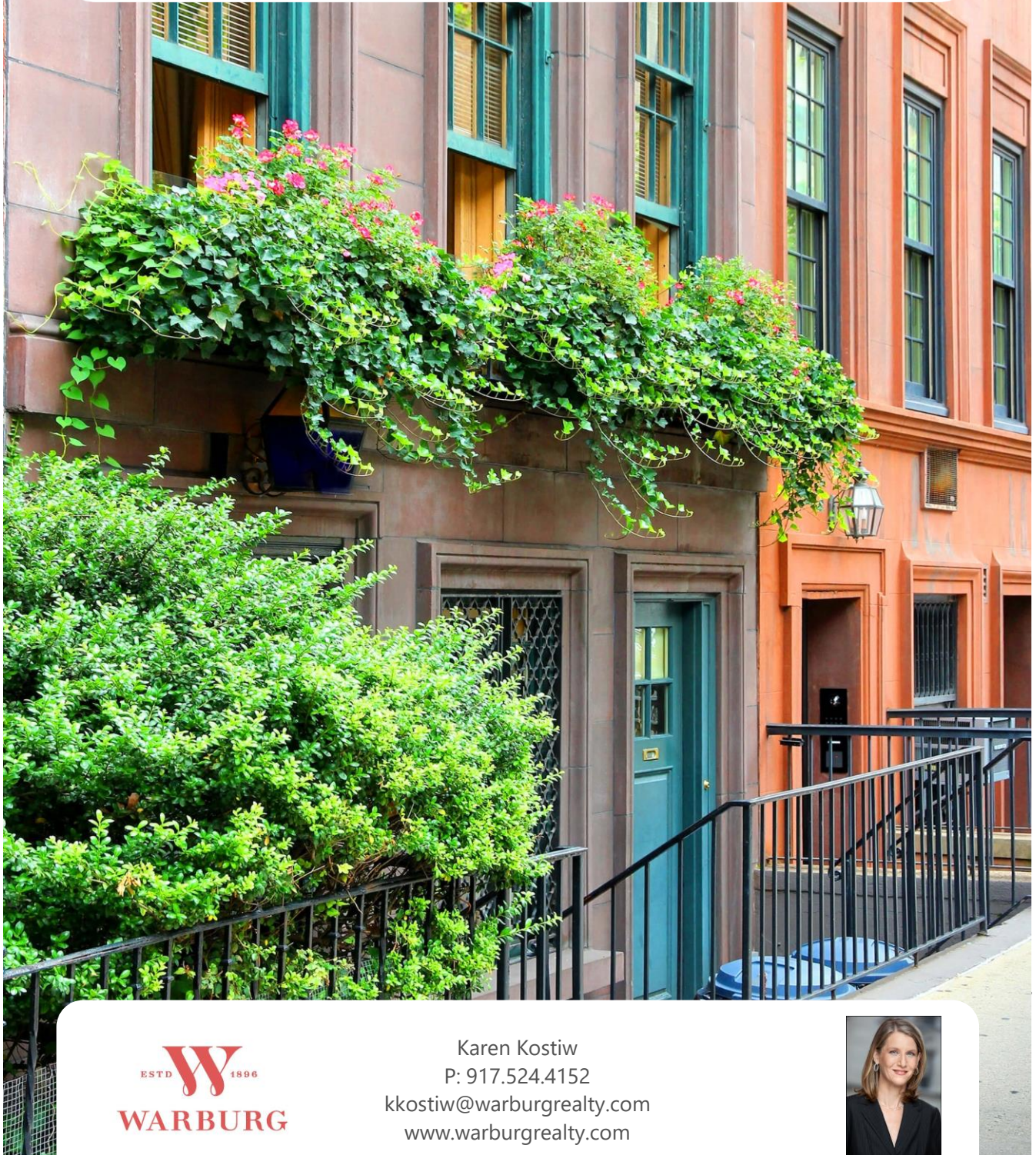


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.24M

2% YoY

NO. OF TRANSACTIONS

327

-20% YoY

MEDIAN PRICE/SQ.FT.

\$1,323

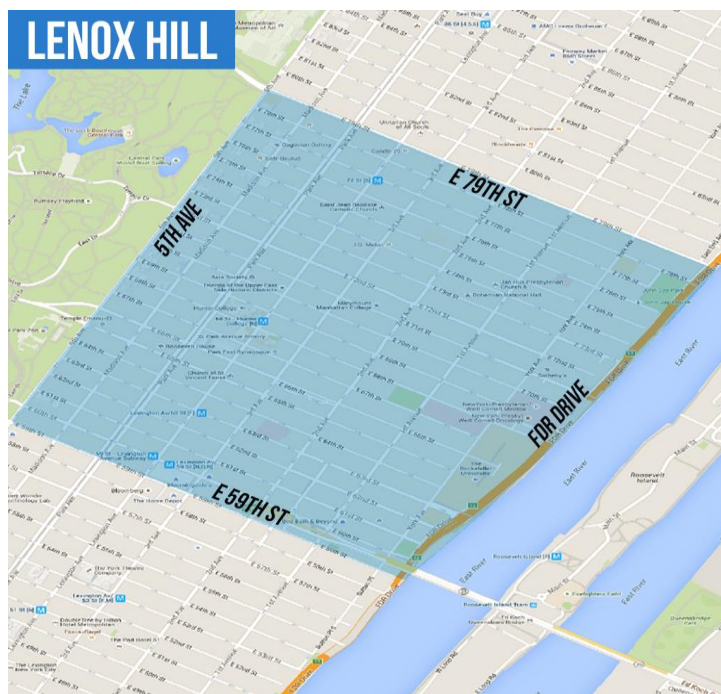
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

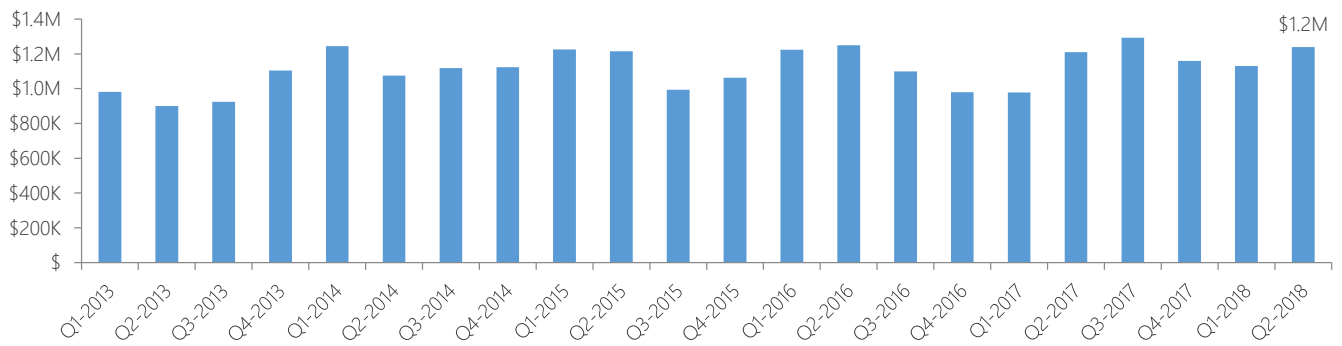


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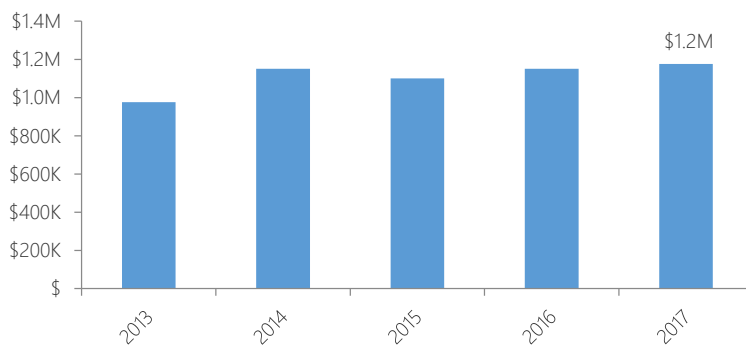


RESIDENTIAL STATS

Median Sale Price by Quarter

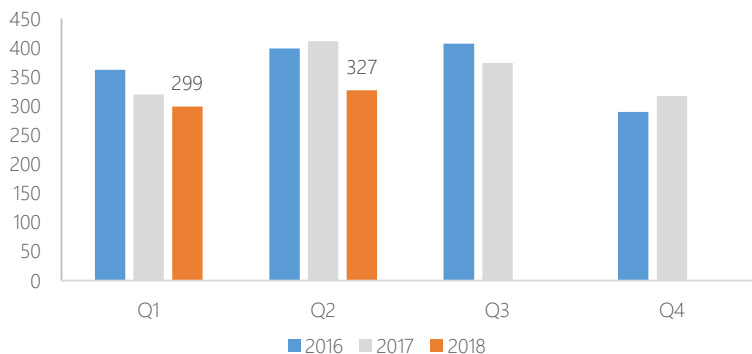


Median Sale Price by Year



Number of Transactions

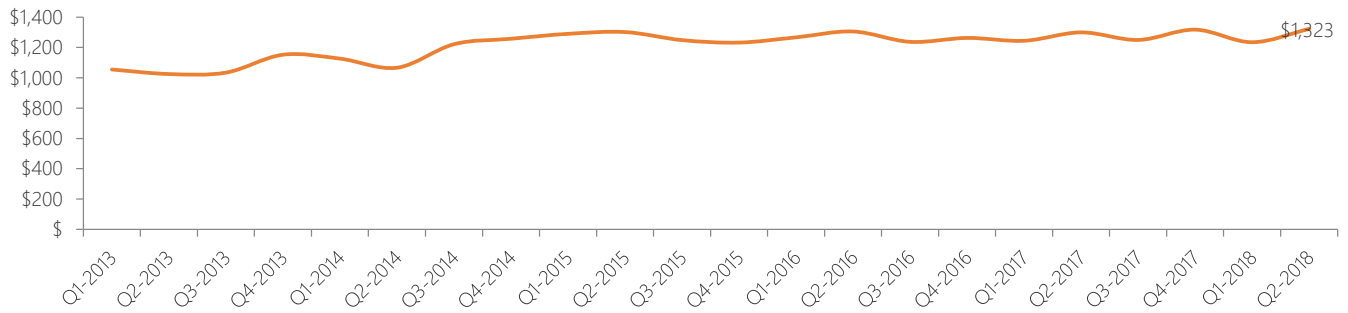
Quarter	2013	2014	2015	2016	2017	2018
Q1	336	397	369	362	320	299
Q2	500	432	439	399	411	327
Q3	528	464	482	407	374	
Q4	470	400	388	290	317	



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Median Sale Price per Square Foot

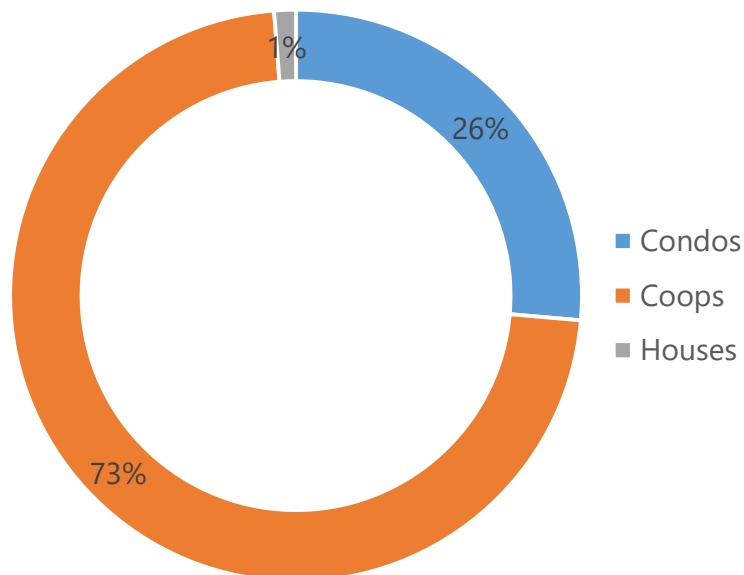


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,867,500	-14%	\$1,487	-8%	86
Coops	\$865,000	-5%	\$1,000	-4%	236
Houses	\$14,762,500	146%	\$2,803	68%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
7 E 67th St	1-01382-0008	4-Apr-18	\$28,500,000	House	7,786
785 Fifth Ave #17AB	1-01374-0069	3-May-18	\$24,500,000	Coop	5,000
834-836 Fifth Ave #7B	1-01379-0001	24-May-18	\$18,750,000	Coop	
16 E 78th St	1-01392-0063	9-May-18	\$18,375,000	House	5,100
515 Park Ave #10	1-01394-1073	5-Apr-18	\$14,625,000	Condo	5,003
730 Park Ave #16B	1-01385-0037	31-May-18	\$12,100,000	Coop	
238 E 68th St	1-01422-0134	26-Jun-18	\$11,150,000	House	5,830
680 Madison Ave #6B	1-01376-0015	18-May-18	\$11,051,263	Coop	3,751
188 E 78th St #7A	1-01412-1120	30-Apr-18	\$8,950,000	Condo	3,732
188 E 78th St #7B	1-01412-1120	30-Apr-18	\$8,950,000	Condo	3,732
40-44 E 61st St #18A	1-01375-1058	18-Apr-18	\$8,500,000	Condo	2,523
200 E 69th St #PHC	1-01423-1324	15-Jun-18	\$8,400,000	Condo	3,158
11 E 68th St #7AE	1-01383-1019	5-Apr-18	\$8,348,094	Condo	2,453
633-637 Park Ave #1STF	1-01400-0069	14-May-18	\$7,956,000	Coop	
200 E 66th St #D2102	1-01420-1382	25-Apr-18	\$7,640,000	Condo	3,665
11 E 68th St #7BW	1-01383-1020	17-Apr-18	\$7,615,891	Condo	2,423
510 Park Ave #PHB	1-01374-0037	7-May-18	\$7,500,000	Coop	
301 E 61st St #19A	1-01436-1430	8-Jun-18	\$7,500,000	Condo	
200 E 66th St #B2102	1-01420-1164	19-Apr-18	\$7,350,000	Condo	3,787
895-899 Lexington Ave #4	1-01401-0054	5-Jun-18	\$7,000,000	Coop	
230 E 68th St	1-01422-0037	25-Jun-18	\$6,925,000	House	3,456
200 E 66th St #B2101	1-01420-1149	30-May-18	\$6,750,000	Condo	3,166
1355 First Ave #19FL	1-01447-1119	16-Apr-18	\$6,618,625	Condo	3,455
1355 First Ave #20FL	1-01447-1120	14-May-18	\$6,559,313	Condo	3,451
920 Fifth Ave #M5	1-01387-0069	1-Jun-18	\$6,500,000	Coop	
775 Park Ave #5D	1-01407-0001	1-May-18	\$6,300,000	Coop	2,900
1003 Lexington Ave #12FL	1-01407-0020	25-Jun-18	\$6,293,000	Coop	
52 E 72nd St #PHB	1-01386-1119	16-May-18	\$6,150,000	Condo	4,270
895-899 Lexington Ave #6EF	1-01401-0054	13-Jun-18	\$6,000,000	Coop	
33 E 70th St #8D	1-01385-1102	11-Apr-18	\$5,850,000	Coop	
145 E 76th St #9A	1-01411-1025	16-May-18	\$5,550,000	Condo	2,461
733 Park Ave #4	1-01405-0072	23-Apr-18	\$5,400,000	Coop	
825 Fifth Ave #12C	1-01378-0070	19-Jun-18	\$5,375,000	Coop	1,400
422 E 72nd St #20F	1-01466-1108	7-May-18	\$4,995,000	Condo	739
200 E 62nd St #20E	1-01416-1081	12-Jun-18	\$4,760,319	Condo	1,315
525 Park Ave #5C	1-01395-1214	24-May-18	\$4,715,000	Condo	1,373
815 Park Ave #9C	1-01409-0069	7-May-18	\$4,700,000	Coop	2,200
580-598 Park Ave #11B	1-01378-0033	23-May-18	\$4,284,750	Coop	
812 Park Ave #10A	1-01389-0038	11-Jun-18	\$4,242,000	Coop	
1091-1097 Lexington Ave #8E	1-01411-0053	5-Jun-18	\$3,980,000	Coop	
145 E 76th St #11	1-01411-1028	5-Apr-18	\$3,825,000	Condo	3,256
116-122 E 63rd St #5C	1-01397-0066	2-May-18	\$3,600,000	Coop	1,900
502 Park Ave #12G	1-01374-1204	31-May-18	\$3,600,000	Condo	1,550
117-123 E 72nd St #5W	1-01407-0008	10-May-18	\$3,400,000	Coop	
200 E 62nd St #18E	1-01416-1073	25-Jun-18	\$3,395,000	Condo	1,936
200 E 62nd St #26A	1-01416-1101	25-Jun-18	\$3,391,791	Condo	1,689
785 Fifth Ave #7E	1-01374-0069	11-Apr-18	\$3,275,000	Coop	
931-941 Lexington Ave #11K	1-01403-0033	12-Apr-18	\$3,200,000	Coop	
200 E 62nd St #23D	1-01416-1092	21-May-18	\$3,182,025	Condo	1,728
188 E 78th St #17C	1-01412-1147	12-Apr-18	\$3,150,000	Condo	1,681



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Address	BBL	Sale date	Sale price	Property type	Sqft
55 E 72nd St #2S	1-01387-0031	23-Apr-18	\$3,150,000	Coop	
829 Park Ave #4B	1-01410-0069	26-Apr-18	\$3,100,000	Coop	
320 E 72nd St #7A	1-01446-0042	21-May-18	\$3,100,000	Coop	
408 E 79th St #15B	1-01473-1631	25-May-18	\$3,050,000	Condo	1,858
955 Fifth Ave #12A	1-01391-0072	11-Jun-18	\$3,000,000	Coop	
930 Fifth Ave #16B	1-01389-0001	14-Jun-18	\$3,000,000	Coop	1,100
420 E 72nd St #10AB	1-01466-0037	3-Apr-18	\$2,995,000	Coop	
200 E 66th St #D2101	1-01420-1362	13-Apr-18	\$2,952,925	Condo	1,528
1334-1344 Third Ave #8K	1-01411-0040	28-Jun-18	\$2,875,000	Coop	
200-210 E 65th St #27E	1-01419-1385	6-Jun-18	\$2,748,275	Condo	1,366
700 Park Ave #4B	1-01384-0032	16-Apr-18	\$2,710,000	Coop	2,750
308 E 72nd St #7D	1-01446-1130	30-May-18	\$2,700,000	Condo	1,662
304 E 65th St #16B	1-01439-1061	30-Apr-18	\$2,700,000	Condo	766
315 E 72nd St #11H	1-01447-0009	8-May-18	\$2,650,000	Coop	
1040 Lexington Ave #9E	1-01409-1103	21-May-18	\$2,600,000	Coop	
1251 Third Ave #14B	1-01427-0001	13-Jun-18	\$2,575,000	Coop	1,700
975-983 Lexington Ave #8A	1-01405-0051	28-Jun-18	\$2,545,000	Coop	
103 E 75th St #4FW	1-01410-0005	18-Jun-18	\$2,425,000	Coop	
1250-1268 Third Ave #16G	1-01407-0033	10-May-18	\$2,413,125	Coop	1,750
605 Park Ave #15A	1-01399-0074	14-Jun-18	\$2,410,000	Coop	
975-983 Lexington Ave #9C	1-01405-0051	27-Jun-18	\$2,380,000	Coop	
118 E 60th St #24BC	1-01394-0007	16-May-18	\$2,350,000	Coop	2,400
975-983 Lexington Ave #10D	1-01405-0051	10-Apr-18	\$2,350,000	Coop	
931-941 Lexington Ave #8Q	1-01403-0033	11-Apr-18	\$2,315,000	Coop	1,750
1325 First Ave #B1105	1-01446-0023	13-Jun-18	\$2,300,000	Coop	
1 E 66th St #5AH	1-01381-0001	24-Apr-18	\$2,300,000	Coop	
333 E 69th St #PHF	1-01444-0015	15-May-18	\$2,300,000	Coop	1,500
65 E 76th St #11C	1-01391-0031	9-Apr-18	\$2,300,000	Coop	
515 E 72nd St #12G	1-01484-1139	25-May-18	\$2,270,000	Condo	687
40 E 78th St #8D	1-01392-1148	14-May-18	\$2,250,000	Condo	1,380
308 E 72nd St #5D	1-01446-1120	24-Apr-18	\$2,250,000	Condo	1,662
1030-1048 Third Ave #20C	1-01396-0033	19-Apr-18	\$2,250,000	Coop	1,600
300 E 64th St #7H	1-01438-3622	7-May-18	\$2,165,000	Condo	1,658
116-122 E 63rd St #2B	1-01397-0066	5-Apr-18	\$2,150,000	Coop	
180 E 79th St #12A	1-01413-0040	11-Apr-18	\$2,150,000	Coop	1,500
1040 Lexington Ave #2D	1-01409-1103	23-May-18	\$2,150,000	Coop	
400 E 67th St #11F	1-01461-1064	24-Apr-18	\$2,129,000	Condo	1,418
53-55 E 66th St #4D	1-01381-0025	2-May-18	\$2,100,000	Coop	
19 E 73rd St #3	1-01388-0112	23-May-18	\$2,071,000	Coop	
930 Fifth Ave #3B	1-01389-0001	22-Jun-18	\$2,000,000	Coop	
404 E 76th St #23A	1-01470-1150	22-May-18	\$1,999,000	Condo	1,476
1296 Second Ave #15F	1-01443-0001	26-Jun-18	\$1,995,000	Coop	1,425
650 Park Ave #15E	1-01381-0038	18-Jun-18	\$1,965,000	Coop	1,200
188 E 70th St #4C	1-01404-1212	24-Apr-18	\$1,960,000	Condo	1,562
710 Park Ave #10C	1-01384-0037	16-Apr-18	\$1,950,000	Coop	
1280-1286 Third Ave #12FG	1-01408-0040	26-Apr-18	\$1,935,000	Coop	
200 E 66th St #E1901	1-01420-1473	10-May-18	\$1,920,000	Condo	1,134
200 E 62nd St #14C	1-01416-1053	23-May-18	\$1,910,000	Condo	1,145
340 E 64th St #32D	1-01438-3204	13-Jun-18	\$1,900,000	Condo	1,594
188 E 64th St #503	1-01398-1079	8-Jun-18	\$1,900,000	Condo	782



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