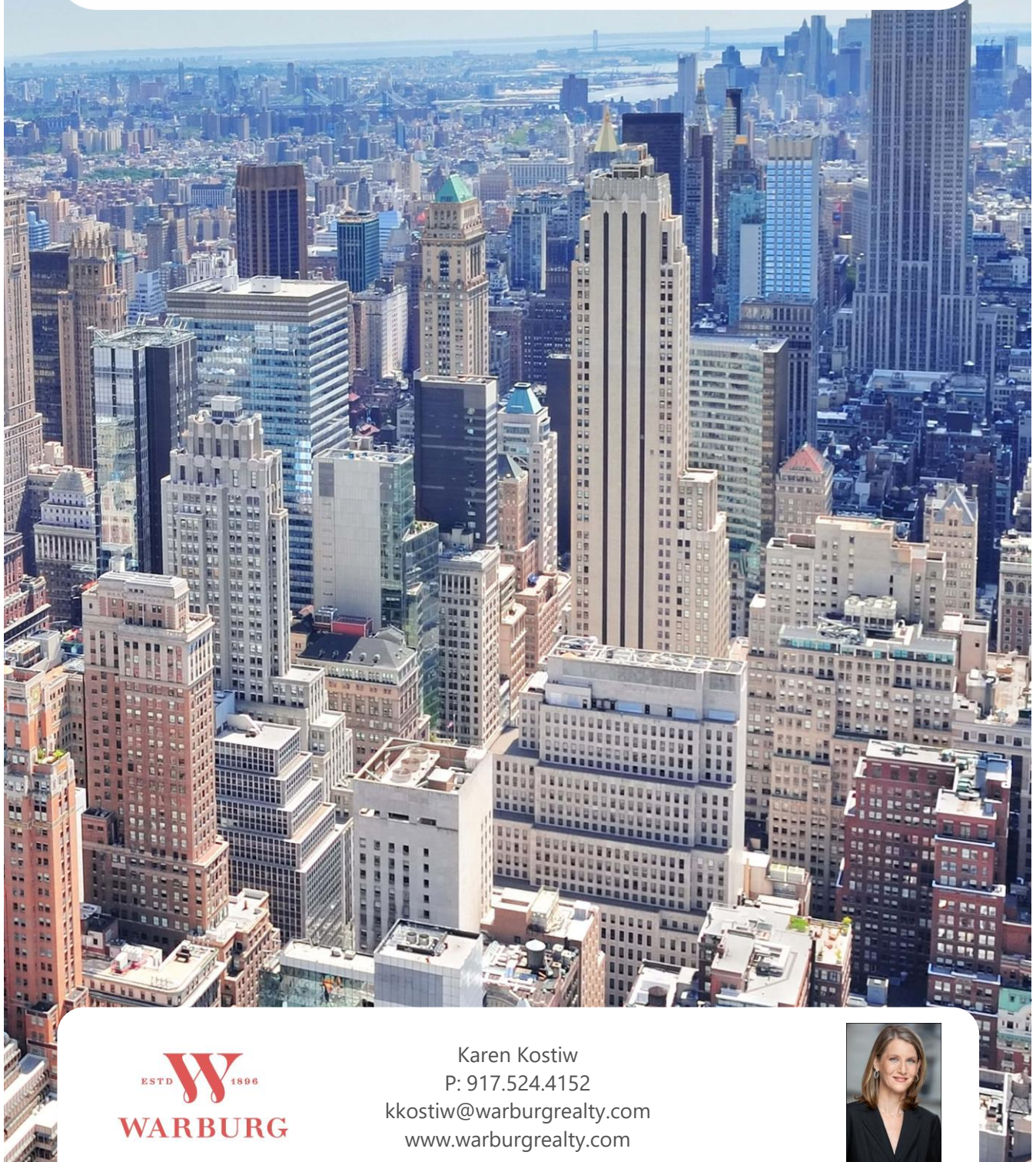


MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Murray Hill, Manhattan

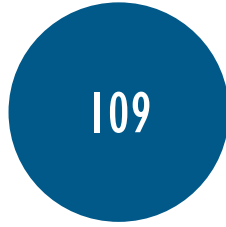
SUMMARY

MEDIAN SALE PRICE



-10% YoY

NO. OF TRANSACTIONS



-2% YoY

MEDIAN PRICE/SQ.FT.



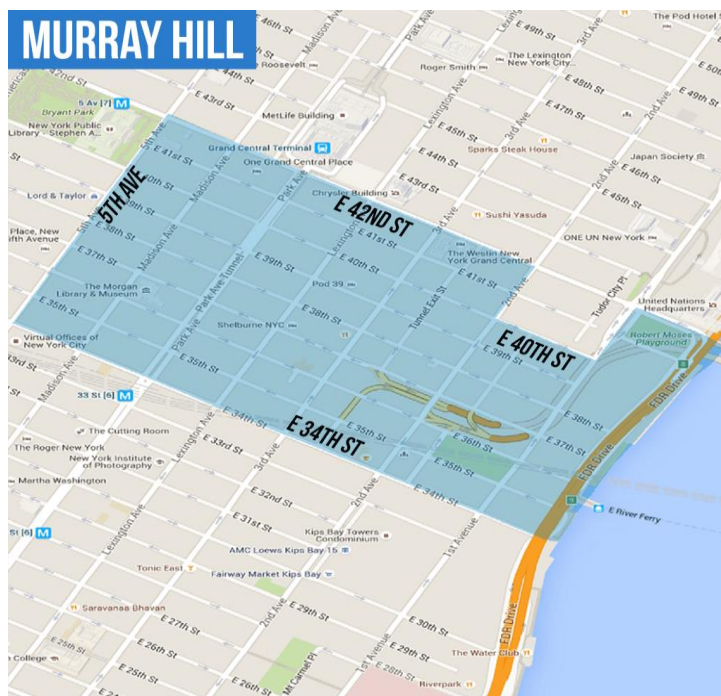
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

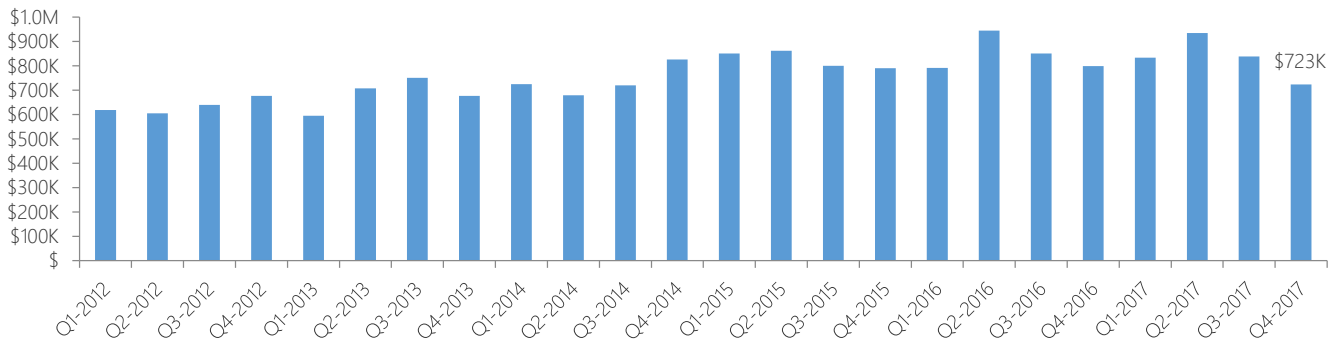


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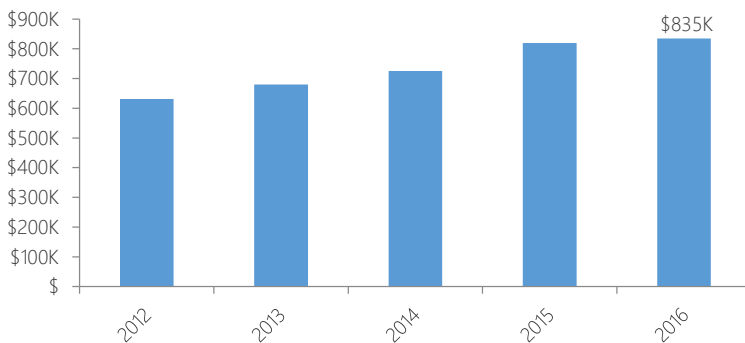


RESIDENTIAL STATS

Median Sale Price by Quarter

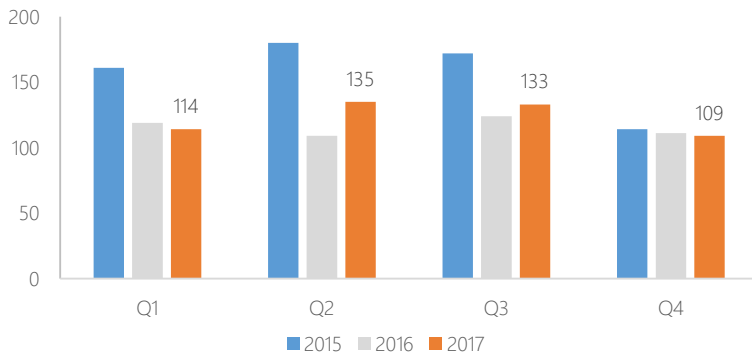


Median Sale Price by Year



Number of Transactions

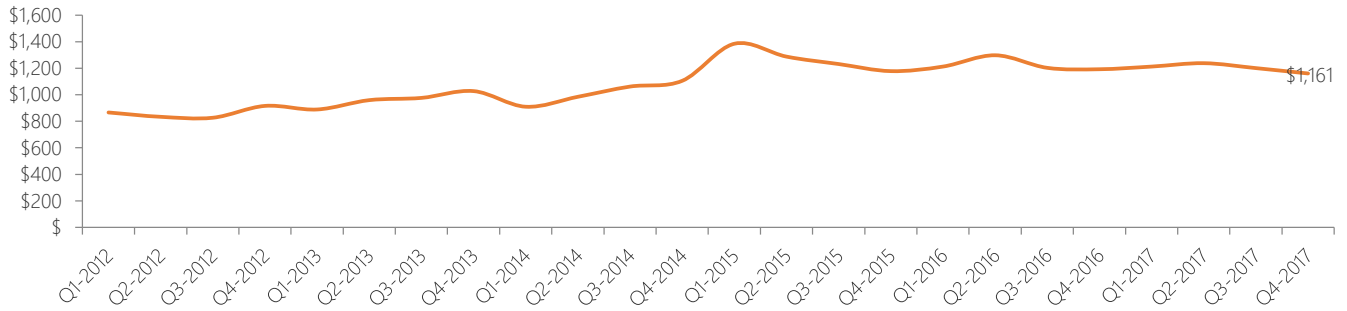
Quarter	2012	2013	2014	2015	2016	2017
Q1	65	93	117	161	119	114
Q2	91	148	135	180	109	135
Q3	137	175	124	172	124	133
Q4	120	132	102	114	111	109



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Median Sale Price per Square Foot

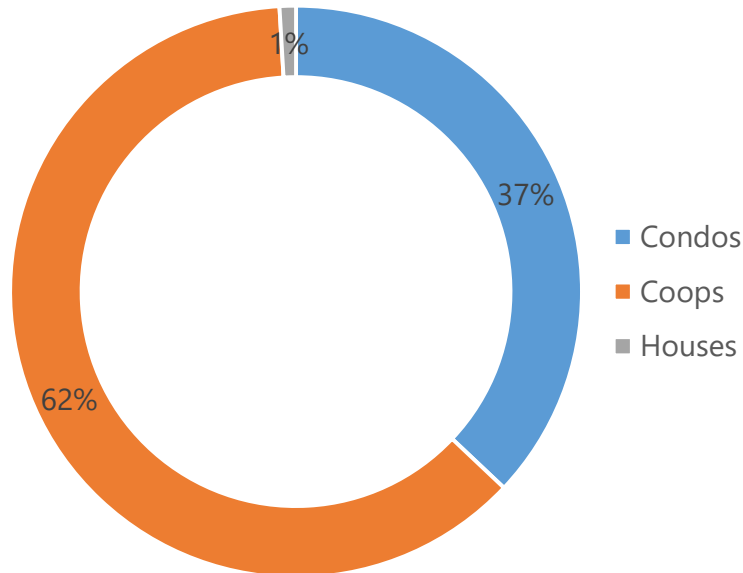


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,175,000	1%	\$1,350	-2%	40
Coops	\$595,192	-3%	\$934	-1%	67
Houses	\$9,750,000	1854%	\$1,218	48772%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
154-156 E 38 St	1-00893-0055	1-Nov-17	\$9,750,000	House	8,004
67 Park Ave #2BC	1-00894-0001	3-Oct-17	\$2,700,000	Coop	
108 E 37 St #6B	1-00892-0079	19-Dec-17	\$2,625,000	Coop	
330 E 38 St #6D	1-00943-1021	28-Nov-17	\$1,970,000	Condo	1,372
77 Park Ave #9D	1-00894-0904	13-Dec-17	\$1,875,000	Condo	1,157
311 E 38 St #27B	1-00944-1113	1-Dec-17	\$1,840,000	Condo	1,534
415 E 37 St #31A	1-00969-1298	30-Nov-17	\$1,800,000	Condo	1,210
415 E 37 St #35F	1-00969-1341	29-Nov-17	\$1,800,000	Condo	1,312
20 E 35 St #6LM	1-00864-1002	16-Nov-17	\$1,737,500	Coop	1,700
235 E 40 St #28A	1-01314-1243	13-Nov-17	\$1,637,500	Condo	1,098
560-572 3 Ave #32A	1-00893-0041	3-Oct-17	\$1,625,000	Coop	1,400
560-572 3 Ave #27A	1-00893-0041	29-Dec-17	\$1,580,000	Coop	1,300
330 E 38 St #14K	1-00943-1147	3-Nov-17	\$1,534,000	Condo	1,134
155 E 38 St #8G	1-00894-1773	14-Dec-17	\$1,500,000	Condo	1,173
425 5 Ave #44D	1-00868-1668	29-Dec-17	\$1,500,000	Condo	980
560-572 3 Ave #2A	1-00893-0041	3-Nov-17	\$1,465,000	Coop	1,400
45 Park Ave #706	1-00892-1333	27-Nov-17	\$1,465,000	Condo	871
225 E 34 St #17I	1-00915-1359	4-Oct-17	\$1,405,000	Condo	907
220-230 Madison Ave #3A	1-00866-0064	21-Dec-17	\$1,320,000	Coop	
425 5 Ave #31E	1-00868-1586	6-Oct-17	\$1,275,000	Condo	817
330 E 38 St #35J	1-00943-1495	22-Dec-17	\$1,275,000	Condo	903
330 E 38 St #5Q	1-00943-1017	27-Oct-17	\$1,270,000	Condo	958
330 E 38 St #7J	1-00943-1044	15-Nov-17	\$1,265,000	Condo	903
330 E 38 St #29J	1-00943-1396	11-Dec-17	\$1,250,000	Condo	903
330 E 38 St #53C	1-00943-1760	3-Nov-17	\$1,230,000	Condo	778
23 Park Ave #B1	1-00891-0001	20-Nov-17	\$1,200,000	Coop	
415 E 37 St #9A	1-00969-1053	15-Dec-17	\$1,197,500	Condo	860
415 E 37 St #28G	1-00969-1272	28-Nov-17	\$1,185,000	Condo	927
415 E 37 St #15L	1-00969-1128	26-Oct-17	\$1,165,000	Condo	959
425 5 Ave #24D	1-00868-1562	10-Oct-17	\$1,150,000	Condo	777
250 E 40 St #18F	1-00920-1094	14-Dec-17	\$1,110,000	Condo	848
330 E 38 St #38G	1-00943-1542	1-Dec-17	\$1,060,000	Condo	772
80 Park Ave #17G	1-00868-1393	28-Dec-17	\$1,060,000	Condo	850
235 E 40 St #16C	1-01314-1133	27-Dec-17	\$1,055,000	Condo	782
235 E 40 St #3B	1-01314-1014	9-Nov-17	\$1,025,000	Condo	770
300 E 40 St #24S	1-00945-1003	24-Oct-17	\$999,000	Coop	850
10-12 Park Ave #9D	1-00864-0035	6-Dec-17	\$985,000	Coop	850
302-310 Lexington Ave #PHB	1-00893-0020	14-Nov-17	\$980,000	Coop	900
35-41 E 38 St #4C	1-00868-1031	20-Oct-17	\$975,000	Condo	774
31 E 37 St #12G	1-00867-0033	6-Dec-17	\$931,069	Coop	
235 E 40 St #3D	1-01314-1016	29-Dec-17	\$925,000	Condo	713
7-9 E 35 St	1-00865-0007	7-Nov-17	\$887,500	Coop	
300 E 40 St #31X	1-00945-1003	27-Dec-17	\$860,000	Coop	720
242-246 Madison Ave #16A	1-00867-0057	20-Nov-17	\$860,000	Coop	900
67 Park Ave #14A	1-00894-0001	25-Oct-17	\$850,000	Coop	900
300 E 40 St #25P	1-00945-1003	27-Oct-17	\$850,000	Coop	
80 Park Ave #14G	1-00868-1364	20-Nov-17	\$850,000	Condo	728
235 E 40 St #8F	1-01314-1067	5-Dec-17	\$839,000	Condo	618
71 Park Ave #3A	1-00894-1909	19-Dec-17	\$760,000	Condo	720
300 E 40 St #28R	1-00945-1003	7-Nov-17	\$737,665	Coop	1,000



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Address	BBL	Sale date	Sale price	Property type	Sqft
220-230 Madison Ave #8C	1-00866-0064	1-Dec-17	\$725,000	Coop	775
132 E 35 St #14K	1-00890-0020	20-Dec-17	\$723,000	Coop	650
273-275 Lexington Ave #23D	1-00892-0025	8-Nov-17	\$705,000	Coop	
20 E 35 St #10F	1-00864-1002	3-Nov-17	\$705,000	Coop	
7-9 E 35 St #6B	1-00865-0007	17-Nov-17	\$700,000	Coop	900
445 5 Ave #17E	1-00869-1066	7-Dec-17	\$690,000	Condo	511
155 E 34 St #7T	1-00890-1120	26-Oct-17	\$665,000	Condo	530
30 E 37 St #10C	1-00866-1083	1-Dec-17	\$660,000	Condo	582
273-275 Lexington Ave #7C	1-00892-0025	13-Dec-17	\$658,000	Coop	800
271 Lexington Ave #9F	1-00891-0066	11-Dec-17	\$645,000	Coop	700
166 E 35 St #2G	1-00890-0049	18-Oct-17	\$635,000	Coop	
105 E 38 St #8A	1-00894-0006	22-Nov-17	\$635,000	Coop	650
105 E 38 St #4A	1-00894-0006	7-Dec-17	\$630,000	Coop	600
30 E 37 St #4D	1-00866-1025	18-Oct-17	\$630,000	Condo	479
220-230 Madison Ave #4R	1-00866-0064	1-Nov-17	\$620,000	Coop	800
144 E 36 St #4D	1-00891-0059	26-Oct-17	\$617,500	Coop	
30 E 37 St #5E	1-00866-1035	20-Dec-17	\$610,000	Condo	490
300 E 40 St #19A	1-00945-1003	9-Nov-17	\$600,000	Coop	600
245 E 35 St #3C	1-00916-0023	24-Oct-17	\$595,384	Coop	
288 Lexington Ave #8B	1-00892-0020	13-Dec-17	\$595,000	Coop	725
686-694 2 Ave #2L	1-00943-0001	28-Dec-17	\$585,363	Coop	
220-230 Madison Ave #6H	1-00866-0064	26-Oct-17	\$565,000	Coop	550
34 E 38 St #4A	1-00867-0046	24-Oct-17	\$560,000	Coop	
242-246 Madison Ave #15K	1-00867-0057	17-Oct-17	\$557,700	Coop	600
220-230 Madison Ave #9K	1-00866-0064	26-Dec-17	\$555,000	Coop	587
242-246 Madison Ave #15J	1-00867-0057	14-Dec-17	\$550,000	Coop	590
144 E 36 St #8D	1-00891-0059	7-Dec-17	\$545,000	Coop	700
225-229 E 36 St #9F	1-00917-0017	31-Oct-17	\$535,000	Coop	775
242-246 Madison Ave #3G	1-00867-0057	16-Oct-17	\$530,000	Coop	
10-12 Park Ave #14F	1-00864-0035	26-Oct-17	\$498,000	Coop	
220-230 Madison Ave #8M	1-00866-0064	2-Oct-17	\$490,000	Coop	
225-229 E 36 St #19E	1-00917-0017	28-Nov-17	\$467,500	Coop	525
296-300 Lexington Ave #2A	1-00893-0017	3-Nov-17	\$467,500	Coop	600
35 Park Ave #17G	1-00891-0003	23-Oct-17	\$465,000	Coop	
10-12 Park Ave #14E	1-00864-0035	14-Nov-17	\$460,000	Coop	
104-106 E 37 St #2E	1-00892-0080	26-Oct-17	\$449,000	Coop	
320 E 35 St #4G	1-00940-0048	13-Nov-17	\$439,000	Coop	550
225-229 E 36 St #12A	1-00917-0017	4-Dec-17	\$415,000	Coop	500
699-705 2 Ave #6G	1-00918-0035	20-Nov-17	\$415,000	Coop	
561-565 3 Ave #3F	1-00918-0001	31-Oct-17	\$415,000	Coop	
240-246 E 35 St #8C	1-00915-0038	4-Oct-17	\$405,000	Coop	525
225-229 E 36 St #2P	1-00917-0017	16-Oct-17	\$395,000	Coop	450
131 E 39 St #2	1-00895-0029	7-Dec-17	\$390,000	Coop	
150 E 37 St #2D	1-00892-1008	14-Dec-17	\$390,000	Condo	362
7 Park Ave #4H	1-00890-0001	7-Nov-17	\$382,500	Coop	400
225-229 E 36 St #11C	1-00917-0017	14-Dec-17	\$380,000	Coop	375
699-705 2 Ave #2F	1-00918-0035	29-Nov-17	\$379,500	Coop	425
245 E 35 St #4J	1-00916-0023	31-Oct-17	\$365,000	Coop	
686-694 2 Ave #5H	1-00943-0001	30-Nov-17	\$355,000	Coop	
225-229 E 36 St #12C	1-00917-0017	2-Nov-17	\$350,000	Coop	375



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