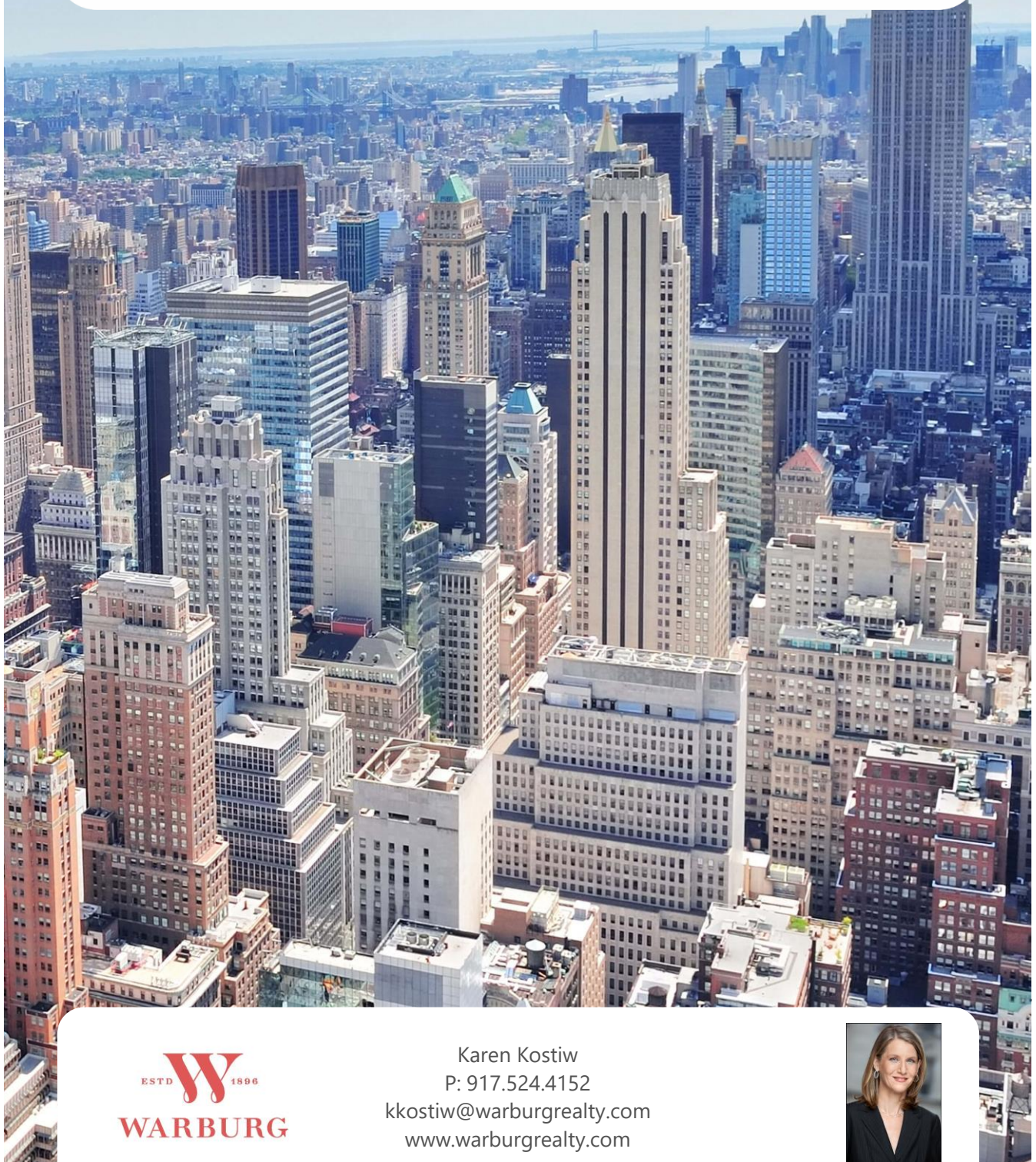


MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Murray Hill, Manhattan

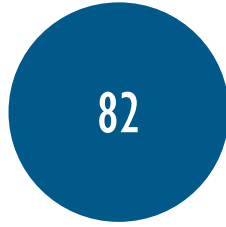
SUMMARY

MEDIAN SALE PRICE



3% YoY

NO. OF TRANSACTIONS



-23% YoY

MEDIAN PRICE/SQ.FT.



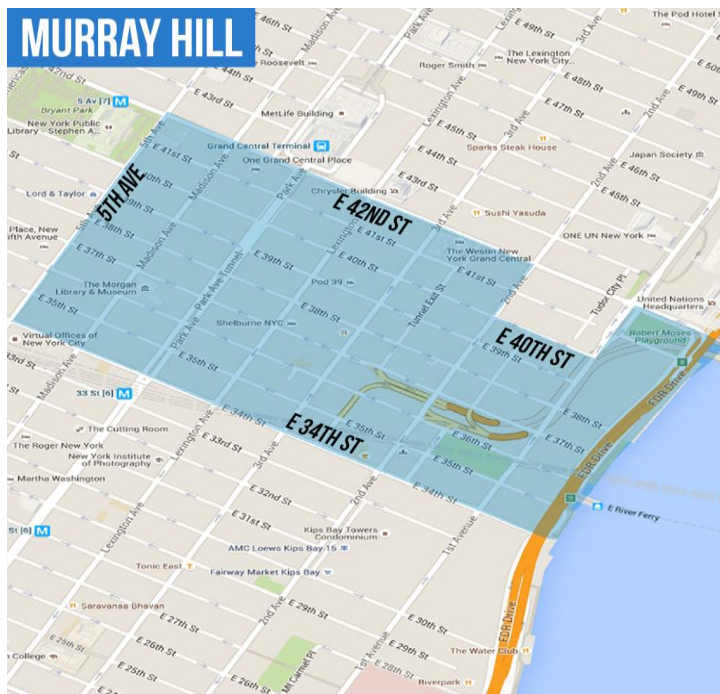
2% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

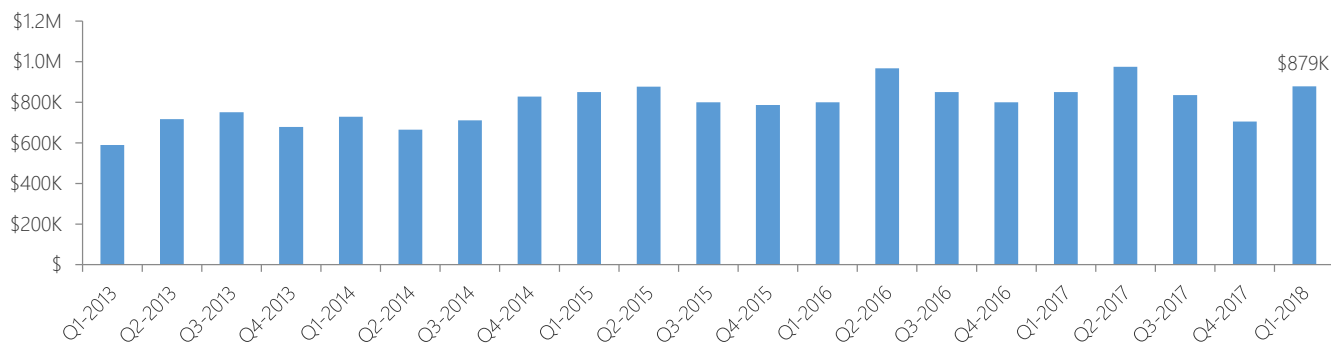


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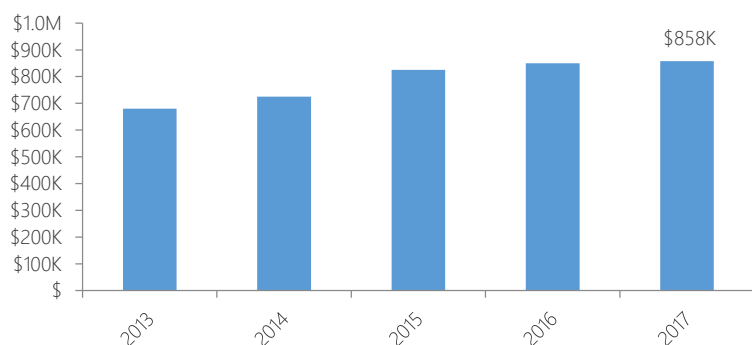


RESIDENTIAL STATS

Median Sale Price by Quarter

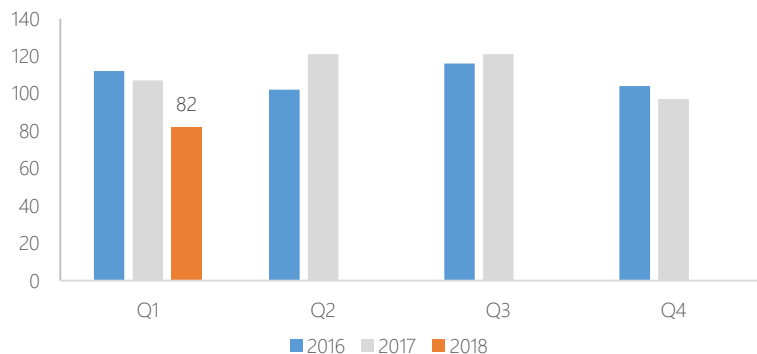


Median Sale Price by Year



Number of Transactions

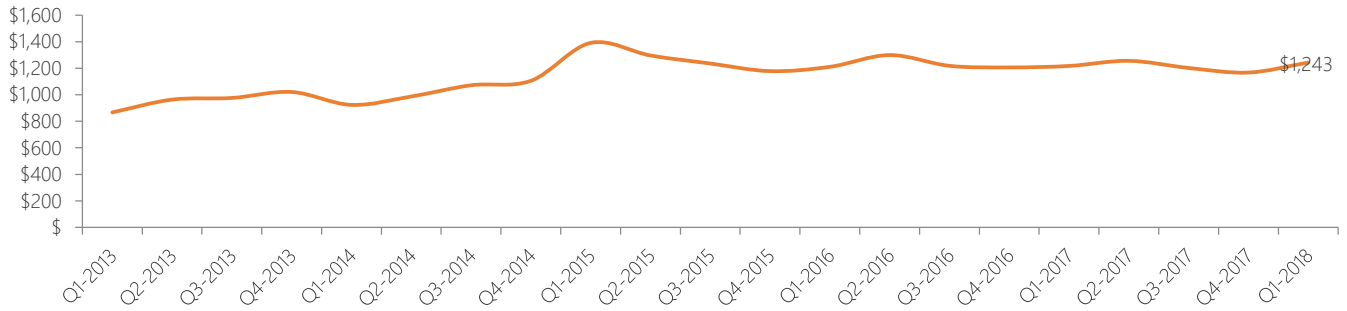
Quarter	2013	2014	2015	2016	2017	2018
Q1	88	107	159	112	107	82
Q2	136	128	170	102	121	
Q3	165	114	163	116	121	
Q4	123	99	111	104	97	



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Median Sale Price per Square Foot

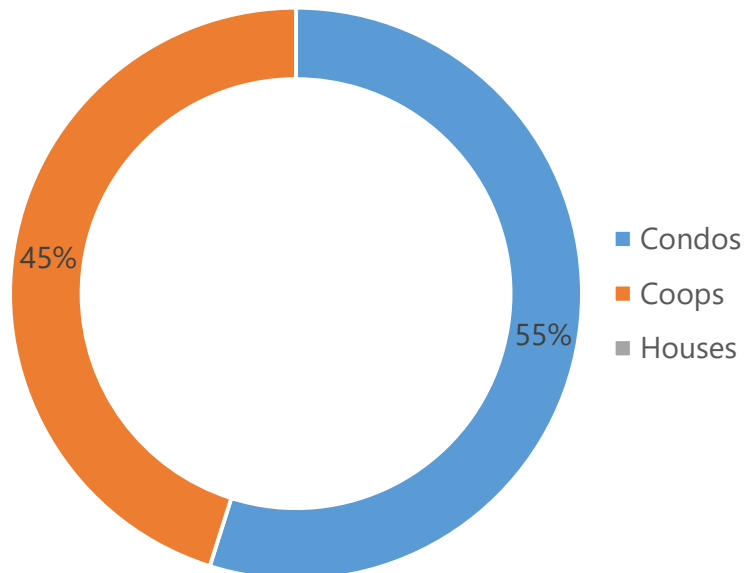


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,105,000	-7%	\$1,315	-4%	45
Coops	\$617,000	10%	\$960	13%	37
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
77 Park Ave #12E	1-00894-1205	20-Feb-18	\$2,135,000	Condo	1,654
250 E 40 St #47A	1-00920-1230	3-Jan-18	\$2,125,000	Condo	1,547
311 E 38 St #PHC	1-00944-1119	9-Feb-18	\$2,050,000	Condo	1,173
120 E 36 St #2DE	1-00891-0077	12-Feb-18	\$1,698,000	Coop	
77 Park Ave #15F	1-00894-1506	21-Feb-18	\$1,650,000	Condo	1,436
330 E 38 St #51K	1-00943-1739	5-Feb-18	\$1,635,000	Condo	1,134
560-572 3 Ave #30A	1-00893-0041	15-Mar-18	\$1,625,000	Coop	
10-12 Park Ave #6KL	1-00864-0035	22-Mar-18	\$1,622,500	Coop	1,100
67 Park Ave #15B	1-00894-0001	6-Mar-18	\$1,525,000	Coop	
330 E 38 St #49B	1-00943-1713	24-Jan-18	\$1,520,000	Condo	971
330 E 38 St #44B	1-00943-1636	11-Jan-18	\$1,480,000	Condo	971
330 E 38 St #40A	1-00943-1569	20-Mar-18	\$1,475,000	Condo	967
330 E 38 St #17B	1-00943-1188	8-Jan-18	\$1,400,000	Condo	971
330 E 38 St #47J	1-00943-1690	26-Feb-18	\$1,394,000	Condo	903
225 E 34 St #7B	1-00915-1218	1-Feb-18	\$1,360,000	Condo	980
537-541 3 Ave #5AB	1-00916-0061	28-Feb-18	\$1,350,000	Coop	1,250
250 E 40 St #29B	1-00920-1156	22-Jan-18	\$1,340,000	Condo	967
250 E 40 St #34B	1-00920-1186	5-Feb-18	\$1,310,000	Condo	967
560-572 3 Ave #19B	1-00893-0041	22-Feb-18	\$1,300,000	Coop	1,100
250 E 40 St #30B	1-00920-1162	8-Mar-18	\$1,250,000	Condo	967
630 1 Ave #8E	1-00968-1072	27-Mar-18	\$1,240,000	Condo	913
77 Park Ave #9H	1-00894-0908	10-Jan-18	\$1,215,000	Condo	848
415 E 37 St #14A	1-00969-1105	8-Jan-18	\$1,200,000	Condo	860
143 E 34 St #10S	1-00890-1419	19-Mar-18	\$1,185,000	Condo	940
235 E 40 St #31B	1-01314-1270	2-Feb-18	\$1,180,000	Condo	1,270
330 E 38 St #20P	1-00943-1252	28-Feb-18	\$1,105,000	Condo	884
300 E 40 St #18J	1-00945-1003	5-Feb-18	\$1,100,000	Coop	1,100
560-572 3 Ave #15D	1-00893-0041	14-Feb-18	\$1,050,000	Coop	1,000
120 E 36 St #5H	1-00891-0077	3-Jan-18	\$1,050,000	Coop	1,100
415 E 37 St #25N	1-00969-1245	12-Feb-18	\$1,025,000	Condo	866
225-229 E 36 St #18K	1-00917-0017	12-Feb-18	\$1,025,000	Coop	975
235 E 40 St #38D	1-01314-1335	5-Jan-18	\$999,000	Condo	715
330 E 38 St #16C	1-00943-1172	31-Jan-18	\$990,000	Condo	768
330 E 38 St #19G	1-00943-1226	26-Feb-18	\$960,000	Condo	772
445 5 Ave #10G	1-00869-1023	26-Jan-18	\$947,777	Condo	606
77 Park Ave #7B	1-00894-0702	23-Feb-18	\$920,000	Condo	708
235 E 40 St #31D	1-01314-1272	18-Jan-18	\$888,000	Condo	715
415 E 37 St #20H	1-00969-1186	30-Jan-18	\$870,000	Condo	702
35-41 E 38 St #12E	1-00868-1109	26-Feb-18	\$850,000	Condo	735
630 1 Ave #33S	1-00968-1459	16-Feb-18	\$850,000	Condo	658
630 1 Ave #33S	1-00968-1459	16-Feb-18	\$850,000	Condo	658
630 1 Ave #27F	1-00968-1360	16-Mar-18	\$850,000	Condo	722
630 1 Ave #18A	1-00968-1212	6-Mar-18	\$840,000	Condo	702
333 E 34 St #12O	1-00940-1163	23-Jan-18	\$825,000	Condo	620
35 Park Ave #10F	1-00891-0003	29-Jan-18	\$820,000	Coop	850
330 E 38 St #29H	1-00943-1394	2-Mar-18	\$799,000	Condo	571
144 E 36 St #8C	1-00891-0059	22-Feb-18	\$785,000	Coop	950
300 E 40 St #19H	1-00945-1003	14-Feb-18	\$770,000	Coop	650
415 E 37 St #19D	1-00969-1171	27-Mar-18	\$750,000	Condo	588
113 E 36 St #5	1-00892-1205	2-Mar-18	\$740,000	Condo	596



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Address	BBL	Sale date	Sale price	Property type	Sqft
11 E 36 St #503	1-00866-1223	20-Mar-18	\$730,000	Condo	521
35 Park Ave #3B	1-00891-0003	12-Feb-18	\$725,000	Coop	800
242-246 Madison Ave #6B	1-00867-0057	27-Mar-18	\$685,000	Coop	
311 E 38 St #5D	1-00944-1023	5-Feb-18	\$675,000	Condo	464
155 E 38 St #10A	1-00894-1789	9-Jan-18	\$653,000	Condo	556
120 E 36 St #7A	1-00891-0077	31-Jan-18	\$650,000	Coop	
137 E 36 St #21H	1-00892-0062	6-Feb-18	\$635,000	Coop	
120 E 36 St #9C	1-00891-0077	24-Jan-18	\$617,000	Coop	
7 Park Ave #112	1-00890-0001	14-Feb-18	\$580,000	Coop	
10-12 Park Ave #9R	1-00864-0035	18-Jan-18	\$550,000	Coop	450
242-246 Madison Ave #11J	1-00867-0057	11-Jan-18	\$517,500	Coop	650
561-565 3 Ave #11E	1-00918-0001	16-Jan-18	\$515,000	Coop	550
320 E 35 St #2F	1-00940-0048	27-Mar-18	\$495,000	Coop	700
320 E 35 St #3G	1-00940-0048	18-Jan-18	\$474,900	Coop	500
240-246 E 35 St #6C	1-00915-0038	26-Jan-18	\$450,000	Coop	500
117 E 37 St #8F	1-00893-0014	7-Mar-18	\$450,000	Coop	450
296-300 Lexington Ave #2D	1-00893-0017	7-Mar-18	\$440,000	Coop	550
220-230 Madison Ave #3O	1-00866-0064	6-Feb-18	\$430,000	Coop	
140-142 E 40 St #10H	1-00895-0066	6-Feb-18	\$415,000	Coop	
288 Lexington Ave #2H	1-00892-0020	22-Feb-18	\$410,000	Coop	450
225-229 E 36 St #1D	1-00917-0017	30-Jan-18	\$400,000	Coop	500
225-229 E 36 St #7H	1-00917-0017	28-Mar-18	\$390,000	Coop	400
222-230 E 35 St #5K	1-00915-0046	27-Feb-18	\$365,000	Coop	
240-246 E 35 St #11H	1-00915-0038	9-Jan-18	\$266,210	Coop	
104-106 E 37 St #5A	1-00892-0080	18-Jan-18	\$179,000	Coop	



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