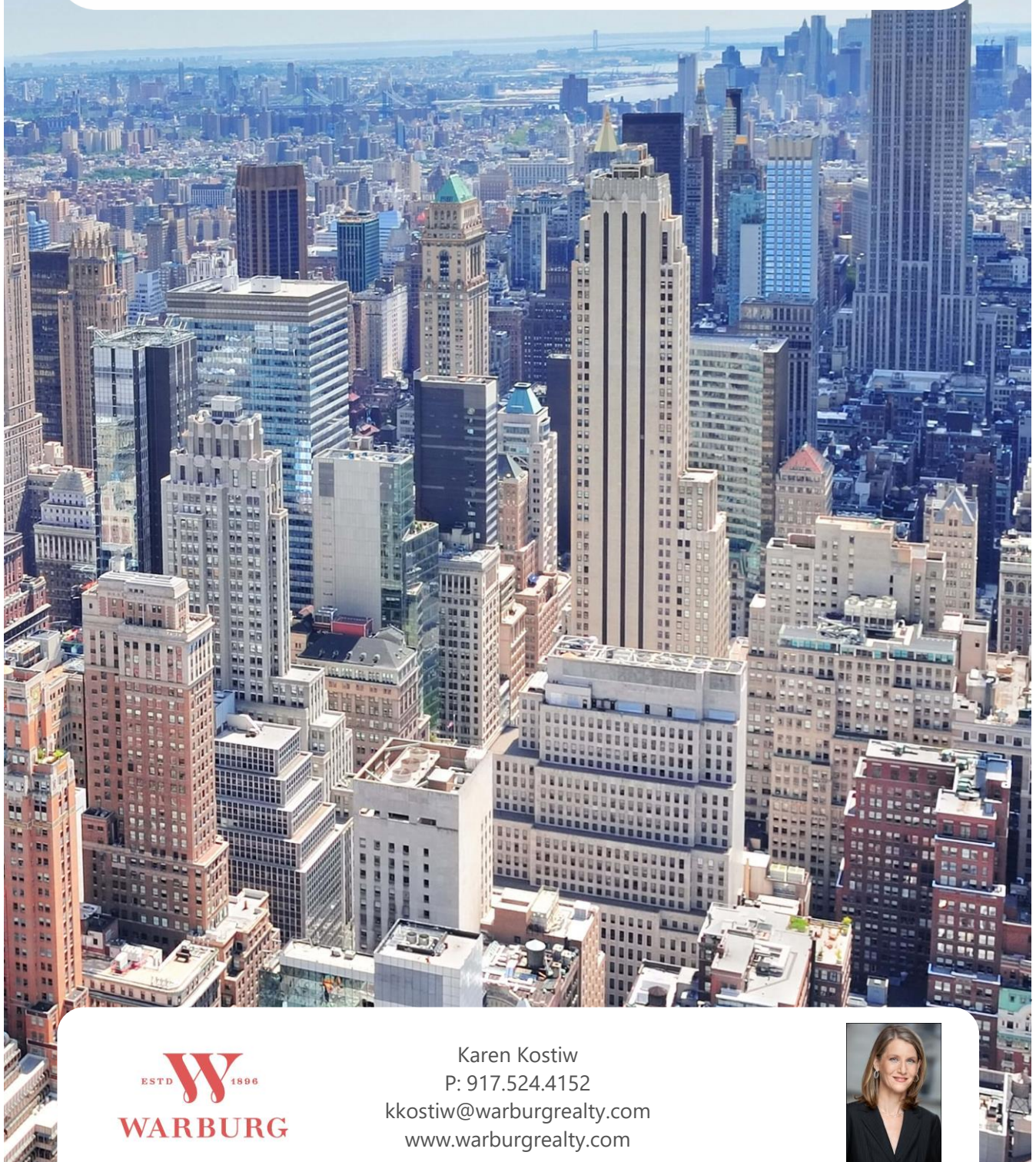


MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Murray Hill, Manhattan

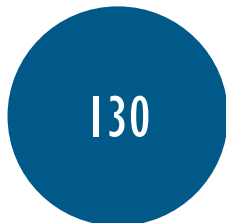
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



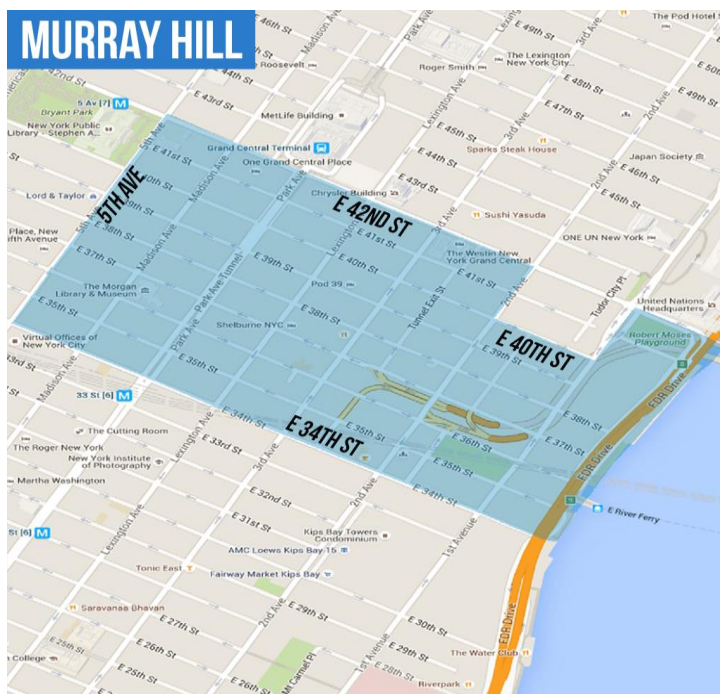
-1% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

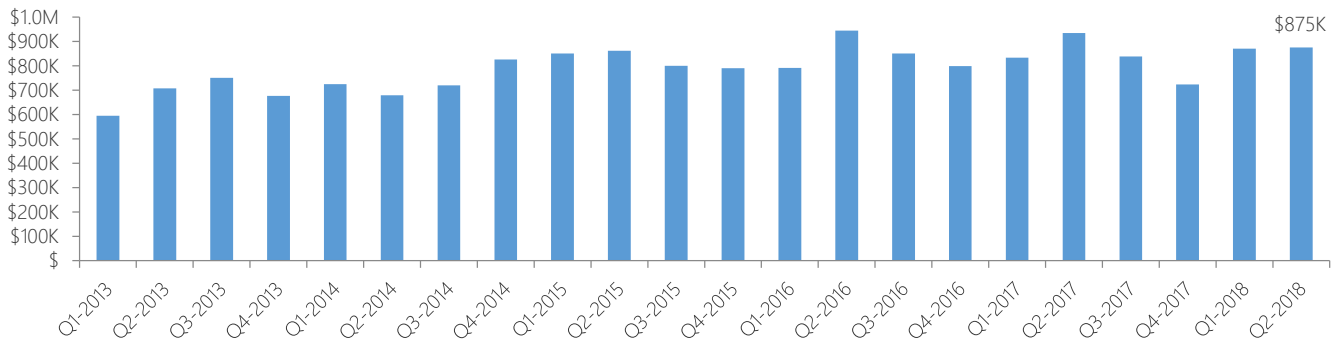


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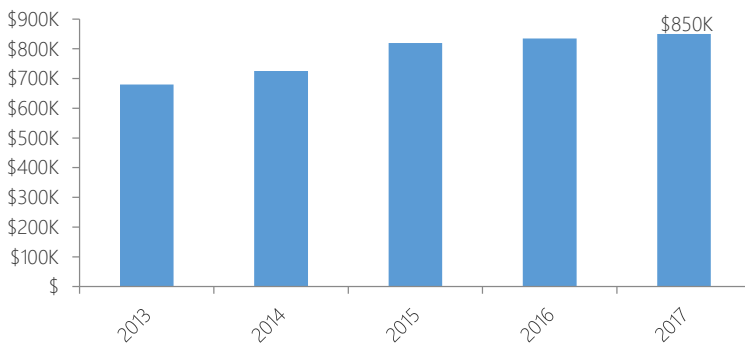


RESIDENTIAL STATS

Median Sale Price by Quarter

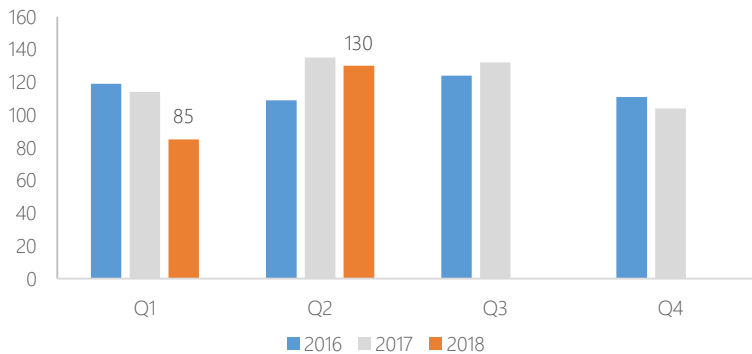


Median Sale Price by Year



Number of Transactions

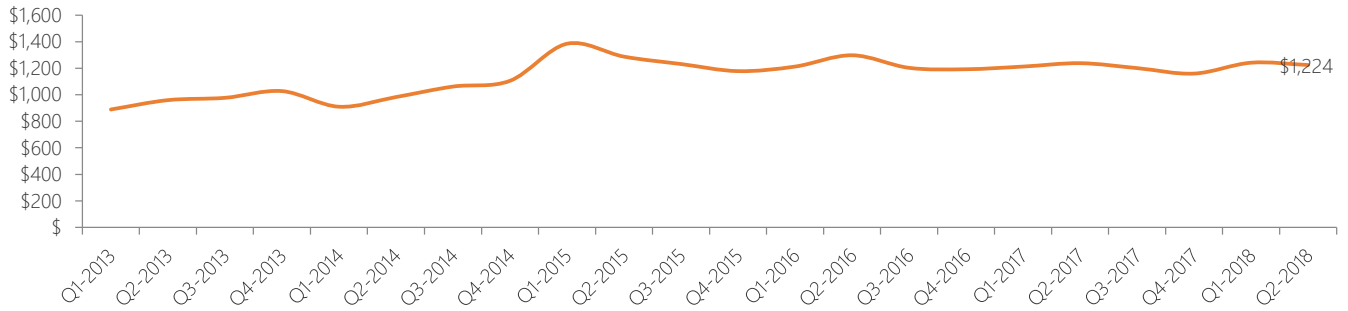
Quarter	2013	2014	2015	2016	2017	2018
Q1	93	117	161	119	114	85
Q2	148	135	180	109	135	130
Q3	175	124	172	124	132	
Q4	132	102	114	111	104	



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Median Sale Price per Square Foot

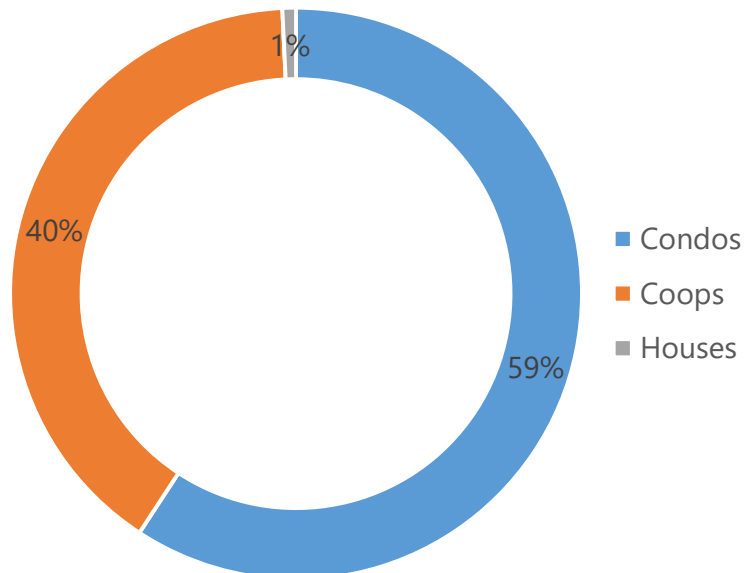


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$990,000	-17%	\$1,312	-6%	77
Coops	\$640,000	-13%	\$952	1%	52
Houses	\$4,800,000	-8%	\$1,978	42%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
156-158 E 36th St	1-00891-0048	3-May-18	\$4,800,000	House	2,427
554-556 Third Ave #PHD	1-00892-1105	7-Jun-18	\$4,350,000	Condo	3,549
45 Park Ave #PH01	1-00892-1398	27-Apr-18	\$3,050,000	Condo	1,519
330 E 38th St #9AQ	1-00943-1069	16-May-18	\$2,970,000	Condo	1,967
220-230 Madison Ave #11HJ	1-00866-0064	5-Jun-18	\$2,885,000	Coop	
330 E 38th St #36Q	1-00943-1518	1-Jun-18	\$2,700,000	Condo	963
67 Park Ave #PH	1-00894-0001	19-Apr-18	\$2,400,000	Coop	2,146
300 E 40th St #28B	1-00945-1003	22-May-18	\$2,000,000	Coop	1,275
330 E 38th St #39E	1-00943-1557	16-May-18	\$1,965,000	Condo	1,171
250 E 40th St #45A	1-00920-1224	1-May-18	\$1,900,000	Condo	1,547
225 E 34th St #16B	1-00915-1226	26-Apr-18	\$1,896,500	Condo	1,431
330 E 38th St #48E	1-00943-1700	31-May-18	\$1,851,000	Condo	1,171
330 E 38th St #36D	1-00943-1506	23-Apr-18	\$1,800,000	Condo	1,372
308 E 38th St #16B	1-00943-1975	9-Apr-18	\$1,798,692	Condo	
308 E 38th St #15B	1-00943-1969	26-Apr-18	\$1,775,025	Condo	
330 E 38th St #8D	1-00943-1055	30-Apr-18	\$1,765,000	Condo	1,372
330 E 38th St #26E	1-00943-1341	25-Jun-18	\$1,745,000	Condo	1,171
308 E 38th St #7B	1-00943-1927	5-Apr-18	\$1,685,000	Condo	
300 E 40th St #22K	1-00945-1003	8-Jun-18	\$1,545,000	Coop	
330 E 38th St #20A	1-00943-1237	7-May-18	\$1,475,000	Condo	1,009
45 Park Ave #1006	1-00892-1350	21-Jun-18	\$1,460,000	Condo	859
685-697 Second Ave #2BC	1-00918-0025	11-May-18	\$1,420,000	Coop	1,500
308 E 38th St #6B	1-00943-1921	13-Apr-18	\$1,400,000	Condo	
308 E 38th St #15F	1-00943-1973	4-May-18	\$1,367,000	Condo	
11 E 36th St #705	1-00866-1237	23-Apr-18	\$1,355,000	Condo	1,071
330 E 38th St #23A	1-00943-1286	10-Apr-18	\$1,350,000	Condo	1,009
415 E 37th St #25G	1-00969-1240	21-May-18	\$1,350,000	Condo	927
308 E 38th St #14F	1-00943-1967	4-May-18	\$1,340,000	Condo	
308 E 38th St #8E	1-00943-1936	5-Jun-18	\$1,334,873	Condo	1,045
308 E 38th St #12F	1-00943-1961	4-May-18	\$1,328,000	Condo	
308 E 38th St #11F	1-00943-1955	4-May-18	\$1,316,000	Condo	
330 E 38th St	1-00943-1828	30-May-18	\$1,300,000	Condo	772
308 E 38th St #10F	1-00943-1949	4-May-18	\$1,299,000	Condo	
308 E 38th St #6E	1-00943-1924	1-May-18	\$1,290,000	Condo	
425 Fifth Ave #34A	1-00868-1522	26-Apr-18	\$1,275,000	Condo	789
225 E 34th St #14J	1-00915-1376	7-Jun-18	\$1,269,000	Condo	845
311 E 38th St #23B	1-00944-1102	6-Jun-18	\$1,265,000	Condo	1,093
308 E 38th St #4E	1-00943-1912	12-Apr-18	\$1,250,000	Condo	
330 E 38th St #8Q	1-00943-1068	2-May-18	\$1,230,000	Condo	958
560-572 Third Ave #10D	1-00893-0041	14-Jun-18	\$1,165,000	Coop	1,050
140-142 E 40th St #2AB	1-00895-0066	12-Apr-18	\$1,145,000	Coop	
415 E 37th St #41N	1-00969-1397	8-May-18	\$1,070,000	Condo	869
273-275 Lexington Ave #2A	1-00892-0025	19-Jun-18	\$999,000	Coop	
105 E 38th St #4C	1-00894-0006	6-Apr-18	\$995,000	Coop	950
425 Fifth Ave #21E	1-00868-1576	18-May-18	\$990,000	Condo	737
155 E 38th St #14J	1-00894-1829	3-May-18	\$990,000	Condo	690
330 E 38th St #25F	1-00943-1325	18-Apr-18	\$990,000	Condo	774
144 E 36th St #5A	1-00891-0059	21-Jun-18	\$985,000	Coop	
273-275 Lexington Ave #4A	1-00892-0025	15-Jun-18	\$980,000	Coop	942
330 E 38th St #36C	1-00943-1505	23-Apr-18	\$980,000	Condo	768



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Address	BBL	Sale date	Sale price	Property type	Sqft
20 E 35th St #7K	1-00864-1002	5-Jun-18	\$960,375	Coop	850
155 E 34th St #11P	1-00890-1197	28-Jun-18	\$940,000	Condo	820
20 E 35th St #14A	1-00864-1002	21-May-18	\$925,000	Coop	1,000
415 E 37th St #25H	1-00969-1241	17-Apr-18	\$915,000	Condo	702
330 E 38th St #15G	1-00943-1160	24-May-18	\$910,000	Condo	772
308 E 38th St #8D	1-00943-1935	3-Apr-18	\$899,000	Condo	
308 E 38th St #4C	1-00943-1910	4-Apr-18	\$890,000	Condo	
630 First Ave #17P	1-00968-1209	18-Apr-18	\$882,500	Condo	765
308 E 38th St #12C	1-00943-1958	22-May-18	\$879,331	Condo	
308 E 38th St #8F	1-00943-1937	14-Jun-18	\$877,939	Condo	
308 E 38th St #7D	1-00943-1929	5-Apr-18	\$875,335	Condo	
308 E 38th St #6D	1-00943-1923	13-Apr-18	\$875,000	Condo	
308 E 38th St #3C	1-00943-1904	18-Apr-18	\$868,513	Condo	
132 E 35th St #9F	1-00890-0020	15-Jun-18	\$865,000	Coop	750
415 E 37th St #11N	1-00969-1091	22-Jun-18	\$865,000	Condo	866
155 E 38th St #4B	1-00894-1724	15-May-18	\$862,000	Condo	746
308 E 38th St #11C	1-00943-1952	3-May-18	\$851,077	Condo	
630 First Ave #27S	1-00968-1369	27-Jun-18	\$850,000	Condo	658
235 E 40th St #4F	1-01314-1027	5-Apr-18	\$845,000	Condo	618
20 E 35th St #9K	1-00864-1002	27-Jun-18	\$840,000	Coop	850
330 E 38th St #31M	1-00943-1433	29-Jun-18	\$839,000	Condo	629
31 E 37th St #15A	1-00867-0033	20-Jun-18	\$830,000	Coop	850
308 E 38th St #3D	1-00943-1905	4-Apr-18	\$830,000	Condo	
415 E 37th St #8B	1-00969-1041	12-Jun-18	\$830,000	Condo	707
330 E 38th St #45M	1-00943-1662	12-Jun-18	\$825,000	Condo	629
300 E 40th St #17P	1-00945-1003	8-May-18	\$825,000	Coop	750
308 E 38th St #4D	1-00943-1911	4-Apr-18	\$825,000	Condo	
308 E 38th St #8C	1-00943-1934	10-Apr-18	\$820,576	Condo	
308 E 38th St #4F	1-00943-1913	18-Apr-18	\$818,891	Condo	
308 E 38th St #9C	1-00943-1940	11-Apr-18	\$811,514	Condo	
308 E 38th St #7C	1-00943-1928	8-May-18	\$810,742	Condo	
308 E 38th St #5C	1-00943-1916	12-Jun-18	\$806,000	Condo	
308 E 38th St #6C	1-00943-1922	11-Apr-18	\$800,221	Condo	
11 E 36th St #603	1-00866-1229	11-Apr-18	\$795,000	Condo	521
55 Park Ave #11E	1-00893-0002	25-Apr-18	\$790,000	Coop	1,225
560-572 Third Ave #25G	1-00893-0041	21-May-18	\$745,000	Coop	800
308 E 38th St #5F	1-00943-1919	20-Apr-18	\$743,833	Condo	
132 E 35th St #13L	1-00890-0020	28-Jun-18	\$710,000	Coop	
7-9 E 35th St #10D	1-00865-0007	5-Jun-18	\$695,000	Coop	900
300 E 40th St #30E	1-00945-1003	11-May-18	\$692,500	Coop	650
155 E 38th St #14A	1-00894-1821	2-Apr-18	\$680,000	Condo	556
35-41 E 38th St #7B	1-00868-1060	13-Apr-18	\$670,000	Condo	522
7 Park Ave #19D	1-00890-0001	5-Apr-18	\$668,888	Coop	
300 E 40th St #22L	1-00945-1003	30-Apr-18	\$655,000	Coop	600
166 E 35th St #3E	1-00890-0049	22-May-18	\$640,000	Coop	
120 E 36th St #8F	1-00891-0077	22-Jun-18	\$630,000	Coop	725
560-572 Third Ave #12F	1-00893-0041	27-Jun-18	\$623,000	Coop	650
220-230 Madison Ave #7R	1-00866-0064	20-Apr-18	\$620,000	Coop	
250 E 40th St #6C	1-00920-1025	16-May-18	\$611,000	Condo	447
250 E 40th St #15C	1-00920-1073	27-Apr-18	\$610,000	Condo	447



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