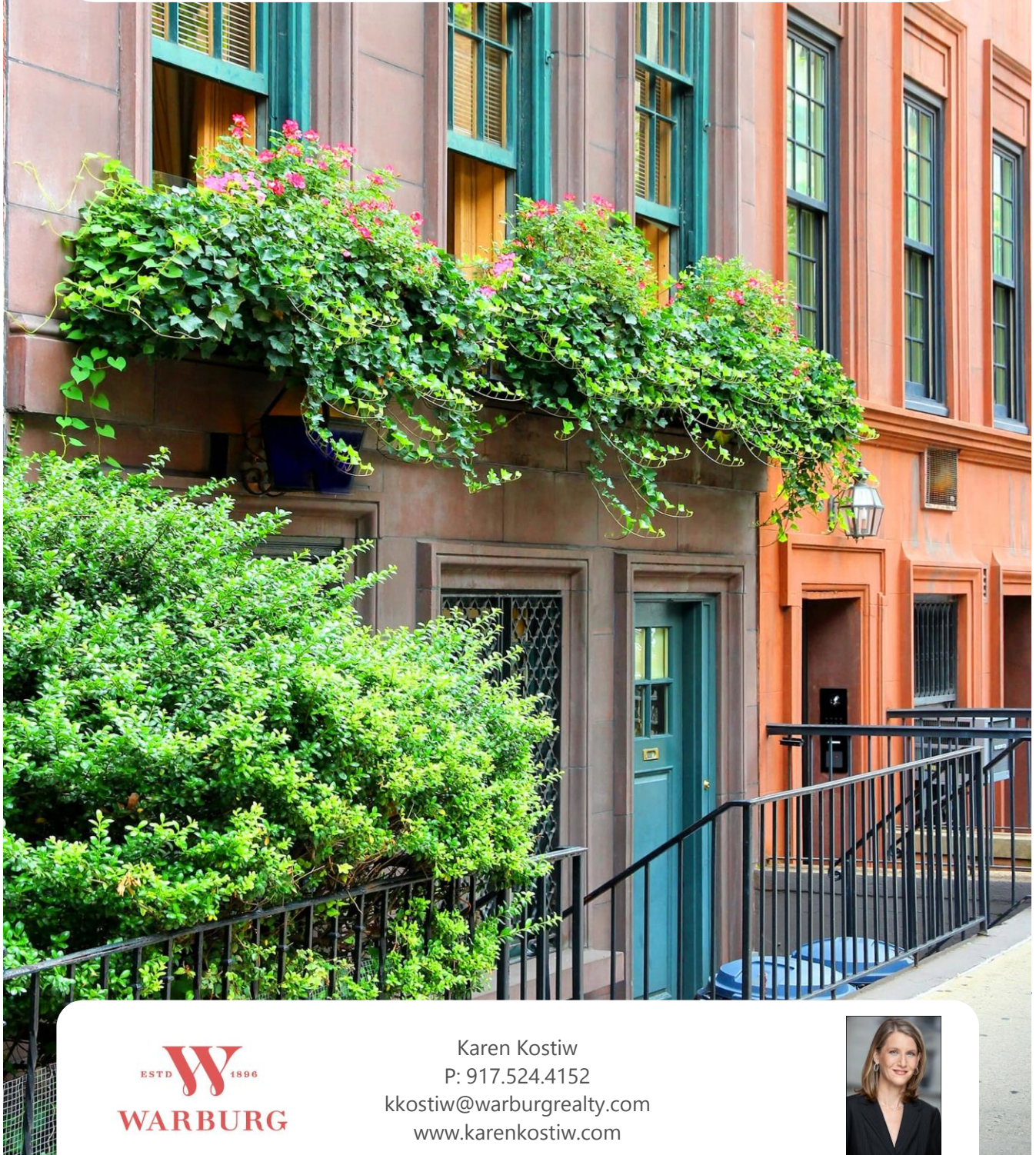


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

3rd Quarter 2018



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2018

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

-7% YoY

NO. OF TRANSACTIONS

338

-10% YoY

MEDIAN PRICE/SQ.FT.

\$1,211

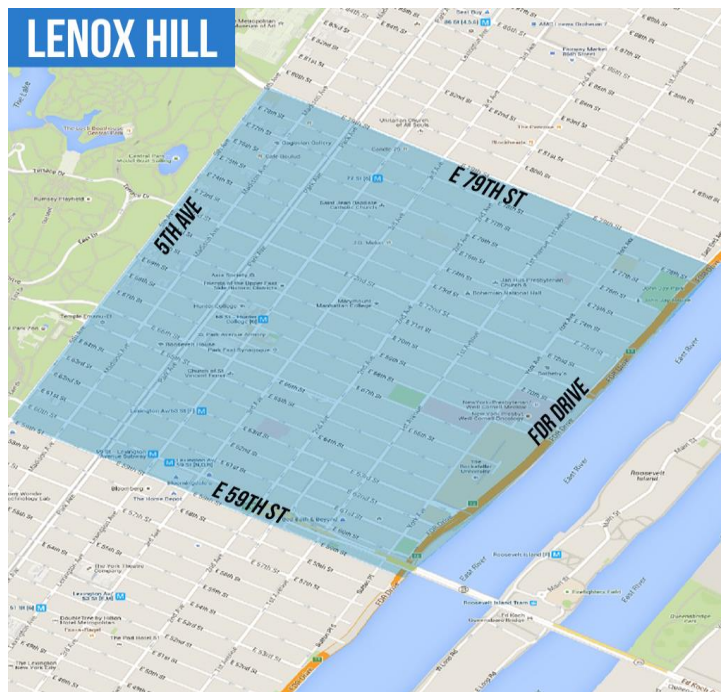
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

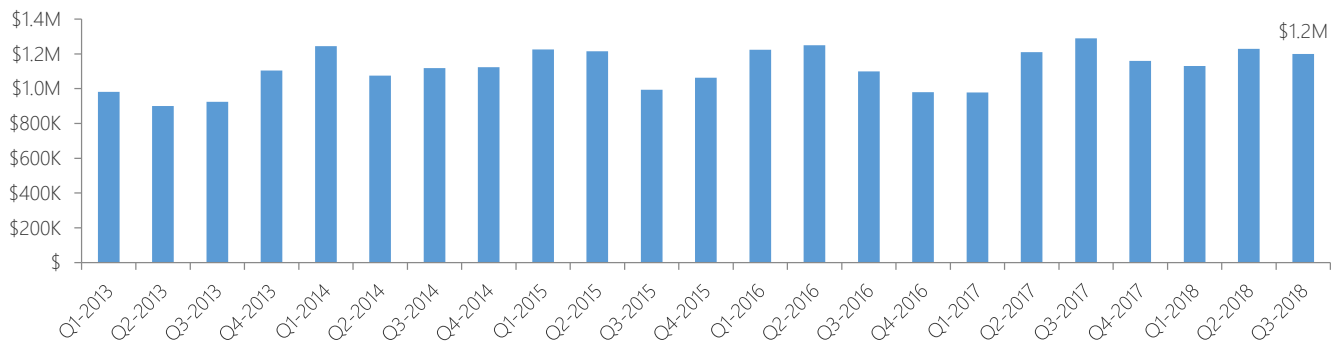


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

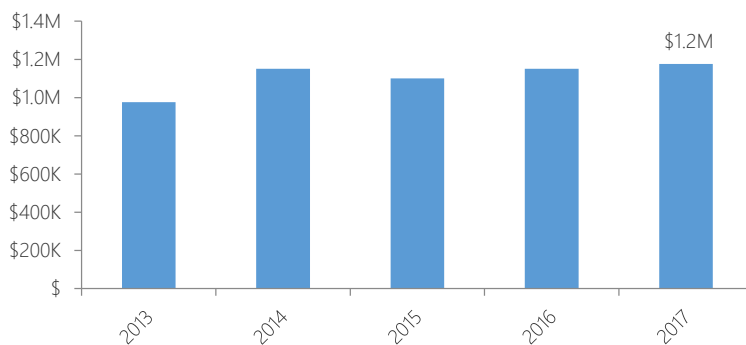


RESIDENTIAL STATS

Median Sale Price by Quarter

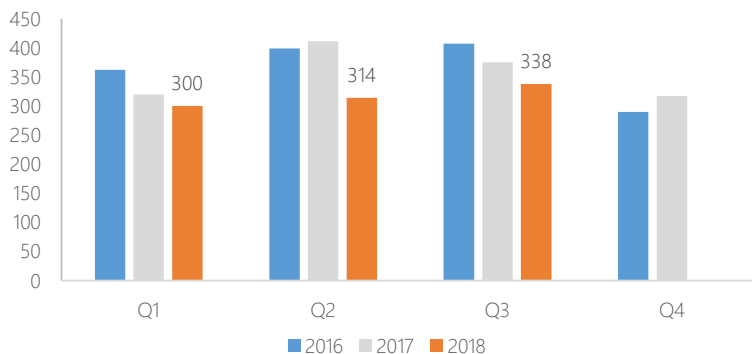


Median Sale Price by Year



Number of Transactions

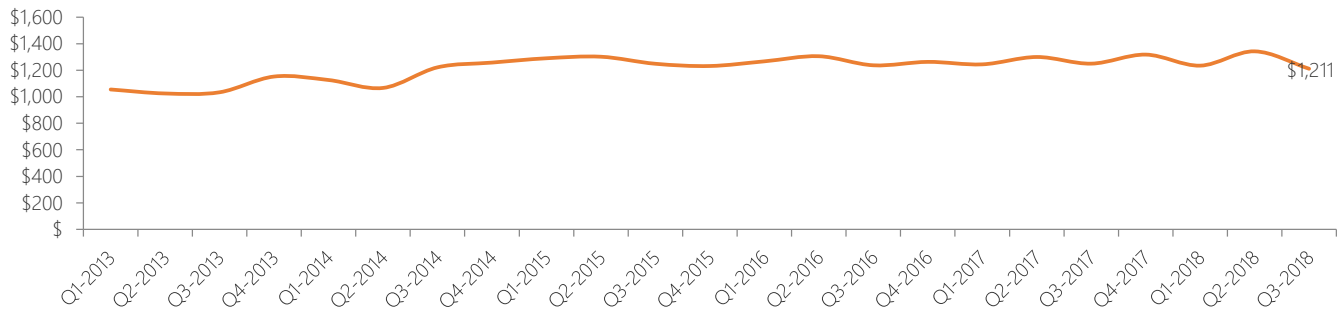
Quarter	2013	2014	2015	2016	2017	2018
Q1	336	397	369	362	320	300
Q2	500	432	439	399	411	314
Q3	528	464	482	407	375	338
Q4	470	400	388	290	317	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

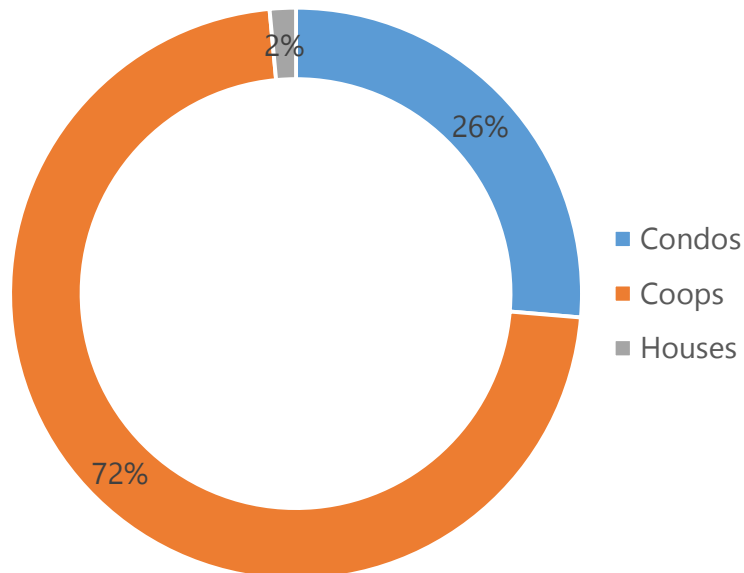


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,650,000	-22%	\$1,465	-11%	89
Coops	\$999,000	11%	\$1,017	-1%	244
Houses	\$31,950,000	414%	\$3,357	55%	5

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
13 E 75th St	1-01390-0111	30-Aug-18	\$74,000,000	House	6,763
110 E 76th St	1-01410-0068	16-Aug-18	\$40,250,000	House	11,991
4 E 74th St	1-01388-0067	27-Sep-18	\$31,950,000	House	9,413
520 Park Ave #22	1-01375-1417	12-Sep-18	\$20,000,000	Condo	
640 Park Ave #7	1-01381-0035	27-Jul-18	\$20,000,000	Coop	
520 Park Ave #18	1-01375-1413	30-Aug-18	\$16,905,950	Condo	
823 Park Ave #1	1-01410-1301	27-Aug-18	\$13,750,000	Condo	7,324
888 Park Ave #14C	1-01393-0033	12-Jul-18	\$13,500,000	Coop	
174 E 64th St	1-01398-0145	6-Sep-18	\$12,750,000	House	6,440
907 Fifth Ave #12E	1-01386-0069	24-Sep-18	\$12,200,000	Coop	
635 Park Ave #4	1-01400-0069	27-Sep-18	\$11,000,000	Coop	
920 Fifth Ave #6B	1-01387-0069	15-Aug-18	\$9,452,500	Coop	
33 E 70th St #4A	1-01385-1102	18-Sep-18	\$9,200,000	Coop	3,836
154 E 74th St	1-01408-0149	18-Sep-18	\$9,000,000	House	3,800
930 Fifth Ave #12A	1-01389-0001	29-Aug-18	\$8,450,000	Coop	
133 E 64th St #6A	1-01399-0013	2-Aug-18	\$8,000,000	Coop	
733 Park Ave #22FL	1-01405-0072	22-Aug-18	\$7,237,500	Coop	
140 E 63rd St #19PH3	1-01397-1584	25-Jul-18	\$6,600,000	Condo	2,817
45 E 66th St #2W	1-01381-1104	13-Aug-18	\$6,500,000	Coop	
880 Fifth Ave #20B	1-01384-0001	4-Sep-18	\$6,300,000	Coop	
770 Park Ave #1213C	1-01387-0037	3-Jul-18	\$6,200,000	Coop	
1019-1027 Lexington Ave #5A	1-01408-0020	17-Aug-18	\$5,675,000	Coop	3,250
23 E 74th St #3FG4G	1-01389-1001	24-Jul-18	\$5,350,000	Coop	1,400
907 Fifth Ave #6B	1-01386-0069	14-Sep-18	\$5,200,000	Coop	
200 E 79th St #7A	1-01433-1121	2-Jul-18	\$4,900,000	Condo	1,920
200 E 79th St #9C	1-01433-1129	7-Sep-18	\$4,850,000	Condo	2,215
188 E 78th St #27A	1-01412-1164	25-Sep-18	\$4,800,000	Condo	2,530
200 E 62nd St #20D	1-01416-1080	25-Sep-18	\$4,770,000	Condo	1,745
52 E 72nd St #15	1-01386-1121	12-Jul-18	\$4,453,750	Condo	2,430
140 E 63rd St #5G	1-01397-1521	24-Sep-18	\$4,100,000	Condo	804
400 E 67th St #28A	1-01461-1122	12-Sep-18	\$4,000,000	Condo	2,285
605 Park Ave #7	1-01399-0074	2-Jul-18	\$3,817,000	Coop	
840 Park Ave #8B	1-01391-0034	7-Aug-18	\$3,800,000	Coop	2,000
1355 First Ave #2FL	1-01447-1103	3-Jul-18	\$3,800,000	Condo	2,089
200 E 62nd St #30B	1-01416-1116	10-Jul-18	\$3,650,000	Condo	1,695
563 Park Ave #SR1	1-01397-0001	27-Sep-18	\$3,550,000	Coop	
926-928 Madison Ave #SRH5	1-01388-0056	19-Jul-18	\$3,450,000	Coop	
40 E 62nd St #5W	1-01376-1203	27-Jul-18	\$3,350,000	Condo	2,048
168 E 74th St #5B	1-01408-0041	15-Aug-18	\$3,350,000	Coop	2,000
315 E 72nd St #20GH	1-01447-0009	30-Aug-18	\$3,325,000	Coop	2,500
200 E 62nd St #24A	1-01416-1094	13-Sep-18	\$3,300,000	Condo	1,689
860 Fifth Ave #3K	1-01382-0069	11-Jul-18	\$3,300,000	Coop	1,800
139 E 66th St #9S	1-01401-0032	7-Sep-18	\$3,250,000	Coop	
515 E 72nd St #34D	1-01484-1331	4-Sep-18	\$3,250,000	Condo	1,883
815 Park Ave #5A	1-01409-0069	9-Aug-18	\$3,250,000	Coop	2,000
196 E 75th St #10FG	1-01409-0040	27-Aug-18	\$3,000,000	Coop	
502 Park Ave #16D	1-01374-1230	14-Aug-18	\$3,000,000	Condo	1,153
1040 Lexington Ave #8E	1-01409-1103	14-Aug-18	\$2,940,000	Coop	2,000
300 E 77th St #4D	1-01451-1013	23-Aug-18	\$2,900,000	Condo	2,544
1065 Lexington Ave #9A	1-01410-1102	3-Jul-18	\$2,872,500	Coop	1,750



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 66th St #B0706	1-01420-1226	18-Sep-18	\$2,775,000	Condo	1,463
35 E 75th St #8C	1-01390-0023	28-Aug-18	\$2,750,000	Coop	
200 E 66th St #A0301	1-01420-1012	16-Jul-18	\$2,750,000	Condo	1,679
66 E 79th St #2N	1-01393-0043	20-Aug-18	\$2,700,000	Coop	1,600
142 E 71st St #11A	1-01405-0051	23-Jul-18	\$2,700,000	Coop	1,800
40 E 78th St #14D	1-01392-1153	16-Jul-18	\$2,625,000	Condo	1,162
29 E 64th St #11D	1-01379-0021	11-Jul-18	\$2,600,000	Coop	
330 E 75th St #36A	1-01449-1186	12-Jul-18	\$2,500,001	Condo	1,588
2 E 61st St #2803	1-01375-0067	5-Sep-18	\$2,500,000	Coop	
408 E 79th St #19A	1-01473-1617	13-Sep-18	\$2,500,000	Condo	1,685
200 E 66th St #C1005	1-01420-1325	13-Jul-18	\$2,500,000	Condo	1,482
167 E 61st St #30C	1-01396-0033	7-Aug-18	\$2,495,000	Coop	1,700
201 E 66th St #21M	1-01421-0001	29-Aug-18	\$2,475,000	Coop	
955 Lexington Ave #2BC	1-01404-0052	9-Aug-18	\$2,475,000	Coop	
315 E 69th St #12HAB	1-01444-0008	26-Jul-18	\$2,450,000	Coop	
55 E 72nd St #12AN	1-01387-0031	2-Jul-18	\$2,425,000	Coop	
4 E 70th St #8A	1-01384-0065	6-Sep-18	\$2,395,000	Coop	
404 E 76th St #32A	1-01470-1183	2-Aug-18	\$2,350,000	Condo	1,865
213 E 71st St #5	1-01426-0009	14-Sep-18	\$2,345,000	Coop	2,000
137 E 66th St #3A	1-01401-0027	20-Sep-18	\$2,312,000	Coop	
235 E 73rd St #12A	1-01428-0017	24-Jul-18	\$2,300,000	Coop	
150 E 69th St #11Q	1-01403-0033	17-Aug-18	\$2,300,000	Coop	
1251 Third Ave #24B	1-01427-0001	11-Sep-18	\$2,287,500	Coop	
3 E 71st St #4A	1-01386-0006	10-Sep-18	\$2,275,000	Coop	
700 Park Ave #17B	1-01384-0032	26-Jul-18	\$2,250,000	Coop	
103 E 75th St #8FE	1-01410-0005	14-Aug-18	\$2,211,735	Coop	2,200
360 E 72nd St #C3500	1-01446-0023	27-Jul-18	\$2,200,000	Coop	1,250
825 Fifth Ave #12A	1-01378-0070	1-Aug-18	\$2,150,000	Coop	1,275
150 E 77th St #12A	1-01411-0053	11-Sep-18	\$2,140,000	Coop	1,600
605 Park Ave #10C	1-01399-0074	3-Jul-18	\$2,075,000	Coop	1,500
124 E 79th St #18B	1-01413-1062	15-Aug-18	\$2,050,000	Condo	1,296
301 E 61st St #4B	1-01436-1410	30-Jul-18	\$2,000,000	Condo	
110 E 71st St #18	1-01405-1019	9-Aug-18	\$2,000,000	Condo	1,052
401 E 60th St #16D	1-01455-1082	6-Aug-18	\$2,000,000	Condo	1,562
40 E 78th St #12B	1-01392-1125	17-Aug-18	\$1,975,000	Condo	1,208
124 E 79th St #7D	1-01413-1046	27-Jul-18	\$1,975,000	Condo	1,264
1251 Third Ave #22D	1-01427-0001	9-Aug-18	\$1,950,000	Coop	1,400
200 E 66th St #B0601	1-01420-1135	14-Sep-18	\$1,950,000	Condo	1,134
213 E 71st St #3	1-01426-0009	4-Sep-18	\$1,925,000	Coop	
176 E 77th St #3H	1-01411-0040	8-Aug-18	\$1,900,000	Coop	1,300
333 E 69th St #12F	1-01444-0015	7-Sep-18	\$1,900,000	Coop	
300 E 62nd St #2502	1-01436-1096	13-Sep-18	\$1,890,000	Condo	1,595
875 Fifth Ave #1819G	1-01383-0069	17-Sep-18	\$1,850,000	Coop	
200 E 62nd St #7C	1-01416-1024	13-Jul-18	\$1,805,000	Condo	1,156
118 E 60th St #34C	1-01394-0007	21-Sep-18	\$1,800,000	Coop	
35 E 68th St #4A	1-01383-0025	22-Aug-18	\$1,800,000	Coop	1,000
370 E 76th St #A1501	1-01450-0023	18-Jul-18	\$1,750,000	Coop	1,100
301 E 64th St #9G	1-01439-0001	16-Jul-18	\$1,750,000	Coop	1,450
785 Park Ave #5C	1-01408-0001	22-Aug-18	\$1,750,000	Coop	
304 E 65th St #4D	1-01439-1117	28-Sep-18	\$1,750,000	Condo	769



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

