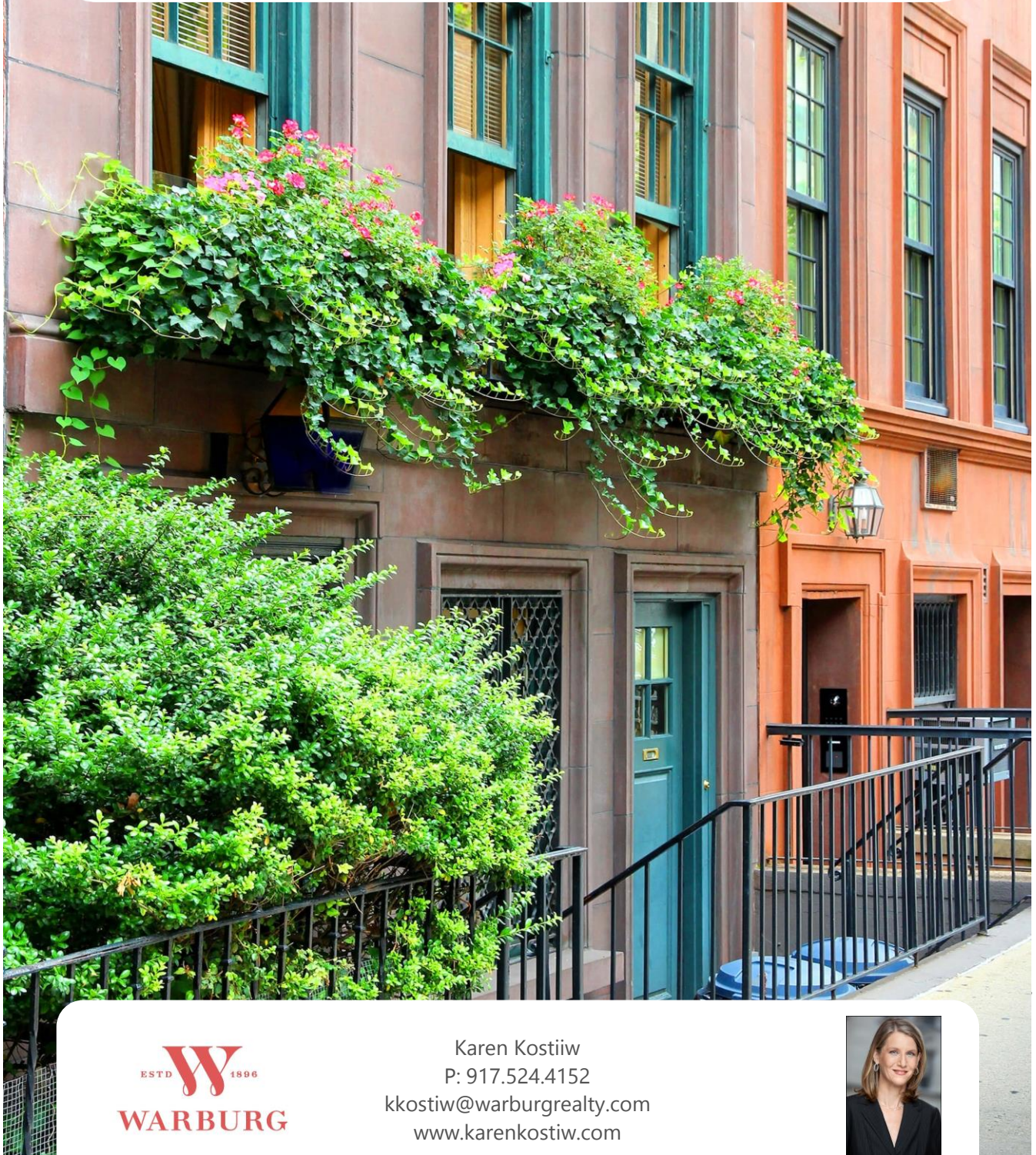


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

3% YoY

NO. OF TRANSACTIONS

310

-2% YoY

MEDIAN PRICE/SQ.FT.

\$1,307

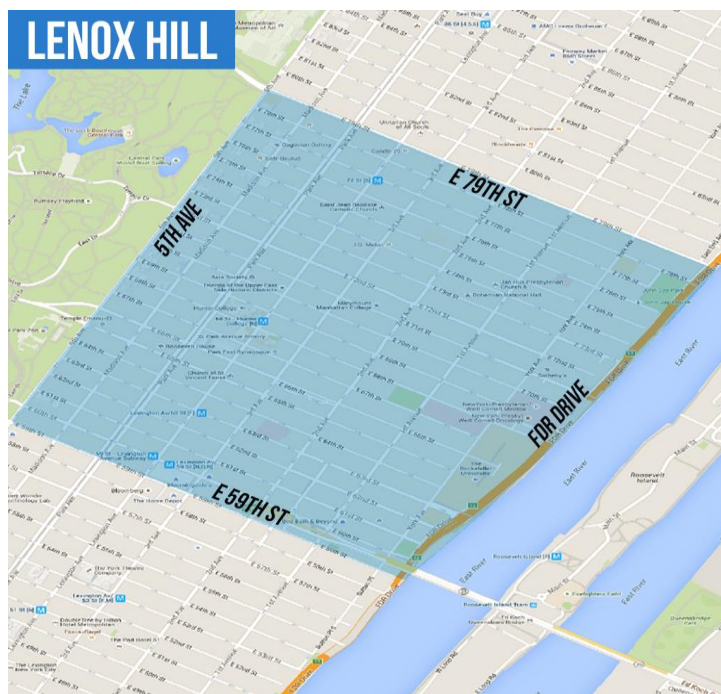
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

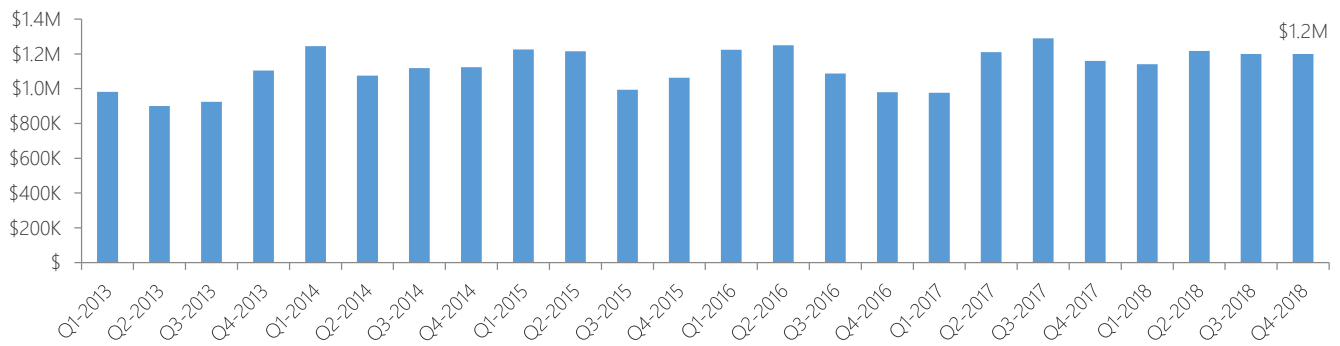


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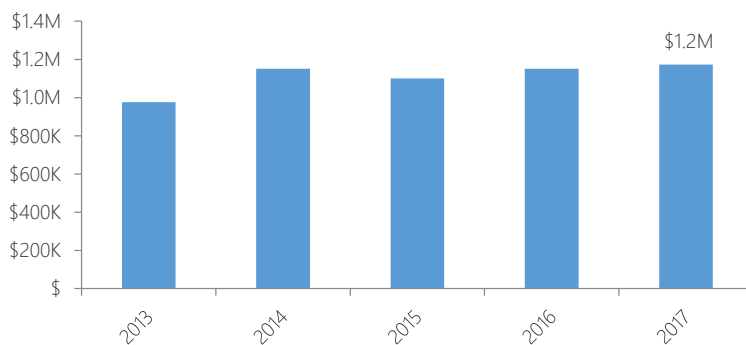


RESIDENTIAL STATS

Median Sale Price by Quarter

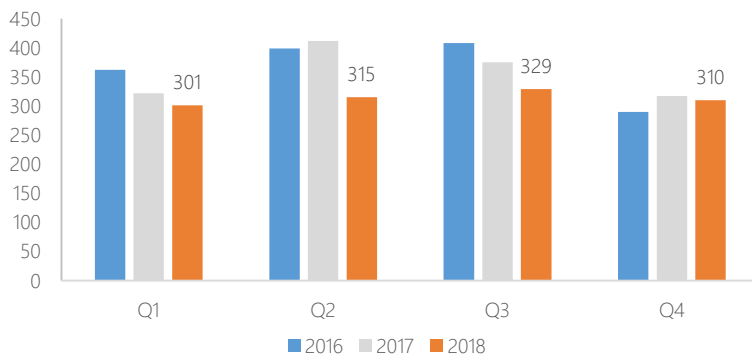


Median Sale Price by Year



Number of Transactions

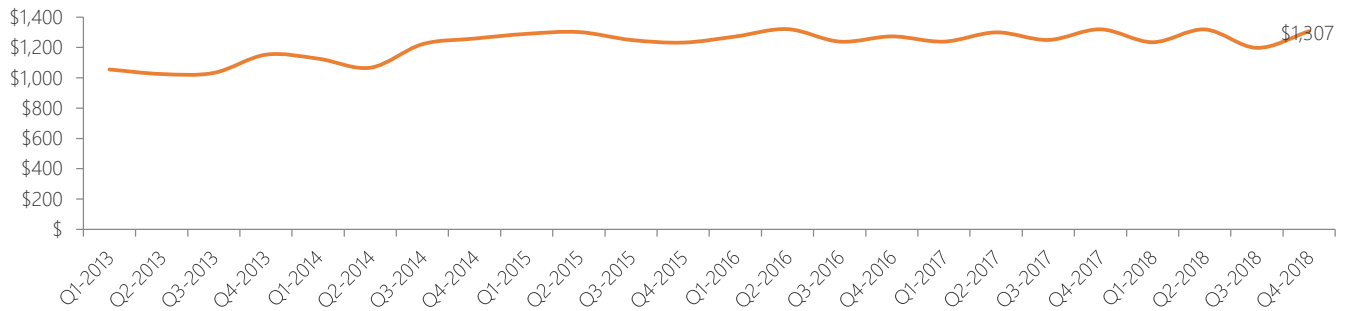
Quarter	2013	2014	2015	2016	2017	2018
Q1	336	397	369	362	322	301
Q2	500	432	439	399	412	315
Q3	528	464	482	408	375	329
Q4	470	400	388	290	317	310



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Median Sale Price per Square Foot

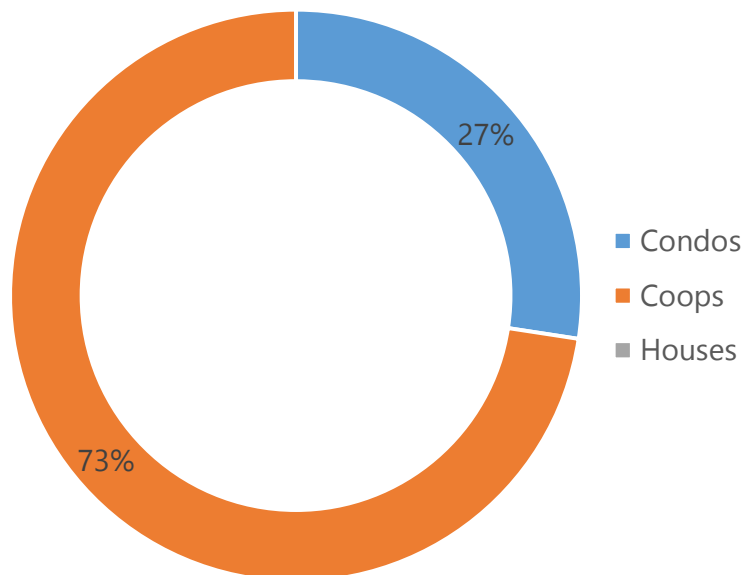


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,100,000	14%	\$1,552	-1%	85
Coops	\$927,500	3%	\$988	5%	225
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
520 Park Ave #DPH60	1-01375-1441	19-Nov-18	\$73,800,000	Condo	
520 Park Ave #DPH56	1-01375-1438	20-Dec-18	\$67,921,053	Condo	
520 Park Ave #DPH52	1-01375-1436	15-Nov-18	\$62,000,000	Condo	
520 Park Ave #36	1-01375-1431	2-Oct-18	\$31,500,000	Condo	
520 Park Ave #PH49	1-01375-1433	27-Nov-18	\$30,000,000	Condo	
520 Park Ave #34	1-01375-1429	20-Nov-18	\$30,000,000	Condo	
520 Park Ave #30	1-01375-1425	8-Nov-18	\$25,866,550	Condo	
520 Park Ave #24	1-01375-1419	14-Nov-18	\$23,000,000	Condo	
520 Park Ave #25	1-01375-1420	3-Dec-18	\$21,029,863	Condo	
520 Park Ave #23	1-01375-1418	13-Nov-18	\$20,011,613	Condo	
520 Park Ave #14	1-01375-1409	6-Dec-18	\$17,000,000	Condo	
520 Park Ave #17	1-01375-1412	12-Nov-18	\$16,702,300	Condo	
520 Park Ave #15	1-01375-1410	19-Oct-18	\$15,089,419	Condo	
933 Madison Ave #4A	1-01389-1104	2-Nov-18	\$15,000,000	Condo	3,851
2 E 61st St #1618	1-01375-0067	13-Nov-18	\$14,000,000	Coop	
781 Fifth Ave #35T	1-01374-0001	28-Dec-18	\$13,600,000	Coop	
775 Park Ave #PHA	1-01407-0001	30-Nov-18	\$11,750,000	Coop	
620 Park Ave #10TH	1-01380-0035	18-Oct-18	\$11,675,625	Coop	
781 Fifth Ave #319	1-01374-0001	6-Nov-18	\$11,100,000	Coop	
21 E 61st St #S18	1-01376-0015	9-Oct-18	\$10,425,039	Coop	
956 Fifth Ave #12FL	1-01391-0071	19-Dec-18	\$10,000,000	Coop	
880 Fifth Ave #9BC	1-01384-0001	11-Oct-18	\$8,350,000	Coop	3,000
635 Park Ave #6	1-01400-0069	14-Nov-18	\$8,300,000	Coop	
200 E 62nd St #PHA	1-01416-1118	5-Oct-18	\$7,295,000	Condo	2,798
33 E 70th St #4D	1-01385-1102	13-Nov-18	\$6,000,000	Coop	3,200
930 Fifth Ave #4A	1-01389-0001	28-Nov-18	\$6,000,000	Coop	2,000
188 E 76th St #10B	1-01410-1234	20-Dec-18	\$5,700,000	Condo	1,407
200 E 66th St #A1202	1-01420-1039	15-Nov-18	\$5,450,000	Condo	2,575
200 E 66th St #B0604	1-01420-1188	29-Nov-18	\$5,406,563	Condo	2,999
610 Park Ave #5E	1-01379-1143	13-Dec-18	\$5,200,000	Condo	2,112
923 Fifth Ave #9C	1-01388-1051	26-Oct-18	\$5,049,000	Condo	1,386
781 Fifth Ave #2301	1-01374-0001	6-Nov-18	\$5,000,000	Coop	
133 E 64th St #9B	1-01399-0013	15-Oct-18	\$4,640,000	Coop	
150 E 69th St #15KL	1-01403-0033	30-Oct-18	\$4,550,000	Coop	
555 Park Ave #10E	1-01396-0071	15-Nov-18	\$4,550,000	Coop	2,600
181 E 65th St #6A	1-01400-1014	5-Nov-18	\$4,525,000	Condo	2,253
200 E 79th St #4C	1-01433-1114	23-Oct-18	\$4,500,000	Condo	2,215
875 Fifth Ave #18D	1-01383-0069	1-Nov-18	\$4,200,000	Coop	1,650
910 Fifth Ave #15B	1-01387-0001	5-Dec-18	\$4,141,000	Coop	
510 Park Ave #3B	1-01374-0037	9-Nov-18	\$4,000,000	Coop	
555 Park Ave #2E	1-01396-0071	17-Oct-18	\$3,900,000	Coop	
188 E 76th St #11A	1-01410-1236	13-Dec-18	\$3,700,000	Condo	2,006
225 E 73rd St #3BC	1-01428-0013	27-Nov-18	\$3,700,000	Coop	
400 E 67th St #12C	1-01461-1067	19-Oct-18	\$3,650,000	Condo	2,136
164 E 72nd St #3A	1-01406-0046	15-Oct-18	\$3,600,000	Coop	2,200
150 E 69th St #26K	1-01403-0033	13-Dec-18	\$3,564,000	Coop	
200 E 62nd St #7D	1-01416-1025	18-Oct-18	\$3,500,000	Condo	1,980
530 Park Ave #7G	1-01375-1245	29-Nov-18	\$3,500,000	Condo	1,472
200 E 66th St #E1607	1-01420-1581	4-Oct-18	\$3,490,000	Condo	1,705
35 E 75th St #8A	1-01390-0023	1-Nov-18	\$3,370,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
400 E 67th St #29B	1-01461-1126	13-Dec-18	\$3,350,000	Condo	1,964
150 E 69th St #19K	1-01403-0033	15-Nov-18	\$3,320,000	Coop	
655 Park Ave #4C	1-01402-0001	5-Nov-18	\$3,300,000	Coop	2,300
180 E 79th St #9D	1-01413-0040	29-Oct-18	\$3,250,000	Coop	
132 A E 65th St #6B	1-01399-1111	25-Oct-18	\$3,155,000	Condo	1,400
150 E 69th St #4K	1-01403-0033	18-Dec-18	\$3,150,000	Coop	
200 E 62nd St #14E	1-01416-1055	21-Dec-18	\$3,120,936	Condo	1,936
164 E 72nd St #12A	1-01406-0046	9-Nov-18	\$3,100,000	Coop	
169 E 69th St #4D	1-01404-0033	19-Dec-18	\$3,050,000	Coop	
700 Park Ave #6A	1-01384-0032	25-Oct-18	\$3,000,000	Coop	
44 E 67th St #11E	1-01381-1245	29-Oct-18	\$2,850,000	Condo	1,652
330 E 79th St #9C	1-01453-0037	2-Oct-18	\$2,760,000	Coop	
200 E 62nd St #7A	1-01416-1022	4-Dec-18	\$2,739,500	Condo	1,699
40 E 78th St #5E	1-01392-1159	31-Oct-18	\$2,725,000	Condo	1,283
826 Lexington Ave #7C	1-01398-0060	22-Oct-18	\$2,675,000	Coop	2,000
923 Fifth Ave #4B	1-01388-1019	7-Dec-18	\$2,675,000	Condo	1,100
826 Lexington Ave #5E	1-01398-0060	14-Nov-18	\$2,650,000	Coop	2,200
150 E 69th St #14C	1-01403-0033	3-Dec-18	\$2,650,000	Coop	1,756
400 E 67th St #19D	1-01461-1092	16-Nov-18	\$2,630,000	Condo	1,537
422 E 72nd St #15A	1-01466-1073	27-Dec-18	\$2,600,000	Condo	1,880
785 Park Ave #11E	1-01408-0001	7-Dec-18	\$2,600,000	Coop	
530 E 76th St #25ES	1-01487-1354	1-Oct-18	\$2,450,000	Condo	1,767
650 Park Ave #10D	1-01381-0038	16-Oct-18	\$2,435,000	Coop	
605 Park Ave #12A	1-01399-0074	13-Nov-18	\$2,390,000	Coop	1,247
40 E 78th St #5F	1-01392-1172	4-Oct-18	\$2,375,000	Condo	1,295
205 E 78th St #18D	1-01433-1002	13-Dec-18	\$2,345,000	Coop	
1040 Lexington Ave #3D	1-01409-1103	25-Oct-18	\$2,300,000	Coop	
340 E 64th St #8N	1-01438-0813	15-Oct-18	\$2,255,000	Condo	1,479
799 Park Ave #13B	1-01409-0001	25-Oct-18	\$2,250,000	Coop	
53 E 66th St #7D	1-01381-0025	3-Oct-18	\$2,200,000	Coop	
125 E 63rd St #9C	1-01398-0010	10-Oct-18	\$2,200,000	Coop	
700 Park Ave #11C	1-01384-0032	4-Dec-18	\$2,150,000	Coop	
181 E 65th St #18C	1-01400-1061	27-Nov-18	\$2,125,000	Condo	1,075
205 E 69th St #3A	1-01424-0006	21-Dec-18	\$2,100,000	Coop	1,600
200 E 66th St #A0307	1-01420-1005	20-Nov-18	\$2,100,000	Condo	1,310
605 Park Ave #14B	1-01399-0074	13-Nov-18	\$2,092,000	Coop	
10 E 70th St #8D	1-01384-0063	25-Oct-18	\$2,042,500	Coop	
799 Park Ave #1C	1-01409-0001	9-Oct-18	\$2,000,000	Coop	
10 E 70th St #11B	1-01384-0063	10-Oct-18	\$2,000,000	Coop	
422 E 72nd St #36C	1-01466-1189	16-Nov-18	\$1,983,600	Condo	1,312
405 E 63rd St #12CE	1-01458-0005	19-Dec-18	\$1,950,000	Coop	
200 E 61st St #14D	1-01415-1057	7-Dec-18	\$1,900,000	Condo	802
521 Park Ave #11A	1-01395-1127	21-Dec-18	\$1,900,000	Condo	1,058
340 E 64th St #7D	1-01438-0704	17-Oct-18	\$1,887,500	Condo	1,473
650 Park Ave #12C	1-01381-0038	4-Dec-18	\$1,857,500	Coop	
188 E 70th St #17A	1-01404-1265	31-Oct-18	\$1,850,000	Condo	1,396
167 E 67th St #16B	1-01402-0033	19-Dec-18	\$1,850,000	Coop	
188 E 70th St #18A	1-01404-1269	25-Oct-18	\$1,825,000	Condo	1,396
340 E 72nd St #13SW	1-01446-0038	18-Dec-18	\$1,800,000	Coop	
205 E 78th St #20C	1-01433-1002	3-Dec-18	\$1,792,500	Coop	1,300



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