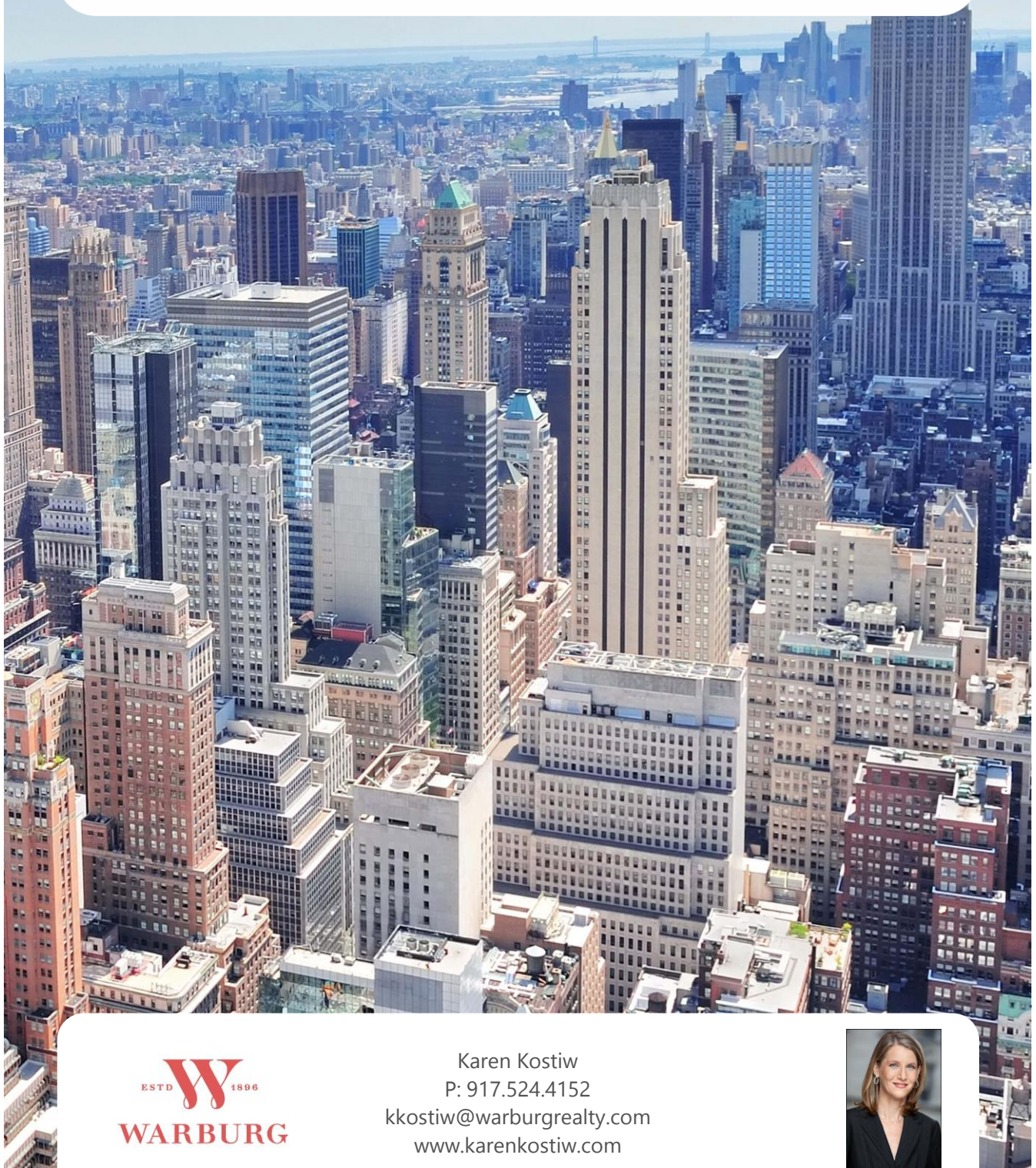


MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Murray Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$800K

10% YoY

NO. OF TRANSACTIONS

102

-2% YoY

MEDIAN PRICE/SQ.FT.

\$1,077

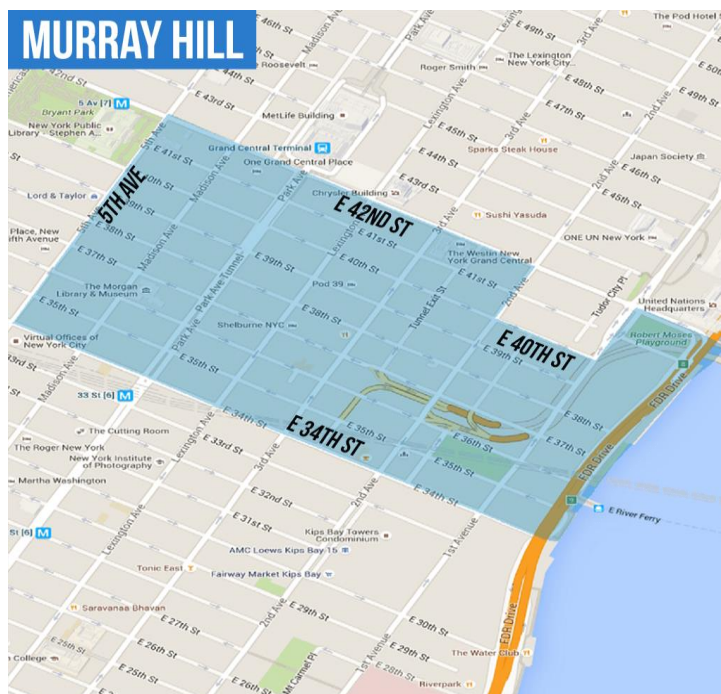
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

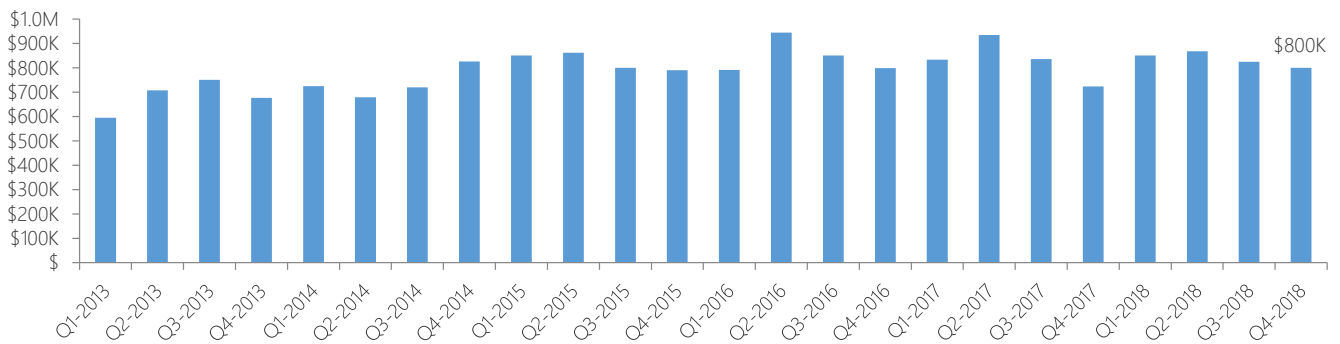
-7% YoY

NEIGHBORHOOD BOUNDARIES

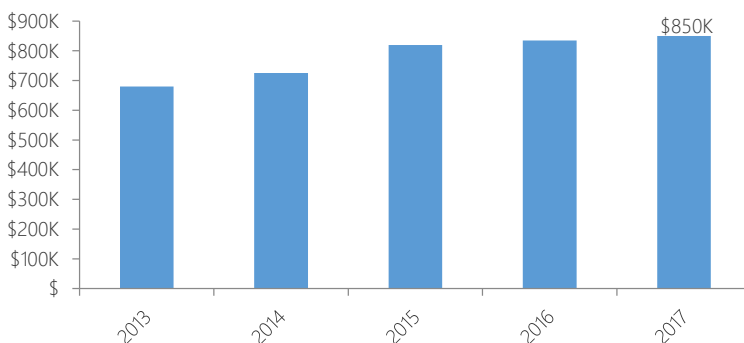


RESIDENTIAL STATS

Median Sale Price by Quarter

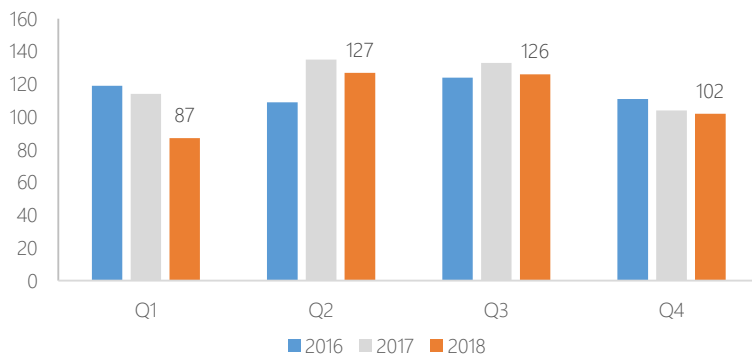


Median Sale Price by Year



Number of Transactions

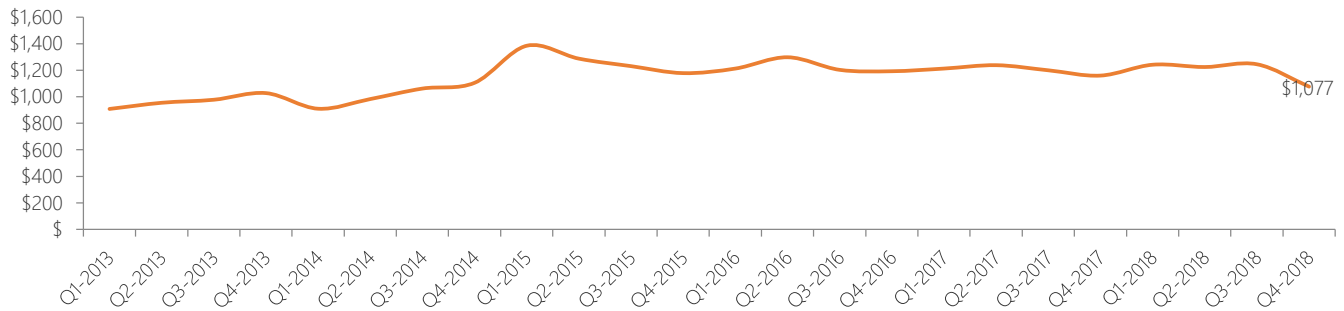
Quarter	2013	2014	2015	2016	2017	2018
Q1	93	117	161	119	114	87
Q2	148	135	180	109	135	127
Q3	175	124	172	124	133	126
Q4	132	102	114	111	104	102



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Median Sale Price per Square Foot

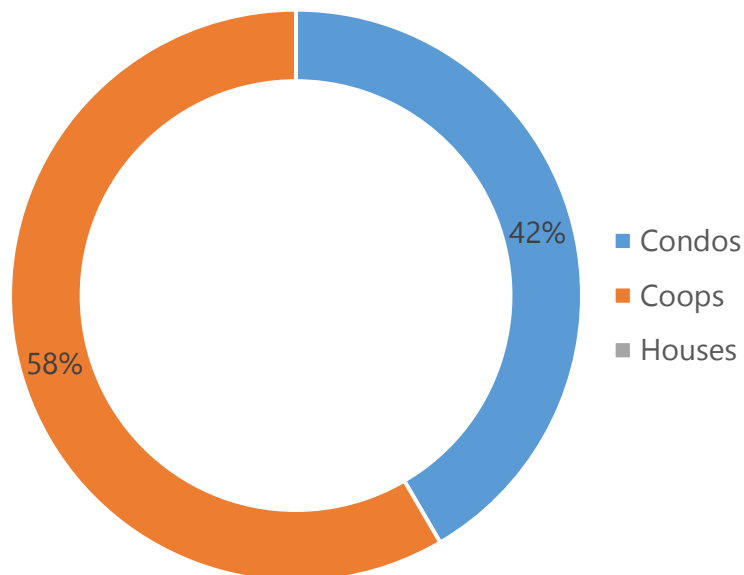


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,199,000	2%	\$1,288	-5%	42
Coops	\$620,000	4%	\$934	0%	59
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
23 Park Ave #2B	1-00891-0001	7-Nov-18	\$3,000,000	Coop	
20 E 35th St #COMB	1-00864-1002	1-Nov-18	\$2,475,000	Coop	
330 E 38th St #37N	1-00943-1532	26-Dec-18	\$2,285,000	Condo	1,699
45 Park Ave #903	1-00892-1342	19-Dec-18	\$2,175,000	Condo	1,440
155 E 38th St #18G	1-00894-1866	6-Nov-18	\$2,100,000	Condo	1,058
250 E 40th St #44C	1-00920-1223	15-Nov-18	\$1,930,000	Condo	1,491
71 Park Ave #6B	1-00894-1922	5-Nov-18	\$1,795,000	Condo	1,076
225 E 34th St #15C	1-00915-1244	9-Nov-18	\$1,780,000	Condo	1,272
300 E 40th St #32B	1-00945-1003	28-Nov-18	\$1,750,000	Coop	
225 E 34th St #8C	1-00915-1238	14-Nov-18	\$1,700,000	Condo	1,223
225 E 34th St #7I	1-00915-1352	5-Oct-18	\$1,700,000	Condo	1,320
425 Fifth Ave #33D	1-00868-1571	11-Dec-18	\$1,580,000	Condo	1,129
132 E 35th St #8H	1-00890-0020	29-Oct-18	\$1,560,000	Coop	1,400
308 E 38th St #9B	1-00943-1939	15-Oct-18	\$1,535,000	Condo	
20 E 35th St #14C	1-00864-1002	16-Nov-18	\$1,500,000	Coop	
308 E 38th St #16E	1-00943-1978	25-Oct-18	\$1,444,000	Condo	
325 Lexington Ave #21B	1-00894-2084	11-Dec-18	\$1,417,500	Condo	647
425 Fifth Ave #47D	1-00868-1671	26-Nov-18	\$1,399,000	Condo	980
630 First Ave #27K	1-00968-1363	2-Oct-18	\$1,390,000	Condo	1,029
137 E 36th St #7F	1-00892-0025	20-Dec-18	\$1,380,000	Coop	1,400
333 E 34th St #17C	1-00940-1206	13-Dec-18	\$1,330,000	Condo	1,185
425 Fifth Ave #45A	1-00868-1605	19-Oct-18	\$1,330,000	Condo	953
330 E 38th St #7L	1-00943-1046	22-Oct-18	\$1,325,000	Condo	1,041
137 E 36th St #11B	1-00892-0025	19-Dec-18	\$1,325,000	Coop	
137 E 36th St #12B	1-00892-0025	16-Oct-18	\$1,311,750	Coop	1,400
250 E 40th St #28B	1-00920-1150	30-Nov-18	\$1,260,000	Condo	967
308 E 38th St #15E	1-00943-1972	15-Nov-18	\$1,212,000	Condo	
308 E 38th St #10E	1-00943-1948	15-Nov-18	\$1,200,000	Condo	
225 E 34th St #15D	1-00915-1263	11-Oct-18	\$1,199,000	Condo	757
330 E 38th St #41G	1-00943-1592	14-Nov-18	\$1,175,000	Condo	772
250 E 40th St #14B	1-00920-1066	4-Dec-18	\$1,163,000	Condo	967
55 Park Ave #14W	1-00893-0002	10-Oct-18	\$1,070,000	Coop	1,100
235 E 40th St #12B	1-01314-1102	25-Oct-18	\$1,040,000	Condo	770
225 E 36th St #16B	1-00917-0017	18-Oct-18	\$1,030,000	Coop	1,150
415 E 37th St #5G	1-00969-1008	1-Oct-18	\$998,000	Condo	927
250 E 40th St #24F	1-00920-1130	11-Dec-18	\$975,000	Condo	848
330 E 38th St #12I	1-00943-1128	28-Dec-18	\$940,000	Condo	763
225 E 36th St #5N	1-00917-0017	31-Oct-18	\$915,000	Coop	
20 E 35th St #7G	1-00864-1002	29-Oct-18	\$892,500	Coop	850
132 E 35th St #11F	1-00890-0020	23-Oct-18	\$885,000	Coop	
67 Park Ave #3C	1-00894-0001	11-Dec-18	\$885,000	Coop	950
300 E 40th St #5P	1-00945-1003	10-Dec-18	\$875,428	Coop	
630 First Ave #31G	1-00968-1421	10-Dec-18	\$855,000	Condo	727
630 First Ave #7R	1-00968-1066	31-Oct-18	\$825,000	Condo	716
333 E 34th St #8H	1-00940-1101	5-Oct-18	\$820,000	Condo	715
201 E 36th St #11F	1-00917-1069	25-Oct-18	\$820,000	Condo	799
630 First Ave #21H	1-00968-1267	13-Dec-18	\$810,000	Condo	677
139 E 36th St #3	1-00892-0026	29-Oct-18	\$800,000	Coop	1,600
415 E 37th St #30K	1-00969-1295	24-Oct-18	\$800,000	Condo	707
630 First Ave #10R	1-00968-1114	14-Nov-18	\$800,000	Condo	716



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Address	BBL	Sale date	Sale price	Property type	Sqft
137 E 36th St #9C	1-00892-0025	10-Dec-18	\$787,500	Coop	
80 Park Ave #4G	1-00868-1240	12-Dec-18	\$785,000	Condo	728
300 E 40th St #18E	1-00945-1003	29-Nov-18	\$780,000	Coop	
35 Park Ave #5B	1-00891-0003	20-Dec-18	\$770,000	Coop	
137 E 36th St #11C	1-00892-0025	17-Dec-18	\$750,000	Coop	800
244 Madison Ave #3A	1-00867-0057	2-Oct-18	\$730,000	Coop	1,000
67 Park Ave #5E	1-00894-0001	11-Oct-18	\$725,000	Coop	
225 E 36th St #10O	1-00917-0017	28-Nov-18	\$725,000	Coop	835
10 Park Ave #7J	1-00864-0035	29-Oct-18	\$680,000	Coop	
7 Park Ave #19B	1-00890-0001	30-Nov-18	\$675,000	Coop	725
200 E 36th St #1H	1-00916-0061	18-Oct-18	\$673,500	Coop	788
250 E 40th St #26D	1-00920-1140	28-Nov-18	\$665,000	Condo	507
225 E 36th St #8E	1-00917-0017	30-Oct-18	\$665,000	Coop	756
300 E 40th St #4D	1-00945-1003	3-Oct-18	\$645,000	Coop	
160 E 38th St #7F	1-00893-0041	27-Nov-18	\$620,000	Coop	650
50 Park Ave #17E	1-00867-0033	12-Oct-18	\$610,000	Coop	600
155 E 34th St #6D	1-00890-1086	6-Nov-18	\$600,000	Condo	508
155 E 34th St #10H	1-00890-1170	15-Oct-18	\$585,000	Condo	558
288 Lexington Ave #3E	1-00892-0020	18-Dec-18	\$560,000	Coop	750
244 Madison Ave #8J	1-00867-0057	19-Dec-18	\$545,000	Coop	600
244 Madison Ave #11G	1-00867-0057	3-Oct-18	\$544,000	Coop	
7 E 35th St #1C	1-00865-0007	29-Oct-18	\$540,000	Coop	900
244 Madison Ave #PHF	1-00867-0057	19-Dec-18	\$535,000	Coop	500
235 E 40th St #3J	1-01314-1021	23-Oct-18	\$530,000	Condo	372
250 E 40th St #11C	1-00920-1055	28-Dec-18	\$525,000	Condo	447
220 Madison Ave #5K	1-00866-0064	1-Oct-18	\$520,000	Coop	
220 Madison Ave #2G	1-00866-0064	12-Oct-18	\$488,000	Coop	500
201 E 36th St #8G	1-00917-1049	15-Oct-18	\$488,000	Condo	526
166 E 35th St #14H	1-00890-0049	23-Oct-18	\$457,000	Coop	
310 Lexington Ave #8C	1-00893-0020	5-Oct-18	\$450,000	Coop	
123 E 37th St #11F	1-00893-0017	18-Dec-18	\$430,000	Coop	
117 E 37th St #2C	1-00893-0014	17-Dec-18	\$425,000	Coop	425
210 E 36th St #12C	1-00916-0055	25-Oct-18	\$420,000	Coop	430
7 Park Ave #4C	1-00890-0001	10-Oct-18	\$417,250	Coop	400
225 E 36th St #9L	1-00917-0017	2-Nov-18	\$405,000	Coop	450
7 Park Ave #4J	1-00890-0001	4-Oct-18	\$400,000	Coop	375
140 E 40th St #3G	1-00895-0066	10-Oct-18	\$399,000	Coop	440
123 E 37th St #2B	1-00893-0017	8-Nov-18	\$399,000	Coop	535
140 E 40th St #6E	1-00895-0066	30-Nov-18	\$395,000	Coop	
288 Lexington Ave #1C	1-00892-0020	12-Oct-18	\$393,500	Coop	
7 Park Ave #5B	1-00890-0001	9-Oct-18	\$390,000	Coop	400
210 E 36th St #3C	1-00916-0055	24-Oct-18	\$385,000	Coop	
104 E 37th St #2A	1-00892-0080	26-Oct-18	\$385,000	Coop	400
200 E 36th St #3A	1-00916-0061	30-Oct-18	\$380,000	Coop	500
225 E 36th St #3C	1-00917-0017	30-Nov-18	\$350,000	Coop	
140 E 40th St #2J	1-00895-0066	11-Oct-18	\$330,000	Coop	
699-705 Second Ave #1A	1-00918-0035	31-Oct-18	\$146,250	Coop	400
104 E 37th St #3F	1-00892-0080	27-Dec-18	\$100,000	Coop	



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