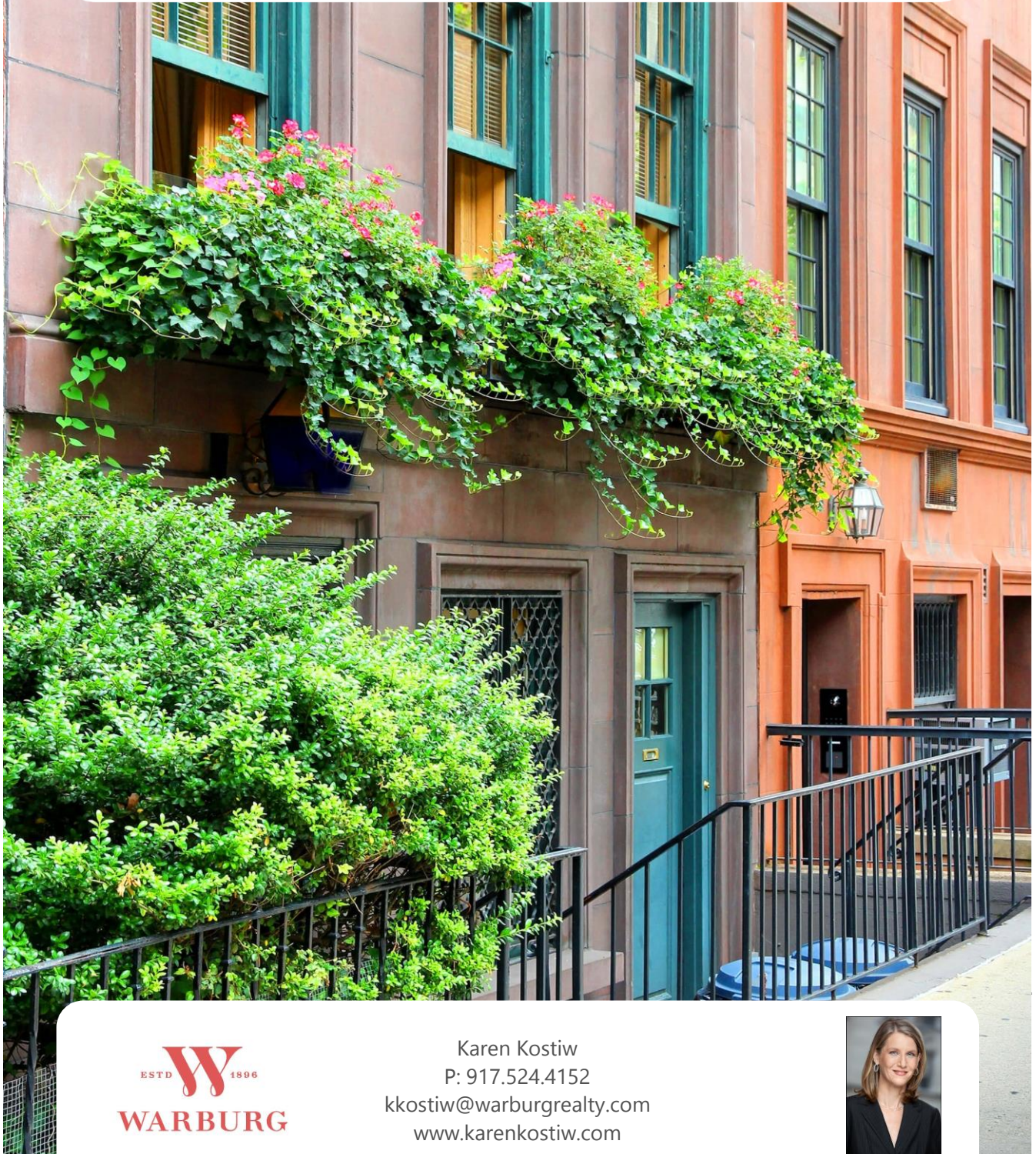


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.25M

10% YoY

NO. OF TRANSACTIONS

287

-6% YoY

MEDIAN PRICE/SQ.FT.

\$1,216

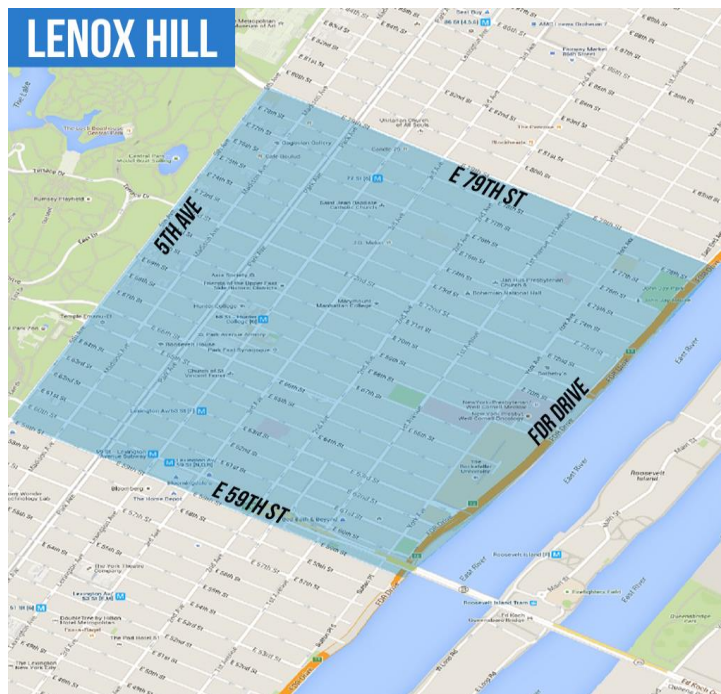
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

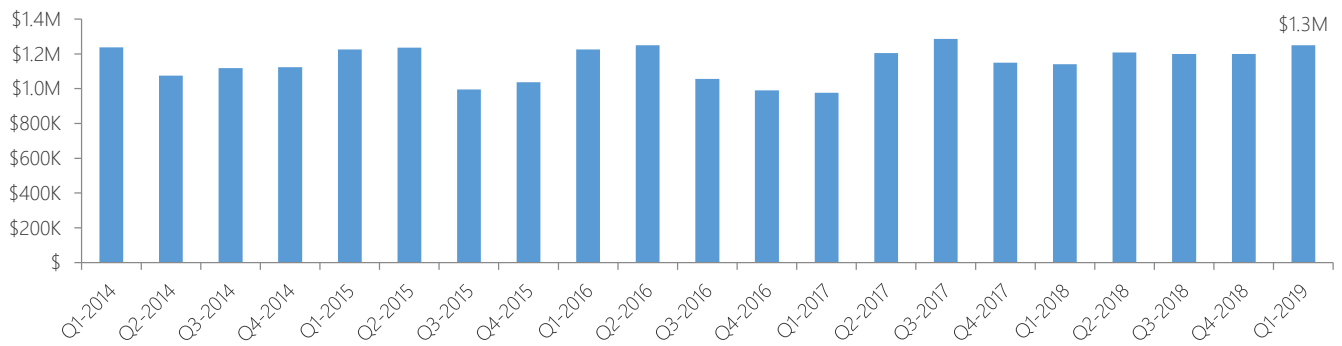


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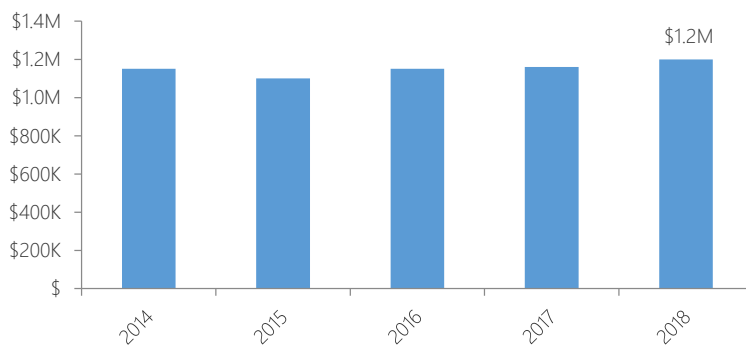


RESIDENTIAL STATS

Median Sale Price by Quarter

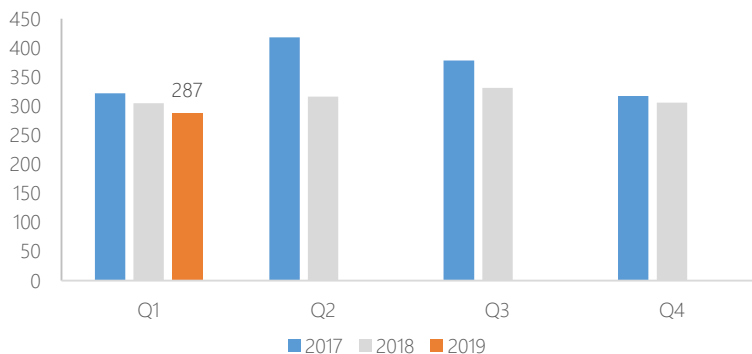


Median Sale Price by Year



Number of Transactions

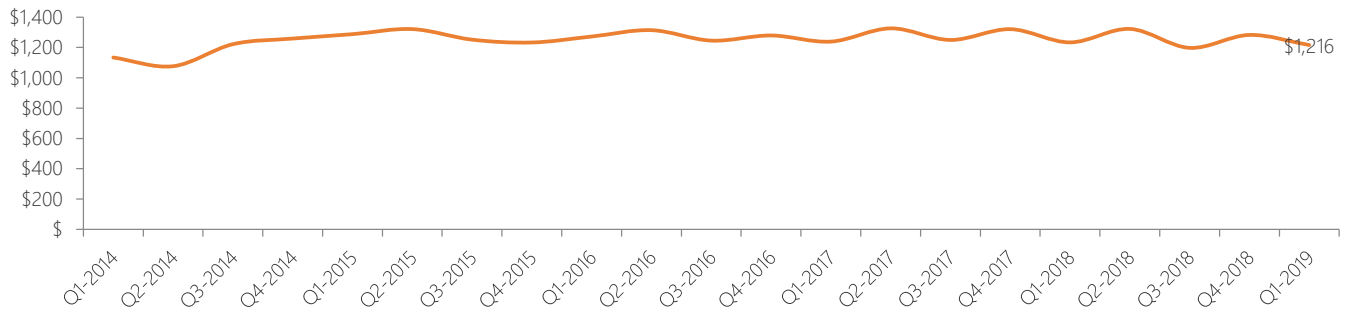
Quarter	2014	2015	2016	2017	2018	2019
Q1	398	372	365	322	305	287
Q2	436	442	401	418	316	
Q3	466	485	410	378	331	
Q4	400	390	291	317	306	



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Median Sale Price per Square Foot

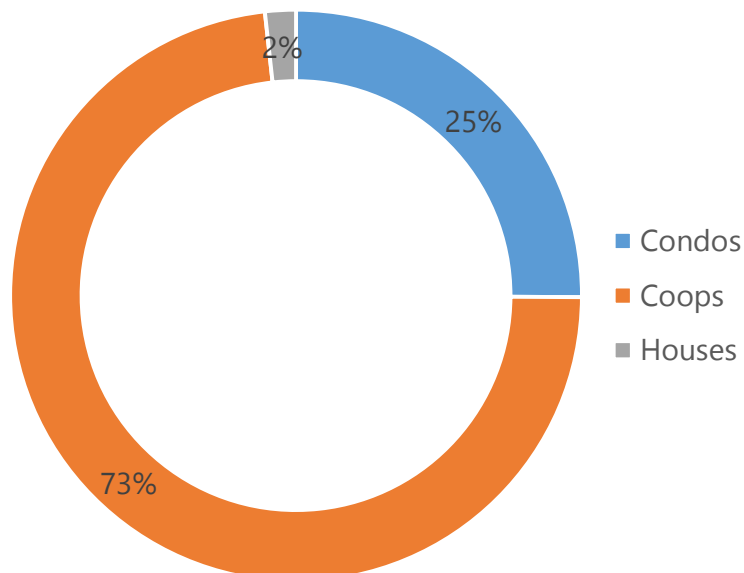


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,125,000	19%	\$1,541	-2%	72
Coops	\$910,000	4%	\$952	-3%	210
Houses	\$8,850,000	-42%	\$2,317	-42%	5

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
520 Park Ave #DPH54	1-01375-1437	25-Jan-19	\$64,250,000	Condo	
520 Park Ave #PH48	1-01375-1432	7-Jan-19	\$32,396,000	Condo	
520 Park Ave #PH51	1-01375-1435	1-Feb-19	\$32,000,000	Condo	
21 E 61st St #TOWNH	1-01376-0015	17-Jan-19	\$27,496,000	Coop	
778 Park Ave #11	1-01388-0033	7-Mar-19	\$27,000,000	Coop	
740 Park Ave #5D	1-01386-0033	5-Mar-19	\$20,500,000	Coop	
49 E 68th St	1-01383-0032	19-Feb-19	\$19,000,000	House	8,200
101 E 63rd St	1-01398-0005	15-Jan-19	\$18,000,000	House	7,349
520 Park Ave #16	1-01375-1411	3-Jan-19	\$16,295,000	Condo	
781 Fifth Ave #32	1-01374-0001	31-Jan-19	\$11,000,000	Coop	
21 E 61st St #S7	1-01376-0015	28-Mar-19	\$10,185,750	Coop	
900 Fifth Ave #PHA	1-01386-0001	21-Feb-19	\$9,912,500	Coop	
812 Fifth Ave #17FLR	1-01377-0003	10-Jan-19	\$9,500,000	Coop	
216 E 72nd St	1-01426-0140	31-Jan-19	\$8,850,000	House	3,457
730 Park Ave #7C	1-01385-0037	1-Mar-19	\$7,750,000	Coop	
255 E 74th St #29A	1-01429-1177	4-Jan-19	\$7,200,000	Condo	3,505
784 Park Ave #18B	1-01388-0037	20-Feb-19	\$7,100,000	Coop	
200 E 79th St #6A	1-01433-1118	15-Feb-19	\$6,540,193	Condo	1,920
246 E 62nd St	1-01416-0029	8-Mar-19	\$6,400,000	House	3,368
1355 First Ave #23FL	1-01447-1123	28-Feb-19	\$6,000,000	Condo	3,453
815 Park Ave #PH1	1-01409-0069	27-Mar-19	\$5,600,000	Coop	
860 Fifth Ave #3C	1-01382-0069	21-Mar-19	\$5,200,000	Coop	
965 Fifth Ave #11B	1-01392-0070	5-Mar-19	\$5,100,000	Coop	
1355 First Ave #11FL	1-01447-1112	12-Mar-19	\$4,975,000	Condo	3,140
21 E 66th St #5W	1-01381-1311	6-Mar-19	\$4,850,000	Condo	1,902
255 E 74th St	1-01429-1180	4-Jan-19	\$4,800,000	Condo	2,475
200 E 62nd St #27E	1-01416-1107	6-Feb-19	\$4,800,000	Condo	2,592
150 E 73rd St #D	1-01407-0051	15-Feb-19	\$4,750,000	Coop	
253 E 61st St	1-01416-0121	1-Feb-19	\$4,600,000	House	2,370
860 Fifth Ave	1-01382-0069	27-Feb-19	\$4,475,000	Coop	
200 E 62nd St #29D	1-01416-1113	20-Mar-19	\$4,350,000	Condo	1,728
580 Park Ave #5C	1-01378-0033	25-Mar-19	\$4,300,000	Coop	
50 E 77th St #7A	1-01391-0054	17-Jan-19	\$4,200,000	Coop	2,400
167 E 61st St #PHD	1-01396-0033	11-Feb-19	\$4,170,449	Coop	
1 E 62nd St #1A	1-01377-1100	7-Mar-19	\$4,112,000	Condo	878
200 E 62nd St #20A	1-01416-1078	1-Mar-19	\$4,040,404	Condo	1,689
565 Park Ave #6W	1-01397-0004	7-Feb-19	\$4,025,000	Coop	
140 E 63rd St #7G	1-01397-1535	19-Feb-19	\$4,000,000	Condo	804
200 E 62nd St #17D	1-01416-1068	19-Mar-19	\$3,825,000	Condo	1,980
301 E 61st St #16A	1-01436-1428	15-Mar-19	\$3,733,763	Condo	
103 E 75th St #7FE	1-01410-0005	9-Jan-19	\$3,550,000	Coop	2,200
26 E 63rd St #4A	1-01377-1033	10-Jan-19	\$3,500,000	Condo	1,316
136 E 64th St #11C	1-01398-0060	22-Mar-19	\$3,500,000	Coop	1,850
188 E 78th St #16A	1-01412-1142	6-Feb-19	\$3,450,000	Condo	2,068
605 Park Ave #7B	1-01399-0074	10-Jan-19	\$3,400,000	Coop	
555 Park Ave #2W	1-01396-0071	25-Feb-19	\$3,250,000	Coop	
103 E 75th St #9FE	1-01410-0005	20-Mar-19	\$3,200,000	Coop	
150 E 69th St #7G	1-01403-0033	5-Feb-19	\$3,150,000	Coop	
11 E 68th St #2EE	1-01383-1007	29-Mar-19	\$3,027,375	Condo	1,252
320 E 72nd St #12A	1-01446-0042	12-Feb-19	\$2,995,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
111-119 E 67th St #4B	1-01402-0006	8-Mar-19	\$2,910,000	Coop	
10 E 70th St #5A	1-01384-0063	26-Mar-19	\$2,885,000	Coop	
188 E 76th St #21B	1-01410-1258	19-Mar-19	\$2,800,000	Condo	1,633
179 E 70th St #1920A	1-01405-0033	27-Feb-19	\$2,800,000	Coop	
181 E 65th St #4C	1-01400-1005	3-Jan-19	\$2,750,000	Condo	1,606
176 E 71st St #16F	1-01405-0040	7-Feb-19	\$2,710,000	Coop	2,300
200 E 66th St #D1201	1-01420-1354	26-Mar-19	\$2,700,000	Condo	1,463
815 Park Ave #8B	1-01409-0069	8-Mar-19	\$2,600,000	Coop	
303 E 77th St #10B	1-01452-1019	29-Jan-19	\$2,600,000	Condo	1,621
515 E 72nd St #36E	1-01484-1346	31-Jan-19	\$2,600,000	Condo	1,669
880 Fifth Ave #2G	1-01384-0001	7-Feb-19	\$2,575,000	Coop	
175 E 62nd St #19C	1-01397-0033	19-Mar-19	\$2,500,000	Coop	
200 E 66th St #B0305	1-01420-1205	11-Mar-19	\$2,500,000	Condo	1,467
190 E 72nd St #28CD	1-01406-0041	28-Feb-19	\$2,500,000	Coop	
923 Fifth Ave #3B	1-01388-1013	29-Mar-19	\$2,420,000	Condo	1,100
55 E 72nd St #10N	1-01387-0031	1-Mar-19	\$2,377,500	Coop	
150 E 73rd St #5C	1-01407-0051	18-Mar-19	\$2,375,000	Coop	
350 E 72nd St #1B	1-01446-1034	5-Mar-19	\$2,350,000	Condo	2,421
350 E 72nd St #20	1-01446-1034	5-Mar-19	\$2,350,000	Condo	2,421
11 E 73rd St #2D	1-01388-0008	11-Feb-19	\$2,350,000	Coop	
150 E 69th St #7P	1-01403-0033	11-Mar-19	\$2,275,000	Coop	1,560
188 E 70th St #28A	1-01404-1299	21-Feb-19	\$2,230,000	Condo	1,415
460 E 79th St #2B	1-01473-1311	4-Feb-19	\$2,220,075	Condo	1,663
530 E 76th St #18NY	1-01487-1299	26-Feb-19	\$2,200,000	Condo	1,779
196 E 75th St #4H	1-01409-0040	21-Mar-19	\$2,185,000	Coop	
530 E 76th St #22AB	1-01487-1334	27-Mar-19	\$2,150,000	Condo	1,767
125 E 72nd St #2C	1-01407-0016	25-Feb-19	\$2,100,000	Coop	
40-44 E 61st St #14B	1-01375-1051	4-Mar-19	\$2,100,000	Condo	1,214
234 E 70th St #1	1-01424-1501	11-Jan-19	\$2,075,000	Condo	1,977
196 E 75th St #5B	1-01409-0040	7-Jan-19	\$2,040,000	Coop	
515 E 72nd St #7J	1-01484-1073	26-Feb-19	\$1,995,770	Condo	1,309
370 E 76th St #C508	1-01450-0023	28-Jan-19	\$1,950,000	Coop	
155 E 76th St #5H	1-01411-0023	26-Feb-19	\$1,900,000	Coop	
175 E 62nd St #9A	1-01397-0033	14-Mar-19	\$1,885,000	Coop	1,800
408 E 79th St #5C	1-01473-1639	11-Jan-19	\$1,875,000	Condo	1,472
166 E 63rd St #7G	1-01397-1265	15-Jan-19	\$1,875,000	Condo	1,298
174 E 74th St #10A	1-01408-0040	4-Mar-19	\$1,850,000	Coop	1,300
160 E 65th St #4D	1-01399-0033	20-Mar-19	\$1,830,000	Coop	1,500
799 Park Ave #12D	1-01409-0001	21-Mar-19	\$1,800,000	Coop	
176 E 77th St #6AL	1-01411-0040	25-Feb-19	\$1,800,000	Coop	
333 E 69th St #TH8	1-01444-0015	14-Feb-19	\$1,795,000	Coop	1,600
125 E 63rd St #7D	1-01398-0010	13-Mar-19	\$1,775,000	Coop	
139 E 63rd St #15A	1-01398-1303	20-Mar-19	\$1,775,000	Coop	
301 E 61st St #2B	1-01436-1402	28-Jan-19	\$1,750,000	Condo	1,250
1504 First Ave #24D	1-01473-1099	25-Mar-19	\$1,750,000	Condo	654
301 E 78th St #11F	1-01453-0001	26-Mar-19	\$1,750,000	Coop	
160 E 65th St #23D	1-01399-0033	12-Mar-19	\$1,700,000	Coop	
880 Fifth Ave #10G	1-01384-0001	3-Jan-19	\$1,700,000	Coop	
233 E 69th St #10BC	1-01424-1003	14-Feb-19	\$1,671,000	Coop	
200 E 66th St #D0606	1-01420-1443	26-Feb-19	\$1,650,000	Condo	1,134



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