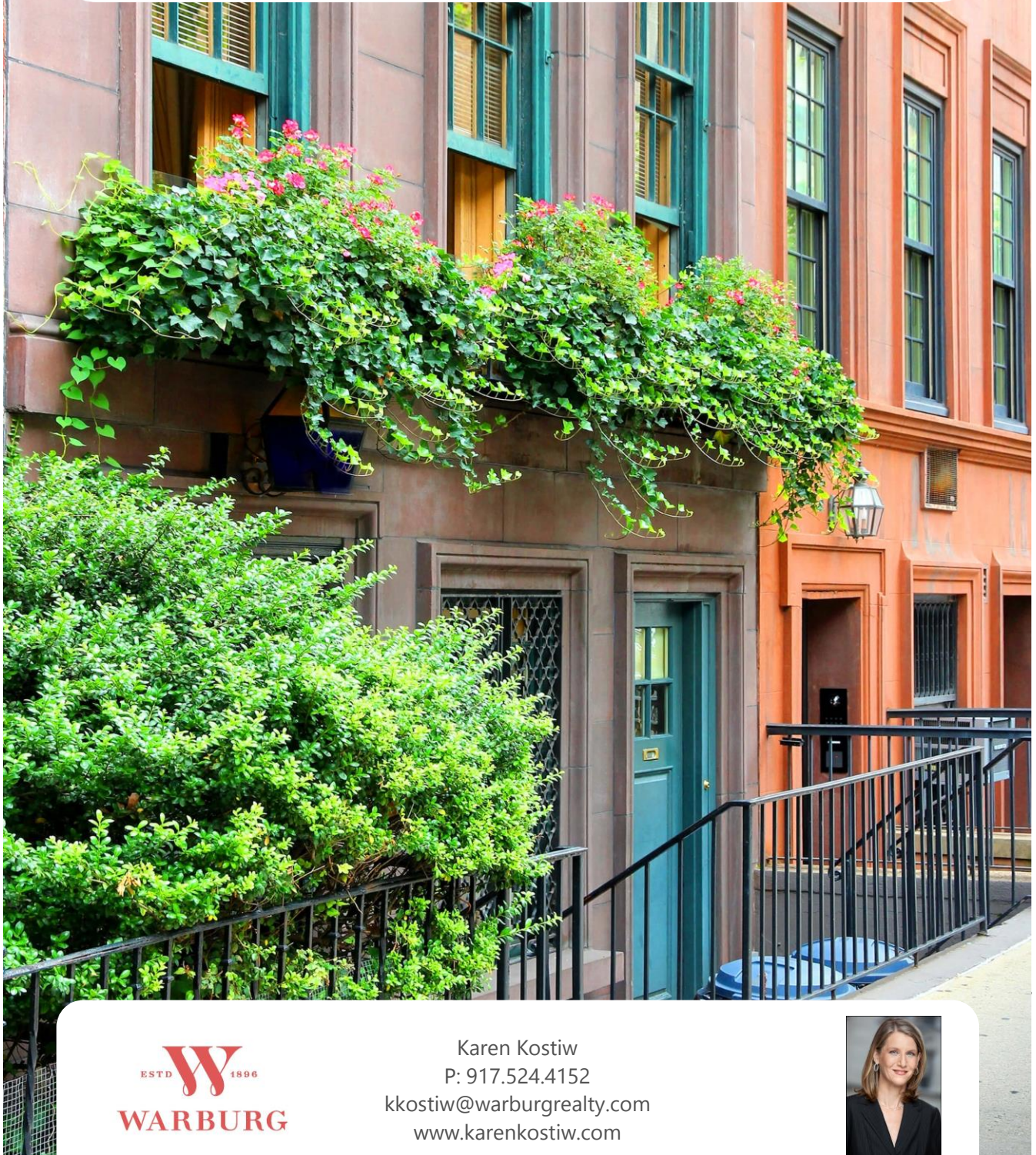


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.48M

22% YoY

NO. OF TRANSACTIONS

403

28% YoY

MEDIAN PRICE/SQ.FT.

\$1,328

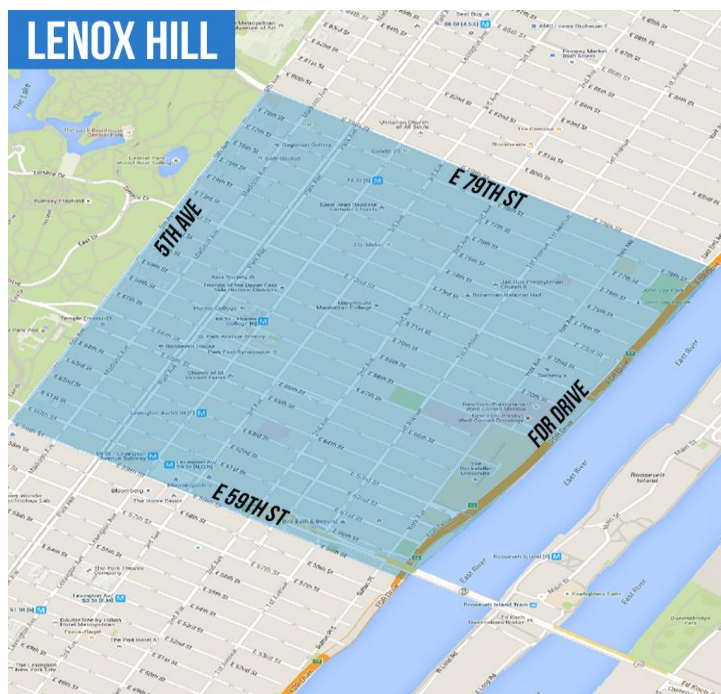
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

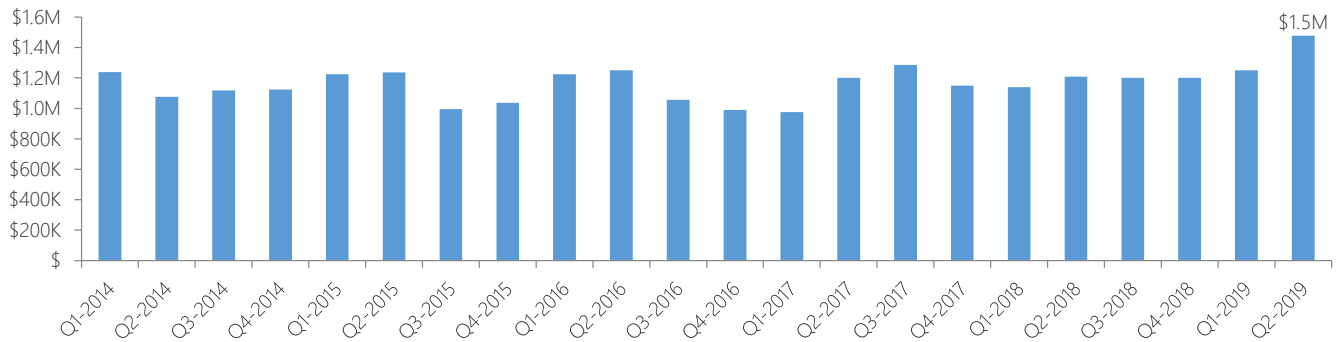


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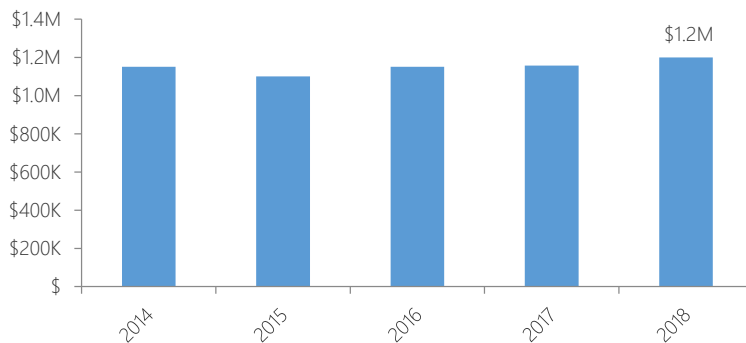


RESIDENTIAL STATS

Median Sale Price by Quarter

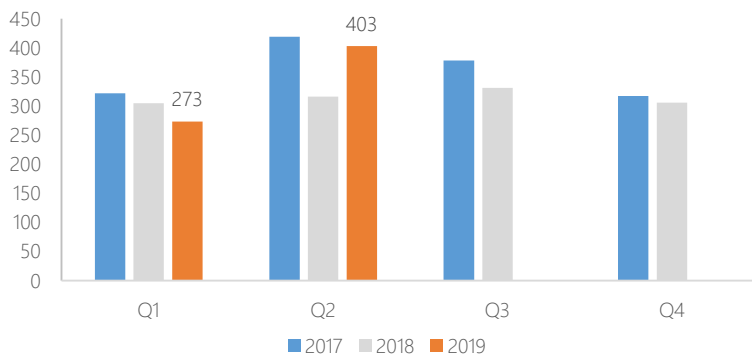


Median Sale Price by Year



Number of Transactions

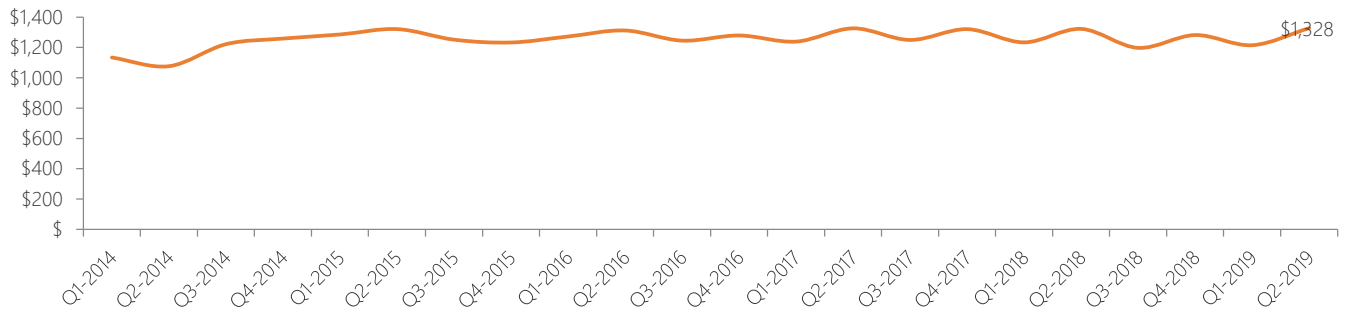
Quarter	2014	2015	2016	2017	2018	2019
Q1	398	372	365	322	305	273
Q2	436	442	401	419	316	403
Q3	466	485	410	378	331	
Q4	400	390	291	317	306	



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Median Sale Price per Square Foot

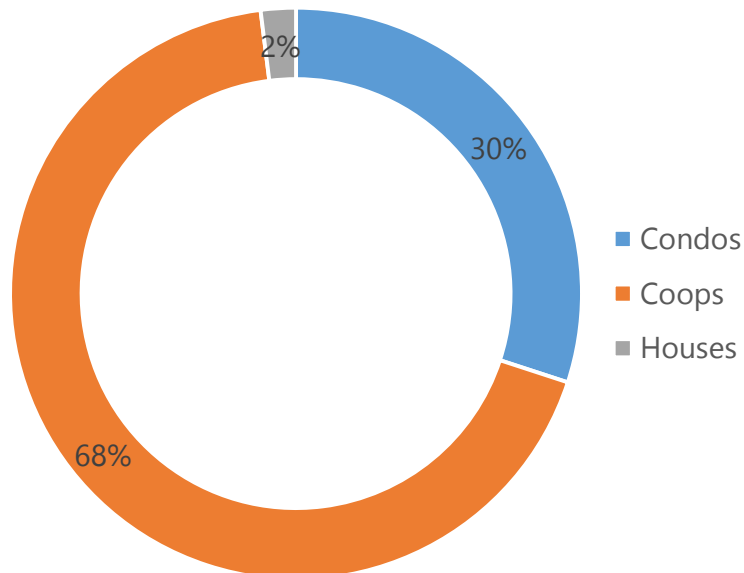


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,772,250	-4%	\$1,489	1%	121
Coops	\$1,310,000	51%	\$992	-1%	274
Houses	\$9,999,999	-32%	\$2,104	-25%	8

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
14-16 E 67th St	1-01381-0061	4-Jun-19	\$77,100,000	House	14,240
520 Park Ave #35	1-01375-1430	27-Jun-19	\$30,500,000	Condo	
740 Park Ave #17B	1-01386-0033	26-Jun-19	\$29,500,000	Coop	
520 Park Ave #33	1-01375-1428	18-Jun-19	\$28,086,500	Condo	
520 Park Ave #31	1-01375-1426	26-Jun-19	\$26,000,000	Condo	
134 E 74th St	1-01408-0059	20-Jun-19	\$25,250,000	House	9,050
515 Park Ave #28	1-01394-1088	27-Jun-19	\$22,500,000	Condo	3,228
515 Park Ave #27	1-01394-1088	27-Jun-19	\$22,500,000	Condo	3,228
46 E 66th St	1-01380-0048	8-May-19	\$17,700,000	House	5,900
730 Park Ave #19PHC	1-01385-0037	19-Jun-19	\$17,500,000	Coop	
770 Park Ave #15D	1-01387-0037	30-Apr-19	\$16,800,000	Coop	
4 E 72nd St #13FL	1-01386-0064	10-Apr-19	\$16,750,000	Coop	
895 Park Ave #1011A	1-01413-0071	25-Apr-19	\$15,400,000	Coop	
720 Park Ave #4A	1-01385-0032	21-Jun-19	\$14,000,000	Coop	
19 E 72nd St #16A	1-01387-0014	20-Jun-19	\$13,500,000	Coop	
40-44 E 61st St #PHA	1-01375-1059	26-Jun-19	\$12,600,000	Condo	1,715
200 E 65th St #31E	1-01419-1389	26-Jun-19	\$12,150,000	Condo	1,366
15 E 69th St #16B	1-01384-1148	26-Jun-19	\$11,750,000	Condo	4,167
21 E 61st St #6E	1-01376-0015	10-May-19	\$10,694,875	Coop	4,060
117 E 72nd St #9THF	1-01407-0008	3-Apr-19	\$10,000,000	Coop	
215 E 61st St	1-01416-0008	25-Jun-19	\$9,999,999	House	5,045
160 E 61st St	1-01395-0045	27-Jun-19	\$9,995,000	House	4,750
721-731 Madison Ave #9E	1-01378-0048	11-Jun-19	\$9,950,000	Coop	
140 E 65th St	1-01399-0146	19-Jun-19	\$9,750,000	House	6,200
550 Park Ave #11E	1-01376-0037	26-Jun-19	\$9,550,000	Coop	
181 E 65th St #30A	1-01400-1089	15-Apr-19	\$8,400,000	Condo	2,865
150 E 72nd St #9N	1-01406-1220	27-Jun-19	\$8,300,000	Condo	3,545
160 E 71st St	1-01405-0145	16-Apr-19	\$8,200,000	House	4,314
4 E 62nd St #2	1-01376-1002	27-Jun-19	\$8,100,000	Condo	4,529
4 E 62nd St #3	1-01376-1002	27-Jun-19	\$8,100,000	Condo	4,529
555 Park Ave #10W	1-01396-0071	26-Jun-19	\$8,000,000	Coop	
40 E 66th St #11A	1-01380-1029	26-Jun-19	\$7,975,000	Condo	2,435
15 E 69th St #8A	1-01384-1107	14-Jun-19	\$7,500,000	Condo	3,023
150 E 72nd St #4N	1-01406-1210	28-Jun-19	\$7,500,000	Condo	3,504
620 Park Ave #14	1-01380-0035	8-May-19	\$7,500,000	Coop	
408 E 79th St #PHBD	1-01473-1636	27-Jun-19	\$7,150,000	Condo	3,573
850 Park Ave #10B	1-01391-0040	4-Jun-19	\$7,000,000	Coop	3,100
4 E 72nd St #EM	1-01386-0064	28-Jun-19	\$7,000,000	Coop	
502 Park Ave #19A	1-01374-1247	24-Jun-19	\$6,725,000	Condo	3,211
784 Park Ave #21C	1-01388-0037	26-Jun-19	\$6,700,000	Coop	
850 Park Ave #2B	1-01391-0040	27-Jun-19	\$6,699,000	Coop	
50 E 77th St #9A	1-01391-0054	27-Jun-19	\$6,550,000	Coop	3,000
1355 First Ave #24FL	1-01447-1124	5-Apr-19	\$6,500,000	Condo	3,453
181 E 65th St #20A	1-01400-1065	21-Jun-19	\$6,500,000	Condo	2,410
1355 First Ave #15FL	1-01447-1115	3-Apr-19	\$6,400,000	Condo	3,451
206 E 73rd St #ME	1-01427-1003	25-Jun-19	\$6,050,000	Condo	3,323
923 Fifth Ave #14D	1-01388-1077	27-Jun-19	\$6,000,000	Condo	1,894
200 E 66th St #D1001	1-01420-1352	23-May-19	\$5,850,000	Condo	3,184
885 Park Ave #4C	1-01413-0001	8-Apr-19	\$5,700,000	Coop	
605 Park Ave #16ADE	1-01399-0074	26-Jun-19	\$5,450,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1355 First Ave #6FL	1-01447-1107	19-Jun-19	\$5,400,000	Condo	3,637
900 Fifth Ave #9A	1-01386-0001	2-May-19	\$5,350,000	Coop	
530 Park Ave #4A	1-01375-1218	27-Jun-19	\$5,250,000	Condo	1,843
125 E 72nd St #7D	1-01407-0016	5-Jun-19	\$5,250,000	Coop	
117 E 72nd St #5E	1-01407-0008	6-Jun-19	\$5,200,000	Coop	
30 E 72nd St #1A	1-01386-0049	20-Jun-19	\$5,150,000	Coop	
125 E 72nd St #12A	1-01407-0016	12-Jun-19	\$5,100,000	Coop	
781 Fifth Ave #2301	1-01374-0001	6-May-19	\$5,000,000	Coop	
860 Fifth Ave #20A	1-01382-0069	3-Jun-19	\$4,999,999	Coop	
200 E 66th St #E1104	1-01420-1523	30-May-19	\$4,935,000	Condo	2,588
870 Fifth Ave #15A	1-01383-0001	27-Jun-19	\$4,925,000	Coop	
953 Fifth Ave #6	1-01391-0004	17-Jun-19	\$4,775,000	Coop	
700 Park Ave #PHA	1-01384-0032	27-Jun-19	\$4,500,000	Coop	
955 Fifth Ave #7A	1-01391-0072	28-Jun-19	\$4,500,000	Coop	
535 Park Ave #8AB	1-01396-0001	24-Jun-19	\$4,500,000	Coop	
130 E 75th St #10A	1-01409-1103	25-Jun-19	\$4,500,000	Coop	
930 Fifth Ave #18A	1-01389-0001	20-May-19	\$4,500,000	Coop	
860 Fifth Ave #15H	1-01382-0069	18-Jun-19	\$4,475,000	Coop	
203 E 72nd St #20BC	1-01427-0001	24-Jun-19	\$4,325,000	Coop	
965 Fifth Ave #12C	1-01392-0070	26-Jun-19	\$4,000,000	Coop	
255 E 74th St #12C	1-01429-1139	26-Jun-19	\$3,975,000	Condo	2,054
875 Park Ave #7C	1-01412-0071	17-Jun-19	\$3,850,500	Coop	2,300
1 E 66th St #18B	1-01381-0001	25-Jun-19	\$3,820,000	Coop	
65 E 76th St #3DE	1-01391-0031	11-Apr-19	\$3,621,000	Coop	
880 Fifth Ave #14G	1-01384-0001	17-Apr-19	\$3,600,000	Coop	
907 Fifth Ave #4E	1-01386-0069	10-May-19	\$3,525,000	Coop	
170 E 77th St #9F	1-01411-1146	29-May-19	\$3,500,000	Condo	2,249
404 E 76th St #25D	1-01470-1158	5-Apr-19	\$3,450,000	Condo	2,183
404 E 76th St #25A	1-01470-1158	5-Apr-19	\$3,450,000	Condo	2,183
35 E 75th St #17A	1-01390-0023	25-Apr-19	\$3,400,000	Coop	
255 E 74th St #7C	1-01429-1125	23-May-19	\$3,395,000	Condo	1,825
150 E 69th St #15K	1-01403-0033	20-Jun-19	\$3,350,000	Coop	
200 E 66th St #A0501	1-01420-1014	7-Jun-19	\$3,300,000	Condo	1,702
715 Park Ave #4D	1-01404-1017	27-Jun-19	\$3,250,000	Condo	1,243
200 E 62nd St #28A	1-01416-1108	28-Jun-19	\$3,250,000	Condo	1,689
111-119 E 67th St #7C	1-01402-0006	3-Apr-19	\$3,250,000	Coop	2,000
401 E 60th St #30C	1-01455-1122	17-Jun-19	\$3,250,000	Condo	1,956
875 Park Ave #4C	1-01412-0071	23-May-19	\$3,225,000	Coop	
308 E 72nd St #19B	1-01446-1172	10-Apr-19	\$3,175,000	Condo	2,027
130 E 75th St #10D	1-01409-1103	3-Apr-19	\$3,150,000	Coop	2,000
167 E 61st St #PHA	1-01396-0033	24-Jun-19	\$3,100,000	Coop	
114 E 72nd St #17C	1-01406-0065	1-Apr-19	\$3,050,000	Coop	
150 E 69th St #12K	1-01403-0033	19-Jun-19	\$3,050,000	Coop	
400 E 67th St #19C	1-01461-1091	2-Apr-19	\$3,050,000	Condo	1,773
210 E 73rd St #PHB	1-01427-0038	7-May-19	\$3,000,000	Coop	1,875
176 E 77th St #10JK	1-01411-0040	6-May-19	\$2,950,000	Coop	
200 E 62nd St #26B	1-01416-1102	14-Jun-19	\$2,900,000	Condo	1,695
860 Fifth Ave #15C	1-01382-0069	24-Jun-19	\$2,890,000	Coop	
129 E 69th St #4C	1-01404-0014	15-May-19	\$2,833,000	Coop	1,850
200 E 62nd St #15B	1-01416-1057	29-May-19	\$2,825,000	Condo	1,695



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