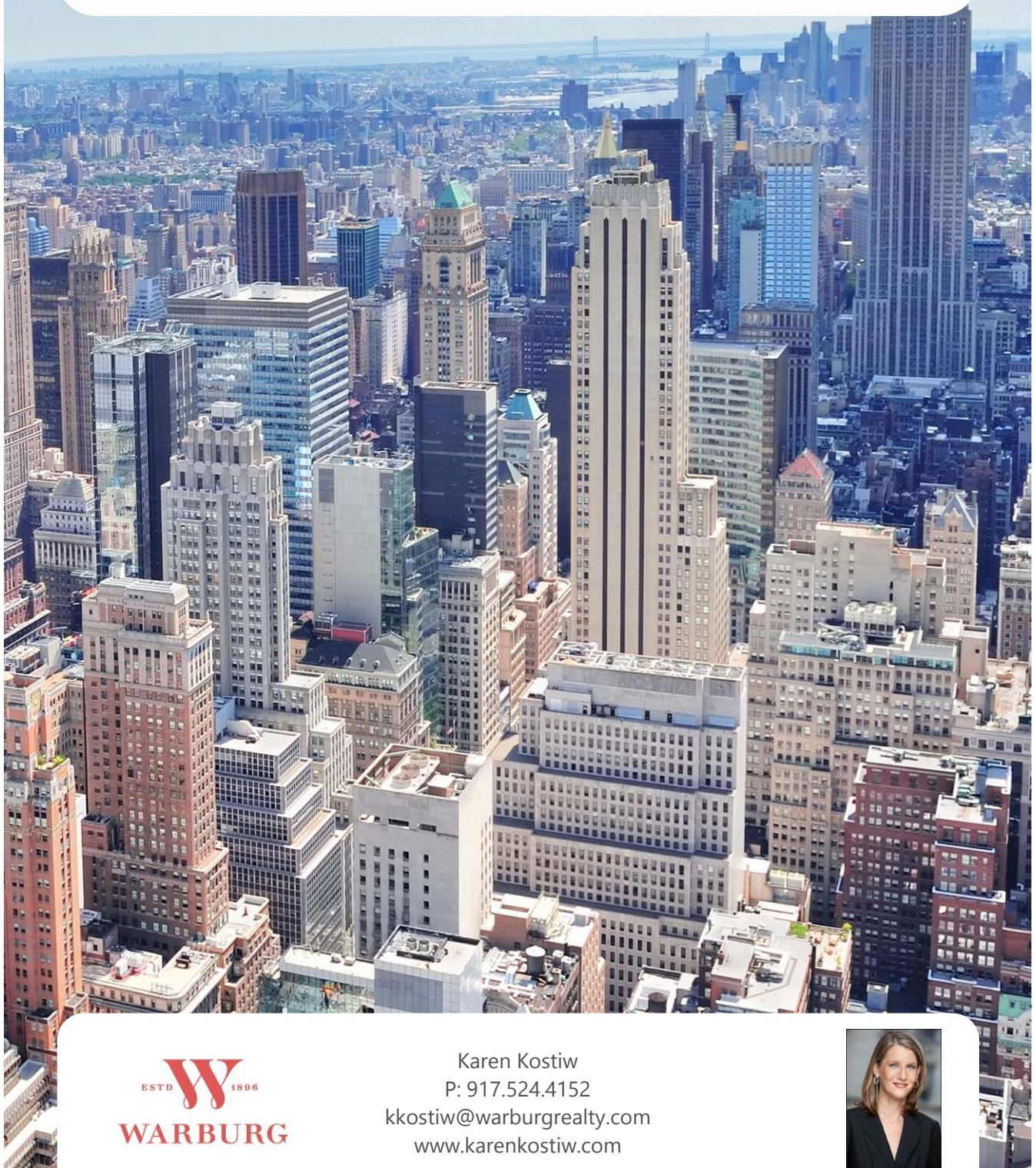


MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Murray Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$915K

5% YoY

NO. OF TRANSACTIONS

105

-19% YoY

MEDIAN PRICE/SQ.FT.

\$1,167

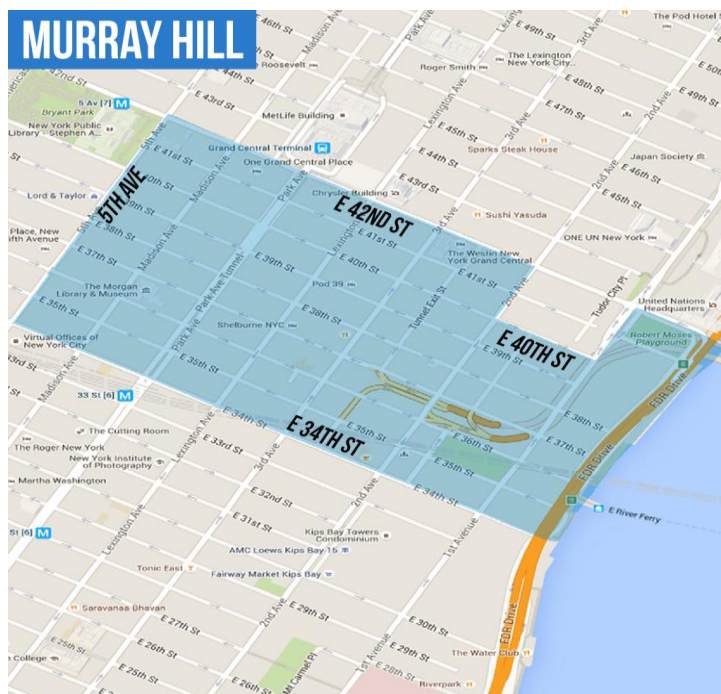
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

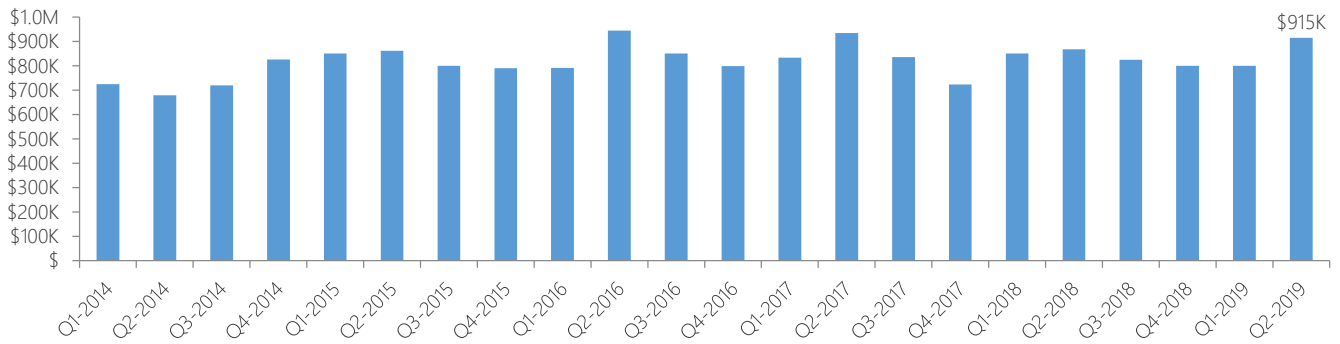
26% YoY

NEIGHBORHOOD BOUNDARIES

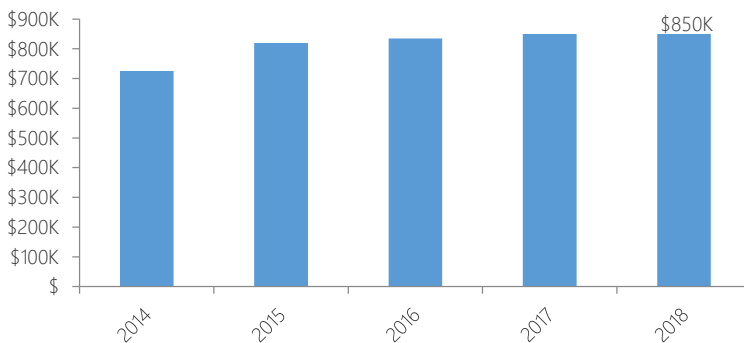


RESIDENTIAL STATS

Median Sale Price by Quarter

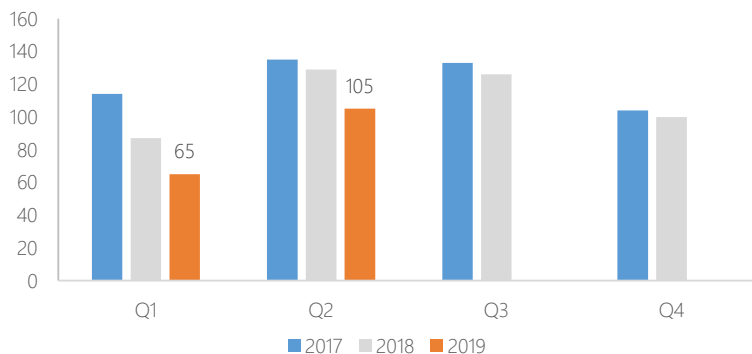


Median Sale Price by Year



Number of Transactions

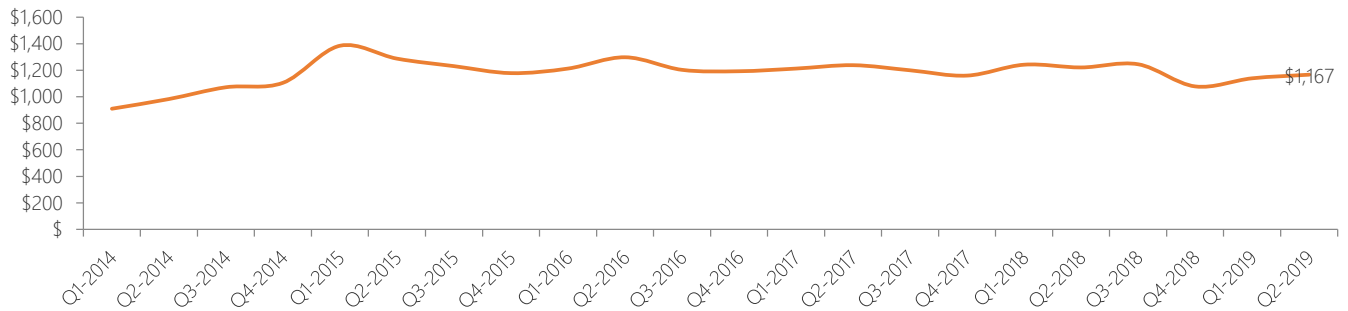
Quarter	2014	2015	2016	2017	2018	2019
Q1	117	161	119	114	87	65
Q2	135	180	109	135	129	105
Q3	124	172	124	133	126	
Q4	102	114	111	104	100	



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Median Sale Price per Square Foot

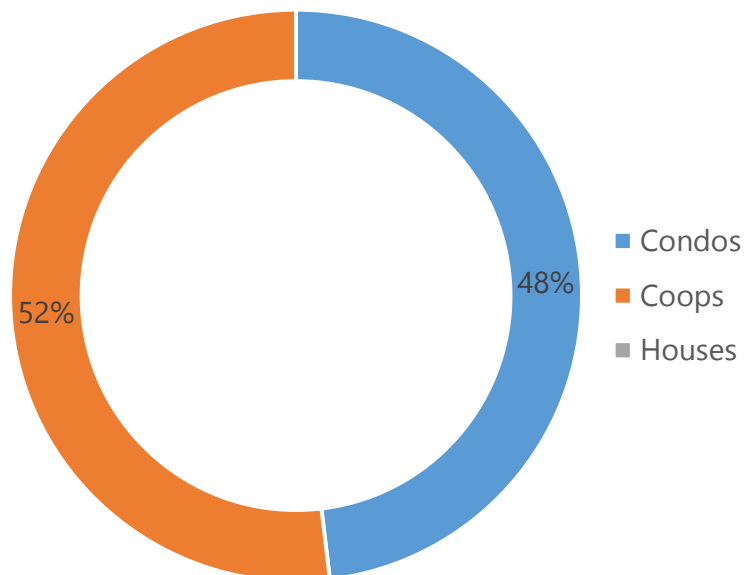


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	12%	\$1,293	0%	51
Coops	\$617,500	-4%	\$884	-7%	55
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
330 E 38th St #PHE	1-00943-1815	13-Jun-19	\$4,825,000	Condo	1,185
330 E 38th St #51MNO	1-00943-1741	19-Apr-19	\$3,850,000	Condo	2,848
330 E 38th St #32N	1-00943-1449	21-Jun-19	\$3,200,000	Condo	1,699
160 E 38th St #33DE	1-00893-0041	25-Jun-19	\$2,975,000	Coop	
225 E 34th St #4D	1-00915-1253	28-Jun-19	\$2,593,000	Condo	744
160 E 38th St #9EF	1-00893-0041	3-May-19	\$2,250,000	Coop	2,200
330 E 38th St #40FG	1-00943-1574	15-May-19	\$2,100,000	Condo	774
52 Park Ave #17	1-00867-1017	22-Apr-19	\$1,950,000	Condo	2,088
11 E 36th St #401	1-00866-1216	24-Apr-19	\$1,905,000	Condo	1,834
225 E 34th St #15B	1-00915-1225	15-Apr-19	\$1,820,000	Condo	1,431
45 Park Ave #2104	1-00892-1397	30-Apr-19	\$1,775,000	Condo	970
235 E 40th St #41A	1-01314-1359	18-Jun-19	\$1,745,000	Condo	1,098
137 E 36th St #7AE	1-00892-0025	1-May-19	\$1,625,000	Coop	1,800
138 E 36th St #4C	1-00891-0062	26-Jun-19	\$1,550,000	Coop	
330 E 38th St #44K	1-00943-1644	4-Jun-19	\$1,530,000	Condo	1,134
67 Park Ave #4DE	1-00894-0001	25-Apr-19	\$1,510,000	Coop	1,600
415 E 37th St #9K	1-00969-1062	2-May-19	\$1,500,000	Condo	707
201 E 36th St #19B	1-00917-1111	23-Apr-19	\$1,465,000	Condo	1,021
211 Madison Ave #12B	1-00865-1020	7-Jun-19	\$1,400,000	Condo	973
425 Fifth Ave #47E	1-00868-1676	25-Jun-19	\$1,398,000	Condo	973
143 E 34th St #6N	1-00890-1412	29-May-19	\$1,385,000	Condo	1,150
137 E 36th St #23B	1-00892-0025	16-Apr-19	\$1,342,000	Coop	1,250
630 First Ave #25D	1-00968-1327	21-May-19	\$1,325,000	Condo	1,001
123 E 37th St #12F	1-00893-0017	30-May-19	\$1,300,000	Coop	
308 E 38th St #5B	1-00943-1915	22-May-19	\$1,295,000	Condo	
220 Madison Ave #5B	1-00866-0064	2-May-19	\$1,290,000	Coop	
235 E 40th St #40A	1-01314-1350	2-Apr-19	\$1,285,000	Condo	1,098
630 First Ave #15L	1-00968-1174	14-Jun-19	\$1,250,000	Condo	967
308 E 38th St #3E	1-00943-1906	21-May-19	\$1,240,000	Condo	1,045
300 E 40th St #19C	1-00945-1003	21-May-19	\$1,213,000	Coop	1,100
300 E 40th St #5J	1-00945-1003	20-May-19	\$1,185,000	Coop	1,070
425 Fifth Ave #31A	1-00868-1519	7-May-19	\$1,150,000	Condo	789
425 Fifth Ave #26F	1-00868-1598	14-Jun-19	\$1,105,000	Condo	846
225 E 34th St #19D	1-00915-1267	25-Apr-19	\$1,100,000	Condo	757
77 Park Ave #9A	1-00894-0901	28-May-19	\$1,100,000	Condo	981
20 E 35th St #5A	1-00864-1002	16-Apr-19	\$1,100,000	Coop	
333 E 34th St #7M	1-00940-1091	21-May-19	\$1,067,500	Condo	915
415 E 37th St #28D	1-00969-1270	30-May-19	\$1,050,000	Condo	895
235 E 40th St #40C	1-01314-1352	18-Apr-19	\$1,040,000	Condo	789
225 E 36th St #10D	1-00917-0017	11-Jun-19	\$999,000	Coop	1,265
77 Park Ave #4H	1-00894-0408	29-Apr-19	\$993,950	Condo	848
445 Fifth Ave #30H	1-00869-1166	27-Jun-19	\$990,000	Condo	701
80 Park Ave #15P	1-00868-1380	24-Jun-19	\$990,000	Condo	773
137 E 36th St #13K	1-00892-0025	25-Jun-19	\$965,000	Coop	1,100
155 E 38th St #18B	1-00894-1862	19-Apr-19	\$960,000	Condo	746
235 E 40th St #6B	1-01314-1043	20-Jun-19	\$945,000	Condo	770
137 E 36th St #26G	1-00892-0025	14-Jun-19	\$945,000	Coop	
80 Park Ave #10N	1-00868-1330	11-Apr-19	\$945,000	Condo	909
445 Fifth Ave #15A	1-00869-1047	10-Jun-19	\$935,000	Condo	686
211 E 35th St #2DE	1-00916-0009	2-May-19	\$925,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
333 E 34th St #7N	1-00940-1092	21-May-19	\$905,000	Condo	725
325 Lexington Ave #5C	1-00894-2012	27-Jun-19	\$877,000	Condo	591
415 E 37th St #16B	1-00969-1132	22-May-19	\$850,000	Condo	707
630 First Ave #31P	1-00968-1427	23-Apr-19	\$849,243	Condo	776
137 E 36th St #16C	1-00892-0025	11-Apr-19	\$830,000	Coop	
330 E 38th St #43H	1-00943-1625	5-Jun-19	\$827,000	Condo	571
80 Park Ave #7E	1-00868-1280	30-May-19	\$820,000	Condo	850
300 E 40th St #10X	1-00945-1003	23-May-19	\$810,000	Coop	
155 E 34th St #10A	1-00890-1163	9-May-19	\$800,000	Condo	684
300 E 40th St #28E	1-00945-1003	28-May-19	\$782,000	Coop	
300 E 40th St #4P	1-00945-1003	13-May-19	\$771,000	Coop	710
330 E 38th St #39H	1-00943-1560	21-May-19	\$760,000	Condo	571
330 E 38th St #22O	1-00943-1283	29-May-19	\$730,000	Condo	520
200 E 36th St #16C	1-00916-0061	29-Apr-19	\$725,000	Coop	
200 E 36th St #7D	1-00916-0061	18-Apr-19	\$720,000	Coop	950
225 E 36th St #15O	1-00917-0017	30-Apr-19	\$715,000	Coop	
200 E 36th St #12B	1-00916-0061	7-Jun-19	\$712,000	Coop	775
155 E 34th St #14E	1-00890-1227	5-Jun-19	\$695,000	Condo	642
113 E 36th St #8	1-00892-1208	8-Apr-19	\$688,000	Condo	648
50 Park Ave #8C	1-00867-0033	21-Jun-19	\$675,000	Coop	
225 E 36th St #17C	1-00917-0017	24-Jun-19	\$640,000	Coop	770
200 E 36th St #4H	1-00916-0061	28-Jun-19	\$625,000	Coop	750
200 E 36th St #2C	1-00916-0061	10-May-19	\$610,000	Coop	725
150 E 37th St #14C	1-00892-1081	6-Jun-19	\$600,000	Condo	529
240 E 35th St #9G	1-00915-0038	10-Apr-19	\$580,000	Coop	725
30 E 37th St #6D	1-00866-1044	1-May-19	\$580,000	Condo	479
16 Park Ave #6C	1-00864-0041	2-May-19	\$550,000	Coop	700
20 E 35th St #7F	1-00864-1002	13-May-19	\$550,000	Coop	
310 Lexington Ave #4H	1-00893-0020	2-Apr-19	\$550,000	Coop	650
7 Park Ave #23	1-00890-0001	16-Apr-19	\$525,000	Coop	
240 E 35th St #6K	1-00915-0038	30-Apr-19	\$500,000	Coop	700
244 Madison Ave #10B	1-00867-0057	29-Apr-19	\$500,000	Coop	
166 E 35th St #14D	1-00890-0049	12-Apr-19	\$490,000	Coop	550
310 Lexington Ave #13F	1-00893-0020	17-Apr-19	\$482,000	Coop	600
20 E 35th St #8H	1-00864-1002	2-May-19	\$480,000	Coop	525
220 Madison Ave #10G	1-00866-0064	19-Jun-19	\$462,500	Coop	492
222 E 35th St #1C	1-00915-0046	18-Apr-19	\$460,000	Coop	750
225 E 36th St #14J	1-00917-0017	26-Jun-19	\$435,000	Coop	475
201 E 37th St #5F	1-00918-0001	2-May-19	\$420,000	Coop	
220 Madison Ave #4D	1-00866-0064	20-Jun-19	\$420,000	Coop	
225 E 36th St #14A	1-00917-0017	21-May-19	\$418,000	Coop	
123 E 37th St #5D	1-00893-0017	4-Apr-19	\$410,000	Coop	
166 E 35th St #2C	1-00890-0049	8-Apr-19	\$400,000	Coop	
166 E 35th St #2F	1-00890-0049	2-Apr-19	\$399,000	Coop	
201 E 37th St #4C	1-00918-0001	5-Apr-19	\$390,000	Coop	
240 E 35th St #10E	1-00915-0038	4-Jun-19	\$385,000	Coop	450
240 E 35th St #6F	1-00915-0038	20-Jun-19	\$380,000	Coop	425
225 E 36th St #12B	1-00917-0017	28-May-19	\$370,000	Coop	400
200 E 36th St #8A	1-00916-0061	8-Apr-19	\$352,500	Coop	550
649 Second Ave #2E	1-00916-1002	3-Jun-19	\$305,000	Coop	



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