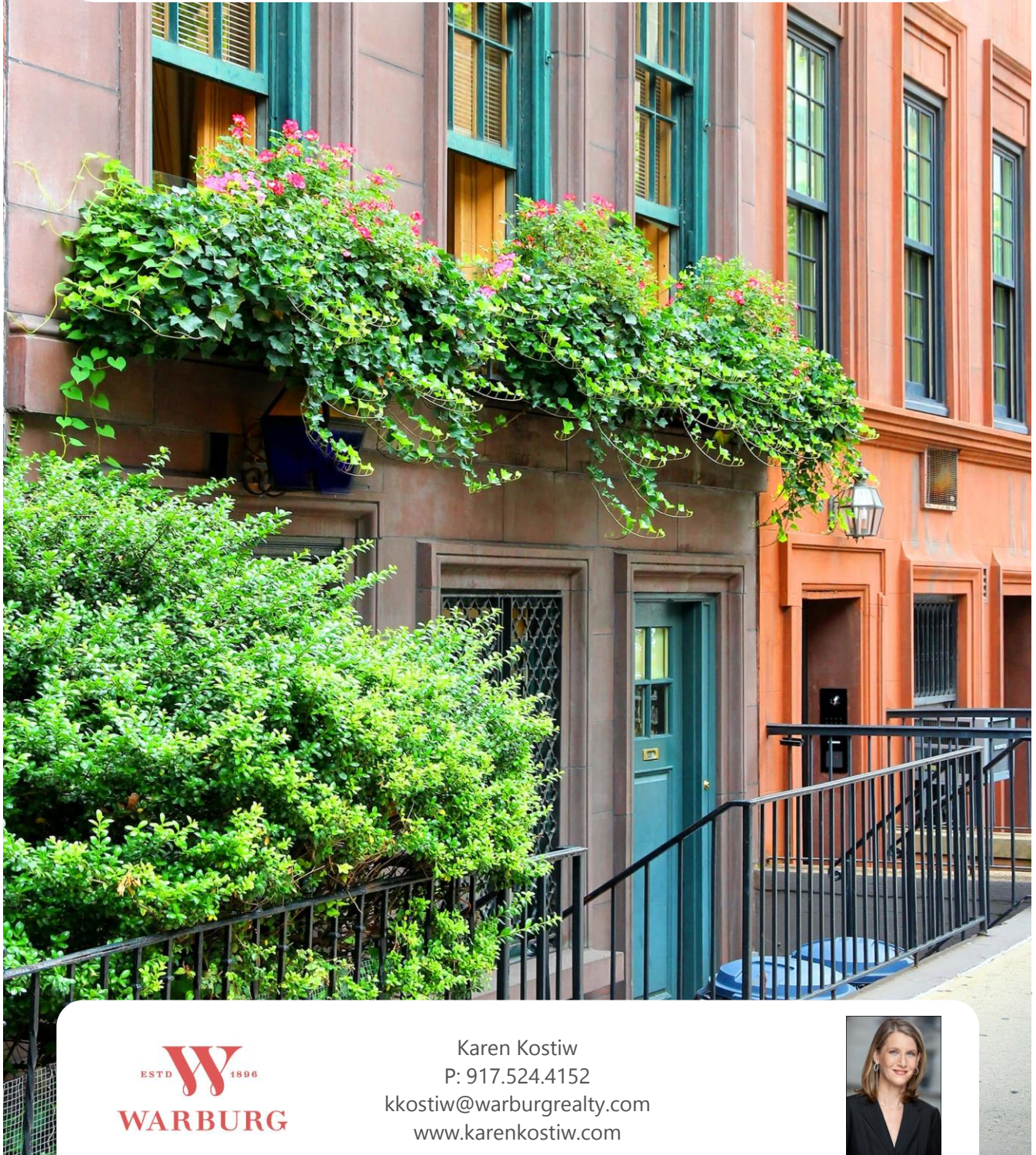


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.05M

-13% YoY

NO. OF TRANSACTIONS

290

-12% YoY

MEDIAN PRICE/SQ.FT.

\$1,113

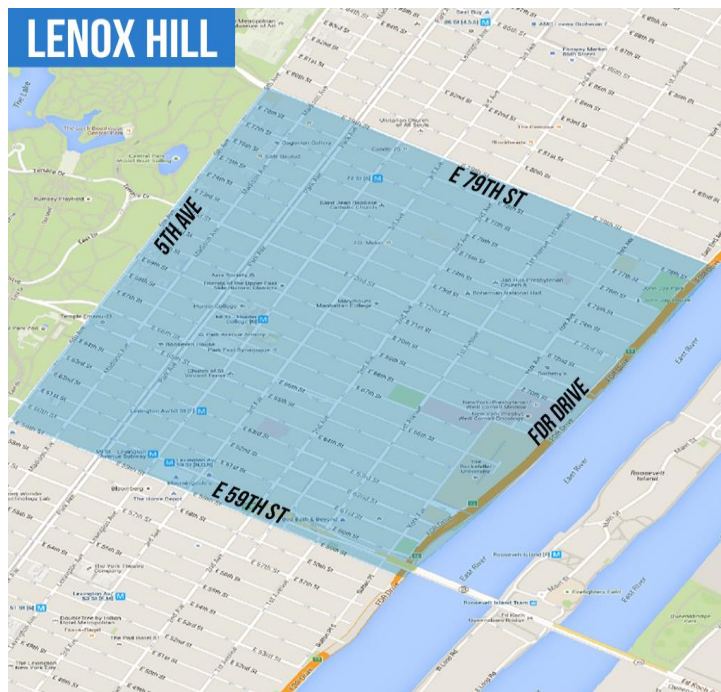
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

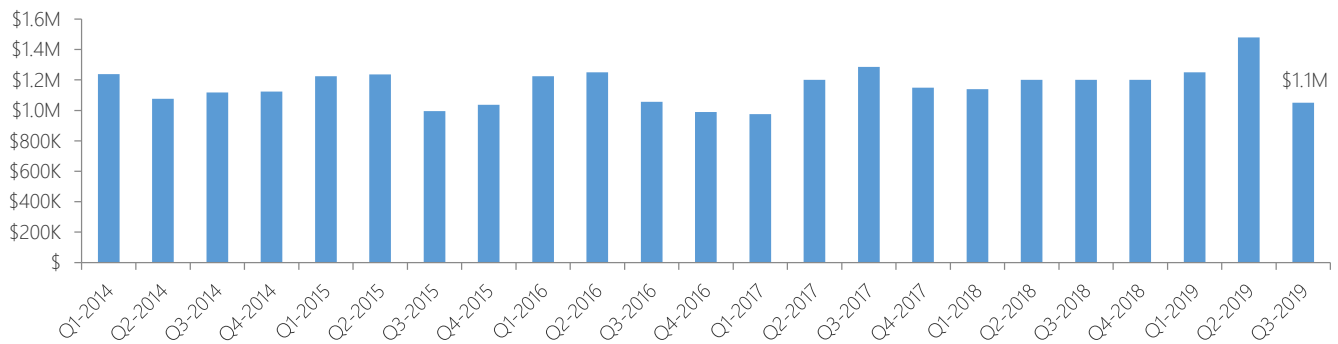


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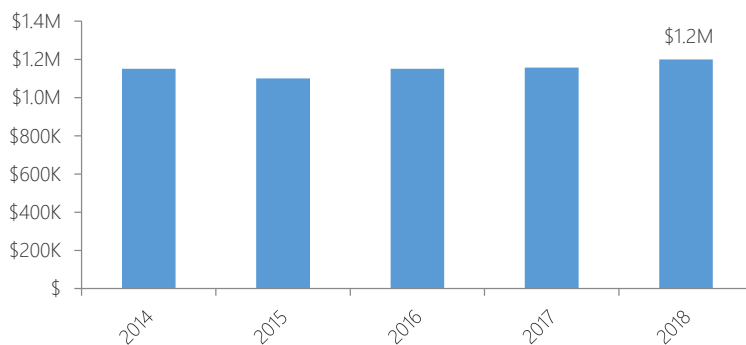


RESIDENTIAL STATS

Median Sale Price by Quarter

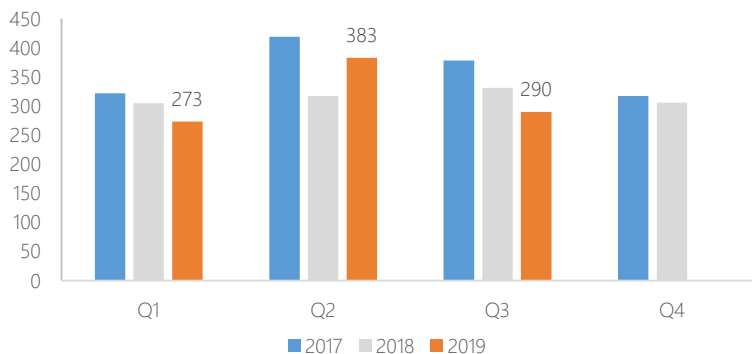


Median Sale Price by Year



Number of Transactions

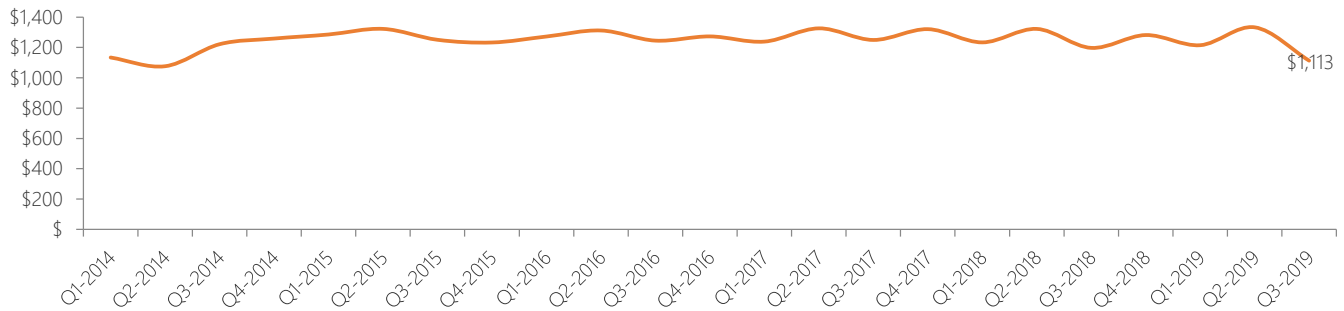
Quarter	2014	2015	2016	2017	2018	2019
Q1	398	372	365	322	305	273
Q2	436	442	401	419	317	383
Q3	466	485	410	378	331	290
Q4	400	390	291	317	306	



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Median Sale Price per Square Foot

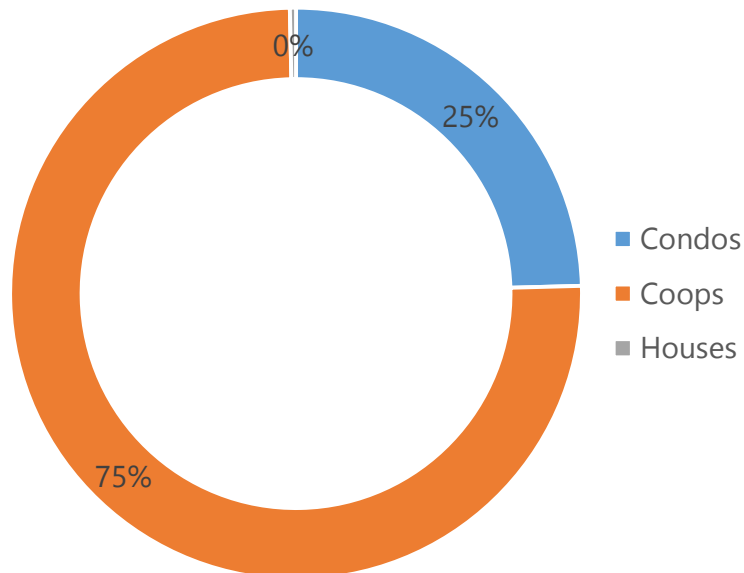


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,730,000	11%	\$1,386	-4%	71
Coops	\$850,000	-15%	\$983	-3%	217
Houses	\$27,000,000	-15%	\$3,474	4%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
834 Fifth Ave #8A	1-01379-0001	27-Aug-19	\$53,000,000	Coop	
11 E 68th St #PHE	1-01383-1031	23-Jul-19	\$34,200,000	Condo	10,042
18 E 73rd St	1-01387-0062	11-Sep-19	\$27,000,000	House	7,771
520 Park Ave #28	1-01375-1423	10-Sep-19	\$23,500,000	Condo	
125 E 72nd St #8D	1-01407-0016	5-Sep-19	\$5,600,000	Coop	
815 Park Ave #12C	1-01409-0069	27-Aug-19	\$4,400,000	Coop	2,100
125 E 72nd St #2D	1-01407-0016	11-Jul-19	\$4,375,000	Coop	
200 E 66th St #C1705	1-01420-1331	14-Aug-19	\$4,250,000	Condo	1,843
955 Lexington Ave #8AB	1-01404-0052	7-Aug-19	\$4,230,000	Coop	
188 E 78th St #18A	1-01412-1148	27-Aug-19	\$4,200,000	Condo	2,530
188 E 76th St #12A	1-01410-1239	10-Jul-19	\$4,100,000	Condo	2,006
245 E 72nd St #1718C	1-01427-0018	15-Jul-19	\$4,083,000	Coop	
655 Park Ave #4D	1-01402-0001	15-Jul-19	\$3,950,000	Coop	2,350
150 E 77th St #9A	1-01411-0053	12-Sep-19	\$3,525,000	Coop	
155 E 72nd St #3	1-01407-0026	11-Sep-19	\$3,450,000	Coop	
65 E 76th St #8C	1-01391-0031	16-Sep-19	\$3,300,000	Coop	
200 E 62nd St #28D	1-01416-1110	26-Aug-19	\$3,297,739	Condo	1,742
900 Fifth Ave #8C	1-01386-0001	24-Sep-19	\$3,200,000	Coop	
840 Park Ave #11A	1-01391-0034	11-Sep-19	\$3,100,000	Coop	2,400
880 Fifth Ave #5E	1-01384-0001	27-Sep-19	\$3,015,000	Coop	
502 Park Ave #19D	1-01374-1249	1-Aug-19	\$2,999,500	Condo	2,178
50 E 79th St #12E	1-01393-0052	29-Jul-19	\$2,995,000	Coop	2,000
340 E 64th St #26D	1-01438-2604	7-Aug-19	\$2,875,000	Condo	1,594
910 Fifth Ave #3C	1-01387-0001	31-Jul-19	\$2,875,000	Coop	1,500
350 E 72nd St #18B	1-01446-1030	13-Aug-19	\$2,810,000	Condo	2,808
350 E 72nd St #18A	1-01446-1030	13-Aug-19	\$2,810,000	Condo	2,808
136 E 64th St #11D	1-01398-0060	22-Jul-19	\$2,735,000	Coop	1,900
200 E 66th St #D1804	1-01420-1417	19-Sep-19	\$2,700,000	Condo	1,489
181 E 65th St #10A	1-01400-1031	5-Sep-19	\$2,700,000	Condo	1,405
57 E 73rd St #5	1-01388-1305	1-Aug-19	\$2,700,000	Condo	2,334
40 E 78th St #8G	1-01392-1187	29-Aug-19	\$2,650,000	Condo	1,635
400 E 67th St #18D	1-01461-1088	22-Aug-19	\$2,618,000	Condo	1,537
401 E 60th St #38C	1-01455-1130	17-Jul-19	\$2,600,000	Condo	1,956
11 E 68th St #1D	1-01383-1004	18-Jul-19	\$2,545,625	Condo	1,433
860 Fifth Ave #8C	1-01382-0069	10-Jul-19	\$2,500,000	Coop	
44 E 67th St #4C	1-01381-1213	19-Aug-19	\$2,500,000	Condo	1,380
200 E 66th St #C1001	1-01420-1247	16-Sep-19	\$2,400,000	Condo	1,347
815 Park Ave #12B	1-01409-0069	26-Sep-19	\$2,400,000	Coop	
360 E 72nd St #B1110	1-01446-0023	24-Sep-19	\$2,400,000	Coop	
300 E 77th St #25C	1-01451-1077	22-Jul-19	\$2,375,000	Condo	1,604
300 E 77th St #6A	1-01451-1018	16-Sep-19	\$2,370,000	Condo	1,664
300 E 74th St #27BC	1-01448-0003	5-Sep-19	\$2,350,000	Coop	1,900
303 E 77th St #10A	1-01452-1018	26-Sep-19	\$2,342,500	Condo	1,697
440 E 62nd St #4DE	1-01456-0026	22-Aug-19	\$2,316,519	Coop	
200 E 66th St #D1602	1-01420-1377	2-Jul-19	\$2,250,000	Condo	1,448
114 E 72nd St #3A	1-01406-0065	1-Aug-19	\$2,240,000	Coop	2,000
308 E 79th St #13L	1-01453-0043	15-Jul-19	\$2,217,500	Coop	
142 E 71st St #2B	1-01405-0051	15-Aug-19	\$2,125,000	Coop	1,700
165 E 72nd St #17L	1-01407-0033	18-Jul-19	\$2,100,000	Coop	
880 Fifth Ave #2F	1-01384-0001	24-Jul-19	\$2,050,870	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
701 Madison Ave #7F	1-01377-1056	19-Sep-19	\$2,000,000	Condo	1,092
32 E 76th St #1401	1-01390-1034	23-Sep-19	\$1,995,000	Condo	892
166 E 63rd St #12G	1-01397-1319	15-Aug-19	\$1,995,000	Condo	1,298
340 E 64th St #2G	1-01438-0207	21-Aug-19	\$1,995,000	Condo	1,816
150 E 69th St #16J	1-01403-0033	14-Aug-19	\$1,950,000	Coop	
315 E 72nd St #18B	1-01447-0009	2-Aug-19	\$1,950,000	Coop	
188 E 70th St #7C	1-01404-1225	11-Jul-19	\$1,950,000	Condo	1,340
422 E 72nd St #33C	1-01466-1174	1-Jul-19	\$1,950,000	Condo	1,470
422 E 72nd St #37C	1-01466-1193	14-Aug-19	\$1,945,000	Condo	1,189
200 E 61st St #36G	1-01415-1202	1-Jul-19	\$1,910,000	Condo	1,340
3 E 69th St #8B	1-01384-0010	18-Sep-19	\$1,900,000	Coop	1,300
176 E 77th St #15J	1-01411-0040	4-Sep-19	\$1,870,000	Coop	
188 E 70th St #19C	1-01404-1275	26-Aug-19	\$1,830,000	Condo	1,330
530 Park Ave #17J	1-01375-1297	27-Aug-19	\$1,825,000	Condo	912
176 E 77th St #7AB	1-01411-0040	22-Aug-19	\$1,755,000	Coop	
36 E 72nd St #2S	1-01386-0046	31-Jul-19	\$1,750,000	Coop	
404 E 76th St #20A	1-01470-1138	16-Jul-19	\$1,745,000	Condo	1,476
205 E 69th St #6FG	1-01424-0006	26-Jul-19	\$1,725,000	Coop	
315 E 72nd St #9B	1-01447-0009	9-Jul-19	\$1,725,000	Coop	1,400
422 E 72nd St #24D	1-01466-1130	10-Jul-19	\$1,715,000	Condo	1,327
111-119 E 67th St #10B	1-01402-0006	26-Sep-19	\$1,712,500	Coop	
440 E 79th St #11FG	1-01473-0018	16-Jul-19	\$1,700,000	Coop	1,600
363 E 76th St #18F	1-01451-0023	8-Aug-19	\$1,695,000	Coop	
179 E 70th St #2C	1-01405-0033	24-Jul-19	\$1,692,500	Coop	1,700
360 E 72nd St #B1209	1-01446-0023	26-Aug-19	\$1,690,000	Coop	
422 E 72nd St #34D	1-01466-1180	22-Jul-19	\$1,675,000	Condo	1,440
370 E 76th St #A1101	1-01450-0023	10-Sep-19	\$1,670,000	Coop	
45 E 66th St #9N	1-01381-1104	10-Jul-19	\$1,649,000	Coop	
301 E 78th St #5F	1-01453-0001	26-Sep-19	\$1,627,000	Coop	
502 Park Ave #11F	1-01374-1193	10-Jul-19	\$1,625,000	Condo	730
233 E 69th St #15LM	1-01424-1003	30-Jul-19	\$1,600,000	Coop	1,520
308 E 79th St #12A	1-01453-0043	21-Aug-19	\$1,600,000	Coop	
150 E 69th St #19L	1-01403-0033	2-Jul-19	\$1,595,000	Coop	
200 E 66th St #E2003	1-01420-1512	15-Aug-19	\$1,578,288	Condo	919
1 E 66th St #7B	1-01381-0001	20-Aug-19	\$1,550,000	Coop	
315 E 68th St #7H	1-01443-0001	16-Jul-19	\$1,545,000	Coop	1,400
165 E 72nd St #11J	1-01407-0033	11-Sep-19	\$1,540,000	Coop	
681-689 Madison Ave #5G	1-01376-0051	6-Aug-19	\$1,520,000	Coop	
360 E 72nd St #C2702	1-01446-0023	10-Sep-19	\$1,515,000	Coop	
203 E 72nd St #23C	1-01427-0001	12-Sep-19	\$1,500,000	Coop	1,350
333 E 69th St #7B	1-01444-0015	13-Aug-19	\$1,500,000	Coop	
233 E 69th St #9LM	1-01424-1003	30-Jul-19	\$1,500,000	Coop	1,600
118 E 60th St #6H	1-01394-0007	24-Sep-19	\$1,455,000	Coop	1,400
140 E 63rd St #10B	1-01397-1551	30-Jul-19	\$1,450,000	Condo	799
130 E 63rd St #11E	1-01397-1402	1-Jul-19	\$1,410,750	Coop	1,400
150 E 69th St #15L	1-01403-0033	2-Jul-19	\$1,400,000	Coop	
435 E 65th St #12C	1-01460-0017	20-Aug-19	\$1,400,000	Coop	
305 E 72nd St #10BC	1-01447-1002	9-Jul-19	\$1,395,000	Coop	1,376
340 E 64th St #4G	1-01438-0407	6-Sep-19	\$1,390,000	Condo	1,461
52 E 78th St #3AB	1-01392-0046	28-Aug-19	\$1,377,000	Coop	950



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