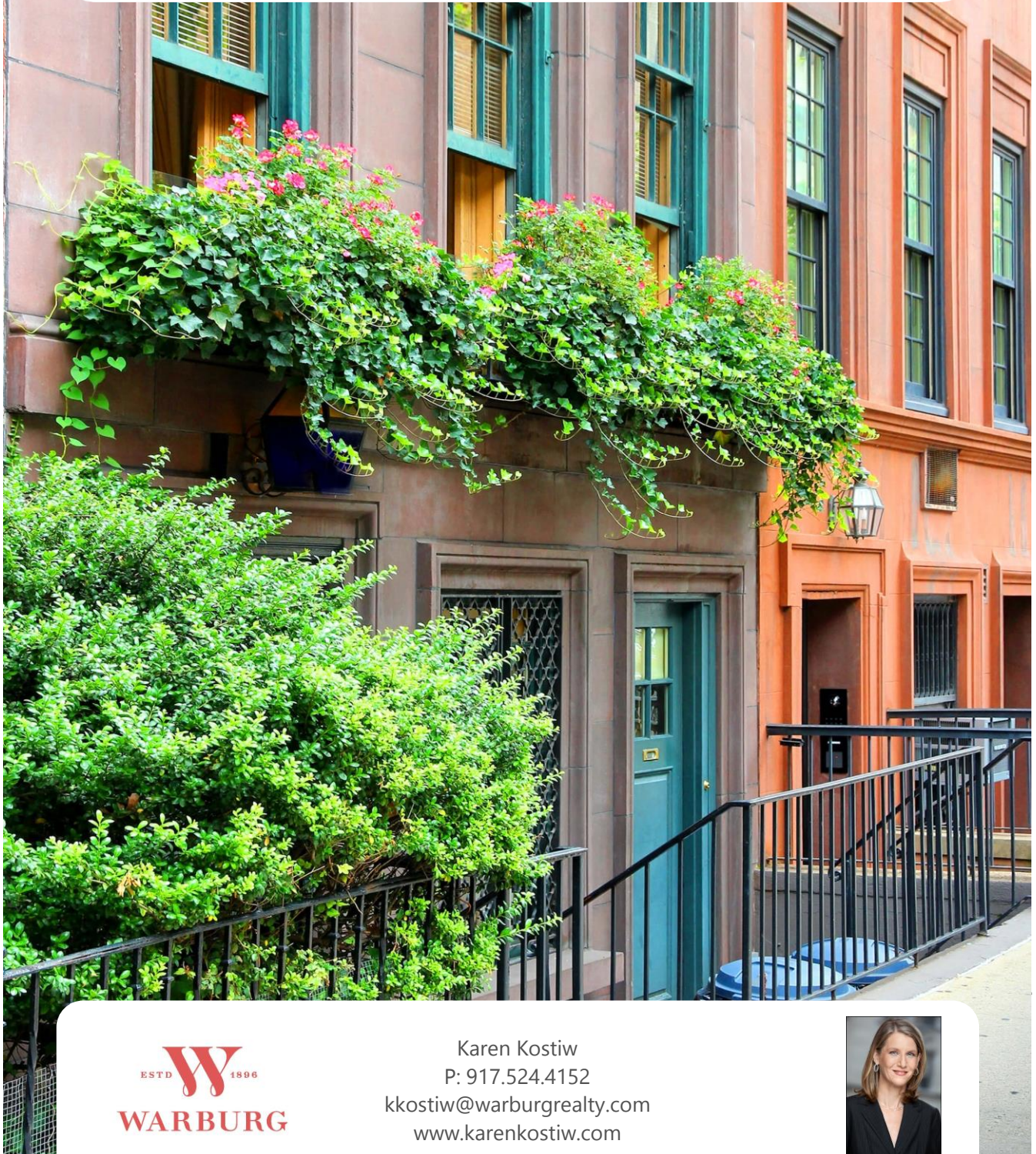


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$975K

-19% YoY

NO. OF TRANSACTIONS

277

-9% YoY

MEDIAN PRICE/SQ.FT.

\$1,157

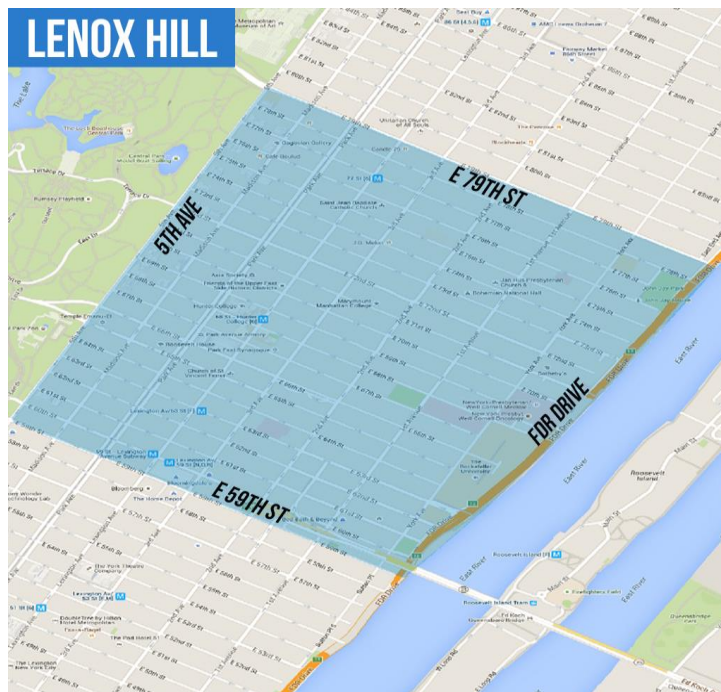
-10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

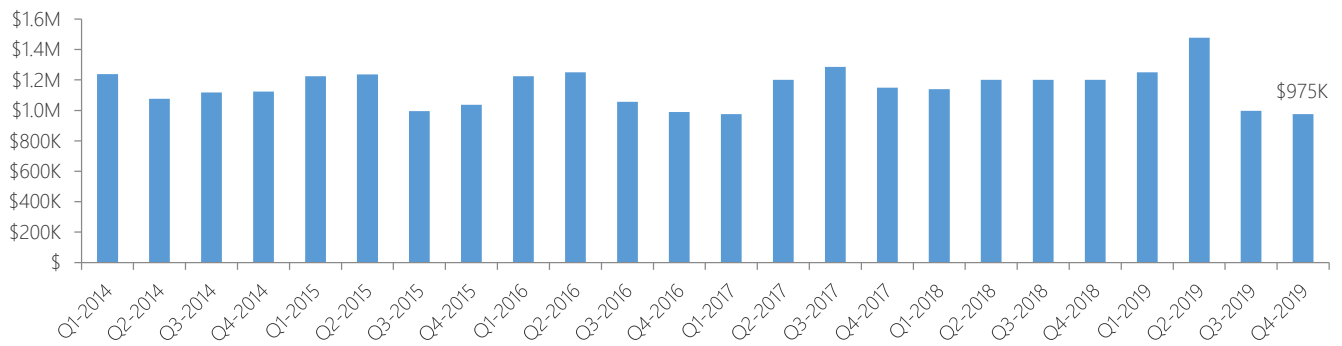


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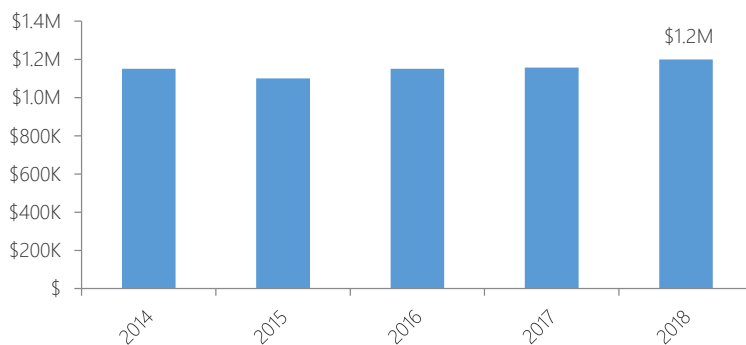


RESIDENTIAL STATS

Median Sale Price by Quarter

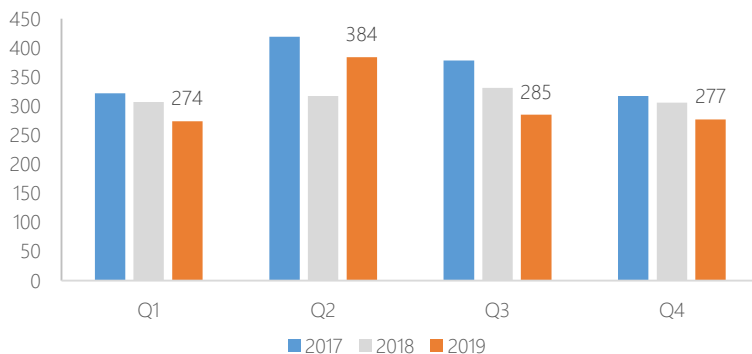


Median Sale Price by Year



Number of Transactions

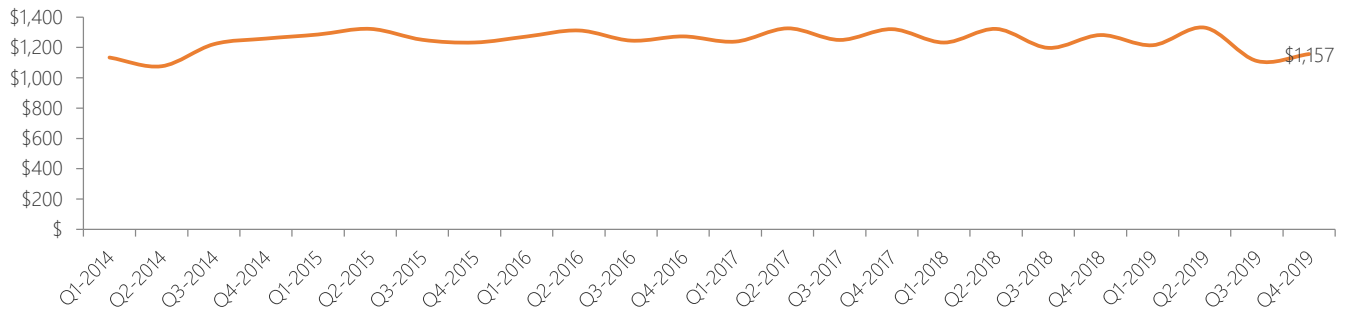
Quarter	2014	2015	2016	2017	2018	2019
Q1	398	372	365	322	307	274
Q2	436	442	401	419	317	384
Q3	466	485	410	378	331	285
Q4	400	390	291	317	306	277



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Median Sale Price per Square Foot

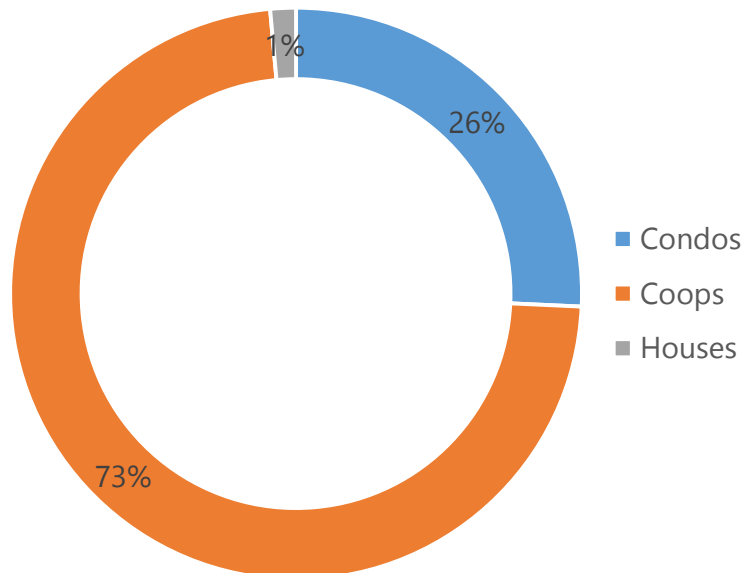


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,182,500	-44%	\$1,324	-15%	71
Coops	\$852,500	-9%	\$900	-9%	201
Houses	\$10,243,750	-	\$2,687	-	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
960 Fifth Ave #10A	1-01392-0001	7-Nov-19	\$47,000,000	Coop	
2 E 61st St #1107	1-01375-0067	17-Dec-19	\$12,000,000	Coop	
49 E 67th St	1-01382-0032	23-Oct-19	\$11,750,000	House	6,340
235 E 72nd St	1-01427-0016	17-Dec-19	\$10,750,000	House	2,634
36 E 64th St	1-01378-0046	30-Oct-19	\$9,737,500	House	5,808
181 E 65th St #29A	1-01400-1087	2-Oct-19	\$8,300,000	Condo	2,865
159 E 78th St	1-01413-0124	5-Dec-19	\$7,225,000	House	2,052
29 E 64th St #5B	1-01379-0021	23-Dec-19	\$6,850,000	Coop	
15 E 69th St #3A	1-01384-1102	20-Nov-19	\$6,650,000	Condo	3,020
907 Fifth Ave	1-01386-0069	5-Dec-19	\$6,000,000	Coop	147,257
850 Park Ave #3B	1-01391-0040	11-Nov-19	\$5,800,000	Coop	
200 E 66th St #B1006	1-01420-1229	4-Dec-19	\$5,600,000	Condo	3,187
50 E 77th St #5A	1-01391-0054	25-Oct-19	\$4,995,000	Coop	
860 Fifth Ave #910JK	1-01382-0069	30-Dec-19	\$4,990,000	Coop	
255 E 74th St #28B	1-01429-1176	17-Dec-19	\$4,710,000	Condo	2,487
936 Fifth Ave #8B	1-01389-0069	25-Oct-19	\$4,500,000	Coop	
936 Fifth Ave #9B	1-01389-0069	4-Oct-19	\$4,500,000	Coop	
234 E 70th St #PH	1-01424-1508	16-Dec-19	\$4,375,000	Condo	2,600
129 E 69th St #5B	1-01404-0014	23-Oct-19	\$4,255,000	Coop	2,400
160 E 72nd St #15FL	1-01406-0050	17-Oct-19	\$4,250,000	Coop	
200 E 62nd St #29E	1-01416-1114	22-Nov-19	\$4,120,000	Condo	2,592
907 Fifth Ave #3C	1-01386-0069	21-Oct-19	\$4,050,000	Coop	
515 E 72nd St #39B	1-01484-1358	14-Nov-19	\$3,810,000	Condo	2,214
860 Fifth Ave #11H	1-01382-0069	10-Oct-19	\$3,575,000	Coop	
875 Park Ave #5C	1-01412-0071	5-Nov-19	\$3,500,000	Coop	2,100
610 Park Ave #4F	1-01379-1138	23-Dec-19	\$3,500,000	Condo	1,676
875 Fifth Ave #12A	1-01383-0069	9-Dec-19	\$3,500,000	Coop	
900 Fifth Ave #5B	1-01386-0001	24-Oct-19	\$3,450,000	Coop	
912 Fifth Ave #4B	1-01387-0004	8-Nov-19	\$3,300,000	Coop	
530 E 72nd St #15EF	1-01483-0028	19-Nov-19	\$3,170,000	Coop	
200 E 69th St #34A	1-01423-1291	22-Nov-19	\$3,000,000	Condo	1,958
255 E 74th St #10C	1-01429-1134	5-Dec-19	\$2,990,000	Condo	1,825
21 E 66th St #2W	1-01381-1305	14-Nov-19	\$2,952,925	Condo	1,902
860 Fifth Ave #8A	1-01382-0069	4-Nov-19	\$2,950,000	Coop	1,640
200 E 66th St #A1703	1-01420-1060	10-Oct-19	\$2,940,000	Condo	1,522
129 E 69th St #7C	1-01404-0014	4-Dec-19	\$2,900,000	Coop	
200 E 66th St #D2004	1-01420-1419	7-Oct-19	\$2,880,000	Condo	1,491
132 A E 65th St #10B	1-01399-1119	20-Nov-19	\$2,875,000	Condo	1,400
781 Fifth Ave #1116	1-01374-0001	27-Nov-19	\$2,750,000	Coop	
116 E 63rd St #8C	1-01397-0066	8-Nov-19	\$2,730,000	Coop	
815 Park Ave #6C	1-01409-0069	31-Oct-19	\$2,725,000	Coop	
181 E 65th St #15A	1-01400-1047	23-Oct-19	\$2,650,000	Condo	1,405
575 Park Ave #15013	1-01397-0069	25-Oct-19	\$2,600,000	Coop	
200 E 66th St #C0404	1-01420-1299	3-Oct-19	\$2,500,000	Condo	1,489
955 Fifth Ave #8A	1-01391-0072	3-Oct-19	\$2,500,000	Coop	
524 E 72nd St #42DE	1-01483-1120	11-Oct-19	\$2,495,000	Condo	1,611
750 Park Ave #6BC	1-01386-0037	18-Dec-19	\$2,325,000	Coop	
340 E 72nd St #9F	1-01446-0038	5-Dec-19	\$2,250,000	Coop	
150 E 61st St #6BC	1-01395-0050	3-Oct-19	\$2,222,000	Coop	
40 E 78th St #7E	1-01392-1161	2-Dec-19	\$2,213,000	Condo	1,283



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Address	BBL	Sale date	Sale price	Property type	Sqft
205 E 76th St #8	1-01431-1009	4-Nov-19	\$2,200,000	Condo	1,788
422 E 72nd St #12A	1-01466-1061	16-Oct-19	\$2,175,000	Condo	1,880
530 E 76th St #27H	1-01487-1371	3-Dec-19	\$2,138,000	Condo	1,322
799 Park Ave #3A	1-01409-0001	18-Oct-19	\$2,100,000	Coop	
1065 Lexington Ave #2B	1-01410-1102	1-Oct-19	\$2,065,000	Coop	1,700
156 E 79th St #8C	1-01413-0050	19-Nov-19	\$2,050,000	Coop	
304 E 65th St #21A	1-01439-1029	25-Nov-19	\$1,990,000	Condo	1,541
160 E 65th St #31C	1-01399-0033	25-Nov-19	\$1,950,000	Coop	1,900
136 E 64th St #9F	1-01398-0060	16-Oct-19	\$1,950,000	Coop	
870 Fifth Ave #12C	1-01383-0001	7-Oct-19	\$1,916,500	Coop	
401 E 60th St #4D	1-01455-1035	3-Oct-19	\$1,910,000	Condo	1,548
35 E 76th St #1708	1-01391-0021	4-Oct-19	\$1,900,000	Coop	
30 E 65th St #9C	1-01379-0051	9-Dec-19	\$1,900,000	Coop	
200 E 62nd St #17C	1-01416-1067	11-Dec-19	\$1,900,000	Condo	1,156
880 Fifth Ave #PHG	1-01384-0001	4-Dec-19	\$1,900,000	Coop	
200 E 62nd St #7E	1-01416-1026	26-Nov-19	\$1,895,000	Condo	1,122
180 E 79th St #18D	1-01413-0040	19-Nov-19	\$1,895,000	Coop	1,315
150 E 61st St #16B	1-01395-0050	7-Nov-19	\$1,890,000	Coop	1,950
250 E 65th St #12A	1-01419-1067	22-Nov-19	\$1,825,000	Condo	1,368
200 E 66th St #B1701	1-01420-1145	16-Oct-19	\$1,816,425	Condo	1,134
923 Fifth Ave #8G	1-01388-1048	30-Oct-19	\$1,800,000	Condo	1,045
215 E 73rd St #10C	1-01428-0009	26-Nov-19	\$1,795,000	Coop	1,385
799 Park Ave #8B	1-01409-0001	11-Oct-19	\$1,790,000	Coop	
930 Fifth Ave #14E	1-01389-0001	11-Nov-19	\$1,775,000	Coop	
315 E 72nd St #14L	1-01447-0009	18-Dec-19	\$1,760,000	Coop	
160 E 65th St #11C	1-01399-0033	13-Nov-19	\$1,750,000	Coop	
360 E 72nd St #C2400	1-01446-0023	7-Oct-19	\$1,715,000	Coop	1,350
524 E 72nd St #45C	1-01483-1133	18-Dec-19	\$1,688,000	Condo	1,090
420 E 72nd St #8A	1-01466-0037	1-Nov-19	\$1,660,000	Coop	
166 E 63rd St #3C	1-01397-1217	31-Dec-19	\$1,650,000	Condo	1,615
650 Park Ave #6B	1-01381-0038	7-Nov-19	\$1,650,000	Coop	
35 E 75th St #5B	1-01390-0023	7-Nov-19	\$1,600,000	Coop	
35 E 76th St #61517	1-01391-0021	25-Nov-19	\$1,586,000	Coop	
220 E 73rd St #7GH	1-01427-0034	24-Oct-19	\$1,583,920	Coop	
422 E 72nd St #3G	1-01466-1011	27-Dec-19	\$1,575,000	Condo	1,340
176 E 77th St #2K	1-01411-0040	18-Nov-19	\$1,570,000	Coop	1,144
174 E 74th St #2C	1-01408-0040	3-Oct-19	\$1,569,750	Coop	
880 Fifth Ave #3K	1-01384-0001	29-Oct-19	\$1,550,000	Coop	1,395
530 E 72nd St #18E	1-01483-0028	5-Nov-19	\$1,515,000	Coop	
130 E 63rd St #10E	1-01397-1402	22-Oct-19	\$1,510,000	Coop	1,300
200 E 78th St #15G	1-01432-0045	14-Nov-19	\$1,500,000	Coop	
681-689 Madison Ave #6B	1-01376-0051	1-Oct-19	\$1,485,000	Coop	900
201 E 62nd St #8D	1-01417-0001	24-Oct-19	\$1,475,000	Coop	
300 E 71st St #9M	1-01445-1002	18-Nov-19	\$1,439,500	Coop	
404 E 66th St #6E	1-01460-1057	10-Dec-19	\$1,400,000	Condo	1,180
340 E 64th St #4S	1-01438-0416	24-Oct-19	\$1,375,000	Condo	1,285
220 E 73rd St #2B	1-01427-0034	19-Dec-19	\$1,375,000	Coop	1,200
315 E 72nd St #5L	1-01447-0009	9-Dec-19	\$1,330,000	Coop	
315 E 68th St #13CD	1-01443-0001	6-Dec-19	\$1,325,000	Coop	1,200
155 E 76th St #7E	1-01411-0023	4-Nov-19	\$1,305,000	Coop	



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