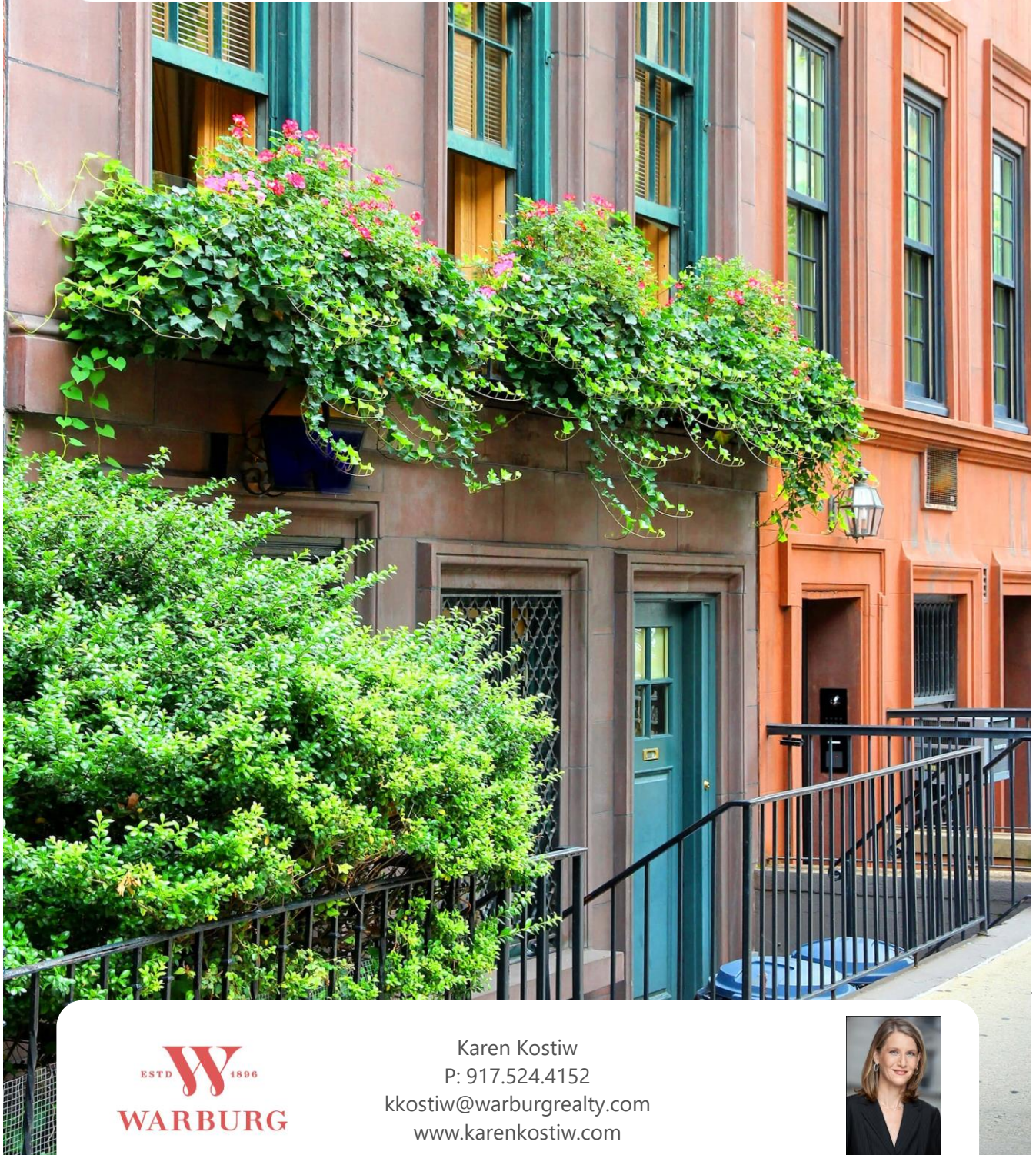


LENOX HILL

A quarterly analysis of residential sales
in Lenox Hill, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.15M

-8% YoY

NO. OF TRANSACTIONS

265

-3% YoY

MEDIAN PRICE/SQ.FT.

\$1,246

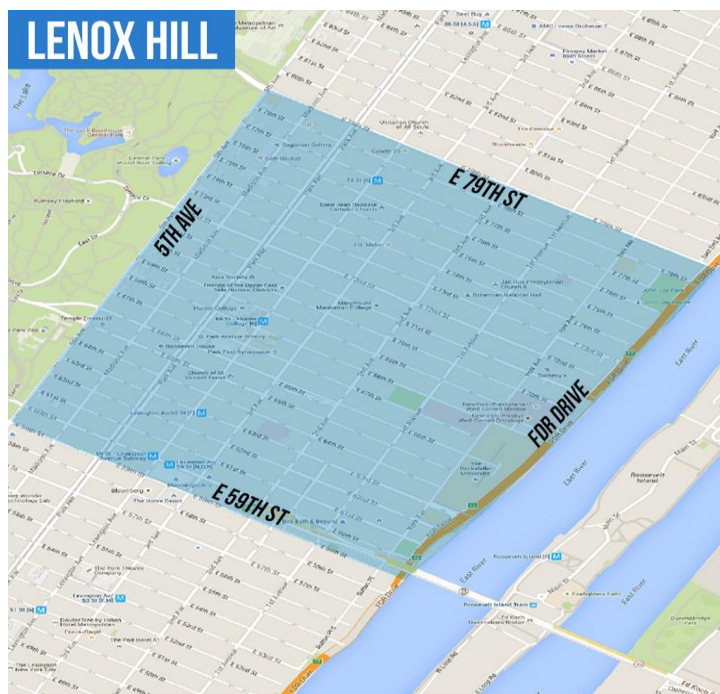
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

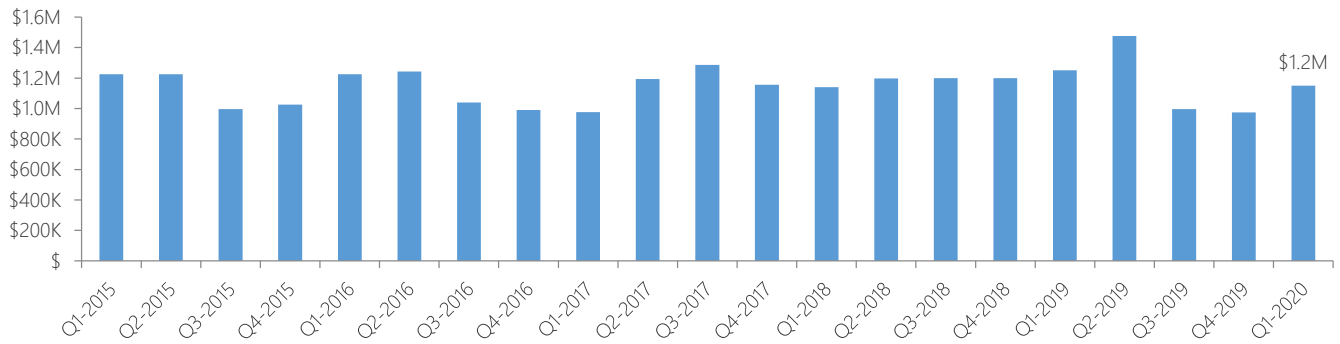


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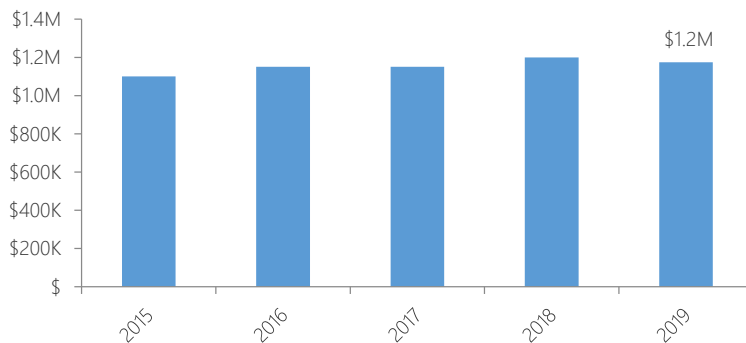


RESIDENTIAL STATS

Median Sale Price by Quarter

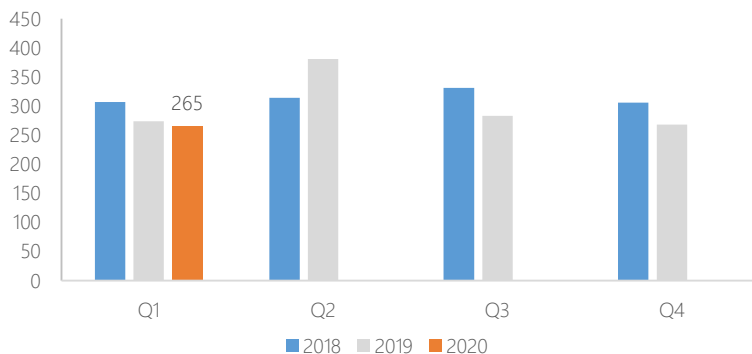


Median Sale Price by Year



Number of Transactions

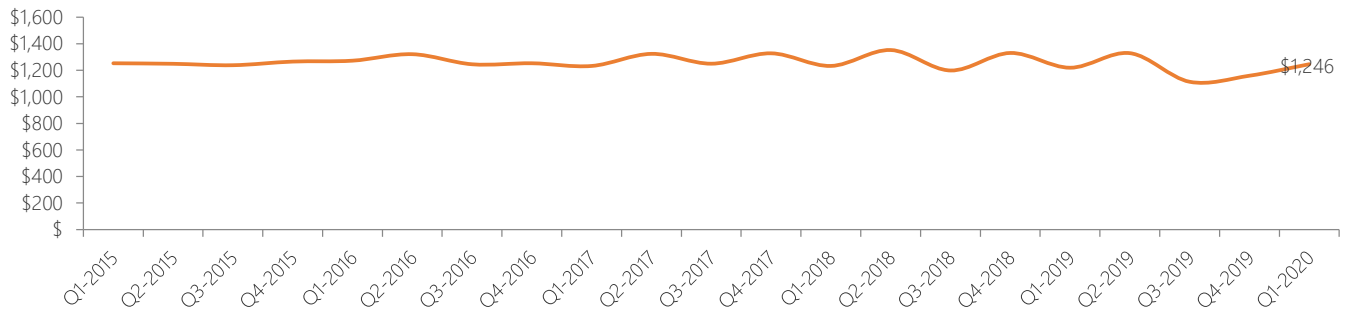
Quarter	2015	2016	2017	2018	2019	2020
Q1	372	363	322	307	274	265
Q2	439	404	416	314	381	
Q3	483	411	378	331	283	
Q4	391	291	318	306	268	



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Median Sale Price per Square Foot

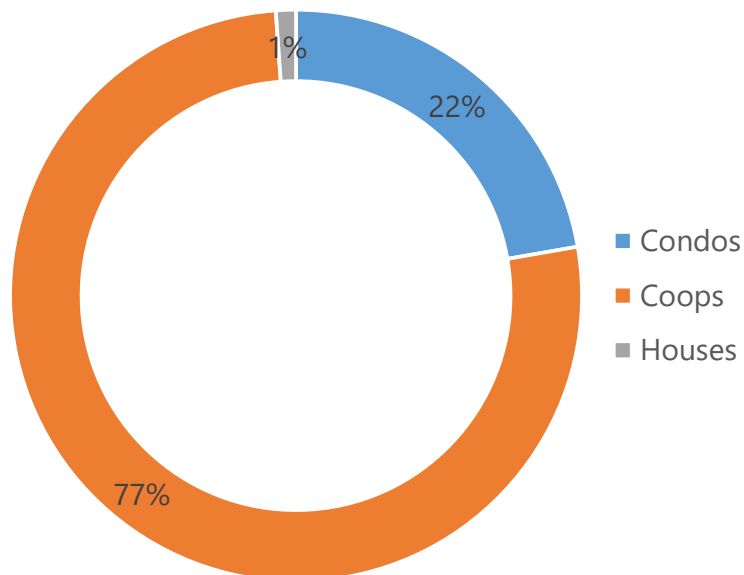


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,603,750	-23%	\$1,404	-11%	59
Coops	\$980,000	7%	\$919	-3%	203
Houses	\$11,000,000	24%	\$2,281	4%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
8 E 75th St	1-01389-0064	3-Jan-20	\$38,000,000	House	11,590
610 Park Ave #PH 16E	1-01379-1189	14-Feb-20	\$32,000,000	Condo	3,218
520 Park Ave #27	1-01375-1422	11-Mar-20	\$22,000,000	Condo	4,628
893-899 Park Ave #8B/9B	1-01413-0071	27-Jan-20	\$12,250,000	Coop	
167 E 69th St	1-01404-0032	24-Feb-20	\$11,000,000	House	4,822
33 E 70th St #7A	1-01385-1102	3-Mar-20	\$9,700,000	Coop	
870 Fifth Ave #17A	1-01383-0001	24-Jan-20	\$9,125,000	Coop	2,700
800 Park Ave #14	1-01389-0036	11-Feb-20	\$8,700,000	Coop	
888 Park Ave #9B	1-01393-0033	11-Mar-20	\$8,000,000	Coop	
150 E 69th St #12/14	1-01403-0033	3-Feb-20	\$7,777,000	Coop	
530 Park Ave #10A	1-01375-1261	20-Feb-20	\$6,800,000	Condo	2,755
200 E 74th St #12A, F, G	1-01428-0045	17-Mar-20	\$6,650,000	Coop	
137 E 66th St #9B/10B	1-01401-0027	10-Mar-20	\$6,100,000	Coop	
1355 First Ave #25	1-01447-1125	3-Jan-20	\$6,050,000	Condo	3,458
314 E 69th St	1-01443-0048	28-Feb-20	\$5,875,000	House	3,952
125 E 72nd St #14D	1-01407-0016	18-Mar-20	\$5,850,000	Coop	
860 Fifth Ave #11A, G	1-01382-0069	15-Jan-20	\$5,750,000	Coop	
965 Fifth Ave #15A	1-01392-0070	29-Jan-20	\$4,950,000	Coop	2,000
45 E 66th St #5W	1-01381-1104	16-Jan-20	\$4,725,000	Coop	
825 Fifth Ave #7A, B	1-01378-0070	7-Jan-20	\$4,500,000	Coop	
930 Fifth Ave #6A	1-01389-0001	13-Feb-20	\$4,450,000	Coop	
530 E 76th St #36I, L	1-01487-1420	31-Jan-20	\$4,150,000	Condo	2,918
910 Fifth Ave #9B	1-01387-0001	19-Mar-20	\$4,000,000	Coop	
730 Park Ave #1A/2A	1-01385-0037	15-Jan-20	\$4,000,000	Coop	
784 Park Ave #10A	1-01388-0037	3-Feb-20	\$3,500,000	Coop	
960 Fifth Ave #SER9	1-01392-0001	4-Mar-20	\$3,495,000	Coop	
15 E 69th St #8B	1-01384-1117	5-Mar-20	\$3,450,000	Condo	1,564
1 E 66th St #5D	1-01381-0001	26-Feb-20	\$3,400,000	Coop	
350 E 72nd St #10B	1-01446-1018	7-Feb-20	\$3,370,000	Condo	1,327
422 E 72nd St #30C	1-01466-1159	26-Feb-20	\$3,250,000	Condo	1,470
150 E 77th St #10A, B	1-01411-0053	25-Feb-20	\$2,999,999	Coop	3,000
875 Park Ave #2C	1-01412-0071	19-Feb-20	\$2,990,000	Coop	
177 E 77th St #8A	1-01412-1337	31-Mar-20	\$2,975,000	Condo	1,533
50 E 79th St #18B	1-01393-0052	13-Feb-20	\$2,969,010	Coop	
150 E 69th St #29L	1-01403-0033	29-Jan-20	\$2,900,000	Coop	
200 E 66th St #D 2001	1-01420-1361	27-Jan-20	\$2,875,000	Condo	1,463
188 E 78th St #11B	1-01412-1132	25-Feb-20	\$2,850,000	Condo	1,664
363 E 76th St #15F, G	1-01451-0023	2-Feb-20	\$2,750,000	Coop	
180 E 79th St #4D	1-01413-0040	11-Feb-20	\$2,733,333	Coop	2,021
860 Fifth Ave #10C	1-01382-0069	15-Jan-20	\$2,700,000	Coop	
215 E 72nd St #3E	1-01427-0007	22-Jan-20	\$2,675,000	Coop	
563 Park Ave #12E	1-01397-0001	6-Feb-20	\$2,600,000	Coop	
35 E 75th St #10D	1-01390-0023	8-Jan-20	\$2,600,000	Coop	1,600
200 E 66th St #D 1402	1-01420-1375	10-Feb-20	\$2,530,000	Condo	1,448
220 E 65th St #24G	1-01419-1792	17-Jan-20	\$2,525,000	Condo	1,245
203 E 72nd St #8B	1-01427-0001	24-Jan-20	\$2,525,000	Coop	
156 E 79th St #10C	1-01413-0050	11-Feb-20	\$2,525,000	Coop	
53 E 66th St #6B	1-01381-0025	5-Mar-20	\$2,506,000	Coop	
201 E 66th St #11KL	1-01421-0001	11-Mar-20	\$2,500,000	Coop	
370 E 76th St #B 1503	1-01450-0023	2-Mar-20	\$2,450,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 66th St #B 1204	1-01420-1194	17-Jan-20	\$2,350,000	Condo	1,442
524 E 72nd St #28A, G	1-01483-1045	10-Mar-20	\$2,325,000	Condo	1,718
655 Park Ave #5D	1-01402-0001	21-Jan-20	\$2,300,000	Coop	
130 E 63rd St #PH B	1-01397-1402	12-Mar-20	\$2,262,250	Coop	1,600
53 E 66th St #5C	1-01381-0025	5-Mar-20	\$2,250,000	Coop	1,550
315 E 72nd St #19B	1-01447-0009	20-Feb-20	\$2,200,000	Coop	
880 Fifth Ave #14C	1-01384-0001	5-Feb-20	\$2,200,000	Coop	
130 E 67th St #2C	1-01401-0054	25-Mar-20	\$2,175,000	Coop	
188 E 64th St #4002	1-01398-1075	9-Jan-20	\$2,150,000	Condo	1,267
1010 Third Ave #8M, N	1-01395-1002	10-Mar-20	\$2,125,000	Coop	
20 E 68th St #8C	1-01382-1003	21-Feb-20	\$2,070,000	Coop	
164 E 72nd St #3B	1-01406-0046	10-Feb-20	\$2,055,000	Coop	
315 E 68th St #9D, E	1-01443-0001	21-Jan-20	\$2,010,000	Coop	
1175 York Ave #PH A6	1-01458-1103	13-Feb-20	\$1,999,999	Coop	
168 E 74th St #1A	1-01408-0041	9-Jan-20	\$1,999,900	Coop	
1 E 66th St #13E	1-01381-0001	12-Mar-20	\$1,995,000	Coop	
201 E 77th St #5E, F	1-01432-0001	28-Feb-20	\$1,950,000	Coop	
400 E 70th St #2305	1-01464-1147	17-Jan-20	\$1,940,000	Condo	1,484
120 E 79th St #14C	1-01413-0064	23-Jan-20	\$1,935,000	Coop	
116 E 63rd St #3D	1-01397-0066	14-Feb-20	\$1,875,000	Coop	
166 E 63rd St #20B	1-01397-1357	20-Jan-20	\$1,857,635	Condo	1,011
220 E 65th St #24H	1-01419-1681	17-Jan-20	\$1,850,000	Condo	1,030
167 E 61st St #8A	1-01396-0033	24-Feb-20	\$1,850,000	Coop	1,500
188 E 70th St #5C	1-01404-1215	6-Feb-20	\$1,825,000	Condo	1,340
370 E 76th St #A 402	1-01450-0023	17-Jan-20	\$1,800,000	Coop	
650 Park Ave #12E	1-01381-0038	26-Feb-20	\$1,765,000	Coop	1,200
350 E 72nd St #9A	1-01446-1015	19-Feb-20	\$1,750,000	Condo	1,404
181 E 65th St #5E	1-01400-1013	10-Feb-20	\$1,750,000	Condo	1,772
340 E 64th St #21K	1-01438-2110	19-Mar-20	\$1,735,000	Condo	1,438
710 Park Ave #4C	1-01384-0037	28-Feb-20	\$1,715,000	Coop	
205 E 59th St #20A	1-01414-1242	14-Jan-20	\$1,675,000	Condo	1,090
340 E 64th St #18S	1-01438-1816	26-Mar-20	\$1,675,000	Condo	1,285
408 E 79th St #11A	1-01473-1610	14-Feb-20	\$1,675,000	Condo	1,424
250 E 65th St #11B	1-01419-1060	27-Mar-20	\$1,664,948	Condo	1,337
27 E 65th St #7D	1-01380-0023	24-Feb-20	\$1,650,000	Coop	
340 E 64th St #4K	1-01438-0410	18-Mar-20	\$1,637,500	Condo	1,419
12 E 64th St #2A/3A	1-01378-0065	10-Feb-20	\$1,600,000	Coop	
200 E 66th St #A 1105	1-01420-1089	13-Feb-20	\$1,570,000	Condo	919
515 E 72nd St #15H	1-01484-1162	6-Feb-20	\$1,565,000	Condo	1,027
220 E 65th St #11M	1-01419-1756	20-Feb-20	\$1,550,000	Condo	1,035
6 E 68th St #1A	1-01382-0065	5-Feb-20	\$1,500,000	Coop	1,200
166 E 63rd St #11F	1-01397-1308	6-Mar-20	\$1,500,000	Condo	1,002
300 E 74th St #10G	1-01448-0003	27-Jan-20	\$1,499,000	Coop	
20 E 74th St #3E	1-01388-0056	27-Jan-20	\$1,495,000	Coop	951
215 E 73rd St #5A	1-01428-0009	31-Jan-20	\$1,480,000	Coop	
524 E 72nd St #43C	1-01483-1123	31-Mar-20	\$1,475,000	Condo	1,066
300 E 71st St #11H	1-01445-1002	25-Feb-20	\$1,475,000	Coop	
139 E 66th St #9N	1-01401-0032	21-Jan-20	\$1,450,000	Coop	
215 E 73rd St #2C	1-01428-0009	10-Jan-20	\$1,430,000	Coop	
167 E 67th St #14C	1-01402-0033	12-Feb-20	\$1,415,000	Coop	1,200



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