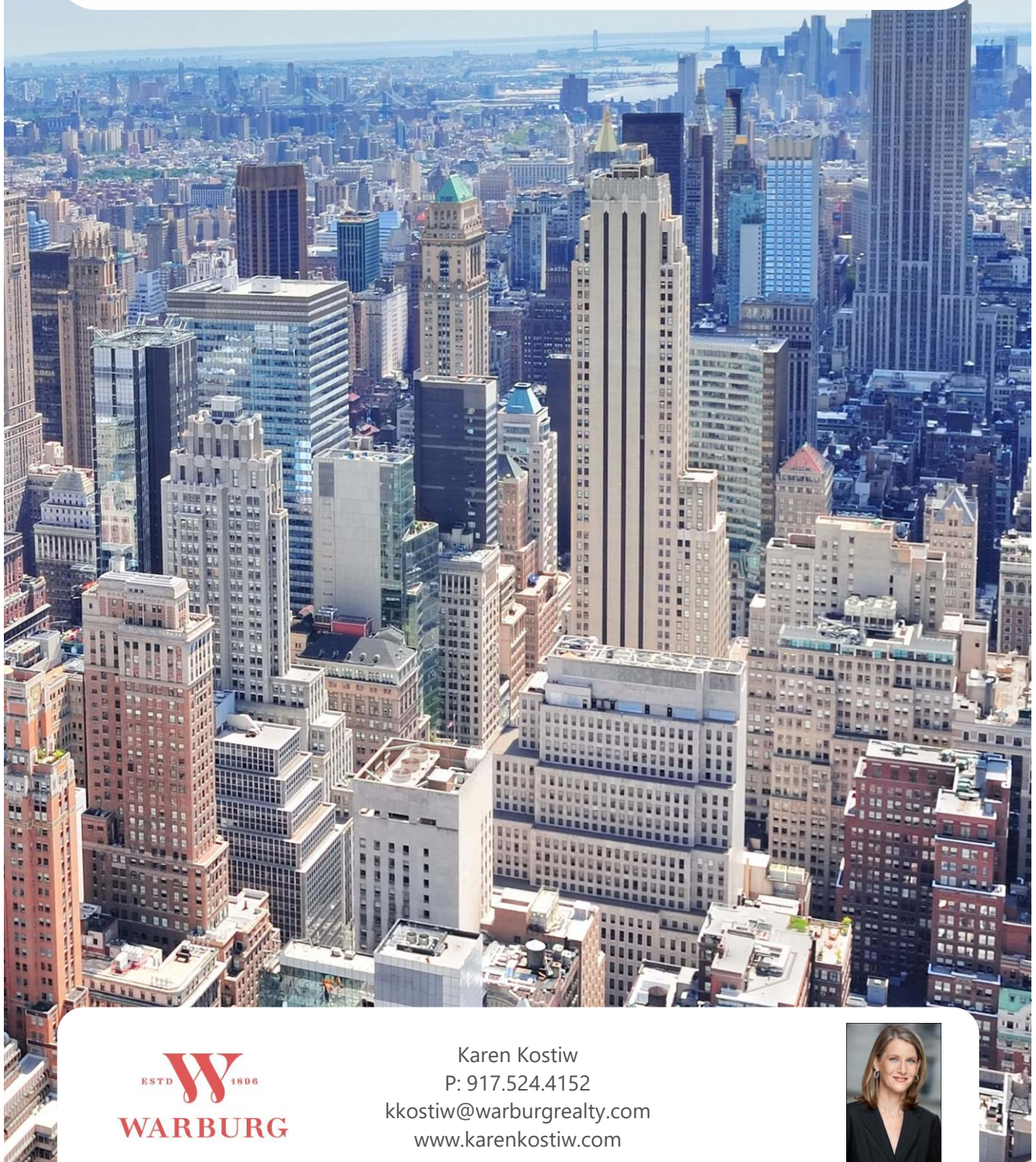


# MURRAY HILL

A quarterly analysis of residential sales  
in Murray Hill, Manhattan

1st Quarter 2020



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.karenkostiw.com



# Residential Market Report, 1st Quarter 2020

## Murray Hill, Manhattan

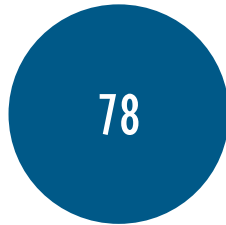
### SUMMARY

MEDIAN SALE PRICE



-18% YoY

NO. OF TRANSACTIONS



18% YoY

MEDIAN PRICE/SQ.FT.



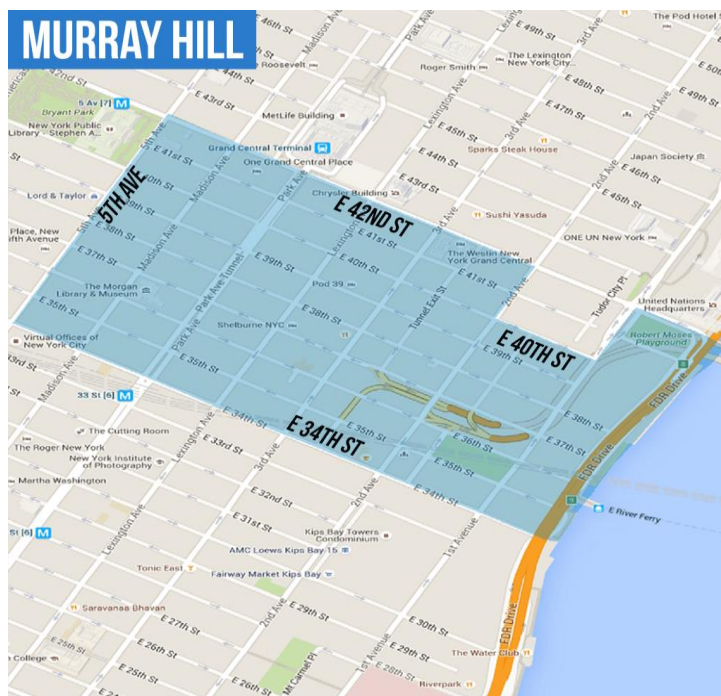
-1% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

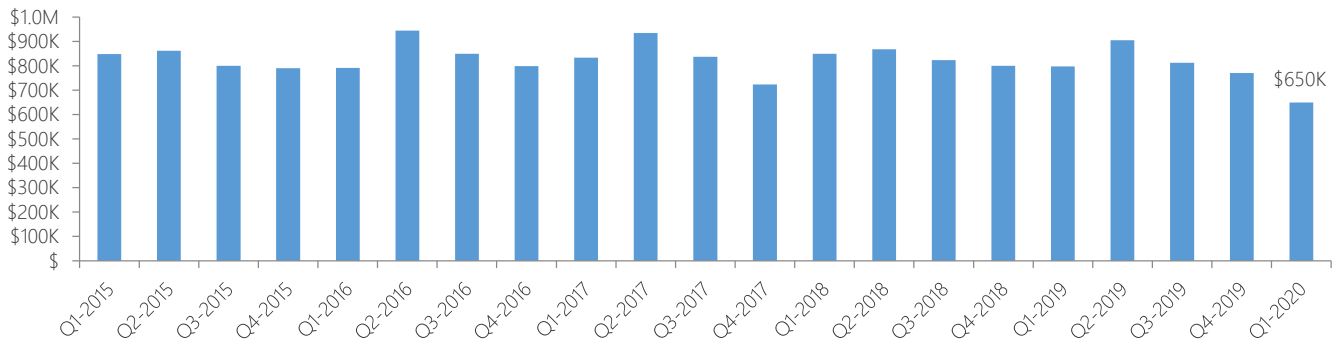


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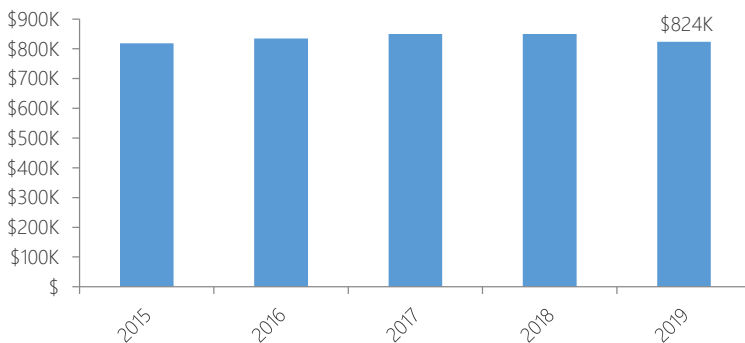


## RESIDENTIAL STATS

### Median Sale Price by Quarter

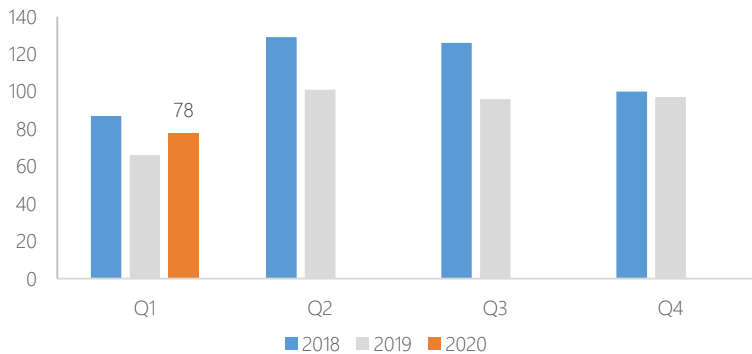


### Median Sale Price by Year



### Number of Transactions

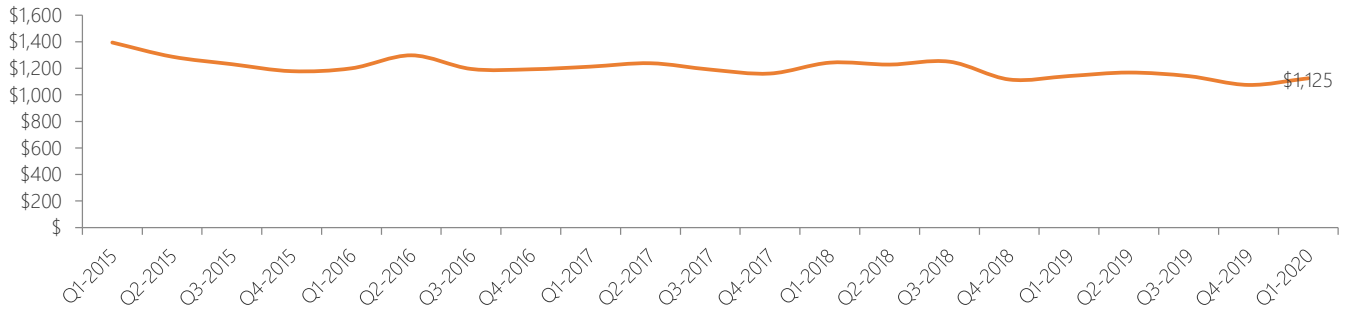
Quarter	2015	2016	2017	2018	2019	2020
Q1	160	119	114	87	66	78
Q2	180	109	135	129	101	
Q3	172	124	132	126	96	
Q4	114	111	104	100	97	



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## Median Sale Price per Square Foot

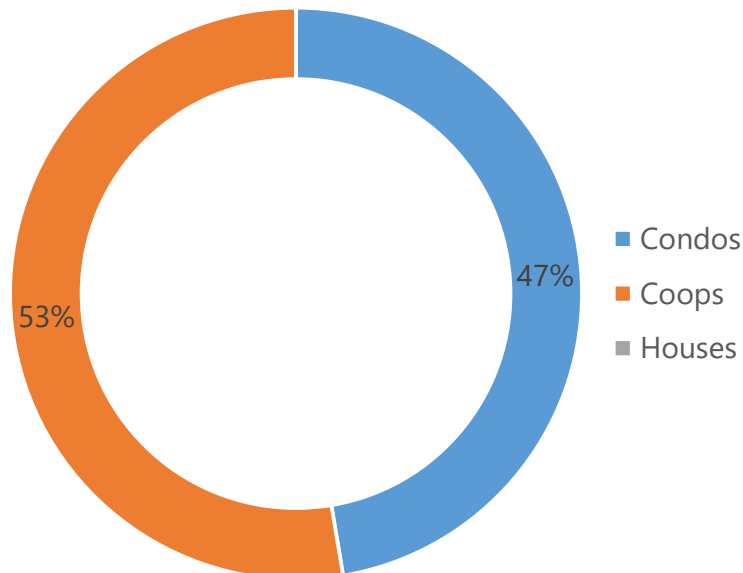


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$835,000	-15%	\$1,194	-4%	36
Coops	\$510,000	-13%	\$860	-3%	40
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
425 Fifth Ave #60B	1-00868-1646	8-Jan-20	\$2,445,000	Condo	1,315
211 Madison Ave #14B	1-00865-1022	27-Jan-20	\$2,100,000	Condo	2,010
330 E 38th St #27D	1-00943-1357	31-Jan-20	\$2,050,000	Condo	1,372
330 E 38th St #39D	1-00943-1556	6-Jan-20	\$1,906,000	Condo	1,372
211 Madison Ave #14B	1-00865-1022	7-Feb-20	\$1,850,000	Condo	2,010
225 E 34th St #17E	1-00915-1285	10-Mar-20	\$1,825,000	Condo	1,408
415 E 37th St #38J	1-00969-1371	28-Jan-20	\$1,800,000	Condo	1,409
35 E 38th St #12D	1-00868-1108	21-Mar-20	\$1,550,000	Condo	833
330 E 38th St #37B	1-00943-1520	4-Feb-20	\$1,500,000	Condo	971
225 E 34th St #17G	1-00915-1321	25-Feb-20	\$1,435,000	Condo	1,041
415 E 37th St #39J	1-00969-1379	20-Feb-20	\$1,425,550	Condo	1,409
30 E 37th St #M3	1-00866-1003	16-Jan-20	\$1,295,000	Condo	1,946
330 E 38th St #45Q	1-00943-1666	3-Feb-20	\$1,150,000	Condo	963
630 First Ave #34M	1-00968-1470	14-Feb-20	\$1,120,000	Condo	1,012
225 E 34th St #14D	1-00915-1262	13-Jan-20	\$1,115,000	Condo	744
225 E 36th St #20B	1-00917-0017	6-Feb-20	\$1,070,000	Coop	1,550
330 E 38th St #17C	1-00943-1189	31-Jan-20	\$1,035,000	Condo	768
132 E 35th St #5J	1-00890-0020	16-Jan-20	\$960,000	Coop	
235 E 40th St #38B	1-01314-1333	9-Mar-20	\$940,000	Condo	791
211 E 35th St #2A, B	1-00916-0009	8-Jan-20	\$860,000	Coop	1,100
330 E 38th St #30M	1-00943-1416	29-Jan-20	\$835,000	Condo	629
300 E 40th St #3X	1-00945-1003	22-Jan-20	\$827,500	Coop	693
235 E 40th St #18D	1-01314-1154	19-Feb-20	\$825,000	Condo	715
330 E 38th St #48H	1-00943-1703	8-Jan-20	\$800,000	Condo	571
425 Fifth Ave #45C	1-00868-1655	8-Jan-20	\$795,000	Condo	524
425 Fifth Ave #46C	1-00868-1656	28-Feb-20	\$795,000	Condo	524
630 First Ave #22H	1-00968-1283	10-Mar-20	\$780,000	Condo	677
250 E 40th St #33A	1-00920-1179	3-Jan-20	\$770,000	Condo	672
630 First Ave #5H	1-00968-1027	3-Jan-20	\$760,000	Condo	677
330 E 38th St #5O	1-00943-1015	21-Jan-20	\$760,000	Condo	520
630 First Ave #3F	1-00968-1005	10-Feb-20	\$750,000	Condo	686
35 E 38th St #11E	1-00868-1103	6-Mar-20	\$700,000	Condo	735
50 Park Ave #9B	1-00867-0033	20-Feb-20	\$691,000	Coop	
160 E 38th St #16C	1-00893-0041	24-Feb-20	\$675,000	Coop	
137 E 36th St #17D	1-00892-0025	30-Jan-20	\$675,000	Coop	600
415 E 37th St #20D	1-00969-1183	31-Mar-20	\$665,000	Condo	593
415 E 37th St #16D	1-00969-1134	4-Feb-20	\$660,000	Condo	588
244 Madison Ave #2C	1-00867-0057	3-Mar-20	\$640,000	Coop	
16 Park Ave #8D	1-00864-0041	27-Jan-20	\$640,000	Coop	750
137 E 36th St #12D	1-00892-0025	9-Jan-20	\$635,000	Coop	550
160 E 38th St #5F	1-00893-0041	5-Mar-20	\$610,000	Coop	
211 E 35th St #7F	1-00916-0009	2-Jan-20	\$585,000	Coop	
30 E 37th St #2G	1-00866-1011	23-Mar-20	\$570,000	Condo	481
200 E 36th St #17G	1-00916-0061	22-Jan-20	\$563,000	Coop	650
244 Madison Ave #8E	1-00867-0057	15-Jan-20	\$560,000	Coop	600
111 E 36th St #5B	1-00892-0007	10-Jan-20	\$550,000	Coop	
120 E 36th St #12F	1-00891-0077	7-Feb-20	\$545,000	Coop	750
7 Park Ave #104	1-00890-0001	5-Mar-20	\$540,000	Coop	
150 E 37th St #2C	1-00892-1007	13-Feb-20	\$535,000	Condo	437
235 E 40th St #10I	1-01314-1089	9-Jan-20	\$535,000	Condo	405



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Address	BBL	Sale date	Sale price	Property type	Sqft
10 Park Ave #6G	1-00864-0035	21-Feb-20	\$525,000	Coop	500
7 Park Ave #72	1-00890-0001	3-Mar-20	\$517,000	Coop	
250 E 40th St #31C	1-00920-1169	10-Jan-20	\$515,000	Condo	447
220 Madison Ave #3O	1-00866-0064	27-Feb-20	\$510,000	Coop	
686-694 Second Ave #2D	1-00943-0001	7-Feb-20	\$505,000	Coop	
34 E 38th St #3C	1-00867-0046	23-Jan-20	\$495,000	Coop	708
245 E 35th St #10D	1-00916-0023	14-Jan-20	\$490,000	Coop	650
201 E 37th St #11A	1-00918-0001	7-Jan-20	\$482,000	Coop	550
288 Lexington Ave #8G	1-00892-0020	4-Mar-20	\$475,000	Coop	
200 E 36th St #16D	1-00916-0061	28-Jan-20	\$470,000	Coop	500
244 Madison Ave #6G	1-00867-0057	16-Jan-20	\$462,500	Coop	550
210 E 36th St #1B	1-00916-0055	25-Feb-20	\$455,000	Coop	500
244 Madison Ave #16F	1-00867-0057	13-Jan-20	\$437,500	Coop	
245 E 35th St #6E	1-00916-0023	14-Jan-20	\$420,810	Coop	
310 Lexington Ave #5B	1-00893-0020	29-Jan-20	\$418,000	Coop	
210 E 36th St #5B	1-00916-0055	23-Jan-20	\$410,000	Coop	550
225 E 36th St #3P	1-00917-0017	13-Mar-20	\$405,000	Coop	
699-705 Second Ave #5F	1-00918-0035	6-Feb-20	\$392,000	Coop	
699-705 Second Ave #3G	1-00918-0035	2-Mar-20	\$385,000	Coop	475
210 E 36th St #7D	1-00916-0055	12-Mar-20	\$385,000	Coop	
222 E 35th St #1A	1-00915-0046	7-Jan-20	\$340,000	Coop	
211 E 35th St #1G	1-00916-0009	6-Feb-20	\$338,000	Coop	
686-694 Second Ave #5G	1-00943-0001	23-Jan-20	\$330,000	Coop	
155 E 38th St #17F	1-00894-1856	31-Mar-20	\$300,000	Condo	531



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