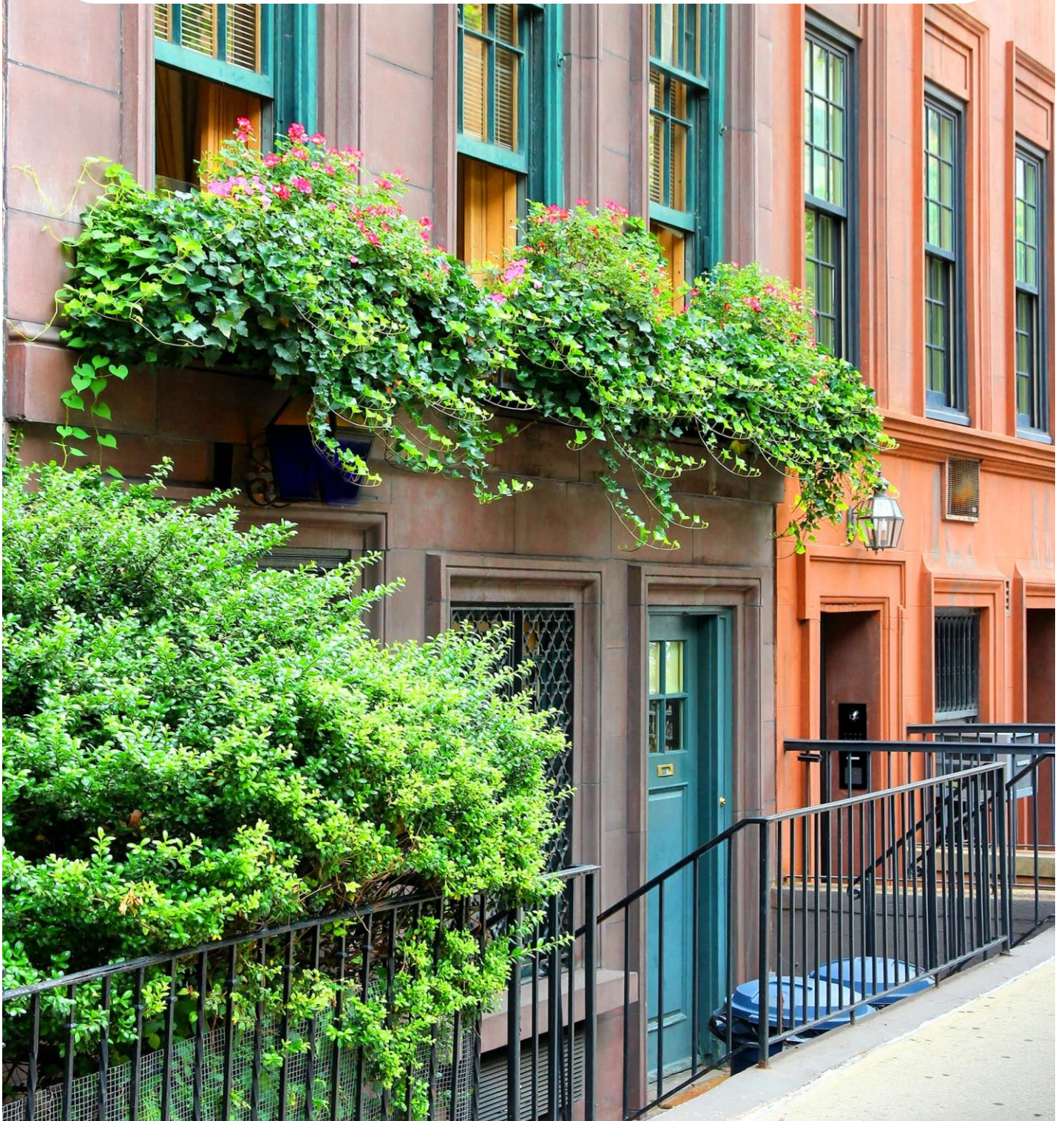


LENOX HILL

A monthly analysis of residential sales
in Lenox Hill, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.11M

-9% YoY

NO. OF TRANSACTIONS

142

-25% YoY

MEDIAN PRICE/SQ.FT.

\$1,270

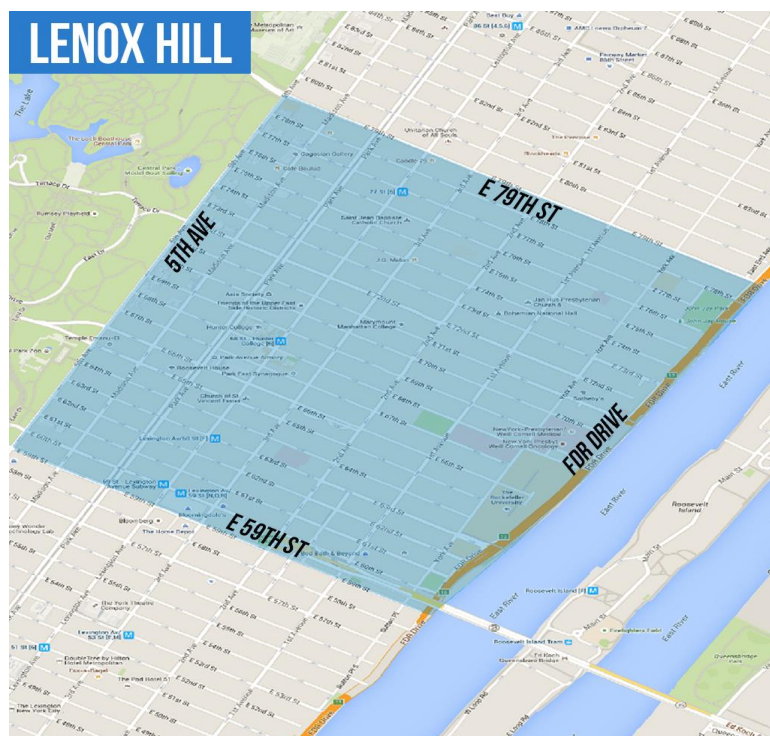
4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



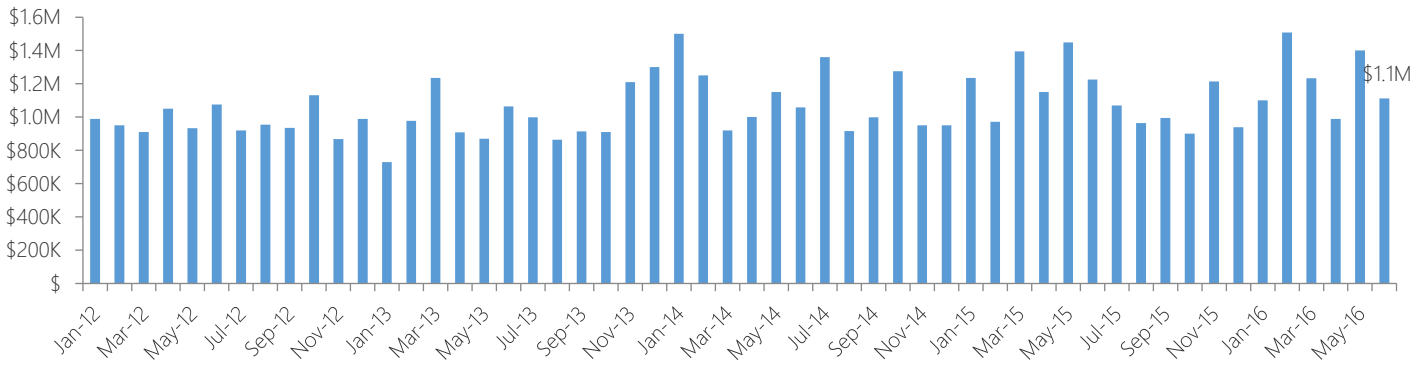
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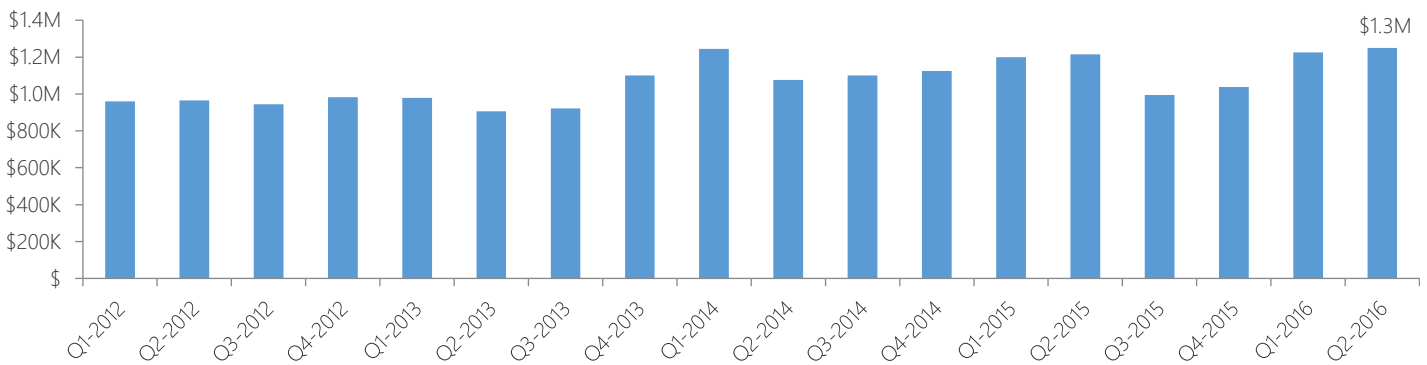
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RESIDENTIAL STATS

Median Sale Price by Month

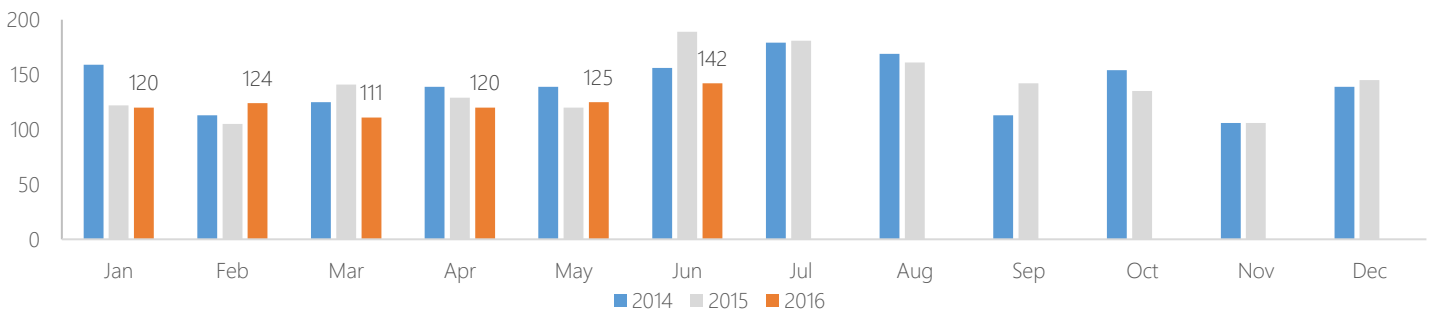


Median Sale Price by Quarter



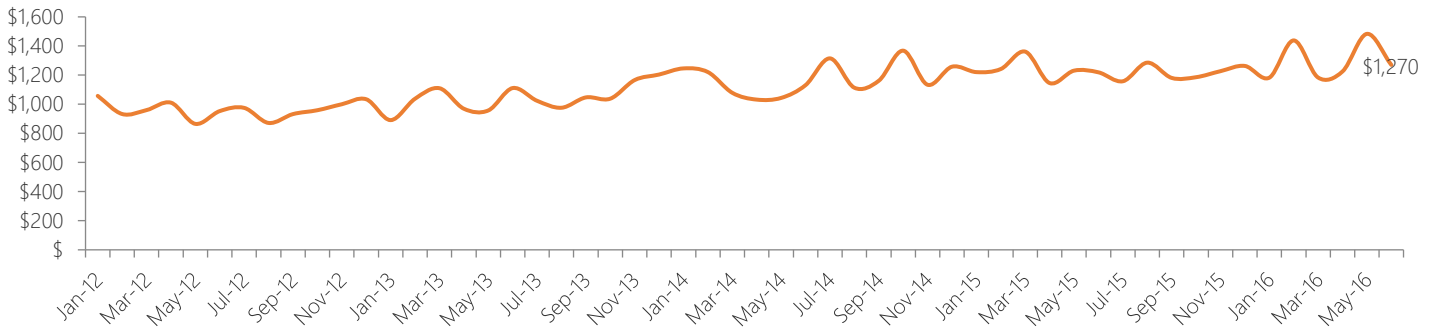
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	96	90	104	147	132	148	133	140	102	99	92	95
2012	94	103	91	113	147	176	127	143	120	128	144	236
2013	107	100	129	146	155	199	194	184	152	176	120	175
2014	159	113	125	139	139	156	179	169	113	154	106	139
2015	122	105	141	129	120	189	181	161	142	135	106	145
2016	120	124	111	120	125	142						



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Median Sale Price per Square Foot

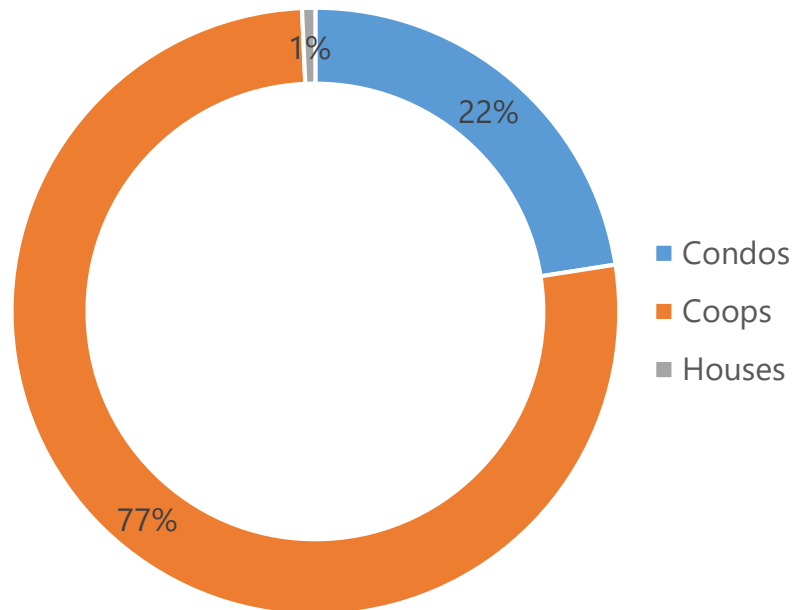


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,600,000	-3%	\$1,566	1%	32
Coops	\$865,000	-13%	\$991	3%	109
Houses	\$7,750,000	15%	\$2,078	22%	1

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
200 East 66 Street #E2101	1-01420-1475	9-Jun-16	\$11,700,000	Condo	4,023
535 Park Ave #7A	1-01396-0001	13-Jun-16	\$9,500,000	Coop	
30-32 E 72 St #FL5	1-01386-0049	28-Jun-16	\$7,767,000	Coop	
362 E 69 St	1-01443-0032	28-Jun-16	\$7,750,000	House	3,730
875 5 Ave #18EF	1-01383-0069	30-Jun-16	\$7,500,000	Coop	
860 5 Ave #12H	1-01382-0069	27-Jun-16	\$7,350,000	Coop	2,200
850 Park Ave #11D	1-01391-0040	1-Jun-16	\$5,350,000	Coop	2,600
571-575 Park Ave #105	1-01397-0069	14-Jun-16	\$5,300,000	Coop	
655-657 Park Ave #2D	1-01402-0001	1-Jun-16	\$4,825,000	Coop	2,250
200 East 62 Street #14D	1-01416-1054	9-Jun-16	\$4,302,106	Condo	2,001
200 East 62 Street #12D	1-01416-1050	14-Jun-16	\$4,076,800	Condo	1,980
860 5 Ave #6H	1-01382-0069	30-Jun-16	\$3,850,000	Coop	
923 5 Avenue #6B	1-01388-1031	21-Jun-16	\$3,800,000	Condo	1,100
401 East 60 Street #37A	1-01455-1103	8-Jun-16	\$3,500,000	Condo	1,998
1355 1 Avenue #2FL	1-01447-1103	2-Jun-16	\$3,500,000	Condo	2,089
116-122 E 63 St #4A	1-01397-0066	8-Jun-16	\$3,475,000	Coop	
955-959 Lexington Ave #4A	1-01404-0052	17-Jun-16	\$3,181,500	Coop	
1250-1268 3 Ave #19L	1-01407-0033	8-Jun-16	\$3,100,000	Coop	1,900
875 5 Ave #15D	1-01383-0069	3-Jun-16	\$3,058,980	Coop	1,700
200 East 62 Street #8B	1-01416-1028	6-Jun-16	\$3,038,000	Condo	1,695
1498 2 Ave #17BC	1-01453-0001	22-Jun-16	\$3,000,000	Coop	
222-226 E 71 St #3	1-01425-0035	3-Jun-16	\$2,795,000	Coop	
1296 2 Ave #9AB	1-01443-0001	20-Jun-16	\$2,495,000	Coop	1,760
300 East 79 Street #9B	1-01453-1021	13-Jun-16	\$2,485,000	Condo	1,364
220 East 65 Street #3C	1-01419-1553	20-Jun-16	\$2,428,000	Condo	1,323
337 E 62 St #6B	1-01437-1020	8-Jun-16	\$2,418,344	Condo	
44 East 67 Street #3A	1-01381-1207	2-Jun-16	\$2,300,000	Condo	1,141
201 E 62 St #6D	1-01417-0001	23-Jun-16	\$2,190,000	Coop	1,981
1218-1228 3 Ave #7D	1-01405-0040	28-Jun-16	\$2,185,000	Coop	
726 Madison Ave #2B	1-01378-0056	15-Jun-16	\$2,171,500	Coop	
931-941 Lexington Ave #8P	1-01403-0033	28-Jun-16	\$2,075,000	Coop	
343 East 74 Street #11GJK	1-01449-1302	28-Jun-16	\$2,025,000	Coop	
340 East 64 Street #9J	1-01438-0909	21-Jun-16	\$2,000,000	Condo	1,487
230 E 73 St #11D	1-01427-0030	15-Jun-16	\$1,995,000	Coop	1,400
200 East 62 Street #5C	1-01416-1014	30-Jun-16	\$1,959,250	Condo	1,156
931-941 Lexington Ave #3Q	1-01403-0033	14-Jun-16	\$1,950,000	Coop	1,756
931-941 Lexington Ave #19B	1-01403-0033	9-Jun-16	\$1,950,000	Coop	
1325 1 Ave #C3204	1-01446-0023	30-Jun-16	\$1,950,000	Coop	
1408 2 Ave #35F	1-01448-0003	20-Jun-16	\$1,900,000	Coop	
1175 York Avenue #6D	1-01458-1103	28-Jun-16	\$1,892,750	Coop	
530-538 E 72 St #18A	1-01483-0028	21-Jun-16	\$1,875,000	Coop	
120 E 79 St #PHA	1-01413-0064	1-Jun-16	\$1,795,000	Coop	1,025
1334-1344 3 Ave #7FG	1-01411-0040	20-Jun-16	\$1,770,000	Coop	1,400
1206-1212 1 Ave #13CD	1-01460-0001	22-Jun-16	\$1,630,000	Coop	1,550
422 East 72 Street #16C	1-01466-1081	1-Jun-16	\$1,600,000	Condo	1,139
225 E 73 St #4A	1-01428-0013	27-Jun-16	\$1,600,000	Coop	
125 E 63 St #4C	1-01398-0010	20-Jun-16	\$1,600,000	Coop	1,200
340 East 64 Street #17K	1-01438-1710	10-Jun-16	\$1,600,000	Condo	1,423
220 E 73 St #9FG	1-01427-0034	14-Jun-16	\$1,580,000	Coop	
156 E 79 St #7B	1-01413-0050	2-Jun-16	\$1,500,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
1250-1268 3 Ave #4C	1-01407-0033	2-Jun-16	\$1,500,000	Coop	
300 East 64 Street #16C	1-01438-3655	23-Jun-16	\$1,495,000	Condo	976
44 East 61 Street #12A	1-01375-1045	22-Jun-16	\$1,464,000	Condo	915
55-57 E 76 St #4	1-01391-0029	1-Jun-16	\$1,462,000	Coop	1,500
325 E 72 St #4B	1-01447-0013	2-Jun-16	\$1,458,600	Coop	1,100
420 E 72 St #8A	1-01466-0037	21-Jun-16	\$1,437,101	Coop	
200 East 69 Street #19E	1-01423-1248	16-Jun-16	\$1,425,000	Condo	774
177 E 74 St #12C	1-01409-0033	28-Jun-16	\$1,399,000	Coop	
425 East 63 Street #E8	1-01458-1202	24-Jun-16	\$1,370,000	Coop	1,200
136 East 63 Street #7A	1-01397-1402	9-Jun-16	\$1,350,000	Coop	
1445 1 Ave #B601	1-01450-0023	14-Jun-16	\$1,340,000	Coop	1,050
1445 1 Ave #A408	1-01450-0023	20-Jun-16	\$1,300,000	Coop	
200 East 69 Street #12D	1-01423-1217	14-Jun-16	\$1,265,000	Condo	874
300 East 64 Street #19B	1-01438-3666	8-Jun-16	\$1,125,000	Condo	636
20 East 68 Street #5G	1-01382-1003	23-Jun-16	\$1,100,000	Coop	800
425 East 63 Street #E12	1-01458-1202	7-Jun-16	\$1,096,635	Coop	740
515 East 72 Street #21E	1-01484-1225	22-Jun-16	\$995,000	Condo	650
188-190 E 75 St #4CD	1-01409-0043	20-Jun-16	\$959,500	Coop	
404 East 79 Street #18B	1-01473-1040	17-Jun-16	\$955,000	Condo	672
304 East 65 Street #14C	1-01439-1092	2-Jun-16	\$950,000	Condo	763
1250-1268 3 Ave #5F	1-01407-0033	6-Jun-16	\$950,000	Coop	850
1296-1304 3 Ave #19B	1-01409-0040	1-Jun-16	\$870,000	Coop	
310-312 E 70 St #3D	1-01444-0043	28-Jun-16	\$865,000	Coop	950
225-239 E 74 St #6P	1-01429-0013	23-Jun-16	\$865,000	Coop	1,000
400 East 70 Street #501	1-01464-1016	17-Jun-16	\$860,000	Condo	767
208-210 E 70 St #1AB	1-01424-0041	16-Jun-16	\$850,000	Coop	900
404 East 76 Street #17B	1-01470-1127	24-Jun-16	\$807,500	Condo	588
230 E 73 St #10B	1-01427-0030	16-Jun-16	\$795,000	Coop	850
1296 2 Ave #12R	1-01443-0001	22-Jun-16	\$780,000	Coop	
1150-1154 3 Ave #17D	1-01402-0033	16-Jun-16	\$775,000	Coop	
440 E 79 St #15K	1-01473-0018	6-Jun-16	\$775,000	Coop	830
308 E 79 St #6C	1-01453-0043	29-Jun-16	\$772,500	Coop	
1175 York Avenue #E2	1-01458-1103	23-Jun-16	\$749,000	Coop	
1296 2 Ave #5B	1-01443-0001	27-Jun-16	\$735,000	Coop	
333-341 E 66 St #10L	1-01441-0017	1-Jun-16	\$732,450	Coop	
333 East 75 Street #7A	1-01450-1002	1-Jun-16	\$715,000	Coop	
1440 2 Ave #11C	1-01450-0001	13-Jun-16	\$712,490	Coop	700
205-211 E 69 St #9G	1-01424-0006	29-Jun-16	\$710,000	Coop	925
205 East 78 Street #10T	1-01433-1002	9-Jun-16	\$699,000	Coop	
300 East 71 Street #4K	1-01445-1002	2-Jun-16	\$695,000	Coop	725
420 E 72 St #9G	1-01466-0037	27-Jun-16	\$695,000	Coop	
1222 2 Ave #9C	1-01439-0001	13-Jun-16	\$680,000	Coop	
233 East 69 Street #12I	1-01424-1003	22-Jun-16	\$675,000	Coop	
233 East 69 Street #9E	1-01424-1003	22-Jun-16	\$668,000	Coop	
350-352 E 77 St #1H	1-01451-0031	2-Jun-16	\$667,972	Coop	
124 East 79 Street #5A	1-01413-1004	29-Jun-16	\$650,000	Condo	519
308 E 79 St #6M	1-01453-0043	16-Jun-16	\$635,000	Coop	750
245-251 E 72 St #7G	1-01427-0018	20-Jun-16	\$625,000	Coop	
1218-1228 3 Ave #3A	1-01405-0040	20-Jun-16	\$625,000	Coop	
301 East 69 Street #3M	1-01444-1003	15-Jun-16	\$620,000	Coop	725

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345 E 77 St #4J	1-01452-0019	8-Jun-16	\$599,000	Coop	
1445 1 Ave #B607	1-01450-0023	1-Jun-16	\$562,000	Coop	
1180 2 Ave #6E	1-01437-0001	9-Jun-16	\$545,000	Coop	550
1461 1 Ave #1B	1-01451-0023	16-Jun-16	\$537,000	Coop	765
425 E 78 St #3B	1-01473-0016	8-Jun-16	\$518,000	Coop	700
118 E 60 St #29A	1-01394-0007	17-Jun-16	\$515,000	Coop	
1206-1212 1 Ave #4E	1-01460-0001	8-Jun-16	\$505,000	Coop	
435-437 E 65 St #5G	1-01460-0017	9-Jun-16	\$500,000	Coop	
515 East 72 Street #30C	1-01484-1304	16-Jun-16	\$490,762	Condo	1,148
1420 York Avenue #3G	1-01487-1025	27-Jun-16	\$488,000	Condo	431
1010 3 Avenue #15K	1-01395-1002	1-Jun-16	\$469,500	Coop	525
333-341 E 66 St #6A	1-01441-0017	30-Jun-16	\$465,000	Coop	600
220 E 67 St #4B	1-01421-0037	6-Jun-16	\$465,000	Coop	575
230 E 73 St #7F	1-01427-0030	6-Jun-16	\$439,000	Coop	
205 East 78 Street #11A	1-01433-1002	3-Jun-16	\$427,000	Coop	
440 E 79 St #8M	1-01473-0018	6-Jun-16	\$419,000	Coop	556
333-341 E 66 St #6R	1-01441-0017	27-Jun-16	\$380,000	Coop	
205 E 77 St #10H	1-01432-0005	20-Jun-16	\$370,000	Coop	400
235 E 73 St #1A	1-01428-0017	24-Jun-16	\$340,000	Coop	450
509-523 E 77 St #2M	1-01489-0008	17-Jun-16	\$335,000	Coop	
515 East 72 Street #10D	1-01484-1110	16-Jun-16	\$330,238	Condo	927
1202 2 Ave #11F	1-01438-0001	14-Jun-16	\$318,000	Coop	
425 E 78 St #3A	1-01473-0016	30-Jun-16	\$305,000	Coop	400
345 E 61 St #2B	1-01436-0019	2-Jun-16	\$272,000	Coop	
1202 2 Ave #6L	1-01438-0001	27-Jun-16	\$240,000	Coop	400
530-538 E 72 St #SQ8	1-01483-0028	14-Jun-16	\$160,000	Coop	
1463-1469 2 Ave #11	1-01431-0021	30-Jun-16	\$50,000	Coop	
535 Park Ave #7ELEV	1-01396-0001	13-Jun-16	\$45,000	Coop	

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