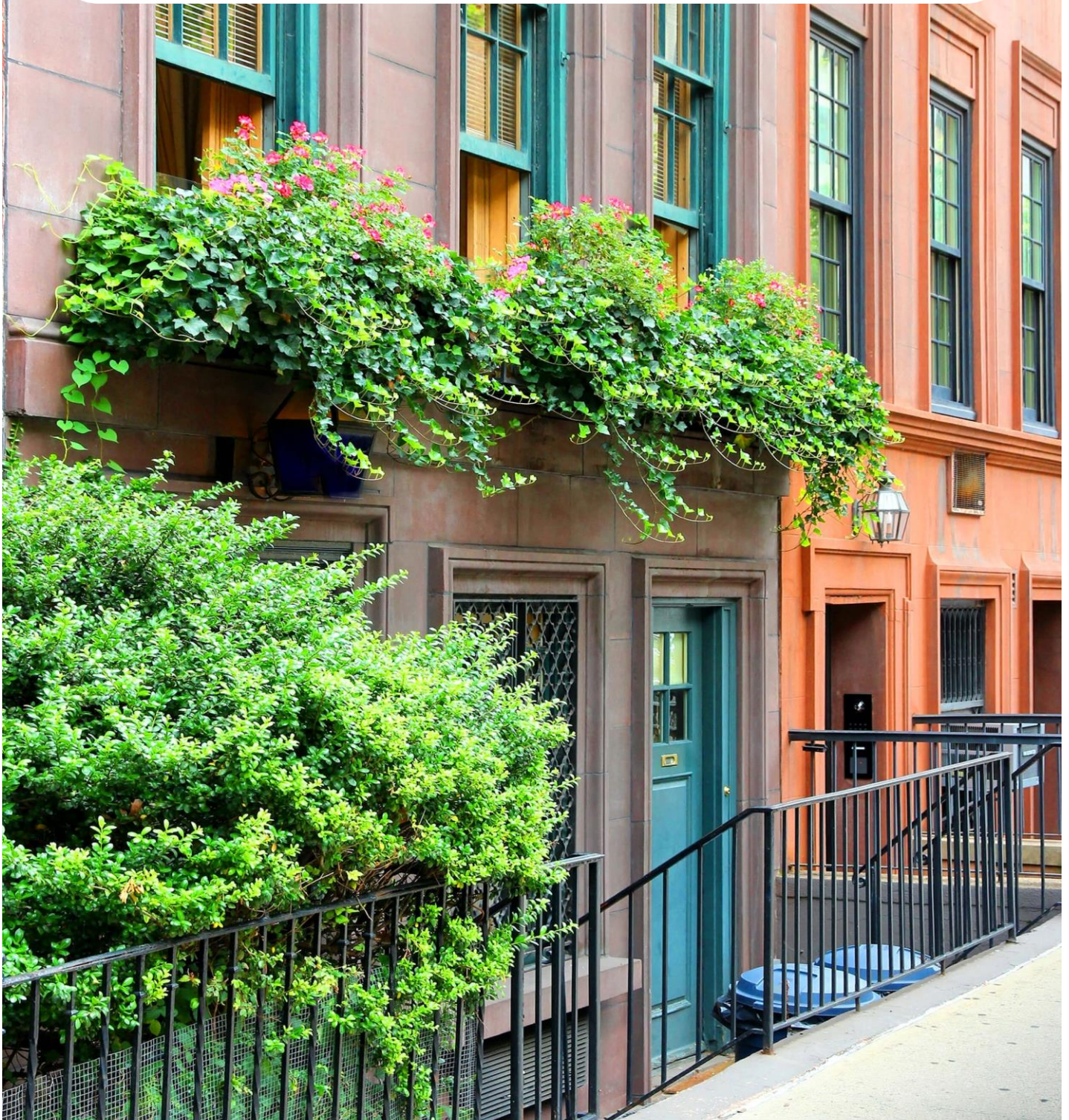


# LENOX HILL

A quarterly analysis of multifamily sales  
in Lenox Hill, Manhattan

4th Quarter 2017



**The RATNER Team Market Report**

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# Multifamily Market Report, 4th Quarter 2017

## Lenox Hill, Manhattan

### SUMMARY

SALES VOLUME

**\$50.M**

337% YoY

NO. OF TRANSACTIONS

**4**

100% YoY

AVERAGE PRICE/UNIT

**\$617K**

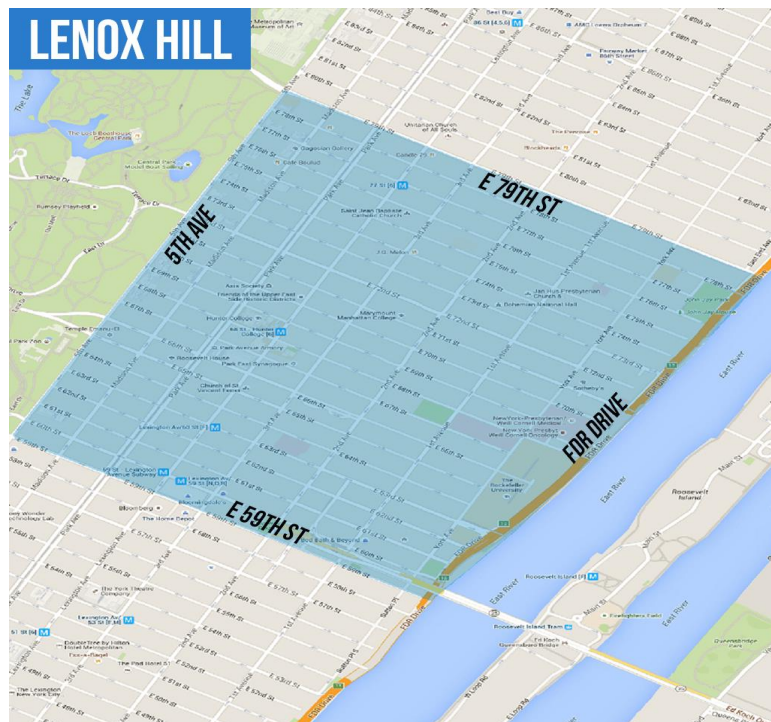
-35% YoY

AVERAGE PRICE/SQ.FT.

**\$920**

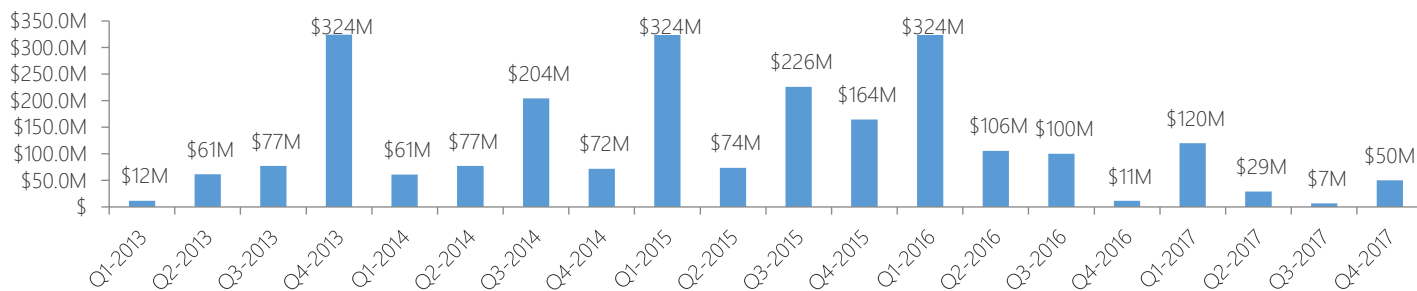
-14% YoY

### NEIGHBORHOOD BOUNDARIES

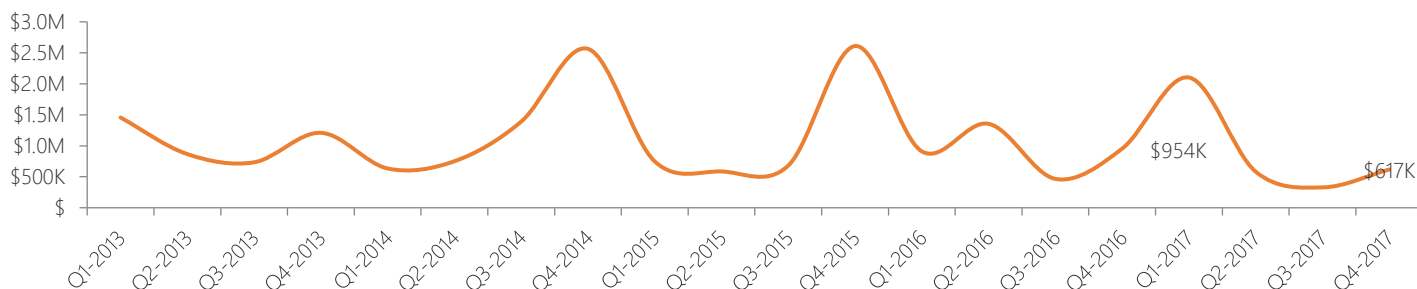


## MULTIFAMILY STATS

### Sales Volume

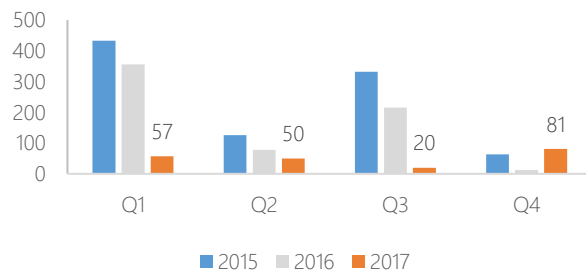


### Average Sale Price per Unit



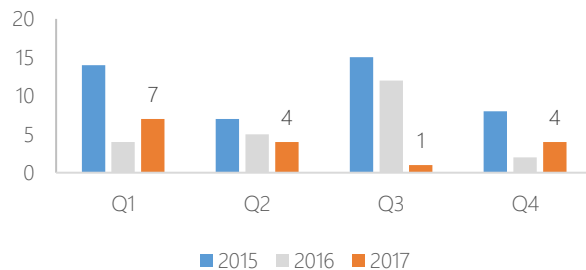
### Number of Units Sold

Quarter	2015	2016	2017
Q1	433	356	57
Q2	126	78	50
Q3	332	215	20
Q4	63	12	81



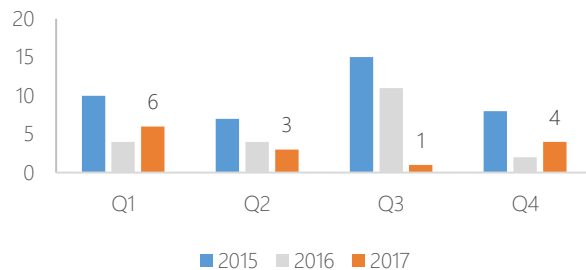
### Number of Buildings Sold

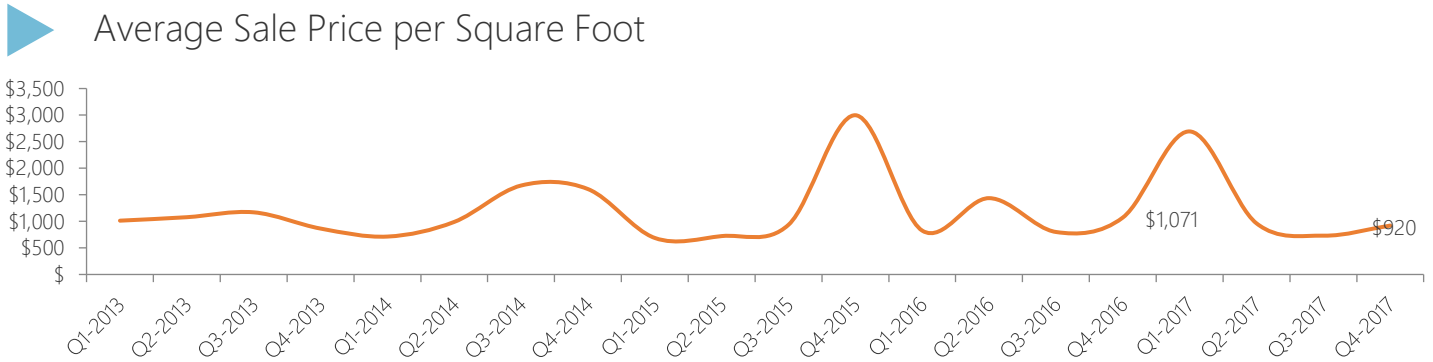
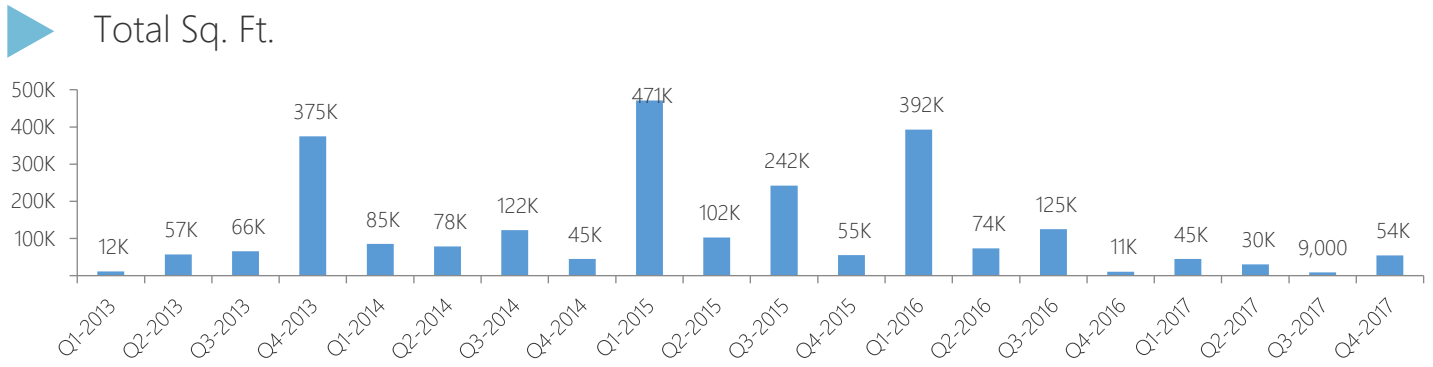
Quarter	2015	2016	2017
Q1	14	4	7
Q2	7	5	4
Q3	15	12	1
Q4	8	2	4



### Number of Transactions

Quarter	2015	2016	2017
Q1	10	4	6
Q2	7	4	3
Q3	15	11	1
Q4	8	2	4



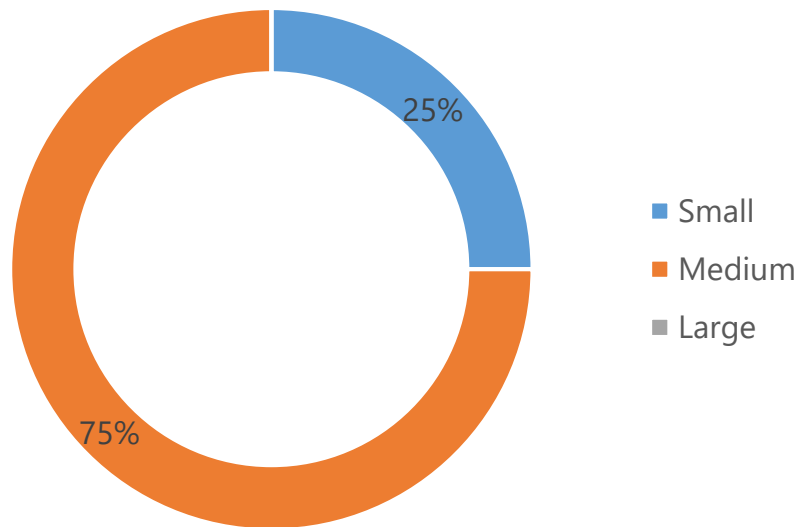


**MULTIFAMILY SIZE**

**Size of Multifamily Properties Sold**

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$2,000,000	110%	\$1,181	10%	\$14,000,000	1	1	7
Medium	\$486,486	-	\$847	-	\$36,000,000	3	3	74
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1435 1 Ave	5-Oct-17	\$17,500,000	Medium multifamily	40	21,410	\$817	No
148-150 E 74 St	21-Dec-17	\$14,000,000	Small multifamily	7	11,850	\$1,181	No
1403 2 Ave	13-Dec-17	\$12,000,000	Medium multifamily	17	9,580	\$1,253	No
420 E 78 St	22-Nov-17	\$6,500,000	Medium multifamily	17	11,500	\$565	No



# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- Sales & Rental of Homes, Townhouses & Brownstones
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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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## THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



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