

LENOX HILL

A monthly analysis of residential sales
in Lenox Hill, Manhattan

December 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2018

Lenox Hill, Manhattan

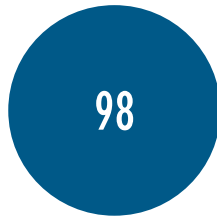
SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



-12% YoY

MEDIAN PRICE/SQ.FT.



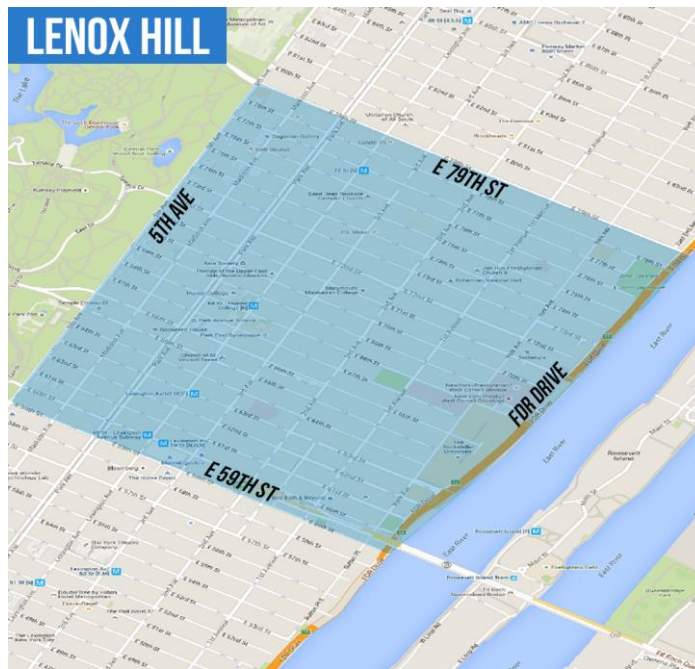
-5% YoY

MANHATTAN MEDIAN SALE PRICE



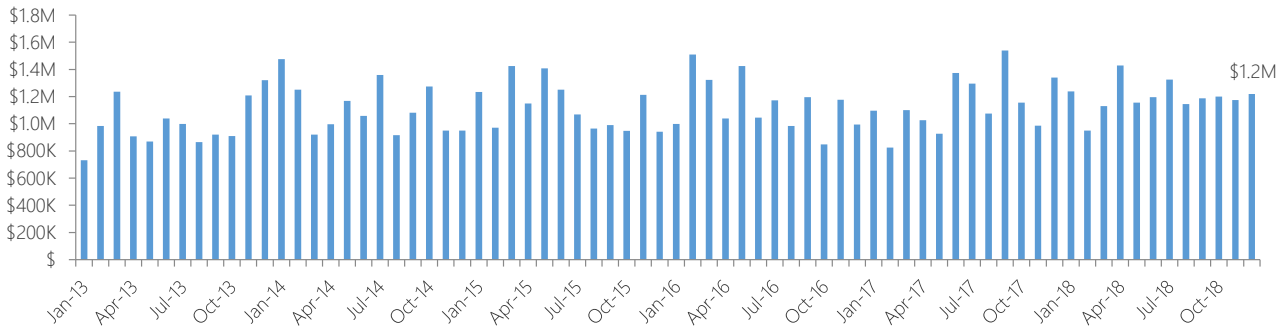
-8% YoY

NEIGHBORHOOD BOUNDARIES

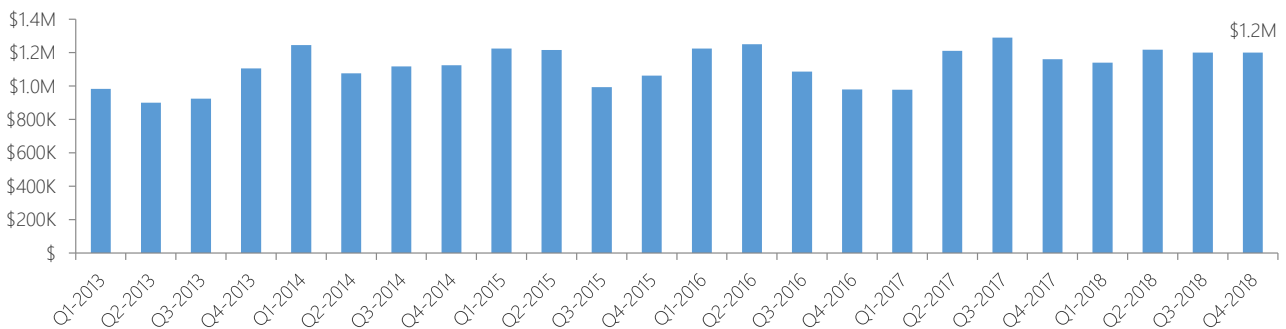


RESIDENTIAL STATS

Median Sale Price by Month

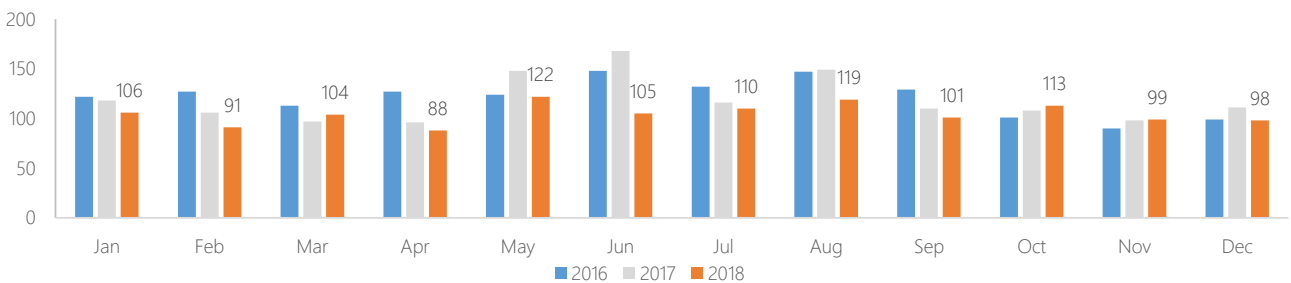


Median Sale Price by Quarter

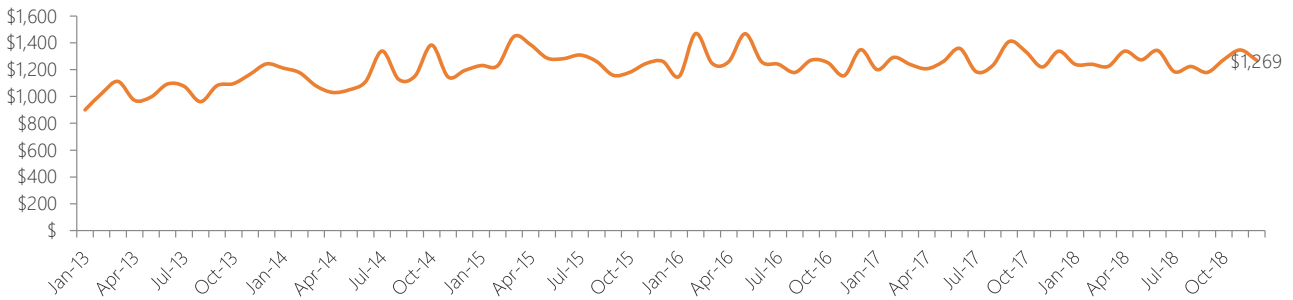


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	108	99	129	146	155	199	194	184	150	176	120	174
2014	160	112	125	138	140	154	179	169	116	155	106	139
2015	122	103	144	129	119	191	181	160	141	136	108	144
2016	122	127	113	127	124	148	132	147	129	101	90	99
2017	118	106	97	96	148	168	116	149	110	108	98	111
2018	106	91	104	88	122	105	110	119	101	113	99	98



Median Sale Price per Square Foot

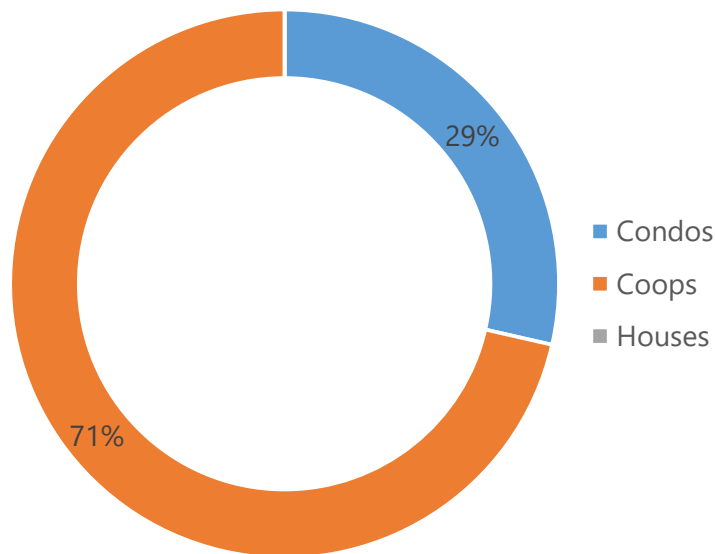


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,900,000	9%	\$1,519	-3%	28
Coops	\$960,000	-14%	\$943	-1%	70
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
520 Park Ave #DPH56	1-01375-1438	20-Dec-18	\$67,921,053	Condo	
520 Park Ave #25	1-01375-1420	3-Dec-18	\$21,029,863	Condo	
520 Park Ave #14	1-01375-1409	6-Dec-18	\$17,000,000	Condo	
781 Fifth Ave #35T	1-01374-0001	28-Dec-18	\$13,600,000	Coop	
956 Fifth Ave #12FL	1-01391-0071	19-Dec-18	\$10,000,000	Coop	
188 E 76th St #10B	1-01410-1234	20-Dec-18	\$5,700,000	Condo	1,407
610 Park Ave #5E	1-01379-1143	13-Dec-18	\$5,200,000	Condo	2,112
910 Fifth Ave #15B	1-01387-0001	5-Dec-18	\$4,141,000	Coop	
188 E 76th St #11A	1-01410-1236	13-Dec-18	\$3,700,000	Condo	2,006
150 E 69th St #26K	1-01403-0033	13-Dec-18	\$3,564,000	Coop	
400 E 67th St #29B	1-01461-1126	13-Dec-18	\$3,350,000	Condo	1,964
150 E 69th St #4K	1-01403-0033	18-Dec-18	\$3,150,000	Coop	
200 E 62nd St #14E	1-01416-1055	21-Dec-18	\$3,120,936	Condo	1,936
169 E 69th St #4D	1-01404-0033	19-Dec-18	\$3,050,000	Coop	
200 E 62nd St #7A	1-01416-1022	4-Dec-18	\$2,739,500	Condo	1,699
923 Fifth Ave #4B	1-01388-1019	7-Dec-18	\$2,675,000	Condo	1,100
150 E 69th St #14C	1-01403-0033	3-Dec-18	\$2,650,000	Coop	1,756
785 Park Ave #11E	1-01408-0001	7-Dec-18	\$2,600,000	Coop	
422 E 72nd St #15A	1-01466-1073	27-Dec-18	\$2,600,000	Condo	1,880
205 E 78th St #18D	1-01433-1002	13-Dec-18	\$2,345,000	Coop	
700 Park Ave #11C	1-01384-0032	4-Dec-18	\$2,150,000	Coop	
205 E 69th St #3A	1-01424-0006	21-Dec-18	\$2,100,000	Coop	1,600
405 E 63rd St #12CE	1-01458-0005	19-Dec-18	\$1,950,000	Coop	
200 E 61st St #14D	1-01415-1057	7-Dec-18	\$1,900,000	Condo	802
521 Park Ave #11A	1-01395-1127	21-Dec-18	\$1,900,000	Condo	1,058
650 Park Ave #12C	1-01381-0038	4-Dec-18	\$1,857,500	Coop	
167 E 67th St #16B	1-01402-0033	19-Dec-18	\$1,850,000	Coop	
340 E 72nd St #13SW	1-01446-0038	18-Dec-18	\$1,800,000	Coop	
205 E 78th St #20C	1-01433-1002	3-Dec-18	\$1,792,500	Coop	1,300
30 E 65th St #PHA	1-01379-0051	13-Dec-18	\$1,757,500	Coop	
300 E 74th St #29F	1-01448-0003	12-Dec-18	\$1,695,000	Coop	
200 E 66th St #D1005	1-01420-1429	6-Dec-18	\$1,675,000	Condo	1,110
176 E 71st St #12B	1-01405-0040	14-Dec-18	\$1,675,000	Coop	
200 E 66th St #E2006	1-01420-1567	14-Dec-18	\$1,615,000	Condo	955
123 E 75th St #15E	1-01410-0014	7-Dec-18	\$1,572,500	Coop	
188 E 76th St #4B	1-01410-1208	19-Dec-18	\$1,550,000	Condo	1,208
360 E 72nd St #C3404	1-01446-0023	28-Dec-18	\$1,530,000	Coop	
50 E 72nd St #2A	1-01386-1004	20-Dec-18	\$1,495,000	Condo	978
255 E 74th St #6B	1-01429-1120	11-Dec-18	\$1,375,000	Condo	1,230
240 E 76th St #10M	1-01430-1004	11-Dec-18	\$1,365,000	Coop	
44 E 65th St #5AB	1-01379-0045	20-Dec-18	\$1,300,000	Coop	
575 Park Ave #1601	1-01397-0069	7-Dec-18	\$1,300,000	Coop	1,400
301 E 78th St #16C	1-01453-0001	13-Dec-18	\$1,250,000	Coop	1,250
300 E 64th St #11C	1-01438-3639	12-Dec-18	\$1,238,674	Condo	976
520 E 72nd St #PHC	1-01483-0038	11-Dec-18	\$1,200,000	Coop	
345 E 69th St #13F	1-01444-0023	6-Dec-18	\$1,200,000	Coop	
150 E 69th St #16R	1-01403-0033	21-Dec-18	\$1,150,000	Coop	
605 Park Ave #11G	1-01399-0074	18-Dec-18	\$1,125,000	Coop	750
20 E 68th St #3E	1-01382-1003	13-Dec-18	\$1,075,000	Coop	
177 E 77th St #4B	1-01412-1319	19-Dec-18	\$1,050,000	Condo	1,057



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Address	BBL	Sale date	Sale price	Property type	Sqft
340 E 74th St #1B	1-01448-1002	21-Dec-18	\$999,000	Coop	
233 E 69th St #16I	1-01424-1003	10-Dec-18	\$960,000	Coop	951
233 E 69th St #11B	1-01424-1003	26-Dec-18	\$950,000	Coop	1,007
225 E 74th St #6F	1-01429-0013	20-Dec-18	\$925,000	Coop	950
1065 Lexington Ave #15A	1-01410-1102	18-Dec-18	\$925,000	Coop	
225 E 73rd St #9D	1-01428-0013	20-Dec-18	\$895,000	Coop	
200 E 78th St #18B	1-01432-0045	5-Dec-18	\$825,000	Coop	
420 E 64th St #E6	1-01458-1202	7-Dec-18	\$820,000	Coop	
530 E 72nd St #8AB	1-01483-0028	14-Dec-18	\$814,600	Coop	2,400
1329 Second Ave #12T	1-01425-1002	10-Dec-18	\$778,000	Coop	
240 E 76th St #4G	1-01430-1004	20-Dec-18	\$745,000	Coop	850
404 E 79th St #15F	1-01473-1142	28-Dec-18	\$730,000	Condo	582
12 E 64th St #1A	1-01378-0065	14-Dec-18	\$725,000	Coop	
363 E 76th St #11M	1-01451-0023	19-Dec-18	\$690,000	Coop	
55 E 65th St #7D	1-01380-0033	14-Dec-18	\$666,250	Coop	
301 E 69th St #5B	1-01444-1003	4-Dec-18	\$650,000	Coop	
305 E 72nd St #13FS	1-01447-1002	27-Dec-18	\$646,000	Coop	
420 E 72nd St #5EF	1-01466-0037	12-Dec-18	\$600,000	Coop	
205 E 78th St #3K	1-01433-1002	12-Dec-18	\$590,000	Coop	
345 E 69th St #15E	1-01444-0023	11-Dec-18	\$575,000	Coop	
300 E 74th St #26D	1-01448-0003	28-Dec-18	\$565,000	Coop	
166 E 63rd St #3H	1-01397-1222	19-Dec-18	\$545,000	Condo	528
350 E 62nd St #2P	1-01436-1275	3-Dec-18	\$530,000	Condo	472
1329 Second Ave #12V	1-01425-1002	7-Dec-18	\$525,000	Coop	
240 E 76th St #16R	1-01430-1004	19-Dec-18	\$507,500	Coop	
348 E 78th St #4F	1-01452-0034	17-Dec-18	\$485,000	Coop	
520 E 72nd St #5O	1-01483-0038	12-Dec-18	\$485,000	Coop	
333 E 66th St #6A	1-01441-0017	11-Dec-18	\$474,000	Coop	600
304 E 65th St #31D	1-01439-1131	20-Dec-18	\$450,000	Condo	705
520 E 72nd St #11N	1-01483-0038	13-Dec-18	\$444,000	Coop	
520 E 72nd St #4R	1-01483-0038	17-Dec-18	\$420,000	Coop	596
301 E 63rd St #15J	1-01438-0001	19-Dec-18	\$380,000	Coop	
440 E 79th St #5G	1-01473-0018	4-Dec-18	\$375,000	Coop	
508 E 78th St #6E	1-01489-0037	18-Dec-18	\$365,000	Coop	420
408 E 73rd St #5D	1-01467-0042	17-Dec-18	\$360,000	Coop	500
926-928 Madison Ave #14B	1-01388-0056	28-Dec-18	\$328,134	Coop	
220 E 65th St #9E	1-01419-1604	21-Dec-18	\$295,000	Condo	406
927 Fifth Ave #SR9	1-01388-0068	18-Dec-18	\$50,000	Coop	



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THE RATNER TEAM



David Ratner

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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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

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

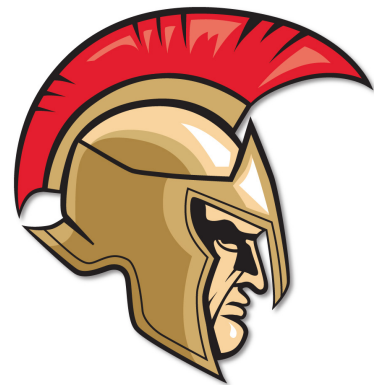
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