

MURRAY HILL

A monthly analysis of residential sales
in Murray Hill, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Murray Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$933K

-3% YoY

NO. OF TRANSACTIONS

42

-42% YoY

MEDIAN PRICE/SQ.FT.

\$1,290

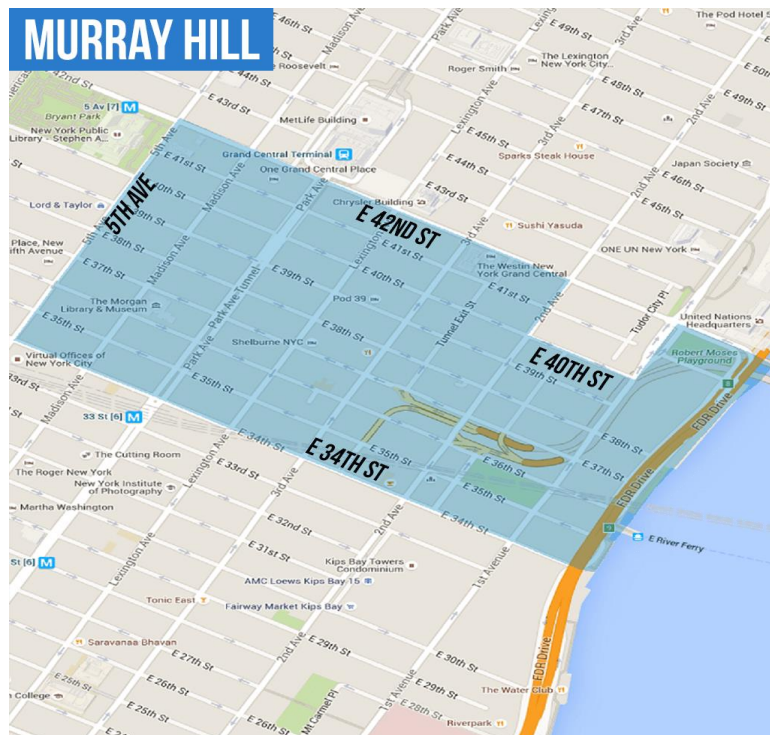
10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



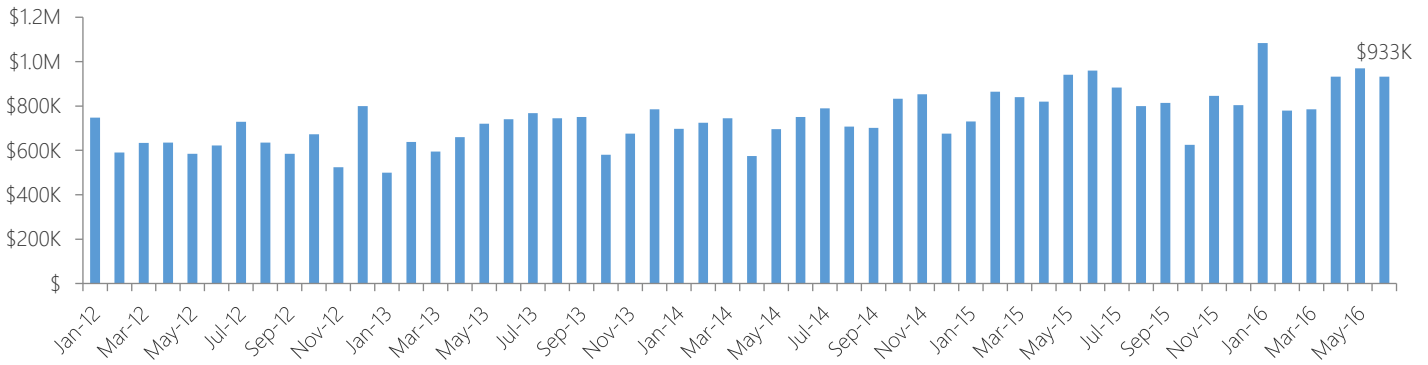
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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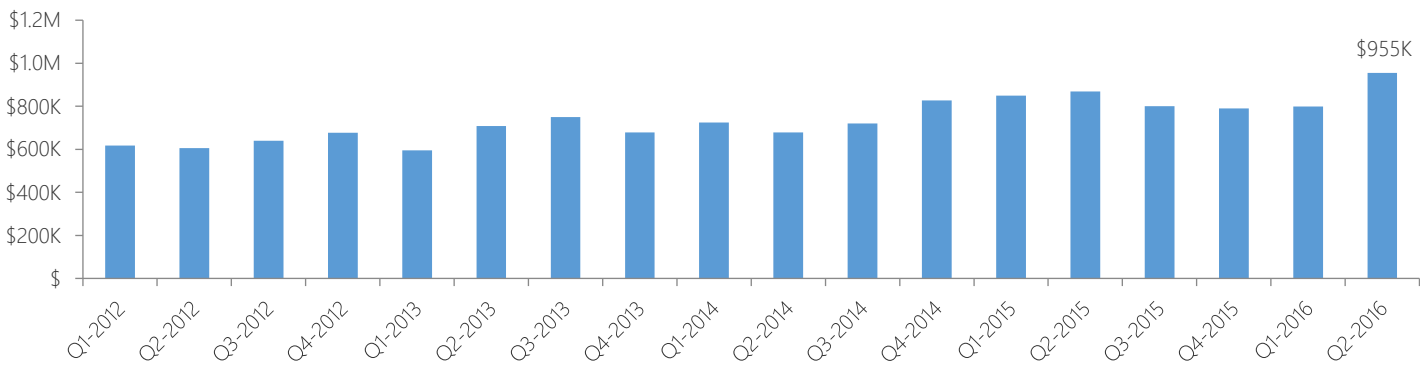
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RESIDENTIAL STATS

Median Sale Price by Month

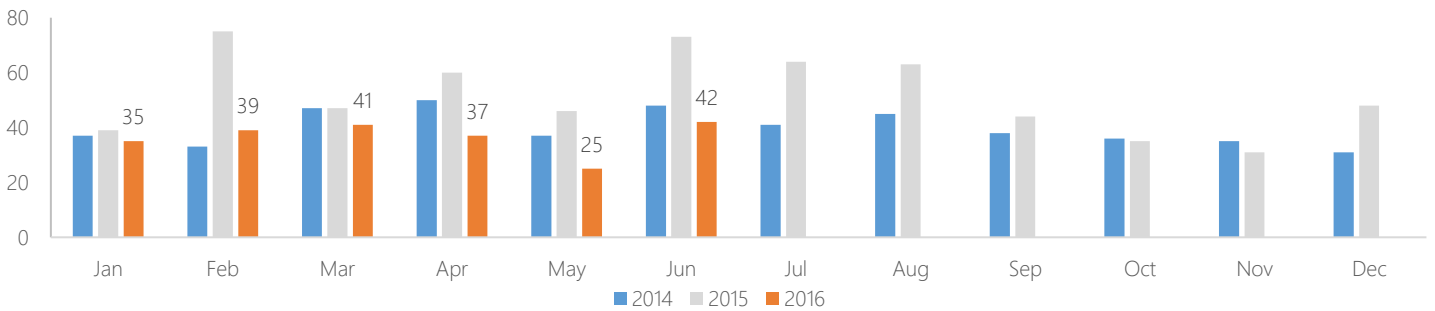


Median Sale Price by Quarter



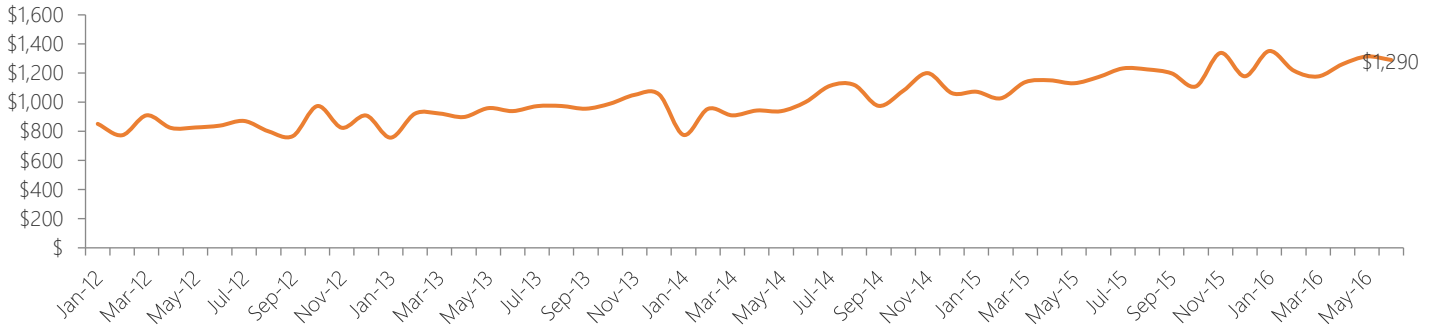
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	41	24	36	26	42	44	39	41	25	30	24	35
2012	24	17	24	28	33	30	50	50	37	26	39	55
2013	26	40	27	56	41	51	67	52	56	47	35	49
2014	37	33	47	50	37	48	41	45	38	36	35	31
2015	39	75	47	60	46	73	64	63	44	35	31	48
2016	35	39	41	37	25	42						



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Median Sale Price per Square Foot

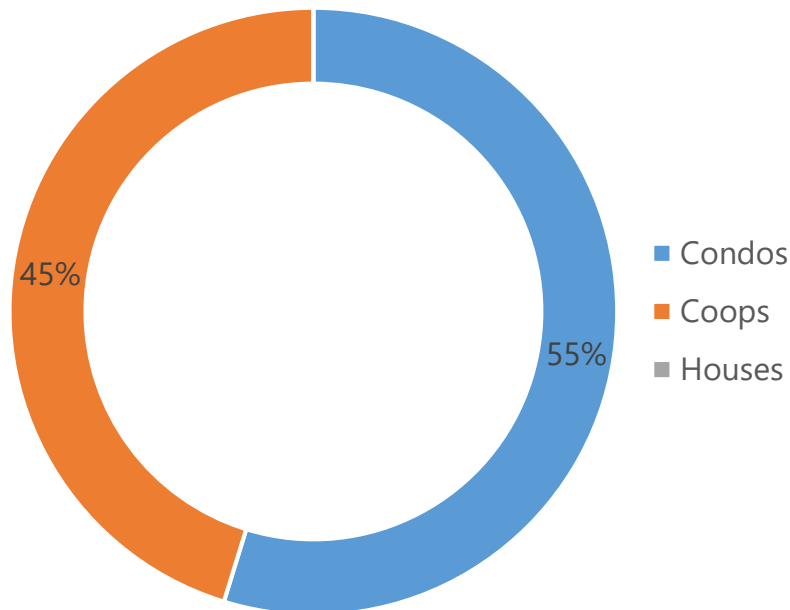


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,249,000	-11%	\$1,436	6%	23
Coops	\$595,000	-1%	\$962	12%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
325 Lexington Avenue #31C	1-00894-2124	17-Jun-16	\$2,905,013	Condo	1,097
425 5 Avenue #58A	1-00868-1618	23-Jun-16	\$2,375,000	Condo	1,203
330 East 38 Street #8N	1-00943-1065	30-Jun-16	\$2,207,720	Condo	1,699
330 East 38 Street #35D	1-00943-1489	2-Jun-16	\$2,200,000	Condo	1,372
67 Park Ave #12B	1-00894-0001	1-Jun-16	\$1,750,000	Coop	
333 East 34 Street #15B	1-00940-1179	15-Jun-16	\$1,690,000	Condo	725
330 East 38 Street #47Q	1-00943-1695	28-Jun-16	\$1,535,000	Condo	963
325 Lexington Avenue #28D	1-00894-2115	22-Jun-16	\$1,494,736	Condo	643
107 E 36 St #3	1-00892-0005	17-Jun-16	\$1,454,030	Coop	
325 Lexington Avenue #24A	1-00894-2096	30-Jun-16	\$1,451,006	Condo	643
11 East 36 Street #406	1-00866-1220	2-Jun-16	\$1,300,000	Condo	1,130
330 East 38 Street #23A	1-00943-1286	15-Jun-16	\$1,294,000	Condo	1,009
330 East 38 Street #35C	1-00943-1488	2-Jun-16	\$1,249,000	Condo	768
142 E 37 St #1	1-00892-0058	16-Jun-16	\$1,200,000	Coop	
132 E 35 St #6C	1-00890-0020	30-Jun-16	\$1,125,000	Coop	
144 E 36 St #7B	1-00891-0059	14-Jun-16	\$1,080,000	Coop	1,100
250 East 40 Street #35E	1-00920-1195	16-Jun-16	\$1,070,000	Condo	745
330 East 38 Street #51H	1-00943-1736	1-Jun-16	\$965,000	Condo	571
537-541 3 Ave #14D	1-00916-0061	14-Jun-16	\$945,000	Coop	950
333 East 34 Street #17B	1-00940-1205	15-Jun-16	\$920,000	Condo	780
250 East 40 Street #10A	1-00920-1047	28-Jun-16	\$875,000	Condo	672
311 East 38 Street #18A	1-00944-1084	8-Jun-16	\$860,000	Condo	640
630 1 Avenue #24P	1-00968-1321	20-Jun-16	\$850,000	Condo	776
415 East 37 Street #10L	1-00969-1076	28-Jun-16	\$799,000	Condo	771
250 East 40 Street #29A	1-00920-1155	2-Jun-16	\$750,000	Condo	672
225-229 E 36 St #11O	1-00917-0017	28-Jun-16	\$691,000	Coop	850
311 East 38 Street #8C	1-00944-1040	9-Jun-16	\$659,000	Condo	443
30 East 37 Street #8F	1-00866-1066	16-Jun-16	\$639,888	Condo	493
288 Lexington Ave #11E	1-00892-0020	13-Jun-16	\$630,000	Coop	
20 East 35 Street #COMB	1-00864-1002	30-Jun-16	\$595,000	Coop	
273-275 Lexington Ave #4E	1-00892-0025	22-Jun-16	\$505,000	Coop	525
34 E 38 St #5A	1-00867-0046	16-Jun-16	\$490,000	Coop	
288 Lexington Ave #2F	1-00892-0020	24-Jun-16	\$462,000	Coop	400
166 E 35 St #5H	1-00890-0049	22-Jun-16	\$456,000	Coop	500
35 Park Ave #16J	1-00891-0003	23-Jun-16	\$430,000	Coop	425
210 E 36 St #10F	1-00916-0055	27-Jun-16	\$369,999	Coop	450
7 Park Ave #15F	1-00890-0001	15-Jun-16	\$330,000	Coop	
649 2 Avenue #5A	1-00916-1002	20-Jun-16	\$310,000	Coop	400

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