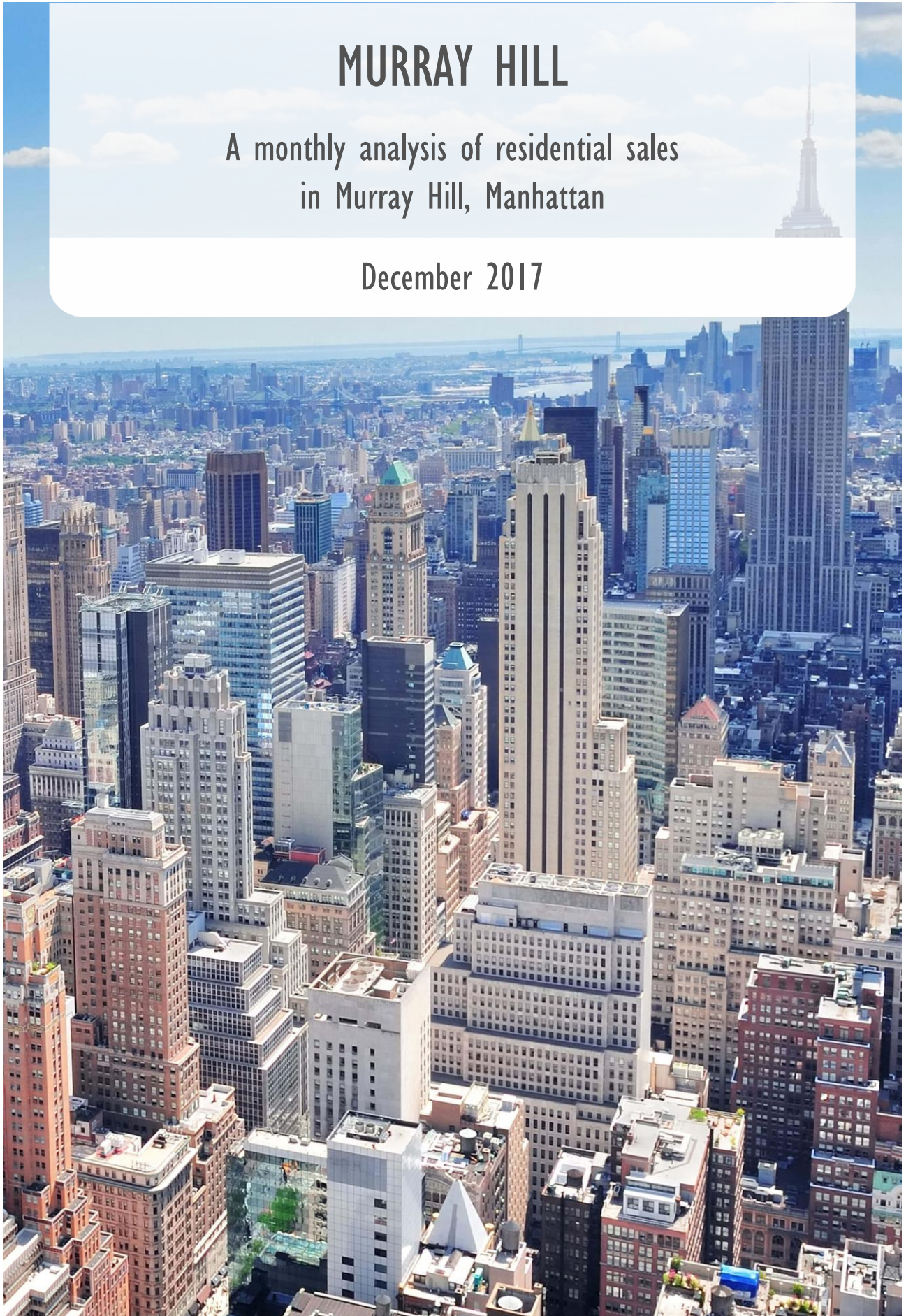


MURRAY HILL

A monthly analysis of residential sales
in Murray Hill, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Murray Hill, Manhattan

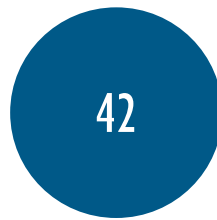
SUMMARY

MEDIAN SALE PRICE



2% YoY

NO. OF TRANSACTIONS



-9% YoY

MEDIAN PRICE/SQ.FT.



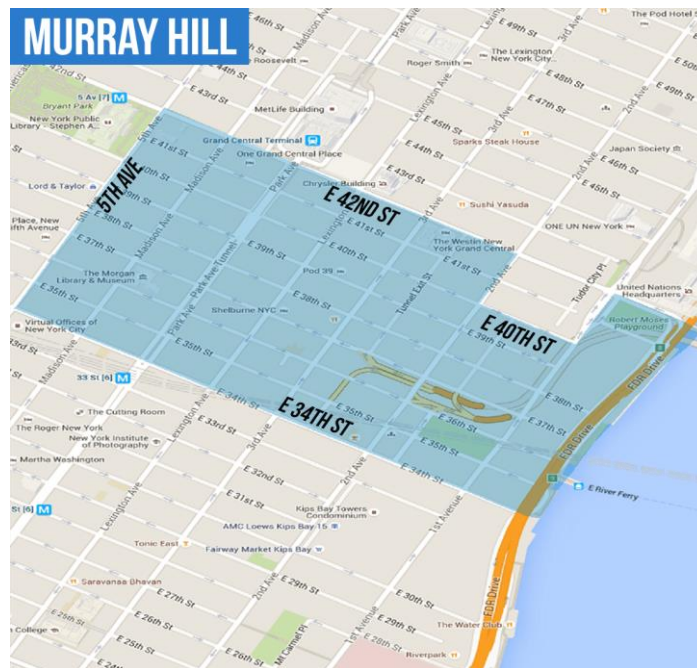
-9% YoY

MANHATTAN
MEDIAN SALE PRICE



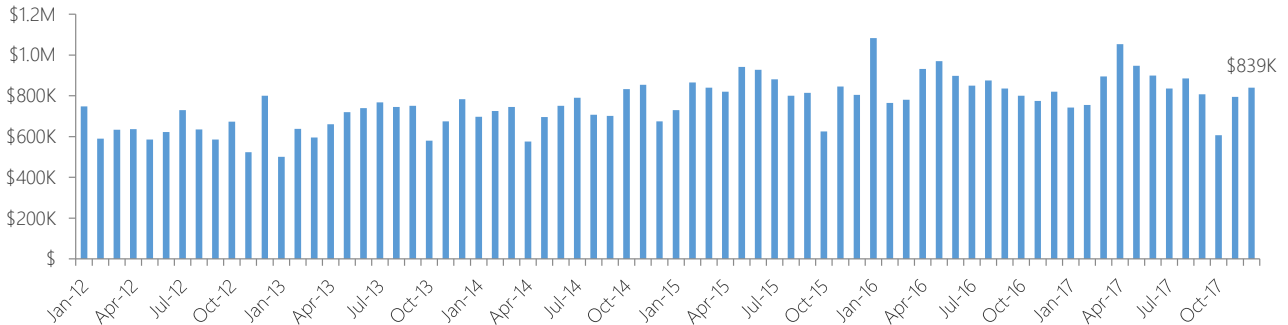
18% YoY

NEIGHBORHOOD BOUNDARIES

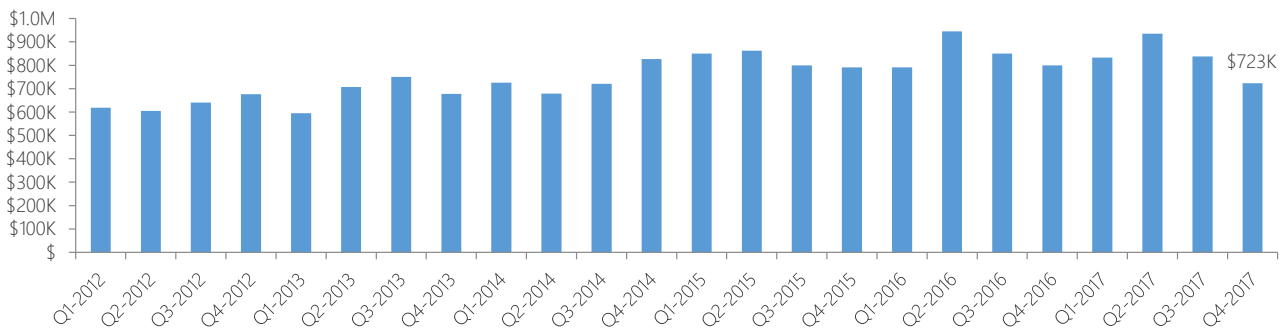


RESIDENTIAL STATS

Median Sale Price by Month

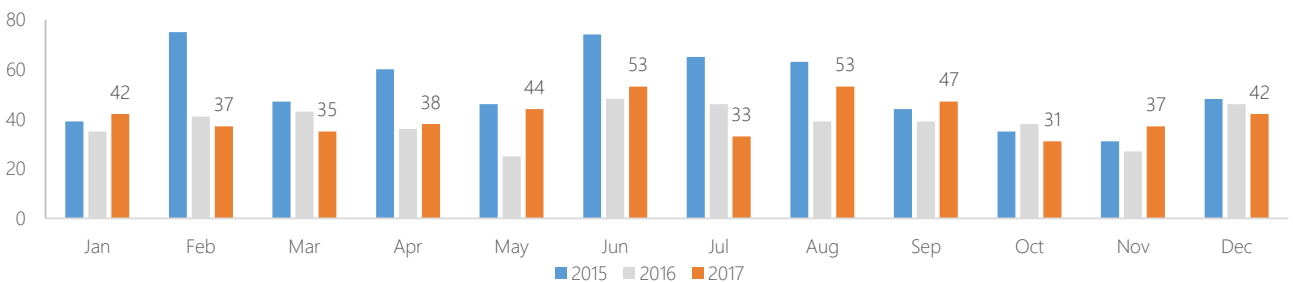


Median Sale Price by Quarter

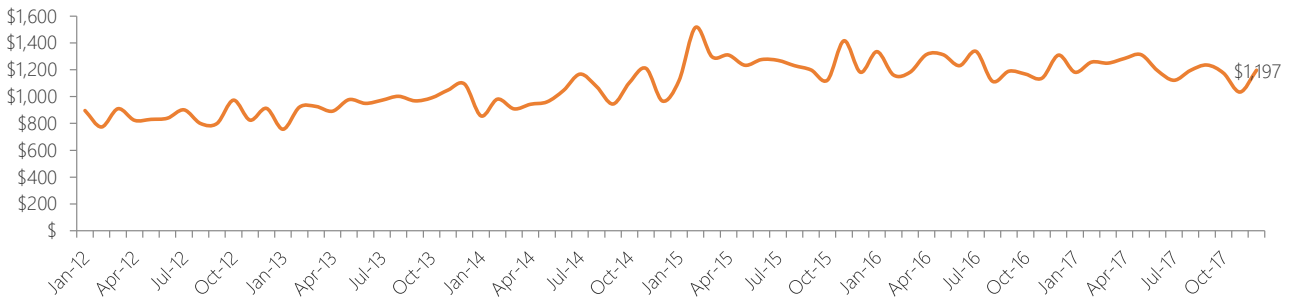


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	50
2014	37	33	47	50	37	48	41	45	38	36	35	31
2015	39	75	47	60	46	74	65	63	44	35	31	48
2016	35	41	43	36	25	48	46	39	39	38	27	46
2017	42	37	35	38	44	53	33	53	47	31	37	42



Median Sale Price per Square Foot

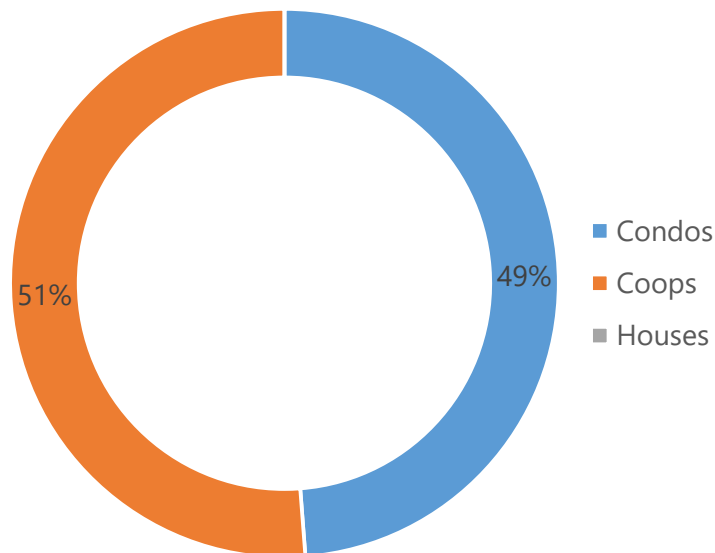


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,060,000	-25%	\$1,329	-7%	20
Coops	\$645,000	39%	\$940	1%	21
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
108 E 37 St #6B	1-00892-0079	19-Dec-17	\$2,625,000	Coop	
77 Park Ave #9D	1-00894-0904	13-Dec-17	\$1,875,000	Condo	1,157
311 E 38 St #27B	1-00944-1113	1-Dec-17	\$1,840,000	Condo	1,534
560-572 3 Ave #27A	1-00893-0041	29-Dec-17	\$1,580,000	Coop	1,300
425 5 Ave #44D	1-00868-1668	29-Dec-17	\$1,500,000	Condo	980
155 E 38 St #8G	1-00894-1773	14-Dec-17	\$1,500,000	Condo	1,173
220-230 Madison Ave #3A	1-00866-0064	21-Dec-17	\$1,320,000	Coop	
330 E 38 St #35J	1-00943-1495	22-Dec-17	\$1,275,000	Condo	903
330 E 38 St #29J	1-00943-1396	11-Dec-17	\$1,250,000	Condo	903
415 E 37 St #9A	1-00969-1053	15-Dec-17	\$1,197,500	Condo	860
250 E 40 St #18F	1-00920-1094	14-Dec-17	\$1,110,000	Condo	848
330 E 38 St #38G	1-00943-1542	1-Dec-17	\$1,060,000	Condo	772
80 Park Ave #17G	1-00868-1393	28-Dec-17	\$1,060,000	Condo	850
235 E 40 St #16C	1-01314-1133	27-Dec-17	\$1,055,000	Condo	782
10-12 Park Ave #9D	1-00864-0035	6-Dec-17	\$985,000	Coop	850
31 E 37 St #12G	1-00867-0033	6-Dec-17	\$931,069	Coop	
235 E 40 St #3D	1-01314-1016	29-Dec-17	\$925,000	Condo	713
300 E 40 St #31X	1-00945-1003	27-Dec-17	\$860,000	Coop	720
235 E 40 St #8F	1-01314-1067	5-Dec-17	\$839,000	Condo	618
71 Park Ave #3A	1-00894-1909	19-Dec-17	\$760,000	Condo	720
220-230 Madison Ave #8C	1-00866-0064	1-Dec-17	\$725,000	Coop	775
132 E 35 St #14K	1-00890-0020	20-Dec-17	\$723,000	Coop	650
445 5 Ave #17E	1-00869-1066	7-Dec-17	\$690,000	Condo	511
30 E 37 St #10C	1-00866-1083	1-Dec-17	\$660,000	Condo	582
273-275 Lexington Ave #7C	1-00892-0025	13-Dec-17	\$658,000	Coop	800
271 Lexington Ave #9F	1-00891-0066	11-Dec-17	\$645,000	Coop	700
105 E 38 St #4A	1-00894-0006	7-Dec-17	\$630,000	Coop	600
30 E 37 St #5E	1-00866-1035	20-Dec-17	\$610,000	Condo	490
288 Lexington Ave #8B	1-00892-0020	13-Dec-17	\$595,000	Coop	725
686-694 2 Ave #2L	1-00943-0001	28-Dec-17	\$585,363	Coop	
220-230 Madison Ave #9K	1-00866-0064	26-Dec-17	\$555,000	Coop	587
242-246 Madison Ave #15J	1-00867-0057	14-Dec-17	\$550,000	Coop	590
144 E 36 St #8D	1-00891-0059	7-Dec-17	\$545,000	Coop	700
225-229 E 36 St #12A	1-00917-0017	4-Dec-17	\$415,000	Coop	500
150 E 37 St #2D	1-00892-1008	14-Dec-17	\$390,000	Condo	362
131 E 39 St #2	1-00895-0029	7-Dec-17	\$390,000	Coop	
225-229 E 36 St #11C	1-00917-0017	14-Dec-17	\$380,000	Coop	375



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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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Attorneys	Fireplaces	Landscape Design	School Consultants
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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
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