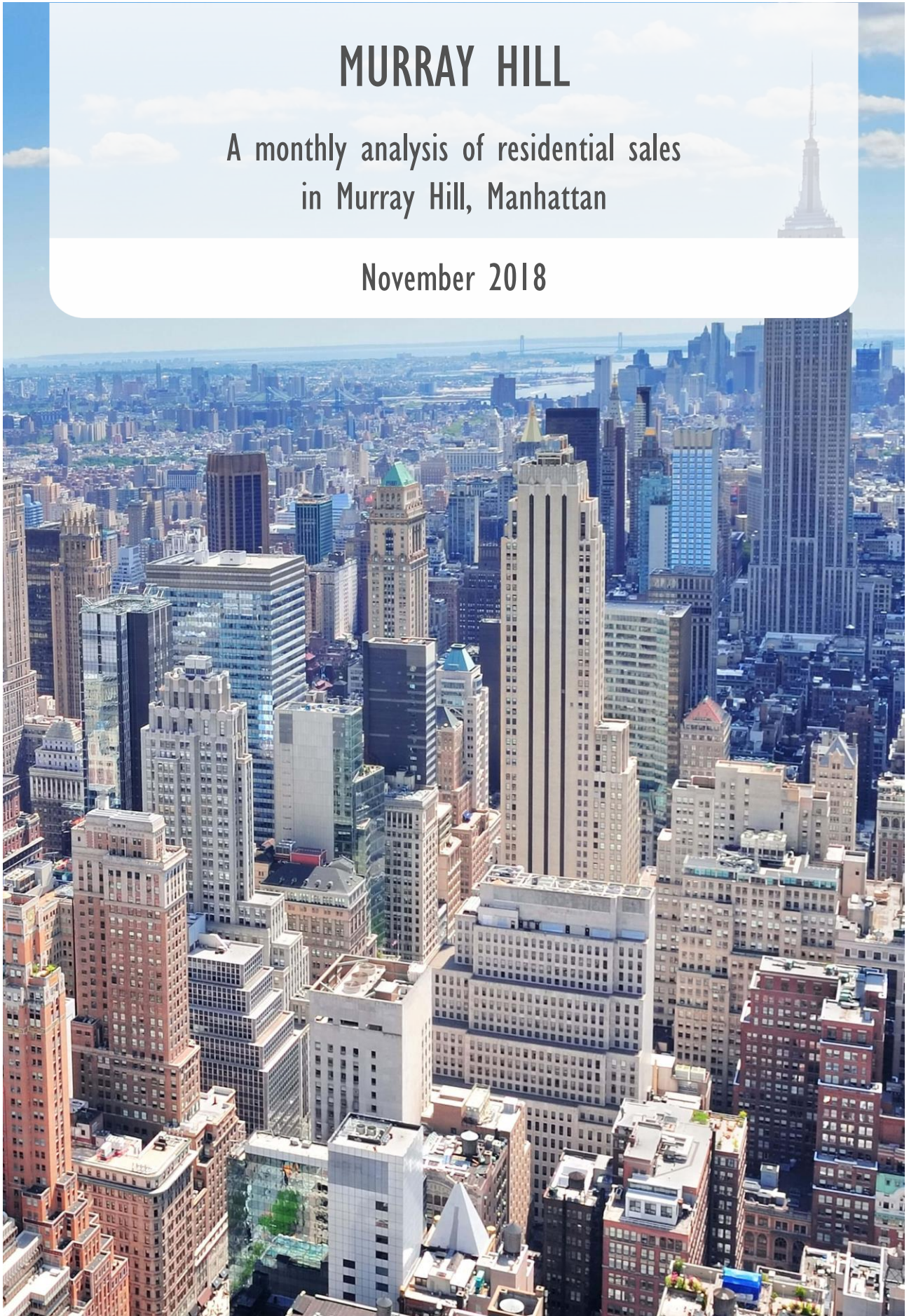


# MURRAY HILL

A monthly analysis of residential sales  
in Murray Hill, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Murray Hill, Manhattan

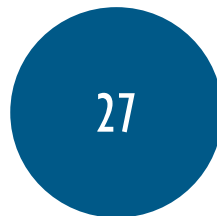
### SUMMARY

MEDIAN SALE PRICE



41% YoY

NO. OF TRANSACTIONS



-27% YoY

MEDIAN PRICE/SQ.FT.



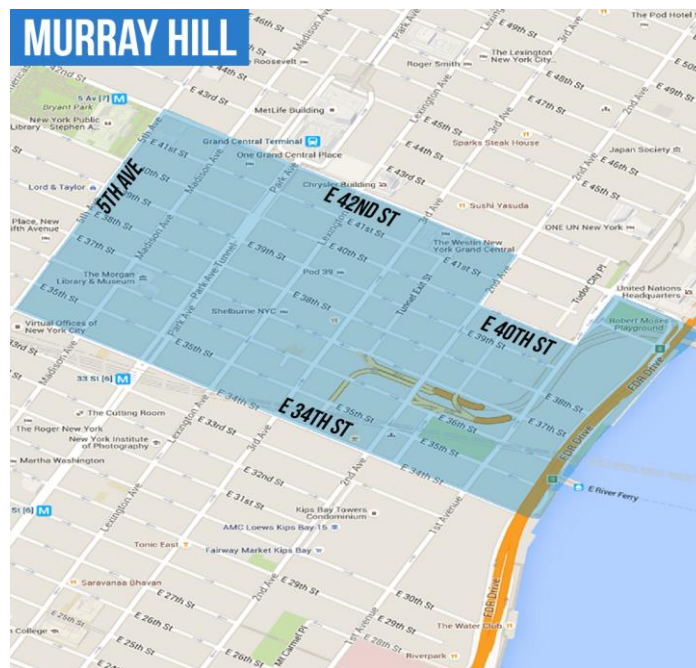
24% YoY

MANHATTAN  
MEDIAN SALE PRICE



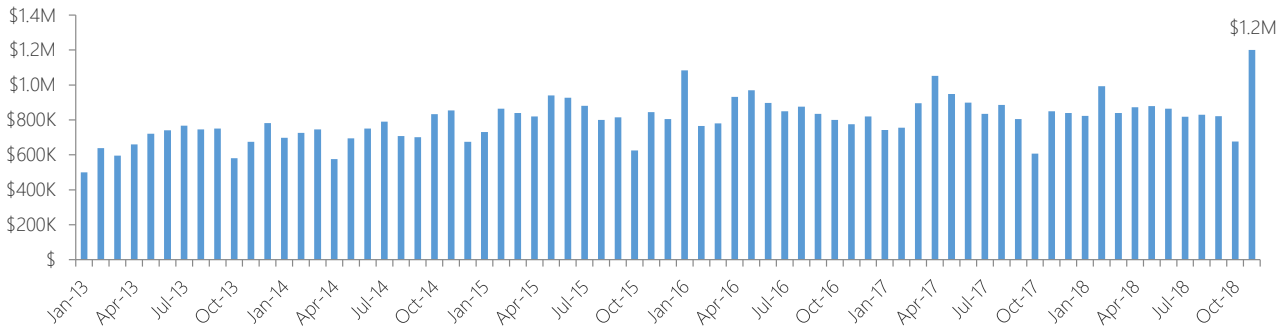
-6% YoY

### NEIGHBORHOOD BOUNDARIES

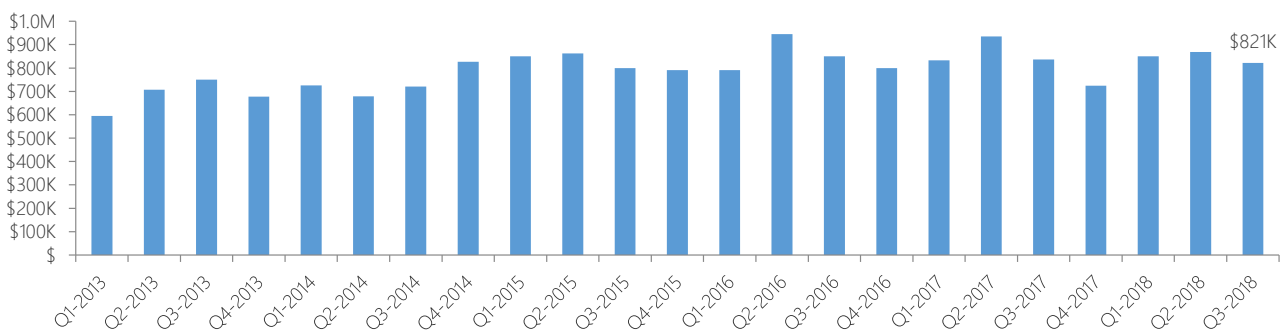


RESIDENTIAL STATS

Median Sale Price by Month

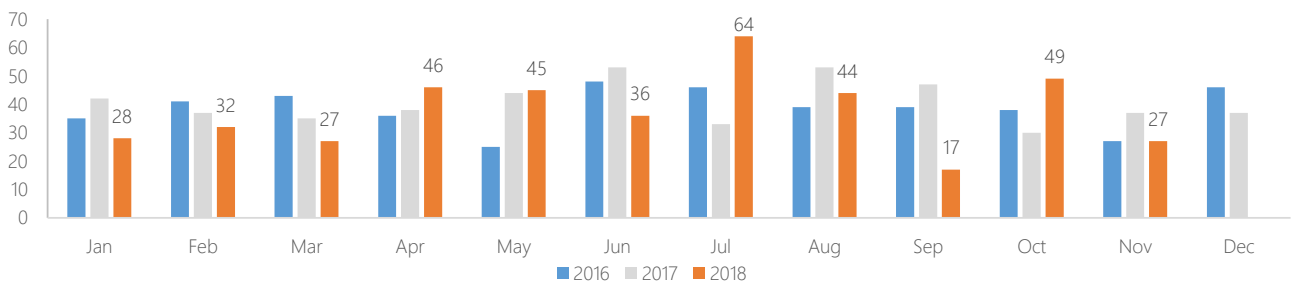


Median Sale Price by Quarter

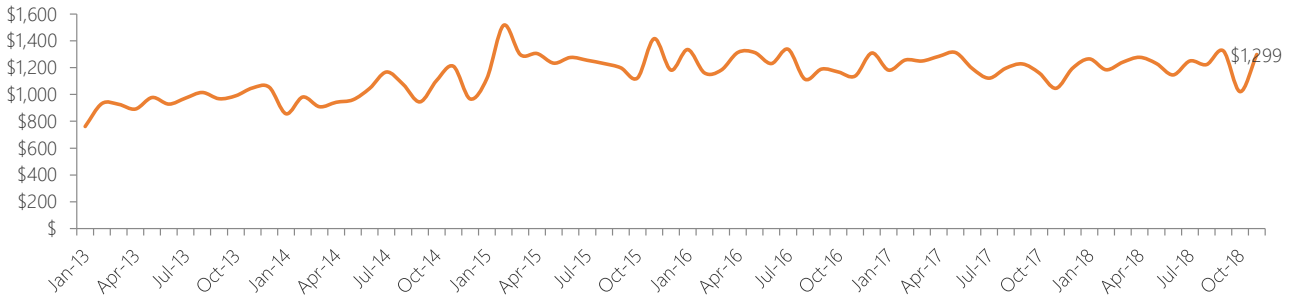


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	30	37	37
2018	28	32	27	46	45	36	64	44	17	49	27	



Median Sale Price per Square Foot

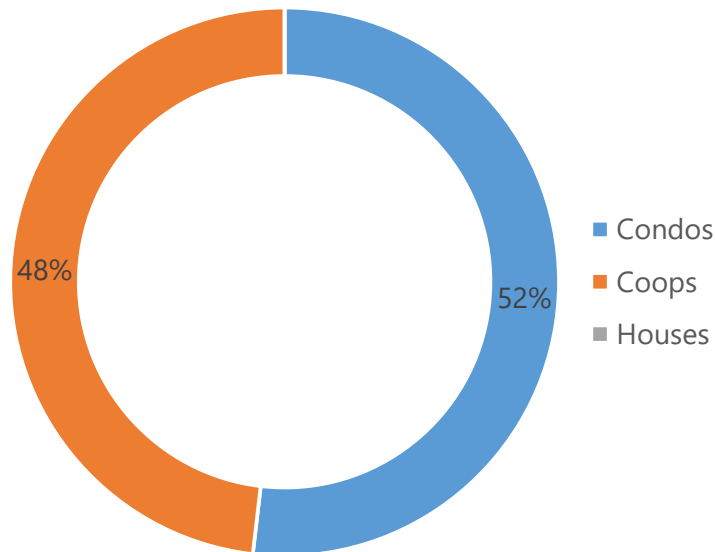


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,260,000	-14%	\$1,390	-1%	14
Coops	\$700,000	13%	\$900	-4%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
23 Park Ave #2B	1-00891-0001	7-Nov-18	\$3,000,000	Coop	
20 E 35th St #COMB	1-00864-1002	1-Nov-18	\$2,475,000	Coop	
155 E 38th St #18G	1-00894-1866	6-Nov-18	\$2,100,000	Condo	1,058
250 E 40th St #44C	1-00920-1223	15-Nov-18	\$1,930,000	Condo	1,491
71 Park Ave #6B	1-00894-1922	5-Nov-18	\$1,795,000	Condo	1,076
225 E 34th St #15C	1-00915-1244	9-Nov-18	\$1,780,000	Condo	1,272
300 E 40th St #32B	1-00945-1003	28-Nov-18	\$1,750,000	Coop	
225 E 34th St #8C	1-00915-1238	14-Nov-18	\$1,700,000	Condo	1,223
20 E 35th St #14C	1-00864-1002	16-Nov-18	\$1,500,000	Coop	
425 Fifth Ave #47D	1-00868-1671	26-Nov-18	\$1,399,000	Condo	980
250 E 40th St #28B	1-00920-1150	30-Nov-18	\$1,260,000	Condo	967
308 E 38th St #15E	1-00943-1972	15-Nov-18	\$1,212,000	Condo	
308 E 38th St #10E	1-00943-1948	15-Nov-18	\$1,200,000	Condo	
330 E 38th St #41G	1-00943-1592	14-Nov-18	\$1,175,000	Condo	772
630 First Ave #10R	1-00968-1114	14-Nov-18	\$800,000	Condo	716
300 E 40th St #18E	1-00945-1003	29-Nov-18	\$780,000	Coop	
225 E 36th St #10O	1-00917-0017	28-Nov-18	\$725,000	Coop	835
7 Park Ave #19B	1-00890-0001	30-Nov-18	\$675,000	Coop	725
250 E 40th St #26D	1-00920-1140	28-Nov-18	\$665,000	Condo	507
160 E 38th St #7F	1-00893-0041	27-Nov-18	\$620,000	Coop	650
155 E 34th St #6D	1-00890-1086	6-Nov-18	\$600,000	Condo	508
225 E 36th St #9L	1-00917-0017	2-Nov-18	\$405,000	Coop	450
123 E 37th St #2B	1-00893-0017	8-Nov-18	\$399,000	Coop	535
140 E 40th St #6E	1-00895-0066	30-Nov-18	\$395,000	Coop	
225 E 36th St #3C	1-00917-0017	30-Nov-18	\$350,000	Coop	



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# THE RATNER TEAM



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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

[READ MORE REVIEWS](#)



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Attorneys	Fireplaces	Landscape Design	School Consultants
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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