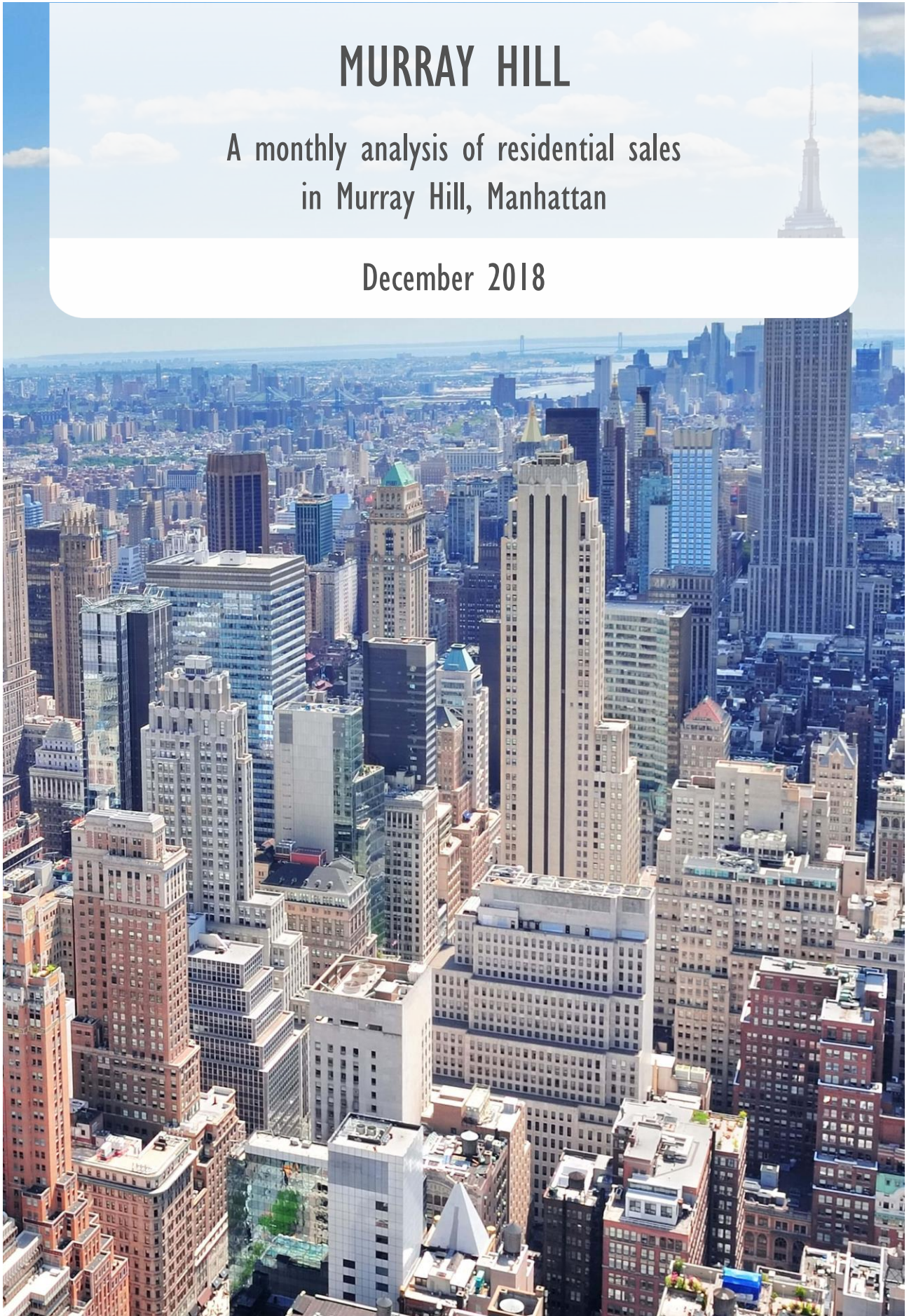


MURRAY HILL

A monthly analysis of residential sales
in Murray 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

Murray Hill, Manhattan

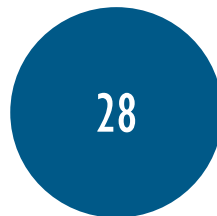
SUMMARY

MEDIAN SALE PRICE



2% YoY

NO. OF TRANSACTIONS



-24% YoY

MEDIAN PRICE/SQ.FT.



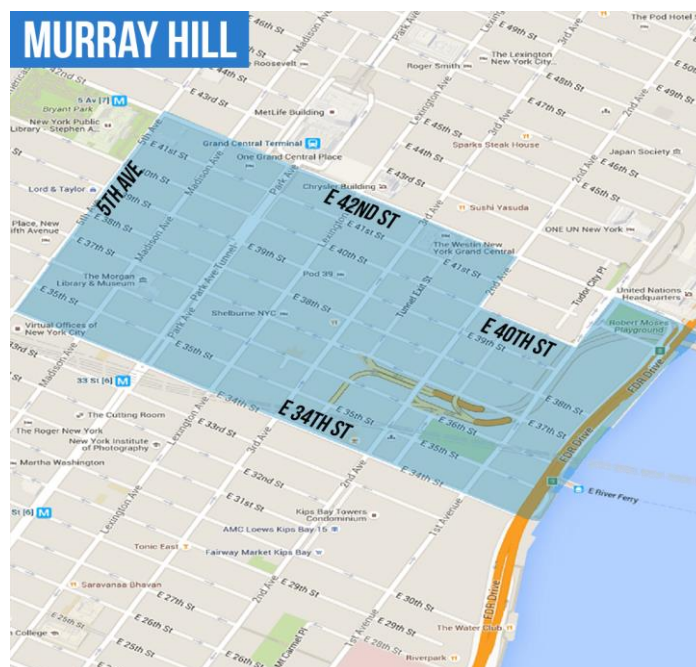
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



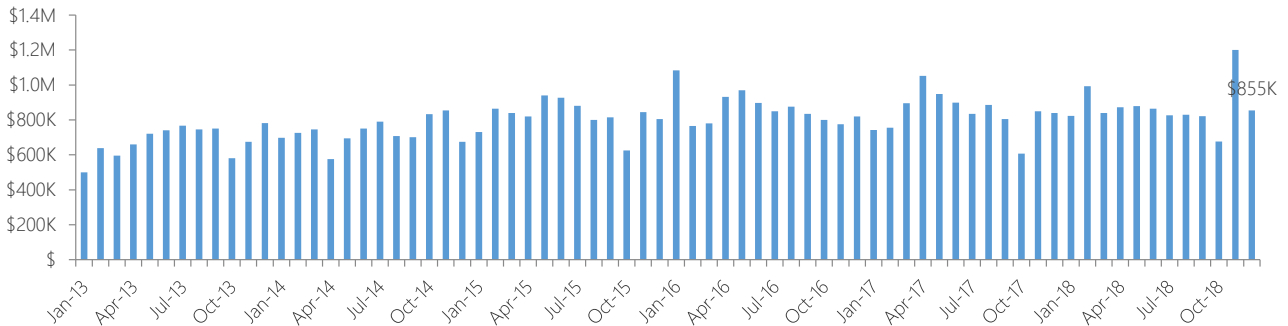
-8% YoY

NEIGHBORHOOD BOUNDARIES

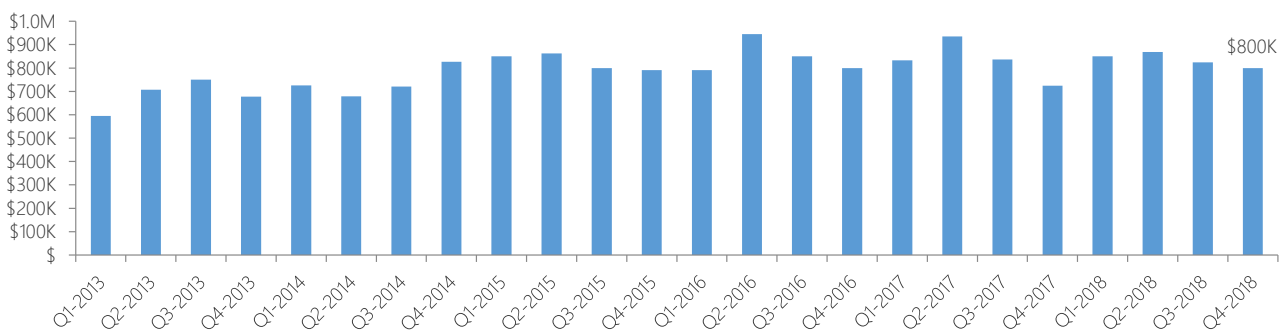


RESIDENTIAL STATS

Median Sale Price by Month

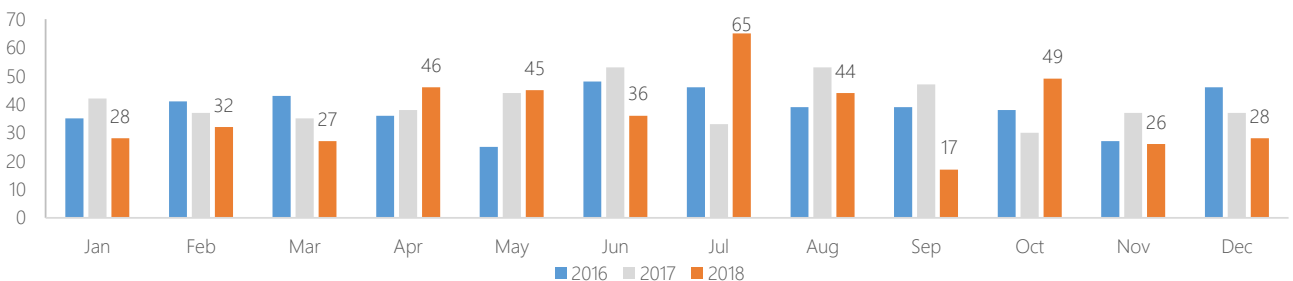


Median Sale Price by Quarter

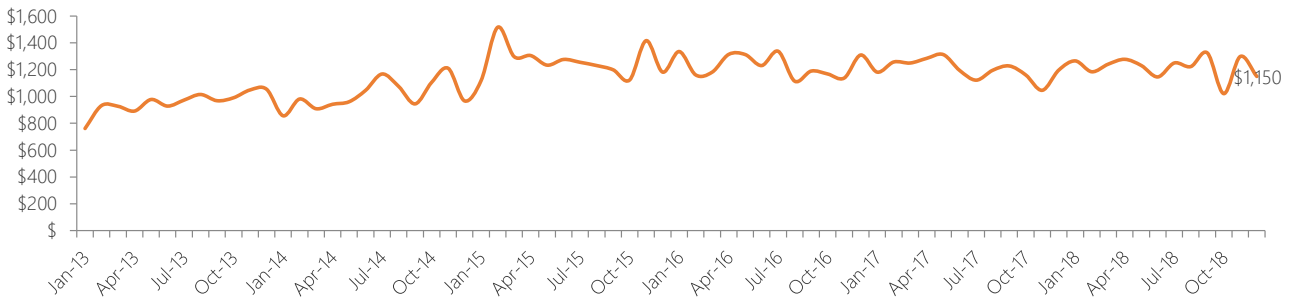


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	65	44	17	49	26	28



Median Sale Price per Square Foot

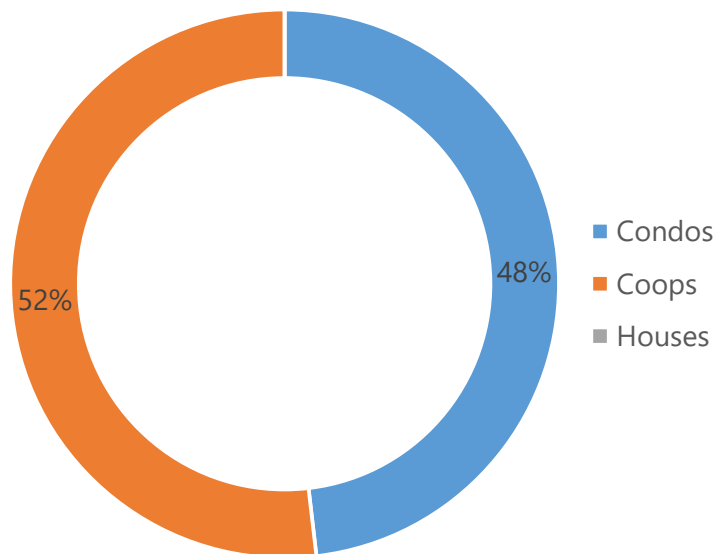


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,069,000	1%	\$1,200	-10%	13
Coops	\$750,000	16%	\$938	0%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
330 E 38th St #37N	1-00943-1532	26-Dec-18	\$2,285,000	Condo	1,699
45 Park Ave #903	1-00892-1342	19-Dec-18	\$2,175,000	Condo	1,440
425 Fifth Ave #33D	1-00868-1571	11-Dec-18	\$1,580,000	Condo	1,129
325 Lexington Ave #21B	1-00894-2084	11-Dec-18	\$1,417,500	Condo	647
137 E 36th St #7F	1-00892-0025	20-Dec-18	\$1,380,000	Coop	1,400
333 E 34th St #17C	1-00940-1206	13-Dec-18	\$1,330,000	Condo	1,185
137 E 36th St #11B	1-00892-0025	19-Dec-18	\$1,325,000	Coop	
250 E 40th St #14B	1-00920-1066	4-Dec-18	\$1,163,000	Condo	967
250 E 40th St #24F	1-00920-1130	11-Dec-18	\$975,000	Condo	848
330 E 38th St #12I	1-00943-1128	28-Dec-18	\$940,000	Condo	763
67 Park Ave #3C	1-00894-0001	11-Dec-18	\$885,000	Coop	950
300 E 40th St #5P	1-00945-1003	10-Dec-18	\$875,428	Coop	
630 First Ave #31G	1-00968-1421	10-Dec-18	\$855,000	Condo	727
630 First Ave #21H	1-00968-1267	13-Dec-18	\$810,000	Condo	677
137 E 36th St #9C	1-00892-0025	10-Dec-18	\$787,500	Coop	
80 Park Ave #4G	1-00868-1240	12-Dec-18	\$785,000	Condo	728
35 Park Ave #5B	1-00891-0003	20-Dec-18	\$770,000	Coop	
137 E 36th St #11C	1-00892-0025	17-Dec-18	\$750,000	Coop	800
288 Lexington Ave #3E	1-00892-0020	18-Dec-18	\$560,000	Coop	750
244 Madison Ave #8J	1-00867-0057	19-Dec-18	\$545,000	Coop	600
244 Madison Ave #PHF	1-00867-0057	19-Dec-18	\$535,000	Coop	500
250 E 40th St #11C	1-00920-1055	28-Dec-18	\$525,000	Condo	447
123 E 37th St #11F	1-00893-0017	18-Dec-18	\$430,000	Coop	
117 E 37th St #2C	1-00893-0014	17-Dec-18	\$425,000	Coop	425
104 E 37th St #3F	1-00892-0080	27-Dec-18	\$100,000	Coop	



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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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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
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