

MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Murray Hill, Manhattan

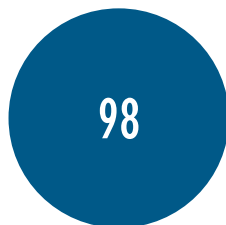
SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



-22% YoY

MEDIAN PRICE/SQ.FT.



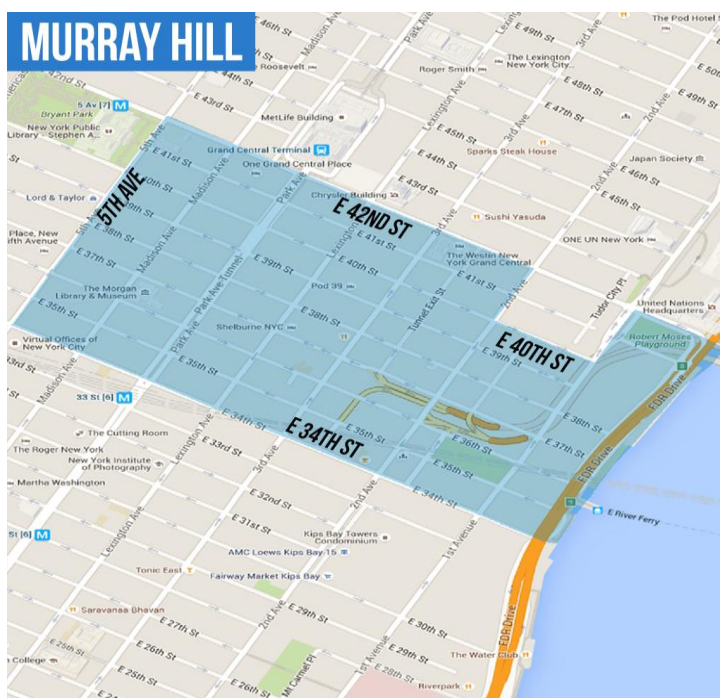
-8% YoY

MANHATTAN MEDIAN SALE PRICE



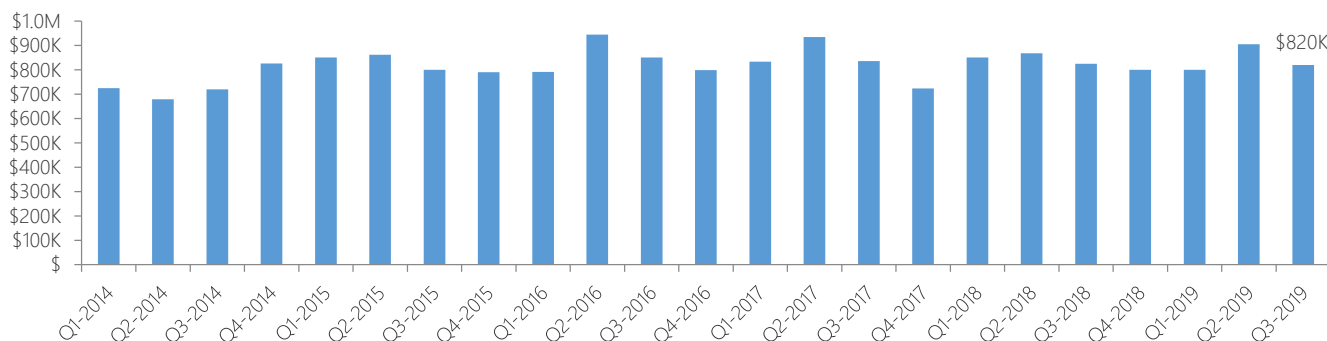
-9% YoY

NEIGHBORHOOD BOUNDARIES

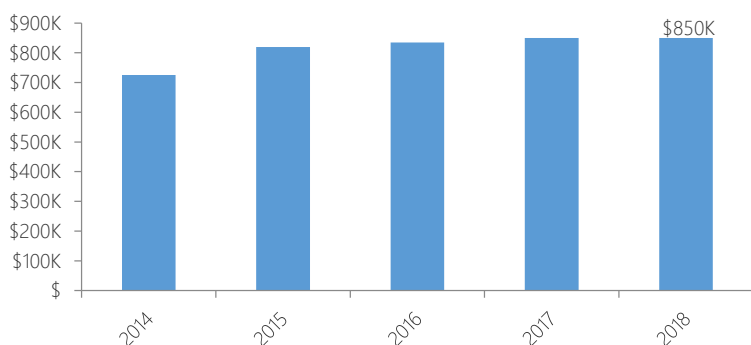


RESIDENTIAL STATS

Median Sale Price by Quarter

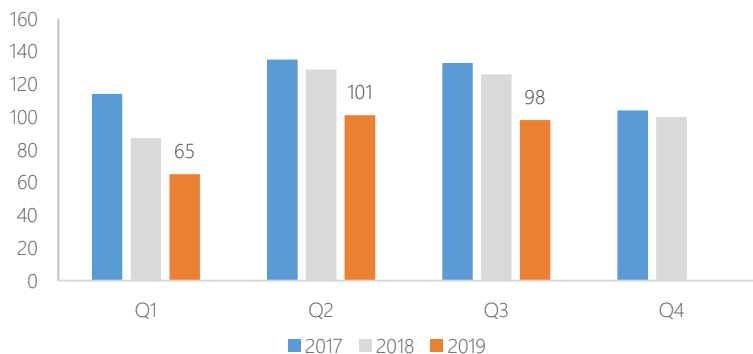


Median Sale Price by Year

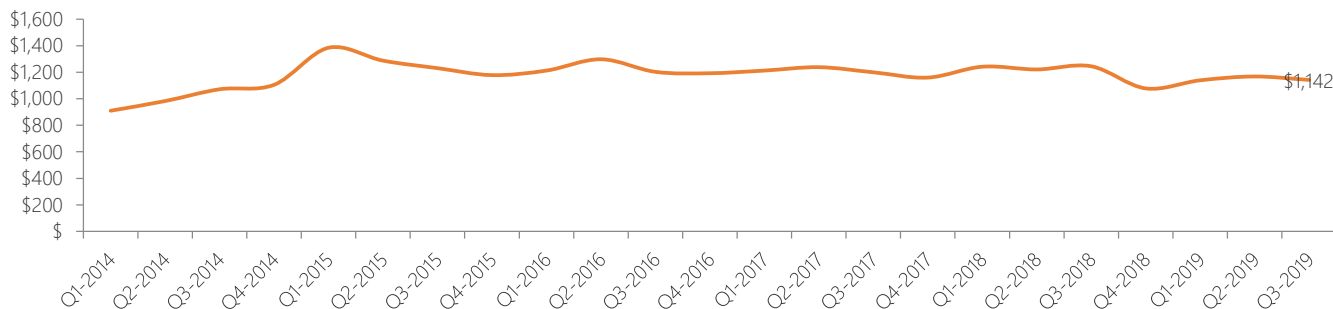


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	117	161	119	114	87	65
Q2	135	180	109	135	129	101
Q3	124	172	124	133	126	98
Q4	102	114	111	104	100	



Median Sale Price per Square Foot

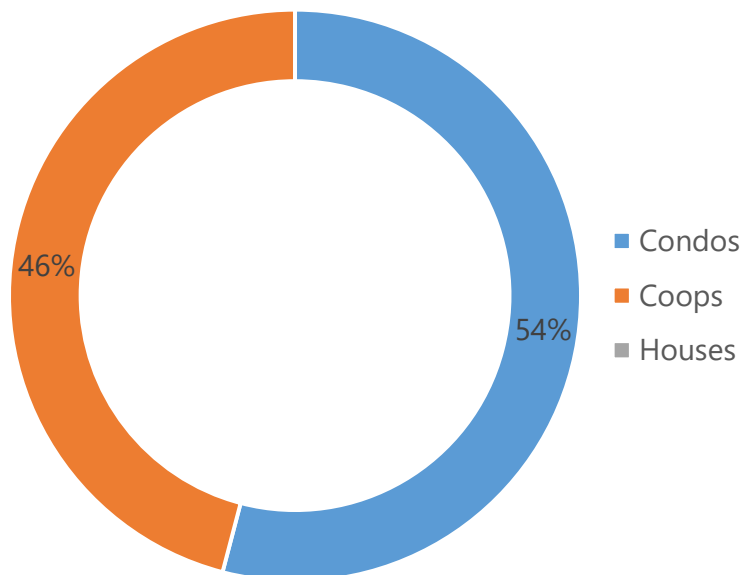


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,067,500	3%	\$1,233	-5%	53
Coops	\$590,000	-12%	\$907	-3%	45
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
330 E 38th St #36N	1-00943-1515	11-Sep-19	\$2,357,500	Condo	1,699
330 E 38th St #36J	1-00943-1511	30-Sep-19	\$2,100,000	Condo	1,666
415 E 37th St #40F	1-00969-1385	19-Aug-19	\$1,900,000	Condo	1,302
250 E 40th St #45C	1-00920-1226	24-Jul-19	\$1,850,000	Condo	1,491
45 Park Ave #1904	1-00892-1389	30-Jul-19	\$1,650,000	Condo	970
45 Park Ave #1804	1-00892-1385	12-Aug-19	\$1,615,000	Condo	970
225 E 34th St #PHG	1-00915-1326	26-Aug-19	\$1,600,000	Condo	1,064
425 Fifth Ave #31D	1-00868-1569	21-Aug-19	\$1,535,000	Condo	1,129
45 Park Ave #1006	1-00892-1350	21-Aug-19	\$1,435,000	Condo	859
330 E 38th St #44A	1-00943-1635	29-Jul-19	\$1,350,000	Condo	967
308 E 38th St #4B	1-00943-1909	1-Jul-19	\$1,296,726	Condo	1,190
45 Park Ave #304	1-00892-1308	9-Jul-19	\$1,260,000	Condo	913
35 Park Ave #6AB	1-00891-0003	16-Jul-19	\$1,250,000	Coop	
425 Fifth Ave #45D	1-00868-1669	8-Aug-19	\$1,250,000	Condo	1,000
325 Lexington Ave #21B	1-00894-2084	24-Jul-19	\$1,250,000	Condo	647
333 E 34th St #16K	1-00940-1201	26-Sep-19	\$1,200,000	Condo	1,185
250 E 40th St #10B	1-00920-1048	9-Sep-19	\$1,185,000	Condo	967
311 E 38th St #20B	1-00944-1093	8-Jul-19	\$1,180,000	Condo	1,093
330 E 38th St #53Q	1-00943-1772	13-Aug-19	\$1,150,000	Condo	963
200 E 36th St #10GH	1-00916-0061	19-Aug-19	\$1,140,000	Coop	
144 E 36th St #9B	1-00891-0059	15-Aug-19	\$1,140,000	Coop	1,000
630 First Ave #20D	1-00968-1247	15-Jul-19	\$1,132,000	Condo	1,001
415 E 37th St #8J	1-00969-1048	18-Jul-19	\$1,100,000	Condo	1,085
77 Park Ave #15H	1-00894-1508	27-Sep-19	\$1,100,000	Condo	848
330 E 38th St #52Q	1-00943-1757	19-Sep-19	\$1,100,000	Condo	963
77 Park Ave #6H	1-00894-0608	19-Sep-19	\$1,090,000	Condo	848
77 Park Ave #7G	1-00894-0707	1-Jul-19	\$1,075,000	Condo	763
211 Madison Ave #10A	1-00865-1015	25-Jul-19	\$1,075,000	Condo	1,142
225 E 34th St #7F	1-00915-1296	18-Sep-19	\$1,060,000	Condo	711
425 Fifth Ave #30B	1-00868-1535	31-Jul-19	\$1,025,000	Condo	732
211 Madison Ave #6A	1-00865-1007	23-Sep-19	\$999,000	Condo	1,142
330 E 38th St #33A	1-00943-1453	23-Jul-19	\$996,000	Condo	822
330 E 38th St #23J	1-00943-1295	30-Aug-19	\$994,500	Condo	903
330 E 38th St #23I	1-00943-1294	30-Aug-19	\$994,500	Condo	763
330 E 38th St #33Q	1-00943-1469	23-Jul-19	\$970,500	Condo	942
300 E 40th St #3S	1-00945-1003	18-Jul-19	\$930,000	Coop	900
311 E 38th St #3F	1-00944-1013	2-Aug-19	\$925,000	Condo	804
132 E 35th St #11B	1-00890-0020	22-Jul-19	\$895,000	Coop	
330 E 38th St #12G	1-00943-1126	2-Jul-19	\$880,000	Condo	772
245 E 35th St #PHC	1-00916-0023	14-Aug-19	\$880,000	Coop	
20 E 35th St #9N	1-00864-1002	25-Sep-19	\$875,000	Coop	
155 E 38th St #12E	1-00894-1815	30-Jul-19	\$865,000	Condo	680
415 E 37th St #8C	1-00969-1042	23-Aug-19	\$855,000	Condo	764
330 E 38th St #36M	1-00943-1514	27-Aug-19	\$852,800	Condo	629
235 E 40th St #40B	1-01314-1351	30-Jul-19	\$841,075	Condo	791
250 E 40th St #23F	1-00920-1124	23-Aug-19	\$841,000	Condo	848
415 E 37th St #31K	1-00969-1305	21-Aug-19	\$820,000	Condo	707
330 E 38th St #52H	1-00943-1750	13-Sep-19	\$805,000	Condo	571
415 E 37th St #14H	1-00969-1112	9-Sep-19	\$796,000	Condo	702
330 E 38th St #5M	1-00943-1013	25-Sep-19	\$790,000	Condo	629



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Address	BBL	Sale date	Sale price	Property type	Sqft
300 E 40th St #26M	1-00945-1003	8-Aug-19	\$780,000	Coop	775
300 E 40th St #29F	1-00945-1003	18-Jul-19	\$770,000	Coop	
26 E 38th St #1R	1-00867-0050	22-Aug-19	\$770,000	Coop	1,400
132 E 35th St #8F	1-00890-0020	26-Sep-19	\$742,000	Coop	750
225 E 36th St #6O	1-00917-0017	9-Sep-19	\$730,000	Coop	805
137 E 36th St #20H	1-00892-0025	13-Aug-19	\$725,000	Coop	
10 Park Ave #17A	1-00864-0035	10-Jul-19	\$700,000	Coop	
310 Lexington Ave #4D	1-00893-0020	27-Aug-19	\$689,000	Coop	
201 E 37th St #15G	1-00918-0001	9-Jul-19	\$680,000	Coop	800
80 Park Ave #7M	1-00868-1287	20-Sep-19	\$670,000	Condo	562
200 E 36th St #8G	1-00916-0061	11-Jul-19	\$670,000	Coop	
310 Lexington Ave #9E	1-00893-0020	19-Sep-19	\$650,000	Coop	650
300 E 40th St #6H	1-00945-1003	9-Jul-19	\$648,500	Coop	
225 E 36th St #7O	1-00917-0017	10-Jul-19	\$625,000	Coop	
201 E 36th St #20A	1-00917-1115	31-Jul-19	\$625,000	Condo	788
67 Park Ave #10D	1-00894-0001	28-Aug-19	\$600,000	Coop	750
80 Park Ave #PHA	1-00868-1424	13-Sep-19	\$595,000	Condo	392
225 E 36th St #15F	1-00917-0017	24-Sep-19	\$590,000	Coop	770
35 E 38th St #7A	1-00868-1059	6-Sep-19	\$590,000	Condo	435
244 Madison Ave #12B	1-00867-0057	24-Jul-19	\$580,000	Coop	
201 E 37th St #6G	1-00918-0001	12-Aug-19	\$559,000	Coop	800
330 E 38th St #21D	1-00943-1257	15-Jul-19	\$542,000	Condo	1,372
244 Madison Ave #5K	1-00867-0057	27-Sep-19	\$540,000	Coop	
200 E 36th St #3B	1-00916-0061	14-Aug-19	\$530,000	Coop	
136 E 36th St #1B	1-00891-0066	8-Jul-19	\$525,000	Coop	
150 E 37th St #7F	1-00892-1045	9-Jul-19	\$515,000	Condo	440
320 E 35th St #4B	1-00940-0048	12-Jul-19	\$513,248	Coop	
150 E 37th St #7B	1-00892-1041	10-Sep-19	\$495,000	Condo	509
245 E 37th St #4A	1-00918-0025	21-Aug-19	\$475,000	Coop	
244 Madison Ave #12C	1-00867-0057	15-Aug-19	\$470,000	Coop	
699-705 Second Ave #2A	1-00918-0035	16-Jul-19	\$446,078	Coop	
201 E 37th St #2F	1-00918-0001	31-Jul-19	\$420,000	Coop	
225 E 36th St #16E	1-00917-0017	28-Aug-19	\$419,000	Coop	
225 E 36th St #8H	1-00917-0017	10-Jul-19	\$405,000	Coop	400
7 Park Ave #45	1-00890-0001	21-Aug-19	\$390,000	Coop	425
140 E 40th St #4F	1-00895-0066	10-Sep-19	\$389,000	Coop	
200 E 36th St #12J	1-00916-0061	23-Jul-19	\$379,000	Coop	450
7 Park Ave #3C	1-00890-0001	17-Sep-19	\$377,000	Coop	
220 Madison Ave #11G	1-00866-0064	12-Sep-19	\$375,000	Coop	
166 E 35th St #8A	1-00890-0049	31-Jul-19	\$365,000	Coop	
686-694 Second Ave #4B	1-00943-0001	20-Aug-19	\$365,000	Coop	
211 E 35th St #1D	1-00916-0009	26-Sep-19	\$320,000	Coop	420
220 Madison Ave #40	1-00866-0064	23-Aug-19	\$220,000	Coop	



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THE RATNER TEAM



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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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