

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Lenox Hill Report

A monthly analysis of residential sales
in Lenox Hill, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$940K

-1% Y-o-Y

NO. OF TRANSACTIONS

135

-2% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,263

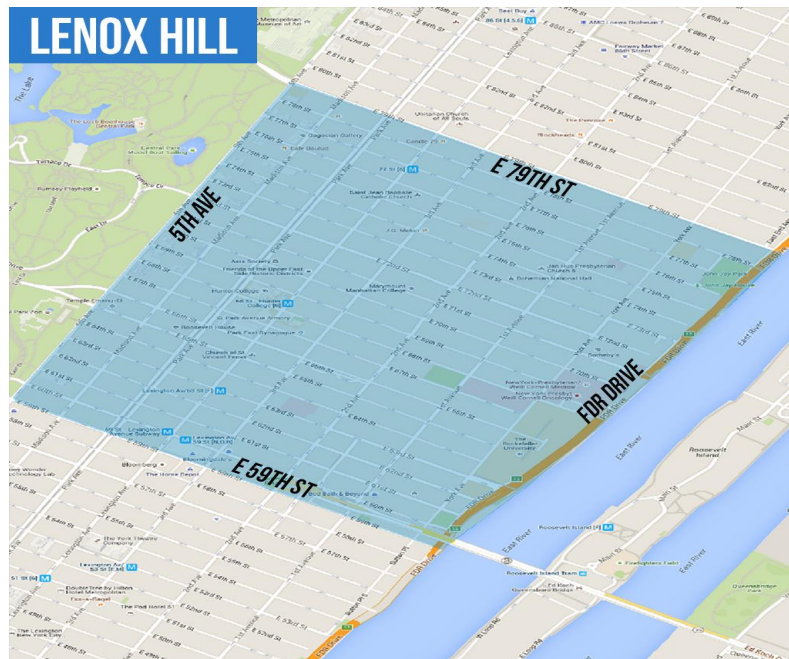
3% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

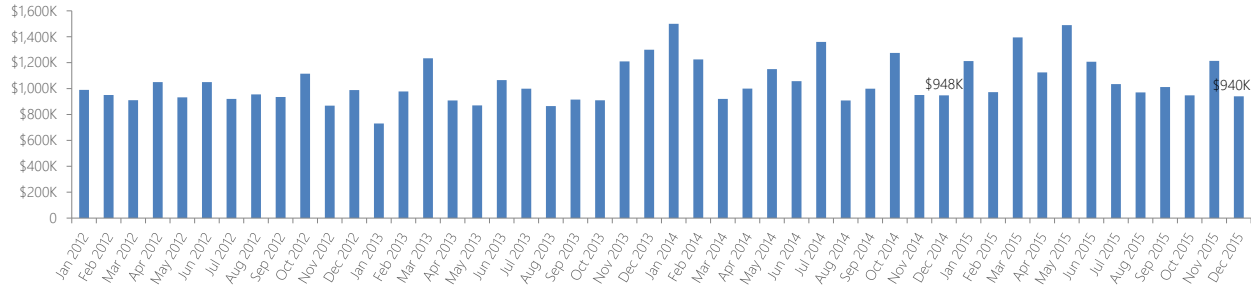
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

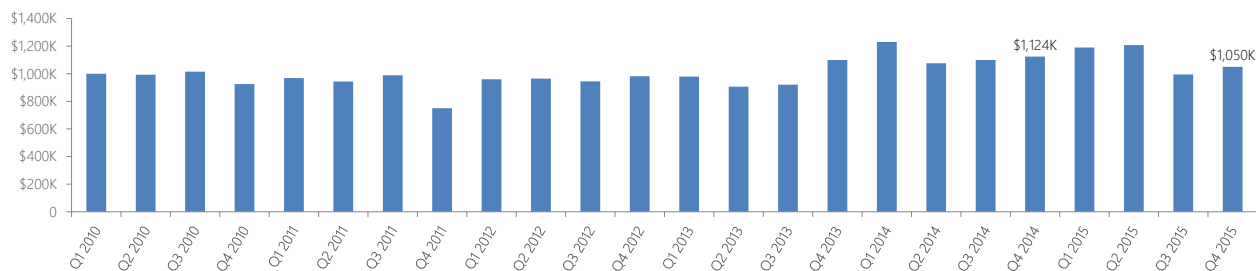


RESIDENTIAL STATS

Median Sale Price by Month

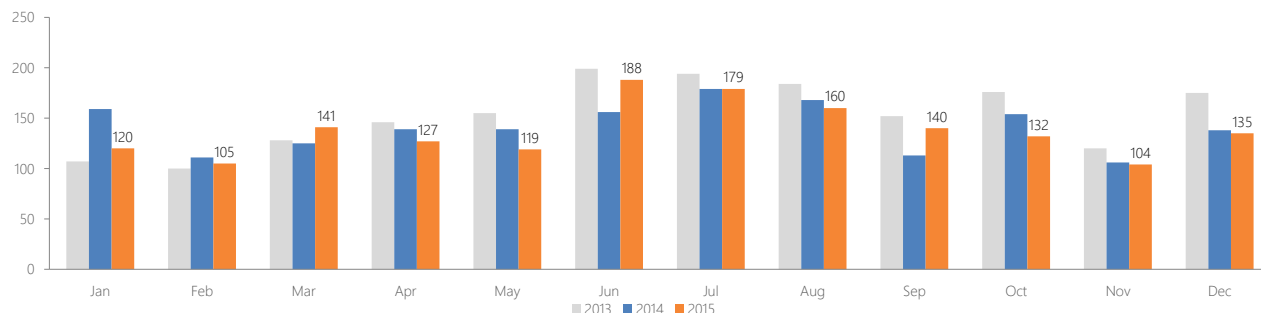


Median Sale Price by Quarter

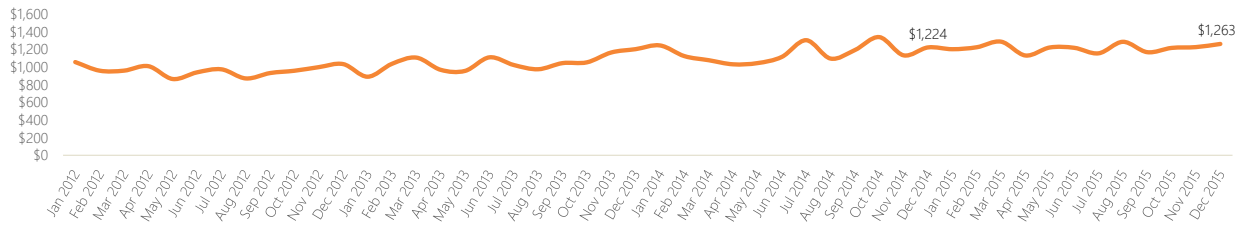


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	114	96	94	107	159	120
Feb	123	90	103	100	111	105
Mar	116	104	91	128	125	141
Apr	126	147	113	146	139	127
May	116	132	147	155	139	119
Jun	163	147	175	199	156	188
Jul	130	133	127	194	179	179
Aug	118	139	143	184	168	160
Sep	103	102	120	152	113	140
Oct	86	99	127	176	154	132
Nov	89	92	144	120	106	104
Dec	151	94	236	175	138	135



▶ Median Price per Square Foot

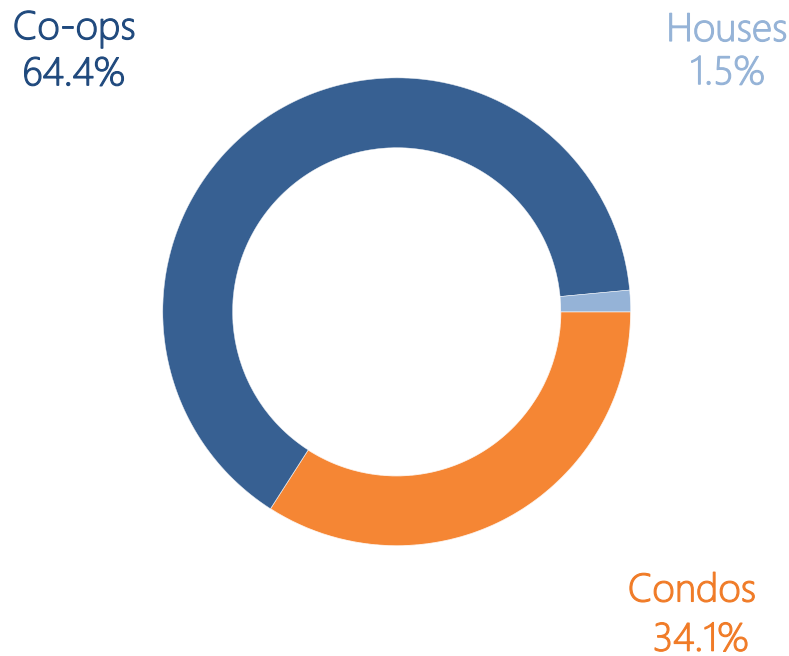


CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,282,995	-21%	\$1,525	-5%	46
Co-ops	\$835,000	16%	\$907	15%	87
Houses	\$9,222,000	-65%	\$2,381	-30%	2

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
22 E 78 St	1-01392-0160	18-Dec-15	\$12,594,000	House	4,407
680 Madison Ave #4B	1-01376-0015	03-Dec-15	\$11,851,125	Coop	n/a
4-10 E 72 St #7A	1-01386-0064	14-Dec-15	\$10,150,000	Coop	n/a
680 Madison Ave #7E	1-01376-0015	10-Dec-15	\$8,035,000	Coop	n/a
870 5 Ave #17A	1-01383-0001	01-Dec-15	\$7,125,000	Coop	n/a
775 Park Ave #7D	1-01407-0001	10-Dec-15	\$6,900,000	Coop	n/a
530 Park Avenue #2A	1-01375-1204	02-Dec-15	\$6,364,063	Condo	2,422
246 E 68 St	1-01422-0131	16-Dec-15	\$5,850,000	House	3,072
181 East 65 Street #5A	1-01400-1009	04-Dec-15	\$5,800,000	Condo	2,253
153-155 E 72 St #56B	1-01407-0026	14-Dec-15	\$5,700,000	Coop	n/a
17 E 73 St #A3	1-01388-0012	15-Dec-15	\$5,600,000	Coop	n/a
781-783 5 Ave #9058	1-01374-0001	17-Dec-15	\$5,550,000	Coop	n/a
515 Park Avenue #5B	1-01394-1065	18-Dec-15	\$5,300,000	Condo	2,176
650 Park Ave #17C	1-01381-0038	17-Dec-15	\$4,750,000	Coop	n/a
521 Park Avenue #3B	1-01395-1109	22-Dec-15	\$4,700,000	Condo	1,022
840 Park Ave #5B	1-01391-0034	15-Dec-15	\$4,200,000	Coop	n/a
515 East 72 Street #33B	1-01484-1324	09-Dec-15	\$3,825,000	Condo	2,214
200 East 66 Street #E0207	1-01420-1568	29-Dec-15	\$3,436,594	Condo	1,704
180 E 79 St #7G	1-01413-0040	21-Dec-15	\$3,350,000	Coop	n/a
799 Park Ave #12A	1-01409-0001	03-Dec-15	\$3,275,000	Coop	n/a
200 East 66 Street #C0206	1-01420-1335	14-Dec-15	\$3,207,488	Condo	1,518
200 East 66 Street #C0306	1-01420-1336	08-Dec-15	\$3,200,000	Condo	1,552
188 East 78 Street #3B	1-01412-1104	31-Dec-15	\$3,191,732	Condo	1,881
200 East 66 Street #C0405	1-01420-1319	17-Dec-15	\$3,156,575	Condo	1,482
132-134 E 72 St #14FL	1-01406-0061	02-Dec-15	\$3,100,000	Coop	n/a
235 E 73 St #5AG	1-01428-0017	11-Dec-15	\$2,900,000	Coop	n/a
300 East 62 Street #31PH	1-01436-1109	15-Dec-15	\$2,860,000	Condo	1,887
408 East 79 Street #8B	1-01473-1625	16-Dec-15	\$2,850,000	Condo	1,858
1040 Lexington Avenue #2C	1-01409-1103	16-Dec-15	\$2,750,000	Coop	n/a
29 E 64 St #6D	1-01379-0021	15-Dec-15	\$2,650,000	Coop	n/a
156 E 79 St #3A	1-01413-0050	08-Dec-15	\$2,620,000	Coop	n/a
65 E 76 St #11B	1-01391-0031	01-Dec-15	\$2,300,000	Coop	n/a
907 5 Ave #3DE	1-01386-0069	02-Dec-15	\$2,218,345	Coop	n/a
225 E 73 St #4C	1-01428-0013	16-Dec-15	\$2,020,000	Coop	n/a
200 East 66 Street #E1706	1-01420-1564	09-Dec-15	\$1,934,675	Condo	955
304 East 65 Street #35C	1-01439-1112	01-Dec-15	\$1,900,000	Condo	1,096
114-120 E 66 St #3	1-01400-0062	28-Dec-15	\$1,900,000	Coop	n/a
20 East 68 Street #12D	1-01382-1003	03-Dec-15	\$1,875,000	Coop	n/a
300 East 62 Street #2901	1-01436-1105	17-Dec-15	\$1,862,500	Condo	1,500
880 5 Ave #4C	1-01384-0001	30-Dec-15	\$1,800,000	Coop	n/a
870 5 Ave #2G	1-01383-0001	16-Dec-15	\$1,775,000	Coop	n/a
205 East 59 Street #10A	1-01414-1212	03-Dec-15	\$1,750,000	Condo	1,090
435 East 76 Street #5D	1-01471-1023	10-Dec-15	\$1,657,500	Condo	1,258
200 East 66 Street #E0603	1-01420-1499	31-Dec-15	\$1,635,000	Condo	919
337 E 62 St #4A	1-01437-1011	16-Dec-15	\$1,613,926	Condo	n/a
1408 2 Ave #14F	1-01448-0003	11-Dec-15	\$1,600,000	Coop	n/a
1091-1097 Lexington Ave #PHA	1-01411-0053	15-Dec-15	\$1,526,000	Coop	n/a
1296 2 Ave #6F	1-01443-0001	14-Dec-15	\$1,522,500	Coop	n/a
337 E 62 St #3C	1-01437-1009	07-Dec-15	\$1,517,193	Condo	n/a
337 E 62 St #2C	1-01437-1005	04-Dec-15	\$1,456,098	Condo	n/a
1030-1048 3 Ave #16B	1-01396-0033	01-Dec-15	\$1,450,000	Coop	n/a
325 E 72 St #5D	1-01447-0013	22-Dec-15	\$1,450,000	Coop	n/a
50 E 79 St #7B	1-01393-0052	02-Dec-15	\$1,400,000	Coop	n/a
200 East 61 Street #24E	1-01415-1122	01-Dec-15	\$1,350,000	Condo	835
337 E 62 St #2A	1-01437-1003	03-Dec-15	\$1,318,634	Condo	n/a
337 E 62 St #3B	1-01437-1008	10-Dec-15	\$1,247,356	Condo	n/a
1408 2 Ave #24C	1-01448-0003	08-Dec-15	\$1,199,000	Coop	n/a
1 E 66 St #6G	1-01381-0001	09-Dec-15	\$1,195,000	Coop	n/a
340 East 74 Street #PHA	1-01448-1002	14-Dec-15	\$1,175,000	Coop	n/a
205 East 68 Street #T6	1-01423-1412	29-Dec-15	\$1,165,000	Condo	757
160 E 65 St #23E	1-01399-0033	02-Dec-15	\$1,165,000	Coop	n/a

Address	BBL	Sale date	Sale price	Property type	Sqft
151-189 E 76 St #4A	1-01411-0023	01-Dec-15	\$1,145,000	Coop	n/a
400 East 70 Street #1004	1-01464-1059	18-Dec-15	\$1,135,000	Condo	876
781-783 5 Ave #2107	1-01374-0001	16-Dec-15	\$1,100,000	Coop	n/a
340 East 64 Street #6A	1-01438-0601	01-Dec-15	\$1,075,000	Condo	985
300 East 64 Street #17B	1-01438-3658	17-Dec-15	\$1,075,000	Condo	636
337 E 6nd St #5B	1-01437-1016	02-Dec-15	\$941,881	Condo	n/a
1071-1079 3 Ave #14A	1-01418-0001	30-Dec-15	\$940,000	Coop	n/a
400 East 70 Street #1201	1-01464-1072	21-Dec-15	\$915,000	Condo	767
1325 1 Ave #A807	1-01446-0023	15-Dec-15	\$900,000	Coop	n/a
300 East 71 Street #15A	1-01445-1002	09-Dec-15	\$890,000	Coop	n/a
304 East 65 Street #12B	1-01439-1058	11-Dec-15	\$886,000	Condo	766
404 East 76 Street #7D	1-01470-1084	23-Dec-15	\$884,500	Condo	700
59 E 75 St #2B	1-01390-0033	30-Dec-15	\$875,000	Coop	n/a
524 East 72 Street #24E	1-01483-1019	01-Dec-15	\$859,000	Condo	577
337 E 62 St #5D	1-01437-1018	15-Dec-15	\$855,330	Condo	n/a
118 E 60 St #12C	1-01394-0007	07-Dec-15	\$852,000	Coop	n/a
340 East 74 Street #2G	1-01448-1002	10-Dec-15	\$850,000	Coop	n/a
225-239 E 74 St #2H	1-01429-0013	29-Dec-15	\$845,000	Coop	n/a
440 E 79 St #10J	1-01473-0018	01-Dec-15	\$835,000	Coop	n/a
1131-1149 3 Ave #4B	1-01421-0001	03-Dec-15	\$832,000	Coop	n/a
124 East 79 Street #11A	1-01413-1029	22-Dec-15	\$830,000	Condo	716
120 E 79 St #8E	1-01413-0064	29-Dec-15	\$810,000	Coop	n/a
781-783 5 Ave #914	1-01374-0001	17-Dec-15	\$805,000	Coop	n/a
962 5 Ave #5D	1-01392-0001	10-Dec-15	\$795,000	Coop	n/a
337 E 62 St #4D	1-01437-1014	10-Dec-15	\$789,144	Condo	n/a
404 East 79 Street #7F	1-01473-1135	04-Dec-15	\$787,500	Condo	582
1150-1154 3 Ave #9E	1-01402-0033	11-Dec-15	\$770,000	Coop	n/a
170 East 78 Street #3E	1-01412-1002	18-Dec-15	\$770,000	Coop	n/a
425 East 63 Street #W6	1-01458-1202	16-Dec-15	\$765,000	Coop	n/a
1296 2 Ave #2R	1-01443-0001	18-Dec-15	\$764,000	Coop	n/a
343 East 74 Street #5J	1-01449-1302	21-Dec-15	\$749,000	Coop	n/a
337 E 62 St #3D	1-01437-1010	04-Dec-15	\$748,414	Condo	n/a
337 E 62 St #2D	1-01437-1006	22-Dec-15	\$722,958	Condo	n/a
136 East 63 Street #3F	1-01397-1402	04-Dec-15	\$720,000	Coop	n/a
350-352 E 77 St #6F	1-01451-0031	07-Dec-15	\$718,885	Coop	n/a
425 E 63 St #RES	1-01458-1202	29-Dec-15	\$715,000	Coop	n/a
205 East 78 Street #4R	1-01433-1002	22-Dec-15	\$715,000	Coop	n/a
300 East 64 Street #6J	1-01438-3616	16-Dec-15	\$715,000	Condo	535
1325 1 Ave #A712	1-01446-0023	09-Dec-15	\$705,000	Coop	n/a
210-216 E 73 St #7B	1-01427-0038	23-Dec-15	\$705,000	Coop	n/a
400 East 70 Street #1705	1-01464-1108	02-Dec-15	\$690,000	Condo	539
1218-1228 3 Ave #9A	1-01405-0040	16-Dec-15	\$685,000	Coop	n/a
163 East 72 Street #9E	1-01407-1091	11-Dec-15	\$675,000	Condo	545
402 E 74 St #4G	1-01468-0041	08-Dec-15	\$658,000	Coop	n/a
245-251 E 72 St #10B	1-01427-0018	29-Dec-15	\$650,000	Coop	n/a
353 E 72 St #17C	1-01447-0019	16-Dec-15	\$650,000	Coop	n/a
353 E 72 St #12B	1-01447-0019	08-Dec-15	\$625,000	Coop	n/a
200 East 69 Street #7J	1-01423-1182	01-Dec-15	\$610,000	Condo	494
140 East 63 Street #4C	1-01397-1503	15-Dec-15	\$605,000	Condo	437
205 East 68 Street #T2	1-01423-1378	18-Dec-15	\$595,000	Condo	446
6 E 76 St #3R	1-01390-0066	01-Dec-15	\$575,000	Coop	n/a
520-524 E 72 St #9B	1-01483-0038	21-Dec-15	\$560,000	Coop	n/a
1156 3 Avenue #8J	1-01402-1002	11-Dec-15	\$555,000	Coop	n/a
311 E 71 St #3H	1-01446-0008	01-Dec-15	\$555,000	Coop	n/a
353 E 72 St #5B	1-01447-0019	30-Dec-15	\$535,000	Coop	n/a
401 East 74 Street #16S	1-01469-1003	15-Dec-15	\$530,000	Coop	n/a
520 E 76 St #9G	1-01487-0039	07-Dec-15	\$528,000	Coop	n/a
230-240 E 71 St #2A	1-01425-0029	29-Dec-15	\$520,000	Coop	n/a
225 E 73 St #4F	1-01428-0013	02-Dec-15	\$493,900	Coop	n/a
520-524 E 72 St #11F	1-01483-0038	08-Dec-15	\$460,000	Coop	n/a
1206-1212 1 Ave #8E	1-01460-0001	22-Dec-15	\$438,000	Coop	n/a

Address	BBL	Sale date	Sale price	Property type	Sqft
1401-1407 York Ave #6E	1-01469-0028	09-Dec-15	\$430,000	Coop	n/a
301 East 69 Street #10H	1-01444-1003	01-Dec-15	\$422,500	Condo	9,295
401 East 74 Street #4P	1-01469-1003	03-Dec-15	\$416,000	Coop	n/a
520-524 E 72 St #3G	1-01483-0038	17-Dec-15	\$395,000	Coop	n/a
1285-1291 1 Ave #5A	1-01444-0023	03-Dec-15	\$384,000	Coop	n/a
210-216 E 73 St #2H	1-01427-0038	03-Dec-15	\$357,000	Coop	n/a
188-190 E 75 St #2C	1-01409-0043	08-Dec-15	\$330,000	Coop	n/a
210-216 E 73 St #7D	1-01427-0038	22-Dec-15	\$325,000	Coop	n/a
1463-1469 2 Ave #8A	1-01431-0021	29-Dec-15	\$325,000	Coop	n/a
311 E 75 St #2J	1-01450-0008	01-Dec-15	\$320,000	Coop	n/a
1202 2 Ave #16L	1-01438-0001	03-Dec-15	\$197,500	Coop	n/a
825 5 Ave #SR8	1-01378-0070	30-Dec-15	\$87,526	Coop	n/a
118 E 60 St #8ABH	1-01394-0007	21-Dec-15	\$11,446	Coop	n/a