

LENOX HILL

A monthly analysis of residential sales
in Lenox Hill, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Lenox Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE



32% YoY

NO. OF TRANSACTIONS



17% YoY

MEDIAN PRICE/SQ.FT.



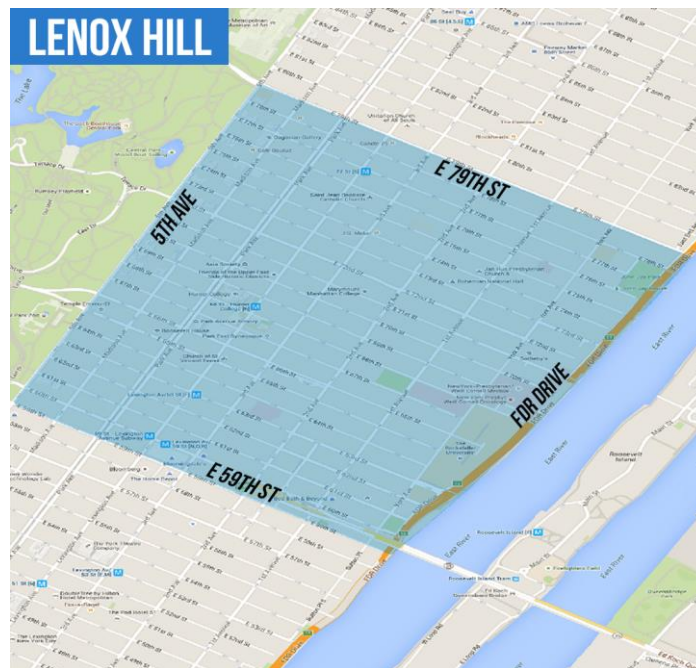
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



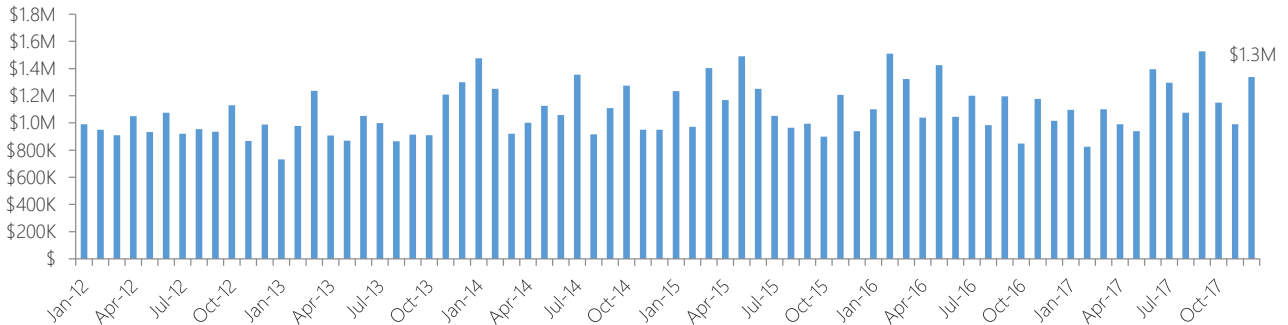
18% YoY

NEIGHBORHOOD BOUNDARIES

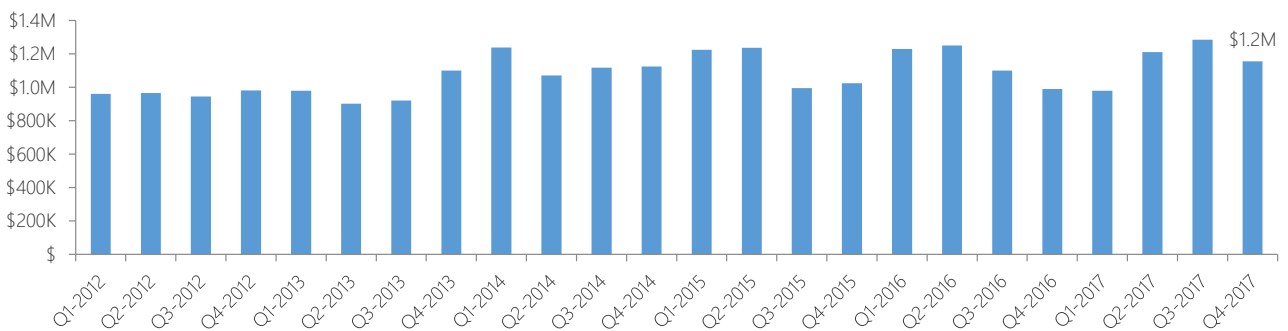


RESIDENTIAL STATS

Median Sale Price by Month

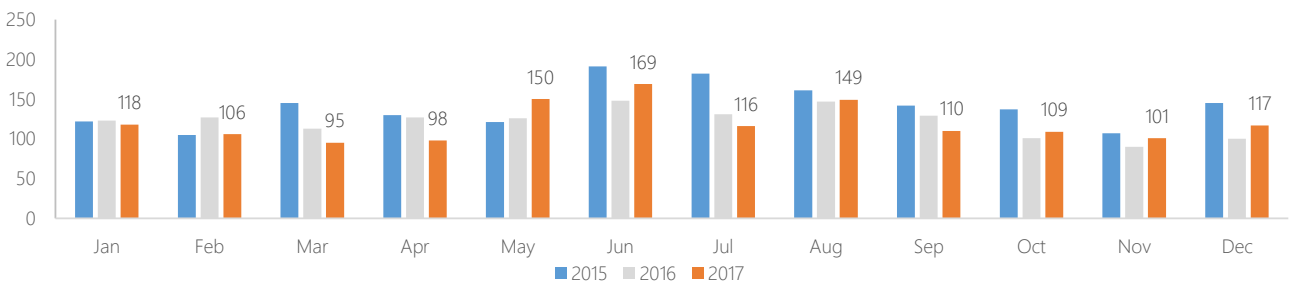


Median Sale Price by Quarter

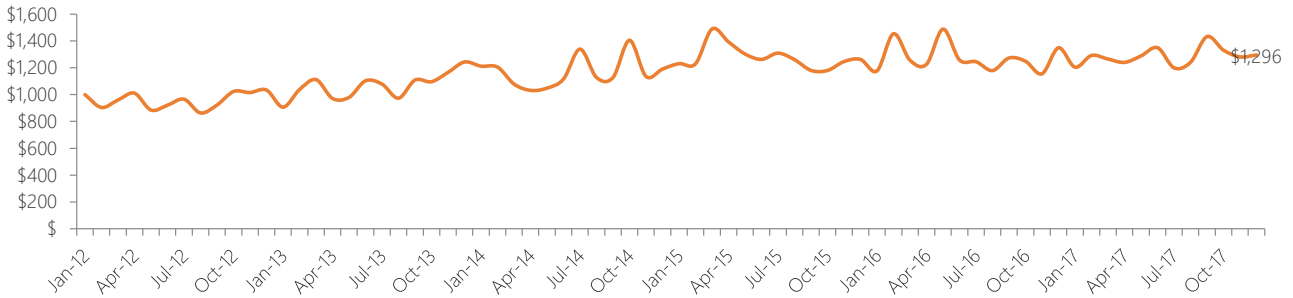


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	94	103	91	113	147	176	127	143	120	128	144	236
2013	108	100	129	146	155	200	194	184	152	176	120	175
2014	160	113	125	139	140	156	180	169	117	155	106	139
2015	122	105	145	130	121	191	182	161	142	137	107	145
2016	123	127	113	127	126	148	131	147	129	101	90	100
2017	118	106	95	98	150	169	116	149	110	109	101	117



Median Sale Price per Square Foot

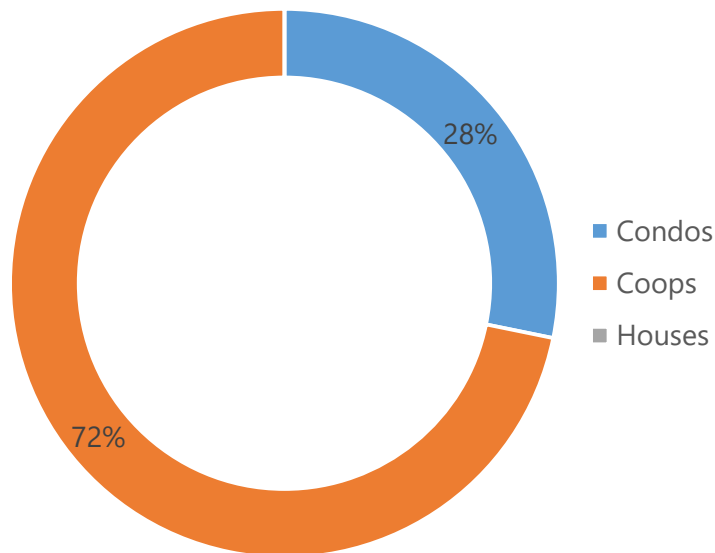


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,750,000	-10%	\$1,572	-4%	33
Coops	\$1,125,000	33%	\$958	-4%	84
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
660 Park Ave #MR6	1-01382-0036	21-Dec-17	\$12,000,000	Coop	
20 E 65 St #A	1-01379-1401	7-Dec-17	\$11,850,000	Condo	6,084
830 Park Ave #9A	1-01390-0037	13-Dec-17	\$8,500,000	Coop	
950 5 Ave #11	1-01391-0001	20-Dec-17	\$8,262,680	Coop	
830 Park Ave #8B	1-01390-0037	7-Dec-17	\$8,050,000	Coop	
200 E 69 St #PHA	1-01423-1322	28-Dec-17	\$7,400,000	Condo	3,664
993 Lexington Ave #3S	1-01406-1209	20-Dec-17	\$5,750,000	Condo	2,311
920 5 Ave #1A	1-01387-0069	18-Dec-17	\$5,600,000	Coop	3,400
255 E 74 St #24B	1-01429-1168	15-Dec-17	\$5,250,000	Condo	2,487
920 5 Ave #3A	1-01387-0069	28-Dec-17	\$4,964,069	Coop	
931-941 Lexington Ave #21L	1-01403-0033	8-Dec-17	\$3,750,000	Coop	2,046
200 E 66 St #E2007	1-01420-1585	1-Dec-17	\$3,650,000	Condo	1,705
70 E 77 St #8B	1-01391-0045	12-Dec-17	\$3,600,000	Coop	2,300
502 Park Ave #9G	1-01374-1176	29-Dec-17	\$3,500,000	Condo	1,549
181 E 65 St #4E	1-01400-1007	5-Dec-17	\$3,000,000	Condo	1,567
1296-1304 3 Ave #3CD	1-01409-0040	15-Dec-17	\$2,975,000	Coop	
1250-1268 3 Ave #16L	1-01407-0033	6-Dec-17	\$2,925,000	Coop	1,700
57 E 75 St #4	1-01390-0132	19-Dec-17	\$2,800,000	Coop	1,750
1445 1 Ave #A1002	1-01450-0023	18-Dec-17	\$2,500,000	Coop	1,630
570-574 Park Ave #1D	1-01377-0040	28-Dec-17	\$2,500,000	Coop	1,675
12 E 64 St #2AB	1-01378-0065	31-Dec-17	\$2,500,000	Coop	
910 5 Ave #7C	1-01387-0001	8-Dec-17	\$2,300,000	Coop	
340 E 74 St #9AB	1-01448-1002	28-Dec-17	\$2,300,000	Coop	
300 E 77 St #10D	1-01451-1037	13-Dec-17	\$2,265,000	Condo	1,440
210-216 E 73 St #8FGH	1-01427-0038	11-Dec-17	\$2,250,000	Coop	
700 Park Ave #7C	1-01384-0032	5-Dec-17	\$2,250,000	Coop	
166 E 63 St #10G	1-01397-1298	15-Dec-17	\$2,250,000	Condo	1,298
1030-1048 3 Ave #24C	1-01396-0033	15-Dec-17	\$2,245,000	Coop	1,600
216-218 E 75 St #PROFE	1-01429-1002	28-Dec-17	\$2,200,000	Condo	2,060
785 5 Ave #4B	1-01374-0069	27-Dec-17	\$2,200,000	Coop	
180 E 79 St #10B	1-01413-0040	15-Dec-17	\$2,150,000	Coop	
220 E 65 St #18C	1-01419-1567	13-Dec-17	\$1,944,858	Condo	1,323
1175 York Ave #11J	1-01458-1103	18-Dec-17	\$1,930,000	Coop	
425 E 63 St #W11DE	1-01458-1202	27-Dec-17	\$1,902,500	Coop	1,550
188 E 70 St #11A	1-01404-1242	8-Dec-17	\$1,900,000	Condo	1,396
1285 3 Ave #9B	1-01428-0045	12-Dec-17	\$1,895,000	Coop	1,350
400 E 70 St #3301	1-01464-1192	29-Dec-17	\$1,850,000	Condo	1,129
200 E 66 St #E1201	1-01420-1467	20-Dec-17	\$1,790,000	Condo	1,134
201 E 62 St #18D	1-01417-0001	21-Dec-17	\$1,775,000	Coop	
166 E 63 St #10J	1-01397-1300	27-Dec-17	\$1,750,000	Condo	1,202
200 E 66 St #A1107	1-01420-1121	21-Dec-17	\$1,750,000	Condo	1,113
1250-1268 3 Ave #19J	1-01407-0033	6-Dec-17	\$1,741,250	Coop	1,400
160 E 65 St #10B	1-01399-0033	19-Dec-17	\$1,705,569	Coop	
205 E 78 St #9L	1-01433-1002	27-Dec-17	\$1,699,000	Coop	1,200
118 E 60 St #11H	1-01394-0007	5-Dec-17	\$1,600,000	Coop	1,400
220 E 65 St #10N	1-01419-1778	11-Dec-17	\$1,500,000	Condo	830
404 E 76 St #22C	1-01470-1148	15-Dec-17	\$1,450,000	Condo	1,119
931-941 Lexington Ave #2H	1-01403-0033	7-Dec-17	\$1,450,000	Coop	
1408 2 Ave #34A	1-01448-0003	5-Dec-17	\$1,412,500	Coop	
300 E 64 St #22D	1-01438-3679	29-Dec-17	\$1,390,047	Condo	782



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Address	BBL	Sale date	Sale price	Property type	Sqft
220 E 67 St #PHB	1-01421-0037	22-Dec-17	\$1,345,000	Coop	1,400
1175 York Ave #W5	1-01458-1103	11-Dec-17	\$1,340,000	Coop	
1 E 66 St #12E	1-01381-0001	4-Dec-17	\$1,335,000	Coop	
343 E 74 St #UNIT2	1-01449-1302	14-Dec-17	\$1,325,000	Coop	
422 E 72 St #38A	1-01466-1195	22-Dec-17	\$1,250,000	Condo	1,882
1478 1 Ave #12D	1-01471-0045	19-Dec-17	\$1,224,500	Coop	
160 E 65 St #28B	1-01399-0033	21-Dec-17	\$1,150,000	Coop	965
785-789 Park Ave #4B	1-01408-0001	28-Dec-17	\$1,125,000	Coop	1,000
160 E 65 St #27E	1-01399-0033	20-Dec-17	\$1,100,000	Coop	1,000
124 E 79 St #12A	1-01413-1030	19-Dec-17	\$1,080,000	Condo	716
200 E 66 St #A1902	1-01420-1045	11-Dec-17	\$1,030,000	Condo	821
166 E 63 St #8E	1-01397-1274	18-Dec-17	\$999,000	Condo	805
1010 3 Ave #21E	1-01395-1002	13-Dec-17	\$990,000	Coop	2,002
515 E 72 St #18E	1-01484-1192	5-Dec-17	\$985,000	Condo	650
1445 1 Ave #B1002	1-01450-0023	13-Dec-17	\$985,000	Coop	
221 E 78 St #3C	1-01433-0007	28-Dec-17	\$970,000	Coop	1,150
515 E 72 St #21J	1-01484-1229	7-Dec-17	\$970,000	Condo	611
1285 3 Ave #2D	1-01428-0045	12-Dec-17	\$925,000	Coop	
1445 1 Ave #A1404	1-01450-0023	5-Dec-17	\$925,000	Coop	825
515 E 72 St #4S	1-01484-1039	14-Dec-17	\$905,000	Condo	685
160 E 65 St #6E	1-01399-0033	6-Dec-17	\$900,000	Coop	
1296 2 Ave #13P	1-01443-0001	15-Dec-17	\$899,000	Coop	800
359 E 68 St #8A	1-01443-1015	15-Dec-17	\$888,000	Condo	665
931-941 Lexington Ave #3M	1-01403-0033	27-Dec-17	\$865,513	Coop	1,487
1296 2 Ave #9S	1-01443-0001	14-Dec-17	\$850,000	Coop	900
300 E 62 St #2501	1-01436-1095	27-Dec-17	\$840,000	Condo	608
1131-1149 3 Ave #15D	1-01421-0001	20-Dec-17	\$767,500	Coop	
1156 3 Ave #15E	1-01402-1002	14-Dec-17	\$759,000	Coop	
440 E 79 St #3F	1-01473-0018	15-Dec-17	\$745,000	Coop	800
425 E 63 St #W9	1-01458-1202	1-Dec-17	\$742,120	Coop	
353 E 72 St #25C	1-01447-0019	5-Dec-17	\$735,000	Coop	
1056-1064 Lexington Ave #8E	1-01410-0014	11-Dec-17	\$706,500	Coop	
425 E 78 St #5A	1-01473-0016	13-Dec-17	\$670,000	Coop	
233 E 69 St #7A	1-01424-1003	27-Dec-17	\$655,000	Coop	
1325 1 Ave #B903	1-01446-0023	13-Dec-17	\$650,000	Coop	
520 E 76 St #3G	1-01487-0039	12-Dec-17	\$625,000	Coop	770
205 E 78 St #7B	1-01433-1002	18-Dec-17	\$590,000	Coop	800
333 E 75 St #3B	1-01450-1002	20-Dec-17	\$585,000	Coop	765
301 E 69 St #2B	1-01444-1003	26-Dec-17	\$576,000	Coop	725
1206-1212 1 Ave #13J	1-01460-0001	18-Dec-17	\$553,000	Coop	625
225 E 73 St #8C	1-01428-0013	1-Dec-17	\$549,375	Coop	
207 E 74 St #4K	1-01429-0005	5-Dec-17	\$540,000	Coop	670
1251 3 Ave #3L	1-01427-0001	28-Dec-17	\$525,000	Coop	
435 E 77 St #10G	1-01472-0014	11-Dec-17	\$525,000	Coop	550
301 E 69 St #7H	1-01444-1003	19-Dec-17	\$502,000	Coop	525
1010 3 Ave #3B	1-01395-1002	6-Dec-17	\$495,000	Coop	
315 E 69 St #3B	1-01444-0008	7-Dec-17	\$490,000	Coop	525
571-575 Park Ave #409	1-01397-0069	1-Dec-17	\$489,000	Coop	800
310-312 E 70 St #8B	1-01444-0043	1-Dec-17	\$480,000	Coop	550
350 E 62 St #4N	1-01436-1269	31-Dec-17	\$450,000	Condo	465



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Address	BBL	Sale date	Sale price	Property type	Sqft
1156 3 Ave #10C	1-01402-1002	19-Dec-17	\$420,000	Coop	450
571-575 Park Ave #509	1-01397-0069	1-Dec-17	\$410,000	Coop	700
1202 2 Ave #10H	1-01438-0001	18-Dec-17	\$349,999	Coop	
482 E 74 St #2A	1-01468-0035	21-Dec-17	\$340,000	Coop	550



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THE RATNER TEAM



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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

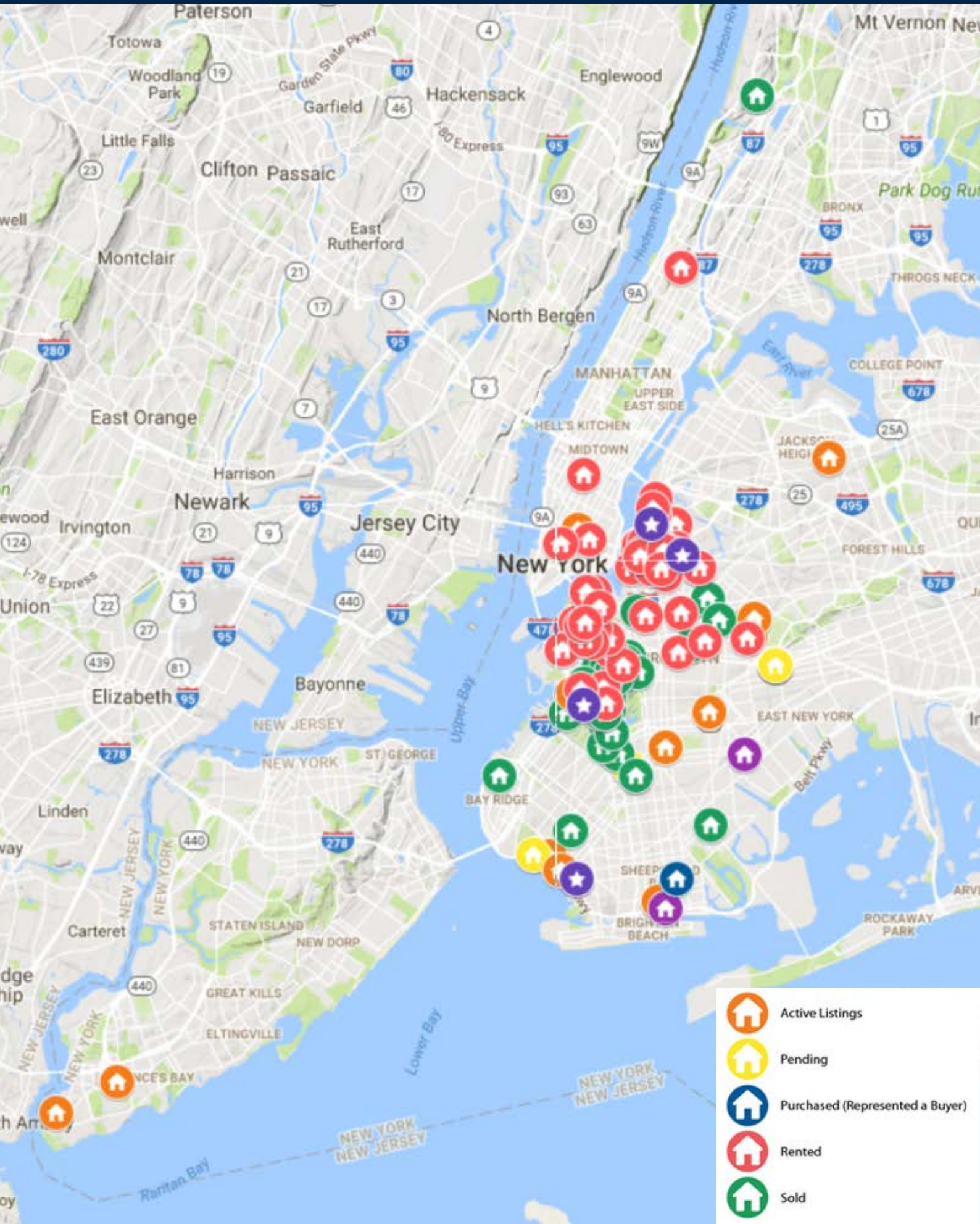
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
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
Electricians		Renewable Energy Specialists	

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