

LENOX HILL

A monthly analysis of residential sales
in Lenox Hill, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Lenox Hill, Manhattan

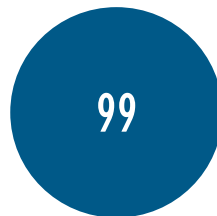
SUMMARY

MEDIAN SALE PRICE



22% YoY

NO. OF TRANSACTIONS



1% YoY

MEDIAN PRICE/SQ.FT.



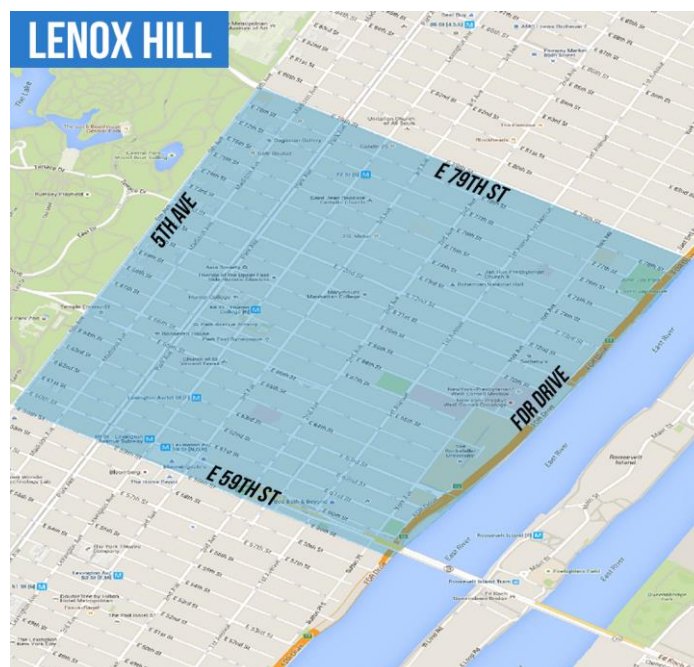
10% YoY

MANHATTAN
MEDIAN SALE PRICE



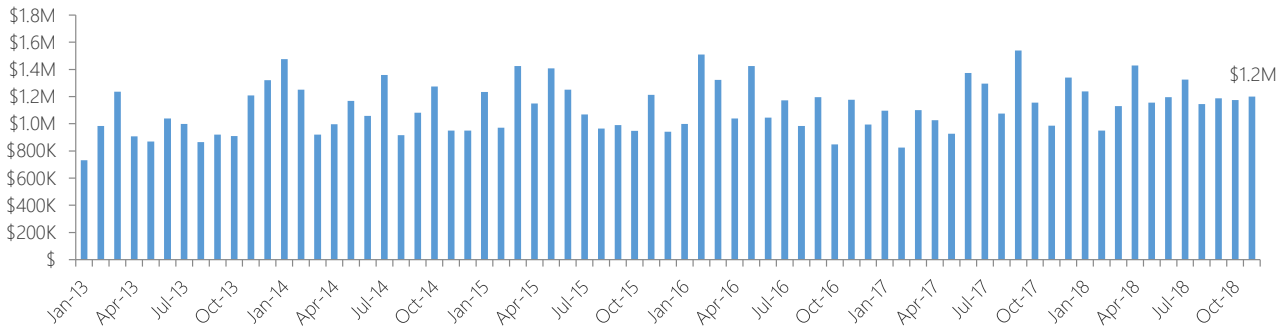
-6% YoY

NEIGHBORHOOD BOUNDARIES

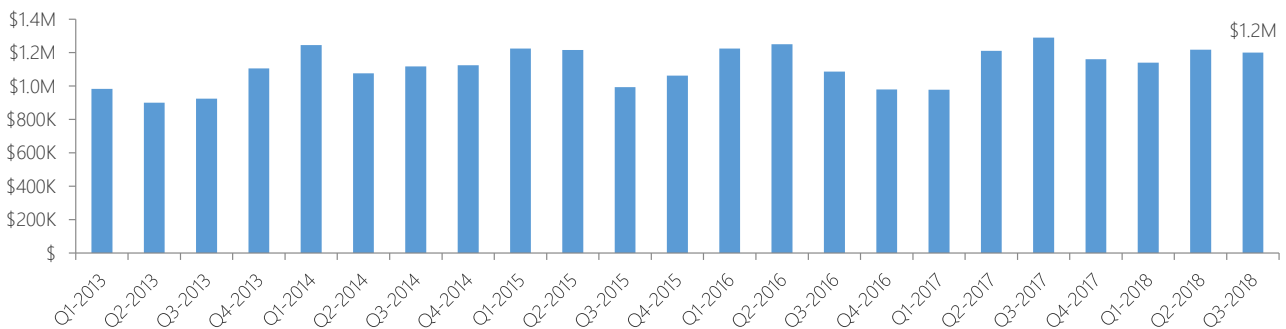


RESIDENTIAL STATS

Median Sale Price by Month

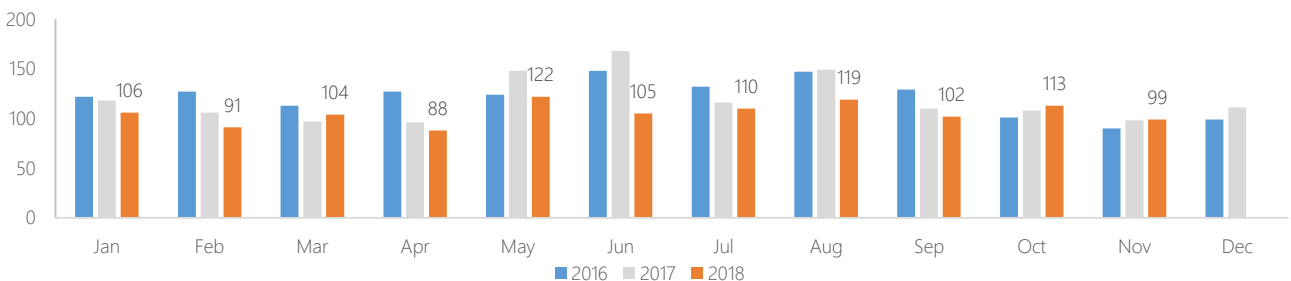


Median Sale Price by Quarter

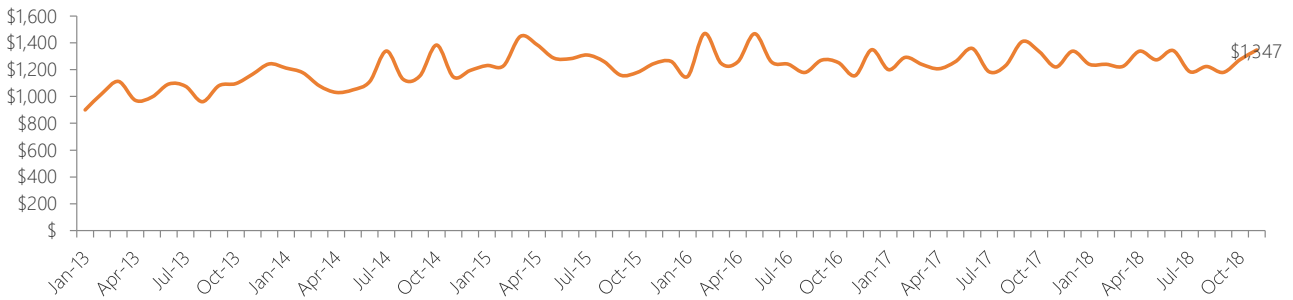


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	108	99	129	146	155	199	194	184	150	176	120	174
2014	160	112	125	138	140	154	179	169	116	155	106	139
2015	122	103	144	129	119	191	181	160	141	136	108	144
2016	122	127	113	127	124	148	132	147	129	101	90	99
2017	118	106	97	96	148	168	116	149	110	108	98	111
2018	106	91	104	88	122	105	110	119	102	113	99	



Median Sale Price per Square Foot

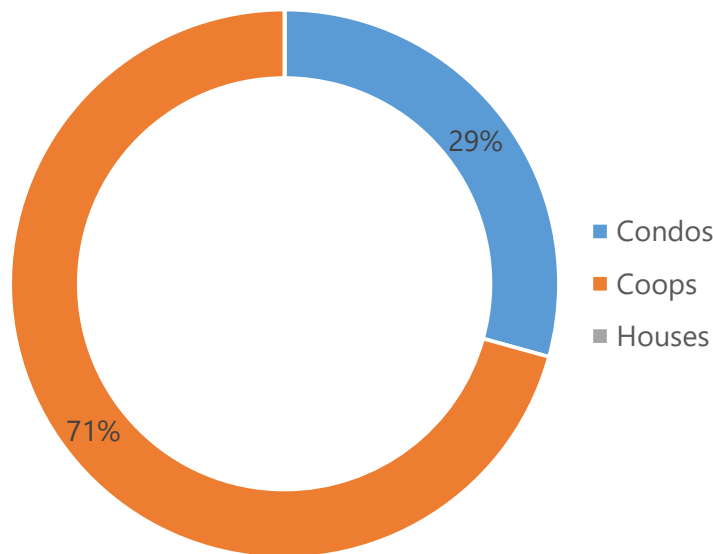


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,630,000	37%	\$1,657	8%	29
Coops	\$947,500	15%	\$1,052	14%	70
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
520 Park Ave #DPH60	1-01375-1441	19-Nov-18	\$73,800,000	Condo	
520 Park Ave #DPH52	1-01375-1436	15-Nov-18	\$62,000,000	Condo	
520 Park Ave #34	1-01375-1429	20-Nov-18	\$30,000,000	Condo	
520 Park Ave #PH49	1-01375-1433	27-Nov-18	\$30,000,000	Condo	
520 Park Ave #30	1-01375-1425	8-Nov-18	\$25,866,550	Condo	
520 Park Ave #24	1-01375-1419	14-Nov-18	\$23,000,000	Condo	
520 Park Ave #23	1-01375-1418	13-Nov-18	\$20,011,613	Condo	
520 Park Ave #17	1-01375-1412	12-Nov-18	\$16,702,300	Condo	
933 Madison Ave #4A	1-01389-1104	2-Nov-18	\$15,000,000	Condo	3,851
2 E 61st St #1618	1-01375-0067	13-Nov-18	\$14,000,000	Coop	
775 Park Ave #PHA	1-01407-0001	30-Nov-18	\$11,750,000	Coop	
781 Fifth Ave #319	1-01374-0001	6-Nov-18	\$11,100,000	Coop	
635 Park Ave #6	1-01400-0069	14-Nov-18	\$8,300,000	Coop	
930 Fifth Ave #4A	1-01389-0001	28-Nov-18	\$6,000,000	Coop	2,000
33 E 70th St #4D	1-01385-1102	13-Nov-18	\$6,000,000	Coop	3,200
200 E 66th St #A1202	1-01420-1039	15-Nov-18	\$5,450,000	Condo	2,575
200 E 66th St #B0604	1-01420-1188	29-Nov-18	\$5,406,563	Condo	2,999
781 Fifth Ave #2301	1-01374-0001	6-Nov-18	\$5,000,000	Coop	
555 Park Ave #10E	1-01396-0071	15-Nov-18	\$4,550,000	Coop	2,600
181 E 65th St #6A	1-01400-1014	5-Nov-18	\$4,525,000	Condo	2,253
875 Fifth Ave #18D	1-01383-0069	1-Nov-18	\$4,200,000	Coop	1,650
510 Park Ave #3B	1-01374-0037	9-Nov-18	\$4,000,000	Coop	
225 E 73rd St #3BC	1-01428-0013	27-Nov-18	\$3,700,000	Coop	
530 Park Ave #7G	1-01375-1245	29-Nov-18	\$3,500,000	Condo	1,472
35 E 75th St #8A	1-01390-0023	1-Nov-18	\$3,370,000	Coop	
150 E 69th St #19K	1-01403-0033	15-Nov-18	\$3,320,000	Coop	
655 Park Ave #4C	1-01402-0001	5-Nov-18	\$3,300,000	Coop	2,300
164 E 72nd St #12A	1-01406-0046	9-Nov-18	\$3,100,000	Coop	
826 Lexington Ave #5E	1-01398-0060	14-Nov-18	\$2,650,000	Coop	2,200
400 E 67th St #19D	1-01461-1092	16-Nov-18	\$2,630,000	Condo	1,537
605 Park Ave #12A	1-01399-0074	13-Nov-18	\$2,390,000	Coop	1,247
181 E 65th St #18C	1-01400-1061	27-Nov-18	\$2,125,000	Condo	1,075
200 E 66th St #A0307	1-01420-1005	20-Nov-18	\$2,100,000	Condo	1,310
605 Park Ave #14B	1-01399-0074	13-Nov-18	\$2,092,000	Coop	
422 E 72nd St #36C	1-01466-1189	16-Nov-18	\$1,983,600	Condo	1,312
315 E 69th St #11DE	1-01444-0008	20-Nov-18	\$1,725,000	Coop	
770 Park Ave #4E	1-01387-0037	15-Nov-18	\$1,625,000	Coop	
930 Fifth Ave #9D	1-01389-0001	6-Nov-18	\$1,575,000	Coop	
401 E 60th St #25C	1-01455-1079	13-Nov-18	\$1,500,000	Condo	1,108
370 E 76th St #B606	1-01450-0023	1-Nov-18	\$1,490,000	Coop	
301 E 64th St #8B	1-01439-0001	29-Nov-18	\$1,450,000	Coop	
955 Lexington Ave #10C	1-01404-0052	29-Nov-18	\$1,450,000	Coop	
311 E 71st St #11F	1-01446-0008	19-Nov-18	\$1,410,000	Coop	
200 E 61st St #34E	1-01415-1187	8-Nov-18	\$1,400,000	Condo	835
220 E 65th St #21N	1-01419-1788	15-Nov-18	\$1,400,000	Condo	845
220 E 65th St #24K	1-01419-1724	15-Nov-18	\$1,400,000	Condo	843
181 E 73rd St #4A	1-01408-0033	13-Nov-18	\$1,200,000	Coop	1,200
530 E 76th St #17B	1-01487-1289	1-Nov-18	\$1,175,000	Condo	953
130-136 E 63rd St #6B	1-01397-1402	20-Nov-18	\$1,175,000	Coop	1,000
508 E 78th St #3M	1-01489-0037	7-Nov-18	\$1,156,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
315 E 70th St #6G	1-01445-0007	14-Nov-18	\$1,100,000	Coop	
200 E 69th St #3P	1-01423-1341	5-Nov-18	\$1,090,000	Condo	772
575 Park Ave #807	1-01397-0069	2-Nov-18	\$1,075,000	Coop	
402 E 74th St #5A	1-01468-0041	5-Nov-18	\$999,000	Coop	950
196 E 75th St #7C	1-01409-0040	8-Nov-18	\$980,000	Coop	
311 E 71st St #11E	1-01446-0008	19-Nov-18	\$960,000	Coop	1,000
400 E 70th St #801	1-01464-1040	2-Nov-18	\$950,000	Condo	767
401 E 74th St #10A	1-01469-1003	9-Nov-18	\$935,000	Coop	
360 E 72nd St #A708	1-01446-0023	20-Nov-18	\$895,000	Coop	
340 E 74th St #9K	1-01448-1002	13-Nov-18	\$895,000	Coop	750
830 Park Ave #1011B	1-01390-0037	1-Nov-18	\$844,915	Coop	
181 E 73rd St #12B	1-01408-0033	9-Nov-18	\$800,000	Coop	775
1251 Third Ave #12C	1-01427-0001	6-Nov-18	\$750,000	Coop	
353 E 72nd St #34B	1-01447-0019	5-Nov-18	\$715,000	Coop	
315 E 70th St #5D	1-01445-0007	1-Nov-18	\$690,000	Coop	900
156 E 79th St #9F	1-01413-0050	6-Nov-18	\$685,000	Coop	
301 E 75th St #11G	1-01450-0001	5-Nov-18	\$670,000	Coop	500
200 E 69th St #3S	1-01423-1344	21-Nov-18	\$656,000	Condo	460
61 E 77th St #5F	1-01392-0028	15-Nov-18	\$652,500	Coop	
305 E 72nd St #5EN	1-01447-1002	8-Nov-18	\$645,000	Coop	700
343 E 74th St #8G	1-01449-1302	28-Nov-18	\$630,000	Coop	750
404 E 76th St #2M	1-01470-1013	12-Nov-18	\$629,500	Condo	474
304 E 73rd St #3F	1-01447-0047	12-Nov-18	\$620,000	Coop	
241 E 76th St #61	1-01431-0021	16-Nov-18	\$605,000	Coop	
403 E 62nd St #7D	1-01457-1025	30-Nov-18	\$600,000	Condo	488
225 E 76th St #1A	1-01431-0013	8-Nov-18	\$599,000	Coop	
435 E 65th St #9H	1-01460-0017	26-Nov-18	\$599,000	Coop	900
241 E 76th St #8J	1-01431-0021	28-Nov-18	\$595,000	Coop	
343 E 78th St #3	1-01453-0017	1-Nov-18	\$580,000	Coop	
509-523 E 77th St #6D	1-01489-0008	15-Nov-18	\$535,000	Coop	400
225 E 74th St #1G	1-01429-0013	29-Nov-18	\$480,000	Coop	500
205 E 63rd St #8E	1-01418-0001	1-Nov-18	\$475,000	Coop	800
300 E 74th St #11D	1-01448-0003	20-Nov-18	\$475,000	Coop	
310 E 70th St #3G	1-01444-0043	30-Nov-18	\$465,000	Coop	
210 E 63rd St #4D	1-01417-0042	5-Nov-18	\$445,000	Coop	
363 E 76th St #21K	1-01451-0023	27-Nov-18	\$440,000	Coop	
235 E 73rd St #1B	1-01428-0017	28-Nov-18	\$429,000	Coop	
333 E 75th St #11J	1-01450-1002	1-Nov-18	\$425,000	Coop	
315 E 70th St #5C	1-01445-0007	1-Nov-18	\$410,000	Coop	400
400 E 77th St #3H	1-01471-0045	19-Nov-18	\$395,000	Coop	
330 E 70th St #4G	1-01444-0031	9-Nov-18	\$360,000	Coop	
508 E 78th St #1C	1-01489-0037	15-Nov-18	\$300,000	Coop	350
1 E 66th St #12FH	1-01381-0001	26-Nov-18	\$90,713	Coop	



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Nate Pfaff

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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
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