

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

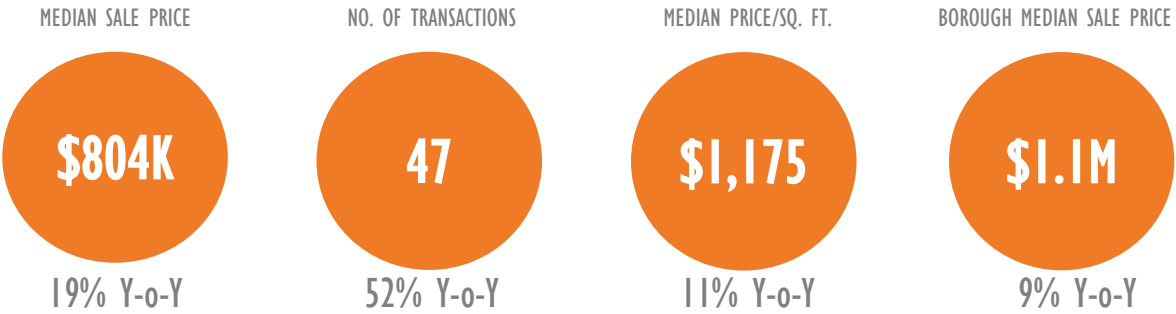
Murray Hill Report

A monthly analysis of residential sales
in Murray Hill, Manhattan

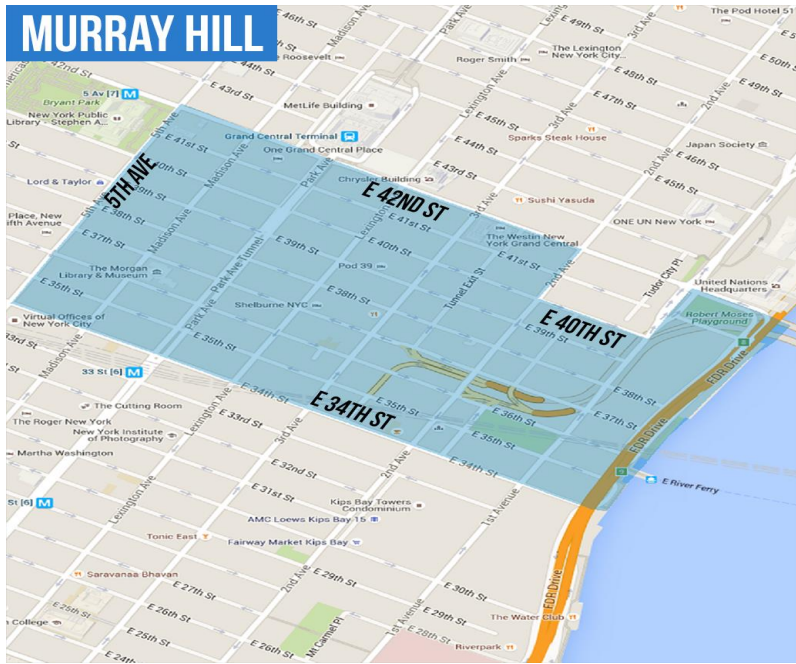
DECEMBER 2015

Residential Market Report, December 2015
Murray Hill, Manhattan

SUMMARY

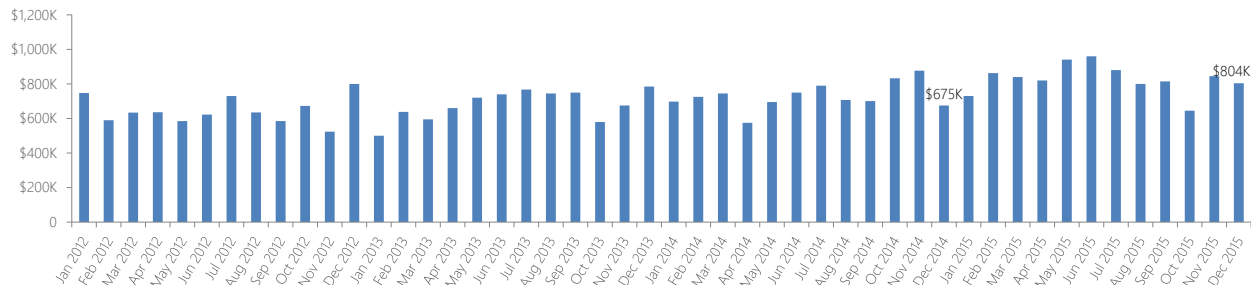


NEIGHBORHOOD BOUNDARIES

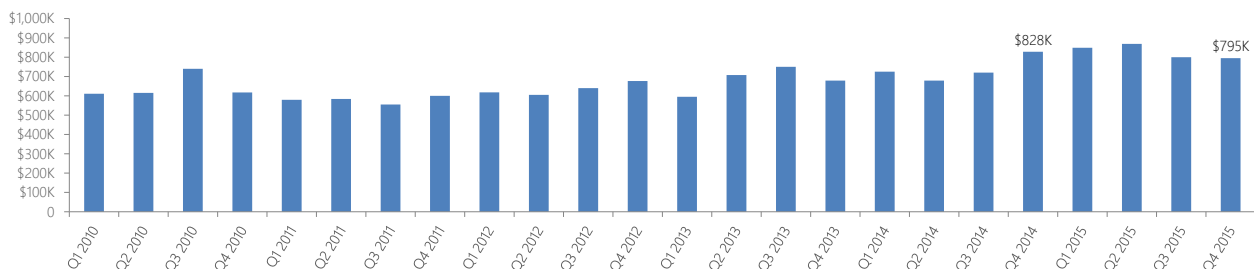


RESIDENTIAL STATS

Median Sale Price by Month

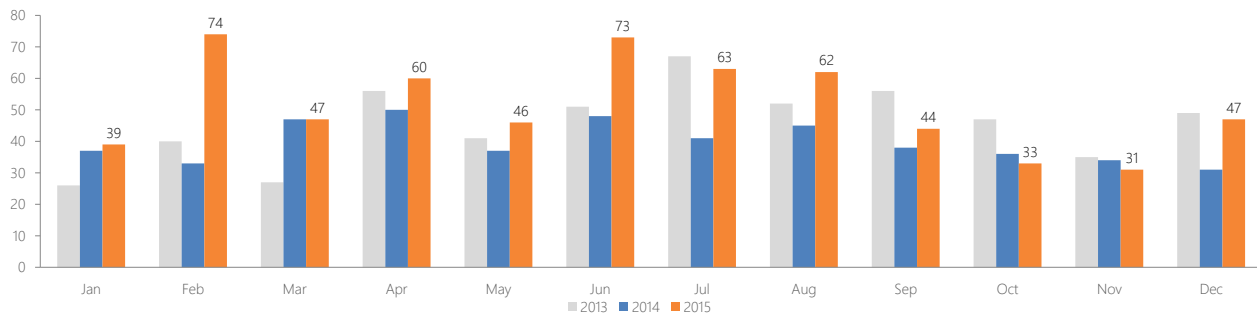


Median Sale Price by Quarter

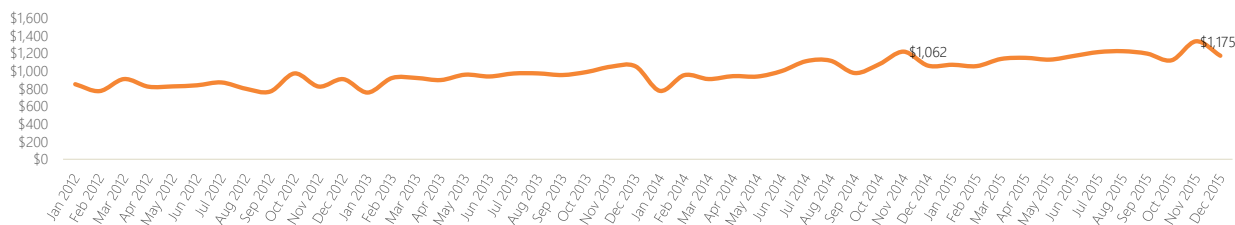


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	40	41	24	26	37	39
Feb	30	24	17	40	33	74
Mar	26	36	24	27	47	47
Apr	30	26	28	56	50	60
May	38	42	33	41	37	46
Jun	59	44	30	51	48	73
Jul	32	39	50	67	41	63
Aug	29	41	50	52	45	62
Sep	34	25	37	56	38	44
Oct	29	30	26	47	36	33
Nov	23	24	39	35	34	31
Dec	32	35	55	49	31	47



▶ 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	\$825,000	-15%	\$1,237	0%	29
Co-ops	\$437,000	-18%	\$878	24%	18
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
38.3%



Condos
61.7%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
23 Park Ave #4NS	1-00891-0001	22-Dec-15	\$4,160,000	Coop	n/a
325 Lexington Avenue #31A	1-00894-2122	09-Dec-15	\$3,003,838	Condo	n/a
325 Lexington Avenue #30B	1-00894-2120	16-Dec-15	\$2,367,431	Condo	n/a
250 East 40 Street #41C	1-00920-1214	18-Dec-15	\$1,900,000	Condo	1,491
300 East 40 Street #32K	1-00945-1003	24-Dec-15	\$1,695,000	Coop	n/a
225 East 34 Street #15F	1-00915-1303	16-Dec-15	\$1,625,000	Condo	983
71 Park Avenue #2B	1-00894-1906	21-Dec-15	\$1,600,000	Condo	1,068
45 Park Avenue #504	1-00892-1319	01-Dec-15	\$1,575,000	Condo	913
225 East 34 Street #PHD	1-00915-1270	23-Dec-15	\$1,350,000	Condo	758
630 1 Avenue #28M	1-00968-1380	01-Dec-15	\$1,275,000	Condo	1,012
80 Park Avenue #14G	1-00868-1364	02-Dec-15	\$1,050,000	Condo	728
235 East 40 Street #24G	1-01314-1214	14-Dec-15	\$1,050,000	Condo	849
415 East 37 Street #11A	1-00969-1079	21-Dec-15	\$1,010,000	Condo	860
35 Park Ave #17A	1-00891-0003	23-Dec-15	\$975,000	Coop	n/a
80 Park Avenue #8G	1-00868-1296	14-Dec-15	\$900,000	Condo	728
273-275 Lexington Ave #17A	1-00892-0025	09-Dec-15	\$875,000	Coop	n/a
445 5 Avenue #17H	1-00869-1069	03-Dec-15	\$855,000	Condo	641
225-229 E 36 St #19A	1-00917-0017	15-Dec-15	\$850,000	Coop	n/a
235 East 40 Street #21D	1-01314-1184	11-Dec-15	\$840,000	Condo	715
630 1 Avenue #9P	1-00968-1097	22-Dec-15	\$825,000	Condo	776
201 East 36 Street #7B	1-00917-1037	04-Dec-15	\$820,000	Condo	803
330 East 38 Street #40O	1-00943-1583	23-Dec-15	\$820,000	Condo	520
330 East 38 Street #12M	1-00943-1132	30-Dec-15	\$805,000	Condo	629
220-230 Madison Ave #8B	1-00866-0064	21-Dec-15	\$804,000	Coop	n/a
201 East 36 Street #4E	1-00917-1019	15-Dec-15	\$796,688	Condo	809
333 East 34 Street #4G	1-00940-1045	10-Dec-15	\$786,000	Condo	665
330 East 38 Street #25H	1-00943-1327	16-Dec-15	\$751,500	Condo	571
415 East 37 Street #26D	1-00969-1249	15-Dec-15	\$735,000	Condo	588
211 E 35 St #8F	1-00916-0009	18-Dec-15	\$702,500	Coop	n/a
155 East 38 Street #19A	1-00894-1869	11-Dec-15	\$650,000	Condo	556
30 East 37 Street #10F	1-00866-1086	11-Dec-15	\$649,000	Condo	493
250 East 40 Street #10C	1-00920-1049	21-Dec-15	\$600,000	Condo	485
155 East 34 Street #14K	1-00890-1232	23-Dec-15	\$599,000	Condo	575
273-275 Lexington Ave #15H	1-00892-0025	22-Dec-15	\$599,000	Coop	n/a
250 East 40 Street #34D	1-00920-1188	22-Dec-15	\$520,000	Condo	507
225-229 E 36 St #16J	1-00917-0017	18-Dec-15	\$439,000	Coop	n/a
296-300 Lexington Ave #8F	1-00893-0017	17-Dec-15	\$435,000	Coop	n/a
296-300 Lexington Ave #10F	1-00893-0017	15-Dec-15	\$400,000	Coop	n/a
7 Park Ave #11H	1-00890-0001	22-Dec-15	\$400,000	Coop	n/a
288 Lexington Ave #8F	1-00892-0020	01-Dec-15	\$395,000	Coop	n/a
140-142 E 40 St #5F	1-00895-0066	30-Dec-15	\$375,000	Coop	n/a
225-229 E 36 St #7J	1-00917-0017	15-Dec-15	\$370,000	Coop	n/a
155 East 38 Street #3C	1-00894-1715	15-Dec-15	\$360,000	Condo	369
138 E 36 St #1B	1-00891-0062	15-Dec-15	\$329,000	Coop	n/a
250 East 40 Street #17A	1-00920-1083	15-Dec-15	\$200,000	Condo	672
138 E 36 St #4B	1-00891-0062	23-Dec-15	\$157,101	Coop	n/a
7-9 E 35 St #12G	1-00865-0007	22-Dec-15	\$143,000	Coop	n/a