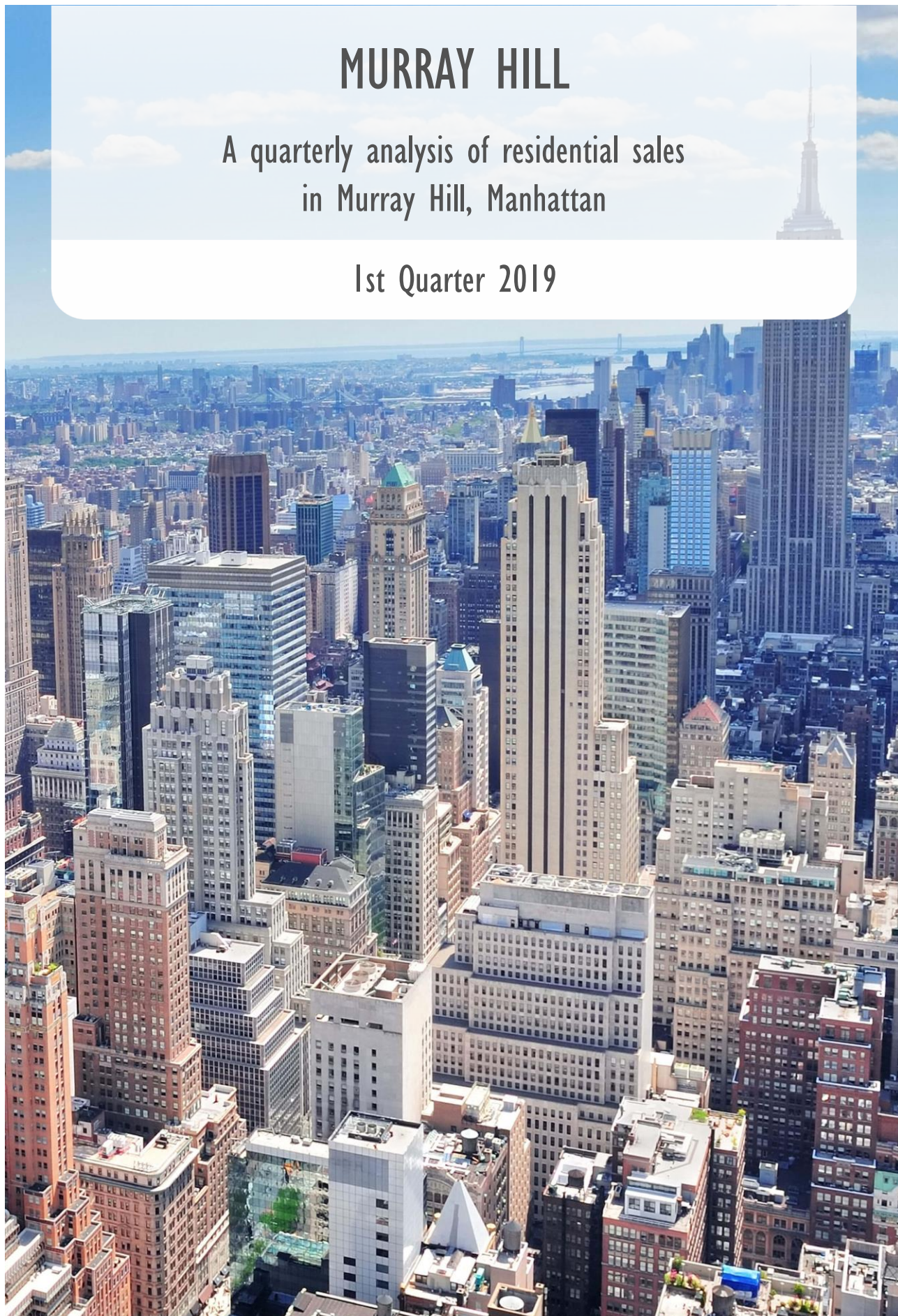


MURRAY HILL

A quarterly analysis of residential sales
in Murray Hill, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Murray Hill, Manhattan

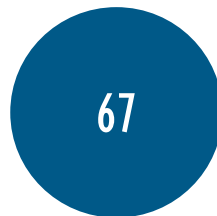
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-23% YoY

MEDIAN PRICE/SQ.FT.



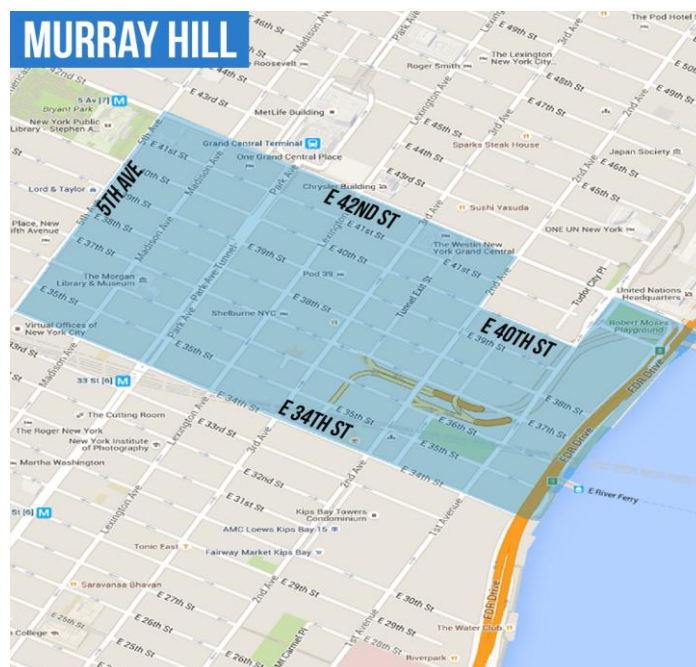
-8% YoY

MANHATTAN
MEDIAN SALE PRICE



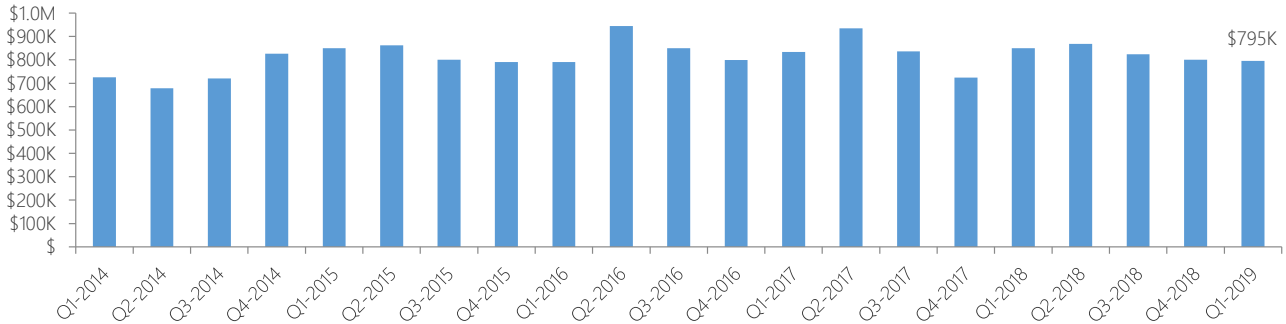
3% YoY

NEIGHBORHOOD BOUNDARIES

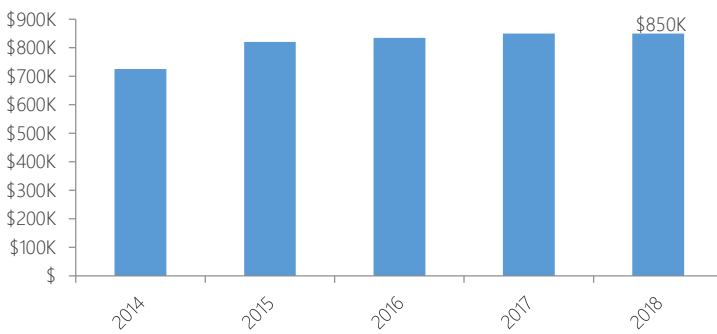


RESIDENTIAL STATS

Median Sale Price by Quarter

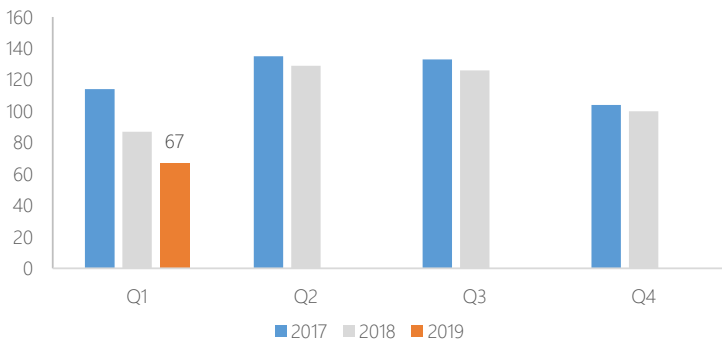


Median Sale Price by Year

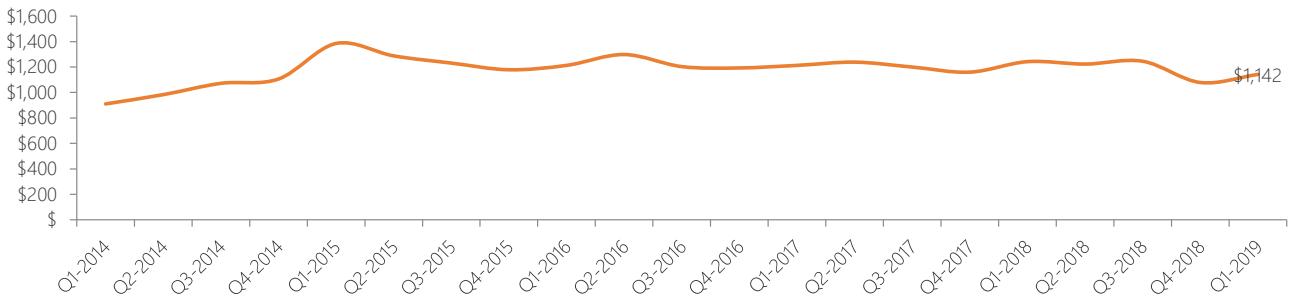


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	117	161	119	114	87	67
Q2	135	180	109	135	129	
Q3	124	172	124	133	126	
Q4	102	114	111	104	100	



Median Sale Price per Square Foot

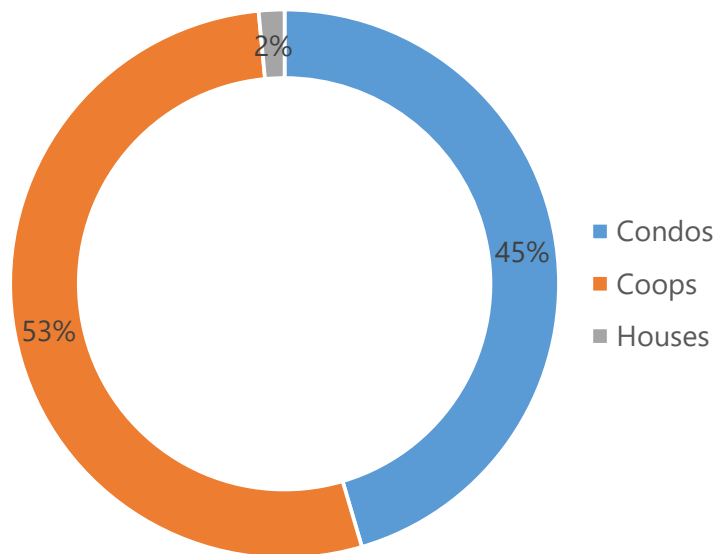


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$980,000	-13%	\$1,241	-6%	30
Coops	\$587,500	-9%	\$883	-7%	35
Houses	\$3,468,750	-	\$943	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 E 38th St	1-00893-0058	18-Mar-19	\$3,468,750	House	3,680
330 E 38th St #53E	1-00943-1762	11-Mar-19	\$2,090,000	Condo	1,185
67 Park Ave #15E	1-00894-0001	3-Jan-19	\$1,670,000	Coop	
52 Park Ave #7	1-00867-1007	15-Feb-19	\$1,550,000	Condo	1,231
45 Park Ave #2103	1-00892-1396	8-Jan-19	\$1,490,000	Condo	812
201 E 36th St #16B	1-00917-1093	11-Feb-19	\$1,400,000	Condo	1,163
330 E 38th St #49A	1-00943-1712	18-Mar-19	\$1,400,000	Condo	967
35 Park Ave #18B	1-00891-0003	7-Mar-19	\$1,325,000	Coop	
45 Park Ave #1605	1-00892-1378	1-Feb-19	\$1,310,000	Condo	686
630 First Ave #16B	1-00968-1181	13-Mar-19	\$1,300,000	Condo	974
330 E 38th St #15A	1-00943-1154	4-Feb-19	\$1,295,000	Condo	1,009
250 E 40th St #24B	1-00920-1126	25-Jan-19	\$1,290,000	Condo	967
333 E 34th St #16M	1-00940-1203	4-Feb-19	\$1,235,000	Condo	1,135
300 E 40th St #33F	1-00945-1003	30-Jan-19	\$1,220,000	Coop	1,000
330 E 38th St #15Q	1-00943-1169	18-Jan-19	\$1,210,000	Condo	958
160 E 38th St #17H	1-00893-0041	4-Jan-19	\$1,170,000	Coop	1,150
630 First Ave #5K	1-00968-1029	25-Mar-19	\$1,125,000	Condo	983
250 E 40th St #28F	1-00920-1154	13-Mar-19	\$1,080,000	Condo	848
333 E 34th St #2C	1-00940-1013	6-Mar-19	\$990,000	Condo	915
11 E 36th St #802	1-00866-1240	29-Mar-19	\$980,000	Condo	851
80 Park Ave #8N	1-00868-1302	25-Mar-19	\$960,000	Condo	909
311 E 38th St #18B	1-00944-1085	7-Jan-19	\$951,000	Condo	745
77 Park Ave #8C	1-00894-0803	28-Feb-19	\$950,000	Condo	917
425 Fifth Ave #46B	1-00868-1633	18-Jan-19	\$935,000	Condo	640
20 E 35th St #3D	1-00864-1002	12-Feb-19	\$895,000	Coop	875
235 E 40th St #25D	1-01314-1220	19-Mar-19	\$875,000	Condo	715
330 E 38th St #9C	1-00943-1071	18-Jan-19	\$875,000	Condo	768
415 E 37th St #9N	1-00969-1065	28-Jan-19	\$860,000	Condo	871
630 First Ave #26R	1-00968-1353	30-Jan-19	\$845,000	Condo	718
308 E 38th St #5D	1-00943-1917	11-Jan-19	\$832,000	Condo	
20 E 35th St #12N	1-00864-1002	14-Feb-19	\$800,000	Coop	
201 E 37th St #6D	1-00918-0001	19-Mar-19	\$795,000	Coop	900
201 E 37th St #8D	1-00918-0001	27-Feb-19	\$780,000	Coop	
10 Park Ave #18D	1-00864-0035	28-Mar-19	\$775,000	Coop	
30 E 37th St #8A	1-00866-1061	13-Feb-19	\$768,880	Condo	697
630 First Ave #4F	1-00968-1013	18-Mar-19	\$765,000	Condo	686
333 E 34th St #12H	1-00940-1157	18-Jan-19	\$760,000	Condo	715
137 E 36th St #4C	1-00892-0025	7-Jan-19	\$699,000	Coop	
7 E 35th St #8A	1-00865-0007	29-Jan-19	\$675,000	Coop	
166 E 35th St #14G	1-00890-0049	16-Jan-19	\$660,000	Coop	
16 Park Ave #10D	1-00864-0041	26-Feb-19	\$655,000	Coop	
311 E 38th St #11C	1-00944-1056	14-Jan-19	\$652,000	Condo	496
160 E 38th St #6G	1-00893-0041	25-Mar-19	\$648,000	Coop	
120 E 36th St #11F	1-00891-0077	6-Mar-19	\$620,000	Coop	
120 E 36th St #2B	1-00891-0077	24-Jan-19	\$605,000	Coop	
7 Park Ave #83	1-00890-0001	9-Jan-19	\$587,500	Coop	700
67 Park Ave #8D	1-00894-0001	5-Feb-19	\$570,000	Coop	
244 Madison Ave #11K	1-00867-0057	1-Feb-19	\$557,500	Coop	
7 Park Ave #43	1-00890-0001	29-Jan-19	\$525,000	Coop	725
166 E 35th St #5G	1-00890-0049	13-Feb-19	\$515,000	Coop	800



Address	BBL	Sale date	Sale price	Property type	Sqft
10 Park Ave #19C	1-00864-0035	9-Jan-19	\$499,900	Coop	525
311 E 38th St #2A	1-00944-1002	5-Feb-19	\$480,000	Condo	330
123 E 37th St #5A	1-00893-0017	16-Jan-19	\$455,000	Coop	
35 Park Ave #12J	1-00891-0003	5-Feb-19	\$450,000	Coop	
35 Park Ave #10E	1-00891-0003	11-Feb-19	\$450,000	Coop	500
166 E 35th St #6B	1-00890-0049	5-Feb-19	\$450,000	Coop	
123 E 37th St #6B	1-00893-0017	10-Jan-19	\$405,000	Coop	550
210 E 36th St #5D	1-00916-0055	25-Feb-19	\$400,000	Coop	472
200 E 36th St #3E	1-00916-0061	28-Feb-19	\$400,000	Coop	
310 Lexington Ave #3C	1-00893-0020	5-Feb-19	\$390,000	Coop	
35 Park Ave #12B	1-00891-0003	14-Feb-19	\$385,000	Coop	
7 Park Ave #12E	1-00890-0001	27-Feb-19	\$385,000	Coop	
225 E 36th St #12L	1-00917-0017	26-Feb-19	\$310,000	Coop	



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New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals 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

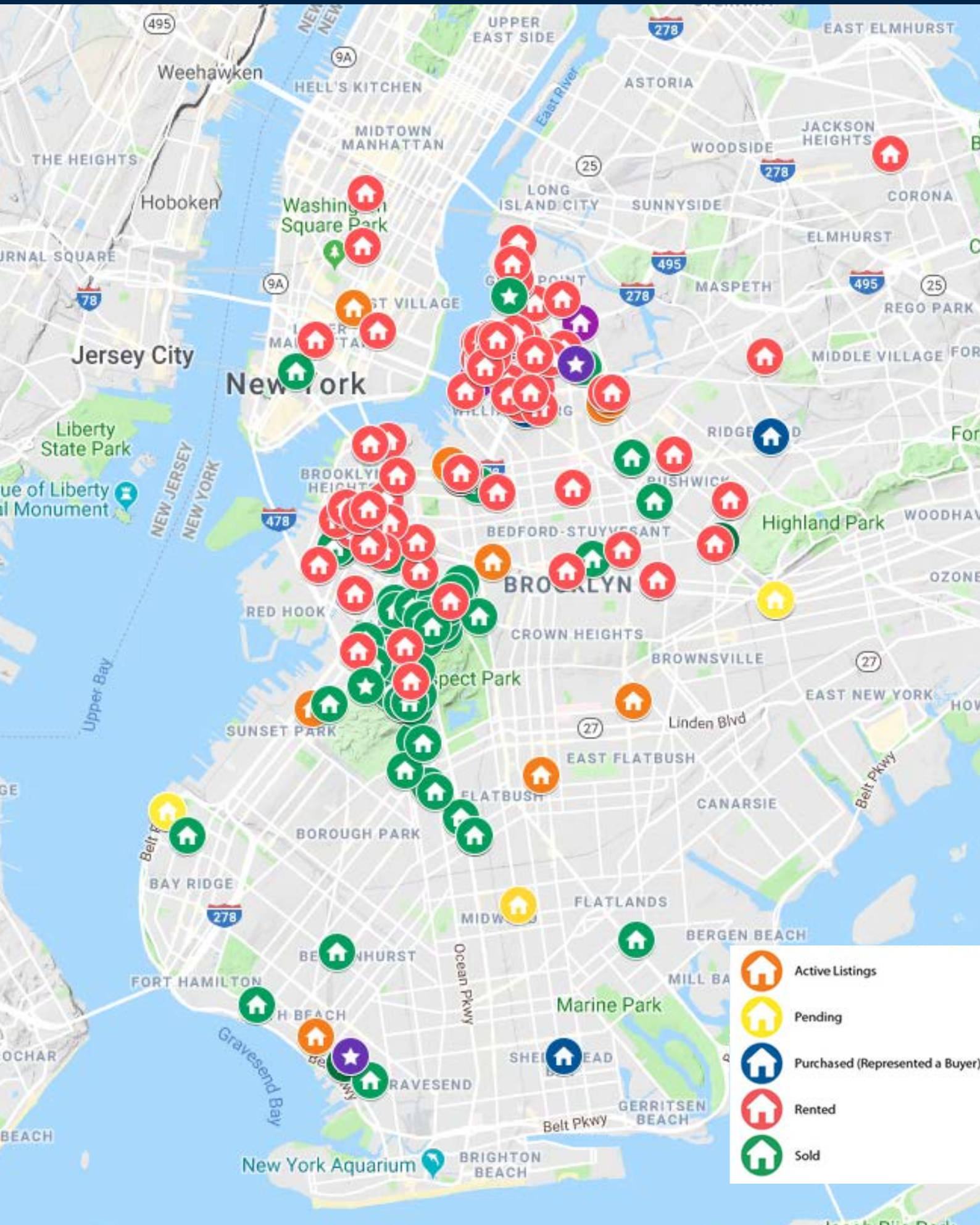
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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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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