

# LENOX HILL

A monthly analysis of residential sales  
in Lenox Hill, Manhattan

October 2017



**The RATNER Team Market Report**

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# Residential Market Report, October 2017

## Lenox Hill, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.16M**

36% YoY

NO. OF TRANSACTIONS

**116**

15% YoY

MEDIAN PRICE/SQ.FT.

**\$1,384**

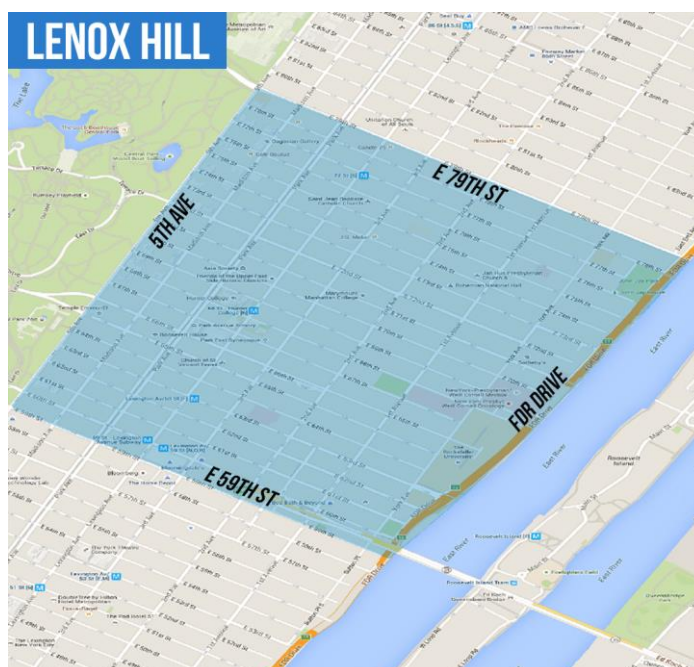
11% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$995K**

0% YoY

### NEIGHBORHOOD BOUNDARIES

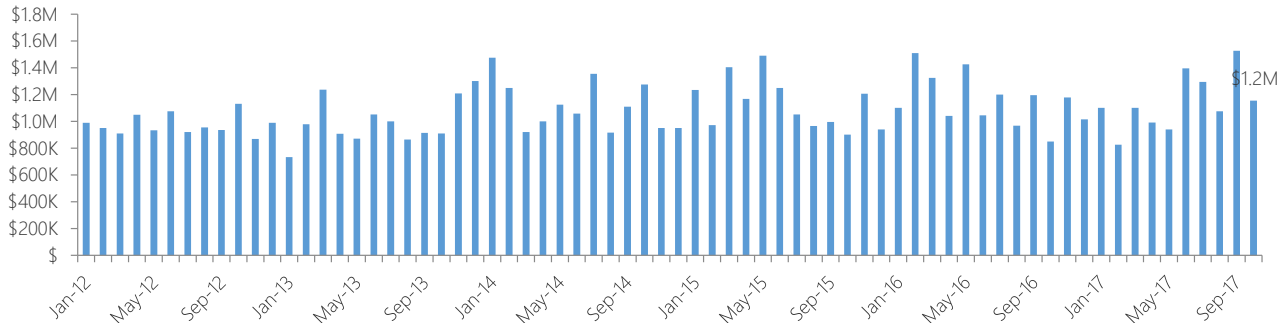


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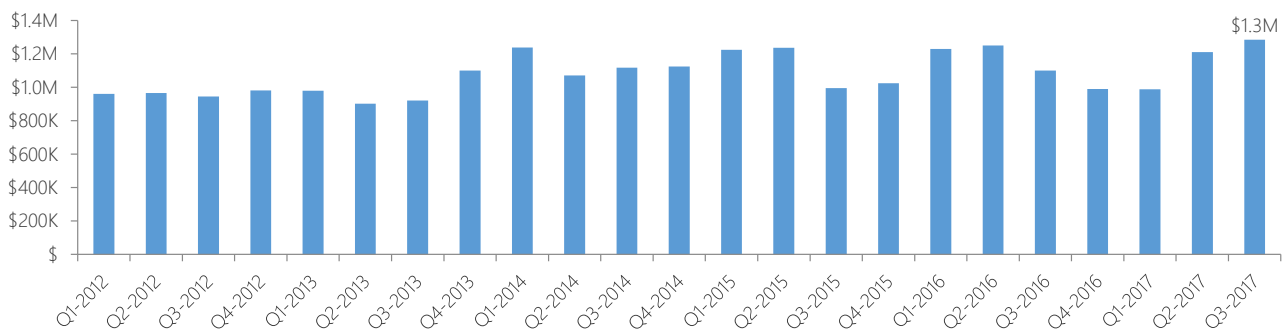
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## RESIDENTIAL STATS

### Median Sale Price by Month

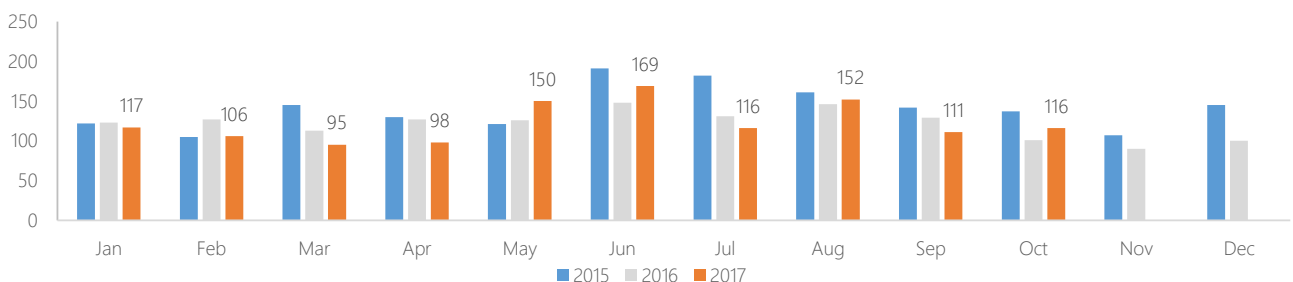


### Median Sale Price by Quarter



### Number of Transactions

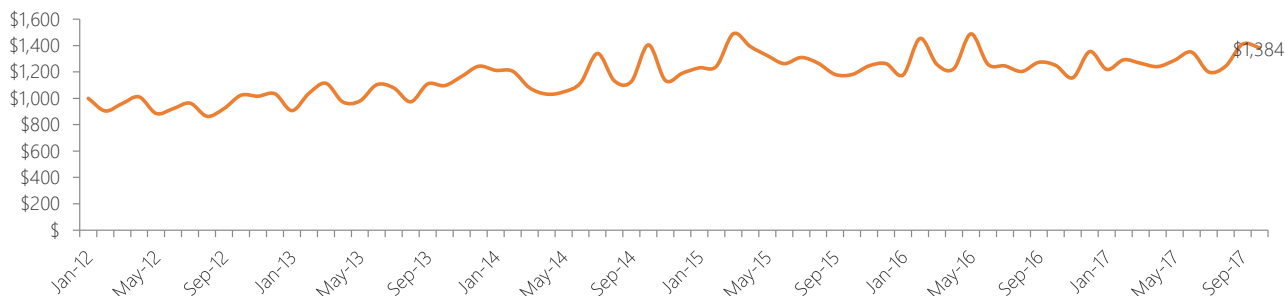
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	94	103	91	113	147	176	127	143	120	128	144	236
2013	108	100	129	146	155	200	194	184	152	176	120	175
2014	160	113	125	139	140	156	180	169	117	155	106	139
2015	122	105	145	130	121	191	182	161	142	137	107	145
2016	123	127	113	127	126	148	131	146	129	101	90	100
2017	117	106	95	98	150	169	116	152	111	116		



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## Median Sale Price per Square Foot

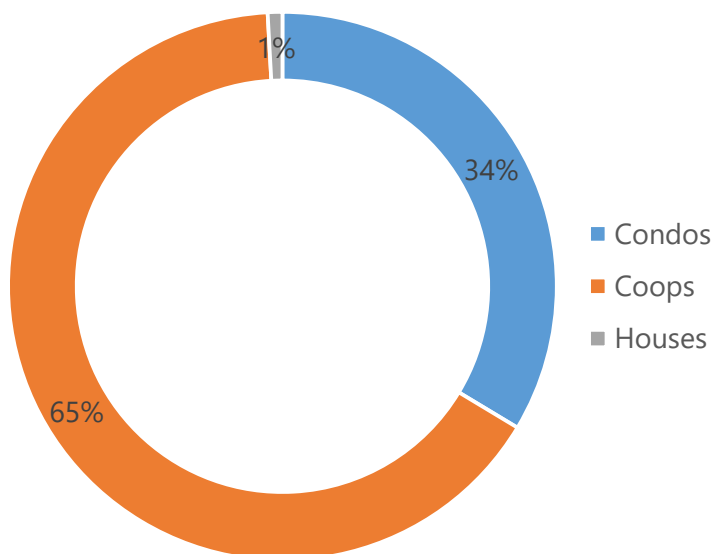


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,007,500	-4%	\$1,613	-3%	39
Coops	\$825,000	4%	\$947	-5%	76
Houses	\$10,300,000	-	\$2,180	-	1

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
680 Madison Ave #15A	1-01376-0015	2-Oct-17	\$17,250,000	Coop	4,649
737 Park Ave #17E	1-01406-1364	30-Oct-17	\$12,473,709	Condo	3,819
147 E 63 St	1-01398-0025	13-Oct-17	\$10,300,000	House	4,725
200 E 62 St #27E	1-01416-1107	6-Oct-17	\$5,000,000	Condo	2,592
912-914 5 Ave #3B	1-01387-0004	17-Oct-17	\$4,750,000	Coop	3,000
200 E 66 St #D1806	1-01420-1454	16-Oct-17	\$4,525,000	Condo	2,283
857 5 Ave #DX2	1-01382-0001	23-Oct-17	\$4,100,000	Coop	
350 E 72 St #14B	1-01446-1023	27-Oct-17	\$3,850,000	Condo	2,808
350 E 72 St #14A	1-01446-1023	27-Oct-17	\$3,850,000	Condo	2,808
950 Madison Ave #4E	1-01389-0056	11-Oct-17	\$3,400,000	Coop	
515 E 72 St #35D	1-01484-1336	10-Oct-17	\$3,275,000	Condo	1,883
200 E 62 St #22A	1-01416-1086	25-Oct-17	\$3,268,074	Condo	1,689
200 E 66 St #E1807	1-01420-1583	18-Oct-17	\$3,250,000	Condo	1,705
200 E 62 St #4D	1-01416-1010	3-Oct-17	\$3,100,000	Condo	1,980
200 E 62 St #21B	1-01416-1083	3-Oct-17	\$3,065,000	Condo	1,695
200 E 62 St #11A	1-01416-1042	2-Oct-17	\$2,863,828	Condo	1,689
200 E 66 St #D0602	1-01420-1368	23-Oct-17	\$2,773,375	Condo	1,466
826 Lexington Ave #5B	1-01398-0060	6-Oct-17	\$2,700,000	Coop	
907 5 Ave #4D	1-01386-0069	17-Oct-17	\$2,500,000	Coop	
502 Park Ave #9J	1-01374-1178	16-Oct-17	\$2,475,000	Condo	1,322
3-5 E 69 St #8A	1-01384-0010	26-Oct-17	\$2,450,000	Coop	
200 E 62 St #21E	1-01416-1085	20-Oct-17	\$2,450,000	Condo	1,279
300 E 64 St #PHB	1-01438-3703	31-Oct-17	\$2,344,475	Condo	1,198
1065 Lexington Ave #6A	1-01410-1102	12-Oct-17	\$2,300,000	Coop	
220 E 65 St #20C	1-01419-1569	19-Oct-17	\$2,250,000	Condo	1,323
50 E 79 St #14D	1-01393-0052	16-Oct-17	\$2,125,000	Coop	
401 E 60 St #15A	1-01455-1045	20-Oct-17	\$2,100,000	Condo	1,569
337 E 62 St #4C	1-01437-1013	16-Oct-17	\$1,915,000	Condo	
420 E 72 St #16B	1-01466-0037	12-Oct-17	\$1,900,000	Coop	
300 E 64 St #15A	1-01438-3649	6-Oct-17	\$1,900,000	Condo	1,044
976-996 Lexington Ave #6A	1-01406-0017	12-Oct-17	\$1,896,000	Coop	1,700
1091-1097 Lexington Ave #7B	1-01411-0053	30-Oct-17	\$1,850,000	Coop	
125 E 63 St #8D	1-01398-0010	26-Oct-17	\$1,825,000	Coop	
422 E 72 St #7C	1-01466-1033	27-Oct-17	\$1,740,000	Condo	1,189
1440 2 Ave #18D	1-01450-0001	6-Oct-17	\$1,708,624	Coop	1,200
515 E 72 St #23B	1-01484-1240	17-Oct-17	\$1,700,000	Condo	1,015
401 E 60 St #9B	1-01455-1020	24-Oct-17	\$1,650,000	Condo	1,253
200 E 62 St #4C	1-01416-1009	3-Oct-17	\$1,600,000	Condo	1,156
530 E 76 St #14H	1-01487-1267	13-Oct-17	\$1,555,000	Condo	1,007
1150-1154 3 Ave #10C	1-01402-0033	10-Oct-17	\$1,505,000	Coop	
301 E 69 St #6D	1-01444-1003	13-Oct-17	\$1,470,000	Coop	1,250
880 5 Ave #3A	1-01384-0001	31-Oct-17	\$1,425,000	Coop	
10 E 70 St #7B	1-01384-0063	4-Oct-17	\$1,400,000	Coop	1,500
55 E 65 St #3E	1-01380-0033	10-Oct-17	\$1,340,000	Coop	900
167-173 E 78 St #2D	1-01413-0027	30-Oct-17	\$1,275,000	Coop	
325 E 72 St #10A	1-01447-0013	26-Oct-17	\$1,250,000	Coop	
605 Park Ave #5B	1-01399-0074	19-Oct-17	\$1,200,000	Coop	
926-928 Madison Ave #4C	1-01388-0056	2-Oct-17	\$1,200,000	Coop	
440 E 79 St #4IJ	1-01473-0018	17-Oct-17	\$1,180,000	Coop	
976-996 Lexington Ave #9D	1-01406-0017	13-Oct-17	\$1,175,000	Coop	1,000



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Address	BBL	Sale date	Sale price	Property type	Sqft
330-332 E 79 St #3C	1-01453-0037	27-Oct-17	\$1,160,000	Coop	
304 E 65 St #30B	1-01439-1075	18-Oct-17	\$1,150,000	Condo	824
160 E 65 St #25E	1-01399-0033	4-Oct-17	\$1,145,000	Coop	
404 E 79 St #19A	1-01473-1016	30-Oct-17	\$1,010,000	Condo	632
515 E 72 St #7G	1-01484-1071	25-Oct-17	\$985,000	Condo	687
118 E 60 St #4C	1-01394-0007	3-Oct-17	\$950,000	Coop	950
1445 1 Ave #C707	1-01450-0023	19-Oct-17	\$945,000	Coop	900
571-575 Park Ave #904	1-01397-0069	11-Oct-17	\$940,000	Coop	
200 E 66 St #A0305	1-01420-1081	12-Oct-17	\$850,000	Condo	522
225 E 73 St #9G	1-01428-0013	19-Oct-17	\$845,000	Coop	
345 E 73 St #4J	1-01448-0017	5-Oct-17	\$845,000	Coop	
205 E 78 St #11T	1-01433-1002	26-Oct-17	\$835,000	Coop	
1285 3 Ave #5D	1-01428-0045	16-Oct-17	\$827,000	Coop	
1175 York Ave #E4	1-01458-1103	19-Oct-17	\$825,000	Coop	
233 E 69 St #15K	1-01424-1003	31-Oct-17	\$824,000	Coop	800
530 E 76 St #14J	1-01487-1268	13-Oct-17	\$820,000	Condo	680
425 E 63 St #W2	1-01458-1202	30-Oct-17	\$767,500	Coop	
1461 1 Ave #8L	1-01451-0023	20-Oct-17	\$755,000	Coop	
1401-1407 York Ave #18C	1-01469-0028	4-Oct-17	\$740,000	Coop	780
245-251 E 72 St #14B	1-01427-0018	24-Oct-17	\$731,616	Coop	
308 E 79 St #3K	1-01453-0043	4-Oct-17	\$685,000	Coop	
330-336 E 70 St #4H	1-01444-0031	10-Oct-17	\$685,000	Coop	725
404 E 66 St #10J	1-01460-1105	11-Oct-17	\$685,000	Condo	536
225-239 E 74 St #4N	1-01429-0013	11-Oct-17	\$679,000	Coop	
520-524 E 72 St #3A	1-01483-0038	12-Oct-17	\$660,000	Coop	800
301 E 69 St #2M	1-01444-1003	2-Oct-17	\$610,000	Coop	700
205 E 78 St #5B	1-01433-1002	13-Oct-17	\$600,000	Coop	750
300 E 62 St #1605	1-01436-1066	17-Oct-17	\$595,000	Condo	405
520 E 76 St #9H	1-01487-0039	27-Oct-17	\$595,000	Coop	
1285 3 Ave #7J	1-01428-0045	20-Oct-17	\$575,000	Coop	600
1285 3 Ave #9G	1-01428-0045	10-Oct-17	\$570,000	Coop	
300 E 71 St #5F	1-01445-1002	5-Oct-17	\$527,500	Coop	
177 E 74 St #2B	1-01409-0033	17-Oct-17	\$515,000	Coop	
225-239 E 74 St #5D	1-01429-0013	12-Oct-17	\$460,000	Coop	
508 E 78 St #3O	1-01489-0037	30-Oct-17	\$450,000	Coop	
1222 2 Ave #5J	1-01439-0001	4-Oct-17	\$445,000	Coop	
1401-1407 York Ave #15B	1-01469-0028	23-Oct-17	\$430,000	Coop	560
1461 1 Ave #8K	1-01451-0023	24-Oct-17	\$429,000	Coop	
405 E 63 St #4B	1-01458-0005	13-Oct-17	\$425,000	Coop	520
1461 1 Ave #16K	1-01451-0023	17-Oct-17	\$420,000	Coop	450
750 Park Ave #15D	1-01386-0037	17-Oct-17	\$400,000	Coop	500
1156 3 Ave #9B	1-01402-1002	17-Oct-17	\$395,000	Coop	
233 E 69 St #12M	1-01424-1003	24-Oct-17	\$390,000	Coop	
212-214 E 77 St #5H	1-01431-0039	30-Oct-17	\$390,000	Coop	
212-214 E 77 St #3A	1-01431-0039	6-Oct-17	\$389,000	Coop	
509-523 E 77 St #2M	1-01489-0008	25-Oct-17	\$369,000	Coop	
205 E 77 St #2J	1-01432-0005	30-Oct-17	\$360,000	Coop	
1202 2 Ave #16K	1-01438-0001	24-Oct-17	\$270,000	Coop	500
400 E 70 St #2201	1-01464-1138	26-Oct-17	\$250,000	Condo	773
1202 2 Ave #17L	1-01438-0001	25-Oct-17	\$230,000	Coop	400



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Address	BBL	Sale date	Sale price	Property type	Sqft
205 E 78 St #9A	1-01433-1002	18-Oct-17	\$217,500	Coop	700
981 Madison Ave #MAIDS	1-01391-0021	23-Oct-17	\$87,500	Coop	
401 E 60 St #21	1-01455-1243	17-Oct-17	\$15,000	Condo	50

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &  
New Development Expert



Sandra Levykh

Residential Sales &  
Rental Specialist



Nate Pfaff

Residential Sales &  
Rental Specialist



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## David Ratner

Commercial & Residential  
Brooklyn Expert

### Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space - Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

### Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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## Jessie Torres

NYC Condo, Co-op &  
New Development Expert

### Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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## New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

### Sandra Levykh

Residential Sales &  
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

#### Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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## Delivering happiness one home at a time



### Nate Pfaff

Residential Sales &  
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

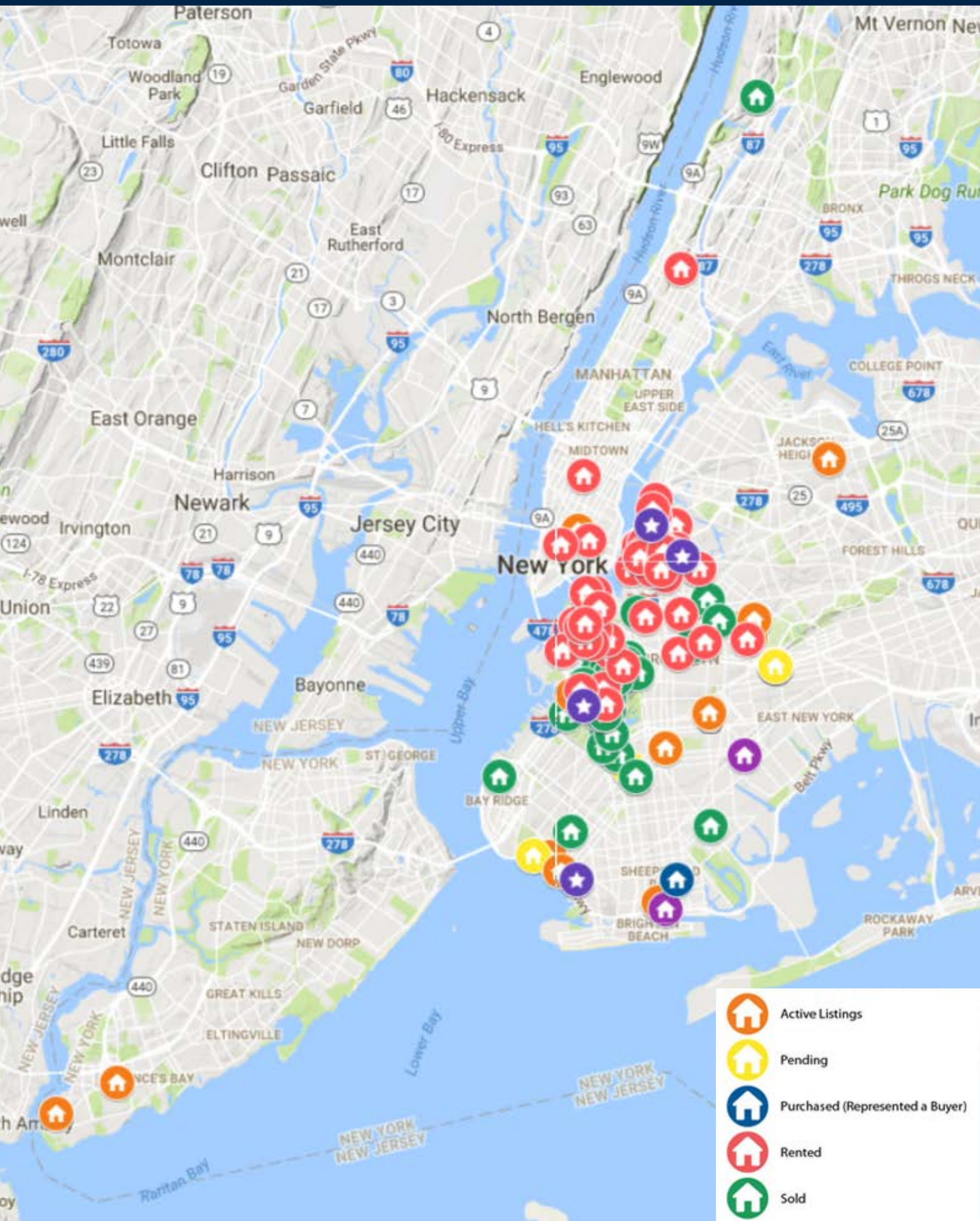
Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expediters	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)



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## THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



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