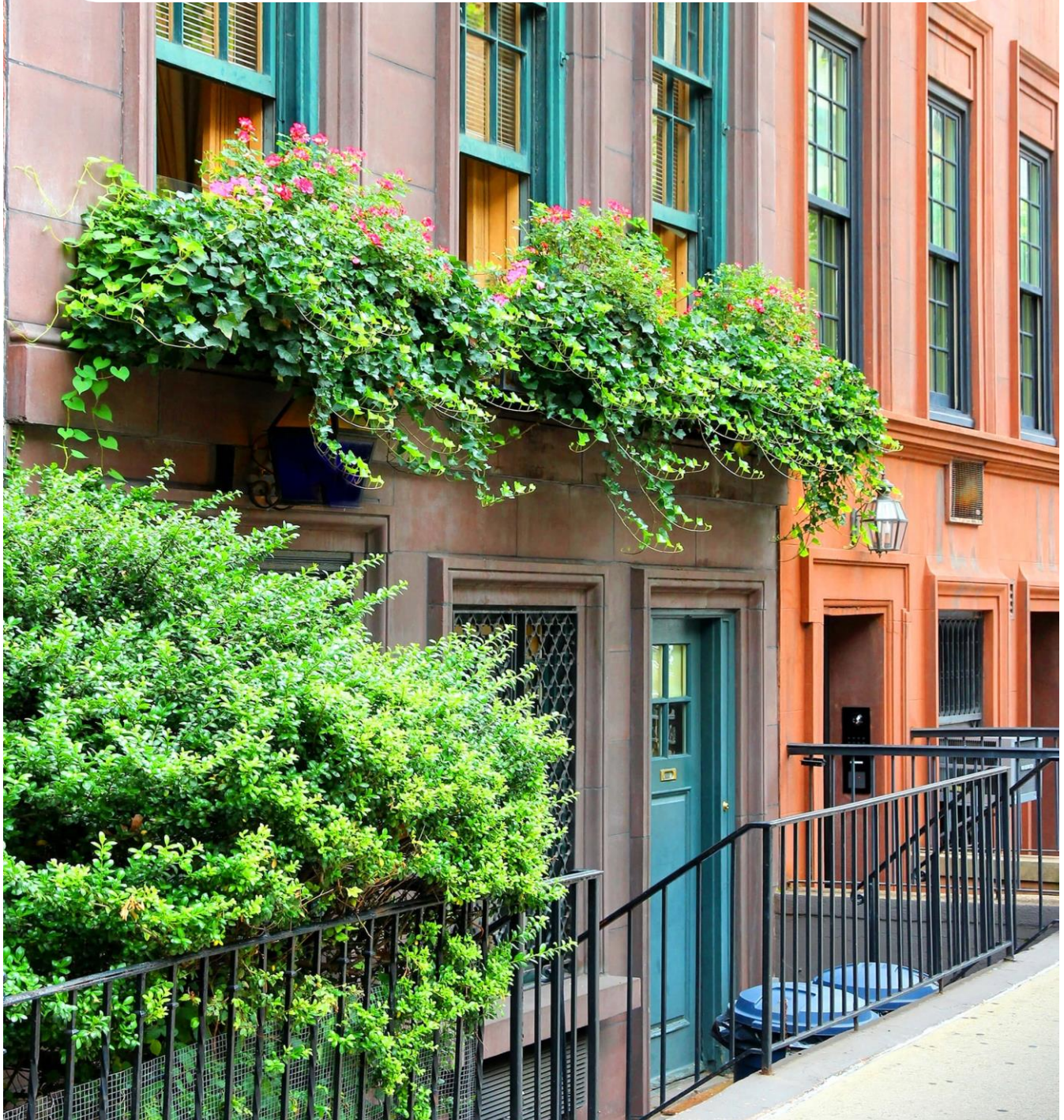


# LENOX HILL

A monthly analysis of residential sales  
in Lenox Hill, Manhattan

May 2018



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**

Residential Market Report, May 2018

Lenox Hill, Manhattan

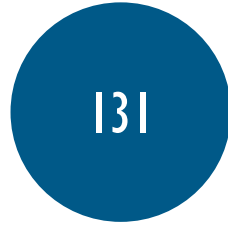
SUMMARY

MEDIAN SALE PRICE



25% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



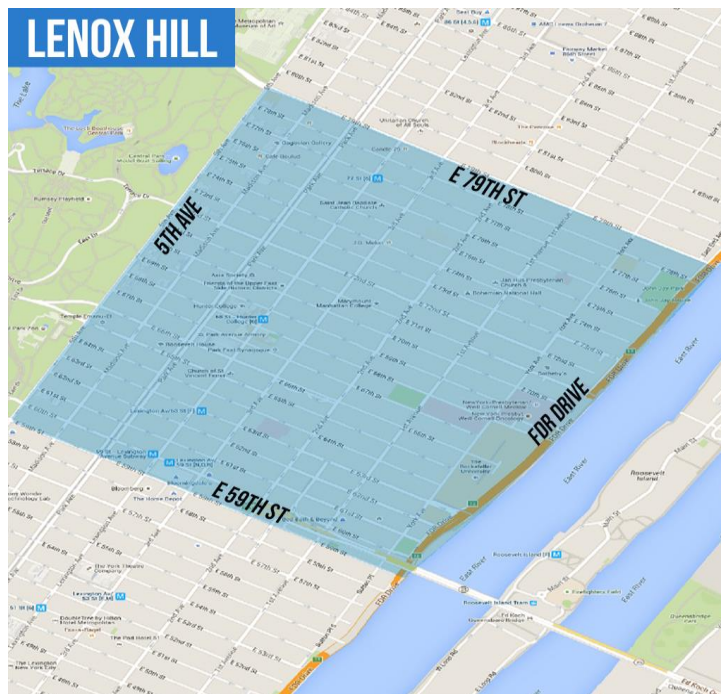
2% YoY

MANHATTAN MEDIAN SALE PRICE



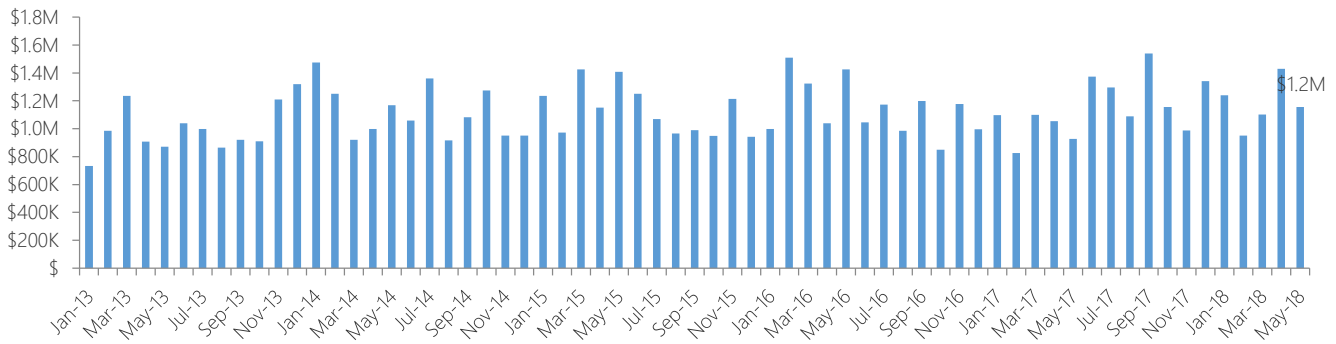
-5% YoY

NEIGHBORHOOD BOUNDARIES

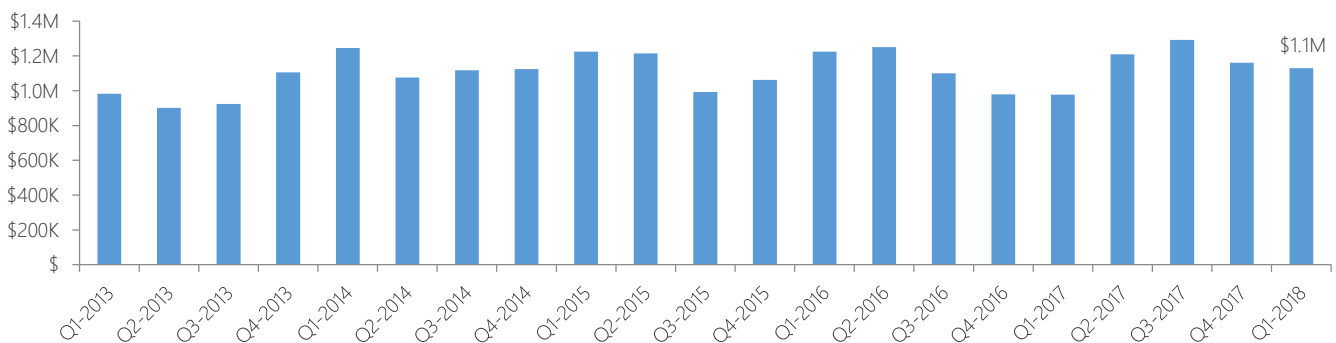


## RESIDENTIAL STATS

### Median Sale Price by Month

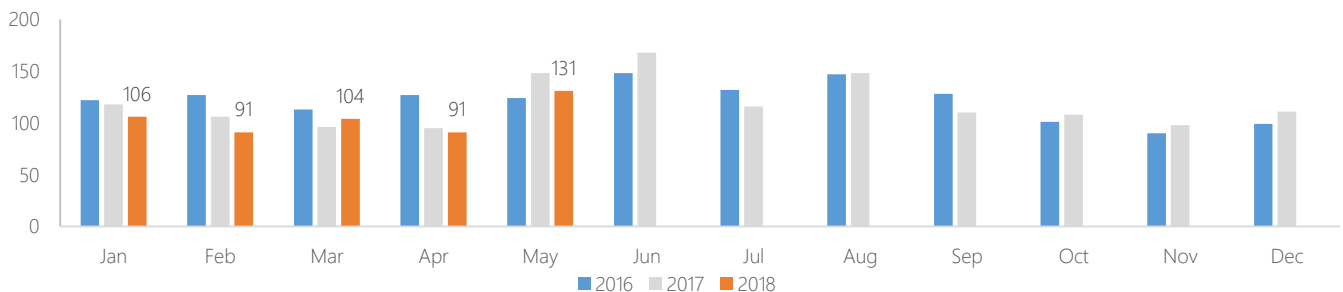


### Median Sale Price by Quarter

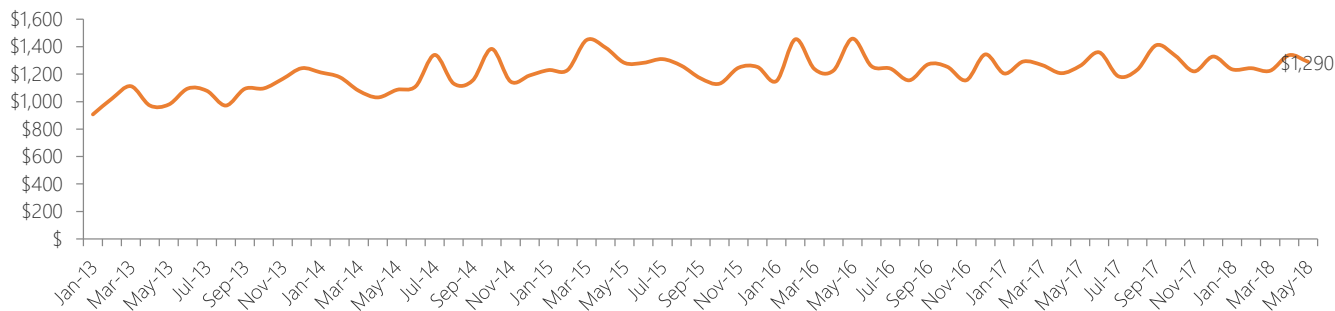


### Number of Transactions

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	128	101	90	99
2017	118	106	96	95	148	168	116	148	110	108	98	111
2018	106	91	104	91	131							



Median Sale Price per Square Foot

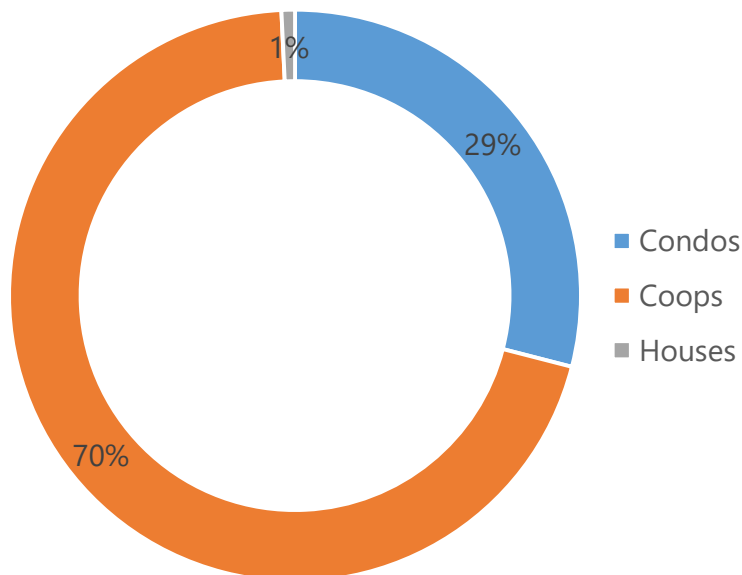


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,675,000	-24%	\$1,474	-6%	38
Coops	\$887,000	9%	\$1,035	1%	92
Houses	\$18,375,000	-	\$3,603	-	1

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
785 Fifth Ave #17AB	1-01374-0069	3-May-18	\$24,500,000	Coop	5,000
834-836 Fifth Ave #7B	1-01379-0001	24-May-18	\$18,750,000	Coop	
16 E 78th St	1-01392-0063	9-May-18	\$18,375,000	House	5,100
730 Park Ave #16B	1-01385-0037	31-May-18	\$12,100,000	Coop	
680 Madison Ave #6B	1-01376-0015	18-May-18	\$11,051,263	Coop	3,751
633-637 Park Ave #1STF	1-01400-0069	14-May-18	\$7,956,000	Coop	
200 E 66th St #B2101	1-01420-1149	30-May-18	\$6,750,000	Condo	3,166
1355 First Ave #20FL	1-01447-1120	14-May-18	\$6,559,313	Condo	3,451
775 Park Ave #5D	1-01407-0001	1-May-18	\$6,300,000	Coop	2,900
52 E 72nd St #PHB	1-01386-1119	16-May-18	\$6,150,000	Condo	4,270
145 E 76th St #9A	1-01411-1025	16-May-18	\$5,550,000	Condo	2,461
422 E 72nd St #20F	1-01466-1108	7-May-18	\$4,995,000	Condo	739
525 Park Ave #5C	1-01395-1214	24-May-18	\$4,715,000	Condo	1,373
815 Park Ave #9C	1-01409-0069	7-May-18	\$4,700,000	Coop	2,200
580-598 Park Ave #11B	1-01378-0033	23-May-18	\$4,284,750	Coop	
502 Park Ave #12G	1-01374-1204	31-May-18	\$3,600,000	Condo	1,550
116-122 E 63rd St #5C	1-01397-0066	2-May-18	\$3,600,000	Coop	1,900
117-123 E 72nd St #5W	1-01407-0008	10-May-18	\$3,400,000	Coop	
200 E 62nd St #23D	1-01416-1092	21-May-18	\$3,182,025	Condo	1,728
320 E 72nd St #7A	1-01446-0042	21-May-18	\$3,100,000	Coop	
408 E 79th St #15B	1-01473-1631	25-May-18	\$3,050,000	Condo	1,858
308 E 72nd St #7D	1-01446-1130	30-May-18	\$2,700,000	Condo	1,662
315 E 72nd St #11H	1-01447-0009	8-May-18	\$2,650,000	Coop	
1040 Lexington Ave #9E	1-01409-1103	21-May-18	\$2,600,000	Coop	
1250-1268 Third Ave #16G	1-01407-0033	10-May-18	\$2,413,125	Coop	1,750
118 E 60th St #24BC	1-01394-0007	16-May-18	\$2,350,000	Coop	2,400
333 E 69th St #PHF	1-01444-0015	15-May-18	\$2,300,000	Coop	1,500
515 E 72nd St #12G	1-01484-1139	25-May-18	\$2,270,000	Condo	687
40 E 78th St #8D	1-01392-1148	14-May-18	\$2,250,000	Condo	1,380
300 E 64th St #7H	1-01438-3622	7-May-18	\$2,165,000	Condo	1,658
1040 Lexington Ave #2D	1-01409-1103	23-May-18	\$2,150,000	Coop	
53-55 E 66th St #4D	1-01381-0025	2-May-18	\$2,100,000	Coop	
19 E 73rd St #3	1-01388-0112	23-May-18	\$2,071,000	Coop	
404 E 76th St #23A	1-01470-1150	22-May-18	\$1,999,000	Condo	1,476
200 E 66th St #E1901	1-01420-1473	10-May-18	\$1,920,000	Condo	1,134
200 E 62nd St #14C	1-01416-1053	23-May-18	\$1,910,000	Condo	1,145
1285 Third Ave #11B	1-01428-0045	30-May-18	\$1,880,000	Coop	1,300
1325 First Ave #C2504	1-01446-0023	31-May-18	\$1,795,000	Coop	
1445 First Ave #B2005	1-01450-0023	31-May-18	\$1,750,000	Coop	1,200
1334-1344 Third Ave #12A	1-01411-0040	2-May-18	\$1,750,000	Coop	450
1091-1097 Lexington Ave #14D	1-01411-0053	9-May-18	\$1,735,000	Coop	1,450
340 E 64th St #16H	1-01438-1608	1-May-18	\$1,725,000	Condo	1,437
1408 Second Ave #2F	1-01448-0003	11-May-18	\$1,680,000	Coop	1,450
130-136 E 63rd St #4E	1-01397-1402	23-May-18	\$1,650,000	Coop	
350 E 72nd St #20	1-01446-1033	9-May-18	\$1,625,000	Condo	1,671
350 E 72nd St #1A	1-01446-1033	9-May-18	\$1,625,000	Condo	1,671
530 Park Ave #6E	1-01375-1235	31-May-18	\$1,600,000	Condo	856
201 E 62nd St #4B	1-01417-0001	9-May-18	\$1,544,000	Coop	
300 E 64th St #24B	1-01438-3685	23-May-18	\$1,516,188	Condo	1,431
895-899 Lexington Ave #1F	1-01401-0054	30-May-18	\$1,500,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1463-1469 Second Ave #10HI	1-01431-0021	30-May-18	\$1,430,000	Coop	
1478 First Ave #4K	1-01471-0045	10-May-18	\$1,345,000	Coop	1,300
220 E 73rd St #9B	1-01427-0034	18-May-18	\$1,330,000	Coop	
785-789 Park Ave #16D	1-01408-0001	22-May-18	\$1,300,000	Coop	
520-524 E 72nd St #3BC	1-01483-0038	16-May-18	\$1,285,000	Coop	1,200
20 E 68th St #11B	1-01382-1003	22-May-18	\$1,250,000	Coop	
200 E 69th St #17E	1-01423-1238	30-May-18	\$1,200,000	Condo	774
701 Madison Ave #4C	1-01377-1035	9-May-18	\$1,175,000	Condo	714
205 E 78th St #2H	1-01433-1002	24-May-18	\$1,160,000	Coop	
401 E 74th St #6D	1-01469-1003	15-May-18	\$1,150,000	Coop	
20 E 68th St #4B	1-01382-1003	15-May-18	\$1,030,000	Coop	
170 E 78th St #3C	1-01412-1002	16-May-18	\$999,000	Coop	
521 Park Ave #11B	1-01395-1128	23-May-18	\$990,000	Condo	1,248
55-57 E 76th St #15	1-01391-0029	15-May-18	\$985,000	Coop	1,100
530 E 76th St #10A	1-01487-1231	24-May-18	\$960,000	Condo	814
300 E 64th St #5E	1-01438-3604	1-May-18	\$955,000	Condo	633
7-15 E 73rd St #4B	1-01388-0008	23-May-18	\$950,000	Coop	
130-136 E 63rd St #15D	1-01397-1402	11-May-18	\$915,000	Coop	
435 E 76th St #3E	1-01471-1014	9-May-18	\$889,000	Condo	698
520 E 76th St #2C	1-01487-0039	22-May-18	\$887,000	Coop	
205 E 78th St #20A	1-01433-1002	25-May-18	\$875,000	Coop	
400 E 70th St #706	1-01464-1037	7-May-18	\$875,000	Condo	767
359 E 68th St #3A	1-01443-1005	4-May-18	\$835,000	Condo	665
235 E 73rd St #3E	1-01428-0017	22-May-18	\$810,000	Coop	
42 E 73rd St #2A	1-01387-0047	16-May-18	\$800,000	Coop	
1498 Second Ave #18A	1-01453-0001	4-May-18	\$790,000	Coop	550
205 E 78th St #12T	1-01433-1002	16-May-18	\$770,000	Coop	850
225-239 E 74th St #5H	1-01429-0013	11-May-18	\$752,500	Coop	950
405 E 63rd St #PHG	1-01458-0005	2-May-18	\$750,000	Coop	
750 Park Ave #4E	1-01386-0037	29-May-18	\$727,500	Coop	650
225 E 76th St #5C	1-01431-0013	11-May-18	\$725,000	Coop	800
310-312 E 70th St #8D	1-01444-0043	31-May-18	\$717,500	Coop	
301 E 69th St #6C	1-01444-1003	2-May-18	\$675,000	Coop	750
1401-1407 York Ave #7D	1-01469-0028	22-May-18	\$670,000	Coop	925
404 E 66th St #3K	1-01460-1029	23-May-18	\$665,000	Condo	552
655-657 Park Ave	1-01402-0001	29-May-18	\$606,417	Coop	160,890
140 E 63rd St #8G	1-01397-1542	23-May-18	\$600,600	Condo	429
348 E 78th St #3R	1-01452-0034	3-May-18	\$599,000	Coop	
118 E 60th St #6A	1-01394-0007	15-May-18	\$575,000	Coop	
55 E 65th St #4C	1-01380-0033	11-May-18	\$575,000	Coop	
315 E 72nd St #17D	1-01447-0009	16-May-18	\$575,000	Coop	
233 E 69th St #1E	1-01424-1003	29-May-18	\$570,000	Coop	
230-240 E 71st St #6A	1-01425-0029	30-May-18	\$550,000	Coop	700
1156 Third Ave #7A	1-01402-1002	17-May-18	\$545,000	Coop	750
315 E 72nd St #12F	1-01447-0009	4-May-18	\$525,000	Coop	
1344 First Ave #9C	1-01467-0001	31-May-18	\$520,000	Coop	
435 E 77th St #9B	1-01472-0014	14-May-18	\$510,250	Coop	610
305 E 72nd St #7B	1-01447-1002	22-May-18	\$510,000	Coop	
173 E 74th St #4B	1-01409-0032	21-May-18	\$500,000	Coop	
1329 Second Ave #6V	1-01425-1002	22-May-18	\$490,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1420 York Ave #4O	1-01487-1047	22-May-18	\$490,000	Condo	414
1143-1147 York Ave #10H	1-01456-0026	1-May-18	\$460,000	Coop	
205 E 77th St #2C	1-01432-0005	11-May-18	\$457,000	Coop	550
1156 Third Ave #5C	1-01402-1002	2-May-18	\$446,000	Coop	
419 E 78th St #4C	1-01473-0013	24-May-18	\$432,000	Coop	565
405 E 63rd St #1M	1-01458-0005	14-May-18	\$420,000	Coop	
1401-1407 York Ave #10B	1-01469-0028	31-May-18	\$420,000	Coop	565
205-211 E 69th St #9F	1-01424-0006	30-May-18	\$400,000	Coop	
1420 York Ave #2N	1-01487-1015	8-May-18	\$400,000	Condo	353
430-432 E 77th St #4C	1-01471-0032	7-May-18	\$400,000	Coop	
1202 Second Ave #15F	1-01438-0001	1-May-18	\$380,000	Coop	
430-432 E 77th St #2B	1-01471-0032	8-May-18	\$362,000	Coop	
311 E 75th St #3J	1-01450-0008	10-May-18	\$354,000	Coop	400
1202 Second Ave #9H	1-01438-0001	30-May-18	\$352,000	Coop	
319 E 73rd St #3A	1-01448-0013	25-May-18	\$333,000	Coop	
317 E 73rd St #3FE	1-01448-0012	2-May-18	\$325,000	Coop	
508 E 78th St #6M	1-01489-0037	22-May-18	\$275,000	Coop	
400 E 70th St #2201	1-01464-1138	10-May-18	\$250,000	Condo	773



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# THE RATNER TEAM



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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

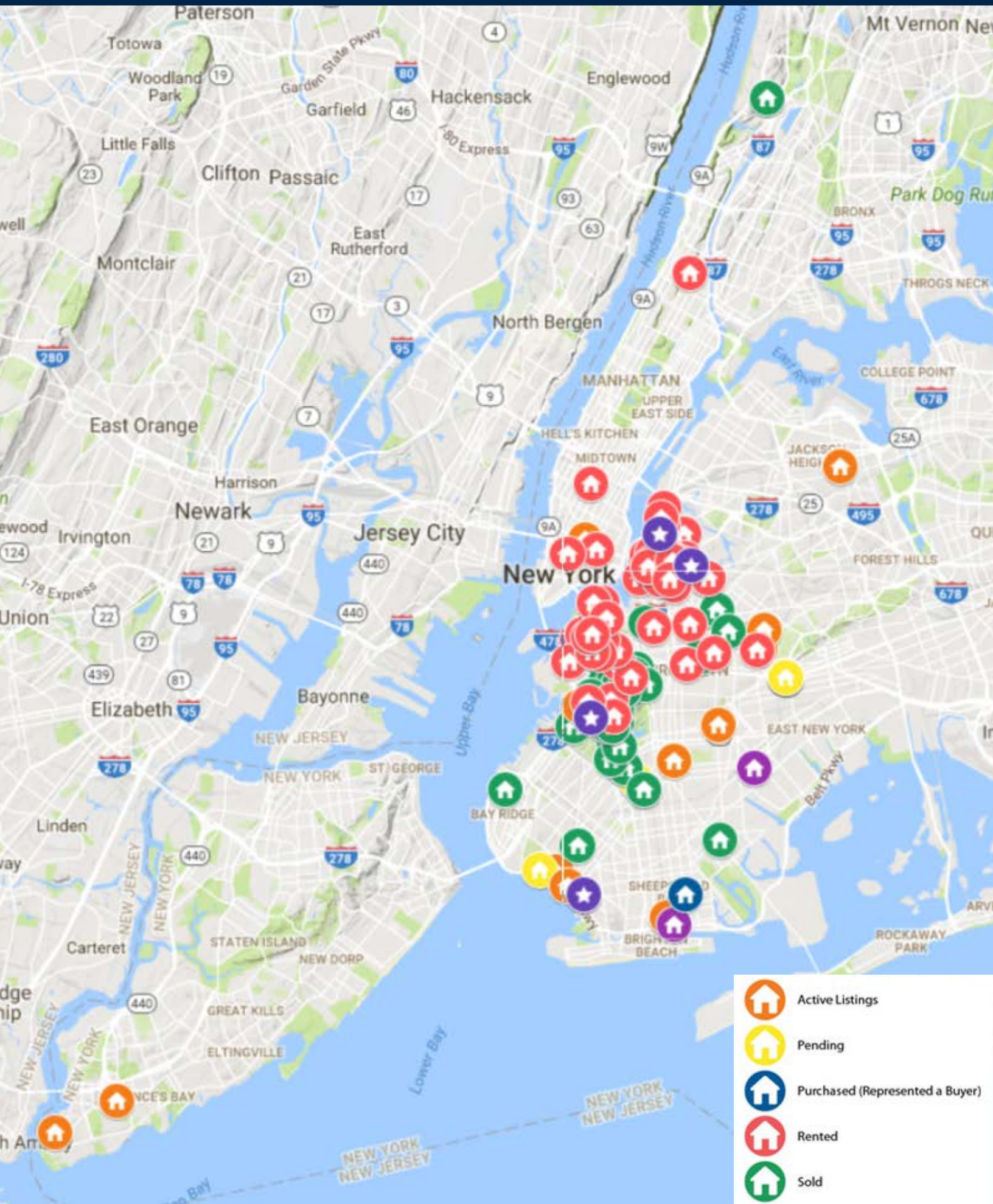
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | 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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