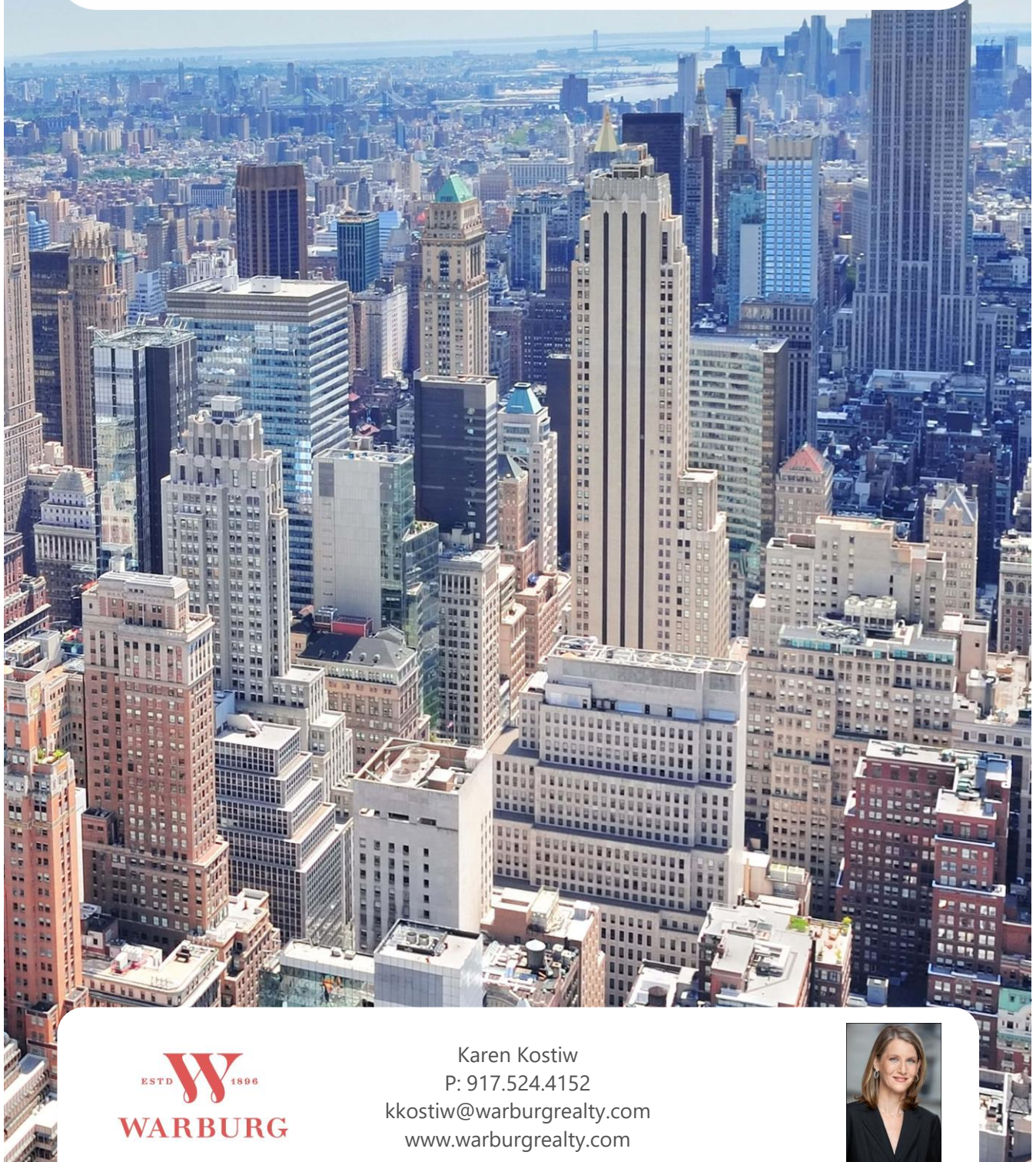


CARNEGIE HILL

A quarterly analysis of residential sales
in Carnegie Hill, Manhattan

4th Quarter 2017



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 4th Quarter 2017

Carnegie Hill, Manhattan

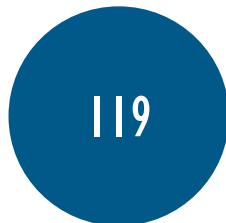
SUMMARY

MEDIAN SALE PRICE



13% YoY

NO. OF TRANSACTIONS



23% YoY

MEDIAN PRICE/SQ.FT.



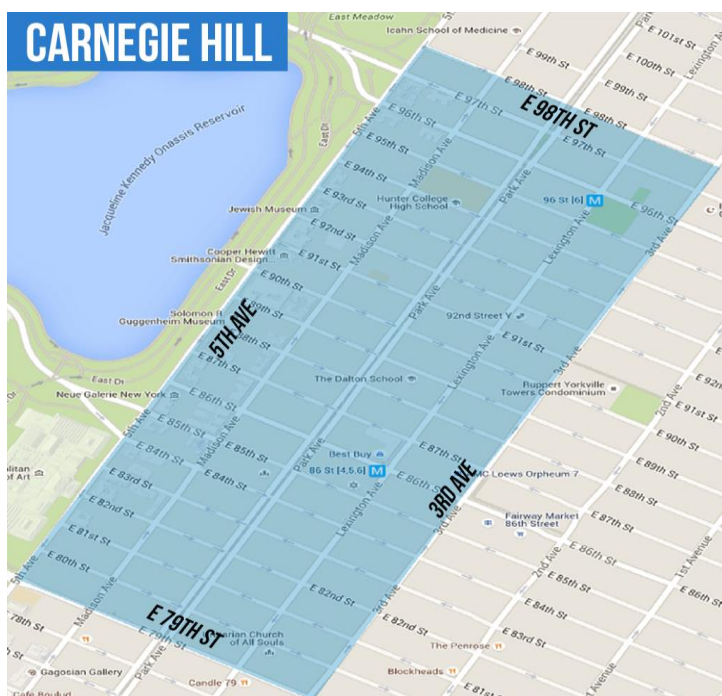
0% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

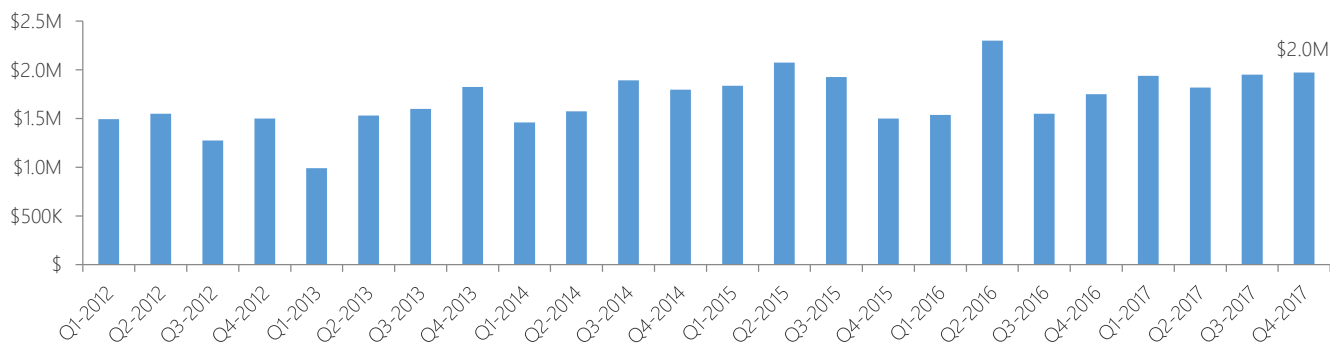


Karen Kostiw
P: 917.524.4152
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www.warburgrealty.com

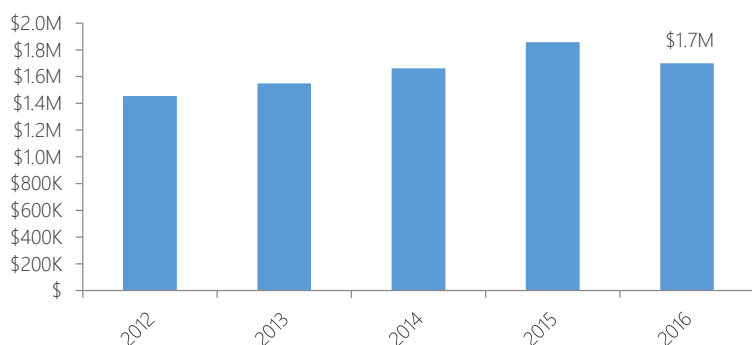


RESIDENTIAL STATS

Median Sale Price by Quarter

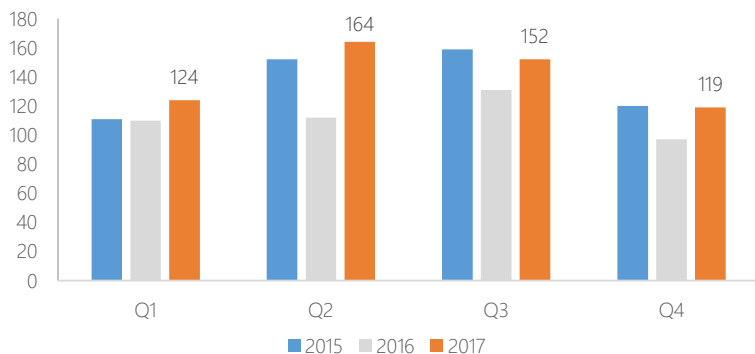


Median Sale Price by Year



Number of Transactions

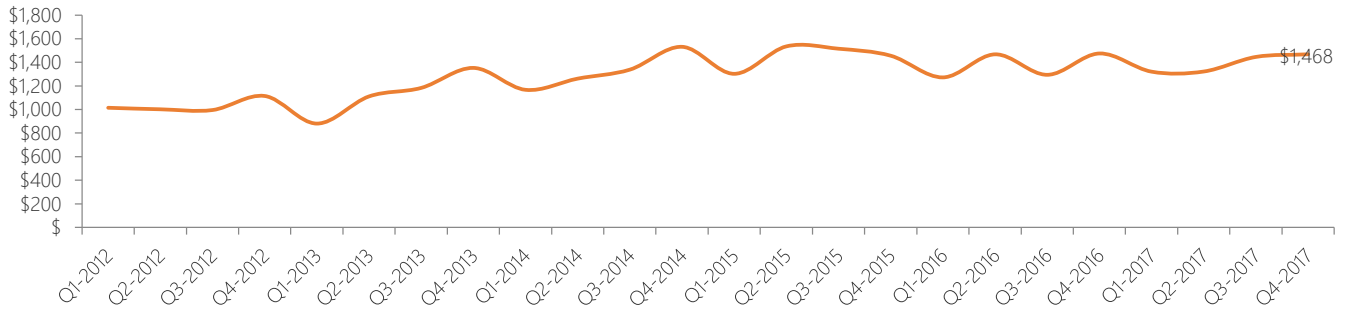
Quarter	2012	2013	2014	2015	2016	2017
Q1	119	108	157	111	110	124
Q2	153	192	165	152	112	164
Q3	159	197	155	159	131	152
Q4	198	186	110	120	97	119



Karen Kostiw
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 www.warburgrealty.com



Median Sale Price per Square Foot

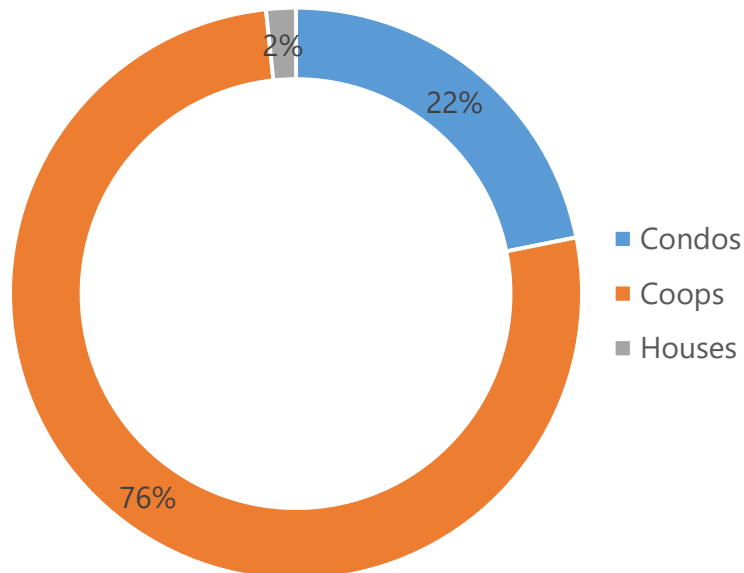


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,450,000	10%	\$1,711	5%	26
Coops	\$1,637,000	0%	\$1,223	0%	91
Houses	\$9,700,000	23%	\$2,905	50%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1020 5 Ave #7	1-01495-0001	14-Nov-17	\$16,500,000	Coop	4,700
117 E 79 St	1-01508-0107	23-Oct-17	\$15,000,000	House	3,503
60 E 86 St #9FL	1-01497-1208	13-Dec-17	\$9,600,000	Condo	3,209
1150 5 Ave #15A	1-01602-0001	20-Dec-17	\$9,250,000	Coop	2,425
1120 5 Ave #6B	1-01505-0001	10-Nov-17	\$8,600,000	Coop	
1100 Park Ave #10A	1-01501-0033	6-Nov-17	\$7,250,000	Coop	
12 E 88 St #7B	1-01499-1124	20-Dec-17	\$6,350,000	Condo	
12 E 88 St #3C	1-01499-1111	17-Nov-17	\$6,307,031	Condo	
1175 Park Ave #5C	1-01521-0069	21-Dec-17	\$6,050,000	Coop	3,800
30 E 85 St #18B	1-01496-1043	6-Dec-17	\$5,606,250	Condo	1,923
1010 5 Ave #11C	1-01494-0001	20-Dec-17	\$5,300,000	Coop	2,300
111-115 E 85 St #31ADE	1-01514-0008	1-Nov-17	\$5,235,000	Coop	
1239 Madison Ave #37F	1-01501-1005	14-Dec-17	\$4,875,000	Coop	
1088 Park Ave #15F	1-01500-0040	3-Oct-17	\$4,750,000	Coop	
160 E 93 St	1-01521-0049	12-Oct-17	\$4,400,000	House	2,880
900 Park Ave #27E	1-01491-1275	5-Dec-17	\$4,185,000	Condo	1,288
1010 5 Ave #9D	1-01494-0001	5-Dec-17	\$4,141,000	Coop	2,100
45 E 85 St #3A	1-01497-0028	13-Oct-17	\$3,900,000	Coop	
1100 Park Ave #2D	1-01501-0033	28-Dec-17	\$3,800,000	Coop	
1075 Park Ave #13C	1-01516-0069	2-Nov-17	\$3,650,000	Coop	
141 E 88 St #11C	1-01517-1174	3-Oct-17	\$3,650,000	Condo	1,790
8-38 E 83 St #14AF	1-01494-0059	30-Nov-17	\$3,600,000	Coop	
170 E 87 St #W4	1-01515-1733	19-Oct-17	\$3,475,000	Condo	765
1050 Park Ave #8A	1-01498-0037	23-Oct-17	\$3,450,000	Coop	
1450 Lexington Ave #10CD	1-01523-0014	11-Oct-17	\$3,450,000	Coop	
1035 Park Ave #16B	1-01514-0069	22-Dec-17	\$3,375,000	Coop	
167 E 82 St #8B	1-01511-1129	31-Oct-17	\$3,325,000	Condo	1,621
12 E 88 St #6C	1-01499-1121	15-Dec-17	\$3,309,313	Condo	
2 E 98 St #6	1-01603-0069	6-Oct-17	\$3,300,000	Coop	
22 E 82 St #1	1-01493-1103	12-Oct-17	\$3,220,000	Condo	1,904
45 E 85 St #6F	1-01497-0028	30-Nov-17	\$3,165,000	Coop	
1035 Park Ave #11B	1-01514-0069	15-Dec-17	\$3,137,000	Coop	
1217-1221 Madison Ave #2FG	1-01499-0051	29-Nov-17	\$3,040,000	Coop	2,100
1239 Madison Ave #22C	1-01501-1005	20-Dec-17	\$3,000,000	Coop	1,250
150 E 86 St #12H	1-01514-1149	21-Nov-17	\$2,925,000	Condo	1,646
35-39 E 85 St #5FG	1-01497-0021	20-Dec-17	\$2,900,000	Coop	1,975
49 E 86 St #11A	1-01498-0020	2-Oct-17	\$2,850,000	Coop	
125 E 84 St #4B	1-01513-0015	9-Nov-17	\$2,775,000	Coop	2,100
1045 Park Ave #14A	1-01515-0001	31-Oct-17	\$2,700,000	Coop	1,800
1192-1198 Park Ave #9D	1-01505-0040	13-Nov-17	\$2,680,000	Coop	
1217-1221 Madison Ave #12F	1-01499-0051	26-Oct-17	\$2,665,000	Coop	
170 E 87 St #W21	1-01515-1695	7-Dec-17	\$2,650,000	Condo	1,549
70 E 96 St #12B	1-01507-0041	25-Oct-17	\$2,650,000	Coop	
969-971 Park Ave #10B	1-01511-0001	17-Nov-17	\$2,550,000	Coop	1,600
1402 3 Ave #C	1-01508-0038	4-Oct-17	\$2,550,000	Coop	
1223-1233 Lexington Ave #5A	1-01512-0123	24-Oct-17	\$2,500,000	Coop	2,000
65 E 96 St #9D	1-01602-1037	15-Nov-17	\$2,450,000	Condo	1,557
141 E 88 St #M2	1-01517-1108	20-Nov-17	\$2,395,000	Condo	1,299
900 Park Ave #11A	1-01491-1111	29-Nov-17	\$2,350,000	Condo	1,272
1001-1007 Park Ave #14N	1-01513-0001	21-Nov-17	\$2,250,000	Coop	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Address	BBL	Sale date	Sale price	Property type	Sqft
1211-1215 Madison Ave #6A	1-01499-0020	19-Dec-17	\$2,136,000	Coop	1,700
1239 Madison Ave #31A	1-01501-1005	21-Nov-17	\$2,100,000	Coop	
8-38 E 83 St #2D	1-01494-0059	18-Oct-17	\$2,045,000	Coop	
1115-1121 Madison Ave #3D	1-01495-0049	2-Oct-17	\$2,000,000	Coop	2,400
1239 Madison Ave #36A	1-01501-1005	19-Dec-17	\$2,000,000	Coop	950
171 E 84 St #26B	1-01513-1171	12-Oct-17	\$1,992,500	Condo	1,253
951-955 Park Ave #1NW	1-01510-0072	18-Dec-17	\$1,950,000	Coop	1,575
11-17 E 87 St #10FGH	1-01499-0010	7-Dec-17	\$1,869,150	Coop	
171 E 84 St #20B	1-01513-1138	29-Nov-17	\$1,810,000	Condo	1,253
14 E 96 St #7	1-01507-1009	20-Dec-17	\$1,750,000	Condo	1,303
112-120 E 81 St #14A	1-01509-0056	28-Nov-17	\$1,700,000	Coop	1,400
10-14 E 85 St #4A	1-01496-0065	12-Dec-17	\$1,700,000	Coop	
1349 Lexington Ave #3D	1-01518-0049	15-Dec-17	\$1,637,000	Coop	
969-971 Park Ave #5C	1-01511-0001	26-Oct-17	\$1,635,000	Coop	950
130 E 94 St #9B	1-01522-0059	26-Oct-17	\$1,600,000	Coop	1,300
900 Park Ave #11B	1-01491-1112	29-Nov-17	\$1,595,000	Condo	780
150 E 85 St #7D	1-01513-1350	2-Oct-17	\$1,585,000	Condo	1,228
12 E 88 St #8E	1-01499-1129	19-Dec-17	\$1,452,500	Condo	
1172 Park Ave #6D	1-01504-0040	27-Dec-17	\$1,447,500	Coop	
111-115 E 85 St #21F	1-01514-0008	2-Oct-17	\$1,415,000	Coop	
1133 Madison Ave #3B	1-01496-0054	28-Dec-17	\$1,410,000	Coop	1,250
171 E 84 St #12D	1-01513-1087	15-Nov-17	\$1,400,000	Condo	944
125 E 93 St #7B	1-01522-0012	30-Oct-17	\$1,309,170	Coop	
1349 Lexington Ave #6G	1-01518-0049	28-Dec-17	\$1,290,000	Coop	1,250
1438 3 Ave #24A	1-01510-1024	13-Oct-17	\$1,285,000	Condo	771
1438 3 Ave #12B	1-01510-1040	29-Nov-17	\$1,220,000	Condo	790
120 E 86 St #3B	1-01514-1003	3-Oct-17	\$1,200,000	Coop	
8-38 E 83 St #6C	1-01494-0059	18-Dec-17	\$1,200,000	Coop	
131 E 93 St #7B	1-01522-0014	7-Dec-17	\$1,199,000	Coop	
51-53 E 90 St #6C	1-01502-0023	14-Dec-17	\$1,191,500	Coop	1,100
20 E 84 St #3B	1-01495-0059	4-Oct-17	\$1,170,000	Coop	
70 E 96 St #7C	1-01507-0041	25-Oct-17	\$1,100,000	Coop	1,200
1025 5 Ave #10S	1-01495-0004	29-Nov-17	\$1,080,000	Coop	
11-17 E 87 St #4D	1-01499-0010	16-Oct-17	\$995,000	Coop	1,100
131 E 93 St #9A	1-01522-0014	14-Nov-17	\$870,000	Coop	850
1197-1199 Park Ave #11G	1-01523-0001	16-Oct-17	\$850,000	Coop	900
11-17 E 87 St #8E	1-01499-0010	11-Dec-17	\$845,000	Coop	650
170 E 90 St #4E	1-01518-0042	20-Dec-17	\$830,000	Coop	
120 E 90 St #4H	1-01518-1096	2-Oct-17	\$825,000	Condo	754
1065 Park Ave #17C	1-01516-0001	20-Dec-17	\$820,000	Coop	700
1178-1188 Madison Ave #GFC	1-01498-0014	20-Oct-17	\$799,000	Coop	
1040 Park Ave #13H	1-01498-0033	22-Dec-17	\$790,500	Coop	
35-39 E 85 St #8DN	1-01497-0021	26-Oct-17	\$750,000	Coop	
16 E 80 St #2B	1-01491-0062	16-Nov-17	\$650,000	Coop	
124 E 91 St #3C	1-01519-0060	24-Oct-17	\$650,000	Coop	800
162 E 91 St #1D	1-01519-0045	16-Oct-17	\$625,000	Coop	600
1402 3 Ave #3F	1-01508-0038	18-Dec-17	\$610,000	Coop	
55-69 E 87 St #5C	1-01499-0025	3-Oct-17	\$575,000	Coop	
1402 3 Ave #1C	1-01508-0038	26-Oct-17	\$575,000	Coop	
144 E 84 St #12F	1-01512-0052	17-Oct-17	\$560,000	Coop	



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