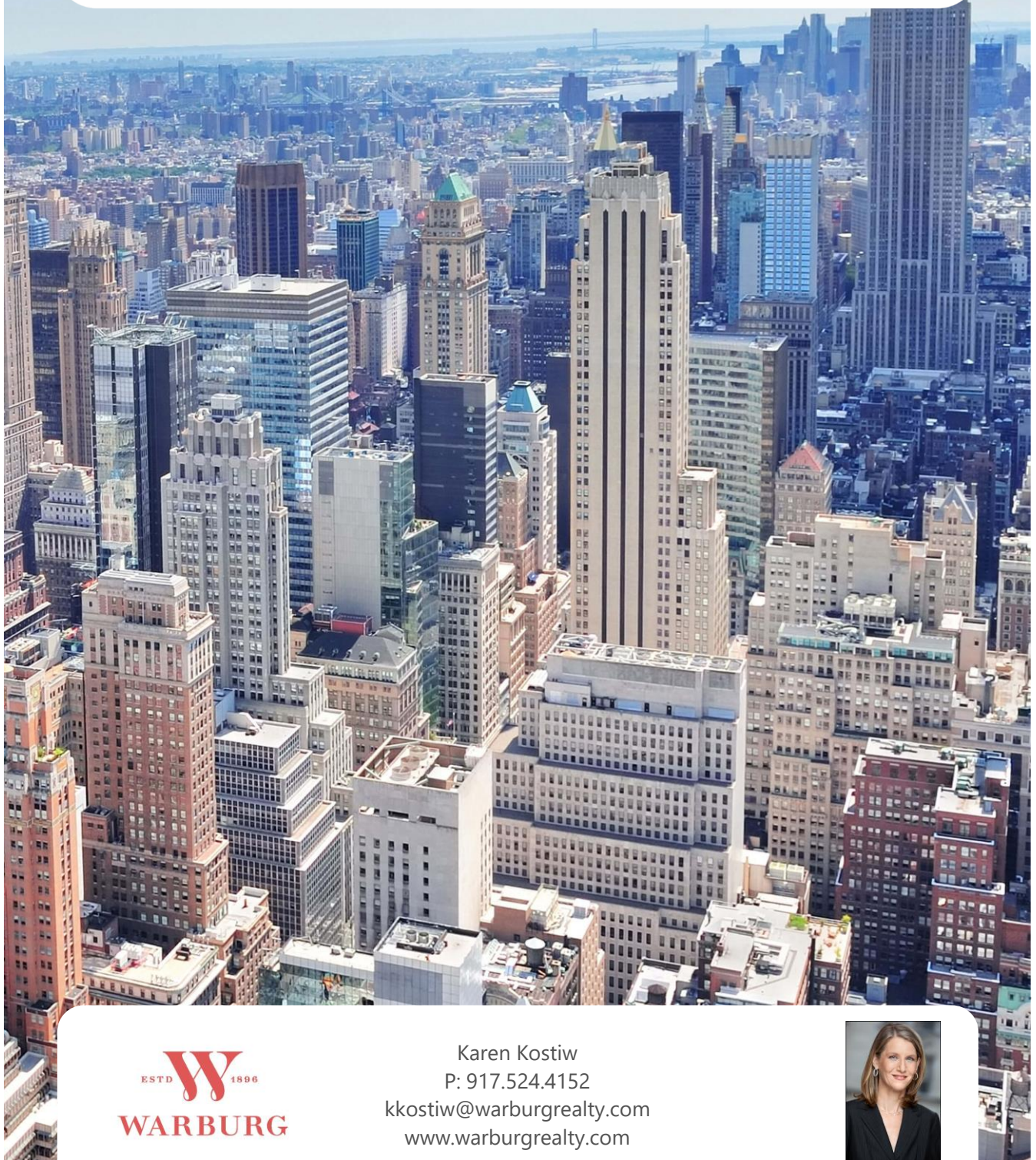


CARNEGIE HILL

A quarterly analysis of residential sales
in Carnegie Hill, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.75M

-4% YoY

NO. OF TRANSACTIONS

143

-13% YoY

MEDIAN PRICE/SQ.FT.

\$1,310

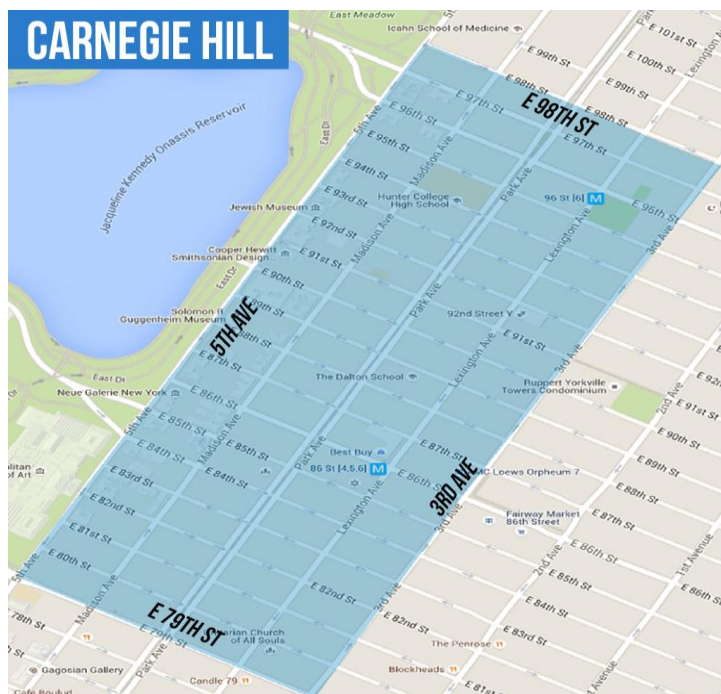
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

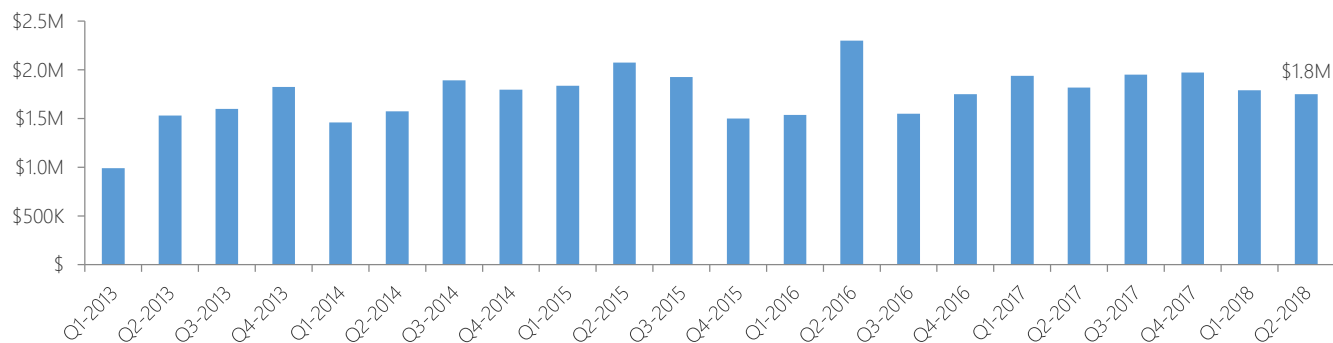


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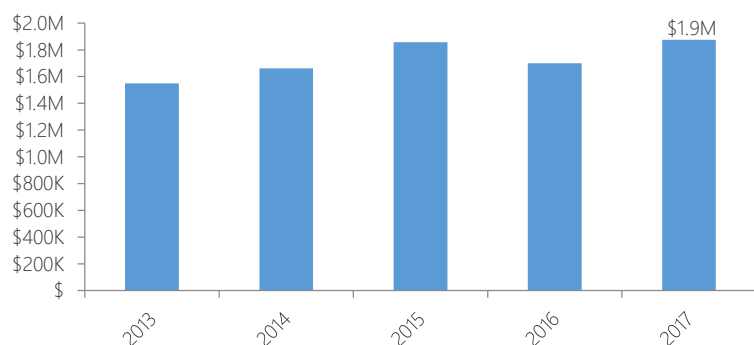


RESIDENTIAL STATS

Median Sale Price by Quarter

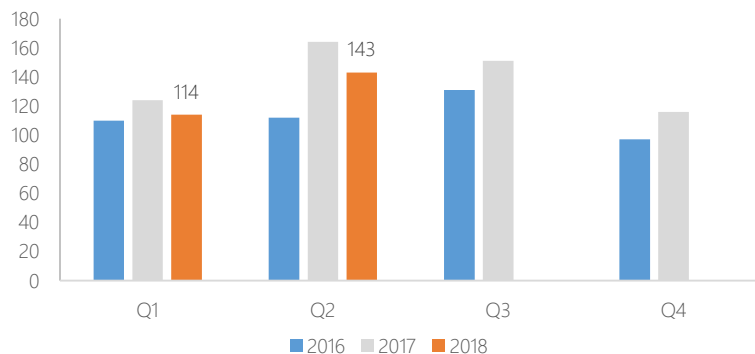


Median Sale Price by Year



Number of Transactions

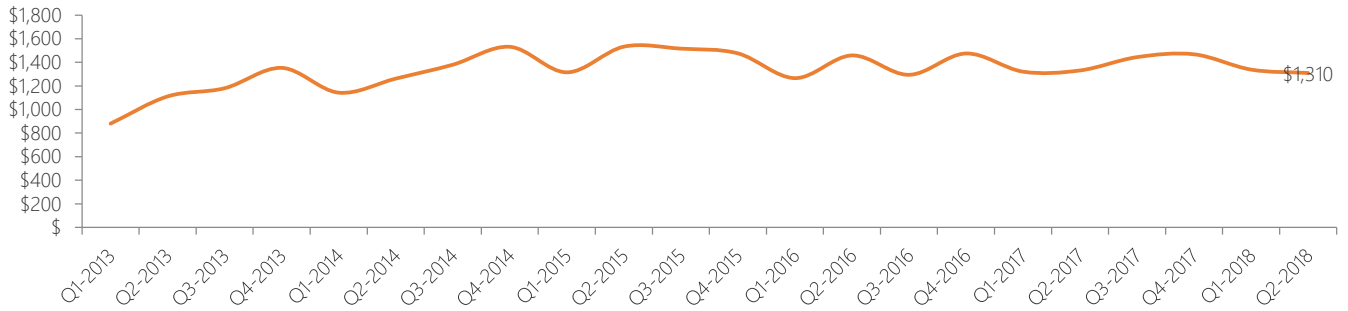
Quarter	2013	2014	2015	2016	2017	2018
Q1	108	157	111	110	124	114
Q2	192	165	152	112	164	143
Q3	197	155	159	131	151	
Q4	186	110	120	97	116	



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Median Sale Price per Square Foot

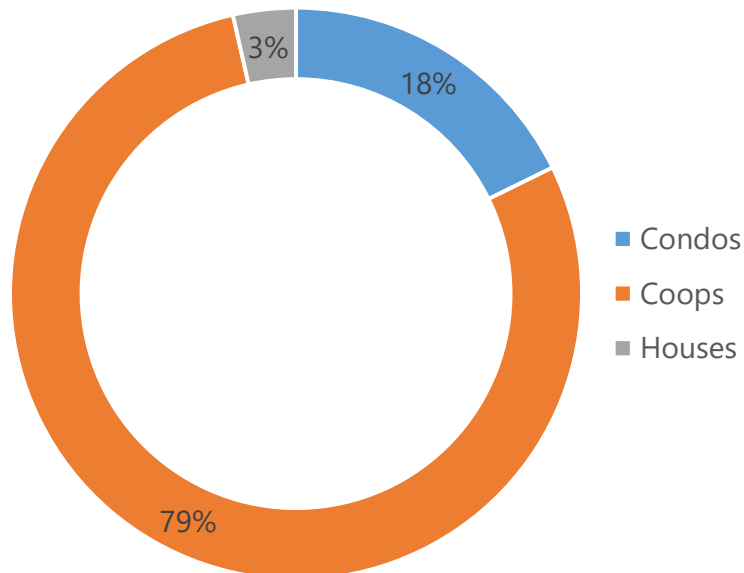


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,765,000	-40%	\$1,542	-5%	25
Coops	\$1,442,500	-11%	\$1,125	-7%	111
Houses	\$16,250,000	132%	\$3,785	85%	5

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
113 E 79th St	1-01508-0006	10-May-18	\$30,000,000	House	4,253
995-997 Fifth Ave #S8	1-01492-0069	6-Apr-18	\$22,200,000	Coop	
1020 Fifth Ave #5	1-01495-0001	13-Apr-18	\$21,000,000	Coop	
60 E 86th St #PH	1-01497-1214	10-Apr-18	\$19,250,000	Condo	
117 E 79th St	1-01508-0107	10-May-18	\$16,765,384	House	3,503
115 E 79th St	1-01508-0007	10-May-18	\$16,250,000	House	4,293
46 E 83rd St	1-01494-0049	18-May-18	\$15,500,000	House	6,141
993 Fifth Ave #7	1-01492-0003	4-Jun-18	\$15,000,000	Coop	
960-962 Park Ave #6E	1-01494-0032	30-May-18	\$14,500,000	Coop	4,212
21-23 E 79th St #12FL	1-01491-0012	30-May-18	\$12,000,000	Coop	
1049 Fifth Ave #19B	1-01497-1106	11-May-18	\$11,800,000	Condo	2,793
1060-1064 Fifth Ave #8B	1-01499-0001	5-Jun-18	\$9,586,688	Coop	
995-997 Fifth Ave #S9	1-01492-0069	6-Apr-18	\$8,200,000	Coop	
1153-1155 Park Ave #2SW	1-01520-0004	13-Jun-18	\$7,785,000	Coop	
139 E 79th St #14FL	1-01508-0016	6-Jun-18	\$6,850,000	Coop	
1115-1121 Madison Ave #4CD	1-01495-0049	1-Jun-18	\$6,292,500	Coop	3,900
1105 Park Ave #5CD	1-01518-0001	2-May-18	\$5,954,250	Coop	4,200
1010 Fifth Ave #14C	1-01494-0001	29-Jun-18	\$5,800,000	Coop	
1111 Park Ave #13B	1-01518-0069	13-Jun-18	\$5,658,500	Coop	
21 E 96th St #7	1-01602-1108	3-Apr-18	\$5,400,000	Condo	3,004
1095 Park Ave #8C	1-01517-0069	14-Jun-18	\$5,375,000	Coop	
993 Park Ave #7E	1-01512-0070	21-Jun-18	\$5,350,000	Coop	
2 E 98th St #11A	1-01603-0069	4-Apr-18	\$5,300,000	Coop	
1045 Park Ave #14B	1-01515-0001	18-Jun-18	\$5,250,000	Coop	2,200
12 E 88th St #5A	1-01499-1117	18-May-18	\$4,900,000	Condo	
935 Park Ave #8A	1-01509-0069	24-Apr-18	\$4,600,000	Coop	
2 E 98th St #4B	1-01603-0069	28-Jun-18	\$4,600,000	Coop	
1274-1284 Madison Ave #6B	1-01503-0014	8-May-18	\$4,062,500	Coop	2,395
1190-1200 Madison Ave #8D	1-01499-0014	24-May-18	\$3,950,000	Coop	2,400
1217-1221 Madison Ave #5B	1-01499-0051	11-Jun-18	\$3,895,000	Coop	
1056 Fifth Ave #9E	1-01498-0069	7-May-18	\$3,810,000	Coop	
1120-1126 Park Ave #9E	1-01502-0033	14-Jun-18	\$3,800,000	Coop	
1111 Park Ave #7D	1-01518-0069	15-May-18	\$3,700,000	Coop	
1274-1284 Madison Ave #7B	1-01503-0014	28-Jun-18	\$3,500,000	Coop	
1128 Park Ave #7	1-01502-0040	17-May-18	\$3,495,000	Coop	
1197-1199 Park Ave #5FG	1-01523-0001	27-Jun-18	\$3,325,000	Coop	2,300
12 E 88th St #1C	1-01499-1105	8-Jun-18	\$3,300,000	Condo	
1185 Park Ave #2B	1-01522-0001	18-Jun-18	\$3,300,000	Coop	2,200
1192-1198 Park Ave #6C	1-01505-0040	26-Jun-18	\$3,250,000	Coop	2,200
150 E 86th St #14E	1-01514-1156	18-May-18	\$3,249,188	Condo	2,480
181 E 90th St #28B	1-01519-1086	10-Apr-18	\$3,000,000	Condo	1,658
70 E 96th St #10B	1-01507-0041	5-Apr-18	\$2,762,500	Coop	2,100
129 E 94th St	1-01523-0011	1-May-18	\$2,647,000	House	3,414
1080-1082 Fifth Ave #3C	1-01501-0001	13-Jun-18	\$2,575,000	Coop	
112-120 E 81st St #9C	1-01509-0056	31-May-18	\$2,525,000	Coop	
1021 Park Ave #14B	1-01514-0001	31-May-18	\$2,400,000	Coop	
40 E 94th St #11E	1-01505-1123	28-Jun-18	\$2,325,000	Condo	870
17 E 80th St #3	1-01492-0011	1-May-18	\$2,325,000	Coop	2,100
40 E 94th St #11D	1-01505-1123	28-Jun-18	\$2,325,000	Condo	870
145-151 E 84th St #8AB	1-01513-0020	15-Jun-18	\$2,300,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
114-116 E 84th St #6B	1-01512-0062	22-May-18	\$2,250,000	Coop	
1450 Lexington Ave #2A	1-01523-0014	18-Jun-18	\$2,150,000	Coop	1,800
1140-1142 Fifth Ave #8B	1-01507-0001	14-May-18	\$2,150,000	Coop	1,600
1239 Madison Ave #8G	1-01501-1005	30-May-18	\$2,100,000	Coop	
120 E 87th St #P8	1-01515-1245	22-May-18	\$2,050,000	Condo	1,438
1120-1126 Park Ave #16B	1-01502-0033	30-May-18	\$2,000,000	Coop	1,736
108 E 82nd St #6D	1-01510-0065	14-Jun-18	\$1,975,000	Coop	1,400
1114 Madison Ave #11E	1-01495-1002	6-Jun-18	\$1,945,000	Coop	1,500
1349 Lexington Ave #4E	1-01518-0049	29-May-18	\$1,876,875	Coop	1,650
2-8 E 95th St #8C	1-01506-0065	29-Jun-18	\$1,865,000	Coop	1,600
40 E 94th St #10F	1-01505-1118	9-Apr-18	\$1,850,000	Condo	1,388
1254-1266 Madison Ave #7C	1-01502-0017	1-May-18	\$1,850,000	Coop	
114 E 90th St #3A	1-01518-0061	4-Apr-18	\$1,810,000	Coop	
1349 Lexington Ave #5E	1-01518-0049	1-Jun-18	\$1,800,000	Coop	
111 E 88th St #8E	1-01517-1047	28-Jun-18	\$1,780,000	Condo	615
171 E 84th St #11J	1-01513-1083	5-Jun-18	\$1,750,000	Condo	1,001
171 E 84th St #14J	1-01513-1101	26-Jun-18	\$1,750,000	Condo	1,001
3-5 E 85th St #2B	1-01497-0005	16-May-18	\$1,740,000	Coop	
150 E 85th St #8D	1-01513-1359	9-May-18	\$1,732,000	Condo	1,228
30 E 85th St #3A	1-01496-1004	22-Jun-18	\$1,700,000	Condo	865
1274-1284 Madison Ave #6C	1-01503-0014	6-Apr-18	\$1,650,000	Coop	
1211-1215 Madison Ave #11B	1-01499-0020	6-Jun-18	\$1,650,000	Coop	1,700
170 E 87th St #W18	1-01515-1777	25-Jun-18	\$1,540,833	Condo	1,046
150 E 85th St #13A	1-01513-1396	26-Jun-18	\$1,540,000	Condo	1,090
140 E 81st St #4D	1-01509-0051	14-Jun-18	\$1,450,000	Coop	
1172 Park Ave #5D	1-01504-0040	21-May-18	\$1,435,000	Coop	
17 E 96th St #3C	1-01602-0013	27-Jun-18	\$1,385,000	Coop	1,300
1036-1038 Park Ave #12E	1-01497-0041	29-Jun-18	\$1,375,000	Coop	
120 E 87th St #R14	1-01515-1336	23-May-18	\$1,330,000	Condo	826
140 E 81st St #7D	1-01509-0051	14-Jun-18	\$1,325,000	Coop	
1060-1068 Park Ave #9F	1-01499-0032	4-Jun-18	\$1,317,500	Coop	
12 E 88th St #4D	1-01499-1115	4-Apr-18	\$1,303,360	Condo	
140 E 81st St #5E	1-01509-0051	30-Apr-18	\$1,295,000	Coop	1,200
171 E 84th St #16D	1-01513-1112	21-Jun-18	\$1,290,000	Condo	944
1415-1423 Lexington Ave #2A	1-01521-0051	25-Jun-18	\$1,250,000	Coop	
969-971 Park Ave #9C	1-01511-0001	23-May-18	\$1,250,000	Coop	
1036-1038 Park Ave #4C	1-01497-0041	15-Jun-18	\$1,200,000	Coop	
1056 Fifth Ave #2B	1-01498-0069	23-May-18	\$1,140,000	Coop	920
111-115 E 85th St #27F	1-01514-0008	7-May-18	\$1,136,000	Coop	
1133 Madison Ave #3E	1-01496-0054	1-May-18	\$1,130,000	Coop	
108 E 91st St #2A	1-01519-0067	31-May-18	\$1,125,000	Coop	1,000
111-115 E 85th St #15F	1-01514-0008	18-Jun-18	\$1,035,000	Coop	
995-997 Fifth Ave #1G	1-01492-0069	6-Apr-18	\$1,000,000	Coop	
1001 Fifth Ave #5B	1-01493-0072	6-Jun-18	\$995,000	Coop	
11-17 E 87th St #9D	1-01499-0010	15-May-18	\$995,000	Coop	
1402 Third Ave #18C	1-01508-0038	1-Jun-18	\$960,000	Coop	
173-175 E 79th St #14D	1-01508-0027	30-May-18	\$925,000	Coop	
151 E 79th St #16B	1-01508-0020	5-Jun-18	\$916,478	Coop	
1415-1423 Lexington Ave #6C	1-01521-0051	6-Jun-18	\$900,000	Coop	1,000
144 E 84th St #11B	1-01512-0052	17-May-18	\$885,000	Coop	



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