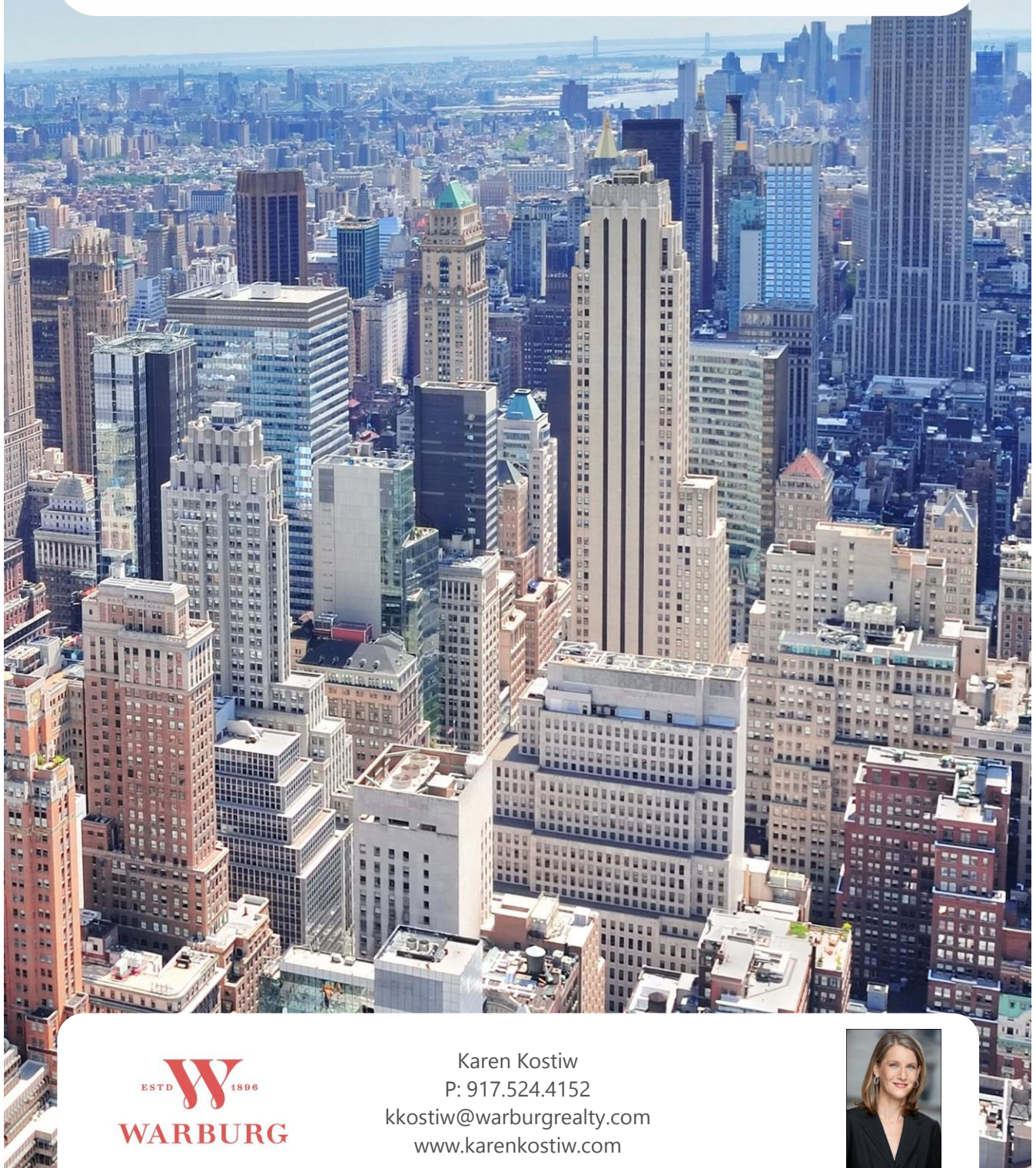


# CARNEGIE HILL

A quarterly analysis of residential sales  
in Carnegie Hill, Manhattan

3rd Quarter 2018



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# Residential Market Report, 3rd Quarter 2018

## Carnegie Hill, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$2.M**

3% YoY

NO. OF TRANSACTIONS

**127**

-16% YoY

MEDIAN PRICE/SQ.FT.

**\$1,404**

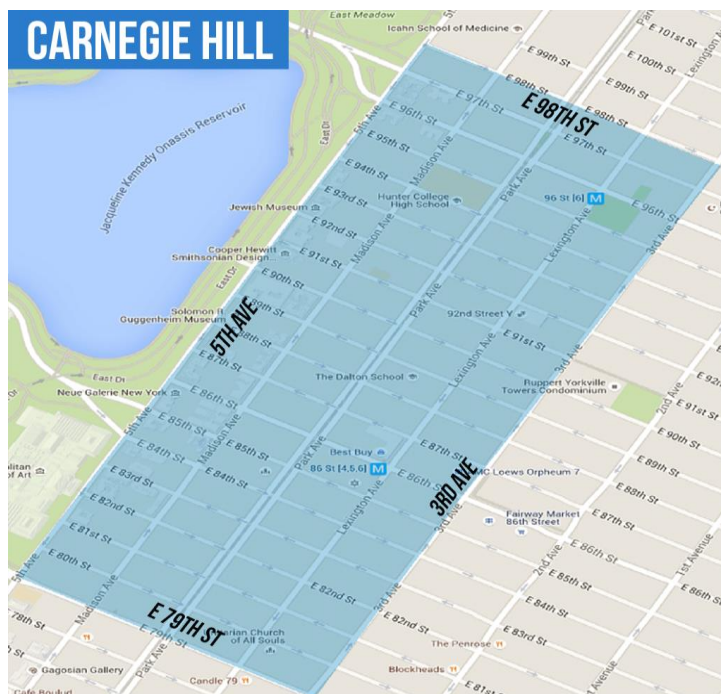
-3% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

-4% YoY

### NEIGHBORHOOD BOUNDARIES



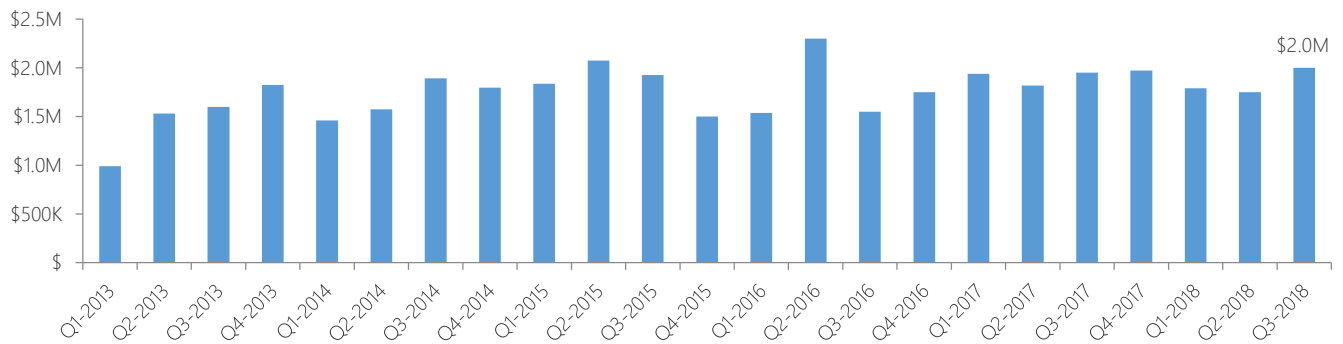
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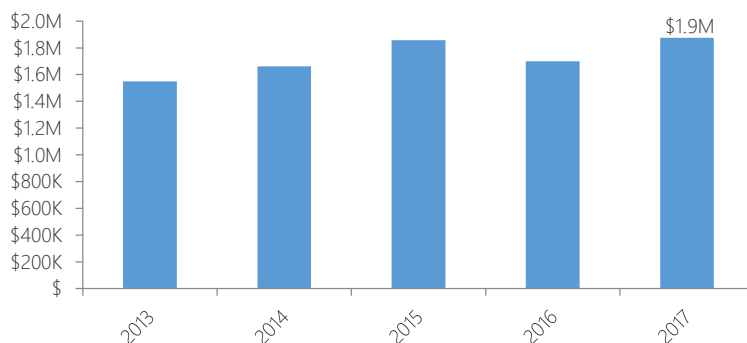


## RESIDENTIAL STATS

### Median Sale Price by Quarter

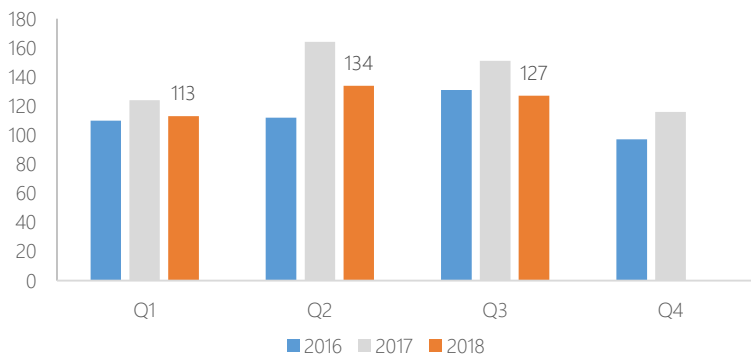


### Median Sale Price by Year



### Number of Transactions

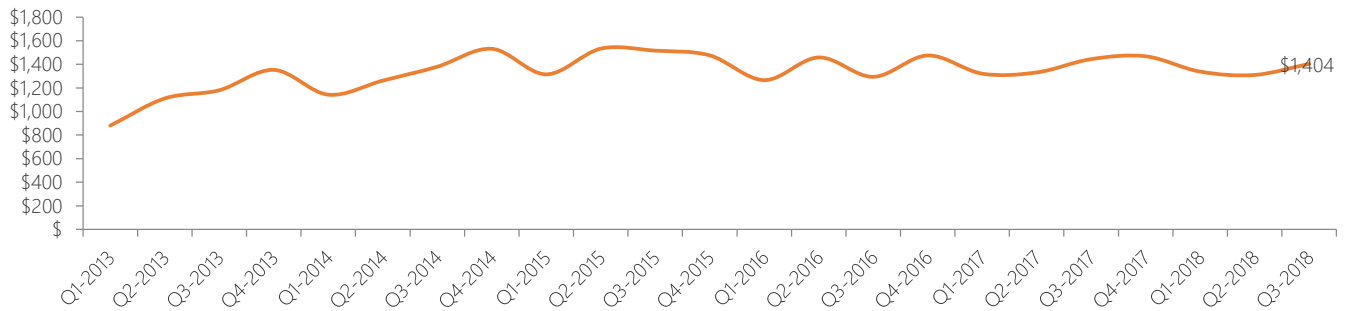
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 108  | 157  | 111  | 110  | 124  | 113  |
| Q2      | 192  | 165  | 152  | 112  | 164  | 134  |
| Q3      | 197  | 155  | 159  | 131  | 151  | 127  |
| Q4      | 186  | 110  | 120  | 97   | 116  |      |



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## Median Sale Price per Square Foot

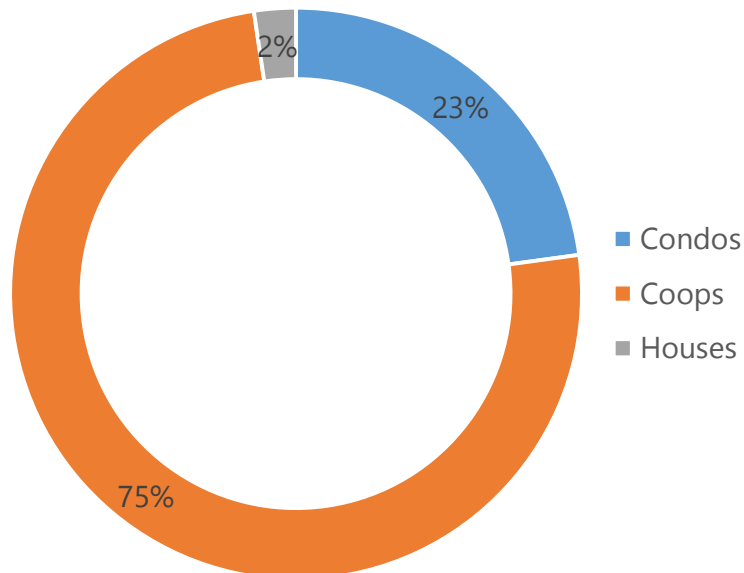


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$2,200,000       | 9%    | \$1,622                | 8%    | 29           |
| Coops         | \$1,800,000       | -3%   | \$1,247                | -1%   | 95           |
| Houses        | \$11,550,000      | 55%   | \$2,333                | 12%   | 3            |

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

| Address                    | BBL          | Sale date | Sale price   | Property type | Sqft  |
|----------------------------|--------------|-----------|--------------|---------------|-------|
| 1125 Fifth Ave #14         | 1-01505-0069 | 12-Jul-18 | \$19,000,000 | Coop          |       |
| 69 E 91st St               | 1-01503-0030 | 5-Sep-18  | \$15,925,000 | House         | 4,070 |
| 1185 Park Ave #PHA         | 1-01522-0001 | 5-Sep-18  | \$15,800,000 | Coop          |       |
| 14 E 93rd St               | 1-01504-0062 | 20-Aug-18 | \$11,550,000 | House         | 4,950 |
| 1240-1244 Madison Ave #13B | 1-01501-0016 | 27-Sep-18 | \$11,000,000 | Coop          |       |
| 1120 Fifth Ave #13B        | 1-01505-0001 | 24-Aug-18 | \$9,600,000  | Coop          | 3,250 |
| 12 E 88th St #6A           | 1-01499-1120 | 14-Aug-18 | \$8,675,000  | Condo         |       |
| 60 E 86th St #4FL          | 1-01497-1203 | 7-Sep-18  | \$8,400,000  | Condo         |       |
| 150 E 86th St #12A         | 1-01514-1142 | 25-Jul-18 | \$7,870,000  | Condo         | 3,478 |
| 950 Park Ave #2B           | 1-01493-0037 | 5-Sep-18  | \$7,400,000  | Coop          |       |
| 133 E 80th St #8A          | 1-01509-0016 | 19-Jul-18 | \$7,300,000  | Coop          | 3,575 |
| 983 Park Ave #2C           | 1-01512-0001 | 12-Jul-18 | \$7,200,000  | Coop          |       |
| 133 E 94th St              | 1-01523-0012 | 31-Aug-18 | \$6,998,425  | House         | 3,072 |
| 1185 Park Ave #14C         | 1-01522-0001 | 13-Sep-18 | \$6,850,000  | Coop          |       |
| 1185 Park Ave #9C          | 1-01522-0001 | 16-Jul-18 | \$6,800,000  | Coop          | 2,600 |
| 1136 Fifth Ave #5A         | 1-01506-0069 | 24-Sep-18 | \$6,350,000  | Coop          |       |
| 15 E 91st St #10A          | 1-01503-0014 | 15-Aug-18 | \$6,250,000  | Coop          |       |
| 983 Park Ave #7C           | 1-01512-0001 | 22-Aug-18 | \$6,200,000  | Coop          |       |
| 1020 Park Ave #PH          | 1-01497-0034 | 28-Sep-18 | \$6,000,000  | Coop          |       |
| 45 E 82nd St #6W           | 1-01494-0023 | 27-Sep-18 | \$5,426,000  | Coop          | 3,200 |
| 150 E 86th St #18B         | 1-01514-1183 | 1-Aug-18  | \$5,350,000  | Condo         | 2,160 |
| 1050 Park Ave #4B          | 1-01498-0037 | 6-Sep-18  | \$5,200,000  | Coop          |       |
| 1088 Park Ave #7A          | 1-01500-0040 | 23-Aug-18 | \$5,000,000  | Coop          |       |
| 40 E 94th St #10C          | 1-01505-1115 | 10-Aug-18 | \$4,350,000  | Condo         | 2,182 |
| 40 E 94th St #10D          | 1-01505-1115 | 10-Aug-18 | \$4,350,000  | Condo         | 2,182 |
| 61 E 82nd St #2A           | 1-01494-0028 | 28-Aug-18 | \$4,300,000  | Coop          |       |
| 900 Park Ave #22E          | 1-01491-1225 | 31-Aug-18 | \$4,100,000  | Condo         | 1,288 |
| 45 E 85th St #4A           | 1-01497-0028 | 5-Jul-18  | \$3,900,000  | Coop          |       |
| 1165 Fifth Ave #6B         | 1-01603-0069 | 28-Aug-18 | \$3,900,000  | Coop          |       |
| 1075 Park Ave #9C          | 1-01516-0069 | 17-Sep-18 | \$3,900,000  | Coop          |       |
| 14 E 90th St #8D           | 1-01501-0056 | 9-Aug-18  | \$3,650,000  | Coop          | 2,300 |
| 1192 Park Ave #9B          | 1-01505-0040 | 30-Jul-18 | \$3,600,000  | Coop          | 2,800 |
| 1239 Madison Ave #23F      | 1-01501-1005 | 17-Jul-18 | \$3,450,000  | Coop          | 1,250 |
| 1438 Third Ave #27B        | 1-01510-1055 | 24-Aug-18 | \$3,150,000  | Condo         | 1,690 |
| 1185 Park Ave #10B         | 1-01522-0001 | 6-Sep-18  | \$3,050,000  | Coop          |       |
| 50 E 89th St #19D          | 1-01500-0045 | 26-Jul-18 | \$3,020,000  | Coop          | 1,750 |
| 1001 Park Ave #3S          | 1-01513-0001 | 23-Jul-18 | \$2,925,000  | Coop          |       |
| 50 E 89th St #24D          | 1-01500-0045 | 24-Jul-18 | \$2,829,000  | Coop          |       |
| 47 E 91st St #TH2          | 1-01503-1012 | 9-Jul-18  | \$2,750,000  | Condo         | 1,528 |
| 170 E 87th St #E11         | 1-01515-1559 | 13-Sep-18 | \$2,700,000  | Condo         | 1,750 |
| 120 E 90th St #7D          | 1-01518-1049 | 26-Sep-18 | \$2,700,000  | Condo         | 910   |
| 49 E 96th St #12C          | 1-01602-0020 | 7-Sep-18  | \$2,675,000  | Coop          | 2,150 |
| 171 E 84th St #28C         | 1-01513-1182 | 12-Jul-18 | \$2,600,000  | Condo         | 1,253 |
| 969 Park Ave #10D          | 1-01511-0001 | 21-Aug-18 | \$2,573,000  | Coop          |       |
| 40 E 80th St #7A           | 1-01491-0048 | 18-Sep-18 | \$2,500,000  | Coop          | 2,000 |
| 9 E 96th St #5B            | 1-01602-0009 | 29-Aug-18 | \$2,385,000  | Coop          | 1,600 |
| 1150 Fifth Ave #7E         | 1-01602-0001 | 1-Aug-18  | \$2,375,000  | Coop          | 1,600 |
| 1438 Third Ave #9B         | 1-01510-1037 | 28-Sep-18 | \$2,300,000  | Condo         | 1,690 |
| 175 E 94th St #1           | 1-01523-1001 | 2-Aug-18  | \$2,250,000  | Condo         | 2,351 |
| 1230 Park Ave #8D          | 1-01507-0040 | 10-Jul-18 | \$2,250,000  | Coop          |       |



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| Address                   | BBL          | Sale date | Sale price  | Property type | Sqft  |
|---------------------------|--------------|-----------|-------------|---------------|-------|
| 1025 Fifth Ave #8BS       | 1-01495-0004 | 7-Aug-18  | \$2,225,000 | Coop          | 1,700 |
| 103 E 84th St #2B         | 1-01513-0005 | 17-Sep-18 | \$2,200,000 | Coop          | 1,550 |
| 975 Park Ave #14D         | 1-01511-0069 | 26-Sep-18 | \$2,200,000 | Coop          |       |
| 1240-1244 Madison Ave #4B | 1-01501-0016 | 23-Aug-18 | \$2,191,628 | Coop          |       |
| 1049 Fifth Ave #6E        | 1-01497-1076 | 27-Jul-18 | \$2,150,000 | Condo         | 1,574 |
| 1474 Third Ave #4N        | 1-01512-1110 | 13-Sep-18 | \$2,150,000 | Condo         | 1,623 |
| 120 E 87th St #R14        | 1-01515-1350 | 6-Aug-18  | \$2,100,000 | Condo         | 1,197 |
| 17 E 97th St #4D          | 1-01603-0014 | 14-Aug-18 | \$2,100,000 | Coop          |       |
| 140 E 81st St #7FG        | 1-01509-0051 | 20-Sep-18 | \$2,100,000 | Coop          |       |
| 1435 Lexington Ave #7D    | 1-01522-0050 | 20-Sep-18 | \$2,100,000 | Coop          | 1,900 |
| 70 E 96th St #6B          | 1-01507-0041 | 18-Jul-18 | \$2,000,070 | Coop          | 2,000 |
| 12 E 97th St #5GH         | 1-01602-0060 | 16-Aug-18 | \$2,000,000 | Coop          |       |
| 171 E 84th St #14B        | 1-01513-1094 | 25-Sep-18 | \$1,999,000 | Condo         | 1,253 |
| 140 E 81st St #10FG       | 1-01509-0051 | 18-Jul-18 | \$1,999,000 | Coop          |       |
| 122 E 82nd St #3A         | 1-01510-0060 | 30-Aug-18 | \$1,899,000 | Coop          |       |
| 900 Park Ave #14C         | 1-01491-1143 | 31-Aug-18 | \$1,875,000 | Condo         | 1,110 |
| 35 E 85th St #16B         | 1-01497-0021 | 2-Jul-18  | \$1,825,000 | Coop          | 1,300 |
| 140 E 83rd St #4A         | 1-01511-0053 | 18-Jul-18 | \$1,775,000 | Coop          |       |
| 14 E 96th St #10          | 1-01507-1012 | 30-Jul-18 | \$1,750,001 | Condo         | 1,303 |
| 1025 Fifth Ave #9DS       | 1-01495-0004 | 12-Jul-18 | \$1,750,000 | Coop          | 1,400 |
| 120 E 81st St #3E         | 1-01509-0056 | 6-Aug-18  | \$1,750,000 | Coop          | 1,300 |
| 120 E 87th St #P8         | 1-01515-1314 | 31-Jul-18 | \$1,750,000 | Condo         | 519   |
| 19 E 88th St #7H          | 1-01500-0015 | 27-Sep-18 | \$1,730,000 | Coop          | 1,436 |
| 120 E 81st St #4E         | 1-01509-0056 | 5-Sep-18  | \$1,725,000 | Coop          |       |
| 120 E 81st St #7A         | 1-01509-0056 | 6-Sep-18  | \$1,725,000 | Coop          | 1,400 |
| 1025 Fifth Ave #2CS       | 1-01495-0004 | 18-Sep-18 | \$1,700,000 | Coop          |       |
| 171 E 84th St #4J         | 1-01513-1021 | 27-Aug-18 | \$1,650,000 | Condo         | 1,001 |
| 120 E 81st St #4B         | 1-01509-0056 | 16-Aug-18 | \$1,640,000 | Coop          |       |
| 1185 Park Ave #1B         | 1-01522-0001 | 5-Sep-18  | \$1,500,000 | Coop          |       |
| 167 E 82nd St #5C         | 1-01511-1118 | 2-Jul-18  | \$1,400,000 | Condo         | 878   |
| 1065 Park Ave #8B         | 1-01516-0001 | 26-Sep-18 | \$1,295,000 | Coop          | 1,025 |
| 150 E 93rd St #2DE        | 1-01521-0051 | 20-Aug-18 | \$1,235,000 | Coop          | 630   |
| 70 E 96th St #2D          | 1-01507-0041 | 14-Aug-18 | \$1,220,000 | Coop          | 1,400 |
| 9 E 96th St #2C           | 1-01602-0009 | 9-Aug-18  | \$1,207,500 | Coop          |       |
| 1056 Fifth Ave #3B        | 1-01498-0069 | 11-Jul-18 | \$1,200,000 | Coop          |       |
| 40 E 94th St #3A          | 1-01505-1054 | 18-Jul-18 | \$1,160,000 | Condo         | 783   |
| 115 E 90th St #9B         | 1-01519-0008 | 26-Sep-18 | \$1,122,500 | Coop          |       |
| 120 E 86th St #5A         | 1-01514-1003 | 20-Sep-18 | \$1,100,000 | Coop          | 900   |
| 17 E 80th St #6           | 1-01492-0011 | 10-Aug-18 | \$1,050,000 | Coop          |       |
| 150 E 93rd St #9B         | 1-01521-0051 | 14-Aug-18 | \$995,000   | Coop          | 895   |
| 50 E 89th St #4C          | 1-01500-0045 | 12-Sep-18 | \$965,000   | Coop          | 950   |
| 171 E 84th St #12H        | 1-01513-1091 | 10-Aug-18 | \$961,000   | Condo         | 693   |
| 12 E 97th St #4J          | 1-01602-0060 | 14-Aug-18 | \$895,000   | Coop          |       |
| 111 E 85th St #5A         | 1-01514-0008 | 21-Aug-18 | \$875,000   | Coop          |       |
| 140 E 81st St #4C         | 1-01509-0051 | 16-Jul-18 | \$875,000   | Coop          | 800   |
| 131 E 93rd St #8A         | 1-01522-0014 | 17-Jul-18 | \$850,000   | Coop          | 800   |
| 49 E 96th St #15B         | 1-01602-0020 | 31-Jul-18 | \$755,000   | Coop          | 980   |
| 64 E 94th St #3F          | 1-01505-0044 | 2-Aug-18  | \$750,000   | Coop          |       |
| 55 E 93rd St #1D          | 1-01505-1003 | 18-Jul-18 | \$750,000   | Condo         | 485   |
| 140 E 95th St #2D         | 1-01523-0059 | 10-Jul-18 | \$749,000   | Coop          |       |



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