

CARNEGIE HILL

A quarterly analysis of residential sales
in Carnegie Hill, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.9M

-3% YoY

NO. OF TRANSACTIONS

120

3% YoY

MEDIAN PRICE/SQ.FT.

\$1,187

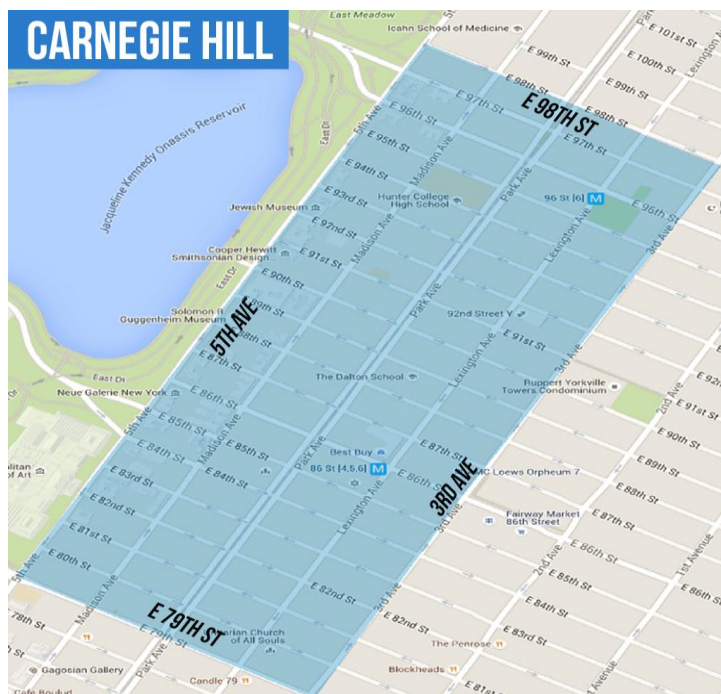
-20% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

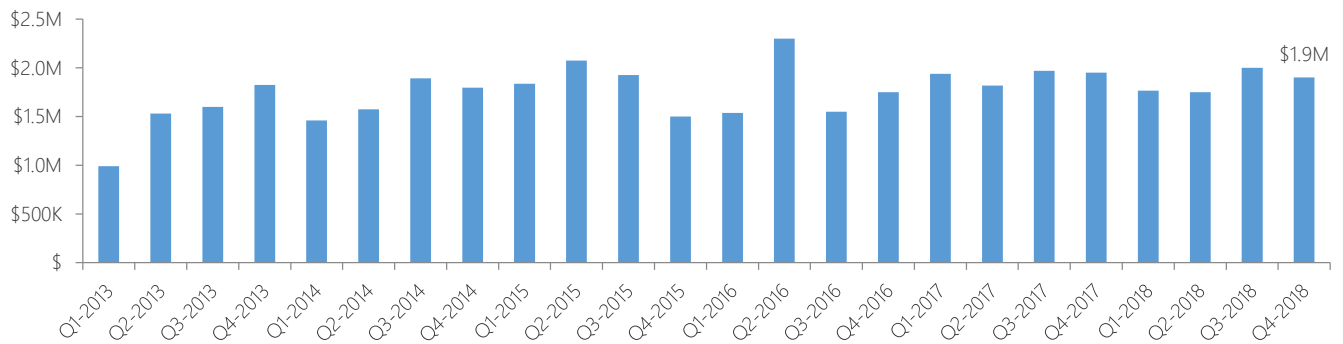
-7% YoY

NEIGHBORHOOD BOUNDARIES

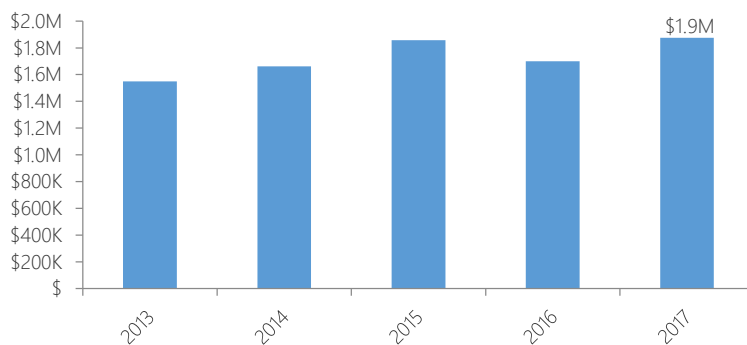


RESIDENTIAL STATS

Median Sale Price by Quarter

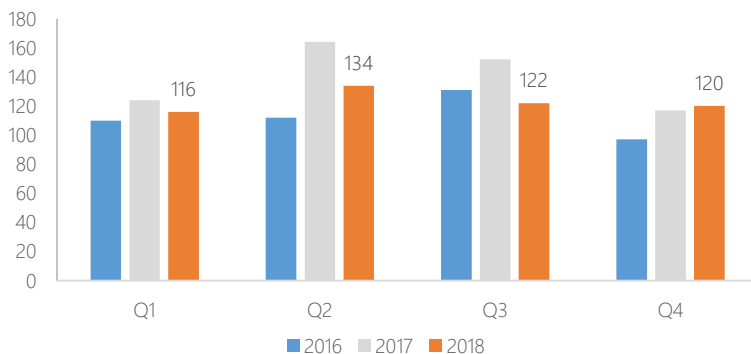


Median Sale Price by Year



Number of Transactions

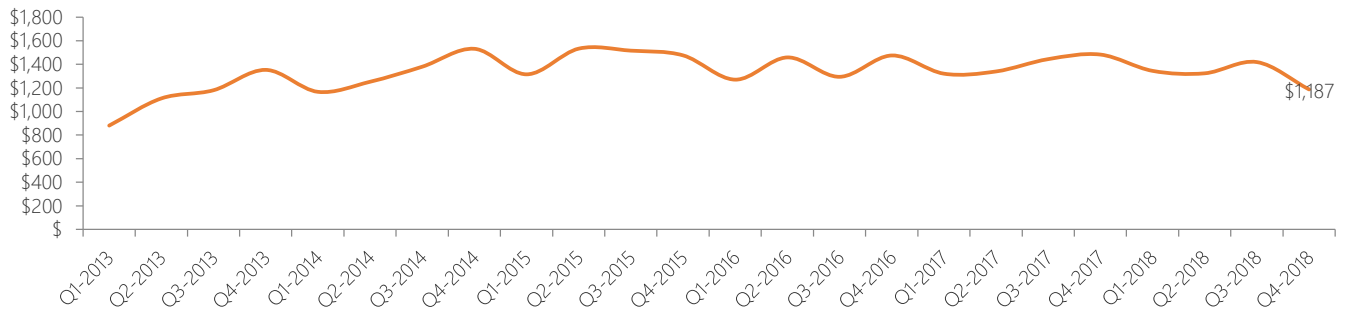
Quarter	2013	2014	2015	2016	2017	2018
Q1	108	157	111	110	124	116
Q2	192	165	152	112	164	134
Q3	197	155	159	131	152	122
Q4	186	110	120	97	117	120



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Median Sale Price per Square Foot

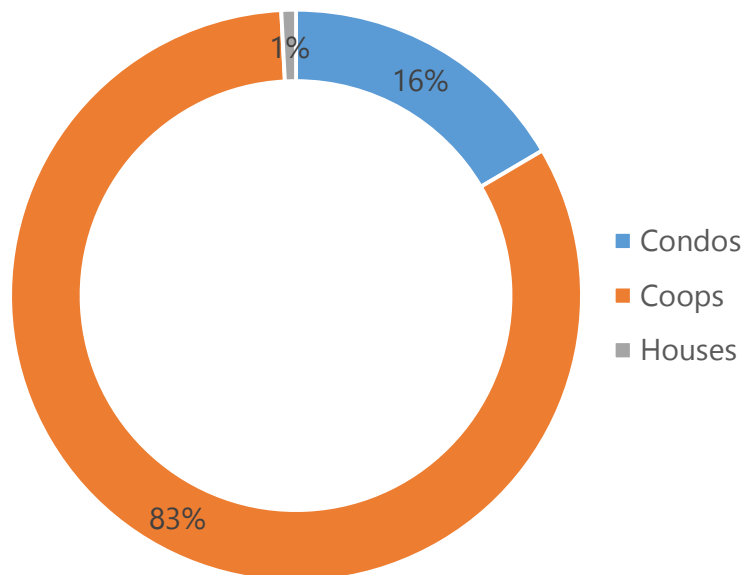


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,350,000	-4%	\$1,564	-12%	20
Coops	\$1,700,000	2%	\$1,098	-8%	100
Houses	\$5,800,000	-40%	\$2,266	-22%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1175 Park Ave #12A	1-01521-0069	28-Nov-18	\$9,155,000	Coop	4,400
12 E 88th St #10B	1-01499-1135	11-Dec-18	\$8,750,000	Condo	
1155 Park Ave #10SW	1-01520-0004	28-Dec-18	\$8,550,000	Coop	
925 Park Ave #12	1-01509-0001	10-Oct-18	\$8,300,000	Coop	
12 E 88th St #4A	1-01499-1113	23-Oct-18	\$8,100,000	Condo	
12 E 88th St #5B	1-01499-1118	15-Nov-18	\$8,100,000	Condo	
983 Park Ave #14C	1-01512-0001	24-Oct-18	\$7,900,000	Coop	
983 Park Ave #6A	1-01512-0001	1-Nov-18	\$7,600,000	Coop	3,300
1185 Park Ave #12G	1-01522-0001	15-Oct-18	\$6,750,000	Coop	
983 Park Ave #7B	1-01512-0001	11-Oct-18	\$6,300,000	Coop	
134 E 92nd St	1-01520-0059	4-Oct-18	\$5,800,000	House	2,560
68 E 86th St #12A	1-01497-0044	7-Nov-18	\$5,800,000	Coop	
1120 Park Ave #10C	1-01502-0033	17-Dec-18	\$5,500,000	Coop	
1100 Park Ave #12B	1-01501-0033	13-Dec-18	\$5,200,000	Coop	2,870
1125 Park Ave #6C	1-01519-0001	24-Oct-18	\$5,015,000	Coop	
1185 Park Ave #9L	1-01522-0001	5-Nov-18	\$4,995,000	Coop	3,000
1136 Fifth Ave #10A	1-01506-0069	4-Oct-18	\$4,775,000	Coop	
12 E 88th St #3A	1-01499-1109	30-Oct-18	\$4,700,000	Condo	
1001 Fifth Ave #19C	1-01493-0072	11-Dec-18	\$4,500,000	Coop	
1095 Park Ave #9B	1-01517-0069	17-Oct-18	\$4,400,000	Coop	3,000
1136 Fifth Ave #2A	1-01506-0069	6-Dec-18	\$4,350,000	Coop	
17 E 96th St #9AB	1-01602-0013	1-Nov-18	\$4,335,000	Coop	
55 E 87th St #9FGH	1-01499-0025	17-Dec-18	\$3,995,000	Coop	
1100 Park Ave #5D	1-01501-0033	29-Oct-18	\$3,900,000	Coop	
1190-1200 Madison Ave #6E	1-01499-0014	28-Dec-18	\$3,900,000	Coop	
1075 Park Ave #8C	1-01516-0069	28-Nov-18	\$3,600,000	Coop	
120 E 87th St #R28	1-01515-1370	2-Nov-18	\$3,585,000	Condo	1,831
1010 Fifth Ave #12D	1-01494-0001	20-Dec-18	\$3,375,000	Coop	
1120 Park Ave #18B	1-01502-0033	3-Oct-18	\$3,366,000	Coop	2,300
1185 Park Ave #8K	1-01522-0001	19-Dec-18	\$3,350,000	Coop	
47 E 88th St #6D	1-01500-0020	23-Oct-18	\$3,300,000	Coop	
1010 Fifth Ave #14D	1-01494-0001	4-Oct-18	\$3,250,000	Coop	
1185 Park Ave #16E	1-01522-0001	24-Oct-18	\$3,250,000	Coop	2,200
181 E 90th St #26A	1-01519-1079	18-Dec-18	\$3,200,000	Condo	1,948
1239 Madison Ave #24F	1-01501-1005	1-Oct-18	\$3,200,000	Coop	1,650
12 E 88th St #9D	1-01499-1133	15-Oct-18	\$3,150,000	Condo	1,449
35 E 85th St #12A	1-01497-0021	29-Oct-18	\$2,840,000	Coop	2,392
150 E 86th St #11F	1-01514-1137	14-Dec-18	\$2,675,000	Condo	1,621
1438 Third Ave #8B	1-01510-1036	15-Oct-18	\$2,618,000	Condo	1,692
935 Park Ave #14B	1-01509-0069	9-Nov-18	\$2,450,000	Coop	1,450
106 E 85th St #7N	1-01513-0066	18-Dec-18	\$2,370,000	Coop	
900 Park Ave #3E	1-01491-1035	1-Nov-18	\$2,350,000	Condo	1,288
1251 Lexington Ave #11BC	1-01513-0020	4-Oct-18	\$2,350,000	Coop	
40 E 80th St #12A	1-01491-0048	15-Nov-18	\$2,195,000	Coop	2,000
27 E 95th St #4E	1-01507-0014	29-Nov-18	\$2,185,000	Coop	1,700
1199 Park Ave #14E	1-01523-0001	12-Dec-18	\$2,075,000	Coop	
900 Park Ave #6C	1-01491-1063	30-Nov-18	\$2,065,000	Condo	1,110
1239 Madison Ave #15C	1-01501-1005	4-Dec-18	\$2,050,000	Coop	
1230 Park Ave #8E	1-01507-0040	18-Dec-18	\$2,036,500	Coop	
18 E 84th St #4A	1-01495-0059	18-Dec-18	\$1,995,000	Coop	1,700



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Address	BBL	Sale date	Sale price	Property type	Sqft
1235 Park Ave #3C	1-01524-1011	17-Dec-18	\$1,985,000	Condo	1,728
171 E 84th St #32B	1-01513-1201	30-Oct-18	\$1,960,000	Condo	1,253
1230 Park Ave #3E	1-01507-0040	8-Nov-18	\$1,960,000	Coop	1,800
111 E 85th St #14G	1-01514-0008	31-Oct-18	\$1,950,000	Coop	1,250
935 Park Ave #4B	1-01509-0069	4-Dec-18	\$1,950,000	Coop	1,500
1082-1088 Madison Ave #3D	1-01493-1207	15-Oct-18	\$1,925,000	Coop	
1349 Lexington Ave #14C	1-01518-0049	18-Dec-18	\$1,925,000	Coop	
1175 Park Ave #5B	1-01521-0069	16-Oct-18	\$1,900,000	Coop	
55 E 87th St #4D	1-01499-0025	18-Dec-18	\$1,882,588	Coop	
119 E 84th St #2A	1-01513-0009	6-Nov-18	\$1,825,000	Coop	1,500
1049 Park Ave #11B	1-01515-0070	14-Nov-18	\$1,750,000	Coop	
120 E 85th St #3E	1-01513-0062	17-Oct-18	\$1,700,000	Coop	1,450
1114 Madison Ave #10D	1-01495-1002	27-Nov-18	\$1,660,000	Coop	1,062
49 E 86th St #14B	1-01498-0020	12-Oct-18	\$1,650,000	Coop	
40 E 94th St #32C	1-01505-1266	4-Oct-18	\$1,600,000	Condo	2,143
12 E 87th St #6B	1-01498-0061	9-Oct-18	\$1,600,000	Coop	1,644
1251 Lexington Ave #7A	1-01513-0020	4-Oct-18	\$1,550,000	Coop	1,350
112 E 83rd St #PHB	1-01511-0065	2-Nov-18	\$1,550,000	Coop	1,302
1025 Fifth Ave #4DN	1-01495-0004	18-Oct-18	\$1,540,250	Coop	
1001 Fifth Ave #3D	1-01493-0072	2-Nov-18	\$1,540,000	Coop	
162 E 91st St #1C	1-01519-0045	30-Oct-18	\$1,500,100	Coop	
40 E 94th St #24D	1-01505-1214	8-Nov-18	\$1,400,000	Condo	870
1199 Park Ave #7F	1-01523-0001	21-Nov-18	\$1,355,000	Coop	1,250
22 E 82nd St #3	1-01493-1105	12-Dec-18	\$1,300,000	Condo	1,162
161 E 91st St #6GH	1-01520-0027	18-Dec-18	\$1,240,000	Coop	1,550
108 E 86th St #2S	1-01514-0066	18-Dec-18	\$1,200,000	Coop	1,350
64 E 94th St #3E	1-01505-0044	4-Oct-18	\$1,100,000	Coop	1,200
1429 Lexington Ave #10A	1-01522-0020	15-Nov-18	\$1,050,000	Coop	1,200
55 E 87th St #14A	1-01499-0025	11-Oct-18	\$1,042,750	Coop	
163 E 81st St #6C	1-01510-0030	3-Oct-18	\$1,030,000	Coop	
171 E 84th St #11H	1-01513-1082	11-Dec-18	\$999,950	Condo	693
130 E 94th St #9E	1-01522-0059	12-Dec-18	\$995,000	Coop	
166 E 96th St #11B	1-01524-0044	5-Dec-18	\$995,000	Coop	1,150
1438 Third Ave #19A	1-01510-1019	15-Nov-18	\$995,000	Condo	771
1199 Park Ave #3E	1-01523-0001	20-Dec-18	\$980,000	Coop	1,000
929 Park Ave #11B	1-01509-0071	13-Nov-18	\$980,000	Coop	
166 E 96th St #7A	1-01524-0044	1-Oct-18	\$962,000	Coop	
115 E 90th St #4E	1-01519-0008	18-Oct-18	\$915,000	Coop	950
16 E 98th St #7F	1-01603-0060	10-Oct-18	\$890,000	Coop	1,250
150 E 93rd St #10C	1-01521-0051	27-Nov-18	\$849,000	Coop	
179 E 79th St #12B	1-01508-0031	30-Oct-18	\$846,600	Coop	925
170 E 90th St #5E	1-01518-0042	10-Oct-18	\$835,000	Coop	1,157
929 Park Ave #11A	1-01509-0071	13-Nov-18	\$830,000	Coop	
181 E 93rd St #2G	1-01522-0030	18-Oct-18	\$823,500	Coop	875
1150 Park Ave #6E	1-01503-0038	26-Nov-18	\$735,000	Coop	
20 E 88th St #2A	1-01499-0060	28-Nov-18	\$699,000	Coop	650
170 E 88th St #8D	1-01516-0042	18-Oct-18	\$690,000	Coop	
163 E 81st St #GRDD	1-01510-0030	3-Oct-18	\$685,000	Coop	
111 E 85th St #19E	1-01514-0008	29-Nov-18	\$677,000	Coop	
179 E 79th St #12D	1-01508-0031	17-Oct-18	\$657,000	Coop	800



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