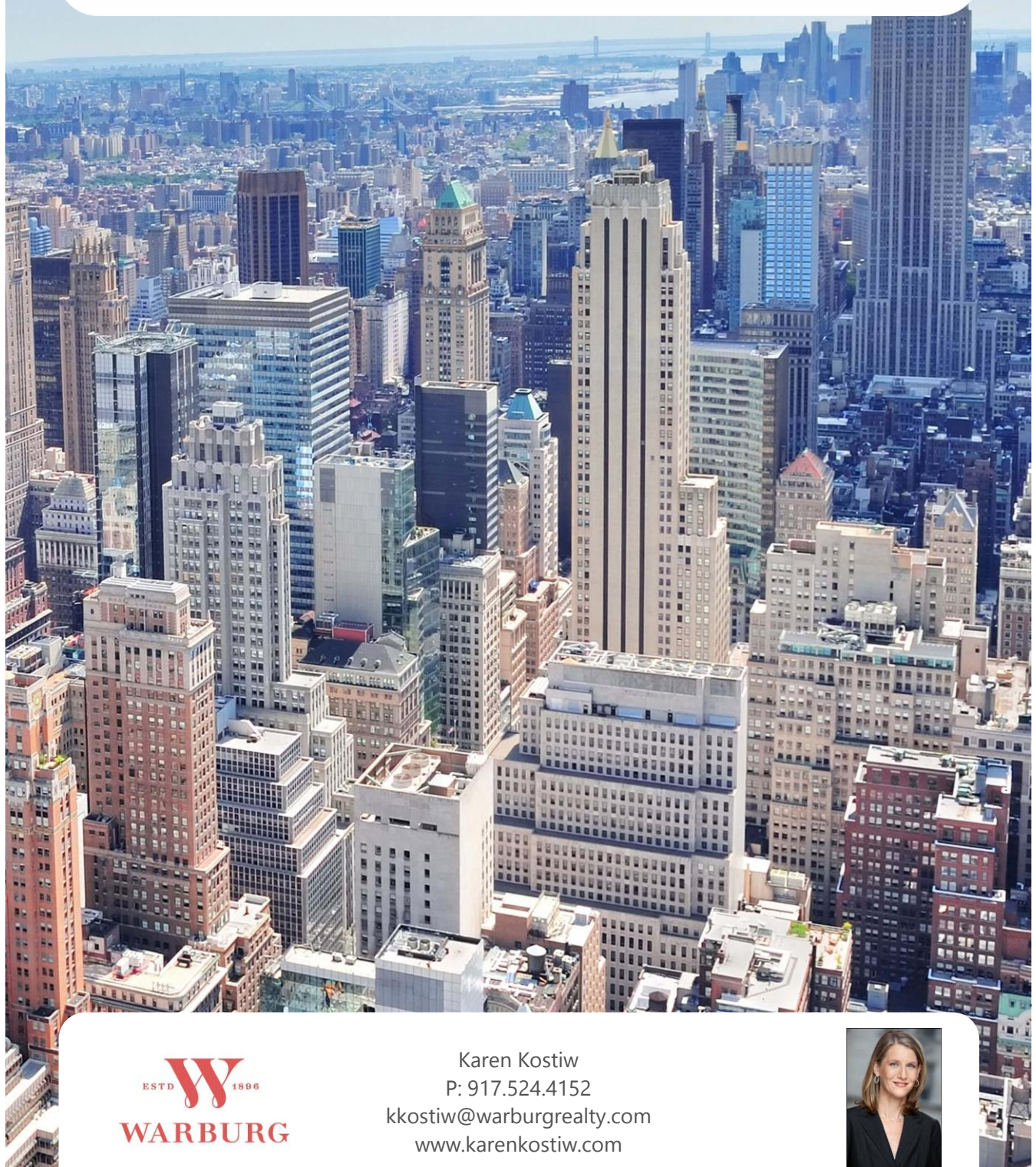


CARNEGIE HILL

A quarterly analysis of residential sales
in Carnegie Hill, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.38M

-21% YoY

NO. OF TRANSACTIONS

101

-14% YoY

MEDIAN PRICE/SQ.FT.

\$1,259

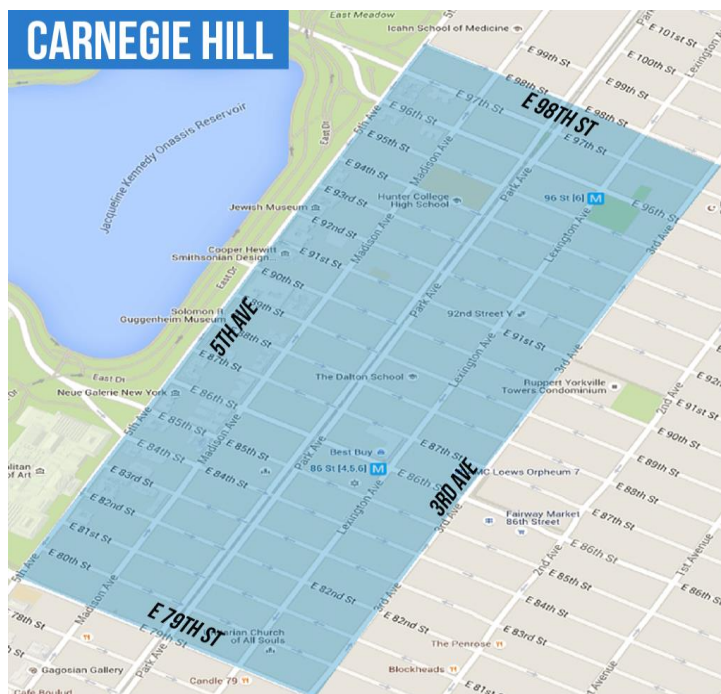
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

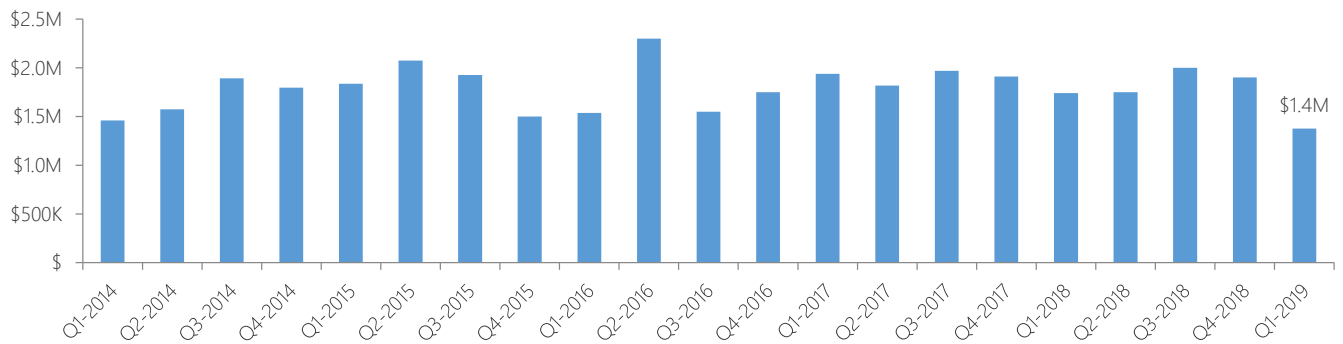


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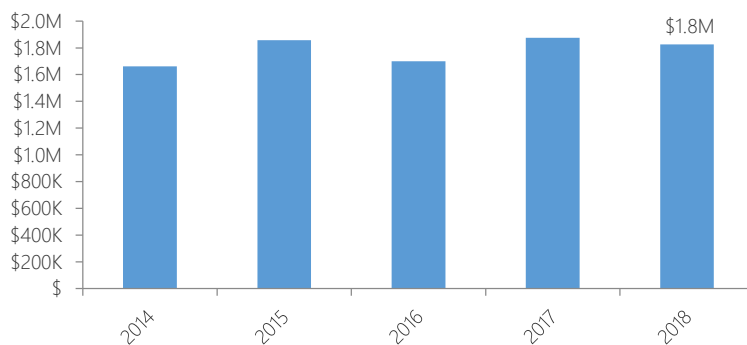


RESIDENTIAL STATS

Median Sale Price by Quarter

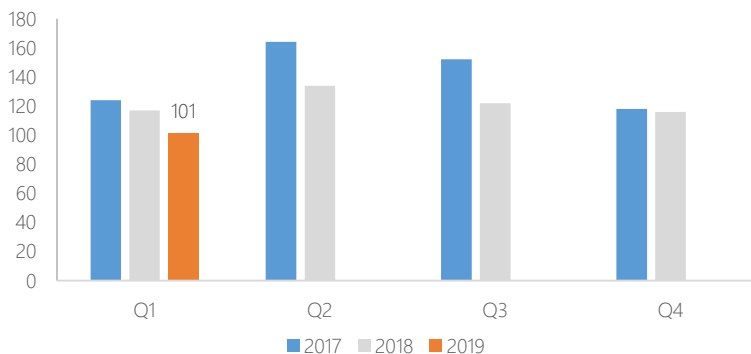


Median Sale Price by Year



Number of Transactions

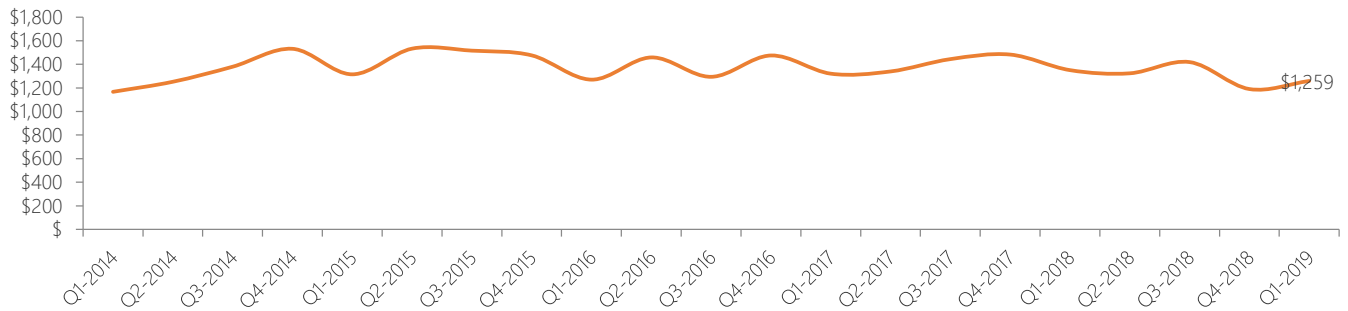
Quarter	2014	2015	2016	2017	2018	2019
Q1	157	111	110	124	117	101
Q2	165	152	112	164	134	
Q3	155	159	131	152	122	
Q4	110	120	97	118	116	



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Median Sale Price per Square Foot

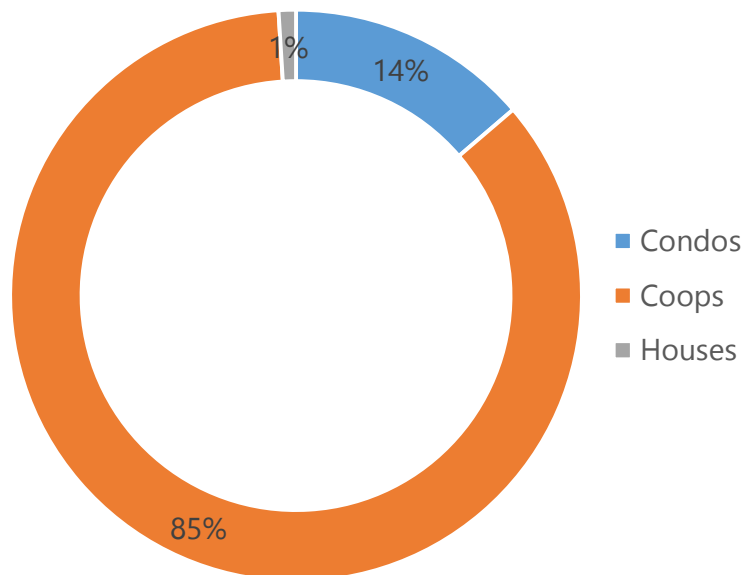


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,585,000	-26%	\$1,452	-8%	14
Coops	\$1,300,000	-24%	\$1,033	-15%	87
Houses	\$30,139,360	184%	\$4,106	144%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
11 E 82nd St	1-01494-0011	4-Mar-19	\$30,139,360	House	7,340
1120 Park Ave #20C	1-01502-0033	13-Feb-19	\$24,500,000	Coop	
151 E 85th St #17D	1-01514-1178	10-Jan-19	\$8,950,000	Condo	4,158
1125 Park Ave #14B	1-01519-0001	20-Feb-19	\$8,575,000	Coop	3,000
980 Fifth Ave #24B	1-01491-0001	7-Mar-19	\$8,000,000	Coop	
1175 Park Ave #7C	1-01521-0069	19-Mar-19	\$6,425,000	Coop	
1112 Park Ave #PHA	1-01501-0040	21-Feb-19	\$5,850,000	Coop	
1235 Park Ave #16B	1-01524-1058	8-Mar-19	\$4,500,000	Condo	1,537
980 Fifth Ave #11B	1-01491-0001	7-Mar-19	\$4,455,000	Coop	2,570
39 E 79th St #5B	1-01491-0023	7-Jan-19	\$4,300,000	Coop	
19 E 88th St #15D	1-01500-0015	15-Feb-19	\$4,300,000	Coop	
975 Park Ave #6B	1-01511-0069	29-Mar-19	\$4,210,000	Coop	
1165 Fifth Ave #10B	1-01603-0069	22-Feb-19	\$4,100,000	Coop	
1120 Park Ave #17B	1-01502-0033	28-Feb-19	\$4,100,000	Coop	
1088 Park Ave #11F	1-01500-0040	11-Mar-19	\$3,800,000	Coop	
152 E 94th St #10AJ	1-01522-0044	8-Feb-19	\$3,785,000	Coop	2,972
1192 Park Ave #8A	1-01505-0040	4-Jan-19	\$3,700,000	Coop	
1192 Park Ave #6B	1-01505-0040	28-Jan-19	\$3,600,000	Coop	2,800
1185 Park Ave #6K	1-01522-0001	22-Jan-19	\$3,550,000	Coop	2,500
900 Park Ave #8E	1-01491-1085	11-Jan-19	\$3,400,000	Condo	1,288
21 E 87th St #7E	1-01499-0014	16-Jan-19	\$3,350,000	Coop	
1112 Park Ave #7C	1-01501-0040	15-Jan-19	\$3,350,000	Coop	
139 E 94th St #3CD	1-01523-0014	13-Feb-19	\$3,050,000	Coop	
21 E 90th St #14C	1-01502-0017	24-Jan-19	\$2,995,000	Coop	1,600
1080 Fifth Ave #10A	1-01501-0001	15-Feb-19	\$2,500,000	Coop	
170 E 87th St #EPH3A	1-01515-1572	26-Feb-19	\$2,475,000	Condo	1,812
19 E 88th St #12G	1-01500-0015	4-Feb-19	\$2,400,000	Coop	
45 E 89th St #37A	1-01501-1005	1-Mar-19	\$2,400,000	Coop	
1111 Park Ave #10C	1-01518-0069	20-Feb-19	\$2,395,000	Coop	
114 E 90th St #8B	1-01518-0061	5-Feb-19	\$2,250,000	Coop	
139 E 94th St #5A	1-01523-0014	11-Mar-19	\$2,199,000	Coop	
45 E 85th St #5E	1-01497-0028	21-Feb-19	\$2,150,000	Coop	
8 E 83rd St #11F	1-01494-0059	16-Jan-19	\$2,110,000	Coop	
1150 Park Ave #10A	1-01503-0038	15-Feb-19	\$2,100,000	Coop	
175 E 79th St #15A	1-01508-0027	26-Feb-19	\$2,075,000	Coop	2,000
162 E 80th St #2B	1-01508-0046	23-Jan-19	\$2,025,000	Coop	1,500
1235 Park Ave #7C	1-01524-1027	8-Mar-19	\$2,000,000	Condo	1,728
55 E 87th St #9J	1-01499-0025	14-Mar-19	\$1,930,000	Coop	1,625
4 E 95th St #9C	1-01506-0065	5-Feb-19	\$1,900,000	Coop	1,400
1349 Lexington Ave #8F	1-01518-0049	28-Feb-19	\$1,900,000	Coop	
1070 Park Ave #11E	1-01499-0040	29-Jan-19	\$1,900,000	Coop	
9 E 96th St #6A	1-01602-0009	18-Mar-19	\$1,850,000	Coop	950
1140 Fifth Ave #11B	1-01507-0001	25-Mar-19	\$1,800,000	Coop	
120 E 87th St #P12	1-01515-1262	22-Feb-19	\$1,750,000	Condo	1,110
50 E 89th St #17E	1-01500-0045	4-Mar-19	\$1,625,000	Coop	
65 E 96th St #6C	1-01602-1024	5-Feb-19	\$1,585,000	Condo	1,309
122 E 82nd St #6A	1-01510-0060	31-Jan-19	\$1,560,000	Coop	
1056 Fifth Ave #6D	1-01498-0069	7-Feb-19	\$1,375,000	Coop	
929 Park Ave #10B	1-01509-0071	28-Feb-19	\$1,300,000	Coop	1,000
167 E 82nd St #3D	1-01511-1111	6-Feb-19	\$1,275,000	Condo	878



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Address	BBL	Sale date	Sale price	Property type	Sqft
17 E 84th St #2B	1-01496-0013	23-Jan-19	\$1,275,000	Coop	
17 E 96th St #7B	1-01602-0013	9-Jan-19	\$1,250,000	Coop	
178 E 80th St #12A	1-01508-0038	14-Jan-19	\$1,235,000	Coop	
170 E 87th St #W18	1-01515-1762	6-Mar-19	\$1,200,000	Condo	707
1060 Park Ave #14A	1-01499-0032	4-Feb-19	\$1,175,000	Coop	
1438 Third Ave #26B	1-01510-1054	10-Jan-19	\$1,175,000	Condo	790
181 E 93rd St #6E	1-01522-0030	21-Mar-19	\$1,169,000	Coop	
1036 Park Ave #4D	1-01497-0041	28-Mar-19	\$1,150,000	Coop	
152 E 94th St #2J	1-01522-0044	14-Feb-19	\$1,115,000	Coop	
1056 Fifth Ave #7D	1-01498-0069	14-Mar-19	\$1,100,000	Coop	
120 E 87th St #R6	1-01515-1371	15-Feb-19	\$1,090,000	Condo	797
130 E 94th St #1B	1-01522-0059	24-Jan-19	\$1,030,000	Coop	1,400
119 E 84th St #1C	1-01513-0009	5-Mar-19	\$942,500	Coop	1,000
1150 Park Ave #4E	1-01503-0038	1-Mar-19	\$915,000	Coop	975
23 E 81st St #8	1-01493-1156	19-Mar-19	\$890,000	Condo	715
140 E 81st St #9F	1-01509-0051	28-Jan-19	\$875,000	Coop	
179 E 79th St #11C	1-01508-0031	7-Feb-19	\$875,000	Coop	
49 E 86th St #17B	1-01498-0020	21-Feb-19	\$850,000	Coop	860
115 E 86th St #83	1-01515-0008	14-Feb-19	\$850,000	Coop	
55 E 87th St #4E	1-01499-0025	10-Jan-19	\$800,000	Coop	
1010 Fifth Ave #1N	1-01494-0001	15-Feb-19	\$800,000	Coop	
119 E 84th St #1A	1-01513-0009	11-Feb-19	\$750,000	Coop	
170 E 87th St #W14	1-01515-1758	7-Feb-19	\$750,000	Condo	707
11 E 87th St #9G	1-01499-0010	18-Mar-19	\$675,000	Coop	700
1199 Park Ave #5H	1-01523-0001	28-Mar-19	\$651,750	Coop	
1429 Lexington Ave #11D	1-01522-0020	15-Mar-19	\$650,000	Coop	
25 E 83rd St #7B	1-01495-1002	26-Mar-19	\$645,000	Coop	
178 E 80th St #8D	1-01508-0038	8-Jan-19	\$625,000	Coop	600
1326 Madison Ave #3	1-01505-0056	13-Mar-19	\$620,000	Coop	750
124 E 91st St #3D	1-01519-0060	11-Feb-19	\$605,000	Coop	
16 E 80th St #2A	1-01491-0062	2-Jan-19	\$600,000	Coop	
150 E 93rd St #3D	1-01521-0051	17-Jan-19	\$592,000	Coop	650
166 E 96th St #11C	1-01524-0044	14-Jan-19	\$568,000	Coop	
1511 Lexington Ave #8	1-01625-0053	15-Mar-19	\$565,000	Coop	760
166 E 96th St #3C	1-01524-0044	8-Jan-19	\$540,000	Coop	650
30 E 95th St #7E	1-01506-0018	14-Jan-19	\$535,000	Coop	
166 E 92nd St #5C	1-01520-0041	26-Mar-19	\$530,000	Coop	650
150 E 93rd St #11D	1-01521-0051	26-Mar-19	\$517,500	Coop	600
170 E 94th St #1A	1-01522-0041	28-Mar-19	\$500,000	Coop	
181 E 93rd St #2C	1-01522-0030	23-Jan-19	\$475,000	Coop	
170 E 94th St #3D	1-01522-0041	7-Jan-19	\$448,000	Coop	650
175 E 93rd St #1C	1-01522-0026	5-Mar-19	\$437,500	Coop	
12 E 97th St #3L	1-01602-0060	28-Feb-19	\$390,000	Coop	
148 E 84th St #4B	1-01512-0048	13-Mar-19	\$360,000	Coop	350
18 E 81st St #5B	1-01492-0061	3-Jan-19	\$320,000	Coop	



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