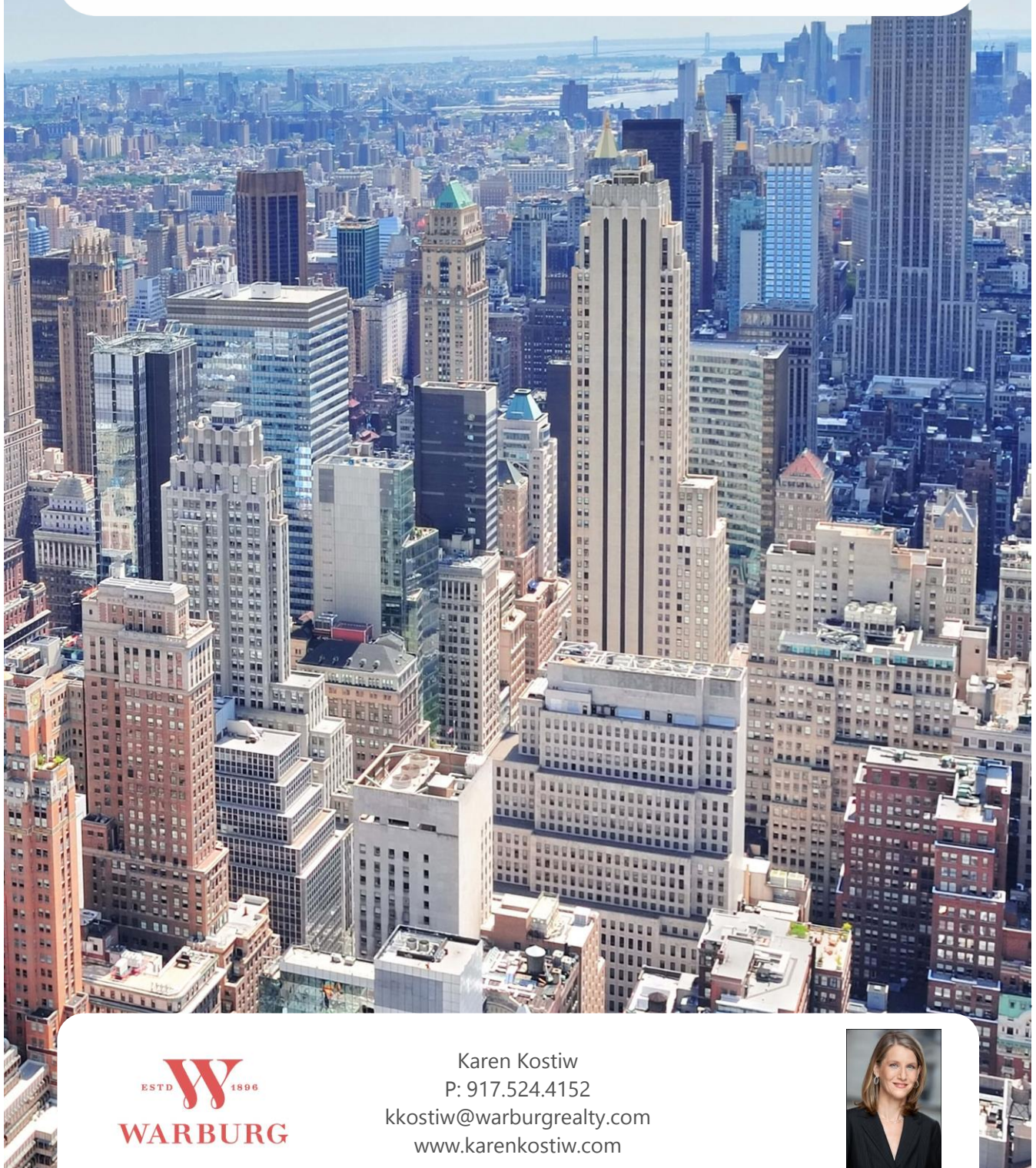


CARNEGIE HILL

A quarterly analysis of residential sales
in Carnegie Hill, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.07M

18% YoY

NO. OF TRANSACTIONS

163

22% YoY

MEDIAN PRICE/SQ.FT.

\$1,332

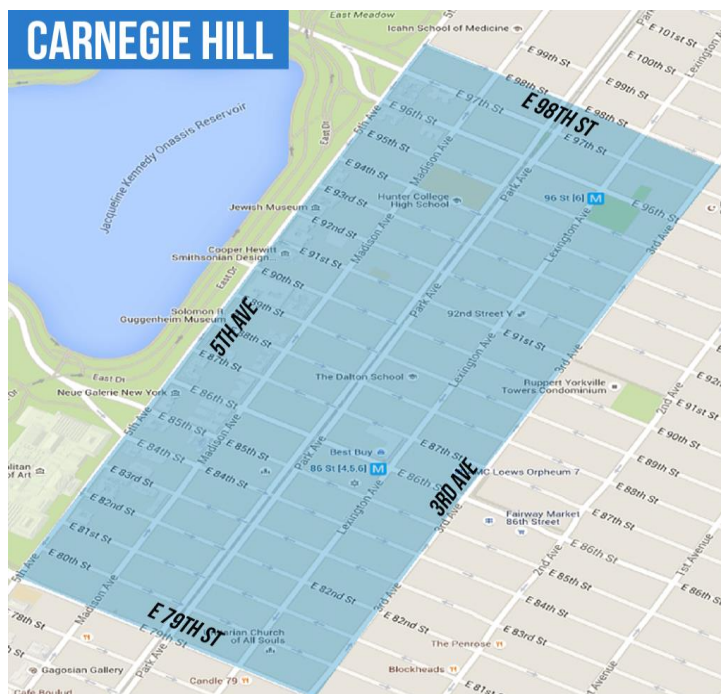
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

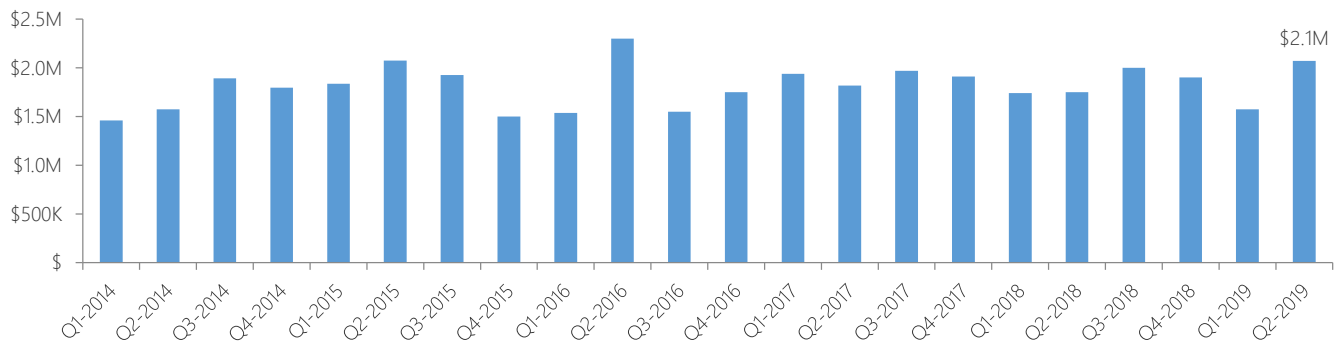


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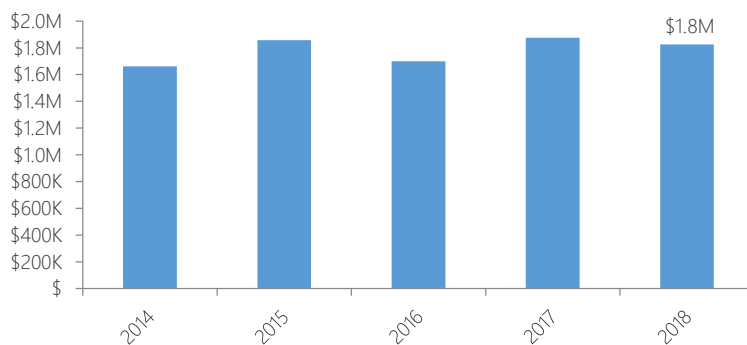


RESIDENTIAL STATS

Median Sale Price by Quarter

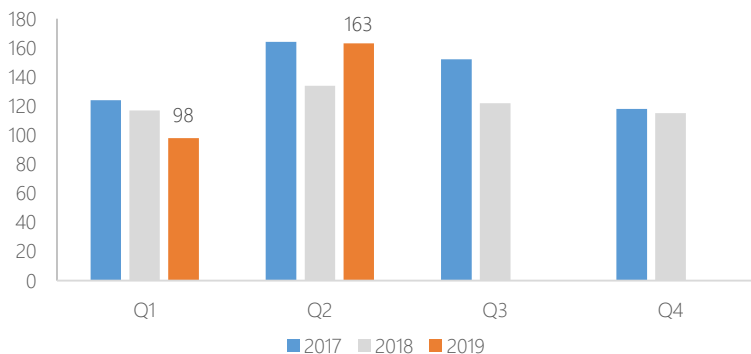


Median Sale Price by Year



Number of Transactions

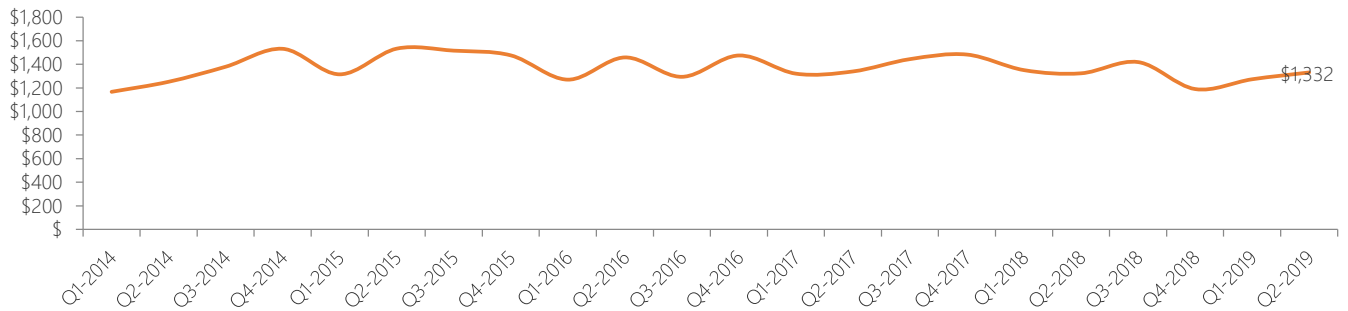
Quarter	2014	2015	2016	2017	2018	2019
Q1	157	111	110	124	117	98
Q2	165	152	112	164	134	163
Q3	155	159	131	152	122	
Q4	110	120	97	118	115	



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Median Sale Price per Square Foot

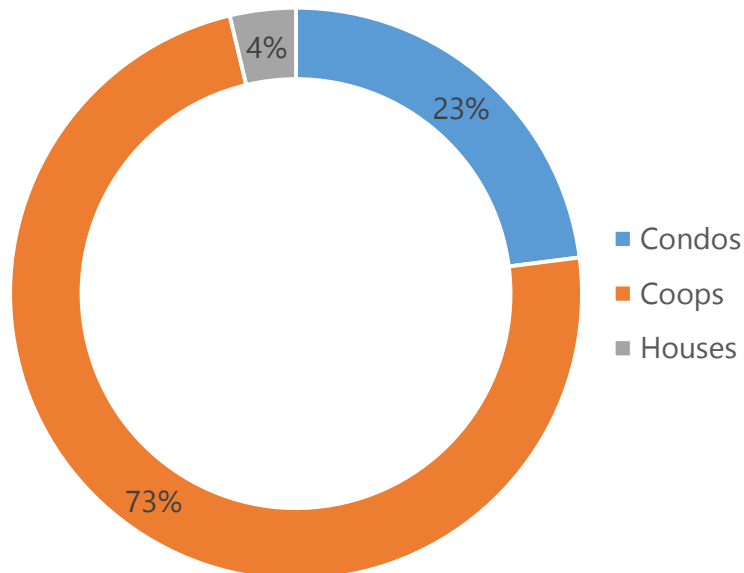


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,625,000	49%	\$1,549	-8%	37
Coops	\$1,810,000	25%	\$1,080	-5%	118
Houses	\$12,750,000	-22%	\$2,509	-34%	6

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1010 Park Ave #TRDPX	1-01496-1103	28-Jun-19	\$24,971,690	Condo	
51 E 80th St	1-01492-0125	15-Apr-19	\$21,500,000	House	8,876
1107 Fifth Ave #14S	1-01503-0069	16-May-19	\$21,000,000	Coop	
9 E 84th St	1-01496-0009	12-Jun-19	\$19,000,000	House	10,250
1110 Park Ave #PH	1-01501-1109	28-Jun-19	\$17,250,000	Condo	7,000
60 E 83rd St	1-01494-0044	20-Jun-19	\$16,750,000	House	6,400
127 E 79th St #MW	1-01508-1002	5-Apr-19	\$13,550,000	Condo	4,803
1010 Park Ave #UNT8	1-01496-1107	28-Jun-19	\$12,732,325	Condo	
960 Park Ave #2E	1-01494-0032	13-May-19	\$12,000,000	Coop	
941 Park Ave #1415C	1-01510-0001	11-Jun-19	\$11,176,470	Coop	
995 Fifth Ave #7S	1-01492-0069	27-Jun-19	\$10,600,000	Coop	4,357
941 Park Ave #1415	1-01510-0001	22-May-19	\$10,250,000	Coop	
1220 Park Ave #15B	1-01507-0033	10-Jun-19	\$10,250,000	Coop	4,270
47 E 88th St #10AB	1-01500-0020	1-May-19	\$10,200,000	Coop	
127 E 79th St #10W	1-01508-1019	5-Apr-19	\$10,100,000	Condo	3,287
120 E 87th St #P8	1-01515-1260	21-Jun-19	\$9,500,000	Condo	4,435
164 E 81st St	1-01509-0043	19-Jun-19	\$8,750,000	House	4,160
134 E 80th St	1-01508-0159	25-Jun-19	\$8,668,750	House	3,340
141 E 88th St #10C	1-01517-1169	17-Jun-19	\$7,995,000	Condo	3,847
1115 Fifth Ave #11A	1-01504-0069	31-May-19	\$7,750,000	Coop	
925 Park Ave #14	1-01509-0001	5-Jun-19	\$6,850,000	Coop	
120 E 87th St #RPH2B	1-01515-1345	23-May-19	\$6,800,000	Condo	2,595
1001 Park Ave #PHSE	1-01513-0001	26-Jun-19	\$6,400,000	Coop	
1220 Park Ave #5B	1-01507-0033	27-Jun-19	\$6,395,000	Coop	
941 Park Ave #6C	1-01510-0001	16-May-19	\$6,200,000	Coop	4,500
1021 Park Ave #3C	1-01514-0001	2-Apr-19	\$6,050,000	Coop	4,000
1120 Fifth Ave #8C	1-01505-0001	16-May-19	\$5,600,000	Coop	
133 E 80th St #4A	1-01509-0016	4-Jun-19	\$5,500,000	Coop	3,300
1185 Park Ave #14K	1-01522-0001	25-Jun-19	\$5,325,000	Coop	
1010 Fifth Ave #6C	1-01494-0001	26-Jun-19	\$5,304,000	Coop	2,700
911 Park Ave #11C	1-01508-0072	27-Jun-19	\$5,300,000	Coop	
120 E 87th St #P26	1-01515-1254	28-Jun-19	\$5,200,000	Condo	1,272
1130 Park Ave #151	1-01502-0040	26-Jun-19	\$5,100,000	Coop	
180 E 88th St #8A	1-01516-1212	30-May-19	\$5,100,000	Condo	
143 E 95th St	1-01524-0016	30-May-19	\$5,050,000	House	1,929
1075 Park Ave #2D	1-01516-0069	11-Jun-19	\$5,000,000	Coop	
14 E 90th St #3A	1-01501-0056	28-Jun-19	\$4,983,413	Coop	
1235 Park Ave #12B	1-01524-1046	23-May-19	\$4,900,000	Condo	1,537
30 E 85th St #9E	1-01496-1079	19-Jun-19	\$4,837,500	Condo	2,172
1158 Fifth Ave #1A	1-01602-0069	23-May-19	\$4,725,000	Coop	3,600
1035 Fifth Ave #11A	1-01496-0071	2-May-19	\$4,425,000	Coop	
1035 Fifth Ave #3A	1-01496-0071	28-Jun-19	\$4,425,000	Coop	2,450
1105 Park Ave #2A	1-01518-0001	17-May-19	\$4,400,000	Coop	
180 E 88th St #11A	1-01516-1218	26-Jun-19	\$4,200,000	Condo	
14 E 90th St #12C	1-01501-0056	13-Jun-19	\$4,150,000	Coop	
21 E 87th St #9E	1-01499-0014	27-Jun-19	\$4,105,500	Coop	
1060 Fifth Ave #4C	1-01499-0001	24-Apr-19	\$3,780,000	Coop	
161 E 79th St #5A	1-01508-0024	20-Jun-19	\$3,680,000	Coop	
1049 Fifth Ave #10B	1-01497-1087	27-Jun-19	\$3,600,000	Condo	1,830
1001 Fifth Ave #3BC	1-01493-0072	3-Jun-19	\$3,500,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
40 E 84th St #10D	1-01495-0049	23-May-19	\$3,450,000	Coop	
1120 Park Ave #11A	1-01502-0033	28-Jun-19	\$3,250,000	Coop	3,600
40 E 94th St #2HJ	1-01505-1051	11-Jun-19	\$3,200,000	Condo	2,237
1230 Park Ave #PHB	1-01507-0040	26-Jun-19	\$3,150,000	Coop	
70 E 96th St #8CD	1-01507-0041	27-Jun-19	\$3,100,000	Coop	
120 E 87th St #R10	1-01515-1320	20-May-19	\$3,100,000	Condo	1,550
1001 Park Ave #6S	1-01513-0001	19-Jun-19	\$3,050,000	Coop	
15 E 91st St #4A	1-01503-0014	16-May-19	\$3,025,000	Coop	2,400
8 E 83rd St #2B	1-01494-0059	22-May-19	\$2,870,000	Coop	1,825
30 E 85th St #16B	1-01496-1041	22-May-19	\$2,750,000	Condo	1,923
1050 Fifth Ave #7D	1-01498-0001	22-Apr-19	\$2,743,750	Coop	
24-26 E 93rd St #4CD	1-01504-0056	7-Jun-19	\$2,630,000	Coop	
1474 Third Ave #2S	1-01512-1107	21-Jun-19	\$2,625,000	Condo	1,607
1175 Park Ave #7B	1-01521-0069	19-Jun-19	\$2,620,901	Coop	3,100
135 E 83rd St #11A	1-01512-0123	12-Jun-19	\$2,600,000	Coop	
170 E 87th St #W4	1-01515-1697	19-Jun-19	\$2,560,000	Condo	1,706
1035 Fifth Ave #8E	1-01496-0071	2-May-19	\$2,400,000	Coop	1,800
1056 Fifth Ave #11A	1-01498-0069	28-Jun-19	\$2,400,000	Coop	
1050 Fifth Ave #8B	1-01498-0001	1-Apr-19	\$2,400,000	Coop	
170 E 87th St #W9	1-01515-1666	28-Jun-19	\$2,300,000	Condo	1,769
1075 Park Ave #5B	1-01516-0069	22-Apr-19	\$2,203,750	Coop	
1251 Lexington Ave #PHC	1-01513-0020	25-Jun-19	\$2,200,000	Coop	
1095-1097 Madison Ave #5W	1-01494-0050	6-Jun-19	\$2,200,000	Coop	
1049 Fifth Ave #5B	1-01497-1067	11-Apr-19	\$2,190,000	Condo	1,199
1150 Fifth Ave #11E	1-01602-0001	18-Jun-19	\$2,125,000	Coop	
35 E 85th St #10A	1-01497-0021	26-Jun-19	\$2,076,500	Coop	
1435 Lexington Ave #5E	1-01522-0050	28-May-19	\$2,064,675	Coop	
1045 Fifth Ave #3B	1-01497-0073	29-Apr-19	\$2,000,000	Coop	
1435 Lexington Ave #7B	1-01522-0050	10-Jun-19	\$1,995,000	Coop	
171 E 84th St #22B	1-01513-1151	30-Apr-19	\$1,950,000	Condo	1,253
10 E 85th St #4B	1-01496-0065	13-Jun-19	\$1,925,000	Coop	
25 E 83rd St #12A	1-01495-1002	9-Apr-19	\$1,910,000	Coop	
8 E 83rd St #10B	1-01494-0059	5-Jun-19	\$1,885,000	Coop	
170 E 87th St #W18	1-01515-1728	3-May-19	\$1,875,000	Condo	1,410
30 E 85th St #14A	1-01496-1015	27-Jun-19	\$1,825,000	Condo	1,036
178 E 80th St #11AB	1-01508-0038	15-Apr-19	\$1,810,000	Coop	1,650
162 E 80th St #3C	1-01508-0046	20-Jun-19	\$1,750,000	Coop	1,300
1025 Fifth Ave #5GN	1-01495-0004	10-May-19	\$1,750,000	Coop	
120 E 87th St #R20	1-01515-1366	25-Apr-19	\$1,730,000	Condo	1,210
40 E 84th St #12C	1-01495-0049	23-Apr-19	\$1,700,000	Coop	1,450
17 E 84th St #6A	1-01496-0013	21-May-19	\$1,675,000	Coop	
161 E 90th St #1C	1-01519-0025	4-Apr-19	\$1,650,000	Coop	1,500
47 E 87th St #15C	1-01499-0020	16-May-19	\$1,625,000	Coop	
1361 Madison Ave #6B	1-01507-0021	8-May-19	\$1,612,500	Coop	1,300
1025 Fifth Ave #3FN	1-01495-0004	16-May-19	\$1,420,000	Coop	
180 E 88th St #6B	1-01516-1209	27-Jun-19	\$1,419,000	Condo	
170 E 87th St #W4	1-01515-1764	9-Apr-19	\$1,375,000	Condo	1,046
1082-1088 Madison Ave #5A	1-01493-1207	20-May-19	\$1,350,000	Coop	
61 E 86th St #44	1-01498-0027	21-May-19	\$1,335,000	Coop	
50 E 89th St #27C	1-01500-0045	6-Jun-19	\$1,250,000	Coop	1,100



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