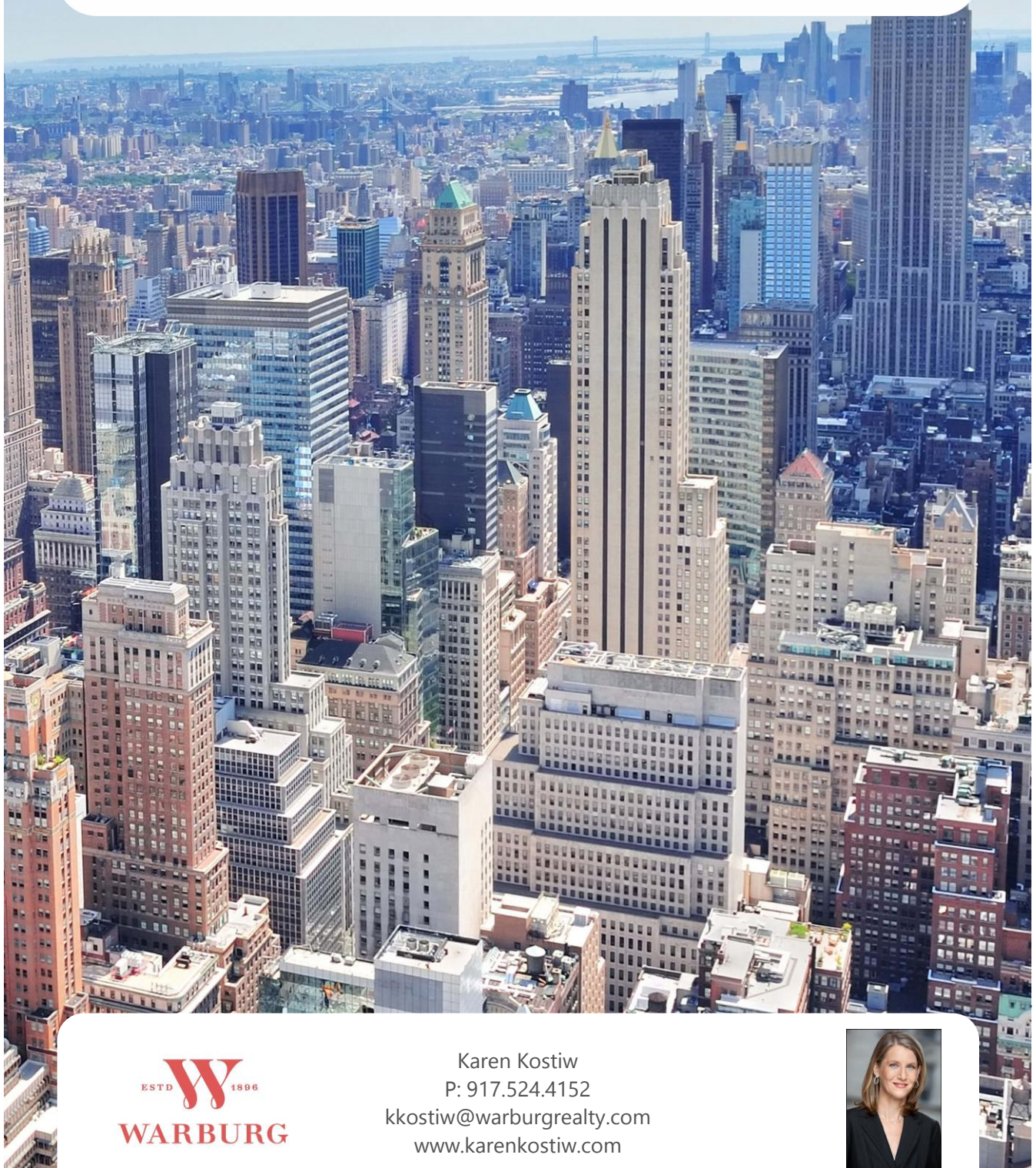


CARNEGIE HILL

A quarterly analysis of residential sales
in Carnegie Hill, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.78M

-6% YoY

NO. OF TRANSACTIONS

110

-5% YoY

MEDIAN PRICE/SQ.FT.

\$1,288

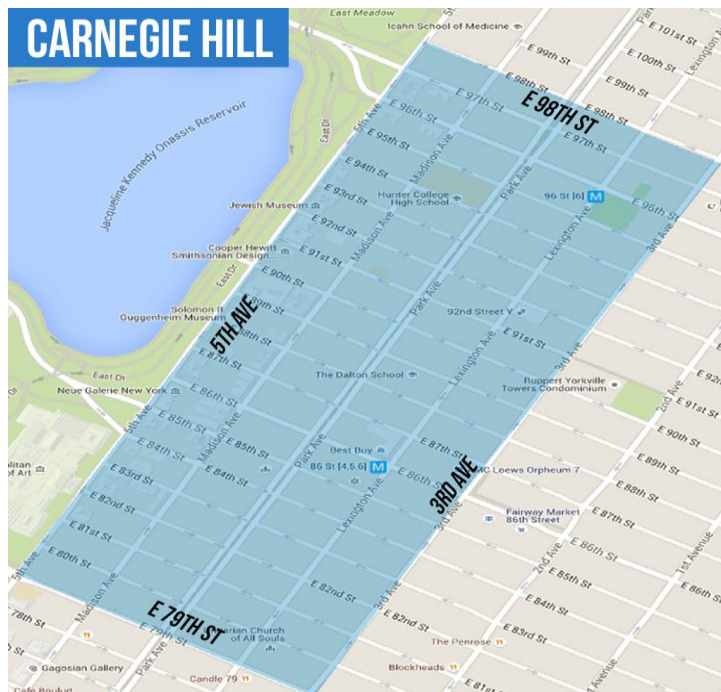
8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

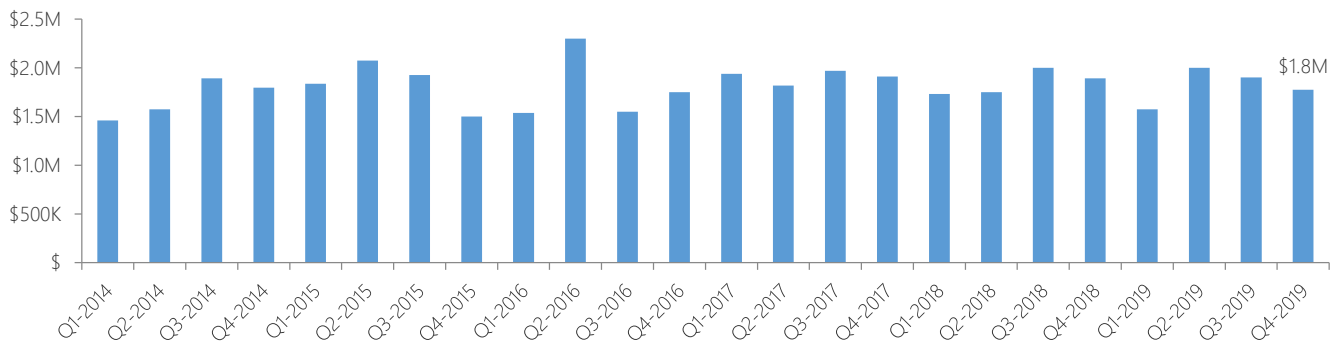


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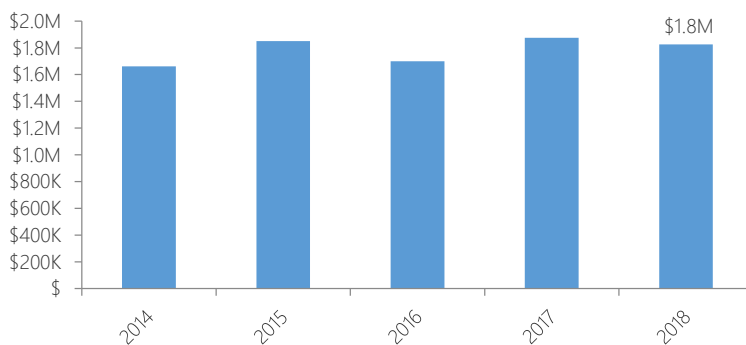


RESIDENTIAL STATS

Median Sale Price by Quarter

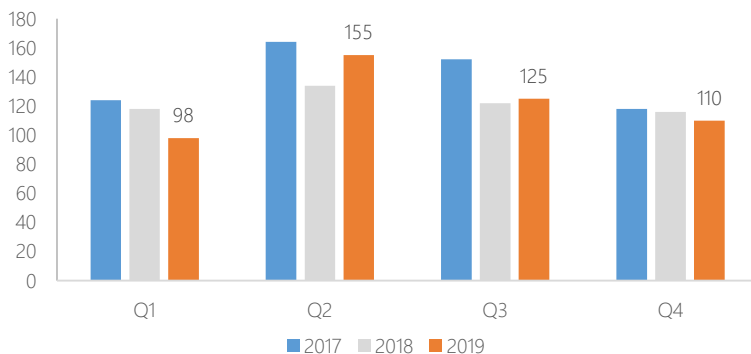


Median Sale Price by Year



Number of Transactions

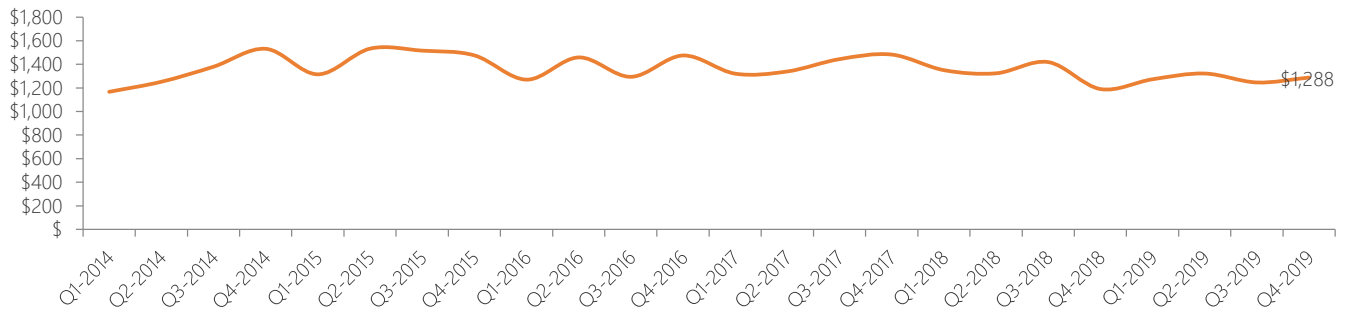
Quarter	2014	2015	2016	2017	2018	2019
Q1	157	111	110	124	118	98
Q2	165	152	112	164	134	155
Q3	155	159	131	152	122	125
Q4	110	121	97	118	116	110



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Median Sale Price per Square Foot

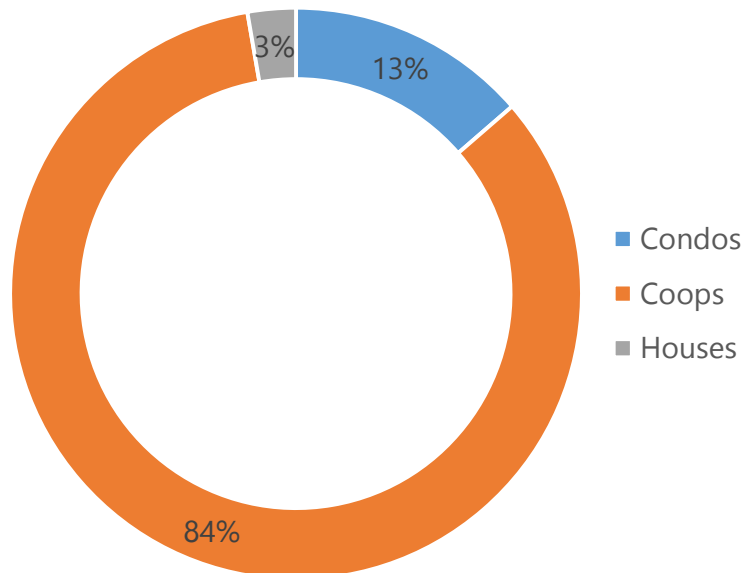


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,825,000	-22%	\$1,429	-11%	15
Coops	\$1,739,375	1%	\$1,133	3%	92
Houses	\$15,100,000	160%	\$2,054	-9%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
3 E 94th St	1-01506-0006	6-Nov-19	\$21,000,000	House	7,110
993 Fifth Ave #11	1-01492-0003	2-Oct-19	\$19,000,000	Coop	
46 E 82nd St	1-01493-0046	30-Oct-19	\$15,100,000	House	7,352
993 Fifth Ave #16FL	1-01492-0003	26-Nov-19	\$11,300,000	Coop	
21 E 90th St #PHD	1-01502-0017	6-Nov-19	\$9,150,000	Coop	
159 E 82nd St	1-01511-0027	18-Oct-19	\$6,950,000	House	3,420
180 E 88th St #18B	1-01516-1225	23-Dec-19	\$6,500,000	Condo	
1000 Park Ave #7CD	1-01496-0034	5-Dec-19	\$6,489,250	Coop	
1056 Fifth Ave #18CD	1-01498-0069	6-Dec-19	\$6,255,900	Coop	
1016 Fifth Ave #7A	1-01494-0069	10-Oct-19	\$5,641,250	Coop	
993 Fifth Ave #2A	1-01492-0003	2-Oct-19	\$5,600,000	Coop	
925 Park Ave #10C	1-01509-0001	5-Dec-19	\$5,350,000	Coop	
975 Park Ave #15B	1-01511-0069	25-Oct-19	\$5,300,000	Coop	
1155 Park Ave #8SE	1-01520-0004	17-Oct-19	\$5,125,000	Coop	
70 E 96th St #9B	1-01507-0041	29-Oct-19	\$4,999,999	Coop	
1172 Park Ave #8B	1-01504-0040	21-Oct-19	\$4,386,000	Coop	
1088 Park Ave #5E	1-01500-0040	3-Oct-19	\$4,250,000	Coop	2,450
1192 Park Ave #9B	1-01505-0040	29-Oct-19	\$3,737,000	Coop	
1165 Fifth Ave #5B	1-01603-0069	7-Oct-19	\$3,735,000	Coop	
39 E 79th St #2A	1-01491-0023	27-Dec-19	\$3,400,000	Coop	
1150 Fifth Ave #8C	1-01602-0001	13-Dec-19	\$3,350,000	Coop	
19 E 88th St #15G	1-01500-0015	17-Oct-19	\$3,150,000	Coop	
171 E 84th St #16E	1-01513-1113	31-Oct-19	\$3,125,000	Condo	621
1010 Fifth Ave #7D	1-01494-0001	24-Oct-19	\$3,054,900	Coop	2,200
1025 Fifth Ave #8FN	1-01495-0004	13-Nov-19	\$3,000,000	Coop	
131 E 81st St #3A	1-01510-0015	28-Oct-19	\$2,975,000	Coop	
8 E 83rd St #12F	1-01494-0059	5-Nov-19	\$2,850,000	Coop	1,500
960 Park Ave #11A	1-01494-0032	28-Oct-19	\$2,825,000	Coop	
1185 Park Ave #4E	1-01522-0001	28-Oct-19	\$2,800,000	Coop	
1105 Park Ave #6C	1-01518-0001	3-Oct-19	\$2,750,000	Coop	
1025 Fifth Ave #7BN	1-01495-0004	20-Dec-19	\$2,725,000	Coop	
1140 Fifth Ave #7B	1-01507-0001	27-Nov-19	\$2,560,000	Coop	1,600
170 E 87th St #E10	1-01515-1558	12-Nov-19	\$2,500,000	Condo	1,750
4 E 95th St #8B	1-01506-0065	22-Nov-19	\$2,400,000	Coop	
12 E 88th St #2C	1-01499-1107	26-Nov-19	\$2,390,000	Condo	
1050 Park Ave #14D	1-01498-0037	30-Dec-19	\$2,350,000	Coop	1,850
103 E 84th St #2A	1-01513-0005	15-Nov-19	\$2,250,000	Coop	1,800
115 E 87th St #37D	1-01516-1102	9-Dec-19	\$2,195,000	Coop	1,400
1025 Fifth Ave #7AN	1-01495-0004	15-Nov-19	\$2,075,000	Coop	
70 E 96th St #4A	1-01507-0041	22-Oct-19	\$2,050,000	Coop	
1070 Park Ave #8E	1-01499-0040	15-Nov-19	\$2,025,000	Coop	
1438 Third Ave #21E	1-01510-1087	8-Nov-19	\$2,025,000	Condo	1,267
124 E 84th St #4	1-01512-0059	10-Dec-19	\$1,995,000	Coop	
969 Park Ave #2D	1-01511-0001	9-Dec-19	\$1,975,000	Coop	1,400
1025 Fifth Ave #4FN	1-01495-0004	18-Dec-19	\$1,900,000	Coop	1,500
171 E 84th St #16C	1-01513-1111	4-Nov-19	\$1,891,500	Condo	1,253
1020 Park Ave #1617D	1-01497-0034	17-Oct-19	\$1,860,000	Coop	
1356 Madison Ave #4S	1-01507-0016	14-Nov-19	\$1,850,000	Coop	
35 E 85th St #12F	1-01497-0021	18-Oct-19	\$1,850,000	Coop	
1049 Fifth Ave #3C	1-01497-1059	26-Nov-19	\$1,825,000	Condo	1,128



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Address	BBL	Sale date	Sale price	Property type	Sqft
1080 Madison Ave #14A	1-01493-1024	9-Dec-19	\$1,825,000	Condo	1,000
1150 Park Ave #12A	1-01503-0038	3-Oct-19	\$1,807,215	Coop	
970 Park Ave #2N	1-01494-0037	24-Oct-19	\$1,775,000	Coop	
10 E 85th St #6B	1-01496-0065	4-Oct-19	\$1,760,000	Coop	
1349 Lexington Ave #9F	1-01518-0049	26-Nov-19	\$1,743,750	Coop	1,500
11 E 86th St #15B	1-01498-0010	12-Dec-19	\$1,735,000	Coop	
151 E 83rd St #7A	1-01512-0025	21-Oct-19	\$1,650,000	Coop	
51 E 90th St #5B	1-01502-0023	1-Oct-19	\$1,625,000	Coop	
1025 Fifth Ave #3EN	1-01495-0004	2-Dec-19	\$1,600,000	Coop	1,450
150 E 85th St #13D	1-01513-1399	11-Oct-19	\$1,600,000	Condo	1,225
60 E 96th St #3A	1-01507-0045	29-Oct-19	\$1,600,000	Coop	
8 E 83rd St #12G	1-01494-0059	19-Nov-19	\$1,575,000	Coop	
177 E 79th St #6A	1-01508-0130	2-Oct-19	\$1,555,000	Coop	
1150 Fifth Ave #2E	1-01602-0001	4-Nov-19	\$1,525,000	Coop	
12 E 88th St #3B	1-01499-1110	17-Oct-19	\$1,476,463	Condo	
170 E 87th St #W14	1-01515-1787	9-Dec-19	\$1,474,000	Condo	1,046
175 E 79th St #16A	1-01508-0027	6-Nov-19	\$1,462,500	Coop	
16 E 98th St #7DE	1-01603-0060	23-Oct-19	\$1,450,000	Coop	
50 E 89th St #11F	1-01500-0045	18-Dec-19	\$1,393,000	Coop	
140 E 83rd St #5A	1-01511-0053	14-Nov-19	\$1,380,000	Coop	
1060 Park Ave #9D	1-01499-0032	18-Nov-19	\$1,322,500	Coop	
152 E 94th St #9J	1-01522-0044	14-Nov-19	\$1,310,000	Coop	1,550
103 E 84th St #PHAB	1-01513-0005	2-Dec-19	\$1,250,000	Coop	
1150 Park Ave #16C	1-01503-0038	20-Nov-19	\$1,200,000	Coop	1,200
1349 Lexington Ave #8G	1-01518-0049	26-Nov-19	\$1,079,000	Coop	
50 E 89th St #8C	1-01500-0045	28-Oct-19	\$1,025,000	Coop	1,000
18 E 84th St #2A	1-01495-0059	19-Dec-19	\$995,000	Coop	800
166 E 96th St #10B	1-01524-0044	29-Oct-19	\$990,000	Coop	1,100
1150 Park Ave #6C	1-01503-0038	17-Dec-19	\$981,000	Coop	
49 E 96th St #4B	1-01602-0020	12-Nov-19	\$910,000	Coop	1,000
929 Park Ave #5A	1-01509-0071	8-Nov-19	\$850,000	Coop	
55 E 87th St #4A	1-01499-0025	10-Oct-19	\$825,000	Coop	800
161 E 91st St #4E	1-01520-0027	12-Dec-19	\$814,610	Coop	
35 E 85th St #3BN	1-01497-0021	10-Dec-19	\$812,500	Coop	
1251 Lexington Ave #14B	1-01513-0020	23-Oct-19	\$800,000	Coop	
1199 Park Ave #10B	1-01523-0001	14-Nov-19	\$762,000	Coop	900
7 E 85th St #6C	1-01497-0007	12-Nov-19	\$700,000	Coop	
120 E 90th St #8A	1-01518-1009	19-Dec-19	\$638,000	Condo	473
120 E 90th St #7H	1-01518-1099	24-Oct-19	\$610,000	Condo	481
16 E 98th St #1F	1-01603-0060	22-Oct-19	\$600,000	Coop	
166 E 96th St #7C	1-01524-0044	23-Oct-19	\$585,000	Coop	650
166 E 92nd St #6C	1-01520-0041	4-Dec-19	\$580,000	Coop	
140 E 81st St #4E	1-01509-0051	20-Dec-19	\$550,000	Coop	1,000
16 E 98th St #3C	1-01603-0060	1-Nov-19	\$545,000	Coop	
124 E 91st St #1B	1-01519-0060	23-Oct-19	\$520,000	Coop	625
175 E 93rd St #4C	1-01522-0026	21-Oct-19	\$515,000	Coop	
1056 Fifth Ave #1A	1-01498-0069	18-Dec-19	\$500,000	Coop	
120 E 87th St #P14	1-01515-1293	12-Dec-19	\$480,000	Condo	458
19 E 88th St #1C	1-01500-0015	18-Dec-19	\$462,500	Coop	
115 E 90th St #PHN	1-01519-0008	3-Oct-19	\$400,000	Coop	



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