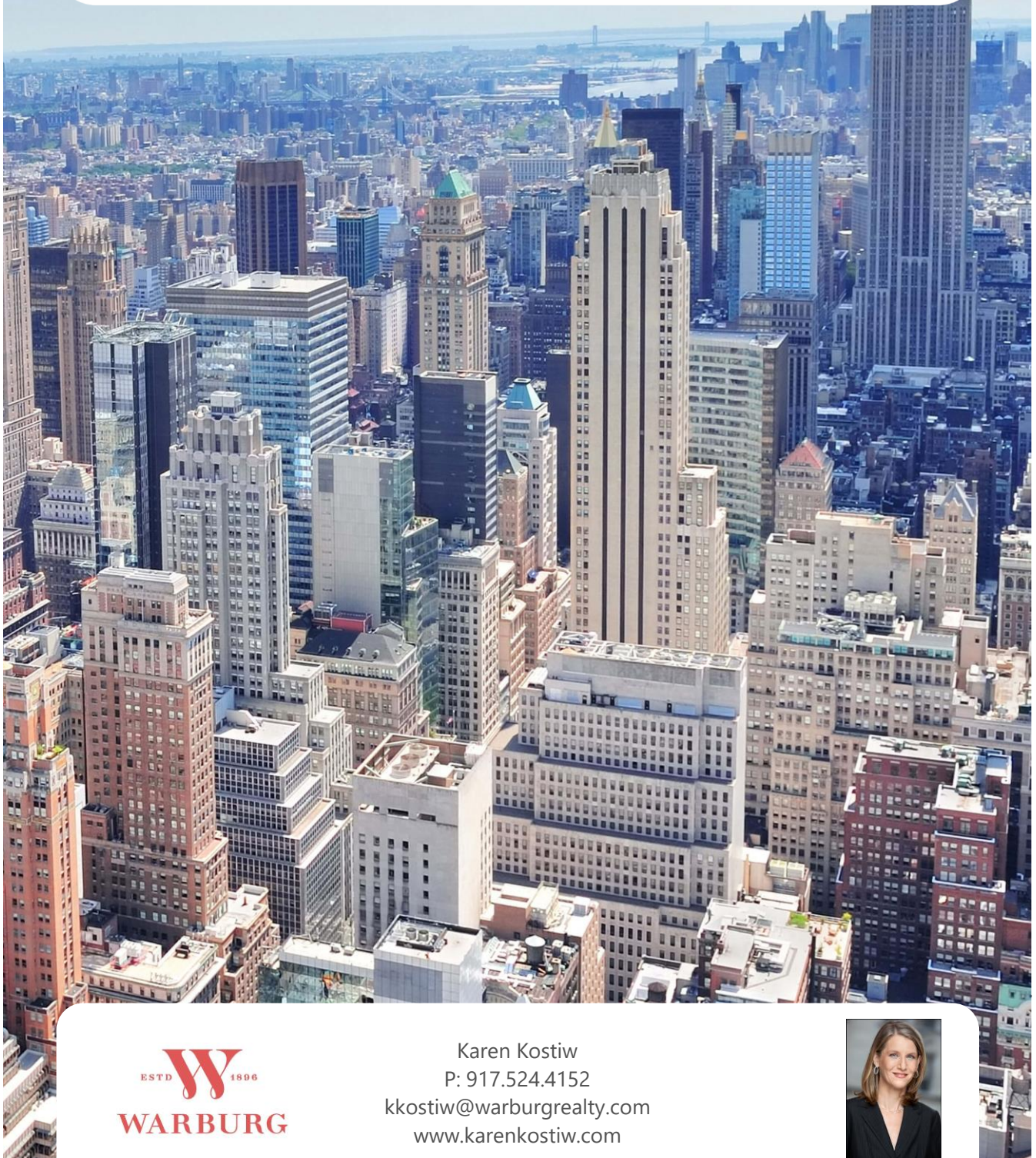


# CARNEGIE HILL

A quarterly analysis of residential sales  
in Carnegie Hill, Manhattan

1st Quarter 2020



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# Residential Market Report, 1st Quarter 2020

## Carnegie Hill, Manhattan

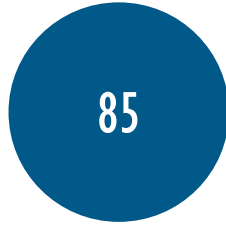
### SUMMARY

MEDIAN SALE PRICE



20% YoY

NO. OF TRANSACTIONS



-14% YoY

MEDIAN PRICE/SQ.FT.



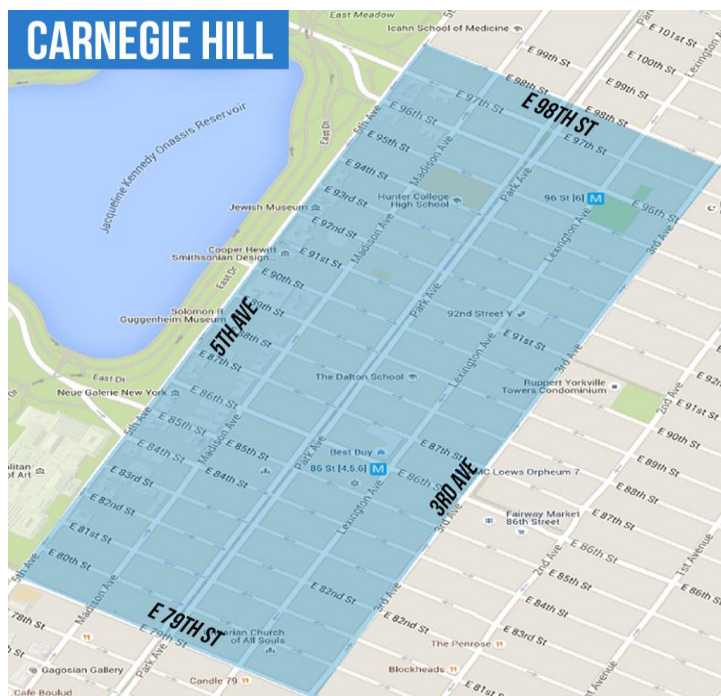
2% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

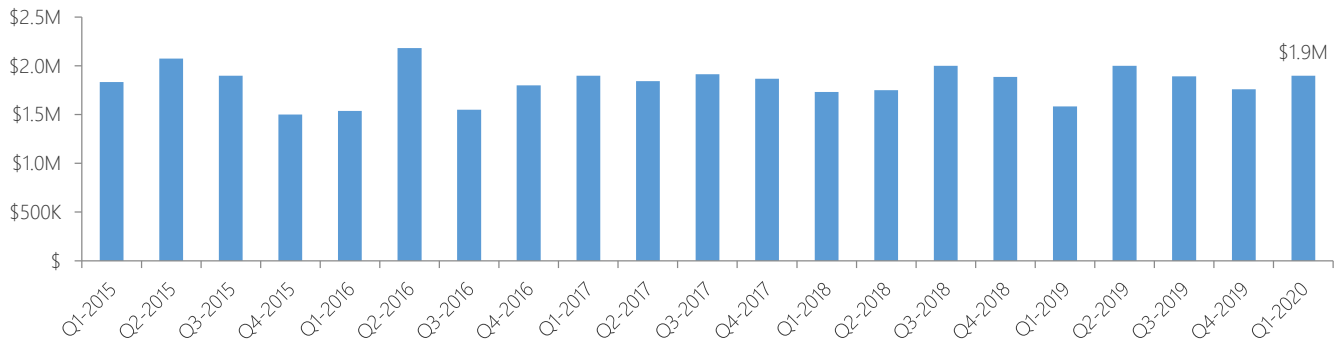


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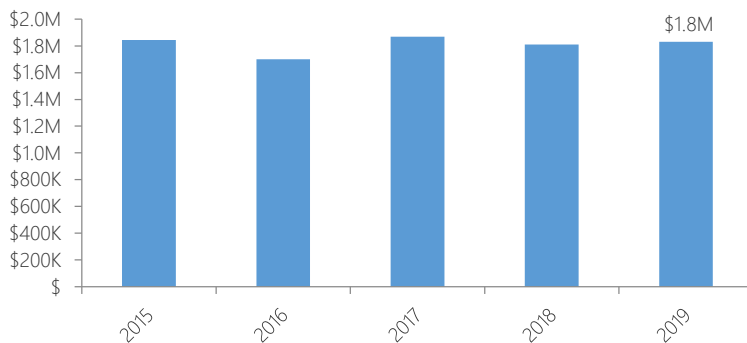


## RESIDENTIAL STATS

### Median Sale Price by Quarter

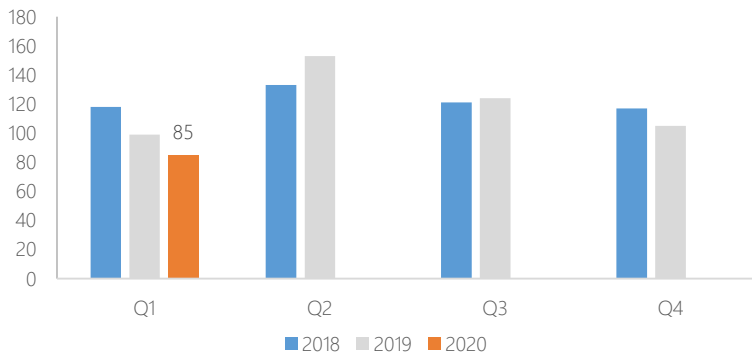


### Median Sale Price by Year



### Number of Transactions

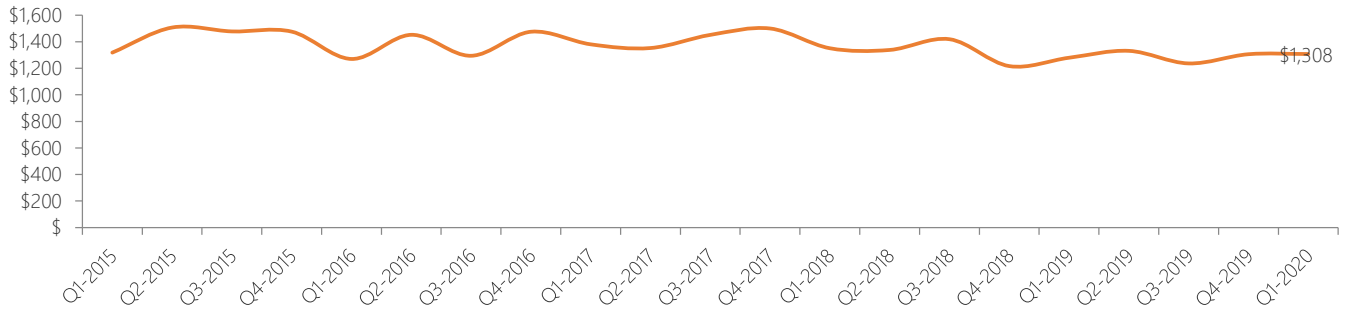
Quarter	2015	2016	2017	2018	2019	2020
Q1	111	110	123	118	99	85
Q2	150	111	165	133	153	
Q3	157	131	152	121	124	
Q4	122	98	117	117	105	



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## Median Sale Price per Square Foot

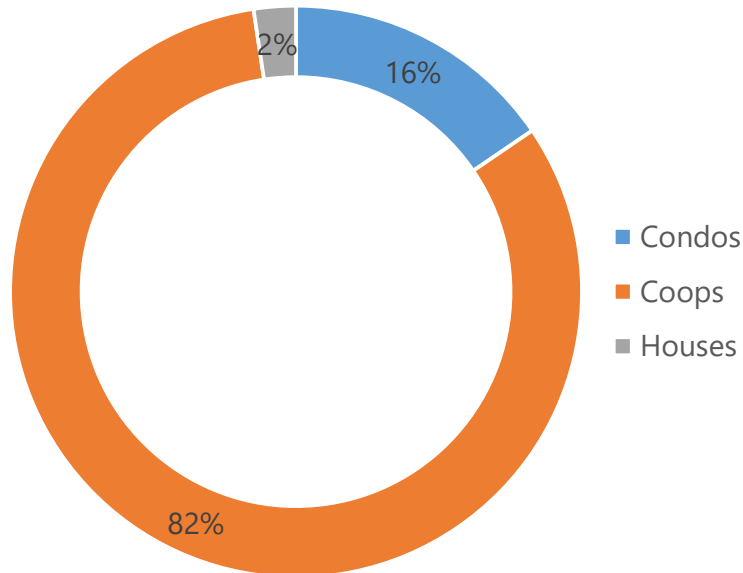


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,450,000	47%	\$1,635	11%	13
Coops	\$1,651,250	13%	\$1,140	10%	69
Houses	\$11,150,000	-63%	\$1,799	-56%	2

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
993 Fifth Ave #10	1-01492-0003	16-Mar-20	\$25,285,000	Coop	
15 E 90th St	1-01502-0011	16-Jan-20	\$14,300,000	House	8,542
1060 Fifth Ave #11C	1-01499-0001	3-Mar-20	\$10,776,700	Coop	
930 Park Ave #12N	1-01492-0037	4-Feb-20	\$8,750,000	Coop	3,000
116 E 95th St	1-01523-0068	20-Mar-20	\$8,000,000	House	4,160
40 E 88th St #14B	1-01499-0051	7-Feb-20	\$6,850,000	Coop	
941 Park Ave #11B	1-01510-0001	31-Jan-20	\$6,500,000	Coop	
1112 Park Ave #6A	1-01501-0040	22-Jan-20	\$5,700,000	Coop	3,000
12 E 88th St #9A	1-01499-1130	18-Mar-20	\$5,600,000	Condo	2,980
1075 Park Ave #5D	1-01516-0069	7-Feb-20	\$5,400,000	Coop	
1060 Fifth Ave #2D	1-01499-0001	5-Mar-20	\$5,400,000	Coop	2,900
1220 Park Ave #9D	1-01507-0033	6-Feb-20	\$4,550,000	Coop	
1000 Park Ave #12C	1-01496-0034	13-Feb-20	\$4,400,000	Coop	
1185 Park Ave #11K	1-01522-0001	27-Feb-20	\$4,090,000	Coop	
1148 Fifth Ave #14A	1-01507-0069	7-Feb-20	\$4,050,000	Coop	
60 E 88th St #12A	1-01499-1016	3-Mar-20	\$4,000,000	Condo	3,494
1111 Park Ave #4A	1-01518-0069	23-Jan-20	\$3,900,000	Coop	
1088 Park Ave #4E	1-01500-0040	19-Feb-20	\$3,495,000	Coop	
1080 Fifth Ave #4C	1-01501-0001	13-Mar-20	\$3,475,000	Coop	
1050 Fifth Ave #8F	1-01498-0001	15-Jan-20	\$3,450,000	Coop	
1035 Park Ave #10A	1-01514-0069	29-Jan-20	\$3,400,000	Coop	
900 Park Ave #25E	1-01491-1255	29-Jan-20	\$3,350,000	Condo	1,288
167 E 82nd St #10A	1-01511-1136	21-Jan-20	\$2,650,000	Condo	1,621
1133 Park Ave #3W	1-01519-0069	14-Feb-20	\$2,620,000	Coop	
1088 Park Ave #2A	1-01500-0040	13-Jan-20	\$2,560,000	Coop	
40 E 94th St #30B	1-01505-1254	21-Feb-20	\$2,550,000	Condo	1,300
1050 Fifth Ave #3D	1-01498-0001	4-Feb-20	\$2,500,000	Coop	
171 E 84th St #22E	1-01513-1154	5-Mar-20	\$2,500,000	Condo	2,751
40 E 94th St #27B	1-01505-1233	3-Feb-20	\$2,450,000	Condo	1,300
70 E 96th St #13B	1-01507-0041	10-Mar-20	\$2,375,000	Coop	
1185 Park Ave #6J	1-01522-0001	13-Feb-20	\$2,375,000	Coop	
969 Park Ave #2A	1-01511-0001	16-Mar-20	\$2,350,000	Coop	
170 E 87th St #W 12A	1-01515-1669	20-Feb-20	\$2,300,000	Condo	1,769
900 Park Ave #5A	1-01491-1051	17-Jan-20	\$2,265,000	Condo	1,272
120 E 81st St #2F	1-01509-0056	13-Jan-20	\$2,200,000	Coop	
45 E 89th St #16C	1-01501-1005	16-Jan-20	\$2,150,000	Coop	
122 E 82nd St #9A	1-01510-0060	15-Jan-20	\$1,995,000	Coop	
51 E 90th St #2B	1-01502-0023	12-Feb-20	\$1,985,000	Coop	1,550
60 E 96th St #15A	1-01507-0045	4-Feb-20	\$1,985,000	Coop	
175 E 79th St #5B	1-01508-0027	12-Mar-20	\$1,947,500	Coop	1,750
40 E 94th St #17F	1-01505-1167	3-Mar-20	\$1,900,000	Condo	1,388
1049 Park Ave #4C	1-01515-0070	16-Jan-20	\$1,840,000	Coop	1,500
1056 Fifth Ave #14E	1-01498-0069	4-Feb-20	\$1,800,000	Coop	
49 E 96th St #11A	1-01602-0020	28-Feb-20	\$1,800,000	Coop	
40 E 94th St #11B	1-01505-1121	20-Feb-20	\$1,700,000	Condo	1,300
21 E 90th St #2C	1-01502-0017	12-Feb-20	\$1,675,000	Coop	1,500
129 E 82nd St #7C	1-01511-1002	30-Jan-20	\$1,627,500	Coop	
120 E 90th St #7D	1-01518-1049	13-Mar-20	\$1,540,199	Condo	910
64 E 86th St #5C	1-01497-0046	5-Mar-20	\$1,525,000	Coop	1,369
151 E 83rd St #6C	1-01512-0025	7-Jan-20	\$1,400,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
151 E 83rd St #9D	1-01512-0025	21-Feb-20	\$1,337,500	Coop	1,150
55 E 87th St #10C	1-01499-0025	24-Feb-20	\$1,310,000	Coop	
17 E 84th St #6B	1-01496-0013	28-Jan-20	\$1,225,000	Coop	
115 E 90th St #2B	1-01519-0008	14-Jan-20	\$1,200,000	Coop	
1060 Park Ave #11A	1-01499-0032	31-Jan-20	\$1,150,000	Coop	
50 E 89th St #28C	1-01500-0045	25-Feb-20	\$1,100,000	Coop	
135 E 83rd St #3D	1-01512-0123	26-Feb-20	\$1,028,000	Coop	1,206
995 Fifth Ave #1E	1-01492-0069	5-Mar-20	\$998,000	Coop	
129 E 82nd St #6A	1-01511-1002	12-Feb-20	\$950,000	Coop	
16 E 98th St #2E	1-01603-0060	6-Mar-20	\$945,000	Coop	
1326 Madison Ave #1	1-01505-0056	11-Mar-20	\$900,000	Coop	
178 E 80th St #24C	1-01508-0038	14-Feb-20	\$900,000	Coop	
55 E 87th St #3H	1-01499-0025	2-Mar-20	\$835,000	Coop	
1150 Park Ave #2E	1-01503-0038	30-Jan-20	\$830,000	Coop	
170 E 88th St #1H	1-01516-0042	18-Feb-20	\$741,200	Coop	950
55 E 93rd St #1D	1-01505-1003	24-Jan-20	\$735,000	Condo	485
35 E 85th St #15A, N	1-01497-0021	4-Feb-20	\$725,000	Coop	600
1429 Lexington Ave #5C	1-01522-0020	5-Mar-20	\$680,000	Coop	
1040 Park Ave #7H	1-01498-0033	19-Feb-20	\$655,000	Coop	
161 E 91st St #2H	1-01520-0027	6-Mar-20	\$636,851	Coop	
1199 Park Ave #4B	1-01523-0001	16-Mar-20	\$635,000	Coop	
124 E 91st St #5A	1-01519-0060	6-Feb-20	\$630,000	Coop	
64 E 94th St #5A	1-01505-0044	9-Jan-20	\$575,000	Coop	
30 E 95th St #6F	1-01506-0018	5-Feb-20	\$538,584	Coop	
152 E 94th St #10H	1-01522-0044	11-Feb-20	\$525,000	Coop	665
130 E 94th St #3D	1-01522-0059	18-Mar-20	\$493,000	Coop	750
177 E 93rd St #3C	1-01522-0027	16-Jan-20	\$485,500	Coop	
160 E 91st St #5K	1-01519-0046	13-Feb-20	\$475,000	Coop	
170 E 94th St #4D	1-01522-0041	10-Jan-20	\$440,000	Coop	
1050 Fifth Ave #MDS 01	1-01498-0001	6-Jan-20	\$150,000	Coop	
156 E 97th St #4	1-01624-0043	12-Mar-20	\$125,000	Coop	



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