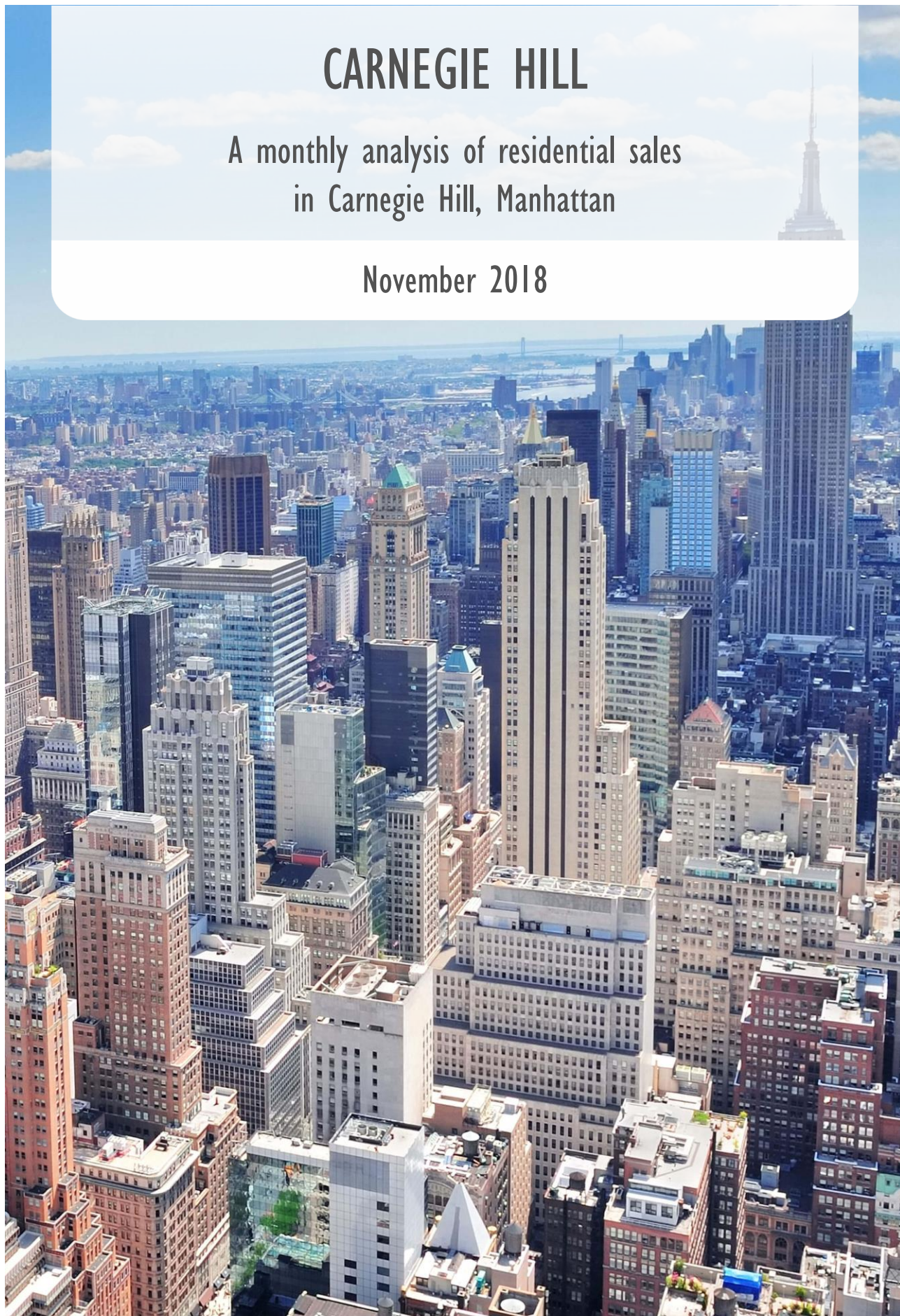


# CARNEGIE HILL

A monthly analysis of residential sales  
in Carnegie Hill, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Carnegie Hill, Manhattan

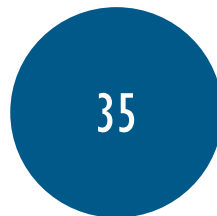
### SUMMARY

MEDIAN SALE PRICE



-31% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



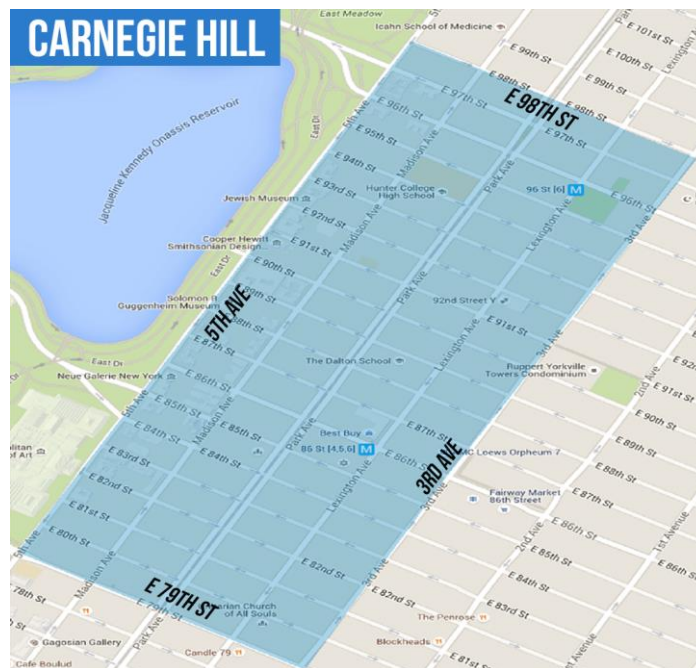
-16% YoY

MANHATTAN  
MEDIAN SALE PRICE



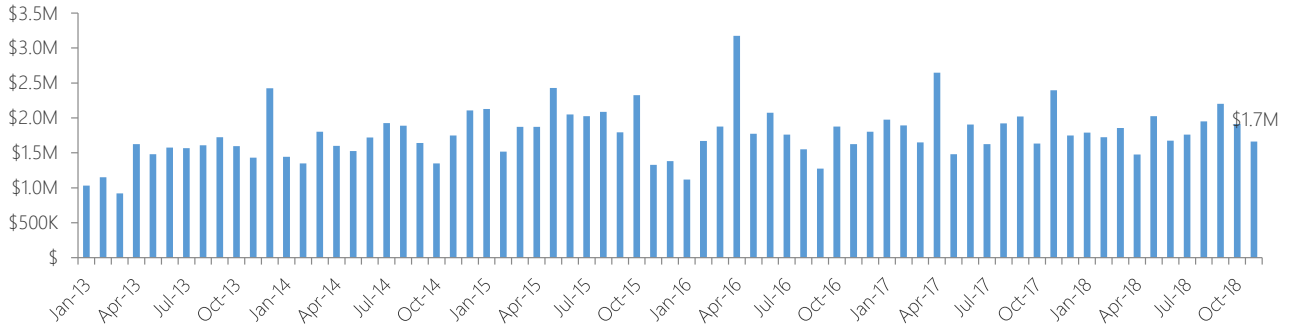
-6% YoY

### NEIGHBORHOOD BOUNDARIES

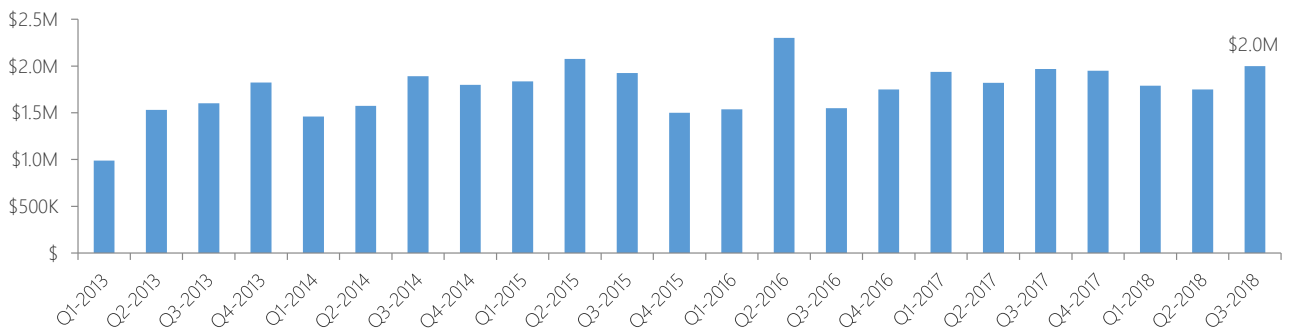


RESIDENTIAL STATS

Median Sale Price by Month

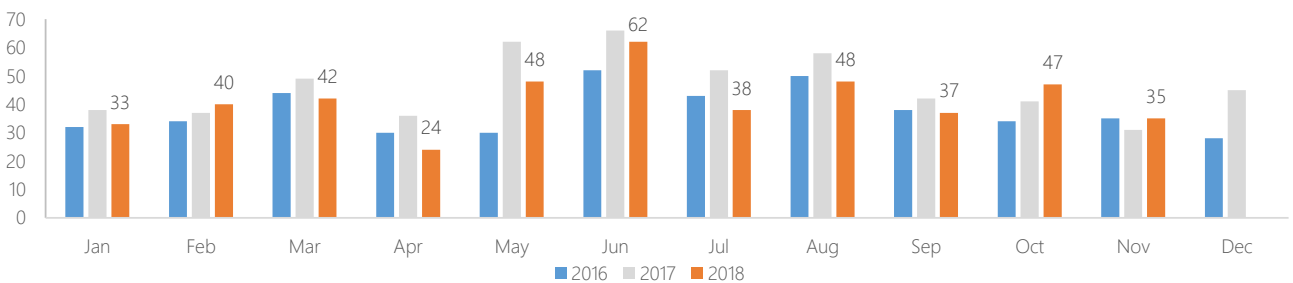


Median Sale Price by Quarter

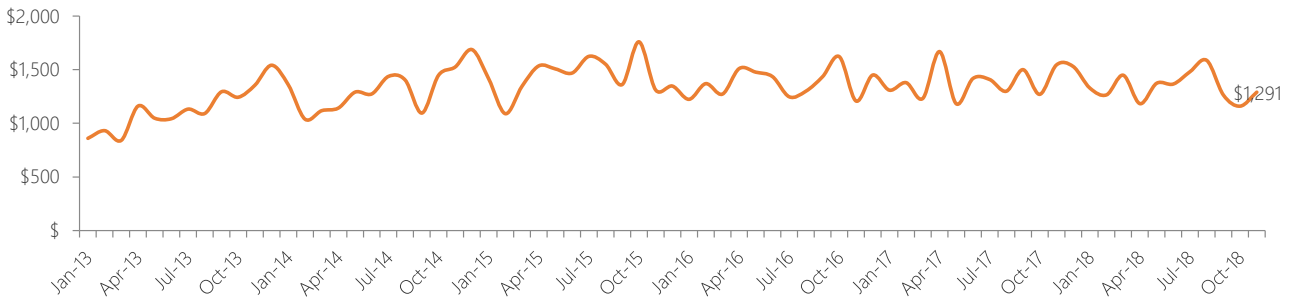


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	37	31	40	50	68	74	78	66	53	76	50	60
2014	56	49	52	38	56	71	66	47	42	46	24	40
2015	30	34	47	36	53	63	62	48	49	46	36	38
2016	32	34	44	30	30	52	43	50	38	34	35	28
2017	38	37	49	36	62	66	52	58	42	41	31	45
2018	33	40	42	24	48	62	38	48	37	47	35	



Median Sale Price per Square Foot

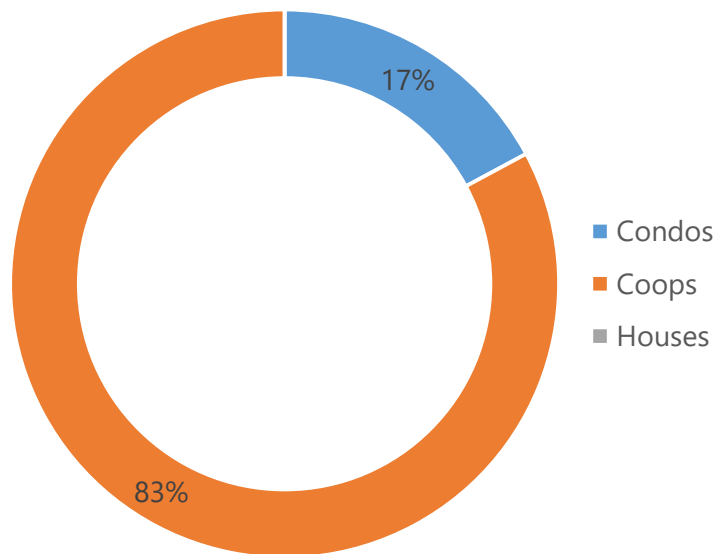


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,207,500	-6%	\$1,825	9%	6
Coops	\$1,550,000	-41%	\$1,204	-1%	29
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF 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 #5B	1-01499-1118	15-Nov-18	\$8,100,000	Condo	
983 Park Ave #6A	1-01512-0001	1-Nov-18	\$7,600,000	Coop	3,300
68 E 86th St #12A	1-01497-0044	7-Nov-18	\$5,800,000	Coop	
1185 Park Ave #9L	1-01522-0001	5-Nov-18	\$4,995,000	Coop	3,000
17 E 96th St #9AB	1-01602-0013	1-Nov-18	\$4,335,000	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
935 Park Ave #14B	1-01509-0069	9-Nov-18	\$2,450,000	Coop	1,450
900 Park Ave #3E	1-01491-1035	1-Nov-18	\$2,350,000	Condo	1,288
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
900 Park Ave #6C	1-01491-1063	30-Nov-18	\$2,065,000	Condo	1,110
1230 Park Ave #3E	1-01507-0040	8-Nov-18	\$1,960,000	Coop	1,800
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	
1114 Madison Ave #10D	1-01495-1002	27-Nov-18	\$1,660,000	Coop	1,062
112 E 83rd St #PHB	1-01511-0065	2-Nov-18	\$1,550,000	Coop	1,302
1001 Fifth Ave #3D	1-01493-0072	2-Nov-18	\$1,540,000	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
1429 Lexington Ave #10A	1-01522-0020	15-Nov-18	\$1,050,000	Coop	1,200
1438 Third Ave #19A	1-01510-1019	15-Nov-18	\$995,000	Condo	771
929 Park Ave #11B	1-01509-0071	13-Nov-18	\$980,000	Coop	
150 E 93rd St #10C	1-01521-0051	27-Nov-18	\$849,000	Coop	
929 Park Ave #11A	1-01509-0071	13-Nov-18	\$830,000	Coop	
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
111 E 85th St #19E	1-01514-0008	29-Nov-18	\$677,000	Coop	
179 E 79th St #3C	1-01508-0031	5-Nov-18	\$635,000	Coop	800
151 E 83rd St #6F	1-01512-0025	14-Nov-18	\$610,000	Coop	
106 E 85th St #NW1	1-01513-0066	19-Nov-18	\$370,000	Coop	
160 E 91st St #6D	1-01519-0046	12-Nov-18	\$335,000	Coop	



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# THE RATNER TEAM



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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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