

# CARNEGIE HILL

A quarterly analysis of residential sales  
in Carnegie Hill, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## Carnegie Hill, Manhattan

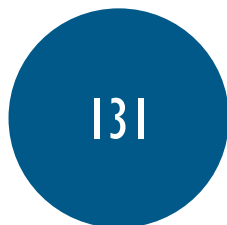
### SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



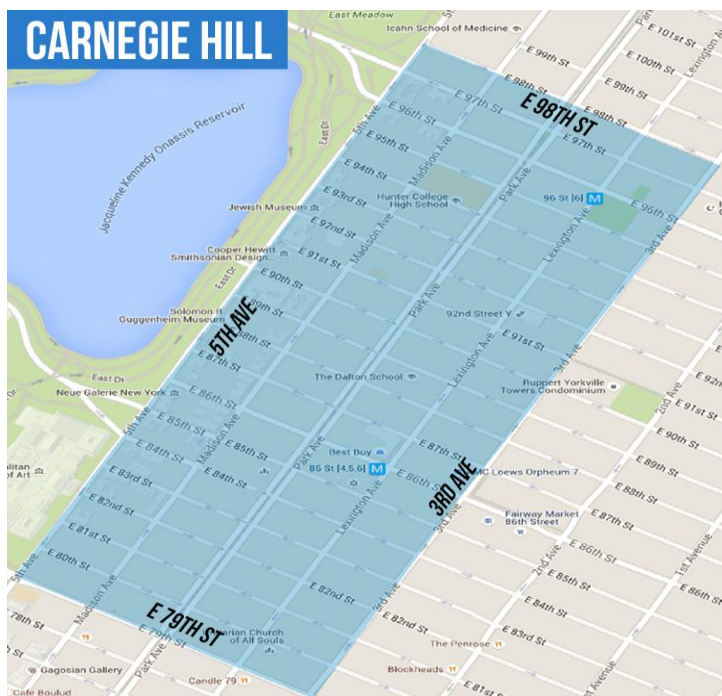
-13% YoY

MANHATTAN  
MEDIAN SALE PRICE



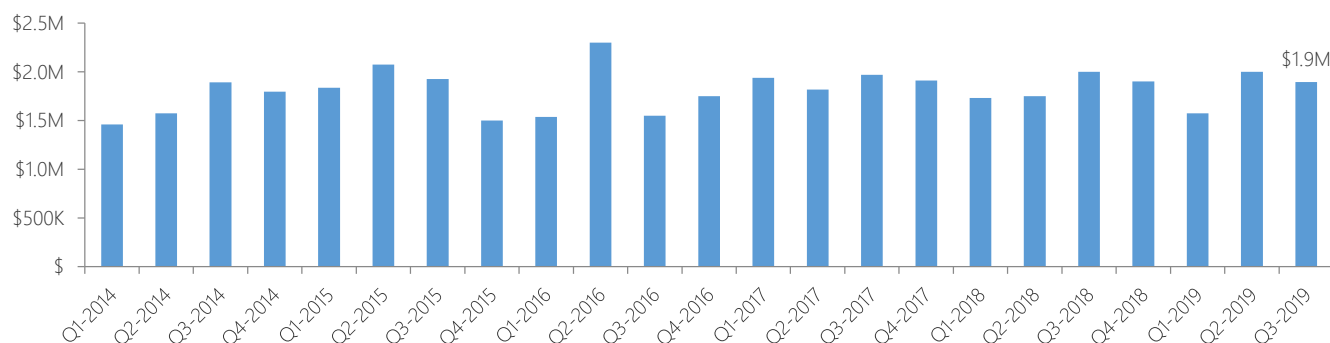
-9% YoY

### NEIGHBORHOOD BOUNDARIES

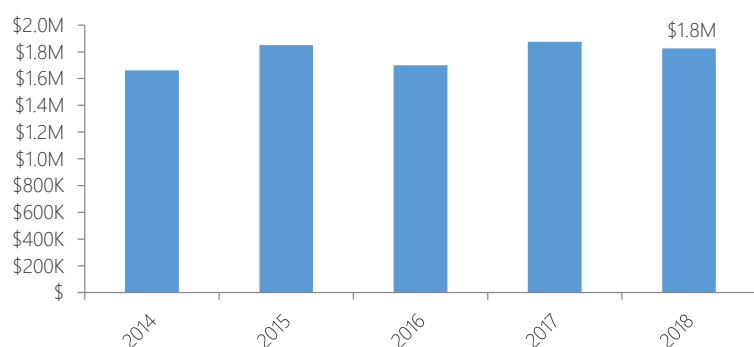


RESIDENTIAL STATS

Median Sale Price by Quarter

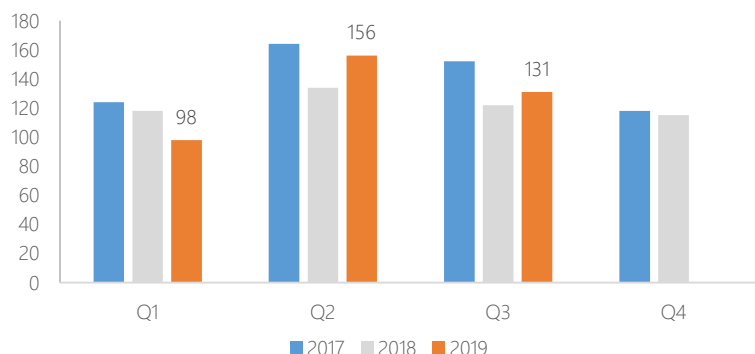


Median Sale Price by Year

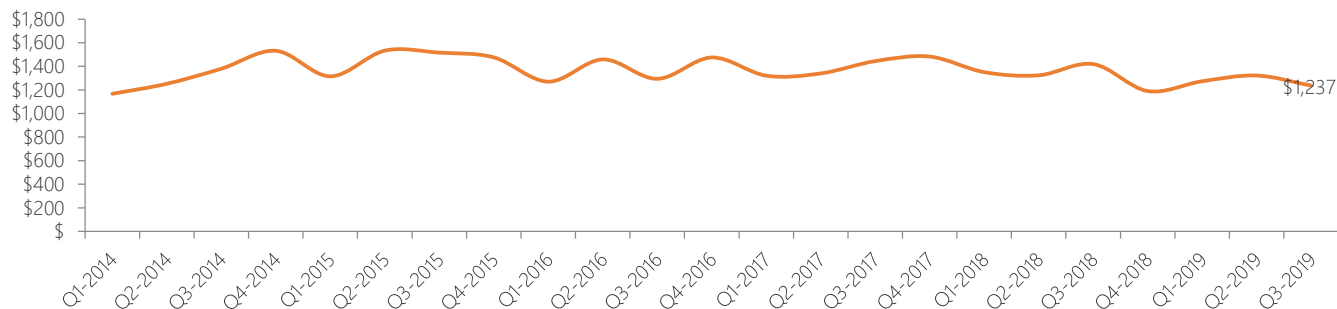


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	157	111	110	124	118	98
Q2	165	152	112	164	134	156
Q3	155	159	131	152	122	131
Q4	110	121	97	118	115	



Median Sale Price per Square Foot

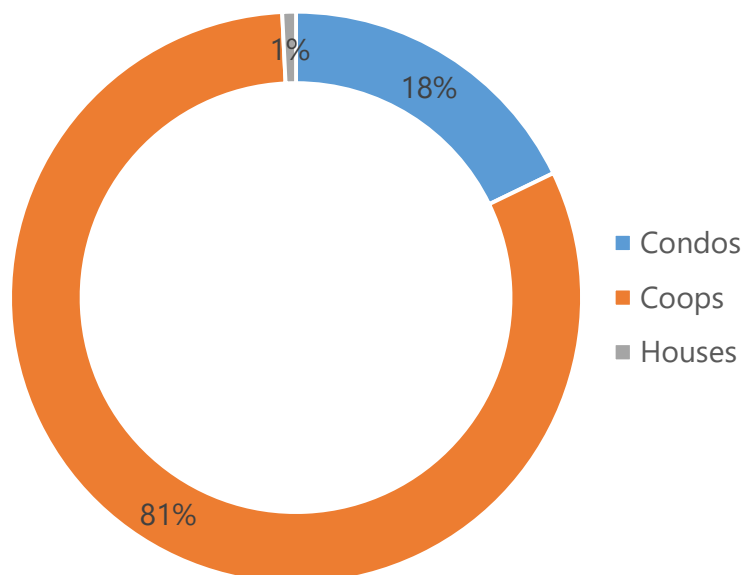


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,235,000	-44%	\$1,319	-20%	23
Coops	\$1,918,750	8%	\$1,080	-13%	105
Houses	\$5,250,000	-55%	\$2,009	-14%	1

Number of Sales by Building Type



**TOP 100 TRANSACTIONS**

Address	BBL	Sale date	Sale price	Property type	Sqft
1110 Park Ave #H	1-01501-1108	22-Jul-19	\$11,589,705	Condo	5,097
1175 Park Ave #9A	1-01521-0069	17-Sep-19	\$11,500,000	Coop	
12 E 88th St #PH11A	1-01499-1136	29-Jul-19	\$10,325,000	Condo	
30 E 85th St #PH26A	1-01496-1027	7-Aug-19	\$9,200,000	Condo	2,718
141 E 88th St #PH11A	1-01517-1177	13-Sep-19	\$8,900,000	Condo	3,970
1150 Fifth Ave #9B	1-01602-0001	1-Jul-19	\$5,430,000	Coop	
1115 Fifth Ave #7A	1-01504-0069	9-Jul-19	\$5,300,000	Coop	
107 E 91st St	1-01520-0105	29-Aug-19	\$5,250,000	House	2,613
1111 Park Ave #8D	1-01518-0069	13-Aug-19	\$4,995,000	Coop	
180 E 88th St #14A	1-01516-1222	2-Jul-19	\$4,700,000	Condo	
980 Fifth Ave #3B	1-01491-0001	29-Aug-19	\$4,450,000	Coop	2,750
1020 Park Ave #15AB	1-01497-0034	11-Sep-19	\$4,200,000	Coop	
1148 Fifth Ave #2A	1-01507-0069	11-Jul-19	\$3,850,000	Coop	
151 E 83rd St #6A	1-01512-0025	31-Jul-19	\$3,650,000	Coop	2,750
141 E 88th St #4C	1-01517-1128	5-Aug-19	\$3,500,000	Condo	1,790
1158 Fifth Ave #4A	1-01602-0069	2-Jul-19	\$3,500,000	Coop	2,500
1082-1088 Madison Ave #5B	1-01493-1207	29-Aug-19	\$3,450,000	Coop	
1120 Park Ave #12B	1-01502-0033	22-Aug-19	\$3,360,000	Coop	
1035 Fifth Ave #7A	1-01496-0071	9-Sep-19	\$3,350,000	Coop	
14 E 90th St #4C	1-01501-0056	23-Sep-19	\$3,300,000	Coop	
1148 Fifth Ave #7D	1-01507-0069	7-Aug-19	\$3,287,500	Coop	
1192 Park Ave #2C	1-01505-0040	1-Jul-19	\$3,175,000	Coop	2,270
1120 Park Ave #19A	1-01502-0033	23-Jul-19	\$3,100,000	Coop	
50 E 89th St #19AG	1-01500-0045	15-Aug-19	\$3,087,500	Coop	
1185 Park Ave #6L	1-01522-0001	2-Aug-19	\$3,050,000	Coop	
139 E 79th St #PH	1-01508-0016	19-Sep-19	\$3,015,000	Coop	
25 E 86th St #7D	1-01498-0014	6-Sep-19	\$2,995,000	Coop	
108 E 82nd St #6A	1-01510-0065	20-Aug-19	\$2,994,000	Coop	1,800
1185 Park Ave #9E	1-01522-0001	29-Aug-19	\$2,900,000	Coop	
45 E 85th St #8D	1-01497-0028	28-Aug-19	\$2,900,000	Coop	
45 E 89th St #4B	1-01501-1005	18-Jul-19	\$2,900,000	Coop	
40 E 88th St #7A	1-01499-0051	7-Aug-19	\$2,825,000	Coop	
115 E 90th St #PHS	1-01519-0008	23-Aug-19	\$2,700,000	Coop	
125 E 84th St #5B	1-01513-0015	29-Jul-19	\$2,675,000	Coop	
1020 Park Ave #6A	1-01497-0034	14-Aug-19	\$2,660,000	Coop	
17 E 96th St #16A	1-01602-0013	6-Aug-19	\$2,432,500	Coop	
139 E 94th St #7A	1-01523-0014	18-Sep-19	\$2,350,000	Coop	1,900
1150 Fifth Ave #7D	1-01602-0001	22-Jul-19	\$2,300,000	Coop	
1349 Lexington Ave #7C	1-01518-0049	27-Sep-19	\$2,280,000	Coop	
1435 Lexington Ave #4E	1-01522-0050	26-Aug-19	\$2,250,000	Coop	2,000
935 Park Ave #9B	1-01509-0069	16-Jul-19	\$2,200,000	Coop	
17 E 84th St #9A	1-01496-0013	23-Aug-19	\$2,200,000	Coop	
162 E 80th St #8B	1-01508-0046	24-Jul-19	\$2,200,000	Coop	
1001 Fifth Ave #7A	1-01493-0072	17-Jul-19	\$2,185,000	Coop	
60 E 96th St #PHA	1-01507-0045	17-Jul-19	\$2,152,500	Coop	
170 E 87th St #W17	1-01515-1727	18-Jul-19	\$2,150,000	Condo	1,410
1020 Park Ave #1011D	1-01497-0034	12-Aug-19	\$2,125,000	Coop	
1080 Madison Ave #2A	1-01493-1002	24-Sep-19	\$2,107,500	Condo	1,350
1185 Park Ave #2J	1-01522-0001	19-Sep-19	\$2,100,000	Coop	
140 E 81st St #7A	1-01509-0051	12-Aug-19	\$2,100,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
40 E 80th St #2B	1-01491-0048	22-Aug-19	\$2,100,000	Coop	310
50 E 89th St #7D	1-01500-0045	30-Aug-19	\$2,100,000	Coop	
900 Park Ave #11E	1-01491-1115	9-Jul-19	\$2,035,000	Condo	1,288
68 E 86th St #5C	1-01497-0044	11-Jul-19	\$1,999,900	Coop	
115 E 87th St #RESID	1-01516-1102	15-Aug-19	\$1,995,000	Coop	
40 E 84th St #8A	1-01495-0049	4-Sep-19	\$1,995,000	Coop	
45 E 89th St #12A	1-01501-1005	10-Sep-19	\$1,980,000	Coop	
940 Park Ave #2A	1-01493-0033	19-Sep-19	\$1,960,000	Coop	
45 E 89th St #19G	1-01501-1005	16-Jul-19	\$1,935,000	Coop	
175 E 79th St #7A	1-01508-0027	9-Jul-19	\$1,925,000	Coop	
162 E 80th St #9C	1-01508-0046	4-Sep-19	\$1,912,500	Coop	
1025 Fifth Ave #5BS	1-01495-0004	4-Sep-19	\$1,900,000	Coop	
114 E 84th St #6C	1-01512-0062	25-Sep-19	\$1,887,000	Coop	1,400
162 E 80th St #3B	1-01508-0046	11-Sep-19	\$1,862,500	Coop	1,600
23 E 81st St #10	1-01493-1158	31-Jul-19	\$1,831,000	Condo	833
60 E 96th St #13B	1-01507-0045	13-Aug-19	\$1,750,000	Coop	
4 E 88th St #9C	1-01499-0065	10-Jul-19	\$1,695,000	Coop	
1349 Lexington Ave #PH1	1-01518-0049	8-Jul-19	\$1,675,000	Coop	1,100
144 E 84th St #6D	1-01512-0052	14-Aug-19	\$1,640,000	Coop	
163 E 81st St #1B	1-01510-0030	10-Sep-19	\$1,633,500	Coop	
8 E 96th St #10A	1-01507-0064	28-Aug-19	\$1,625,000	Coop	
171 E 84th St #12G	1-01513-1090	29-Jul-19	\$1,550,000	Condo	1,012
25 E 83rd St #5C	1-01495-1002	3-Jul-19	\$1,486,645	Coop	
151 E 83rd St #3D	1-01512-0025	23-Aug-19	\$1,300,000	Coop	
124 E 84th St #PHA	1-01512-0059	3-Sep-19	\$1,300,000	Coop	
1150 Park Ave #19F	1-01503-0038	2-Jul-19	\$1,250,000	Coop	
114 E 90th St #5C	1-01518-0061	9-Jul-19	\$1,240,000	Coop	
120 E 87th St #P14	1-01515-1248	29-Jul-19	\$1,235,000	Condo	786
969 Park Ave #10A	1-01511-0001	18-Jul-19	\$1,225,000	Coop	1,200
3 E 85th St #7A	1-01497-0005	5-Aug-19	\$1,225,000	Coop	
140 E 81st St #2E	1-01509-0051	17-Jul-19	\$1,210,000	Coop	
16 E 96th St #7D	1-01507-0056	5-Sep-19	\$1,195,000	Coop	1,200
108 E 91st St #4A	1-01519-0067	11-Jul-19	\$1,050,000	Coop	1,000
115 E 90th St #8A	1-01519-0008	27-Aug-19	\$1,025,000	Coop	1,100
166 E 96th St #15B	1-01524-0044	10-Jul-19	\$1,010,000	Coop	1,200
68 E 93rd St #1F	1-01504-0043	28-Aug-19	\$999,000	Coop	925
168 E 90th St #2W	1-01518-0043	23-Aug-19	\$999,000	Coop	1,040
120 E 90th St #8C	1-01518-1037	6-Aug-19	\$999,000	Condo	844
163 E 81st St #3C	1-01510-0030	19-Aug-19	\$995,000	Coop	
181 E 93rd St #2E	1-01522-0030	27-Sep-19	\$950,000	Coop	
141 E 88th St #3B	1-01517-1120	13-Aug-19	\$950,000	Condo	720
1438 Third Ave #6A	1-01510-1006	14-Aug-19	\$916,000	Condo	773
170 E 87th St #W16	1-01515-1760	9-Jul-19	\$900,000	Condo	707
1361 Madison Ave #6G	1-01507-0021	1-Jul-19	\$800,000	Coop	675
171 E 84th St #9E	1-01513-1061	19-Sep-19	\$799,000	Condo	636
70 E 96th St #2A	1-01507-0041	19-Jul-19	\$787,500	Coop	
140 E 81st St #9G	1-01509-0051	10-Sep-19	\$777,500	Coop	
131 E 93rd St #6C	1-01522-0014	22-Aug-19	\$745,000	Coop	
170 E 92nd St #IC	1-01520-0140	31-Jul-19	\$745,000	Coop	
111 E 88th St #3D	1-01517-1016	2-Aug-19	\$743,000	Condo	615



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# THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &  
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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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- |                                 |                              |                                |                                     |
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| Appraisers & Inspectors         | Expeditors                   | Interior Designers             | Restoration Specialists             |
| Architects                      | Exterminators                | Ironwork Professionals         | Roofers                             |
| 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          |
| Chimney & Fireplace Specialists | General Contractors          | Locksmith                      | Structural Engineers                |
| 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                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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