

RESIDENTIAL

Warren  
Lewis

Sotheby's

INTERNATIONAL REALTY

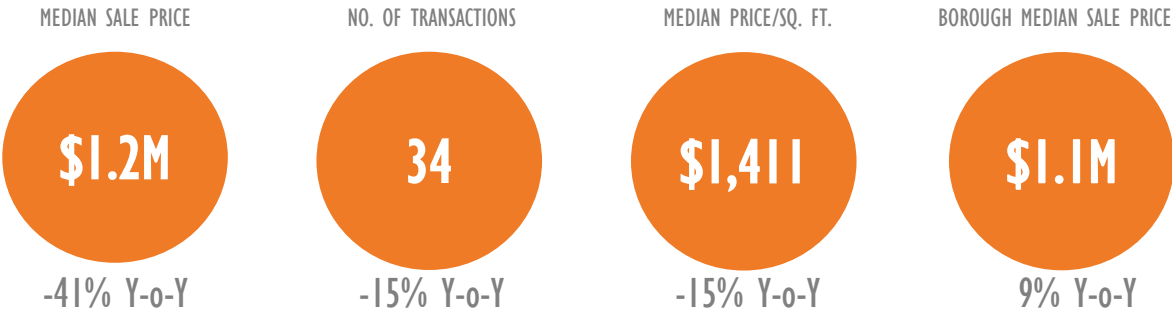
## Carnegie Hill Report

A monthly analysis of residential sales  
in Carnegie Hill, Manhattan

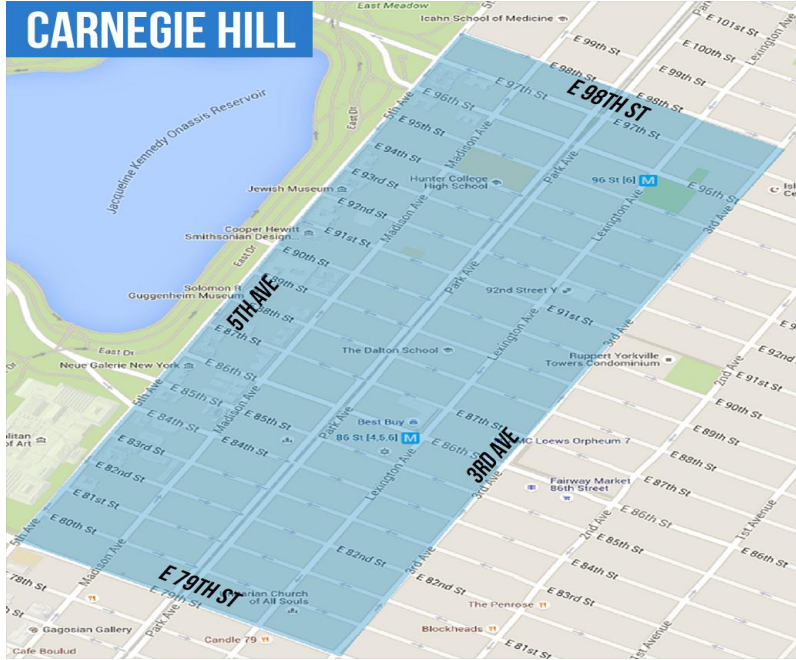
DECEMBER 2015

Residential Market Report, December 2015  
Carnegie Hill, Manhattan

SUMMARY

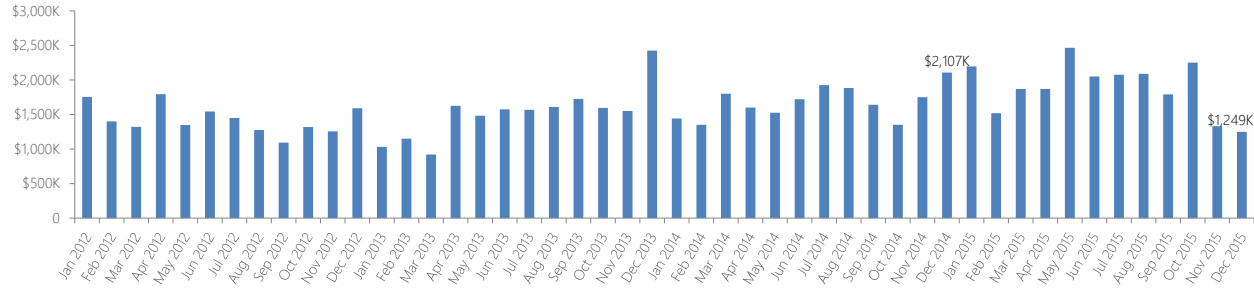


NEIGHBORHOOD BOUNDARIES

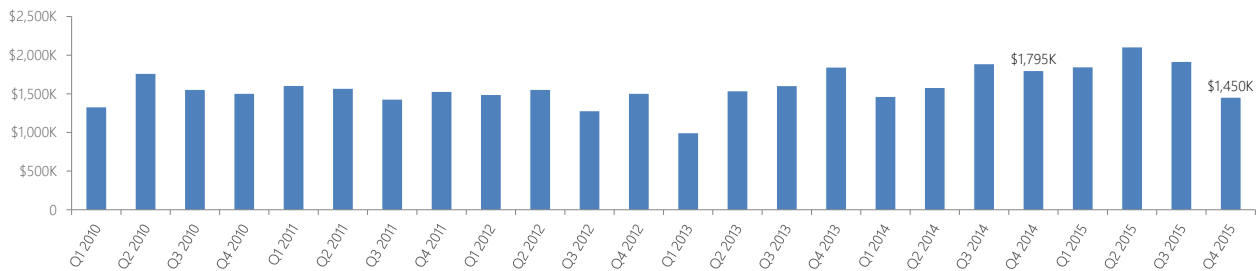


## RESIDENTIAL STATS

### Median Sale Price by Month

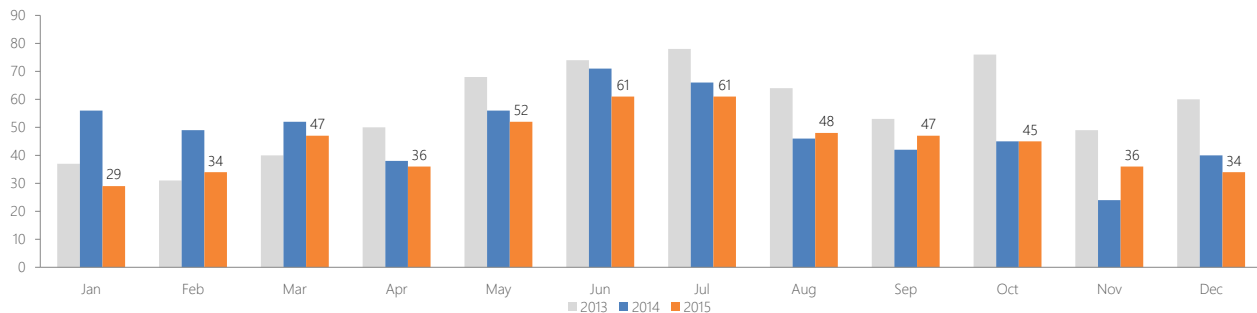


### Median Sale Price by Quarter

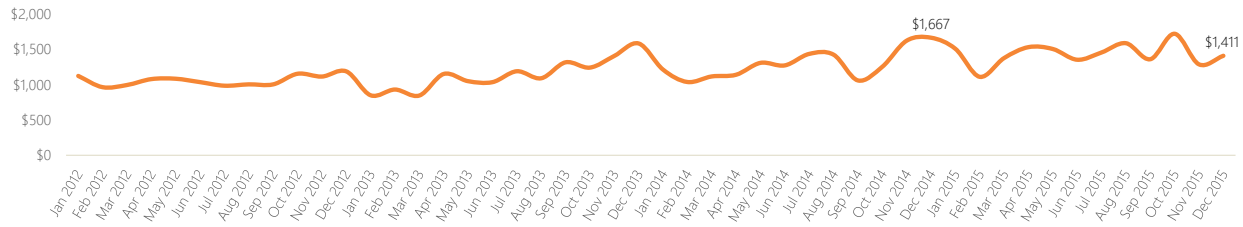


### Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	42	34	38	37	56	29
Feb	45	43	35	31	49	34
Mar	60	49	45	40	52	47
Apr	58	45	52	50	38	36
May	51	56	47	68	56	52
Jun	69	81	54	74	71	61
Jul	67	53	60	78	66	61
Aug	44	48	55	64	46	48
Sep	34	42	44	53	42	47
Oct	41	41	54	76	45	45
Nov	39	27	45	49	24	36
Dec	59	39	98	60	40	34



## ▶ Median Price per Square Foot



## CO-OP VERSUS CONDO SALES

### ▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,257,495	-34%	\$1,481	-14%	14
Co-ops	\$1,142,500	-45%	\$1,184	-28%	20
Houses	n/a	n/a	n/a	n/a	n/a

### ▶ Number of Sales by Building Type

Co-ops  
58.8%



Condos  
41.2%



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1125 Park Ave #11C	1-01519-0001	01-Dec-15	\$8,995,000	Coop	n/a
911 Park Ave #4C	1-01508-0072	03-Dec-15	\$8,250,000	Coop	n/a
180 East 93 Street #3	1-01521-1103	01-Dec-15	\$6,400,000	Condo	3,041
1089 Madison Ave #9W	1-01494-0023	09-Dec-15	\$6,400,000	Coop	n/a
1000 Park Ave #8	1-01496-0034	30-Dec-15	\$4,350,000	Coop	n/a
1021 Park Ave #8A	1-01514-0001	01-Dec-15	\$3,250,000	Coop	n/a
65 East 96 Street #15A	1-01602-1053	03-Dec-15	\$2,750,000	Condo	1,566
170 East 87 Street #W11	1-01515-1704	03-Dec-15	\$2,685,000	Condo	1,706
1095 Park Ave #8A	1-01517-0069	23-Dec-15	\$2,300,000	Coop	n/a
1133 Madison Ave #6D	1-01496-0054	23-Dec-15	\$1,950,000	Coop	n/a
171 East 84 Street #12B	1-01513-1085	10-Dec-15	\$1,900,000	Condo	1,253
119 E 84 St #5B	1-01513-0009	14-Dec-15	\$1,775,000	Coop	n/a
108 E 86 St #10S	1-01514-0066	02-Dec-15	\$1,560,000	Coop	n/a
16 East 84 Street #2A	1-01495-1103	17-Dec-15	\$1,450,000	Condo	853
153 East 87 Street #14A	1-01516-1044	14-Dec-15	\$1,450,000	Condo	1,054
141 East 88 Street #2B	1-01517-1112	17-Dec-15	\$1,311,862	Condo	720
1060-1068 Park Ave #11E	1-01499-0032	04-Dec-15	\$1,295,000	Coop	n/a
153 East 87 Street #3A	1-01516-1008	10-Dec-15	\$1,203,128	Condo	914
20 E 84 St #5B	1-01495-0059	29-Dec-15	\$990,000	Coop	n/a
120 East 87 Street #R6	1-01515-1359	10-Dec-15	\$985,000	Condo	760
170 East 87 Street #E8	1-01515-1605	10-Dec-15	\$950,000	Condo	872
150 East 85 Street #10I	1-01513-1382	04-Dec-15	\$875,000	Condo	605
125 E 84 St #8A	1-01513-0015	03-Dec-15	\$850,000	Coop	n/a
40 East 94 Street #3A	1-01505-1054	11-Dec-15	\$850,000	Condo	783
55-69 E 87 St	1-01499-0025	22-Dec-15	\$790,000	Coop	n/a
131 E 93 St #3A	1-01522-0014	17-Dec-15	\$775,000	Coop	n/a
929 Park Ave #8A	1-01509-0071	09-Dec-15	\$750,000	Coop	n/a
40 East 94 Street #9E	1-01505-1110	18-Dec-15	\$720,000	Condo	727
1388 Lexington Ave #2W	1-01520-0017	04-Dec-15	\$700,000	Coop	n/a
64 E 80 St #2F	1-01491-0042	17-Dec-15	\$640,000	Coop	n/a
120 East 87 Street #R6	1-01515-1432	11-Dec-15	\$610,000	Condo	401
1402 3 Ave #23F	1-01508-0038	29-Dec-15	\$600,000	Coop	n/a
64-68 E 94 St #5F	1-01505-0044	01-Dec-15	\$530,000	Coop	n/a
177 E 93 St #2C	1-01522-0027	04-Dec-15	\$489,900	Coop	n/a