

CARNEGIE HILL

A monthly analysis of residential sales
in Carnegie Hill, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.4M

17% YoY

NO. OF TRANSACTIONS

43

-32% YoY

MEDIAN PRICE/SQ.FT.

\$1,557

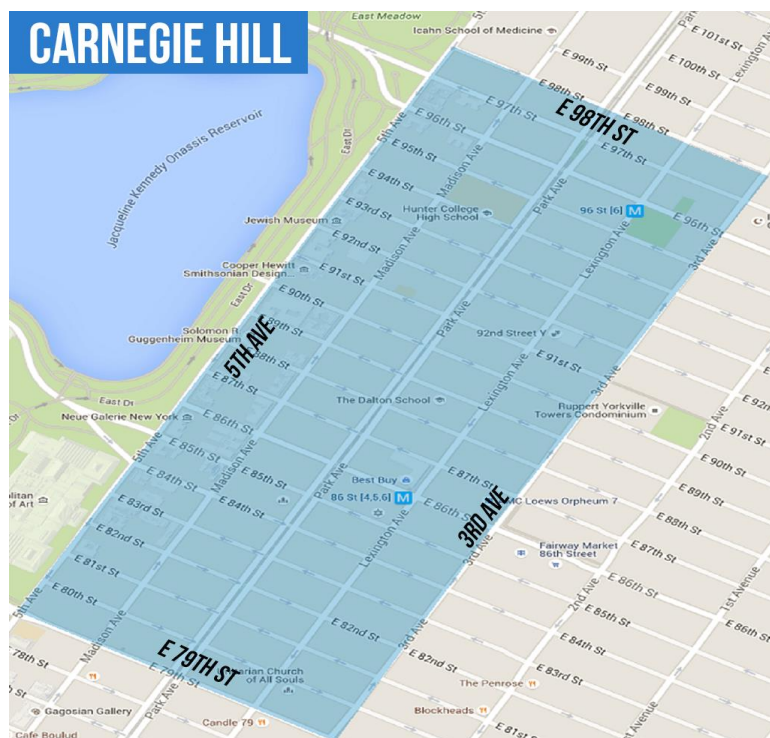
5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



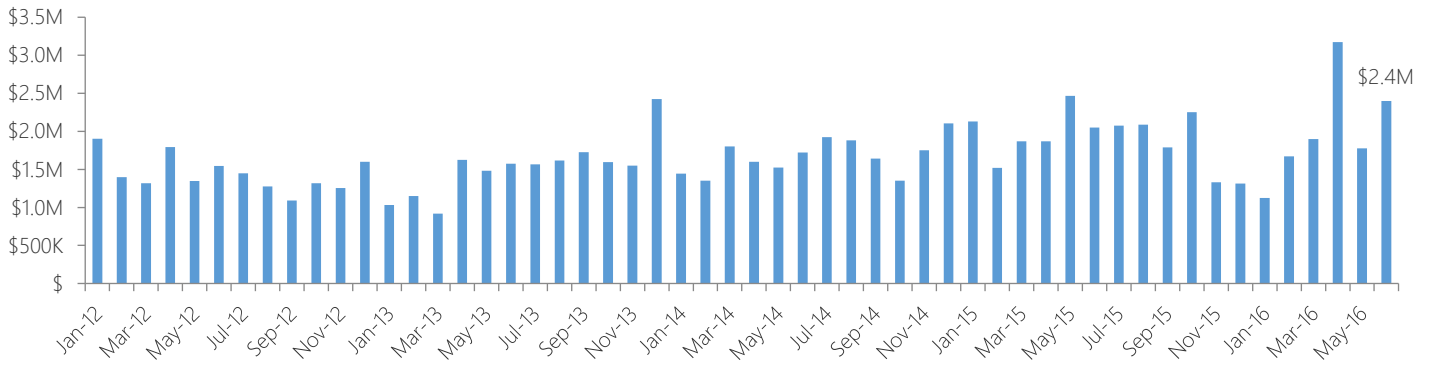
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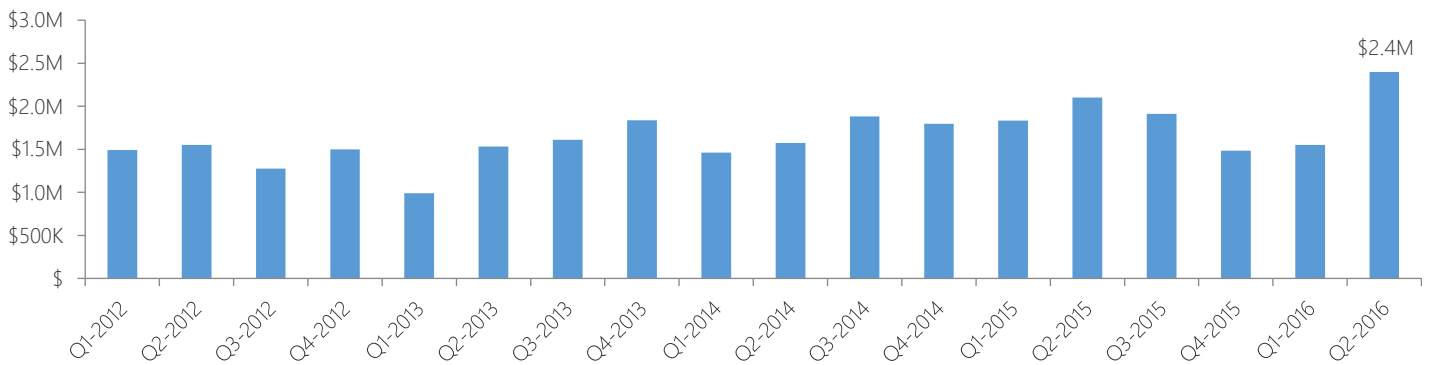
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RESIDENTIAL STATS

Median Sale Price by Month

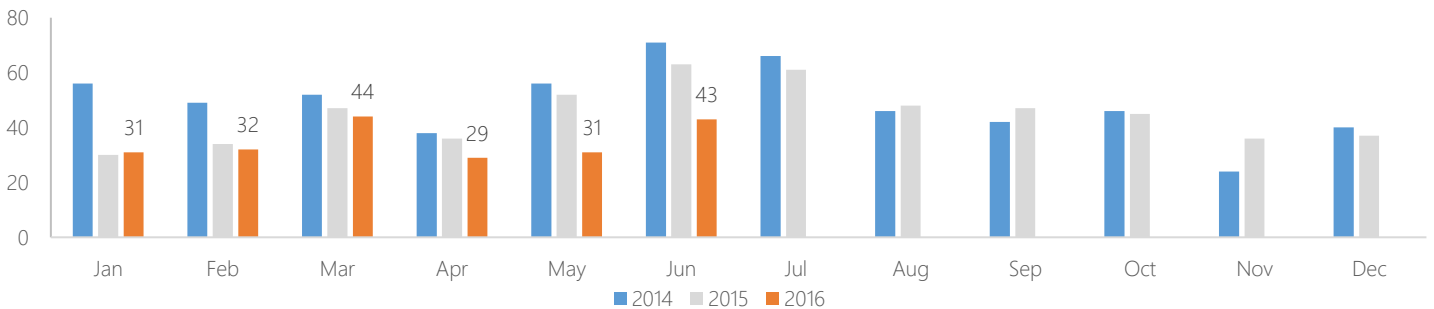


Median Sale Price by Quarter



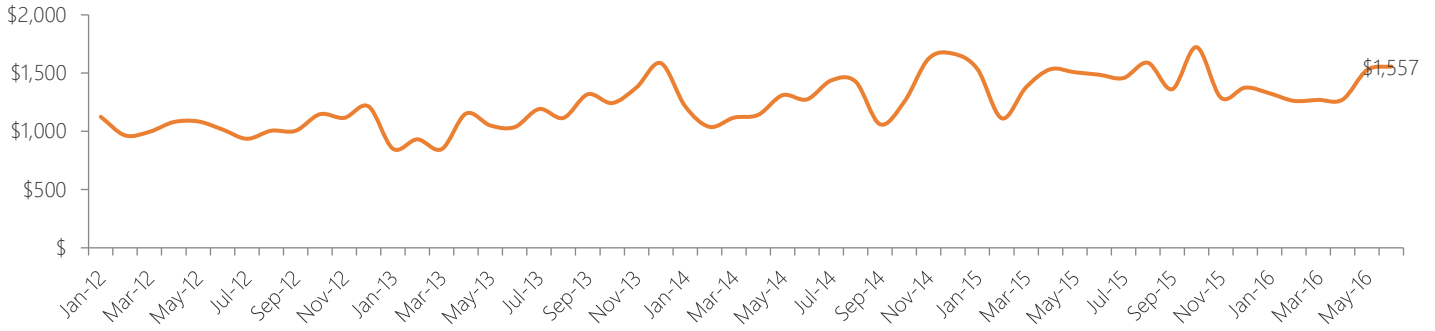
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	34	43	49	45	56	81	53	48	42	41	27	39
2012	39	35	45	52	47	54	60	55	44	54	45	99
2013	37	31	40	50	68	74	78	65	53	76	49	60
2014	56	49	52	38	56	71	66	46	42	46	24	40
2015	30	34	47	36	52	63	61	48	47	45	36	37
2016	31	32	44	29	31	43						



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Median Sale Price per Square Foot

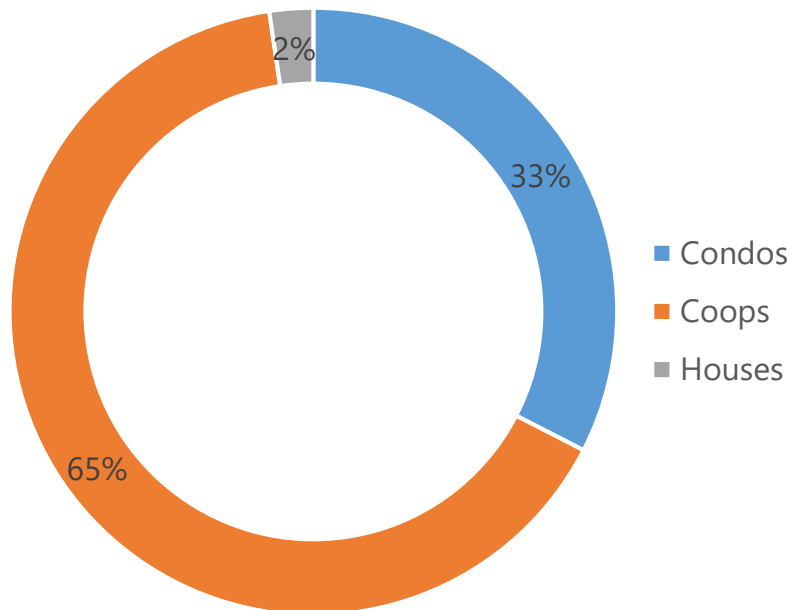


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,005,000	-20%	\$1,844	-23%	14
Coops	\$1,680,000	-12%	\$1,094	-14%	28
Houses	\$10,324,000	111%	\$2,581	52%	1

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
998 5 Ave #3W	1-01493-0001	16-Jun-16	\$21,000,000	Coop	
40 East 94 Street #28A	1-01505-1239	29-Jun-16	\$13,750,000	Condo	1,822
40 East 94 Street #28B	1-01505-1239	29-Jun-16	\$13,750,000	Condo	1,822
128 E 93 St	1-01521-0061	20-Jun-16	\$10,324,000	House	4,000
150 East 86 Street #11A	1-01514-1132	16-Jun-16	\$9,725,000	Condo	3,478
30 East 85 Street #25B	1-01496-1049	8-Jun-16	\$5,940,000	Condo	1,447
141 East 88 Street #2F	1-01517-1115	21-Jun-16	\$5,350,000	Condo	2,615
1128 Park Ave #143	1-01502-0040	6-Jun-16	\$4,625,000	Coop	
111-115 E 85 St #16DE	1-01514-0008	7-Jun-16	\$3,825,000	Coop	2,600
1254-1266 Madison Ave #2A	1-01502-0017	14-Jun-16	\$3,600,000	Coop	2,230
40 East 94 Street #13A	1-01505-1134	22-Jun-16	\$3,540,000	Condo	1,822
181 East 90 Street #8C	1-01519-1030	14-Jun-16	\$3,005,000	Condo	2,077
1150-1156 Park Ave	1-01503-0038	30-Jun-16	\$2,900,000	Coop	1,400
12-14 E 87 St #2D	1-01498-0061	15-Jun-16	\$2,900,000	Coop	
1178-1188 Madison Ave #1CD	1-01498-0014	13-Jun-16	\$2,800,000	Coop	
45 E 85 St #6D	1-01497-0028	29-Jun-16	\$2,750,000	Coop	
108 E 82 St #3A	1-01510-0065	20-Jun-16	\$2,748,900	Coop	
11 E 92 St #3R	1-01504-0009	30-Jun-16	\$2,700,000	Coop	
40 East 94 Street #28F	1-01505-1244	17-Jun-16	\$2,560,000	Condo	1,388
1438 3 Avenue #6B	1-01510-1034	6-Jun-16	\$2,400,000	Condo	1,692
134 East 93 Street #5A	1-01521-1009	27-Jun-16	\$1,800,000	Condo	1,072
1133 Madison Ave #10E	1-01496-0054	8-Jun-16	\$1,749,000	Coop	
162-166 E 80 St #7C	1-01508-0046	9-Jun-16	\$1,708,000	Coop	1,200
1254-1266 Madison Ave #4D	1-01502-0017	21-Jun-16	\$1,680,000	Coop	
1060-1068 Park Ave #9D	1-01499-0032	14-Jun-16	\$1,495,000	Coop	
56-60 E 87 St #6D	1-01498-0045	3-Jun-16	\$1,450,000	Coop	
1438 3 Avenue #21B	1-01510-1049	14-Jun-16	\$1,230,000	Condo	790
1429 Lexington Ave #10A	1-01522-0020	30-Jun-16	\$1,215,000	Coop	1,200
1223-1233 Lexington Ave #6D	1-01512-0123	29-Jun-16	\$1,200,000	Coop	
925-927 Park Ave #10D	1-01509-0001	24-Jun-16	\$990,000	Coop	
159-161 E 91 St #6E	1-01520-0027	1-Jun-16	\$985,000	Coop	975
150 East 85 Street #7A	1-01513-1347	9-Jun-16	\$960,000	Condo	765
144 E 84 St #4B	1-01512-0052	29-Jun-16	\$875,000	Coop	800
170-176 E 88 St #2D	1-01516-0042	22-Jun-16	\$800,000	Coop	
55-69 E 87 St #6B	1-01499-0025	16-Jun-16	\$730,000	Coop	
1223-1233 Lexington Ave #1A	1-01512-0123	6-Jun-16	\$720,000	Coop	
134 East 93 Street #3C	1-01521-1005	27-Jun-16	\$572,000	Condo	468
1415-1423 Lexington Ave #3D	1-01521-0051	21-Jun-16	\$560,000	Coop	650
62 E 87 St #3C	1-01498-0043	24-Jun-16	\$499,000	Coop	650

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