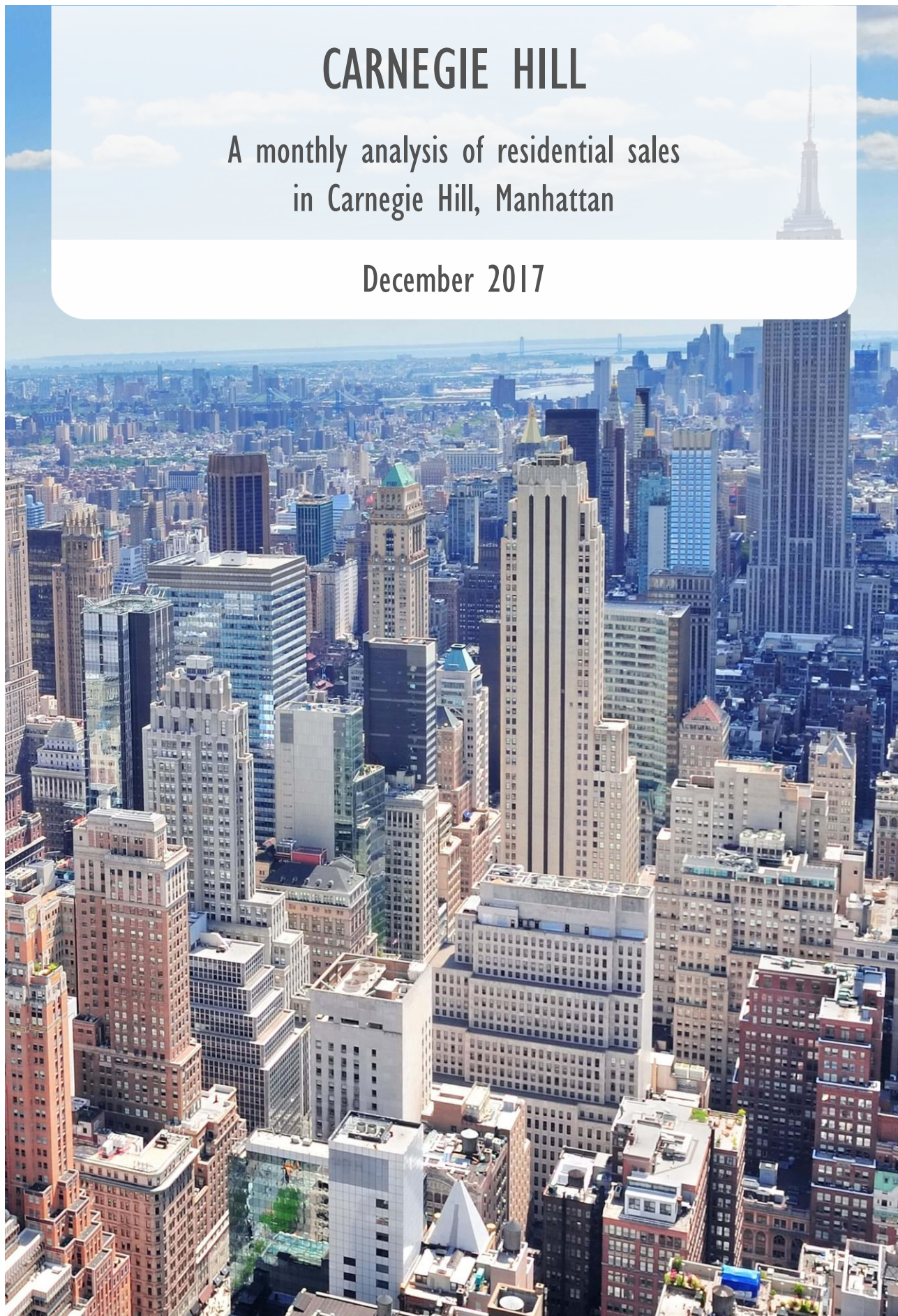


CARNEGIE HILL

A monthly analysis of residential sales
in Carnegie Hill, Manhattan

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Carnegie Hill, Manhattan

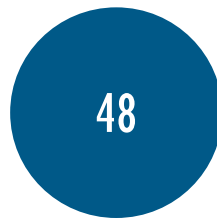
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



71% YoY

MEDIAN PRICE/SQ.FT.



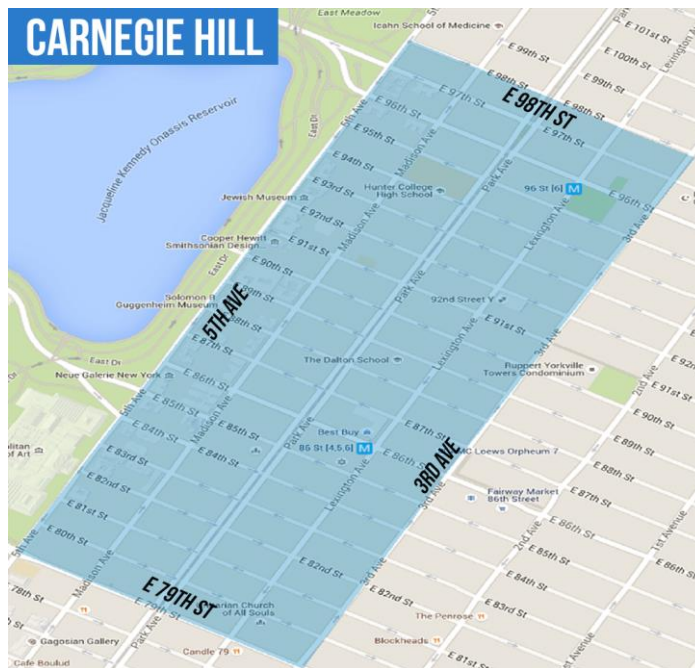
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



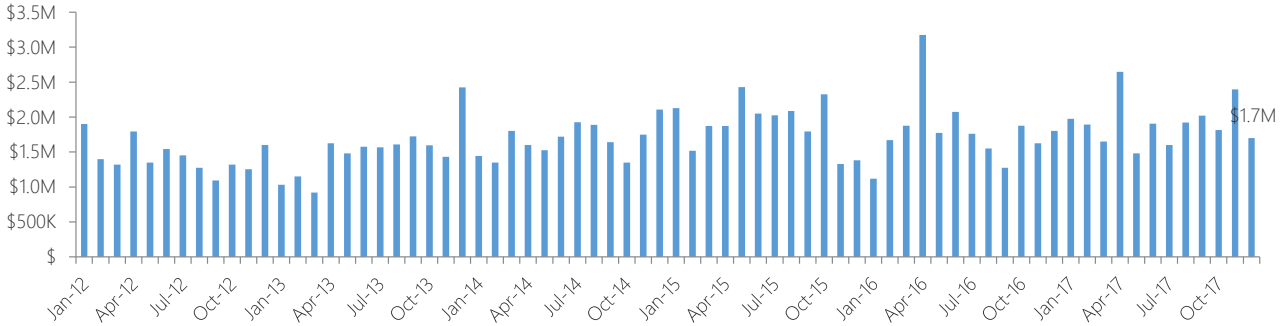
18% YoY

NEIGHBORHOOD BOUNDARIES

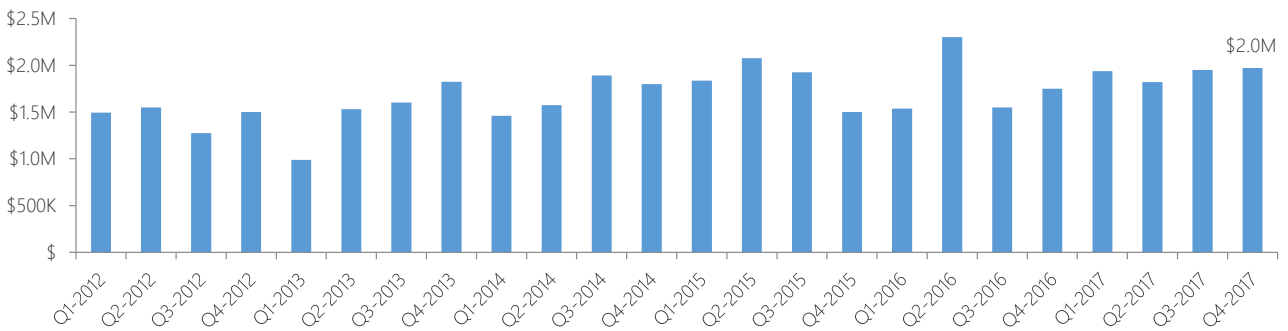


RESIDENTIAL STATS

Median Sale Price by Month

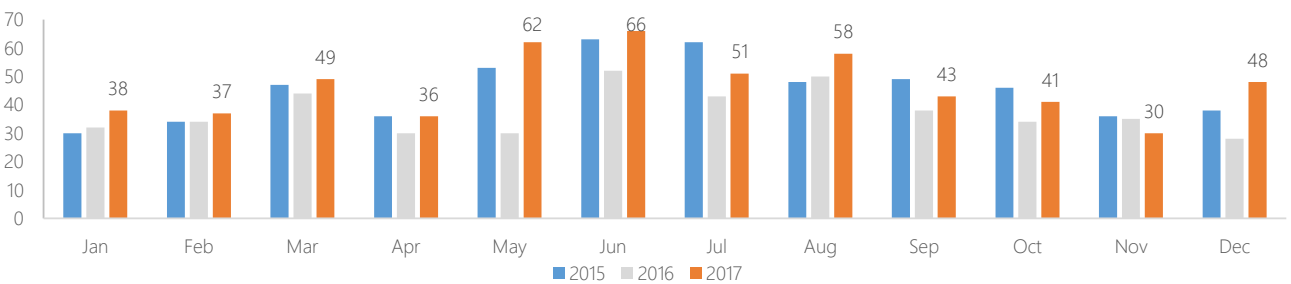


Median Sale Price by Quarter

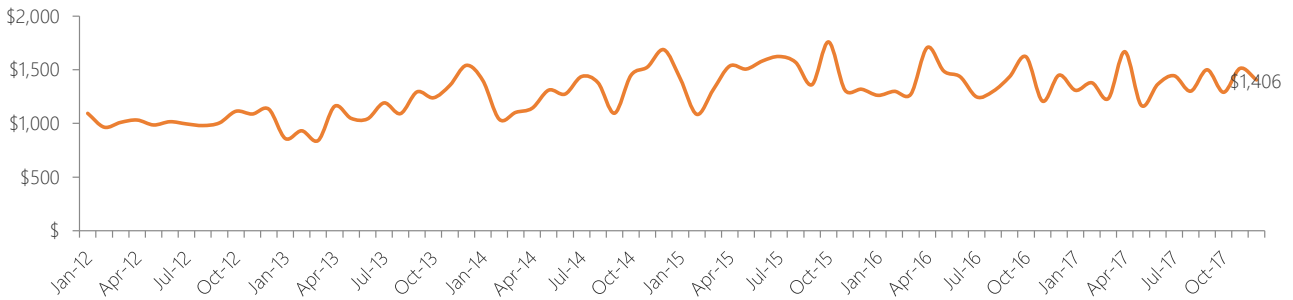


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	39	35	45	52	47	54	60	55	44	54	45	99
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	51	58	43	41	30	48



Median Sale Price per Square Foot

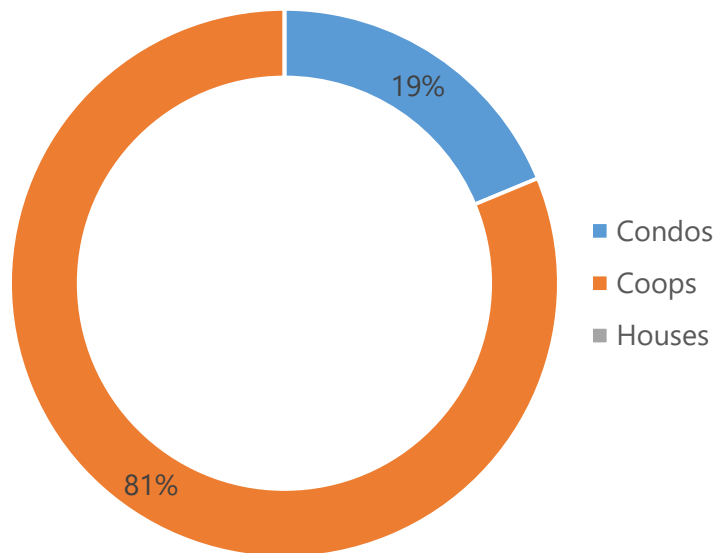


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,747,156	50%	\$2,915	90%	9
Coops	\$1,410,000	-18%	\$1,256	5%	39
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
60 E 86 St #9FL	1-01497-1208	13-Dec-17	\$9,600,000	Condo	3,209
1150 5 Ave #15A	1-01602-0001	20-Dec-17	\$9,250,000	Coop	2,425
1175 Park Ave #5C	1-01521-0069	21-Dec-17	\$6,050,000	Coop	3,800
30 E 85 St #18B	1-01496-1043	6-Dec-17	\$5,606,250	Condo	1,923
1010 5 Ave #11C	1-01494-0001	20-Dec-17	\$5,300,000	Coop	2,300
1239 Madison Ave #37F	1-01501-1005	14-Dec-17	\$4,875,000	Coop	
900 Park Ave #27E	1-01491-1275	5-Dec-17	\$4,185,000	Condo	1,288
1010 5 Ave #9D	1-01494-0001	5-Dec-17	\$4,141,000	Coop	2,100
1100 Park Ave #2D	1-01501-0033	28-Dec-17	\$3,800,000	Coop	
1035 Park Ave #16B	1-01514-0069	22-Dec-17	\$3,375,000	Coop	
1035 Park Ave #11B	1-01514-0069	15-Dec-17	\$3,137,000	Coop	
1239 Madison Ave #22C	1-01501-1005	20-Dec-17	\$3,000,000	Coop	1,250
35-39 E 85 St #5FG	1-01497-0021	20-Dec-17	\$2,900,000	Coop	1,975
170 E 87 St #W21	1-01515-1695	7-Dec-17	\$2,650,000	Condo	1,549
1211-1215 Madison Ave #6A	1-01499-0020	19-Dec-17	\$2,136,000	Coop	1,700
1239 Madison Ave #36A	1-01501-1005	19-Dec-17	\$2,000,000	Coop	950
951-955 Park Ave #1NW	1-01510-0072	18-Dec-17	\$1,950,000	Coop	1,575
11-17 E 87 St #10FGH	1-01499-0010	7-Dec-17	\$1,869,150	Coop	
14 E 96 St #7	1-01507-1009	20-Dec-17	\$1,750,000	Condo	1,303
10-14 E 85 St #4A	1-01496-0065	12-Dec-17	\$1,700,000	Coop	
1349 Lexington Ave #3D	1-01518-0049	15-Dec-17	\$1,637,000	Coop	
1172 Park Ave #6D	1-01504-0040	27-Dec-17	\$1,447,500	Coop	
1133 Madison Ave #3B	1-01496-0054	28-Dec-17	\$1,410,000	Coop	1,250
1349 Lexington Ave #6G	1-01518-0049	28-Dec-17	\$1,290,000	Coop	1,250
8-38 E 83 St #6C	1-01494-0059	18-Dec-17	\$1,200,000	Coop	
131 E 93 St #7B	1-01522-0014	7-Dec-17	\$1,199,000	Coop	
51-53 E 90 St #6C	1-01502-0023	14-Dec-17	\$1,191,500	Coop	1,100
11-17 E 87 St #8E	1-01499-0010	11-Dec-17	\$845,000	Coop	650
170 E 90 St #4E	1-01518-0042	20-Dec-17	\$830,000	Coop	
1065 Park Ave #17C	1-01516-0001	20-Dec-17	\$820,000	Coop	700
1040 Park Ave #13H	1-01498-0033	22-Dec-17	\$790,500	Coop	
1402 3 Ave #3F	1-01508-0038	18-Dec-17	\$610,000	Coop	
108 E 91 St #1D	1-01519-0067	6-Dec-17	\$525,000	Coop	700
1429 Lexington Ave #4F	1-01522-0020	21-Dec-17	\$500,000	Coop	
28 E 94 St #23	1-01505-0056	7-Dec-17	\$499,990	Coop	600
181 E 93 St #5C	1-01522-0030	26-Dec-17	\$499,900	Coop	550
158-160 E 91 St #2F	1-01519-0046	14-Dec-17	\$485,000	Coop	
175 E 93 St #3B	1-01522-0026	6-Dec-17	\$440,000	Coop	
112 E 98 St #1R	1-01625-0068	8-Dec-17	\$380,000	Coop	
148 E 84 St #5B	1-01512-0048	20-Dec-17	\$375,000	Coop	



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Nate Pfaff

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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

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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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