

CARNEGIE HILL

A monthly analysis of residential sales
in Carnegie Hill, Manhattan

October 2017



The RATNER Team Market Report

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Residential Market Report, October 2017

Carnegie Hill, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.64M

-13% YoY

NO. OF TRANSACTIONS

43

26% YoY

MEDIAN PRICE/SQ.FT.

\$1,291

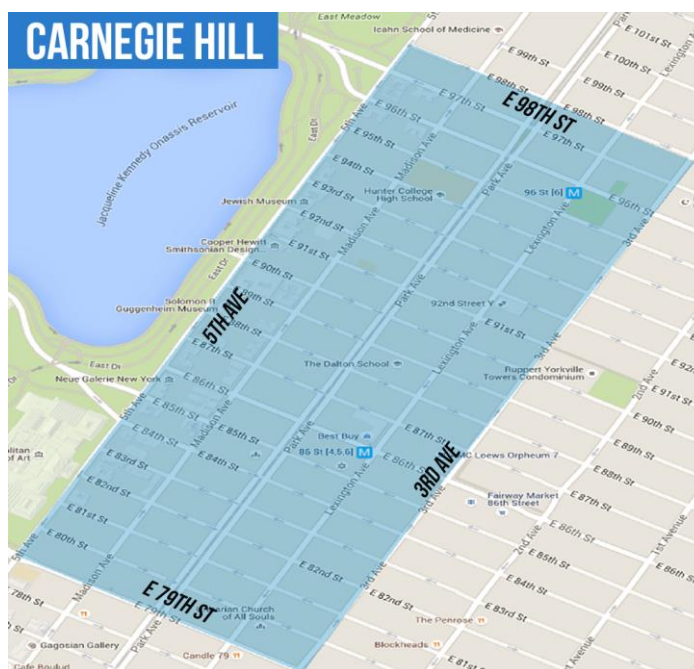
-20% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

0% YoY

NEIGHBORHOOD BOUNDARIES

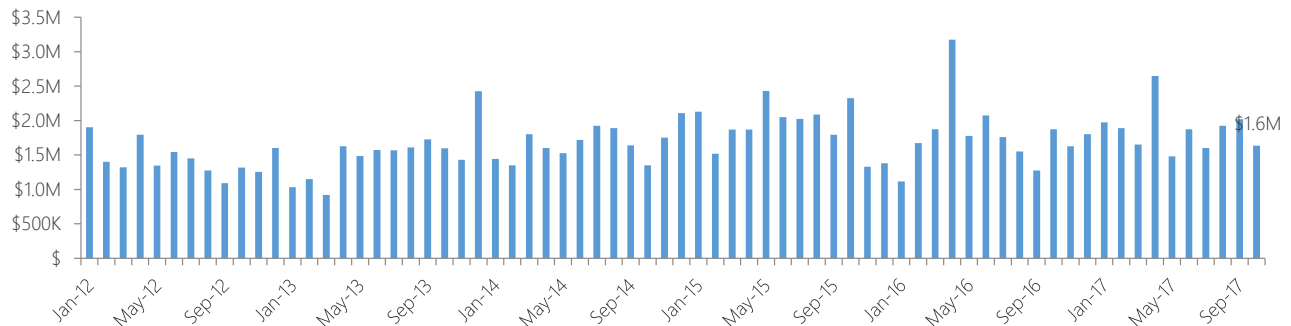


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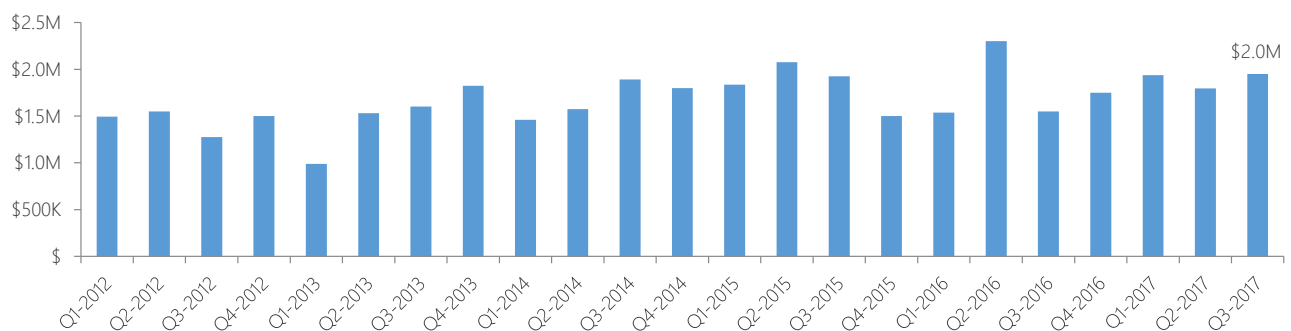
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RESIDENTIAL STATS

Median Sale Price by Month

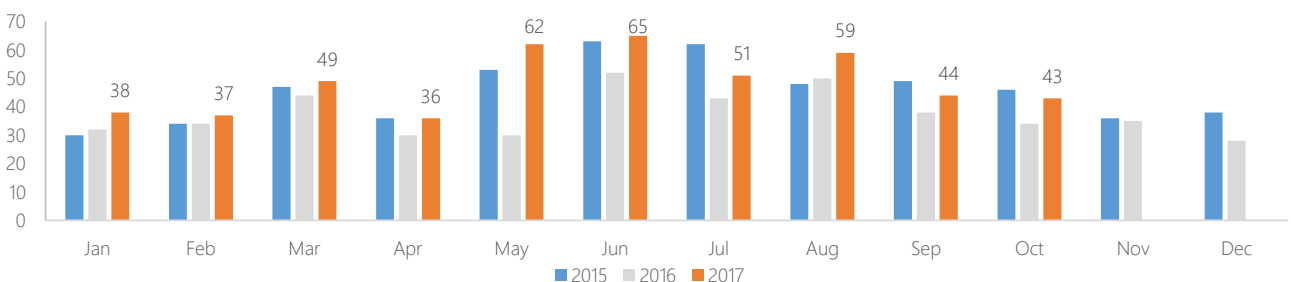


Median Sale Price by Quarter



Number of Transactions

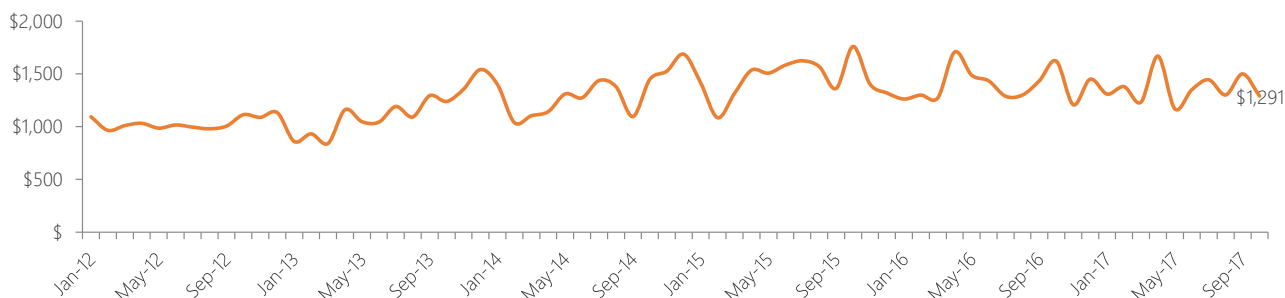
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	39	35	45	52	47	54	60	55	44	54	45	99
2013	37	31	40	50	68	74	78	66	53	76	50	60
2014	56	49	52	38	56	71	66	47	42	46	24	40
2015	30	34	47	36	53	63	62	48	49	46	36	38
2016	32	34	44	30	30	52	43	50	38	34	35	28
2017	38	37	49	36	62	65	51	59	44	43		



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Median Sale Price per Square Foot

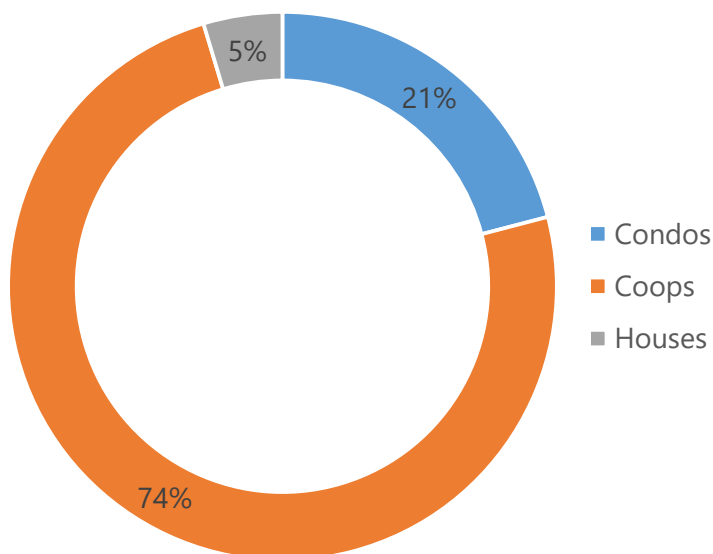


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,606,250	37%	\$1,679	4%	9
Coops	\$1,415,000	-17%	\$944	-34%	32
Houses	\$9,700,000	23%	\$2,905	50%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
117 E 79 St	1-01508-0107	23-Oct-17	\$15,000,000	House	3,503
1088 Park Ave #15F	1-01500-0040	3-Oct-17	\$4,750,000	Coop	
160 E 93 St	1-01521-0049	12-Oct-17	\$4,400,000	House	2,880
45 E 85 St #3A	1-01497-0028	13-Oct-17	\$3,900,000	Coop	
141 E 88 St #11C	1-01517-1174	3-Oct-17	\$3,650,000	Condo	1,790
170 E 87 St #W4	1-01515-1733	19-Oct-17	\$3,475,000	Condo	765
1050 Park Ave #8A	1-01498-0037	23-Oct-17	\$3,450,000	Coop	
1450 Lexington Ave #10CD	1-01523-0014	11-Oct-17	\$3,450,000	Coop	
167 E 82 St #8B	1-01511-1129	31-Oct-17	\$3,325,000	Condo	1,621
2 E 98 St #6	1-01603-0069	6-Oct-17	\$3,300,000	Coop	
22 E 82 St #1	1-01493-1103	12-Oct-17	\$3,220,000	Condo	1,904
49 E 86 St #11A	1-01498-0020	2-Oct-17	\$2,850,000	Coop	
1045 Park Ave #14A	1-01515-0001	31-Oct-17	\$2,700,000	Coop	1,800
1217-1221 Madison Ave #12F	1-01499-0051	26-Oct-17	\$2,665,000	Coop	
70 E 96 St #12B	1-01507-0041	25-Oct-17	\$2,650,000	Coop	
1223-1233 Lexington Ave #5A	1-01512-0123	24-Oct-17	\$2,500,000	Coop	2,000
8-38 E 83 St #2D	1-01494-0059	18-Oct-17	\$2,045,000	Coop	
1115-1121 Madison Ave #3D	1-01495-0049	2-Oct-17	\$2,000,000	Coop	2,400
171 E 84 St #26B	1-01513-1171	12-Oct-17	\$1,992,500	Condo	1,253
969-971 Park Ave #5C	1-01511-0001	26-Oct-17	\$1,635,000	Coop	950
130 E 94 St #9B	1-01522-0059	26-Oct-17	\$1,600,000	Coop	1,300
150 E 85 St #7D	1-01513-1350	2-Oct-17	\$1,585,000	Condo	1,228
111-115 E 85 St #21F	1-01514-0008	2-Oct-17	\$1,415,000	Coop	
125 E 93 St #7B	1-01522-0012	30-Oct-17	\$1,309,170	Coop	
1438 3 Ave #24A	1-01510-1024	13-Oct-17	\$1,285,000	Condo	771
120 E 86 St #3B	1-01514-1003	3-Oct-17	\$1,200,000	Coop	
20 E 84 St #3B	1-01495-0059	4-Oct-17	\$1,170,000	Coop	
70 E 96 St #7C	1-01507-0041	25-Oct-17	\$1,100,000	Coop	1,200
11-17 E 87 St #4D	1-01499-0010	16-Oct-17	\$995,000	Coop	1,100
1197-1199 Park Ave #11G	1-01523-0001	16-Oct-17	\$850,000	Coop	900
120 E 90 St #4H	1-01518-1096	2-Oct-17	\$825,000	Condo	754
1178-1188 Madison Ave #GFC	1-01498-0014	20-Oct-17	\$799,000	Coop	
35-39 E 85 St #8DN	1-01497-0021	26-Oct-17	\$750,000	Coop	
124 E 91 St #3C	1-01519-0060	24-Oct-17	\$650,000	Coop	800
162 E 91 St #1D	1-01519-0045	16-Oct-17	\$625,000	Coop	600
55-69 E 87 St #5C	1-01499-0025	3-Oct-17	\$575,000	Coop	
1402 3 Ave #1C	1-01508-0038	26-Oct-17	\$575,000	Coop	
144 E 84 St #12F	1-01512-0052	17-Oct-17	\$560,000	Coop	
177 E 93 St #3B	1-01522-0027	24-Oct-17	\$505,000	Coop	750



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &
New Development Expert



Sandra Levykh

Residential Sales &
Rental Specialist



Nate Pfaff

Residential Sales &
Rental Specialist



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David Ratner

Commercial & Residential
Brooklyn Expert

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

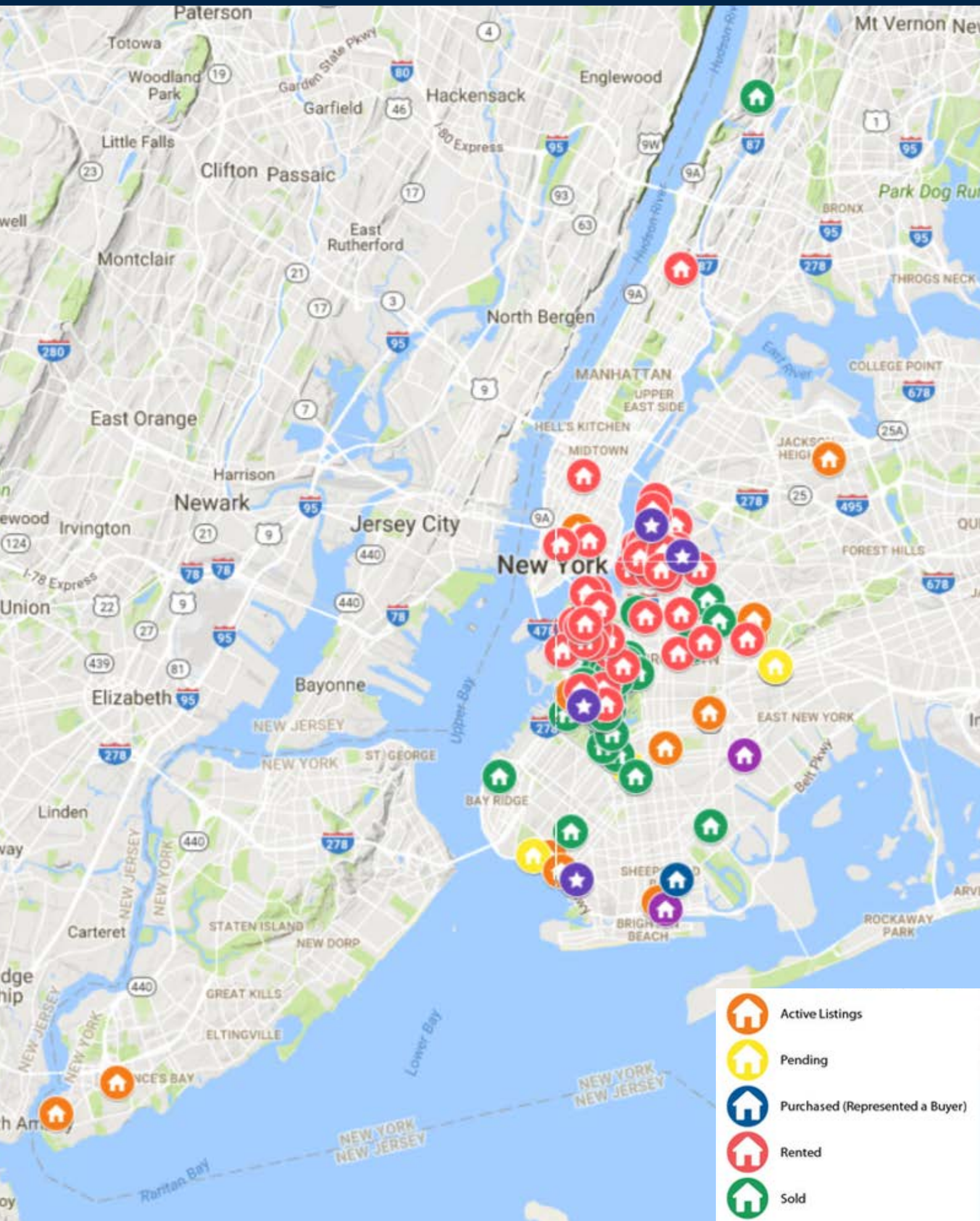
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



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THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



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