

# CARNEGIE HILL

A monthly analysis of residential sales  
in Carnegie Hill, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Carnegie Hill, Manhattan

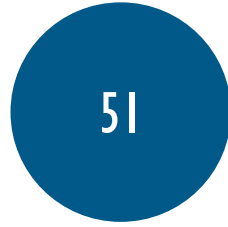
SUMMARY

MEDIAN SALE PRICE



37% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



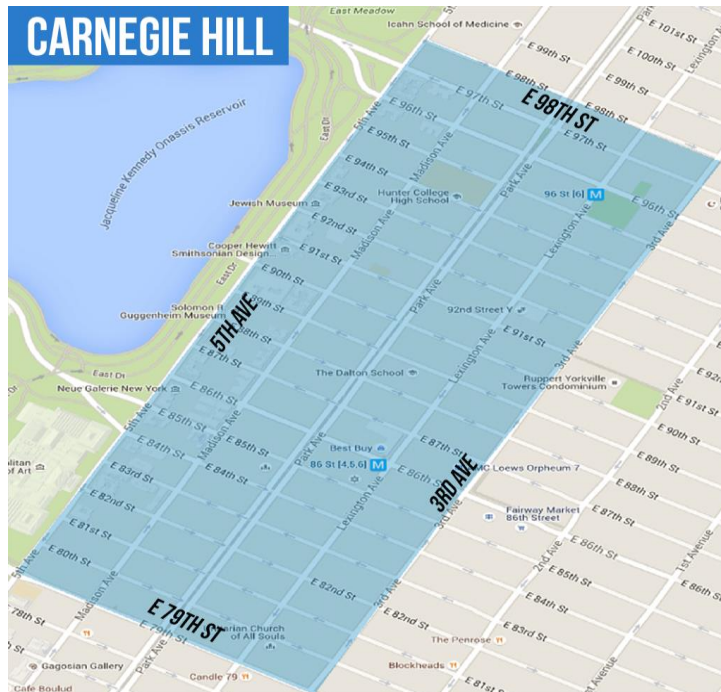
12% YoY

MANHATTAN MEDIAN SALE PRICE



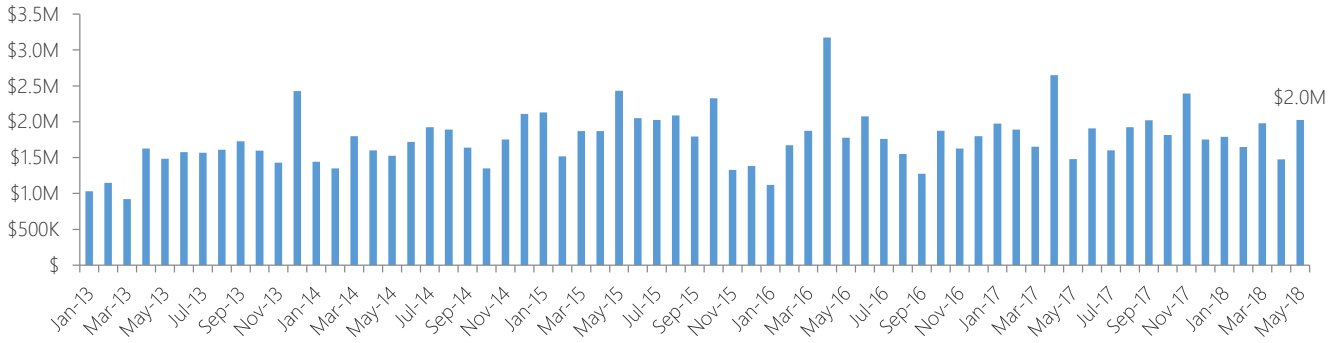
-5% YoY

NEIGHBORHOOD BOUNDARIES

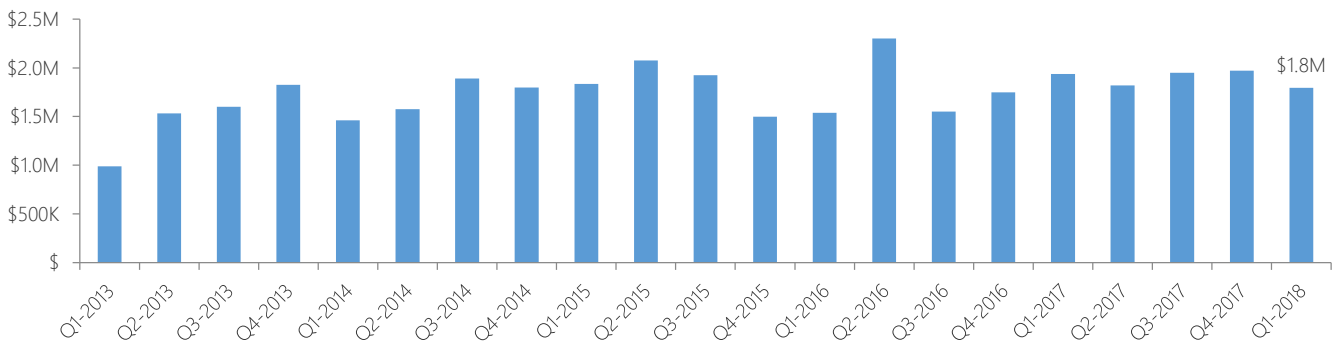


## RESIDENTIAL STATS

### Median Sale Price by Month

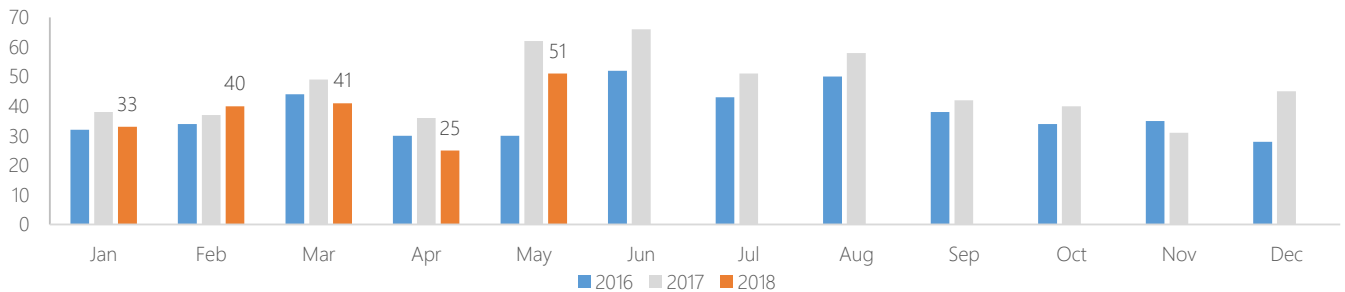


### Median Sale Price by Quarter

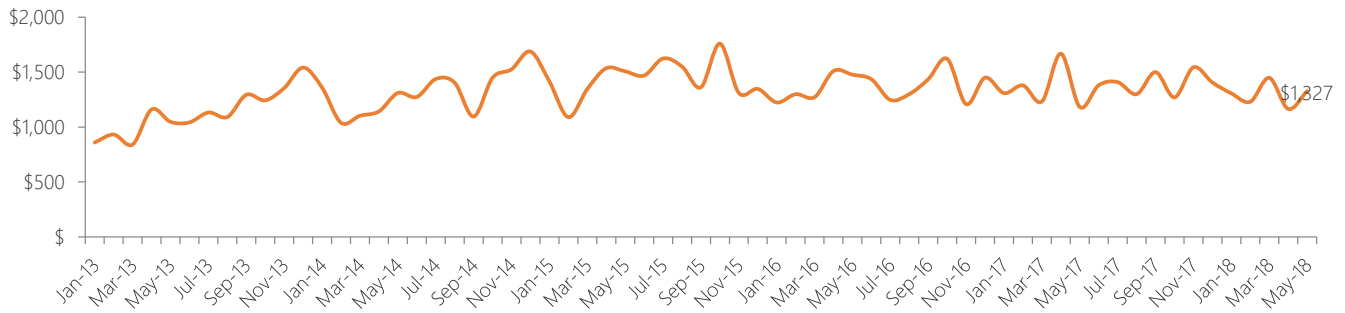


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	42	40	31	45
2018	33	40	41	25	51							



Median Sale Price per Square Foot

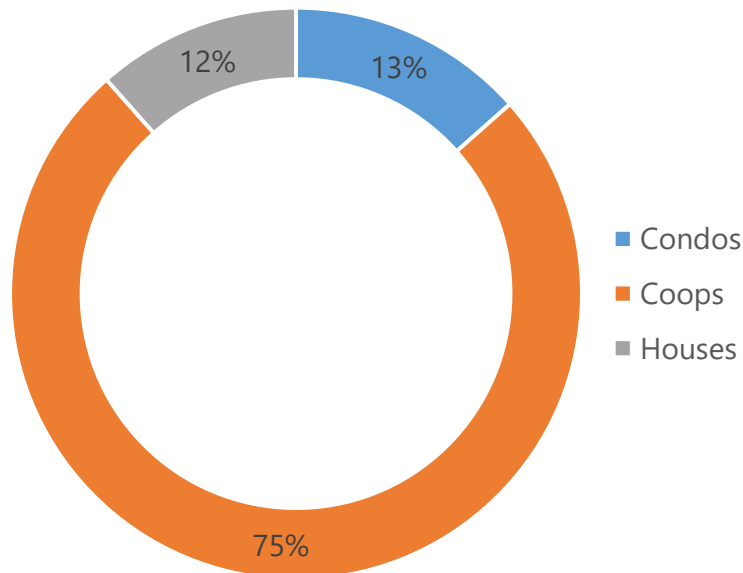


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,649,594	49%	\$1,426	1%	7
Coops	\$1,740,000	39%	\$1,131	3%	39
Houses	\$16,250,000	30%	\$3,785	102%	6

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
113 E 79th St	1-01508-0006	10-May-18	\$30,000,000	House	4,253
117 E 79th St	1-01508-0107	10-May-18	\$16,765,384	House	3,503
115 E 79th St	1-01508-0007	10-May-18	\$16,250,000	House	4,293
46 E 83rd St	1-01494-0049	18-May-18	\$15,500,000	House	6,141
960-962 Park Ave #6E	1-01494-0032	30-May-18	\$14,500,000	Coop	4,212
21-23 E 79th St #12FL	1-01491-0012	30-May-18	\$12,000,000	Coop	
1049 Fifth Ave #19B	1-01497-1106	11-May-18	\$11,800,000	Condo	2,793
1105 Park Ave #5CD	1-01518-0001	2-May-18	\$5,954,250	Coop	4,200
12 E 88th St #5A	1-01499-1117	18-May-18	\$4,900,000	Condo	
1274-1284 Madison Ave #6B	1-01503-0014	8-May-18	\$4,062,500	Coop	2,395
1190-1200 Madison Ave #8D	1-01499-0014	24-May-18	\$3,950,000	Coop	2,400
1056 Fifth Ave #9E	1-01498-0069	7-May-18	\$3,810,000	Coop	
1111 Park Ave #7D	1-01518-0069	15-May-18	\$3,700,000	Coop	
1128 Park Ave #7	1-01502-0040	17-May-18	\$3,495,000	Coop	
150 E 86th St #14E	1-01514-1156	18-May-18	\$3,249,188	Condo	2,480
129 E 94th St	1-01523-0011	1-May-18	\$2,647,000	House	3,414
112-120 E 81st St #9C	1-01509-0056	31-May-18	\$2,525,000	Coop	
1021 Park Ave #14B	1-01514-0001	31-May-18	\$2,400,000	Coop	
17 E 80th St #3	1-01492-0011	1-May-18	\$2,325,000	Coop	2,100
114-116 E 84th St #6B	1-01512-0062	22-May-18	\$2,250,000	Coop	
1140-1142 Fifth Ave #8B	1-01507-0001	14-May-18	\$2,150,000	Coop	1,600
1239 Madison Ave #8G	1-01501-1005	30-May-18	\$2,100,000	Coop	
120 E 87th St #P8	1-01515-1245	22-May-18	\$2,050,000	Condo	1,438
1120-1126 Park Ave #16B	1-01502-0033	30-May-18	\$2,000,000	Coop	1,736
1349 Lexington Ave #4E	1-01518-0049	29-May-18	\$1,876,875	Coop	1,650
1254-1266 Madison Ave #7C	1-01502-0017	1-May-18	\$1,850,000	Coop	
3-5 E 85th St #2B	1-01497-0005	16-May-18	\$1,740,000	Coop	
150 E 85th St #8D	1-01513-1359	9-May-18	\$1,732,000	Condo	1,228
1172 Park Ave #5D	1-01504-0040	21-May-18	\$1,435,000	Coop	
120 E 87th St #R14	1-01515-1336	23-May-18	\$1,330,000	Condo	826
1056 Fifth Ave #2B	1-01498-0069	23-May-18	\$1,140,000	Coop	920
111-115 E 85th St #27F	1-01514-0008	7-May-18	\$1,136,000	Coop	
1133 Madison Ave #3E	1-01496-0054	1-May-18	\$1,130,000	Coop	
108 E 91st St #2A	1-01519-0067	31-May-18	\$1,125,000	Coop	1,000
11-17 E 87th St #9D	1-01499-0010	15-May-18	\$995,000	Coop	
173-175 E 79th St #14D	1-01508-0027	30-May-18	\$925,000	Coop	
144 E 84th St #11B	1-01512-0052	17-May-18	\$885,000	Coop	
68 E 93rd St #3R	1-01504-0043	17-May-18	\$880,000	Coop	850
1197-1199 Park Ave #4C	1-01523-0001	9-May-18	\$737,000	Coop	700
179-183 E 79th St #10B	1-01508-0031	31-May-18	\$725,000	Coop	
30 E 95th St #3A	1-01506-0018	11-May-18	\$585,000	Coop	600
1402 Third Ave #1B	1-01508-0038	30-May-18	\$545,000	Coop	600
166 E 96th St #7D	1-01524-0044	31-May-18	\$485,000	Coop	
1513 Lexington Ave #3S	1-01625-0052	29-May-18	\$410,000	Coop	690
64-68 E 94th St #1G	1-01505-0044	16-May-18	\$385,000	Coop	
158-160 E 91st St #6O	1-01519-0046	10-May-18	\$320,000	Coop	550



## The RATNER Team Market Report

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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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**Jessie Torres**

NYC Condo, Co-op &  
New Development Expert

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**Nate Pfaff**

Residential Sales &  
Rental Specialist

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- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

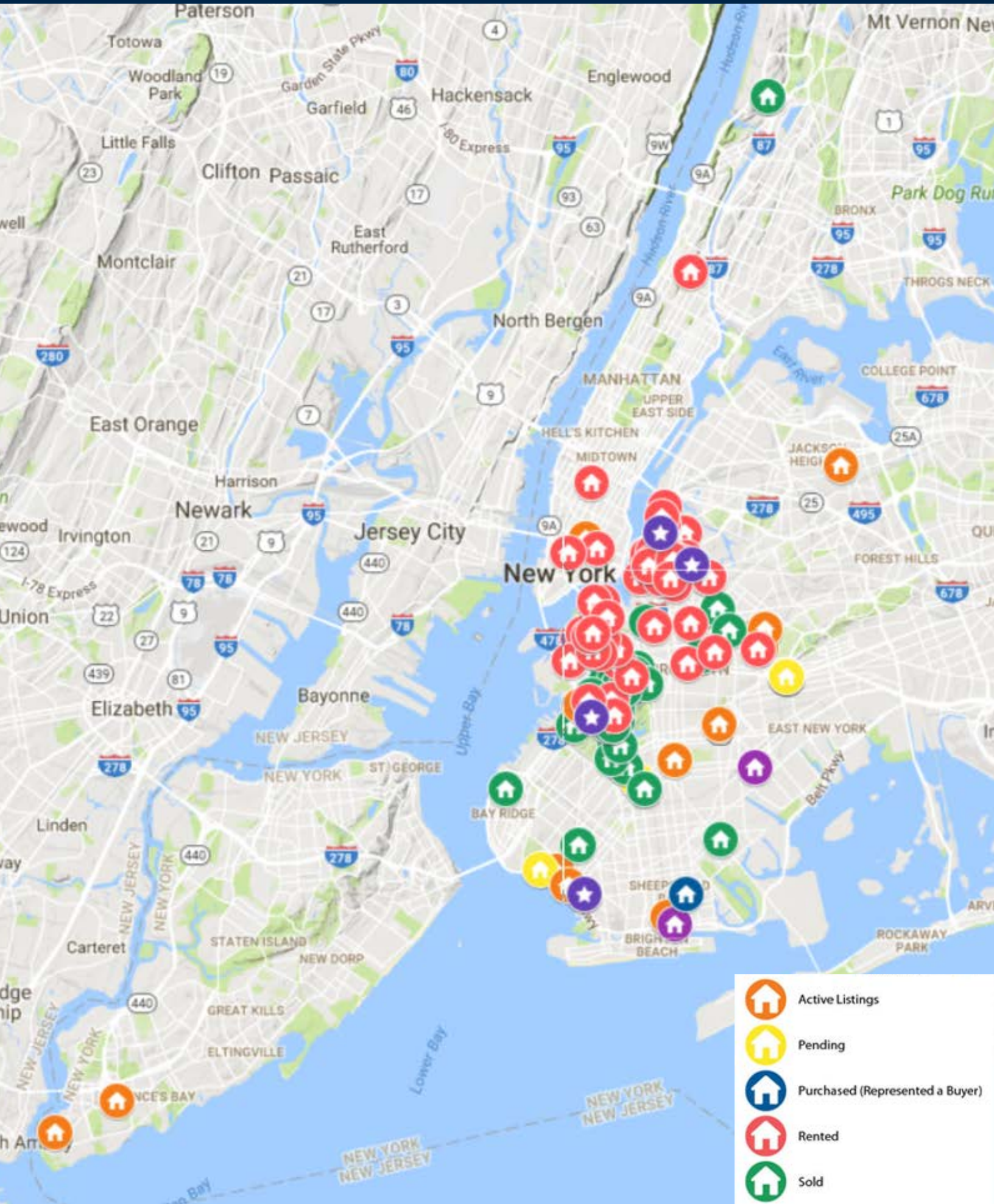
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expediters                   | 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                  |
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| 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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## THE BROOKLYN MADE SHOW

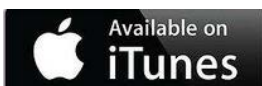
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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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