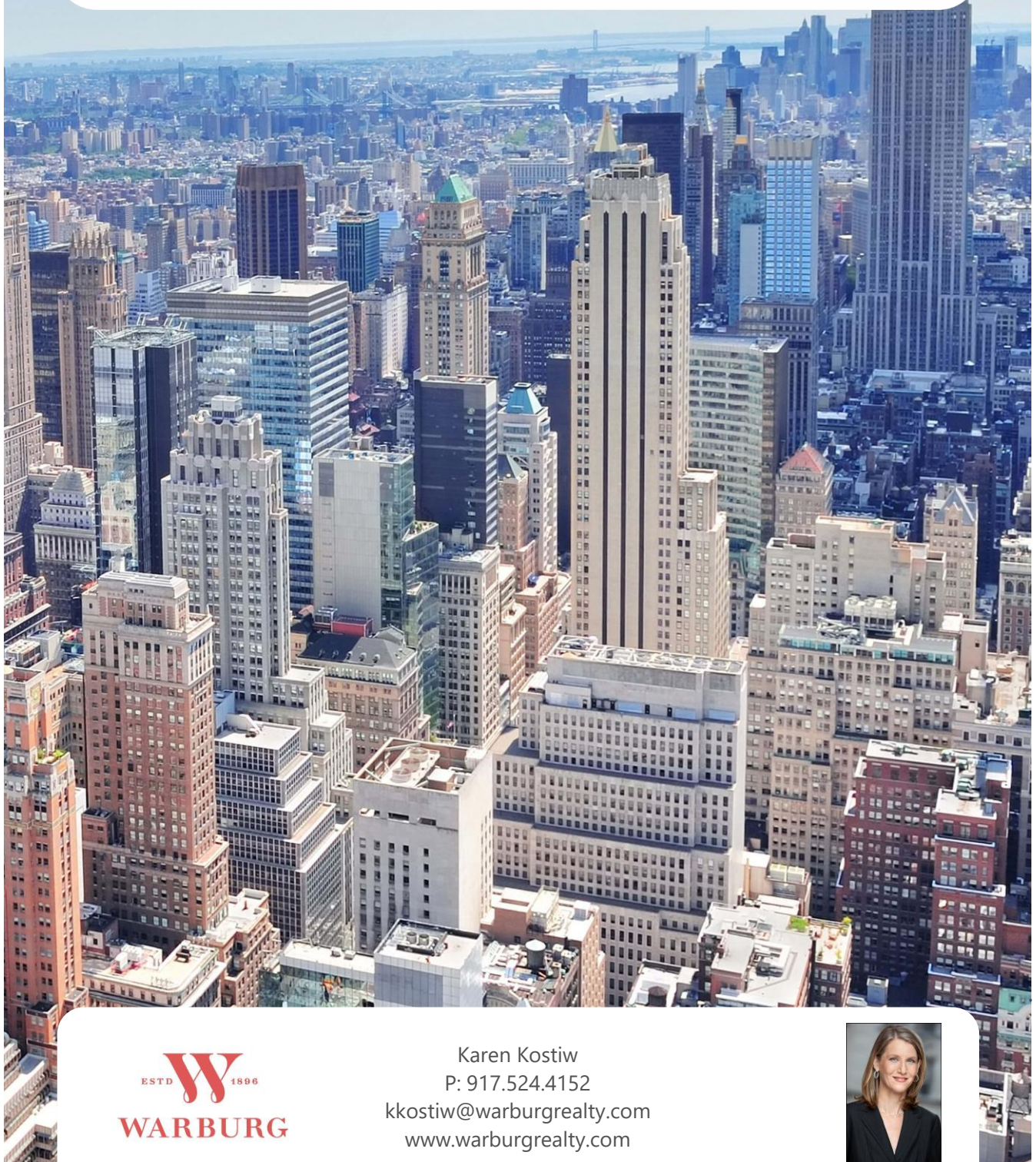


TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Turtle Bay, Manhattan

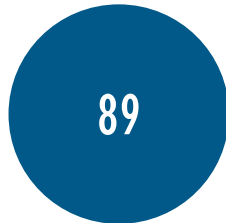
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



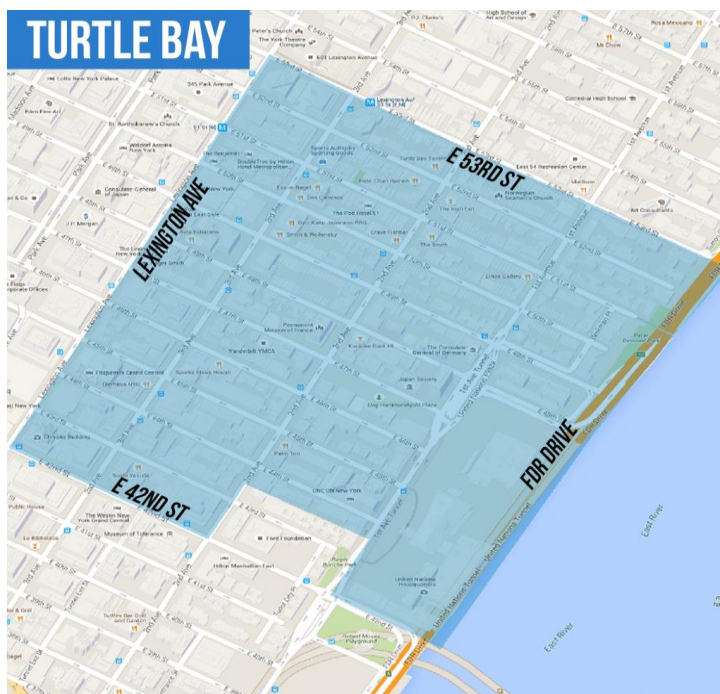
-9% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

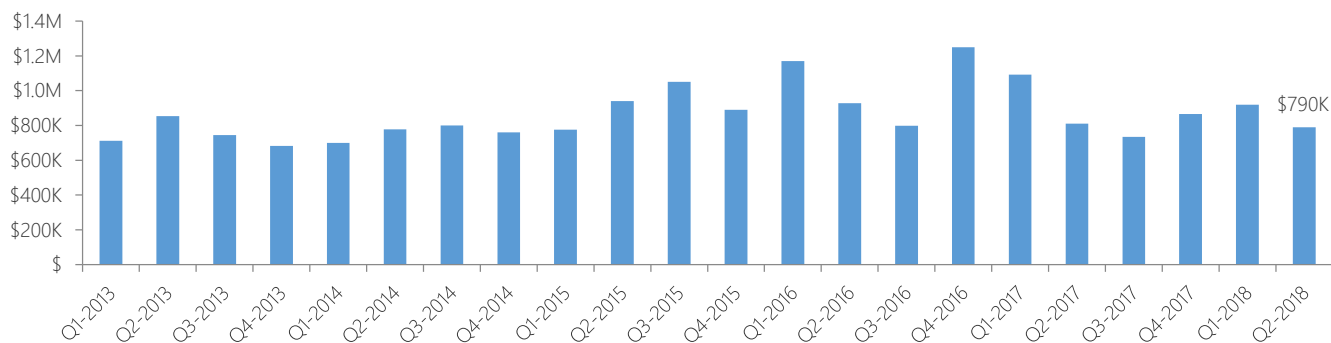


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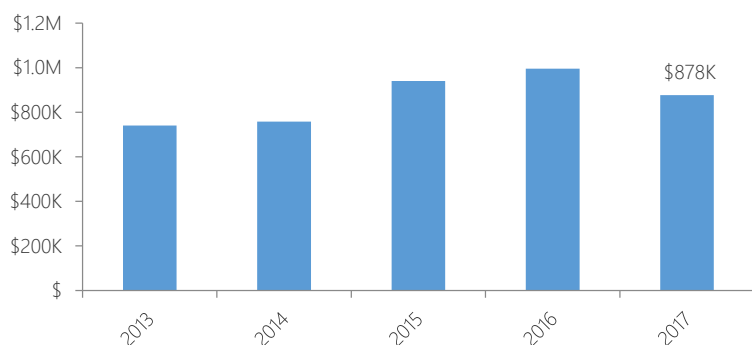


RESIDENTIAL STATS

Median Sale Price by Quarter

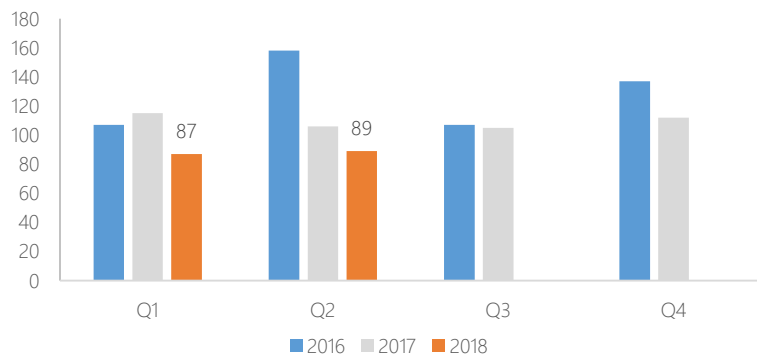


Median Sale Price by Year



Number of Transactions

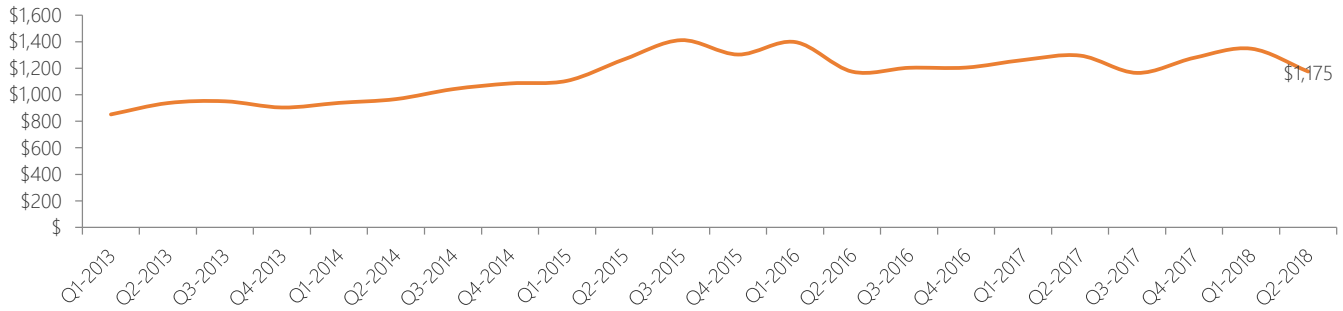
Quarter	2013	2014	2015	2016	2017	2018
Q1	85	95	79	107	115	87
Q2	158	118	168	158	106	89
Q3	174	133	193	107	105	
Q4	138	102	161	137	112	



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Median Sale Price per Square Foot

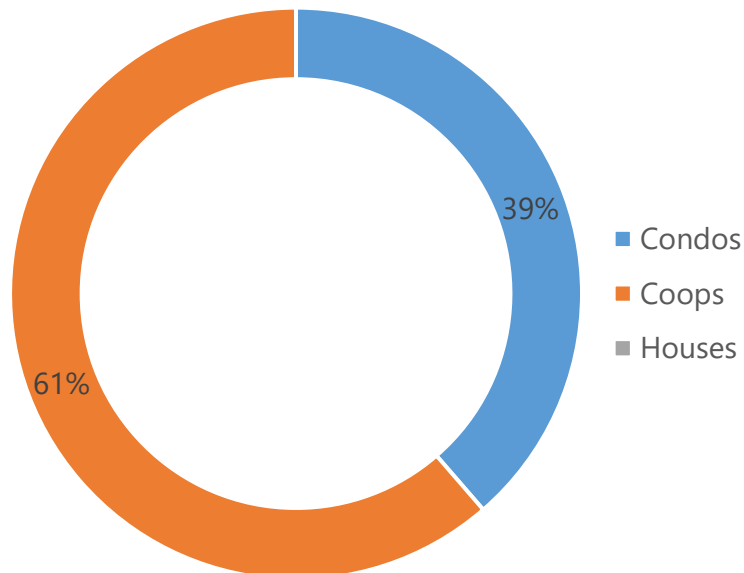


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,030,000	-44%	\$1,384	-7%	34
Coops	\$722,500	19%	\$865	-4%	54
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Beekman Pl #10C	1-01361-0021	24-May-18	\$10,147,500	Coop	
1 Beekman Pl #1A	1-01361-0021	10-Apr-18	\$6,500,000	Coop	
959 First Ave #22H	1-01345-1197	27-Jun-18	\$3,800,000	Condo	
959 First Ave #23H	1-01345-1201	13-Apr-18	\$3,700,000	Condo	
250 E 53rd St #2104	1-01326-1086	30-Apr-18	\$3,000,000	Condo	1,922
400 E 51st St #20B	1-01362-1173	13-Apr-18	\$2,525,000	Condo	1,504
100 United Nations Plz #3F	1-01341-1407	21-Jun-18	\$2,515,000	Condo	1,321
100 United Nations Plz #3E	1-01341-1407	21-Jun-18	\$2,515,000	Condo	1,321
845 United Nations Plz #7A	1-01340-1005	18-Apr-18	\$2,500,000	Condo	1,972
845 United Nations Plz #17D	1-01340-1074	8-May-18	\$2,385,000	Condo	1,612
845 United Nations Plz #38D	1-01340-1270	14-Jun-18	\$2,350,000	Condo	1,589
963-971 Second Ave #12KM	1-01325-0024	1-Jun-18	\$2,150,000	Coop	1,700
455 E 51st St #2F	1-01363-0020	26-Jun-18	\$2,086,875	Coop	
351 E 51st St #15B	1-01344-1147	8-May-18	\$1,725,000	Condo	1,122
250 E 53rd St #2303	1-01326-1093	5-Jun-18	\$1,620,000	Condo	966
250 E 53rd St #1603	1-01326-1065	19-Jun-18	\$1,550,000	Condo	970
860-866 United Nations Plz #9B	1-01360-9001	8-Jun-18	\$1,400,000	Coop	
250 E 49th St #8D	1-01322-1330	24-Apr-18	\$1,330,000	Condo	995
414 E 52nd St #8A	1-01363-0040	1-May-18	\$1,300,000	Coop	
415 E 52nd St #11C	1-01364-0005	19-Jun-18	\$1,280,000	Coop	
410 E 52nd St #7D	1-01363-0043	13-Jun-18	\$1,270,000	Coop	
444-446 E 52nd St #4C	1-01363-0027	27-Jun-18	\$1,200,000	Coop	1,200
230 E 50th St #7A	1-01323-0036	27-Jun-18	\$1,150,000	Coop	
415 E 52nd St #11AB	1-01364-0005	30-Apr-18	\$1,130,000	Coop	
351 E 51st St #14E	1-01344-1145	17-Apr-18	\$1,125,000	Condo	885
145 E 48th St #26B	1-01303-1057	22-May-18	\$1,100,000	Condo	761
305 E 45th St #17M	1-01338-0005	27-Apr-18	\$1,100,000	Coop	845
211 E 46th St #27H	1-01320-4192	14-May-18	\$1,047,500	Condo	642
349 E 49th St #4R	1-01342-0023	15-Jun-18	\$1,037,500	Coop	1,200
145 E 48th St #32D	1-01303-1123	1-May-18	\$1,030,000	Condo	739
235 E 49th St #6E	1-01323-0015	27-Jun-18	\$999,000	Coop	850
12 Beekman Pl #1G	1-01361-0039	28-Jun-18	\$975,000	Coop	1,185
211 E 46th St #19E	1-01320-4117	26-Apr-18	\$965,000	Condo	683
100 United Nations Plz #19D	1-01341-1507	14-Jun-18	\$945,000	Condo	745
865 First Ave #2C	1-01341-1809	26-Jun-18	\$930,000	Condo	947
301 E 48th St #4F	1-01341-0001	19-Jun-18	\$885,000	Coop	970
150-154 E 49th St #3A	1-01303-0041	22-Jun-18	\$855,000	Coop	1,100
30 Beekman Pl #8C	1-01362-0038	18-Apr-18	\$850,000	Coop	1,000
211 E 46th St #18C	1-01320-4106	5-Jun-18	\$835,000	Condo	621
305 E 45th St #3F	1-01338-0005	6-Jun-18	\$817,500	Coop	1,000
963-971 Second Ave #17A	1-01325-0024	18-Jun-18	\$813,000	Coop	850
415 E 52nd St #7EC	1-01364-0005	19-Jun-18	\$790,000	Coop	895
415 E 52nd St #7MC	1-01364-0005	10-Apr-18	\$790,000	Coop	900
301 E 48th St #2G	1-01341-0001	9-Apr-18	\$785,000	Coop	950
333 E 45th St #11D	1-01338-1292	26-Apr-18	\$775,000	Condo	564
211 E 46th St #6H	1-01320-4012	19-Apr-18	\$766,100	Condo	642
333 E 46th St #16B	1-01339-0012	30-Apr-18	\$737,500	Coop	800
150-154 E 49th St #8D	1-01303-0041	2-Apr-18	\$730,000	Coop	800
414 E 52nd St #4E	1-01363-0040	24-May-18	\$715,000	Coop	900
865 First Ave #14B	1-01341-1868	24-May-18	\$705,000	Condo	562



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Address	BBL	Sale date	Sale price	Property type	Sqft
420-424 E 51st St #7A	1-01362-0041	21-May-18	\$700,000	Coop	1,400
865 First Ave #16B	1-01341-1878	11-Jun-18	\$685,000	Condo	562
420-424 E 51st St #6J	1-01362-0041	6-Jun-18	\$685,000	Coop	
420-424 E 51st St #5D	1-01362-0041	29-May-18	\$680,000	Coop	
235 E 49th St #9E	1-01323-0015	4-Apr-18	\$675,000	Coop	
333 E 46th St #20B	1-01339-0012	14-Jun-18	\$656,771	Coop	
333 E 46th St #2D	1-01339-0012	5-Apr-18	\$646,589	Coop	
333 E 45th St #22C	1-01338-1274	25-Apr-18	\$641,498	Condo	567
319 E 50th St #9J	1-01343-1002	18-May-18	\$636,500	Coop	
345 E 52nd St #4J	1-01345-0017	1-May-18	\$636,000	Coop	750
345 E 52nd St #1G	1-01345-0017	16-May-18	\$630,000	Coop	
146-148 E 49th St #7D	1-01303-0045	3-May-18	\$587,500	Coop	850
433 E 51st St #4G	1-01363-0012	15-Jun-18	\$585,000	Coop	
333-337 E 43rd St #1016	1-01336-0015	14-Jun-18	\$575,000	Coop	
963-971 Second Ave #6G	1-01325-0024	24-May-18	\$565,000	Coop	600
324-326 E 50th St #3A	1-01342-0042	25-May-18	\$562,540	Coop	565
235 E 49th St #3D	1-01323-0015	28-Jun-18	\$557,500	Coop	700
225 E 46th St #4E	1-01320-1636	12-Jun-18	\$545,000	Condo	441
212 E 48th St #9B	1-01321-0042	27-Apr-18	\$545,000	Coop	
333 E 46th St #9E	1-01339-0012	25-Apr-18	\$544,764	Coop	
210 E 47th St #6J	1-01320-1444	29-Jun-18	\$500,000	Condo	622
353 E 50th St #4R	1-01343-0022	26-Jun-18	\$472,026	Coop	
959 First Ave #2D	1-01345-1108	22-May-18	\$447,500	Condo	
433 E 51st St #5D	1-01363-0012	20-Jun-18	\$441,000	Coop	565
959 First Ave #3A	1-01345-1115	22-May-18	\$437,000	Condo	
959 First Ave #5D	1-01345-1122	24-May-18	\$432,000	Condo	
155-157 E 49th St #5F	1-01304-0029	3-Apr-18	\$425,000	Coop	550
959 First Ave #3B	1-01345-1110	24-May-18	\$387,500	Condo	
420-424 E 51st St #8G	1-01362-0041	29-May-18	\$385,000	Coop	
310-314 E 49th St #10H	1-01341-0044	26-Jun-18	\$370,000	Coop	
959 First Ave #2H	1-01345-1103	11-Jun-18	\$343,000	Condo	
155-157 E 49th St #4D	1-01304-0029	26-Jun-18	\$325,000	Coop	
415 E 52nd St #3AA	1-01364-0005	12-May-18	\$160,000	Coop	



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