

# TUDOR CITY

A quarterly analysis of residential sales  
in Tudor City, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## Tudor City, Manhattan

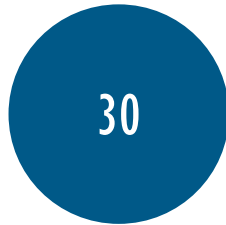
### SUMMARY

MEDIAN SALE PRICE



15% YoY

NO. OF TRANSACTIONS



-19% YoY

MEDIAN PRICE/SQ.FT.



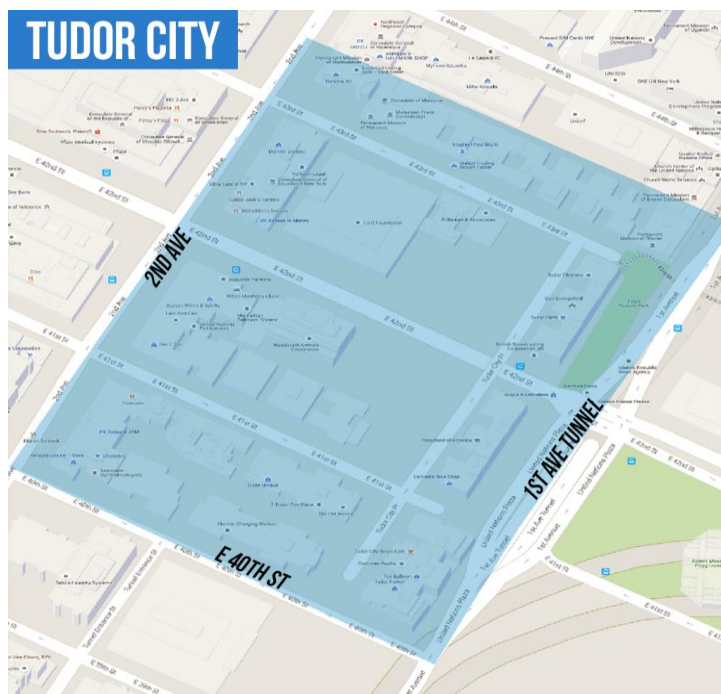
2% YoY

MANHATTAN  
MEDIAN SALE PRICE



11% YoY

### NEIGHBORHOOD BOUNDARIES

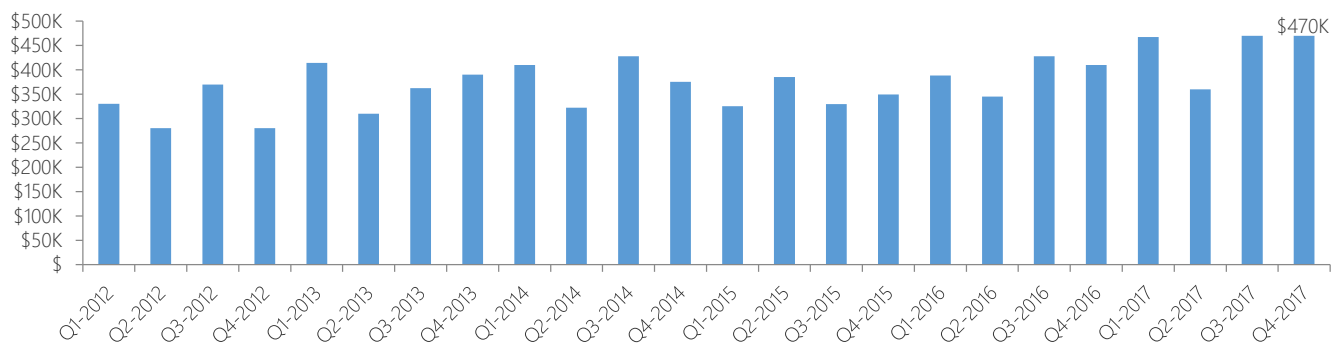


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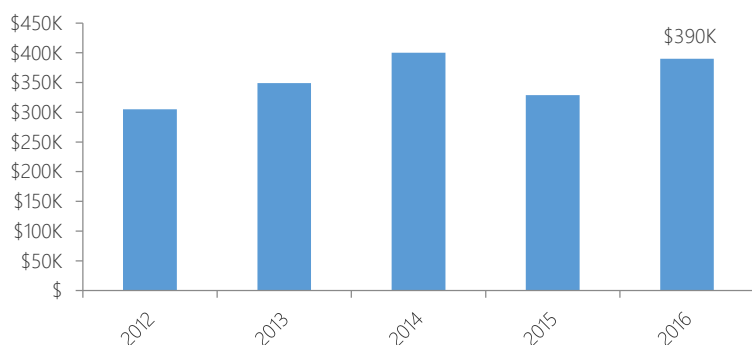


# RESIDENTIAL STATS

## Median Sale Price by Quarter

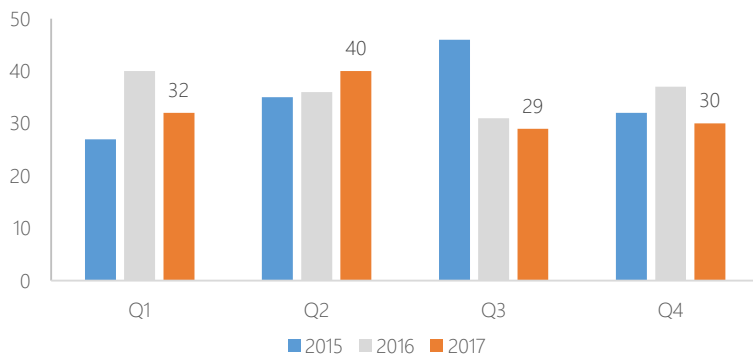


## Median Sale Price by Year



## Number of Transactions

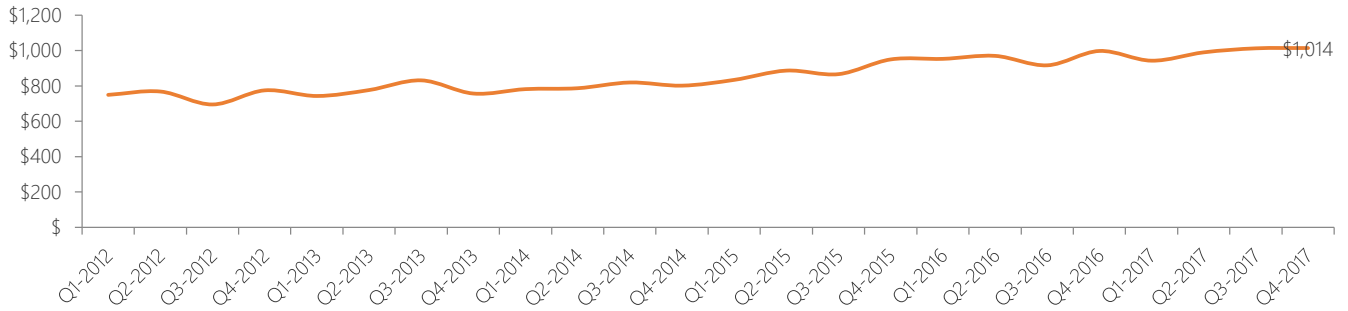
Quarter	2012	2013	2014	2015	2016	2017
Q1	23	16	35	27	40	32
Q2	18	31	27	35	36	40
Q3	35	45	48	46	31	29
Q4	31	29	34	32	37	30



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## Median Sale Price per Square Foot

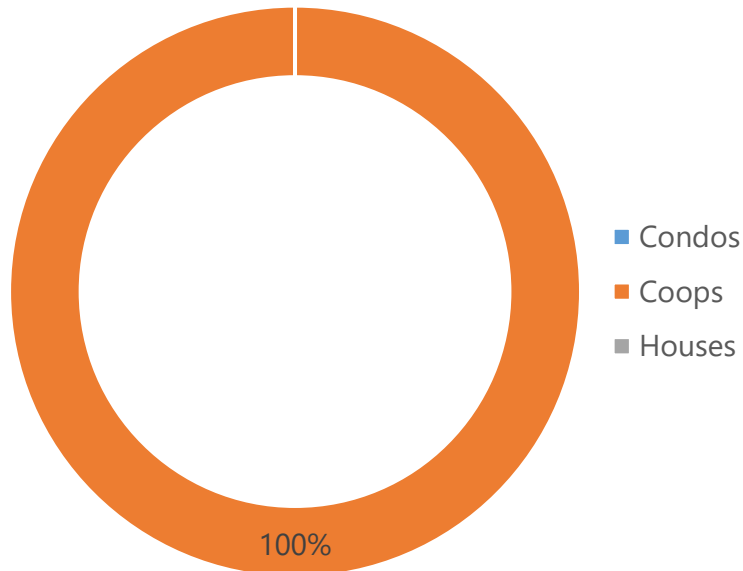


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$470,000	15%	\$1,014	2%	30
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2-20 Tudor City Pl #6JO	1-01333-0018	1-Dec-17	\$1,201,700	Coop	
301-305 E 40 St #5K	1-01333-0001	30-Nov-17	\$1,200,000	Coop	1,050
304-324 E 41 St #602C	1-01333-0042	29-Nov-17	\$985,000	Coop	1,200
304-324 E 41 St #801B	1-01333-0042	20-Nov-17	\$890,000	Coop	
304-324 E 41 St #205	1-01333-0042	8-Nov-17	\$835,000	Coop	
301-305 E 40 St #16C	1-01333-0001	7-Dec-17	\$694,447	Coop	
45 Tudor City Pl #1204	1-01335-0022	11-Dec-17	\$655,000	Coop	
45 Tudor City Pl #707	1-01335-0022	11-Oct-17	\$649,000	Coop	
45 Tudor City Pl #711	1-01335-0022	13-Dec-17	\$600,000	Coop	
312-324 E 42 St #2603	1-01334-0041	22-Dec-17	\$538,000	Coop	
45 Tudor City Pl #1904	1-01335-0022	2-Oct-17	\$525,000	Coop	
312-324 E 42 St #501	1-01334-0041	12-Oct-17	\$500,000	Coop	
312-324 E 42 St #2318	1-01334-0041	6-Oct-17	\$498,465	Coop	550
25 Tudor City Pl #1205	1-01334-0022	9-Nov-17	\$482,500	Coop	444
301-305 E 40 St #5U	1-01333-0001	30-Oct-17	\$470,000	Coop	500
2-20 Tudor City Pl #7O	1-01333-0018	3-Nov-17	\$450,000	Coop	
25 Tudor City Pl #1301	1-01334-0022	17-Oct-17	\$415,740	Coop	
312-324 E 42 St #605	1-01334-0041	8-Nov-17	\$385,000	Coop	
312-324 E 42 St #813	1-01334-0041	4-Oct-17	\$375,000	Coop	
45 Tudor City Pl #1020	1-01335-0022	16-Oct-17	\$360,000	Coop	
304-324 E 41 St #306B	1-01333-0042	30-Nov-17	\$355,000	Coop	
45 Tudor City Pl #508	1-01335-0022	3-Oct-17	\$355,000	Coop	
312-324 E 42 St #2208	1-01334-0041	17-Oct-17	\$350,000	Coop	
45 Tudor City Pl #821	1-01335-0022	16-Nov-17	\$334,750	Coop	330
312-324 E 42 St #1904	1-01334-0041	7-Dec-17	\$333,000	Coop	
25 Tudor City Pl #717	1-01334-0022	4-Dec-17	\$325,000	Coop	300
25 Tudor City Pl #803	1-01334-0022	25-Oct-17	\$305,000	Coop	
304-324 E 41 St #1307A	1-01333-0042	12-Dec-17	\$295,000	Coop	
25 Tudor City Pl #903	1-01334-0022	8-Nov-17	\$286,000	Coop	



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