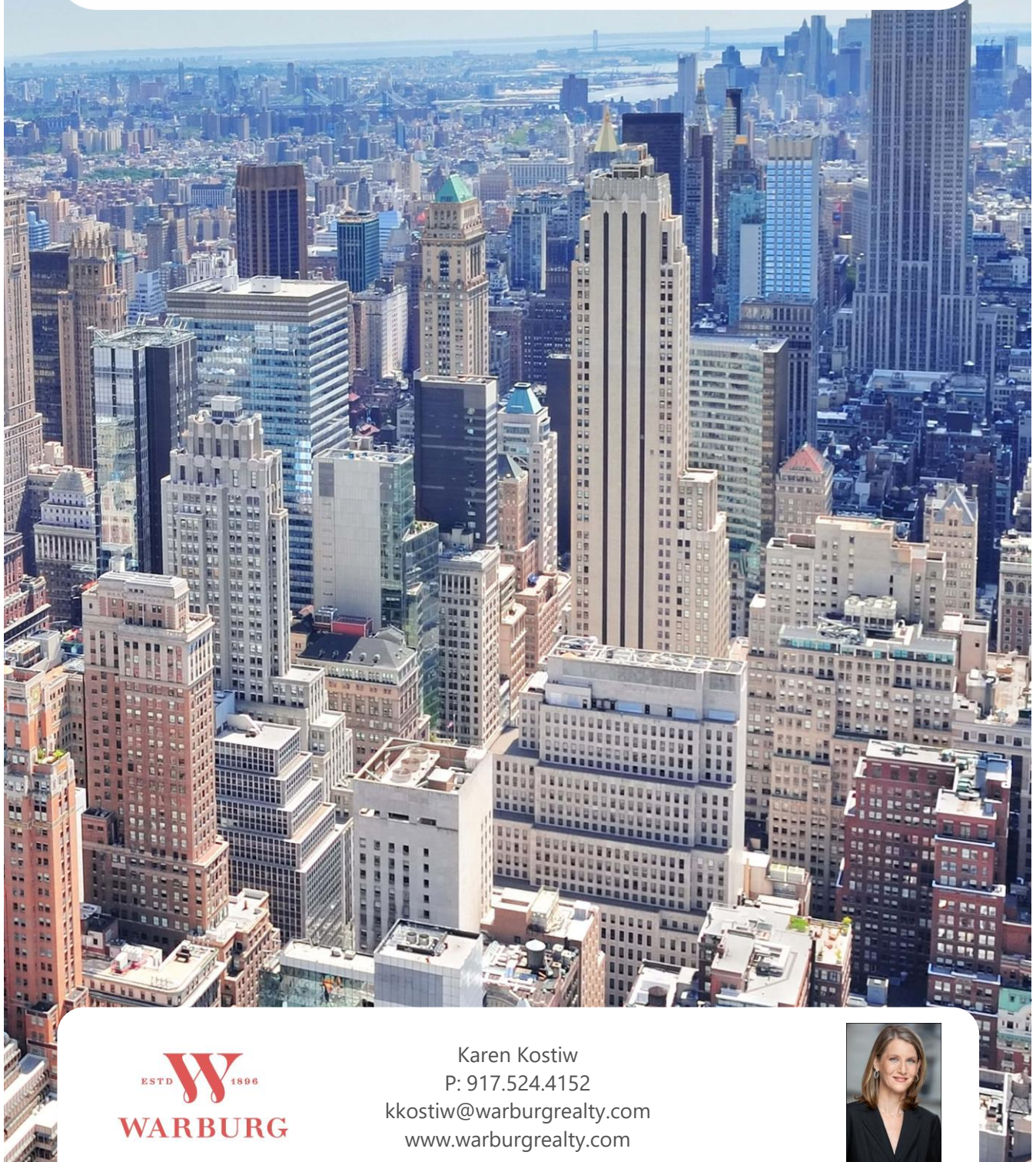


TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Turtle Bay, Manhattan

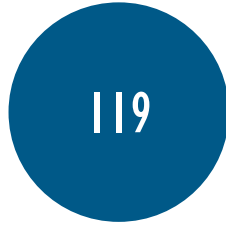
SUMMARY

MEDIAN SALE PRICE



-32% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



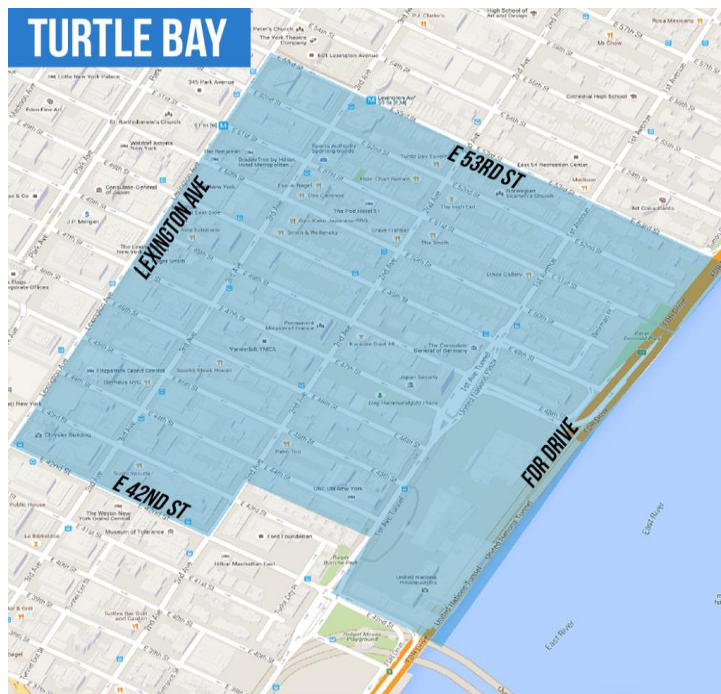
6% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

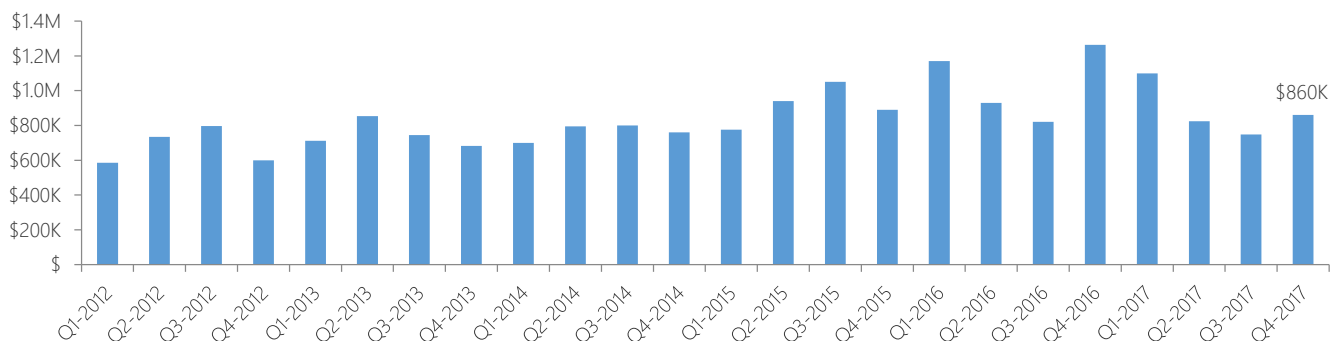


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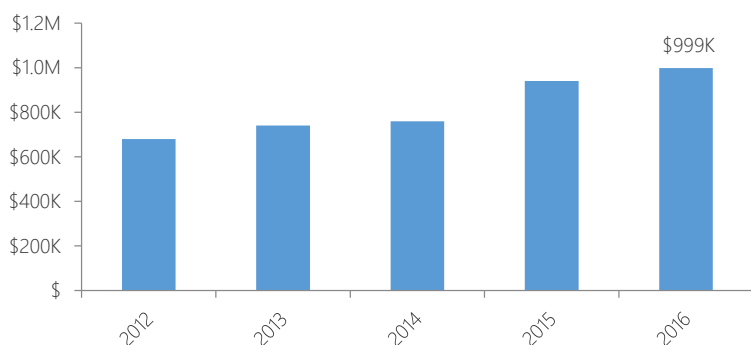


RESIDENTIAL STATS

Median Sale Price by Quarter

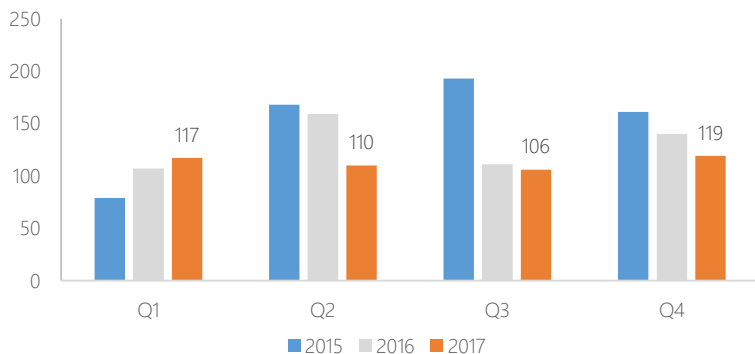


Median Sale Price by Year



Number of Transactions

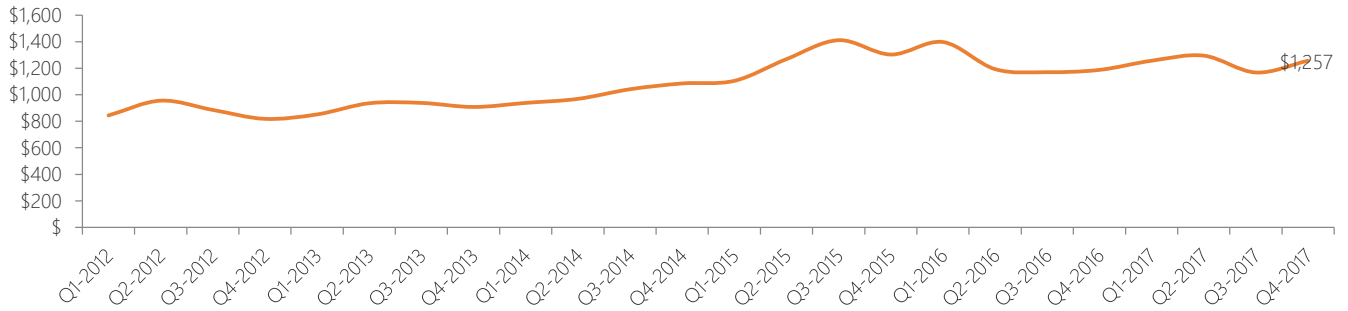
Quarter	2012	2013	2014	2015	2016	2017
Q1	95	85	95	79	107	117
Q2	99	158	119	168	159	110
Q3	120	174	133	193	111	106
Q4	113	138	103	161	140	119



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Median Sale Price per Square Foot

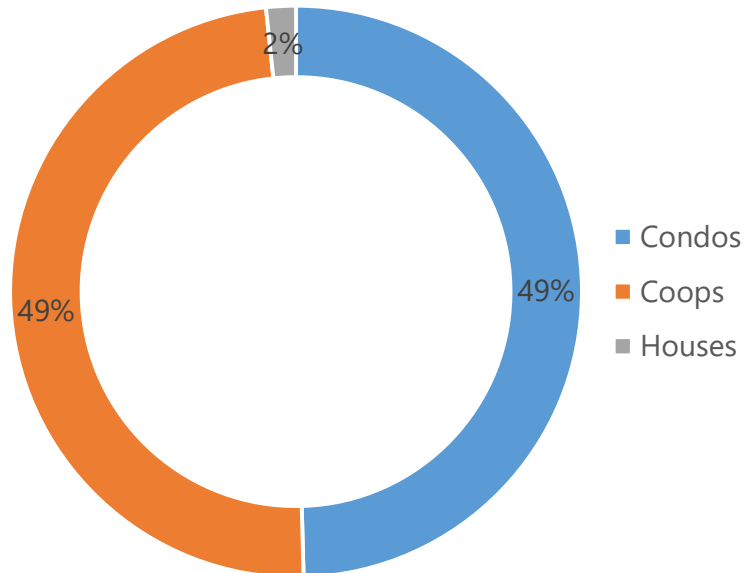


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,111,250	-35%	\$1,405	-1%	59
Coops	\$665,000	10%	\$860	-5%	58
Houses	\$9,100,000	75%	\$1,721	31%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 51 St #PH32A	1-01344-1324	8-Dec-17	\$10,600,000	Condo	3,455
305 E 51 St #PH32B	1-01344-1325	24-Oct-17	\$10,250,000	Condo	3,563
319 E 51 St	1-01344-0009	18-Oct-17	\$9,950,000	House	6,091
435 E 52 St #16C	1-01364-0022	14-Nov-17	\$9,700,000	Coop	
450 E 52 St #5	1-01363-0026	18-Dec-17	\$8,500,000	Coop	
236 E 49 St	1-01322-0034	14-Nov-17	\$8,250,000	House	4,560
50-825 United Nations Plz #30A	1-01339-1172	6-Dec-17	\$5,755,613	Condo	2,609
50-825 United Nations Plz #29A	1-01339-1170	1-Nov-17	\$5,653,600	Condo	2,609
959 1 Ave #24A	1-01345-1202	20-Oct-17	\$4,050,000	Condo	
310 E 53 St #17C	1-01345-1048	27-Oct-17	\$4,000,000	Condo	2,313
959 1 Ave #20A	1-01345-1186	15-Nov-17	\$3,525,000	Condo	
100 United Nations Plz #19A	1-01341-1505	3-Nov-17	\$3,500,000	Condo	2,664
100 United Nations Plz #19B	1-01341-1505	3-Nov-17	\$3,500,000	Condo	2,664
845 United Nations Plz #15A	1-01340-1012	5-Oct-17	\$3,325,000	Condo	1,972
845 United Nations Plz #55A	1-01340-1186	7-Nov-17	\$3,000,000	Condo	2,009
250 E 53 St #1004	1-01326-1047	18-Oct-17	\$2,710,000	Condo	1,930
845 United Nations Plz #43E	1-01340-1305	20-Nov-17	\$2,250,000	Condo	1,493
240 E 47 St #28D	1-01320-1170	8-Dec-17	\$2,200,000	Condo	1,388
845 United Nations Plz #12E	1-01340-1090	25-Oct-17	\$2,200,000	Condo	1,588
959 1 Ave #9P	1-01345-1141	31-Oct-17	\$2,175,000	Condo	
433 E 51 St #8CD	1-01363-0012	15-Dec-17	\$2,125,000	Coop	1,800
959 1 Ave #8P	1-01345-1136	14-Nov-17	\$2,100,000	Condo	
400 E 51 St #11C	1-01362-1188	5-Dec-17	\$1,899,000	Condo	1,297
100 United Nations Plz #12A	1-01341-1464	1-Dec-17	\$1,850,000	Condo	1,327
209-211 E 51 St #12B	1-01325-1473	13-Nov-17	\$1,820,000	Condo	1,139
959 1 Ave #16B	1-01345-1171	20-Nov-17	\$1,800,000	Condo	
870 United Nations Plz #22A	1-01360-9002	12-Dec-17	\$1,775,000	Coop	
305 E 51 St #RU5H	1-01344-1224	8-Dec-17	\$1,720,000	Condo	1,164
145 E 48 St #33B	1-01303-1064	29-Dec-17	\$1,700,000	Condo	1,245
240 E 47 St #2B	1-01320-1002	17-Nov-17	\$1,625,000	Condo	1,366
414 E 52 St #3A	1-01363-0040	28-Nov-17	\$1,495,000	Coop	1,350
305 E 51 St #RU18C	1-01344-1284	18-Dec-17	\$1,490,000	Condo	747
321 E 48 St #14B	1-01341-1323	11-Oct-17	\$1,425,000	Condo	1,078
415 E 52 St #9GC	1-01364-0005	27-Nov-17	\$1,325,044	Coop	1,428
309-321 E 49 St #2C	1-01342-1008	16-Oct-17	\$1,180,000	Condo	815
425 E 51 St #6C	1-01363-0008	5-Oct-17	\$1,140,000	Coop	1,400
255 E 49 St #7B	1-01323-1028	7-Dec-17	\$1,120,000	Condo	880
255 E 49 St #31C	1-01323-1167	24-Oct-17	\$1,102,500	Condo	739
305 E 45 St #22U	1-01338-0005	20-Oct-17	\$1,100,000	Coop	
211 E 46 St #34H	1-01320-4255	15-Dec-17	\$1,070,000	Condo	642
230 E 50 St #9A	1-01323-0036	4-Oct-17	\$1,067,000	Coop	
240 E 47 St #32F	1-01320-1196	18-Dec-17	\$1,050,000	Condo	977
210 E 47 St #11B	1-01320-1481	14-Dec-17	\$989,000	Condo	819
414 E 52 St #11G	1-01363-0040	27-Nov-17	\$965,000	Coop	900
211 E 46 St #30B	1-01320-4213	17-Nov-17	\$950,000	Condo	710
211 E 46 St #25C	1-01320-4169	26-Oct-17	\$950,000	Condo	621
305 E 45 St #16A	1-01338-0005	29-Nov-17	\$940,000	Coop	920
845 2 Ave #5A	1-01319-1208	2-Oct-17	\$925,000	Condo	658
245 E 50 St #7B	1-01324-1013	19-Oct-17	\$925,000	Condo	772
100 United Nations Plz #15D	1-01341-1481	8-Nov-17	\$925,000	Condo	745



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Address	BBL	Sale date	Sale price	Property type	Sqft
211 E 46 St #7E	1-01320-4018	14-Nov-17	\$915,000	Condo	683
345 E 52 St #3D	1-01345-0017	19-Dec-17	\$900,000	Coop	
10 Mitchell Pl #8C	1-01361-0007	5-Oct-17	\$881,000	Coop	
100 United Nations Plz #15F	1-01341-1483	2-Nov-17	\$880,000	Condo	680
963-971 2 Ave #8J	1-01325-0024	15-Nov-17	\$875,000	Coop	
333 E 45 St #22D	1-01338-1302	20-Nov-17	\$870,000	Condo	564
10 Mitchell Pl #9C	1-01361-0007	19-Dec-17	\$860,000	Coop	
232-236 E 47 St #23C	1-01320-2081	18-Dec-17	\$830,000	Condo	586
345 E 52 St #4E	1-01345-0017	30-Oct-17	\$800,000	Coop	800
845 United Nations Plz #24F	1-01340-1121	28-Nov-17	\$790,000	Condo	580
414 E 52 St #10F	1-01363-0040	14-Dec-17	\$780,500	Coop	980
410 E 52 St #14J	1-01363-0043	3-Oct-17	\$780,000	Coop	
2 Mitchell Pl #13F	1-01361-0012	2-Oct-17	\$780,000	Coop	950
305 E 45 St #20U	1-01338-0005	30-Oct-17	\$775,000	Coop	800
12 Beekman Pl #12C	1-01361-0039	21-Dec-17	\$762,500	Coop	
410 E 52 St #15C	1-01363-0043	22-Dec-17	\$762,500	Coop	800
10 Mitchell Pl #4C	1-01361-0007	18-Dec-17	\$760,000	Coop	
310-314 E 49 St #5G	1-01341-0044	17-Oct-17	\$715,000	Coop	
425 E 51 St #5E	1-01363-0008	20-Dec-17	\$715,000	Coop	837
305 E 45 St #4T	1-01338-0005	26-Dec-17	\$700,000	Coop	
315-321 E 43 St #604	1-01336-0010	2-Nov-17	\$691,392	Coop	
349 E 49 St #3T	1-01342-0023	2-Oct-17	\$665,000	Coop	850
145 E 48 St #5H	1-01303-1198	27-Dec-17	\$655,000	Condo	449
142-144 E 49 St #9E	1-01303-0046	24-Oct-17	\$639,000	Coop	
330 E 49 St #2M	1-01341-1018	23-Oct-17	\$615,000	Condo	502
235 E 49 St #10B	1-01323-0015	15-Nov-17	\$604,000	Coop	725
330 E 49 St #2B	1-01341-1011	17-Nov-17	\$596,000	Condo	466
301 E 48 St #14L	1-01341-0001	13-Dec-17	\$590,000	Coop	625
212 E 48 St #5D	1-01321-0042	20-Nov-17	\$590,000	Coop	900
349 E 49 St #3B	1-01342-0023	24-Oct-17	\$590,000	Coop	850
333 E 46 St #9J	1-01339-0012	19-Oct-17	\$569,000	Coop	600
333-337 E 43 St #418	1-01336-0015	23-Oct-17	\$555,000	Coop	700
235 E 49 St #3A	1-01323-0015	13-Dec-17	\$555,000	Coop	
330 E 49 St #4F	1-01341-1036	13-Dec-17	\$545,000	Condo	445
240 E 46 St #6C	1-01319-1046	30-Nov-17	\$530,000	Condo	414
333-337 E 43 St #312	1-01336-0015	4-Dec-17	\$530,000	Coop	650
342-346 E 53 St #5E	1-01345-0031	8-Nov-17	\$525,000	Coop	720
301 E 48 St #7L	1-01341-0001	21-Nov-17	\$520,000	Coop	600
315-321 E 43 St #504	1-01336-0010	20-Oct-17	\$515,000	Coop	800
333-337 E 43 St #904	1-01336-0015	6-Dec-17	\$505,000	Coop	700
410 E 52 St #15B	1-01363-0043	30-Oct-17	\$505,000	Coop	451
963-971 2 Ave #3E	1-01325-0024	9-Oct-17	\$500,000	Coop	560
324-326 E 50 St #2B	1-01342-0042	20-Dec-17	\$475,000	Coop	600
10 Mitchell Pl #10D	1-01361-0007	7-Nov-17	\$444,000	Coop	
959 1 Ave #4G	1-01345-1119	21-Dec-17	\$432,000	Condo	
444-446 E 52 St #3B	1-01363-0027	28-Dec-17	\$430,000	Coop	
959 1 Ave #5A	1-01345-1125	21-Dec-17	\$426,000	Condo	
959 1 Ave #5F	1-01345-1124	7-Nov-17	\$426,000	Condo	
959 1 Ave #5G	1-01345-1123	23-Oct-17	\$426,000	Condo	
444-446 E 52 St #3B	1-01363-0027	27-Dec-17	\$415,000	Coop	



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