

# TUDOR CITY

A quarterly analysis of residential sales  
in Tudor City, Manhattan

1st Quarter 2018



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.warburgrealty.com



# Residential Market Report, 1st Quarter 2018

## Tudor City, Manhattan

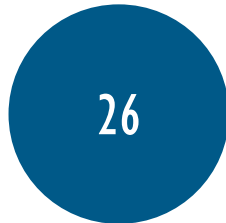
### SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-19% YoY

MEDIAN PRICE/SQ.FT.



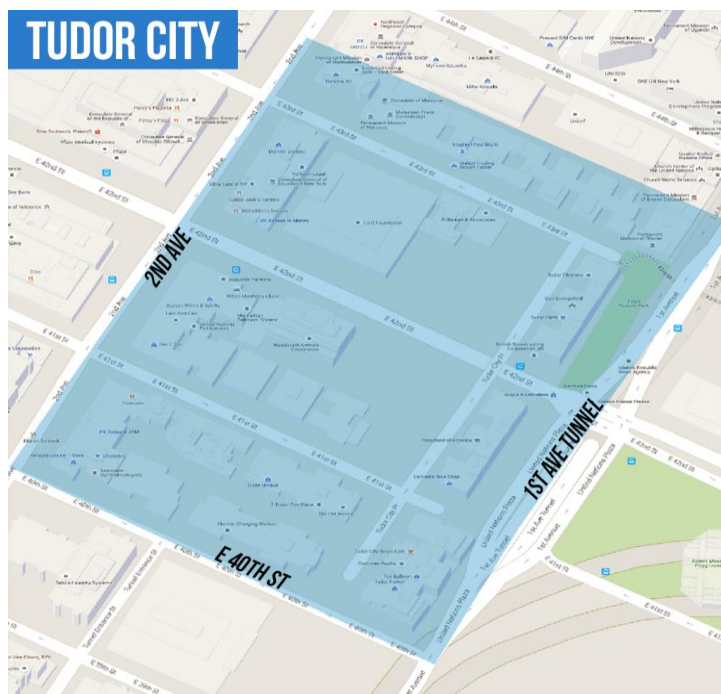
1% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

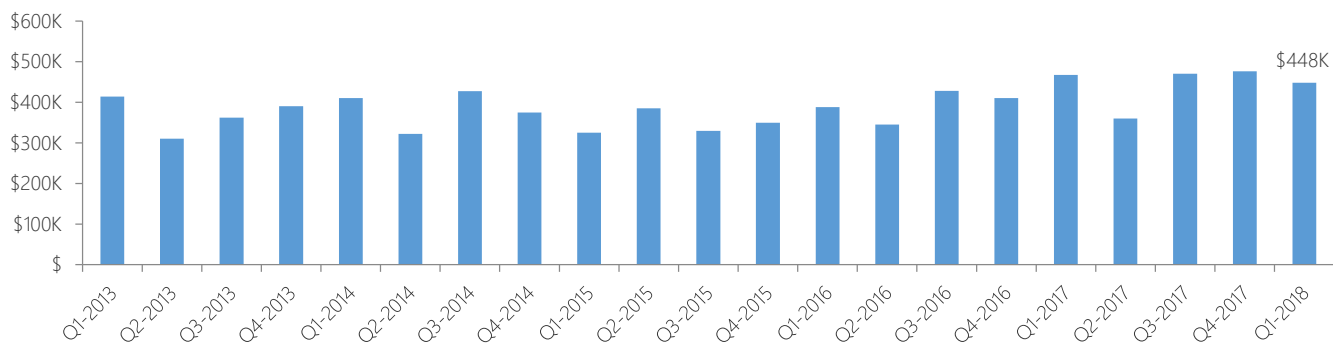


Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.warburgrealty.com

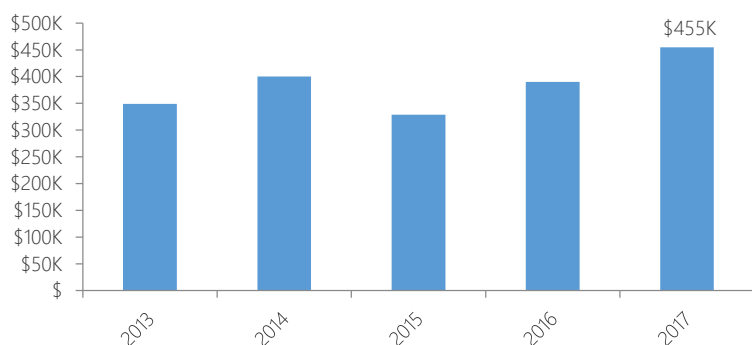


## RESIDENTIAL STATS

### Median Sale Price by Quarter

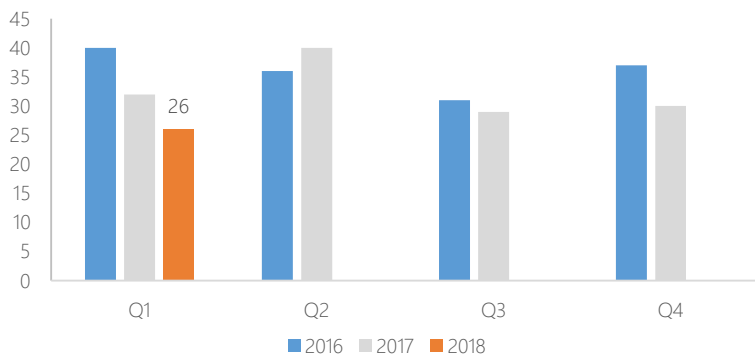


### Median Sale Price by Year



### Number of Transactions

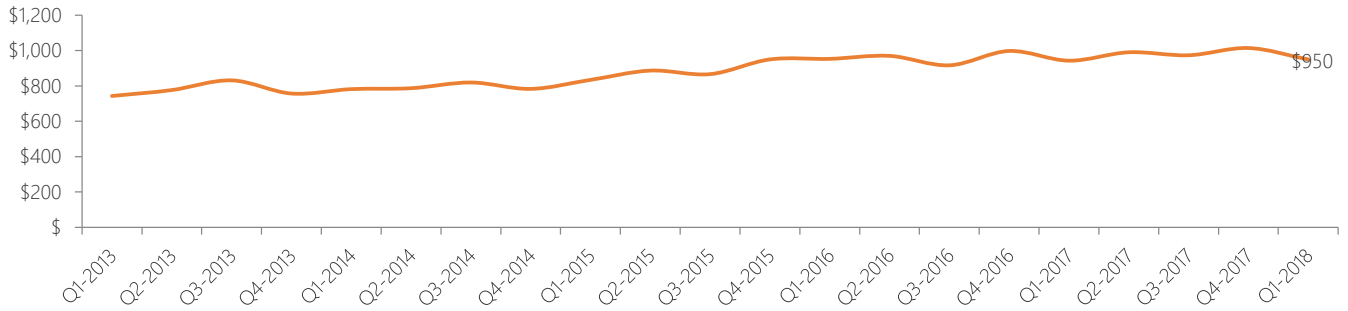
Quarter	2013	2014	2015	2016	2017	2018
Q1	16	35	27	40	32	26
Q2	31	27	35	36	40	
Q3	45	48	46	31	29	
Q4	29	34	32	37	30	



Karen Kostiw  
 P: 917.524.4152  
 kkostiw@warburgrealty.com  
 www.warburgrealty.com



## Median Sale Price per Square Foot

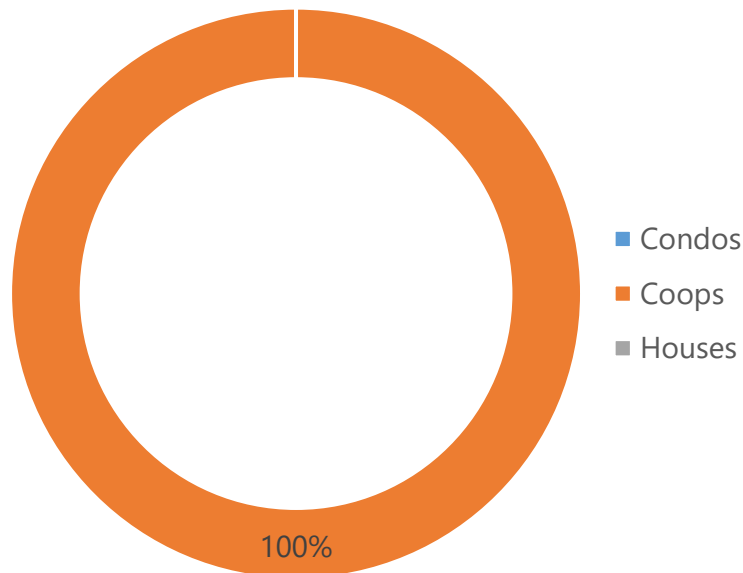


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$447,990	-4%	\$950	1%	26
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 #5AS	1-01333-0018	12-Jan-18	\$1,150,000	Coop	1,300
2-20 Tudor City Pl #2AS	1-01333-0018	30-Jan-18	\$1,060,000	Coop	
25 Tudor City Pl #1011	1-01334-0022	12-Feb-18	\$950,000	Coop	550
333-335 E 41 St #1E	1-01334-0013	16-Feb-18	\$900,000	Coop	
2-20 Tudor City Pl #4JS	1-01333-0018	28-Feb-18	\$755,000	Coop	900
1-19 Tudor City Pl #738	1-01333-0023	1-Mar-18	\$692,510	Coop	
1-19 Tudor City Pl #438	1-01333-0023	7-Feb-18	\$682,228	Coop	
2-20 Tudor City Pl #8LN	1-01333-0018	22-Jan-18	\$679,000	Coop	
45 Tudor City Pl #807	1-01335-0022	16-Jan-18	\$649,000	Coop	
2-20 Tudor City Pl #5CN	1-01333-0018	16-Jan-18	\$625,000	Coop	
25 Tudor City Pl #211	1-01334-0022	25-Jan-18	\$515,000	Coop	550
25 Tudor City Pl #1220	1-01334-0022	13-Feb-18	\$475,000	Coop	500
1-19 Tudor City Pl #1138	1-01333-0023	14-Feb-18	\$470,000	Coop	
1-19 Tudor City Pl #1917	1-01333-0023	7-Feb-18	\$425,980	Coop	
1-19 Tudor City Pl #1016	1-01333-0023	29-Jan-18	\$410,670	Coop	
25 Tudor City Pl #1108	1-01334-0022	22-Feb-18	\$410,670	Coop	
1-19 Tudor City Pl #1208	1-01333-0023	5-Feb-18	\$407,885	Coop	
25 Tudor City Pl #402	1-01334-0022	31-Jan-18	\$407,835	Coop	
1-19 Tudor City Pl #839	1-01333-0023	28-Feb-18	\$384,000	Coop	
312-324 E 42 St #1403	1-01334-0041	29-Mar-18	\$374,000	Coop	310
25 Tudor City Pl #908	1-01334-0022	11-Jan-18	\$365,000	Coop	
45 Tudor City Pl #1408	1-01335-0022	24-Jan-18	\$340,000	Coop	300
25 Tudor City Pl #215	1-01334-0022	11-Jan-18	\$300,000	Coop	
304-324 E 41 St #206A	1-01333-0042	16-Jan-18	\$295,000	Coop	
45 Tudor City Pl #420	1-01335-0022	12-Feb-18	\$285,000	Coop	
1-19 Tudor City Pl #1918	1-01333-0023	22-Mar-18	\$277,500	Coop	



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.warburgrealty.com

