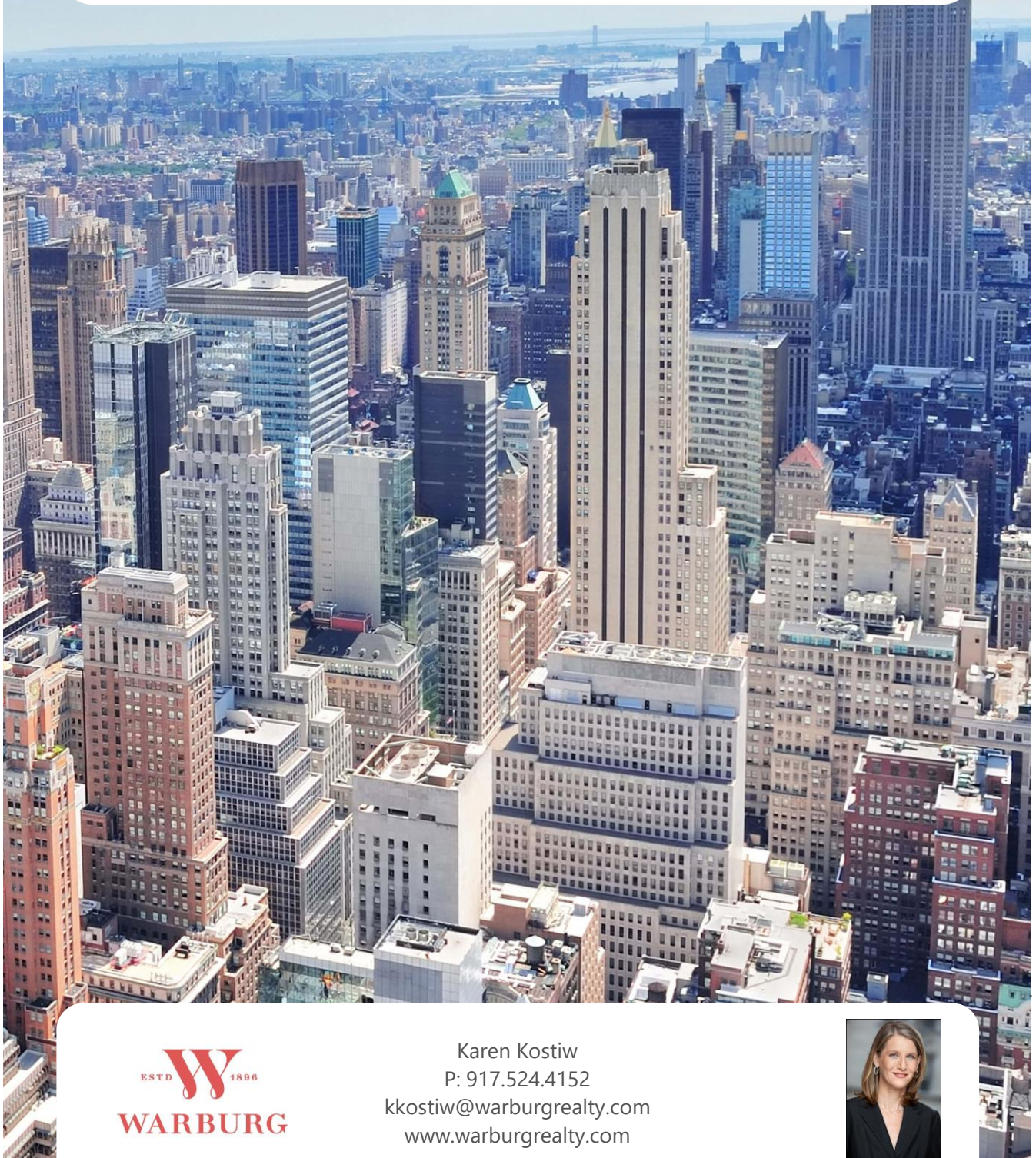


TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Turtle Bay, Manhattan

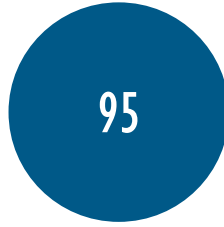
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-17% YoY

MEDIAN PRICE/SQ.FT.



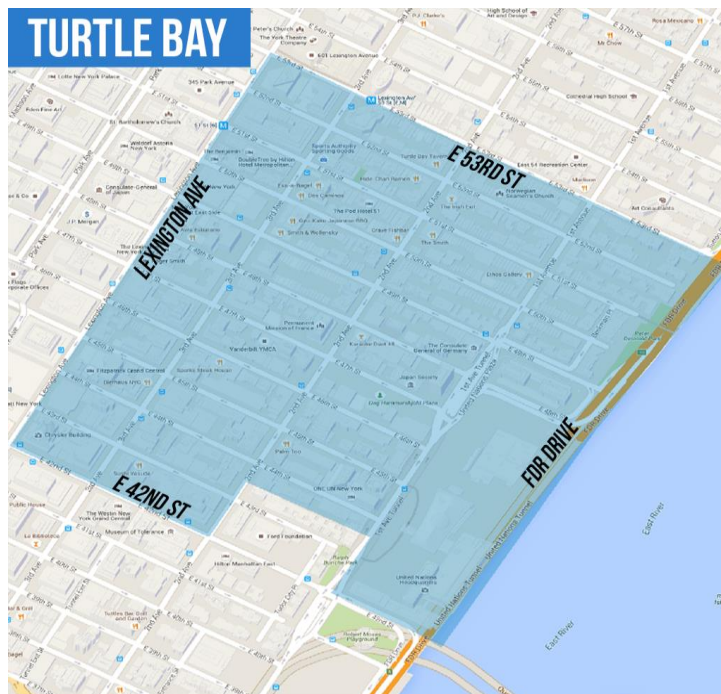
7% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

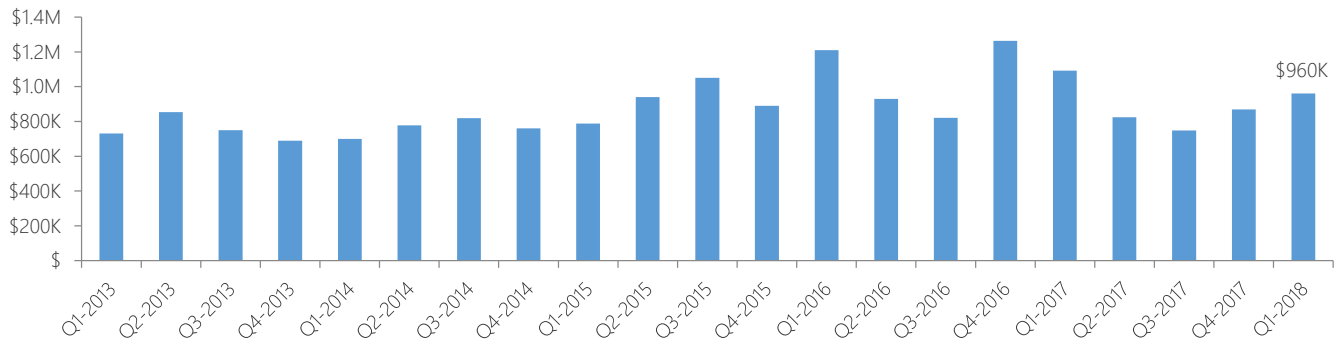


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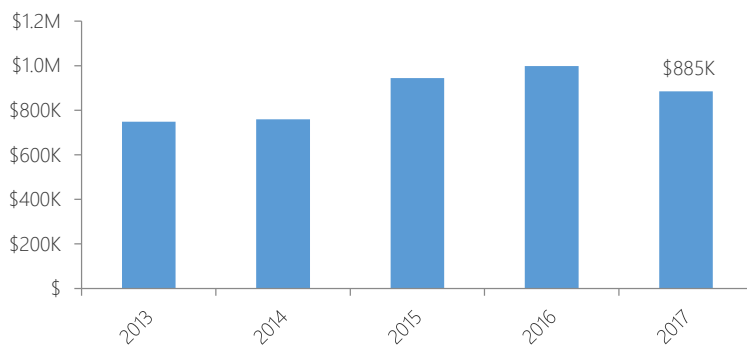


RESIDENTIAL STATS

Median Sale Price by Quarter

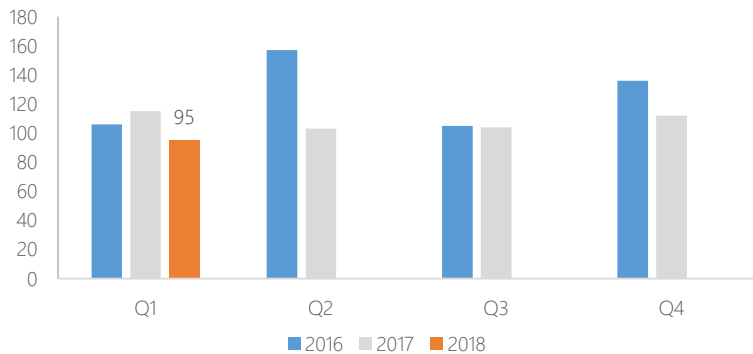


Median Sale Price by Year



Number of Transactions

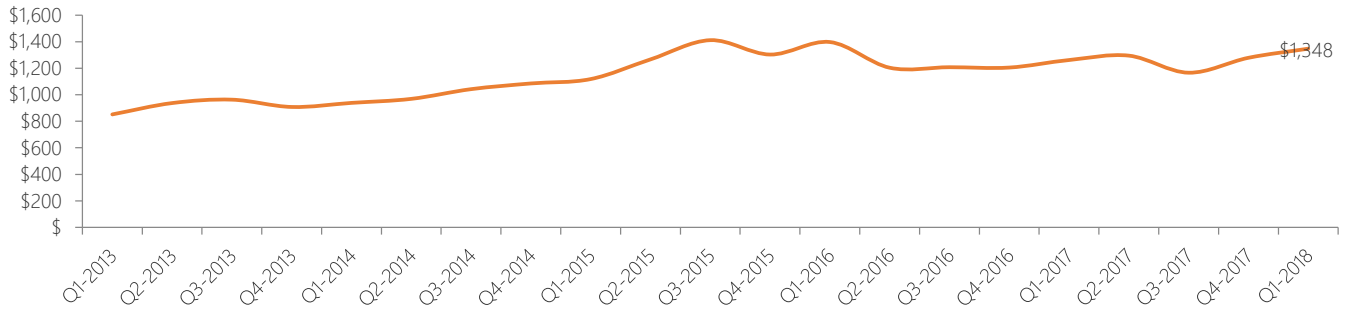
Quarter	2013	2014	2015	2016	2017	2018
Q1	83	93	78	106	115	95
Q2	156	118	167	157	103	
Q3	170	130	192	105	104	
Q4	136	102	159	136	112	



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Median Sale Price per Square Foot

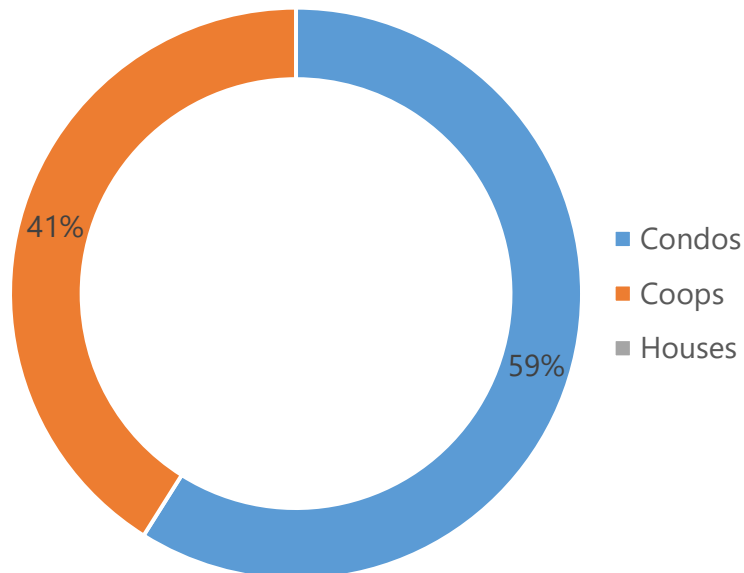


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,750,000	-2%	\$1,461	-1%	56
Coops	\$719,000	11%	\$894	5%	39
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
250 E 49 St #24PHA	1-01322-1376	1-Feb-18	\$8,470,000	Condo	5,006
50-825 United Nations Plz #31B	1-01339-1175	3-Jan-18	\$7,741,200	Condo	3,004
50-825 United Nations Plz #30B	1-01339-1173	8-Feb-18	\$7,690,288	Condo	3,004
50-825 United Nations Plz #23B	1-01339-1159	19-Jan-18	\$7,537,550	Condo	3,004
845 United Nations Plz #52B	1-01340-1217	17-Jan-18	\$6,500,000	Condo	2,835
50-825 United Nations Plz #33A	1-01339-1178	22-Feb-18	\$5,857,438	Condo	2,609
400 E 51 St #27B	1-01362-1178	27-Mar-18	\$4,600,000	Condo	2,347
100 United Nations Plz #11B	1-01341-1457	22-Mar-18	\$4,100,000	Condo	2,582
100 United Nations Plz #11A	1-01341-1457	22-Mar-18	\$4,100,000	Condo	2,582
959 1 Ave #6T	1-01345-1127	23-Mar-18	\$3,715,000	Condo	
959 1 Ave #21H	1-01345-1193	10-Jan-18	\$3,665,700	Condo	1,798
959 1 Ave #21A	1-01345-1190	16-Mar-18	\$3,535,270	Condo	
959 1 Ave #18A	1-01345-1178	9-Mar-18	\$3,500,000	Condo	
959 1 Ave #16A	1-01345-1170	12-Mar-18	\$3,487,506	Condo	
250 E 53 St #2404	1-01326-1098	2-Mar-18	\$3,075,000	Condo	1,922
100 United Nations Plz #4A	1-01341-1410	19-Mar-18	\$2,775,000	Condo	1,327
100 United Nations Plz #4B	1-01341-1410	19-Mar-18	\$2,775,000	Condo	1,327
351 E 51 St #10D	1-01344-1129	27-Mar-18	\$2,600,000	Condo	1,874
959 1 Ave #17D	1-01345-1177	14-Feb-18	\$2,545,615	Condo	
845 United Nations Plz #17B	1-01340-1034	10-Jan-18	\$2,400,000	Condo	1,766
845 United Nations Plz #17C	1-01340-1034	10-Jan-18	\$2,400,000	Condo	1,766
400 E 51 St #18B	1-01362-1171	31-Jan-18	\$2,380,000	Condo	1,504
959 1 Ave #7P	1-01345-1131	23-Feb-18	\$2,153,599	Condo	
860-866 United Nations Plz #29B	1-01360-9001	26-Mar-18	\$2,125,000	Coop	
870 United Nations Plz #22E	1-01360-9002	29-Jan-18	\$2,100,000	Coop	
50-825 United Nations Plz #6D	1-01339-1109	25-Jan-18	\$1,934,675	Condo	1,147
410 E 52 St #11GJ	1-01363-0043	13-Feb-18	\$1,840,052	Coop	2,000
303 E 43 St #18A	1-01336-1047	8-Mar-18	\$1,825,000	Condo	1,249
100 United Nations Plz #20A	1-01341-1511	9-Mar-18	\$1,825,000	Condo	1,327
309-321 E 49 St #15A	1-01342-1066	12-Feb-18	\$1,675,000	Condo	1,390
209-211 E 51 St #7E	1-01325-1444	29-Mar-18	\$1,660,000	Condo	1,198
10 Mitchell Pl #13GH	1-01361-0007	17-Jan-18	\$1,645,000	Coop	
100 United Nations Plz #15G	1-01341-1484	5-Mar-18	\$1,600,000	Condo	1,256
305 E 51 St #RU14C	1-01344-1264	23-Feb-18	\$1,475,000	Condo	747
232-236 E 47 St #36F	1-01320-2158	31-Jan-18	\$1,452,000	Condo	1,263
415 E 52 St #10AB	1-01364-0005	12-Feb-18	\$1,400,000	Coop	1,318
870 United Nations Plz #9B	1-01360-9002	14-Mar-18	\$1,380,000	Coop	
415 E 52 St #9B	1-01364-0005	23-Jan-18	\$1,294,500	Coop	
209-211 E 51 St #10B	1-01325-1462	16-Feb-18	\$1,185,000	Condo	868
424-428 E 52 St #9A	1-01363-0037	30-Jan-18	\$1,120,075	Coop	
865 1 Ave #13C	1-01341-1864	29-Mar-18	\$1,115,000	Condo	939
211 E 46 St #21E	1-01320-4135	29-Mar-18	\$1,100,000	Condo	683
230 E 50 St #4B	1-01323-0036	30-Mar-18	\$1,050,000	Coop	1,060
250 E 49 St #21A	1-01322-1368	3-Jan-18	\$1,050,000	Condo	647
145 E 48 St #22G	1-01303-1188	9-Mar-18	\$960,000	Condo	650
145 E 48 St #25A	1-01303-1025	30-Jan-18	\$950,000	Condo	650
12 Beekman Pl #4E	1-01361-0039	19-Mar-18	\$920,000	Coop	
211 E 46 St #PHD	1-01320-4260	7-Feb-18	\$908,000	Condo	606
230 E 50 St #3B	1-01323-0036	2-Mar-18	\$900,000	Coop	
216-218 E 47 St #4B	1-01320-1306	6-Feb-18	\$865,000	Condo	912



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Address	BBL	Sale date	Sale price	Property type	Sqft
145 E 48 St #19A	1-01303-1019	5-Mar-18	\$858,000	Condo	650
232-236 E 47 St #32C	1-01320-2135	22-Mar-18	\$827,500	Condo	586
870 United Nations Plz #16D	1-01360-9002	22-Mar-18	\$799,000	Coop	
415 E 52 St #12BC	1-01364-0005	13-Feb-18	\$790,000	Coop	
414 E 52 St #5F	1-01363-0040	14-Mar-18	\$772,500	Coop	950
963-971 2 Ave #7C	1-01325-0024	10-Jan-18	\$770,000	Coop	750
301 E 48 St #7J	1-01341-0001	1-Mar-18	\$763,500	Coop	864
305 E 45 St #20S	1-01338-0005	21-Mar-18	\$756,000	Coop	
333 E 45 St #23D	1-01338-1303	29-Mar-18	\$750,000	Condo	564
333 E 46 St #8H	1-01339-0012	31-Jan-18	\$720,000	Coop	830
216-218 E 47 St #17B	1-01320-1327	22-Mar-18	\$720,000	Condo	625
301 E 48 St #2A	1-01341-0001	8-Jan-18	\$719,000	Coop	830
325-333 E 45 St #5A	1-01338-1203	17-Jan-18	\$700,000	Condo	531
232-236 E 47 St #18A	1-01320-2049	6-Mar-18	\$690,000	Condo	512
150-154 E 49 St #6B	1-01303-0041	11-Jan-18	\$680,000	Coop	1,100
333 E 46 St #1B	1-01339-0012	11-Jan-18	\$661,863	Coop	
333 E 46 St #9L	1-01339-0012	17-Jan-18	\$660,000	Coop	610
433 E 51 St #10G	1-01363-0012	21-Mar-18	\$650,000	Coop	760
145 E 48 St #15G	1-01303-1181	26-Feb-18	\$645,000	Condo	464
410 E 52 St #4C	1-01363-0043	12-Feb-18	\$590,000	Coop	900
305 E 45 St #16S	1-01338-0005	29-Mar-18	\$575,000	Coop	
963-971 2 Ave #10G	1-01325-0024	12-Jan-18	\$570,000	Coop	580
865 1 Ave #1E	1-01341-1805	14-Feb-18	\$570,000	Condo	506
330 E 49 St #6E	1-01341-1059	2-Feb-18	\$550,000	Condo	426
333-337 E 43 St #911	1-01336-0015	6-Feb-18	\$542,000	Coop	600
225 E 46 St #4L	1-01320-1642	21-Feb-18	\$530,000	Condo	499
333-337 E 43 St #307	1-01336-0015	15-Feb-18	\$499,998	Coop	
424-428 E 52 St #3D	1-01363-0037	27-Mar-18	\$495,000	Coop	600
959 1 Ave #4F	1-01345-1120	1-Feb-18	\$432,000	Condo	
310-314 E 49 St #2B	1-01341-0044	12-Mar-18	\$399,000	Coop	
342-346 E 53 St #3B	1-01345-0031	22-Jan-18	\$395,000	Coop	400
310-314 E 49 St #7J	1-01341-0044	9-Jan-18	\$395,000	Coop	
959 1 Ave #2L	1-01345-1106	12-Jan-18	\$392,500	Condo	
420-424 E 51 St #3B	1-01362-0041	26-Feb-18	\$385,000	Coop	950
310-314 E 49 St #2J	1-01341-0044	11-Jan-18	\$384,000	Coop	400
212 E 48 St #8E	1-01321-0042	3-Jan-18	\$380,000	Coop	
959 1 Ave #3H	1-01345-1109	20-Mar-18	\$337,500	Condo	
315-321 E 43 St #1011	1-01336-0010	19-Mar-18	\$275,000	Coop	
860-866 United Nations Plz #SR4	1-01360-9001	29-Mar-18	\$250,000	Coop	



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