

TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Tudor City, Manhattan

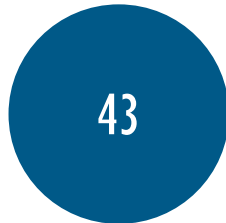
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



8% YoY

MEDIAN PRICE/SQ.FT.



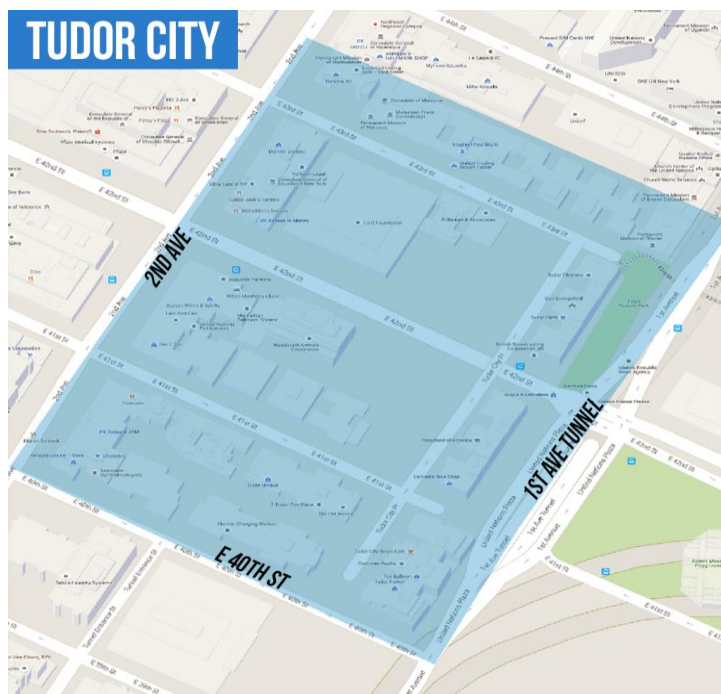
0% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

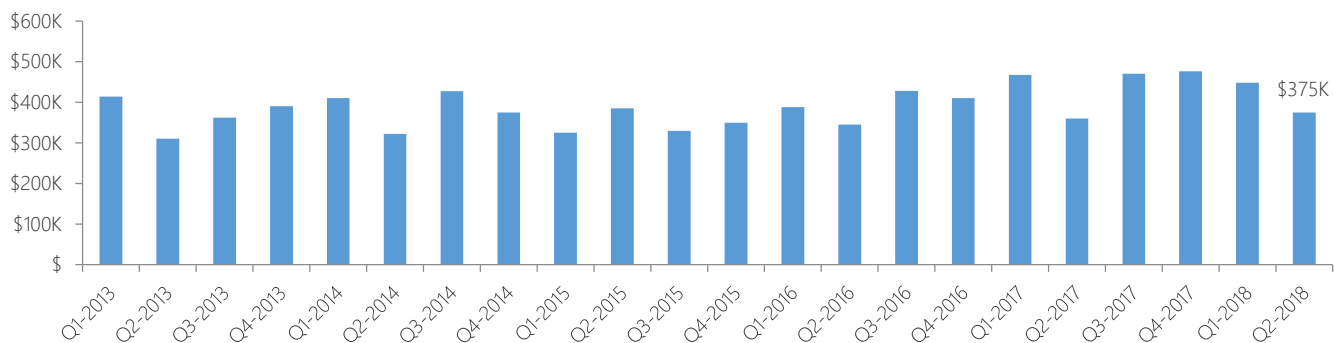


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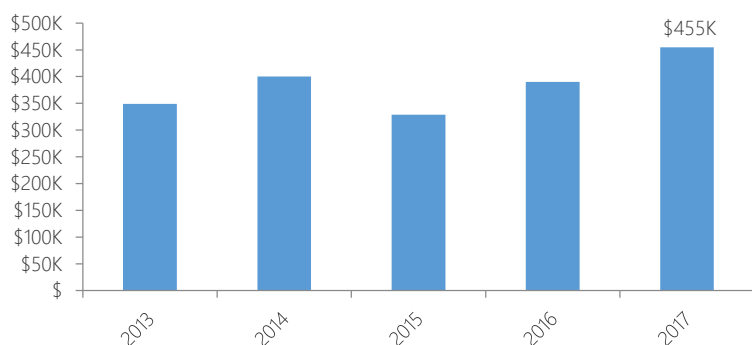


RESIDENTIAL STATS

Median Sale Price by Quarter

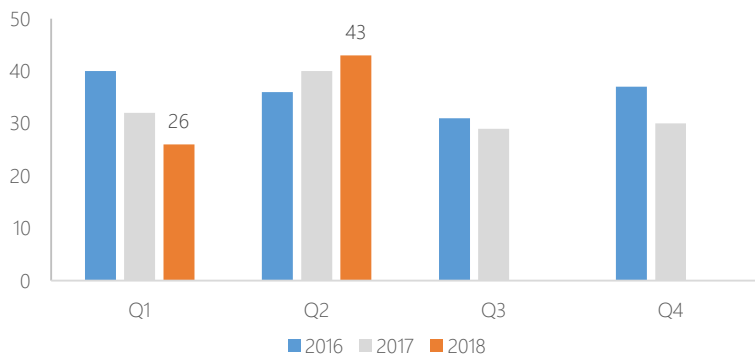


Median Sale Price by Year



Number of Transactions

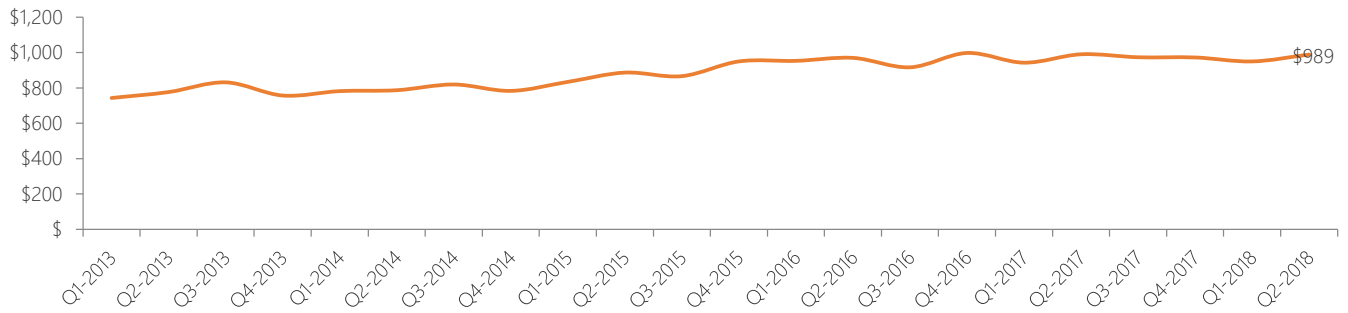
Quarter	2013	2014	2015	2016	2017	2018
Q1	16	35	27	40	32	26
Q2	31	27	35	36	40	43
Q3	45	48	46	31	29	
Q4	29	34	32	37	30	



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Median Sale Price per Square Foot

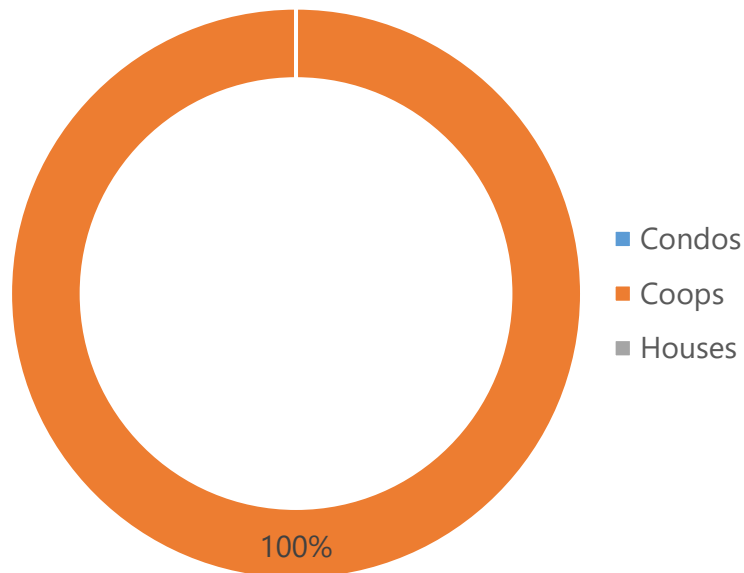


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$375,000	4%	\$989	0%	43
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
325-327 E 41st St #207	1-01334-0010	12-Jun-18	\$1,700,000	Coop	
301-305 E 40th St #5D	1-01333-0001	25-Jun-18	\$1,165,000	Coop	1,300
2-20 Tudor City Pl #9BN	1-01333-0018	15-May-18	\$1,075,000	Coop	
325-327 E 41st St #501	1-01334-0010	11-May-18	\$999,800	Coop	1,100
304-324 E 41st St #802B	1-01333-0042	29-Jun-18	\$890,000	Coop	900
2-20 Tudor City Pl #15BS	1-01333-0018	9-Apr-18	\$865,000	Coop	
304-324 E 41st St #504C	1-01333-0042	28-Jun-18	\$815,000	Coop	
1-19 Tudor City Pl #1211	1-01333-0023	11-Apr-18	\$687,419	Coop	
45 Tudor City Pl #1610	1-01335-0022	1-May-18	\$687,419	Coop	
312-324 E 42nd St #216	1-01334-0041	20-Jun-18	\$677,136	Coop	
304-324 E 41st St #404B	1-01333-0042	30-May-18	\$580,000	Coop	600
312-324 E 42nd St #1601	1-01334-0041	11-Apr-18	\$520,000	Coop	
1-19 Tudor City Pl #1104	1-01333-0023	26-Apr-18	\$516,000	Coop	
25 Tudor City Pl #1712	1-01334-0022	25-Apr-18	\$487,000	Coop	550
25 Tudor City Pl #320	1-01334-0022	24-Apr-18	\$470,000	Coop	
301-305 E 40th St #5T	1-01333-0001	16-Apr-18	\$428,000	Coop	475
1-19 Tudor City Pl #1507	1-01333-0023	5-Jun-18	\$425,880	Coop	
1-19 Tudor City Pl #315	1-01333-0023	3-May-18	\$415,840	Coop	
1-19 Tudor City Pl #326	1-01333-0023	7-Jun-18	\$410,770	Coop	
25 Tudor City Pl #1607	1-01334-0022	27-Jun-18	\$410,670	Coop	
312-324 E 42nd St #2606	1-01334-0041	24-May-18	\$375,000	Coop	
304-324 E 41st St #701A	1-01333-0042	17-May-18	\$363,220	Coop	
312-324 E 42nd St #803	1-01334-0041	8-Jun-18	\$355,000	Coop	350
1-19 Tudor City Pl #823	1-01333-0023	30-Apr-18	\$350,000	Coop	300
312-324 E 42nd St #715	1-01334-0041	1-Jun-18	\$350,000	Coop	
304-324 E 41st St #1404A	1-01333-0042	21-Jun-18	\$350,000	Coop	
1-19 Tudor City Pl #1034	1-01333-0023	2-Apr-18	\$348,000	Coop	
25 Tudor City Pl #515	1-01334-0022	13-Jun-18	\$340,000	Coop	300
25 Tudor City Pl #509	1-01334-0022	23-Apr-18	\$340,000	Coop	
25 Tudor City Pl #2015	1-01334-0022	21-Jun-18	\$340,000	Coop	
25 Tudor City Pl #1707	1-01334-0022	8-May-18	\$335,000	Coop	300
1-19 Tudor City Pl #1229	1-01333-0023	18-May-18	\$327,500	Coop	300
1-19 Tudor City Pl #508	1-01333-0023	21-Jun-18	\$327,000	Coop	300
1-19 Tudor City Pl #1816	1-01333-0023	14-Jun-18	\$320,000	Coop	
25 Tudor City Pl #1216	1-01334-0022	12-Apr-18	\$315,000	Coop	260
45 Tudor City Pl #820	1-01335-0022	7-Jun-18	\$310,000	Coop	
1-19 Tudor City Pl #622	1-01333-0023	27-Jun-18	\$305,000	Coop	
45 Tudor City Pl #421	1-01335-0022	18-Jun-18	\$300,000	Coop	
25 Tudor City Pl #1107	1-01334-0022	9-Jun-18	\$300,000	Coop	
1-19 Tudor City Pl #737	1-01333-0023	10-May-18	\$300,000	Coop	600
45 Tudor City Pl #202	1-01335-0022	11-Apr-18	\$280,000	Coop	300



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