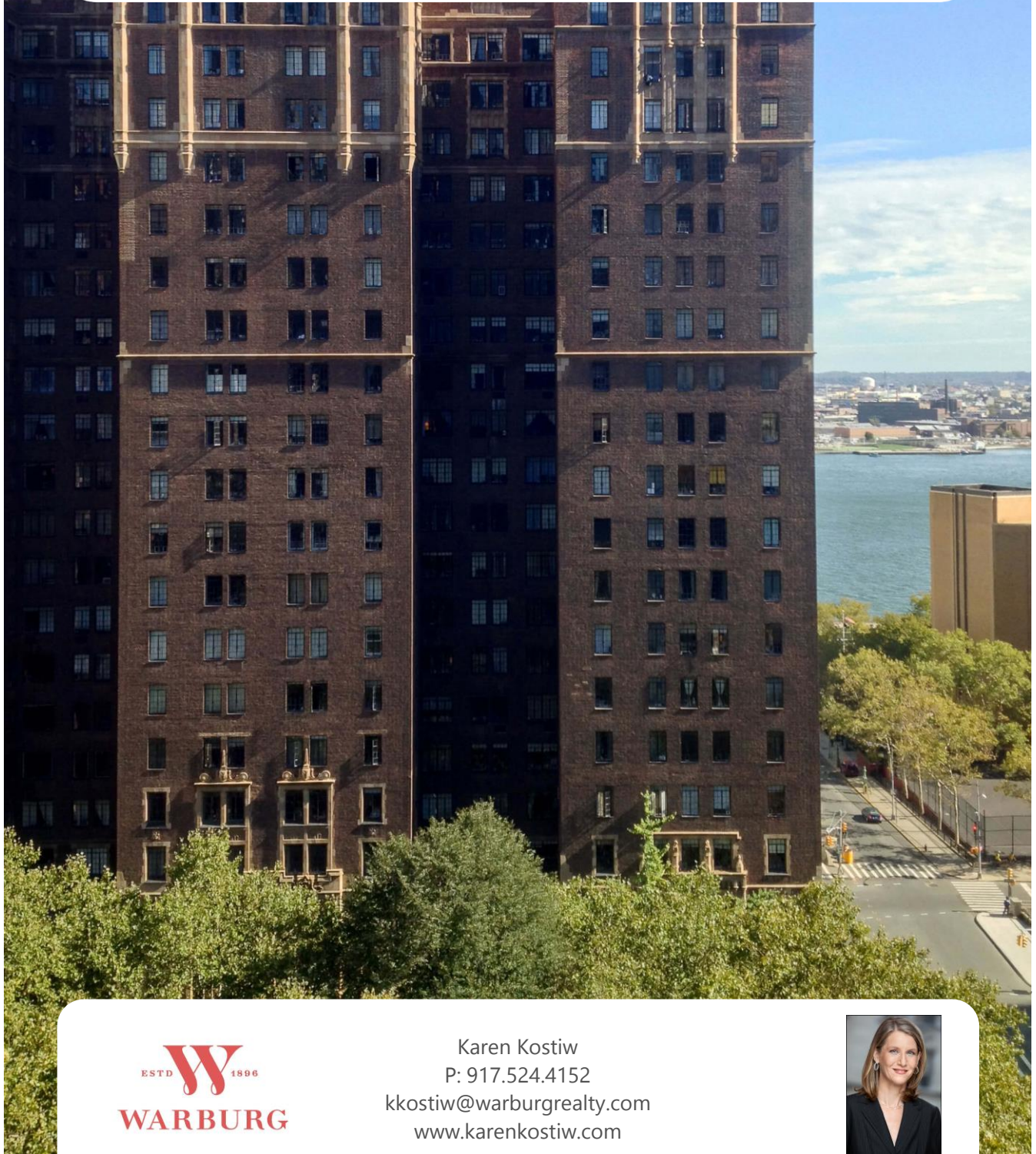


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$432K

-8% YoY

NO. OF TRANSACTIONS

36

24% YoY

MEDIAN PRICE/SQ.FT.

\$1,047

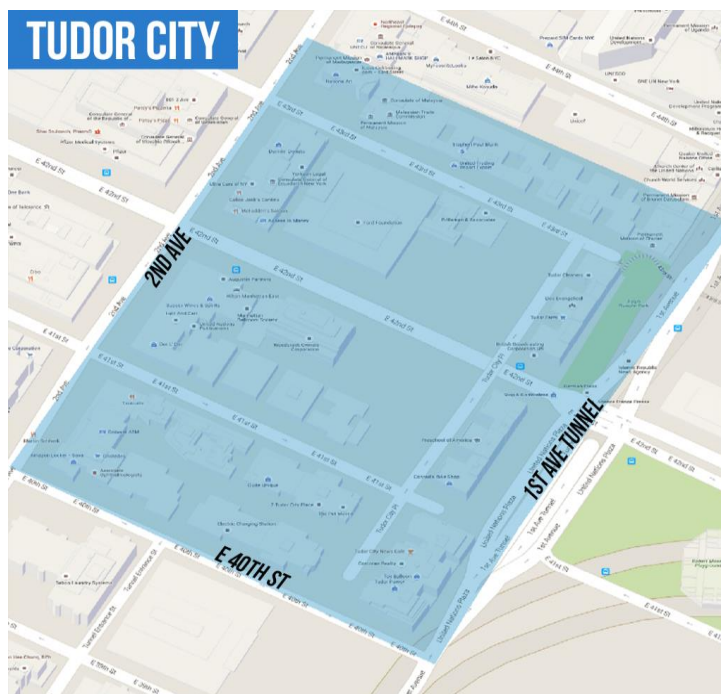
8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

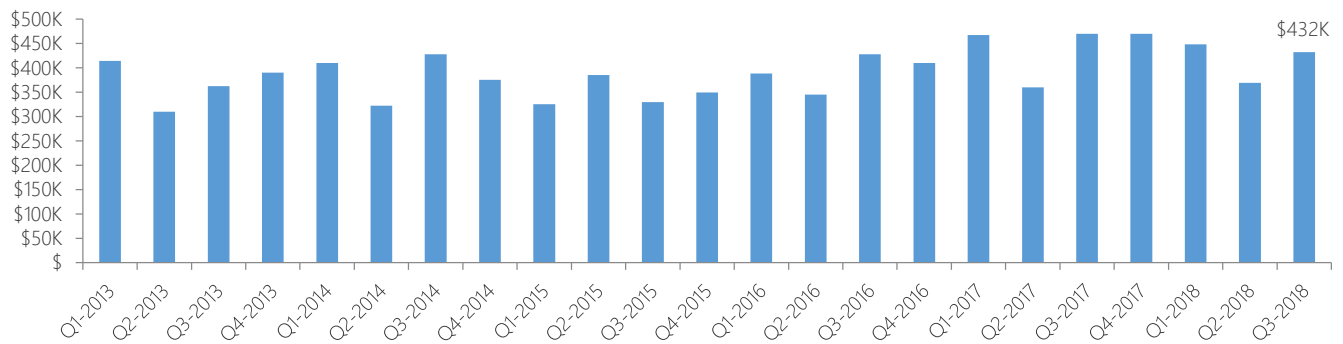


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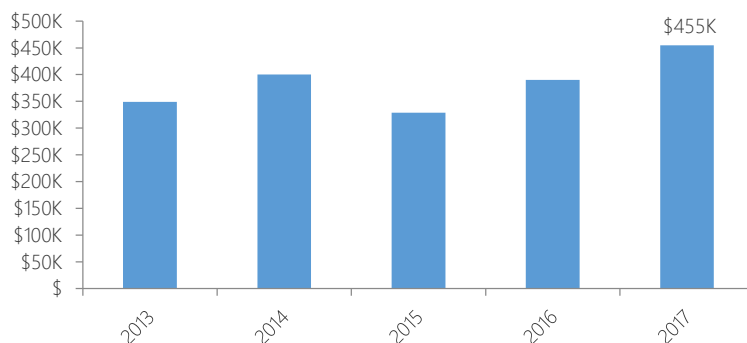


RESIDENTIAL STATS

Median Sale Price by Quarter

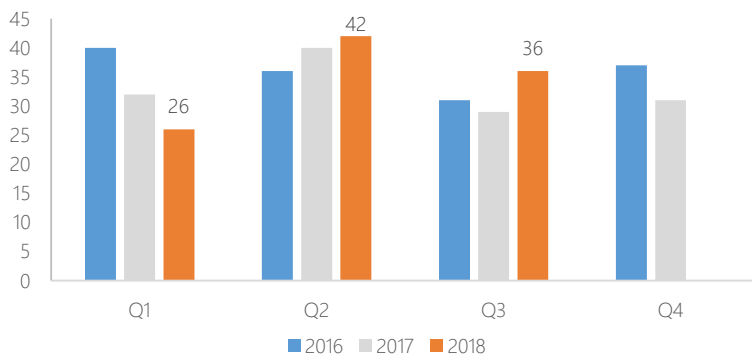


Median Sale Price by Year



Number of Transactions

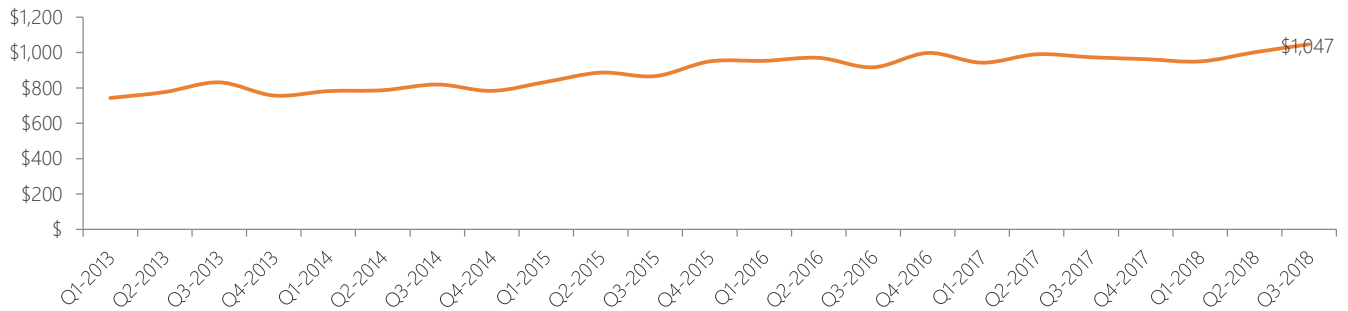
Quarter	2013	2014	2015	2016	2017	2018
Q1	16	35	27	40	32	26
Q2	31	27	35	36	40	42
Q3	45	48	46	31	29	36
Q4	29	34	32	37	31	



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Median Sale Price per Square Foot

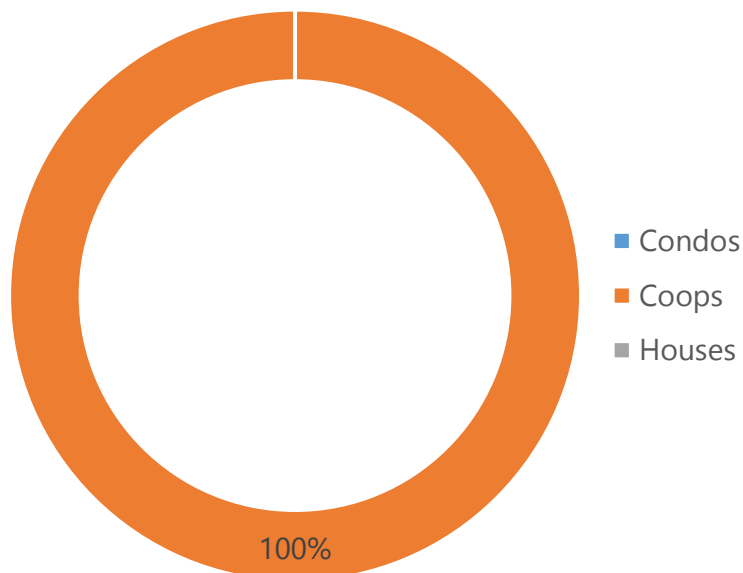


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$432,318	-8%	\$1,047	8%	36
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 40th St #PHC	1-01333-0001	11-Jul-18	\$2,325,000	Coop	1,800
2 Tudor City Pl #14CN	1-01333-0018	26-Jul-18	\$1,340,000	Coop	
304-324 E 41st St #603C	1-01333-0042	20-Jul-18	\$925,000	Coop	
304-324 E 41st St #401B	1-01333-0042	20-Aug-18	\$885,000	Coop	900
25 Tudor City Pl #2119	1-01334-0022	6-Aug-18	\$872,500	Coop	900
2 Tudor City Pl #8D	1-01333-0018	2-Aug-18	\$835,000	Coop	
305 E 40th St #14O	1-01333-0001	27-Sep-18	\$723,000	Coop	
5 Tudor City Pl #632	1-01333-0023	6-Aug-18	\$687,319	Coop	
305 E 40th St #14H	1-01333-0001	9-Aug-18	\$680,000	Coop	775
45 Tudor City Pl #415	1-01335-0022	28-Aug-18	\$650,000	Coop	
45 Tudor City Pl #1310	1-01335-0022	2-Aug-18	\$615,000	Coop	520
45 Tudor City Pl #207	1-01335-0022	20-Aug-18	\$570,000	Coop	
5 Tudor City Pl #331	1-01333-0023	20-Aug-18	\$565,000	Coop	550
5 Tudor City Pl #520	1-01333-0023	2-Aug-18	\$530,000	Coop	600
305 E 40th St #4V	1-01333-0001	30-Jul-18	\$465,000	Coop	507
320 E 42nd St #3010	1-01334-0041	30-Aug-18	\$445,000	Coop	
320 E 42nd St #1404	1-01334-0041	27-Aug-18	\$438,655	Coop	
320 E 42nd St #1616	1-01334-0041	31-Aug-18	\$425,980	Coop	
320 E 42nd St #1208	1-01334-0041	3-Jul-18	\$415,840	Coop	
25 Tudor City Pl #703	1-01334-0022	9-Aug-18	\$415,740	Coop	
320 E 42nd St #906	1-01334-0041	9-Jul-18	\$405,700	Coop	
320 E 42nd St #2712	1-01334-0041	11-Sep-18	\$405,000	Coop	310
5 Tudor City Pl #1209	1-01333-0023	21-Aug-18	\$380,500	Coop	
320 E 42nd St #3018	1-01334-0041	31-Jul-18	\$370,000	Coop	
320 E 42nd St #612	1-01334-0041	16-Aug-18	\$365,000	Coop	
320 E 42nd St #1714	1-01334-0041	21-Sep-18	\$352,000	Coop	
25 Tudor City Pl #1723	1-01334-0022	26-Sep-18	\$345,000	Coop	
25 Tudor City Pl #2001	1-01334-0022	20-Sep-18	\$334,000	Coop	
5 Tudor City Pl #510	1-01333-0023	27-Aug-18	\$327,000	Coop	300
5 Tudor City Pl #339	1-01333-0023	24-Sep-18	\$320,000	Coop	300
5 Tudor City Pl #1130	1-01333-0023	26-Sep-18	\$318,000	Coop	265
5 Tudor City Pl #527	1-01333-0023	22-Aug-18	\$315,000	Coop	
45 Tudor City Pl #306	1-01335-0022	22-Aug-18	\$292,000	Coop	
304-324 E 41st St #207A	1-01333-0042	19-Jul-18	\$290,000	Coop	



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