

TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

3rd Quarter 2018



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



Residential Market Report, 3rd Quarter 2018

Turtle Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$840K

12% YoY

NO. OF TRANSACTIONS

114

8% YoY

MEDIAN PRICE/SQ.FT.

\$1,247

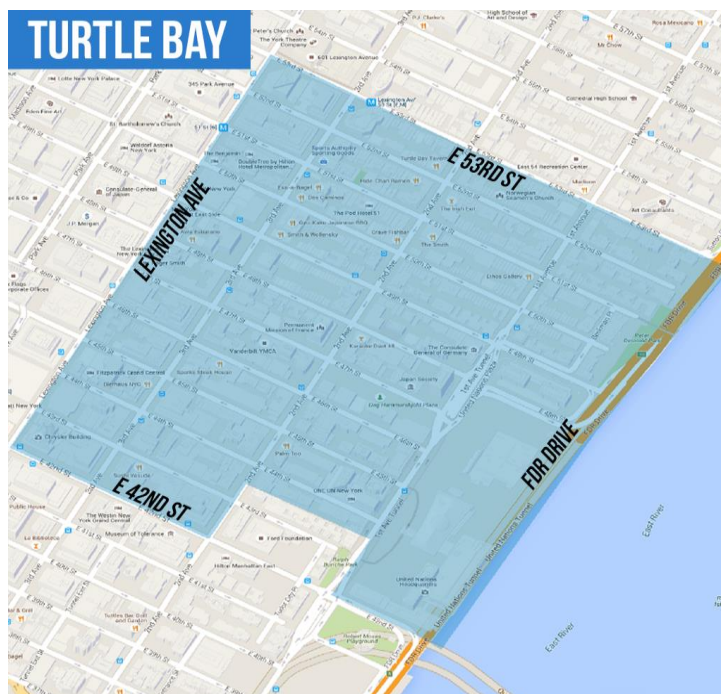
7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

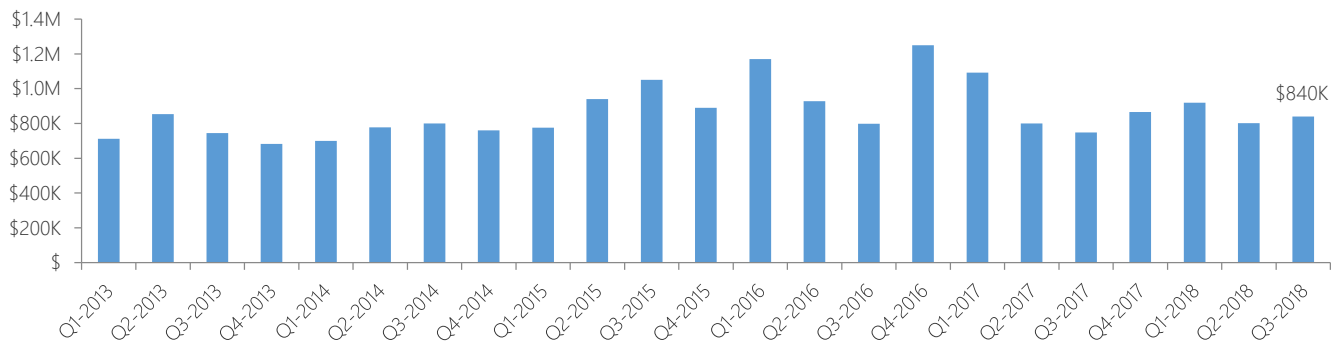


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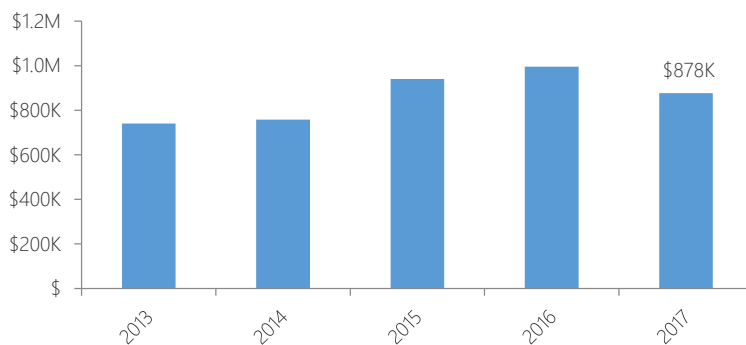


RESIDENTIAL STATS

Median Sale Price by Quarter

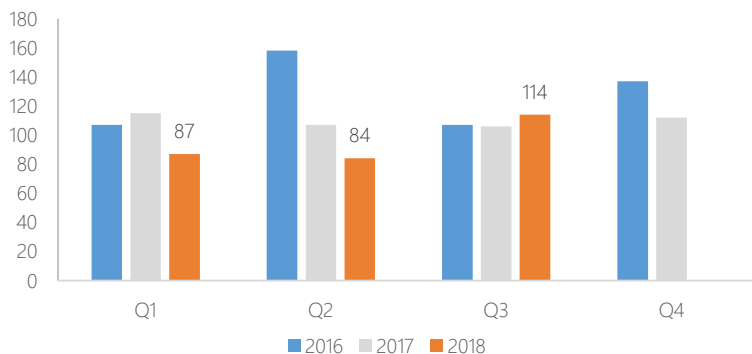


Median Sale Price by Year



Number of Transactions

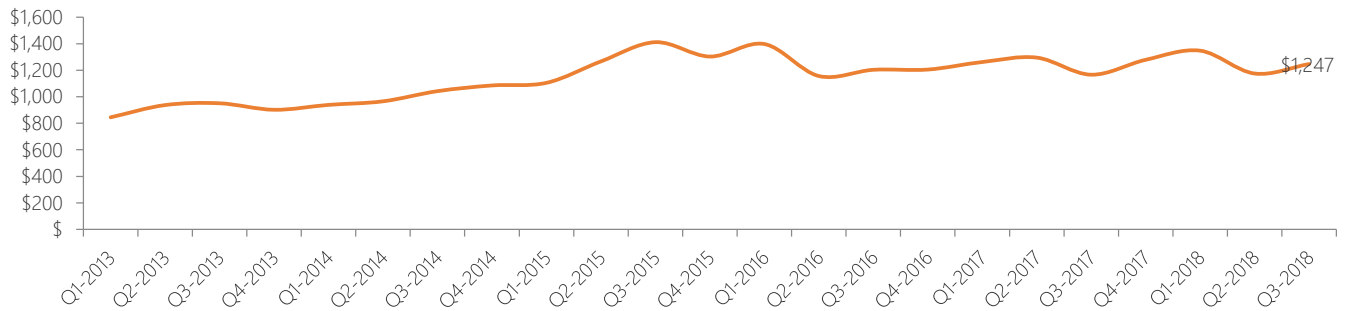
Quarter	2013	2014	2015	2016	2017	2018
Q1	85	95	79	107	115	87
Q2	158	118	168	158	107	84
Q3	174	133	193	107	106	114
Q4	138	102	161	137	112	



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Median Sale Price per Square Foot

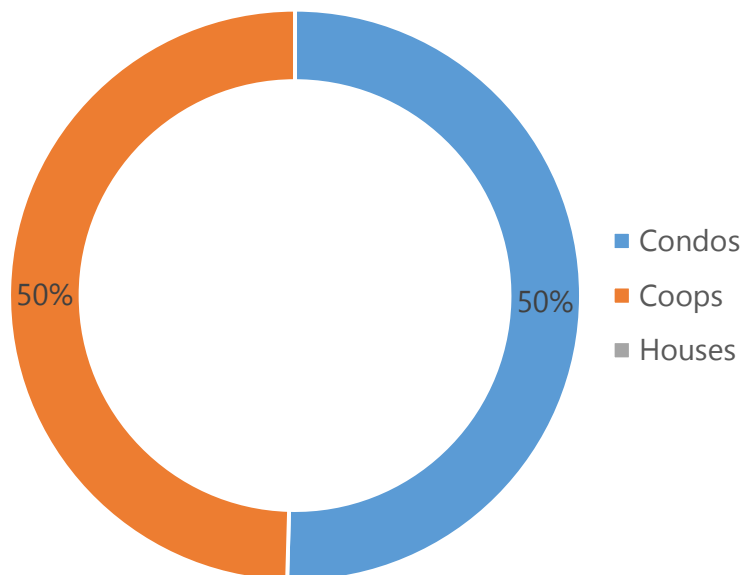


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$999,000	-5%	\$1,333	-6%	57
Coops	\$697,500	17%	\$915	0%	56
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
310 E 53rd St #23B	1-01345-1065	17-Jul-18	\$8,112,500	Condo	1,749
310 E 53rd St #6C	1-01345-1016	11-Jul-18	\$5,855,000	Condo	2,643
959 First Ave #26A	1-01345-1210	31-Aug-18	\$4,307,187	Condo	
435 E 52nd St #13D	1-01364-0022	7-Sep-18	\$4,300,000	Coop	
50-825 United Nations Plz #15A	1-01339-1138	13-Jul-18	\$3,584,894	Condo	1,636
250 E 53rd St #904	1-01326-1043	2-Jul-18	\$3,175,000	Condo	1,937
305 E 51st St #RU20B	1-01344-1293	28-Sep-18	\$3,115,000	Condo	1,518
845 United Nations Plz #20E	1-01340-1097	5-Sep-18	\$2,562,500	Condo	1,588
455 E 51st St #6F	1-01363-0020	29-Aug-18	\$2,500,000	Coop	1,500
100 United Nations Plz #37D	1-01341-1606	1-Aug-18	\$2,450,000	Condo	1,985
240 E 47th St #11E	1-01320-1068	13-Aug-18	\$2,370,000	Condo	659
845 United Nations Plz #39E	1-01340-1301	6-Sep-18	\$2,300,000	Condo	1,493
250 E 53rd St #3002	1-01326-1120	11-Jul-18	\$2,295,000	Condo	1,335
444 E 52nd St #2C	1-01363-0027	9-Jul-18	\$2,200,000	Coop	2,125
310 E 53rd St #2	1-01345-1002	22-Aug-18	\$2,190,000	Condo	1,749
310 E 53rd St #3B	1-01345-1002	22-Aug-18	\$2,190,000	Condo	1,749
321 E 48th St #PHBC	1-01341-1327	11-Jul-18	\$2,151,500	Condo	1,355
209-211 E 51st St #6AB	1-01325-1433	16-Jul-18	\$2,075,000	Condo	1,563
303 E 43rd St #7C	1-01336-1019	10-Jul-18	\$1,950,000	Condo	932
240 E 47th St #37D	1-01320-1224	5-Sep-18	\$1,950,000	Condo	1,388
400 E 52nd St #3JK	1-01363-0043	15-Aug-18	\$1,760,000	Coop	
211 E 46th St #33F	1-01320-4244	29-Aug-18	\$1,700,000	Condo	1,160
870 United Nations Plz #22G	1-01360-9002	9-Aug-18	\$1,686,700	Coop	
211 E 46th St #10F	1-01320-4046	25-Jul-18	\$1,460,000	Condo	1,006
232 E 50th St #4	1-01323-1204	5-Sep-18	\$1,450,000	Condo	1,165
12 Beekman Pl #3A	1-01361-0039	12-Jul-18	\$1,432,000	Coop	1,500
433 E 51st St #9A	1-01363-0012	9-Aug-18	\$1,390,000	Coop	
433 E 51st St #9C	1-01363-0012	2-Jul-18	\$1,375,000	Coop	1,250
845 United Nations Plz #23C	1-01340-1060	29-Aug-18	\$1,375,000	Condo	871
240 E 47th St #10B	1-01320-1058	9-Jul-18	\$1,300,000	Condo	1,182
424 E 52nd St #8C	1-01363-0037	17-Sep-18	\$1,255,000	Coop	1,247
444 E 52nd St #10A	1-01363-0027	9-Jul-18	\$1,235,000	Coop	1,200
439 E 51st St #8A	1-01363-0016	10-Jul-18	\$1,225,000	Coop	
310 E 46th St #15M	1-01338-0005	30-Aug-18	\$1,150,000	Coop	1,000
230 E 50th St #2D	1-01323-0036	15-Aug-18	\$1,150,000	Coop	
100 United Nations Plz #11C	1-01341-1459	15-Aug-18	\$1,140,000	Condo	873
309-321 E 49th St #8C	1-01342-1038	28-Aug-18	\$1,075,000	Condo	815
310 E 46th St #21U	1-01338-0005	1-Aug-18	\$1,050,000	Coop	825
255 E 49th St #24B	1-01323-1124	18-Sep-18	\$1,050,000	Condo	880
301 E 45th St #20E	1-01338-1107	6-Sep-18	\$1,020,000	Condo	759
240 E 47th St #22A	1-01320-1131	10-Jul-18	\$999,000	Condo	759
236 E 47th St #23B	1-01320-2080	14-Sep-18	\$980,000	Condo	643
212 E 47th St #28E	1-01320-4198	29-Aug-18	\$947,750	Condo	683
211 E 46th St #20B	1-01320-4123	17-Jul-18	\$940,000	Condo	710
100 United Nations Plz #19F	1-01341-1509	24-Aug-18	\$940,000	Condo	680
211 E 46th St #21C	1-01320-4133	21-Sep-18	\$930,000	Condo	621
211 E 46th St #27J	1-01320-4193	3-Aug-18	\$926,000	Condo	651
345 E 52nd St #6AB	1-01345-0017	19-Jul-18	\$900,000	Coop	1,000
345 E 52nd St #9G	1-01345-0017	4-Sep-18	\$895,000	Coop	
310 E 46th St #22T	1-01338-0005	28-Aug-18	\$886,000	Coop	800



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Address	BBL	Sale date	Sale price	Property type	Sqft
12 Beekman Pl #4D	1-01361-0039	23-Jul-18	\$870,000	Coop	
415 E 52nd St #4AB	1-01364-0005	10-Aug-18	\$855,000	Coop	
310 E 46th St #7V	1-01338-0005	11-Jul-18	\$840,000	Coop	900
230 E 50th St #8C	1-01323-0036	22-Aug-18	\$840,000	Coop	
333 E 45th St #28A	1-01338-1225	24-Aug-18	\$810,000	Condo	531
12 Beekman Pl #1B	1-01361-0039	19-Jul-18	\$804,357	Coop	
321 E 43rd St #712	1-01336-0010	7-Aug-18	\$800,000	Coop	800
845 United Nations Plz #15F	1-01340-1112	14-Sep-18	\$800,000	Condo	580
310 E 46th St #10U	1-01338-0005	21-Aug-18	\$790,000	Coop	
345 E 52nd St #9F	1-01345-0017	16-Aug-18	\$770,000	Coop	
330 E 49th St #4D	1-01341-1034	20-Jul-18	\$769,000	Condo	615
333 E 45th St #21B	1-01338-1245	20-Jul-18	\$768,000	Condo	566
845 Second Ave #5A	1-01319-1208	10-Jul-18	\$758,000	Condo	658
845 Second Ave #3A	1-01319-1204	1-Aug-18	\$725,000	Condo	658
212 E 48th St #7D	1-01321-0042	18-Jul-18	\$710,000	Coop	850
335-341 E 51st St #4A	1-01344-1031	3-Aug-18	\$700,000	Condo	700
420 E 51st St #14C	1-01362-0041	7-Sep-18	\$700,000	Coop	
420 E 51st St #6C	1-01362-0041	25-Sep-18	\$695,000	Coop	
150 E 49th St #3D	1-01303-0041	29-Aug-18	\$685,000	Coop	800
232-236 E 47th St #22A	1-01320-2073	13-Jul-18	\$680,000	Condo	510
146 E 49th St #3A	1-01303-0045	16-Jul-18	\$655,000	Coop	704
345 E 52nd St #6J	1-01345-0017	17-Sep-18	\$649,000	Coop	750
301 E 48th St #5A	1-01341-0001	14-Aug-18	\$640,000	Coop	825
335-341 E 51st St #D	1-01344-1002	25-Sep-18	\$630,000	Condo	674
321 E 43rd St #914	1-01336-0010	15-Aug-18	\$625,000	Coop	750
301 E 48th St #3J	1-01341-0001	13-Sep-18	\$600,000	Coop	
10 Mitchell Pl #3D	1-01361-0007	19-Jul-18	\$595,000	Coop	
301 E 48th St #12A	1-01341-0001	2-Aug-18	\$580,000	Coop	832
249 E 48th St #11F	1-01322-1114	7-Aug-18	\$575,000	Condo	432
321 E 48th St #8J	1-01341-1282	6-Sep-18	\$570,000	Condo	543
321 E 48th St #4G	1-01341-1236	22-Aug-18	\$565,000	Condo	517
349 E 49th St #1P	1-01342-0023	31-Jul-18	\$562,500	Coop	
330 E 49th St #11C	1-01341-1117	16-Jul-18	\$560,000	Condo	430
210 E 47th St #9B	1-01320-1464	21-Aug-18	\$550,000	Condo	447
333 E 43rd St #503	1-01336-0015	2-Jul-18	\$550,000	Coop	650
223 E 50th St #2B	1-01324-0011	24-Jul-18	\$535,000	Coop	600
333 E 43rd St #218	1-01336-0015	5-Jul-18	\$535,000	Coop	
333 E 43rd St #508	1-01336-0015	24-Jul-18	\$532,050	Coop	
155 E 49th St #10B	1-01304-0029	23-Aug-18	\$530,000	Coop	
240 E 46th St #3H	1-01319-1024	9-Aug-18	\$510,000	Condo	409
2 Beekman Pl #4D	1-01361-0012	5-Sep-18	\$505,000	Coop	738
959 First Ave #3D	1-01345-1113	22-Aug-18	\$442,000	Condo	
959 First Ave #2G	1-01345-1107	27-Jul-18	\$442,000	Condo	
959 First Ave #3G	1-01345-1114	10-Jul-18	\$437,000	Condo	
959 First Ave #4A	1-01345-1121	2-Jul-18	\$432,000	Condo	
343 E 51st St #4F	1-01344-0018	9-Aug-18	\$411,000	Coop	
400 E 52nd St #5I	1-01363-0043	9-Aug-18	\$390,000	Coop	
420 E 51st St #11H	1-01362-0041	7-Sep-18	\$385,000	Coop	1,000
310 E 49th St #2A	1-01341-0044	12-Jul-18	\$372,000	Coop	400
155 E 49th St #7E	1-01304-0029	16-Jul-18	\$365,000	Coop	



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