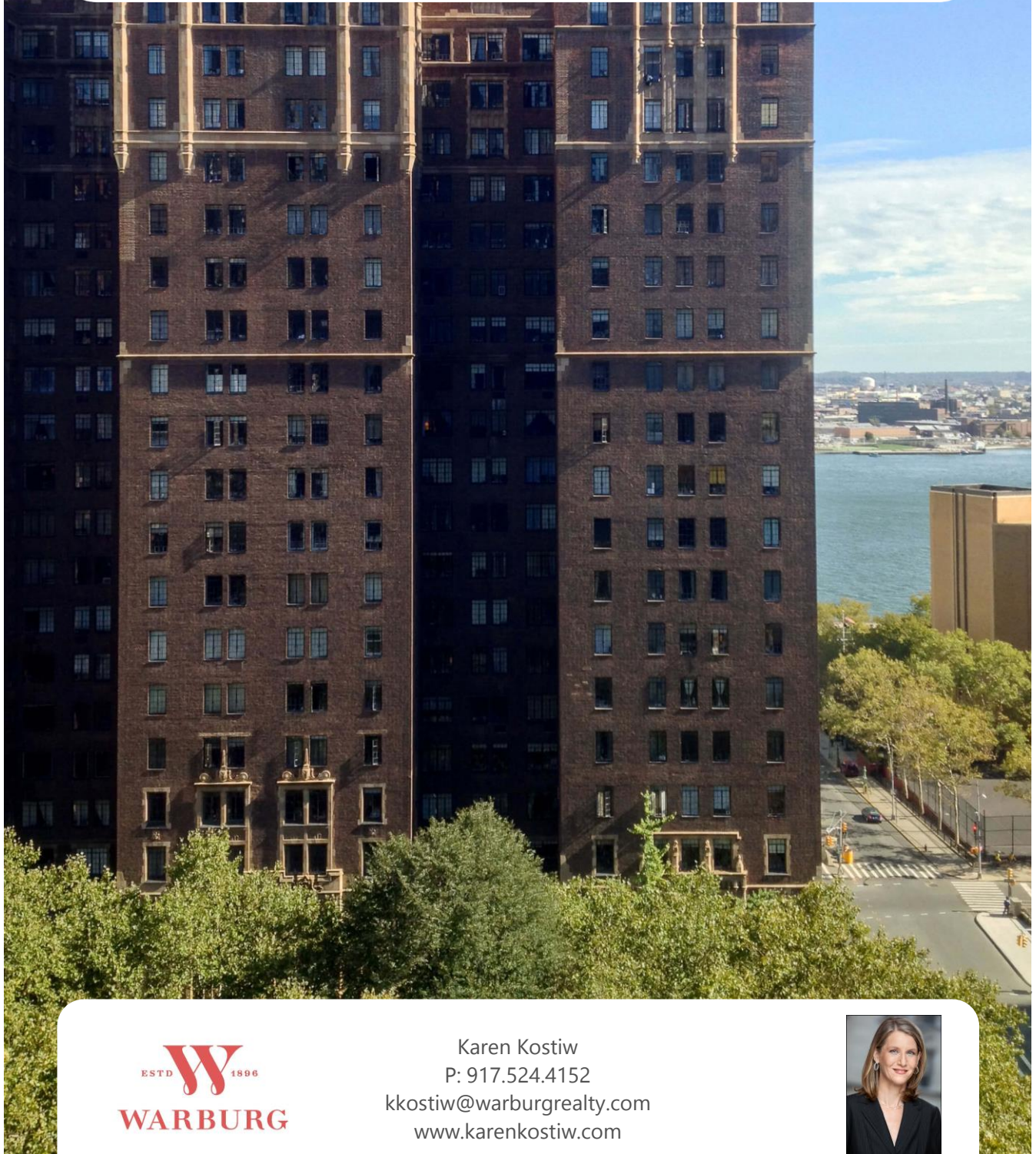


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

4th Quarter 2018



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



Residential Market Report, 4th Quarter 2018

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$413K

-12% YoY

NO. OF TRANSACTIONS

33

6% YoY

MEDIAN PRICE/SQ.FT.

\$945

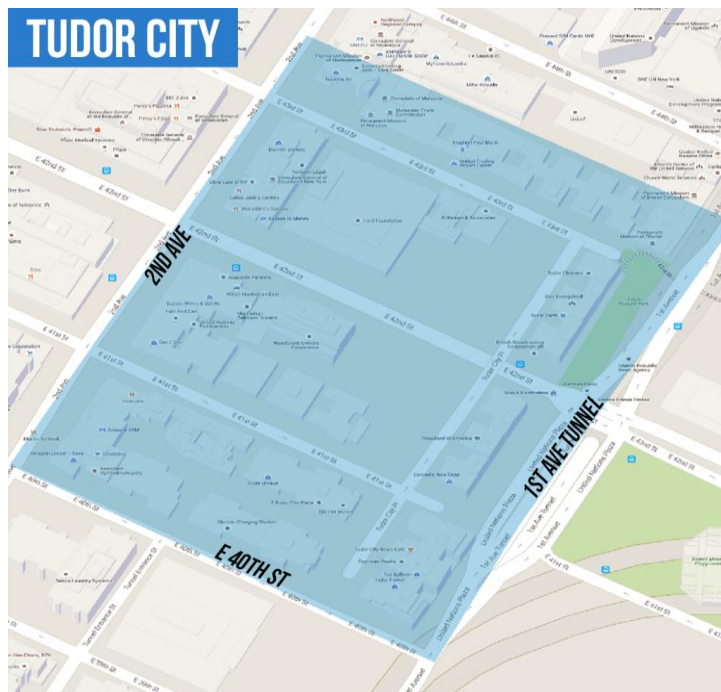
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

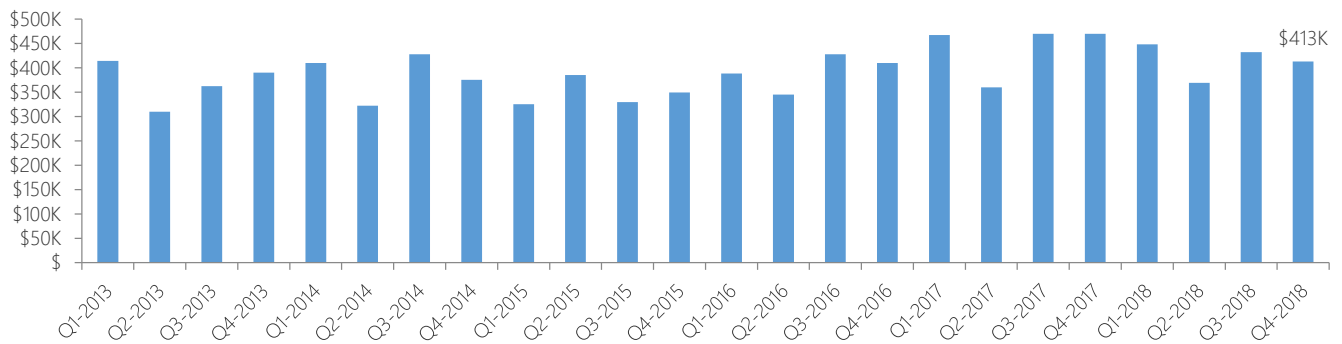


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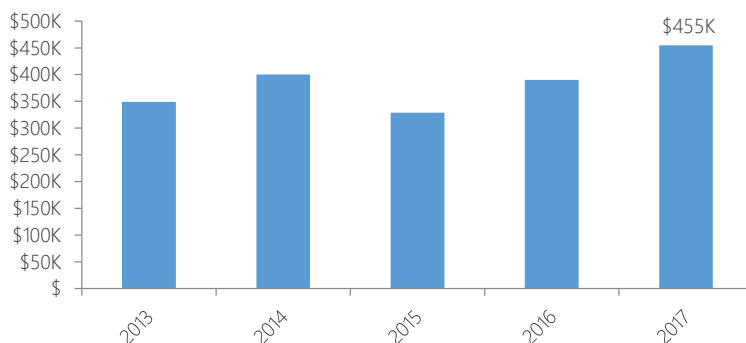


RESIDENTIAL STATS

Median Sale Price by Quarter

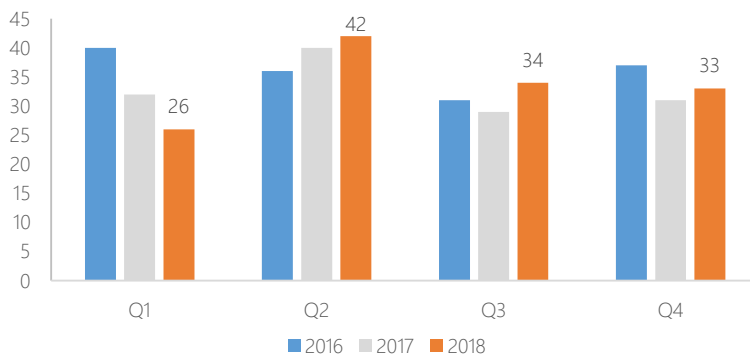


Median Sale Price by Year



Number of Transactions

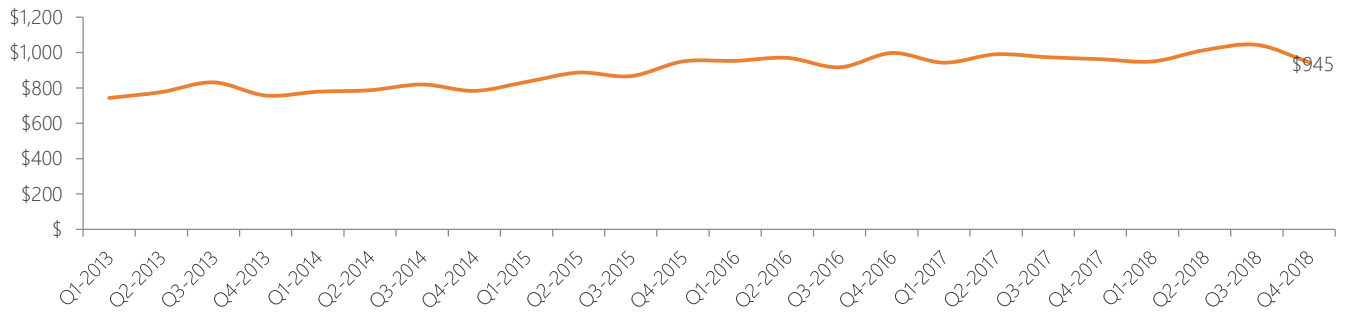
Quarter	2013	2014	2015	2016	2017	2018
Q1	16	35	27	40	32	26
Q2	31	27	35	36	40	42
Q3	45	48	46	31	29	34
Q4	29	34	32	37	31	33



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Median Sale Price per Square Foot

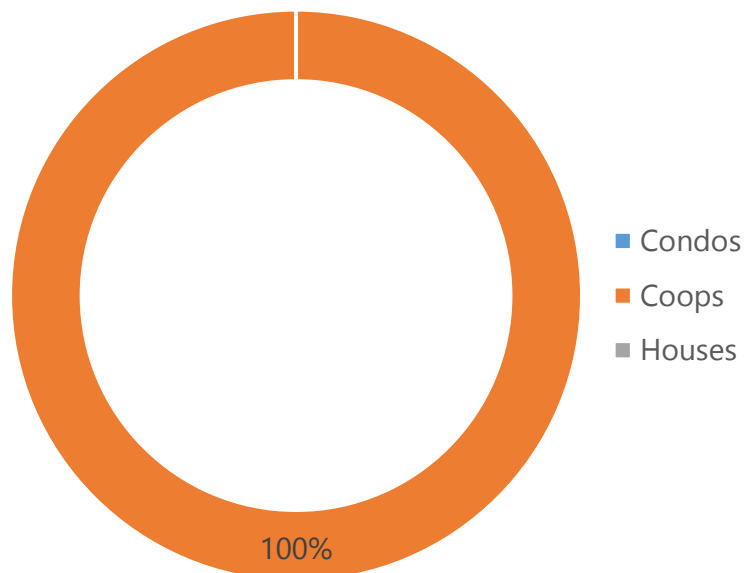


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$412,885	-12%	\$945	-2%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
320 E 42nd St #MZ110	1-01334-0041	3-Dec-18	\$1,250,000	Coop	
25 Tudor City Pl #4	1-01334-0022	9-Oct-18	\$895,000	Coop	
325 E 41st St #502	1-01334-0010	27-Dec-18	\$879,000	Coop	
305 E 40th St #6L	1-01333-0001	27-Dec-18	\$782,072	Coop	
2 Tudor City Pl #15CS	1-01333-0018	11-Dec-18	\$645,000	Coop	850
2 Tudor City Pl #2INO	1-01333-0018	25-Oct-18	\$620,000	Coop	
45 Tudor City Pl #1218	1-01335-0022	14-Nov-18	\$525,000	Coop	680
5 Tudor City Pl #338	1-01333-0023	19-Dec-18	\$525,000	Coop	
320 E 42nd St #2218	1-01334-0041	17-Oct-18	\$520,000	Coop	
5 Tudor City Pl #1405	1-01333-0023	17-Dec-18	\$520,000	Coop	550
25 Tudor City Pl #1911	1-01334-0022	17-Dec-18	\$510,000	Coop	
320 E 42nd St #509	1-01334-0041	23-Oct-18	\$480,000	Coop	
5 Tudor City Pl #1720	1-01333-0023	27-Nov-18	\$480,000	Coop	
305 E 40th St #19A	1-01333-0001	29-Nov-18	\$460,000	Coop	450
2 Tudor City Pl #10LS	1-01333-0018	19-Nov-18	\$440,000	Coop	
25 Tudor City Pl #1708	1-01334-0022	20-Dec-18	\$415,000	Coop	
320 E 42nd St #213	1-01334-0041	7-Nov-18	\$410,770	Coop	
25 Tudor City Pl #402	1-01334-0022	12-Nov-18	\$395,000	Coop	
45 Tudor City Pl #1512	1-01335-0022	11-Oct-18	\$390,490	Coop	
25 Tudor City Pl #309	1-01334-0022	5-Nov-18	\$380,350	Coop	
5 Tudor City Pl #535	1-01333-0023	4-Oct-18	\$362,000	Coop	
320 E 42nd St #1706	1-01334-0041	21-Dec-18	\$350,000	Coop	
25 Tudor City Pl #1821	1-01334-0022	14-Nov-18	\$339,000	Coop	
25 Tudor City Pl #1401	1-01334-0022	27-Dec-18	\$335,000	Coop	
320 E 42nd St #807	1-01334-0041	17-Oct-18	\$331,000	Coop	
45 Tudor City Pl #417	1-01335-0022	9-Oct-18	\$330,000	Coop	
5 Tudor City Pl #937	1-01333-0023	10-Oct-18	\$315,000	Coop	
25 Tudor City Pl #1314	1-01334-0022	19-Dec-18	\$315,000	Coop	
5 Tudor City Pl #537	1-01333-0023	4-Dec-18	\$309,000	Coop	300
5 Tudor City Pl #2110	1-01333-0023	3-Oct-18	\$293,000	Coop	
320 E 42nd St #1105	1-01334-0041	20-Dec-18	\$177,500	Coop	
5 Tudor City Pl #1428	1-01333-0023	21-Dec-18	\$100,000	Coop	



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