

TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Turtle Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$869K

0% YoY

NO. OF TRANSACTIONS

98

-13% YoY

MEDIAN PRICE/SQ.FT.

\$1,237

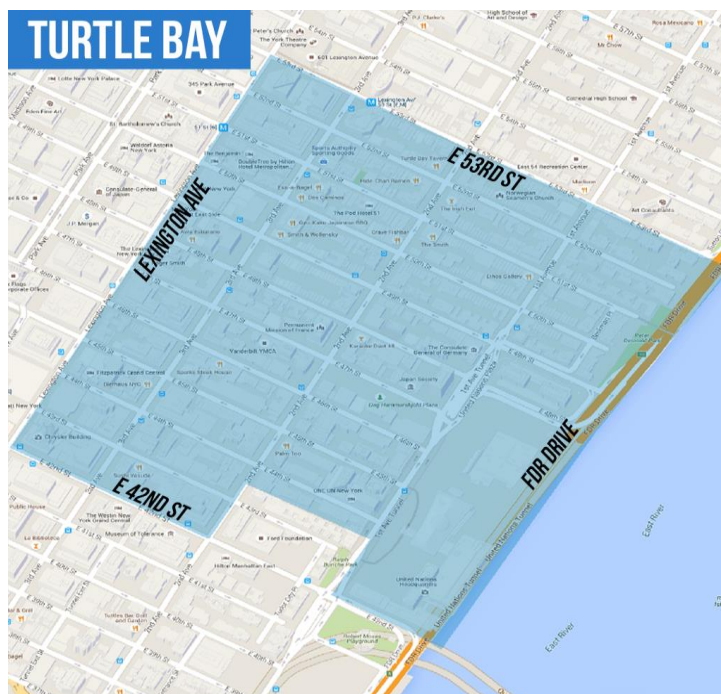
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

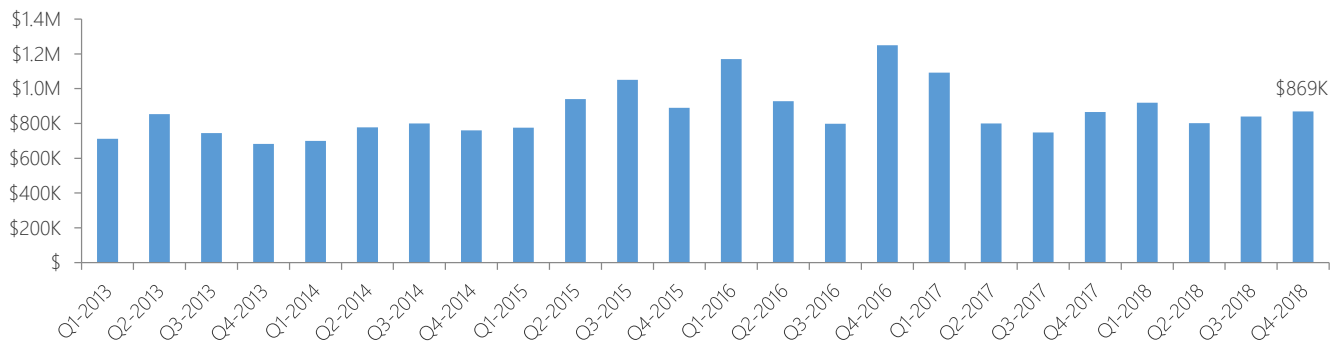


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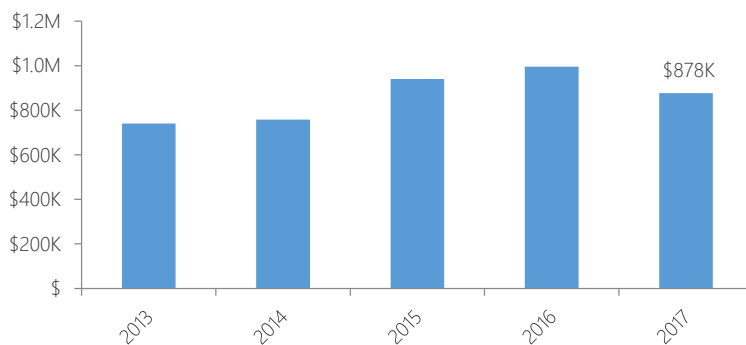


RESIDENTIAL STATS

Median Sale Price by Quarter

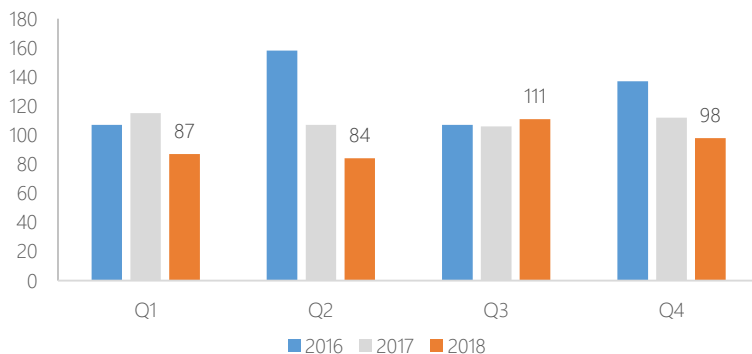


Median Sale Price by Year



Number of Transactions

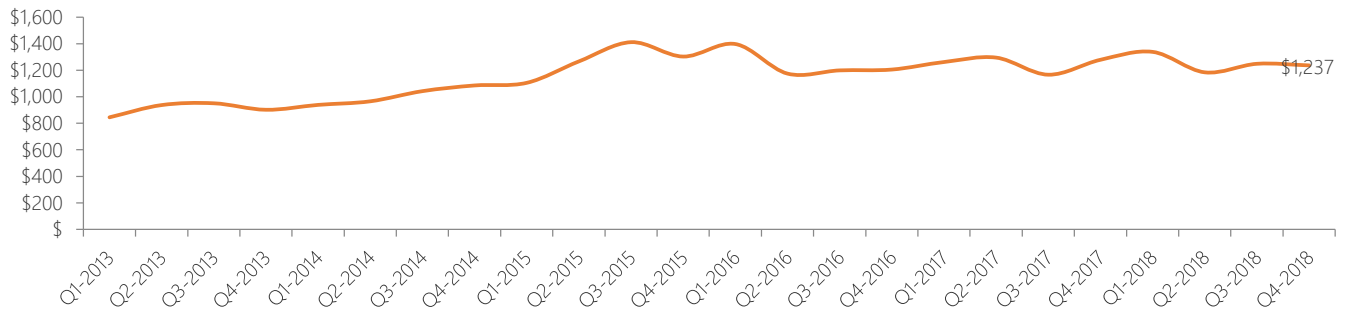
Quarter	2013	2014	2015	2016	2017	2018
Q1	85	95	79	107	115	87
Q2	158	118	168	158	107	84
Q3	174	133	193	107	106	111
Q4	138	102	161	137	112	98



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Median Sale Price per Square Foot

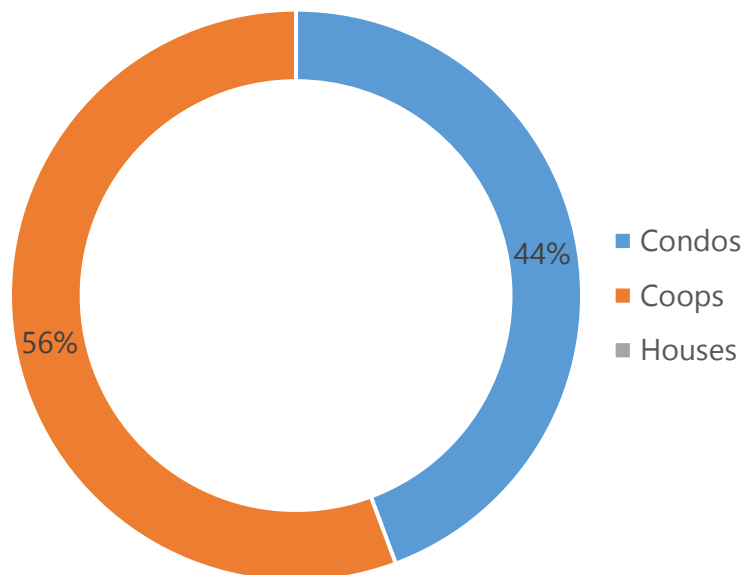


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,022,500	-7%	\$1,343	-5%	43
Coops	\$658,477	-5%	\$886	2%	54
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
845 United Nations Plz #88A	1-01340-1368	28-Nov-18	\$14,500,000	Condo	4,719
400 E 51st St #24B	1-01362-1175	16-Nov-18	\$4,100,000	Condo	2,347
435 E 52nd St #9D	1-01364-0022	7-Nov-18	\$4,025,000	Coop	
870 United Nations Plz #38	1-01360-9002	19-Nov-18	\$3,400,000	Coop	
305 E 51st St #10A	1-01344-1247	9-Nov-18	\$3,300,000	Condo	1,886
2 Beekman Pl #1011A	1-01361-0012	18-Dec-18	\$3,300,000	Coop	
845 United Nations Plz #14A	1-01340-1011	3-Oct-18	\$3,200,000	Condo	1,972
301 E 50th St #20B	1-01343-1546	20-Dec-18	\$3,100,000	Condo	
305 E 51st St #RU23A	1-01344-1297	16-Oct-18	\$2,871,805	Condo	2,408
250 E 53rd St #1504	1-01326-1062	3-Oct-18	\$2,825,000	Condo	1,930
301 E 48th St #20	1-01341-0001	29-Oct-18	\$2,500,000	Coop	
2 Beekman Pl #15A	1-01361-0012	13-Dec-18	\$2,395,000	Coop	
845 United Nations Plz #44E	1-01340-1306	28-Nov-18	\$2,000,000	Condo	1,493
415 E 52nd St #9HJC	1-01364-0005	10-Oct-18	\$1,925,000	Coop	2,123
50-825 United Nations Plz #14C	1-01339-1136	20-Nov-18	\$1,850,000	Condo	1,132
145 E 48th St #31C	1-01303-1092	28-Nov-18	\$1,772,500	Condo	1,279
255 E 49th St #15D	1-01323-1072	5-Dec-18	\$1,750,000	Condo	1,288
232-236 E 47th St #29E	1-01320-2119	22-Oct-18	\$1,650,000	Condo	1,040
870 United Nations Plz #14A	1-01360-9002	15-Oct-18	\$1,564,500	Coop	
100 United Nations Plz #9A	1-01341-1444	5-Dec-18	\$1,500,000	Condo	1,327
305 E 51st St #RU3B	1-01344-1204	21-Dec-18	\$1,477,500	Condo	919
415 E 52nd St #2EB	1-01364-0005	9-Oct-18	\$1,400,000	Coop	1,025
309 E 49th St #5D	1-01342-1024	30-Oct-18	\$1,360,000	Condo	1,124
865 First Ave #PHC	1-01341-1884	5-Nov-18	\$1,337,091	Condo	1,092
860-866 United Nations Plz #22C	1-01360-9001	13-Dec-18	\$1,325,000	Coop	
12 Beekman Pl #12D	1-01361-0039	30-Nov-18	\$1,320,000	Coop	
321 E 43rd St #PH12	1-01336-0010	2-Oct-18	\$1,305,000	Coop	850
211 E 46th St #32D	1-01320-4233	14-Nov-18	\$1,200,000	Condo	606
425 E 50th St #2	1-01362-0011	2-Nov-18	\$1,195,000	Coop	1,300
865 First Ave #14A	1-01341-1867	13-Nov-18	\$1,160,000	Condo	948
344 E 50th St #0A	1-01342-1209	21-Dec-18	\$1,100,000	Condo	811
344 E 50th St #9	1-01342-1209	21-Dec-18	\$1,100,000	Condo	811
310 E 51st St #2	1-01343-0046	2-Oct-18	\$1,100,000	Coop	
209-211 E 51st St #5F	1-01325-1431	7-Nov-18	\$1,025,000	Condo	842
309-321 E 49th St #6C	1-01342-1028	3-Oct-18	\$1,020,000	Condo	815
321 E 43rd St #812	1-01336-0010	26-Oct-18	\$1,003,076	Coop	760
145 E 48th St #28D	1-01303-1119	26-Nov-18	\$999,000	Condo	819
224 E 52nd St #11	1-01325-1013	26-Oct-18	\$999,000	Condo	800
232-236 E 47th St #15F	1-01320-2037	30-Oct-18	\$950,000	Condo	690
230 E 50th St #PHBS	1-01323-0036	7-Dec-18	\$939,000	Coop	
301 E 48th St #11G	1-01341-0001	15-Oct-18	\$925,000	Coop	
301 E 48th St #8C	1-01341-0001	30-Oct-18	\$920,000	Coop	1,065
870 United Nations Plz #17D	1-01360-9002	11-Oct-18	\$912,500	Coop	800
757 Third Ave #12J	1-01321-0001	1-Oct-18	\$910,000	Coop	
333 E 43rd St #1008	1-01336-0015	6-Nov-18	\$895,000	Coop	
250 E 49th St #25PHC	1-01322-1378	21-Dec-18	\$875,000	Condo	490
145 E 48th St #23A	1-01303-1023	9-Oct-18	\$875,000	Condo	650
230 E 50th St #3A	1-01323-0036	5-Dec-18	\$862,500	Coop	
224 E 52nd St #7	1-01325-1009	5-Oct-18	\$850,000	Condo	800
225 E 46th St #9H	1-01320-1694	19-Nov-18	\$835,000	Condo	724



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Address	BBL	Sale date	Sale price	Property type	Sqft
211 E 46th St #9C	1-01320-4034	15-Oct-18	\$800,000	Condo	621
310 E 46th St #6K	1-01338-0005	22-Oct-18	\$775,000	Coop	900
333 E 43rd St #705	1-01336-0015	2-Oct-18	\$735,000	Coop	850
301 E 45th St #11C	1-01338-1057	11-Dec-18	\$720,000	Condo	522
433 E 51st St #7F	1-01363-0012	12-Oct-18	\$700,000	Coop	820
333 E 45th St #12F	1-01338-1348	12-Oct-18	\$700,000	Condo	547
251 E 51st St #5B	1-01325-0024	16-Nov-18	\$690,000	Coop	780
310 E 46th St #15E	1-01338-0005	25-Oct-18	\$666,954	Coop	
235 E 49th St #7B	1-01323-0015	5-Dec-18	\$650,000	Coop	
210 E 47th St #3F	1-01320-1420	27-Dec-18	\$630,000	Condo	387
255 E 49th St #3F	1-01323-1008	4-Oct-18	\$615,000	Condo	609
335-341 E 51st St #8H	1-01344-1070	3-Oct-18	\$600,000	Condo	544
210 E 47th St #4G	1-01320-1429	27-Dec-18	\$600,000	Condo	387
310 E 46th St #15S	1-01338-0005	2-Oct-18	\$578,000	Coop	
251 E 51st St #11D	1-01325-0024	23-Oct-18	\$575,000	Coop	
10 Mitchell Pl #5D	1-01361-0007	16-Oct-18	\$575,000	Coop	
251 E 51st St #12G	1-01325-0024	2-Oct-18	\$570,000	Coop	600
225 E 46th St #3B	1-01320-1622	7-Dec-18	\$563,000	Condo	447
424 E 52nd St #10B	1-01363-0037	14-Nov-18	\$550,000	Coop	
301 E 48th St #7M	1-01341-0001	27-Dec-18	\$545,000	Coop	
240 E 46th St #4C	1-01319-1028	20-Nov-18	\$541,000	Condo	414
342 E 53rd St #4A	1-01345-0031	2-Oct-18	\$540,000	Coop	750
232-236 E 47th St #29D	1-01320-2118	10-Oct-18	\$540,000	Condo	373
310 E 46th St #21F	1-01338-0005	26-Oct-18	\$537,500	Coop	
333 E 43rd St #511	1-01336-0015	18-Dec-18	\$532,000	Coop	600
321 E 43rd St #608	1-01336-0010	22-Oct-18	\$520,000	Coop	
319 E 50th St #6A	1-01343-1002	7-Dec-18	\$520,000	Coop	
333 E 43rd St #609	1-01336-0015	14-Dec-18	\$514,500	Coop	700
333 E 43rd St #917	1-01336-0015	29-Oct-18	\$505,000	Coop	680
342 E 53rd St #1H	1-01345-0031	2-Nov-18	\$498,000	Coop	725
321 E 45th St #1F	1-01338-0012	16-Nov-18	\$489,000	Coop	
330 E 49th St #5K	1-01341-1052	25-Oct-18	\$475,000	Condo	430
420 E 51st St #1G	1-01362-0041	28-Nov-18	\$445,000	Coop	
959 First Ave #4D	1-01345-1118	12-Oct-18	\$437,000	Condo	
415 E 52nd St #1DB	1-01364-0005	3-Oct-18	\$425,000	Coop	
321 E 45th St #8F	1-01338-0012	10-Oct-18	\$412,500	Coop	450
321 E 45th St #6E	1-01338-0012	12-Dec-18	\$395,000	Coop	
255 E 49th St #3D	1-01323-1006	16-Oct-18	\$370,000	Condo	1,171
349 E 49th St #4V	1-01342-0023	29-Nov-18	\$365,000	Coop	
10 Mitchell Pl #12E	1-01361-0007	18-Oct-18	\$340,000	Coop	
321 E 43rd St #107	1-01336-0010	10-Oct-18	\$304,300	Coop	
321 E 43rd St #703	1-01336-0010	3-Dec-18	\$286,000	Coop	300
321 E 43rd St #207	1-01336-0010	29-Oct-18	\$250,000	Coop	300
333 E 43rd St #108	1-01336-0015	18-Oct-18	\$220,000	Coop	



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