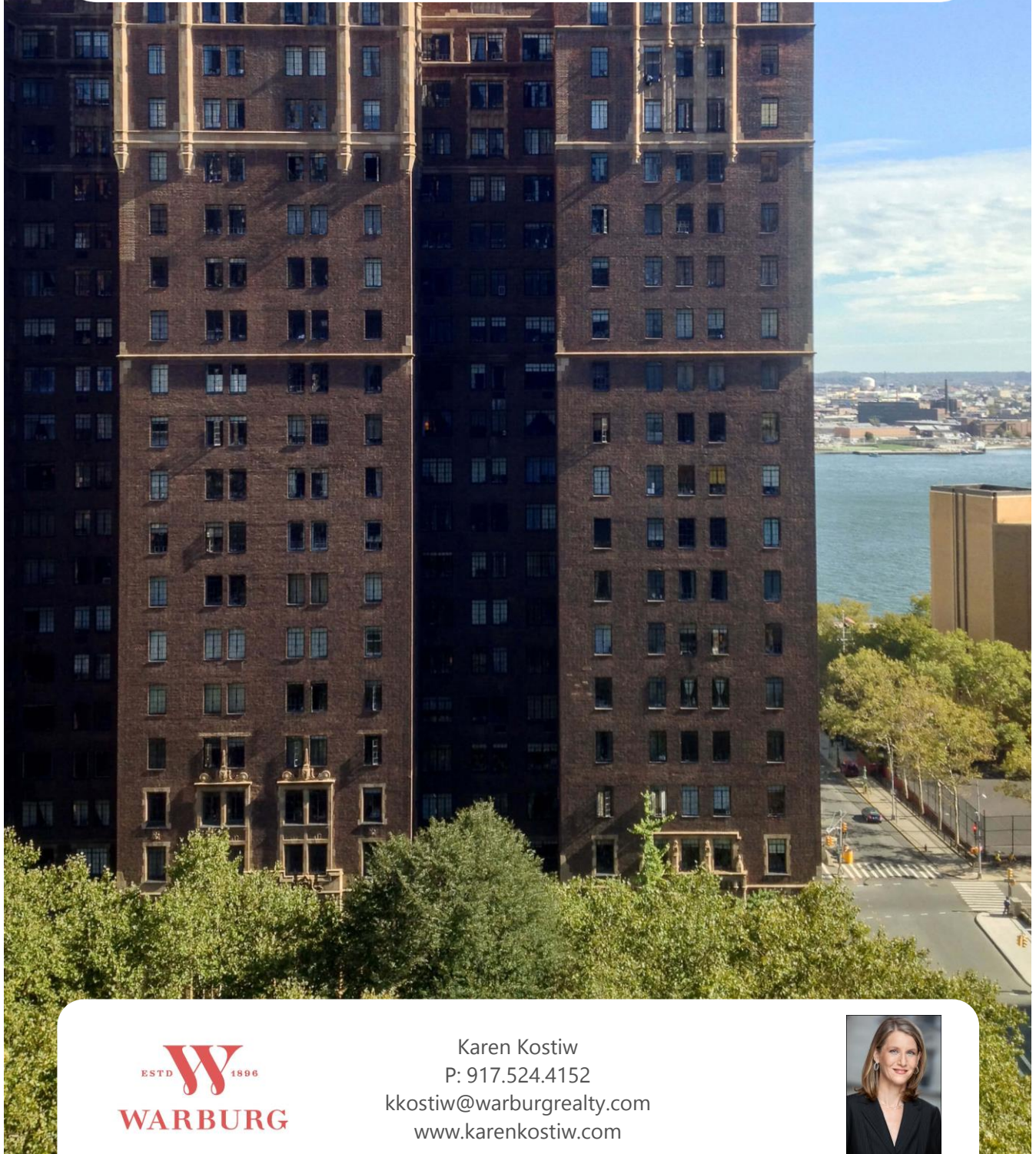


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$500K

12% YoY

NO. OF TRANSACTIONS

30

15% YoY

MEDIAN PRICE/SQ.FT.

\$949

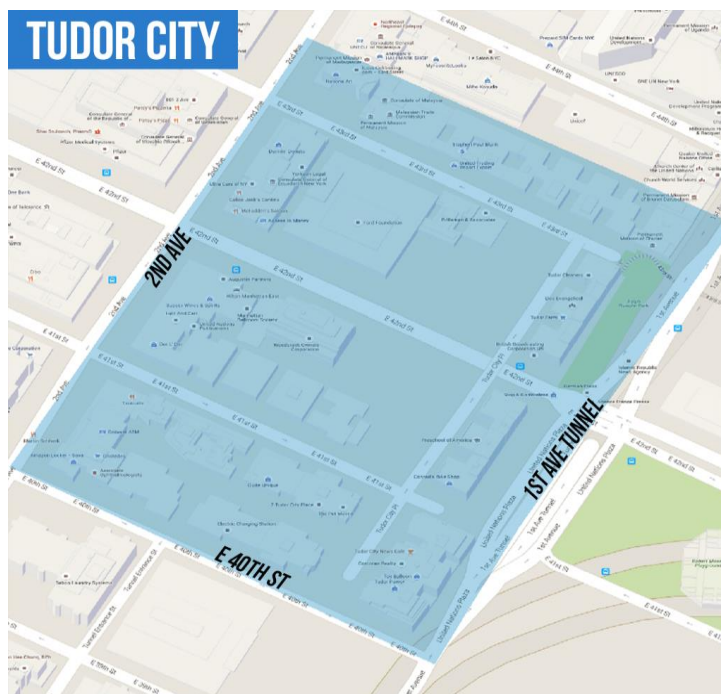
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

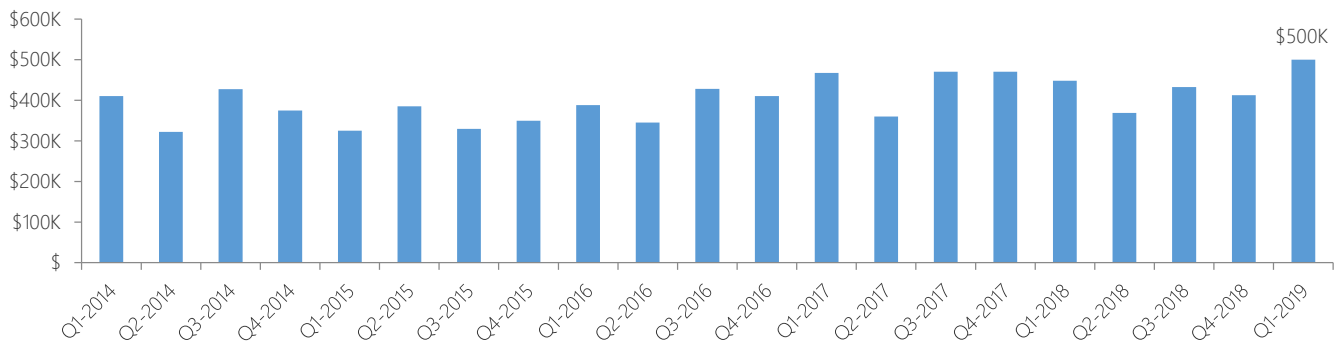


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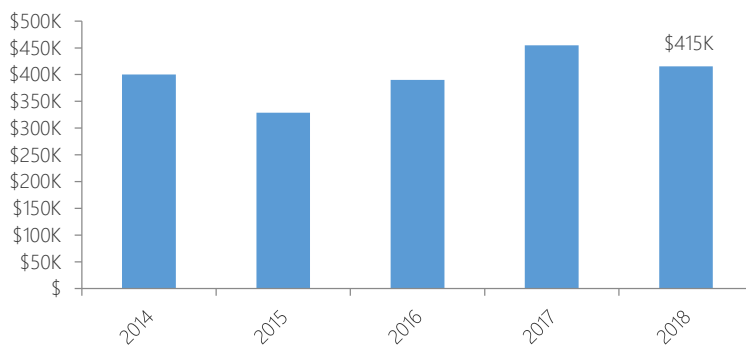


RESIDENTIAL STATS

Median Sale Price by Quarter

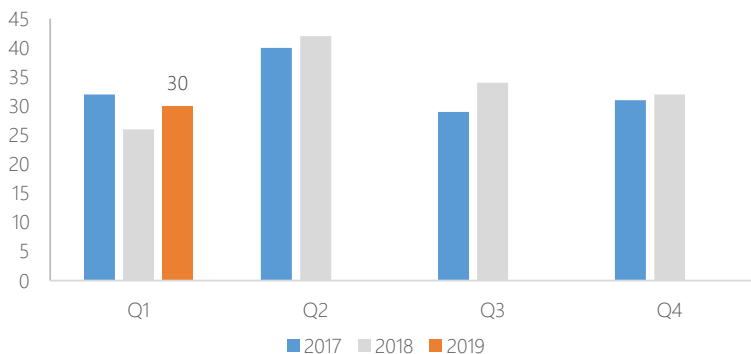


Median Sale Price by Year



Number of Transactions

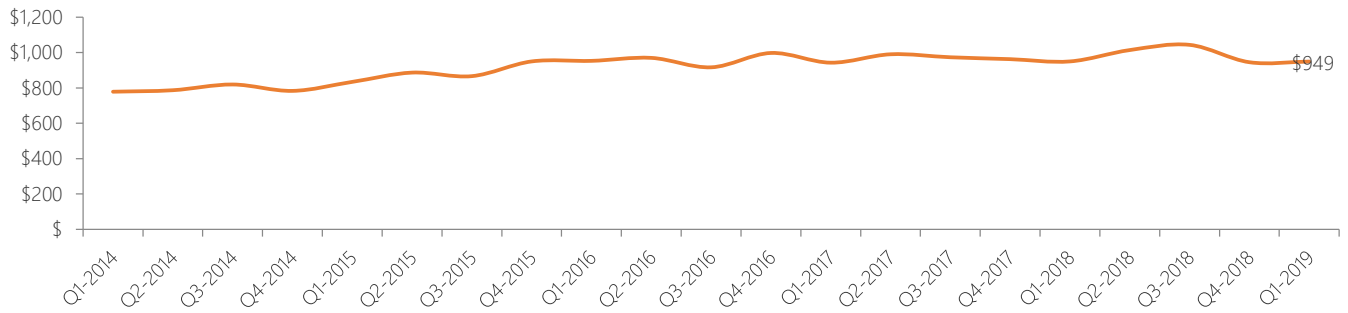
Quarter	2014	2015	2016	2017	2018	2019
Q1	35	27	40	32	26	30
Q2	27	35	36	40	42	
Q3	48	46	31	29	34	
Q4	34	32	37	31	32	



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Median Sale Price per Square Foot

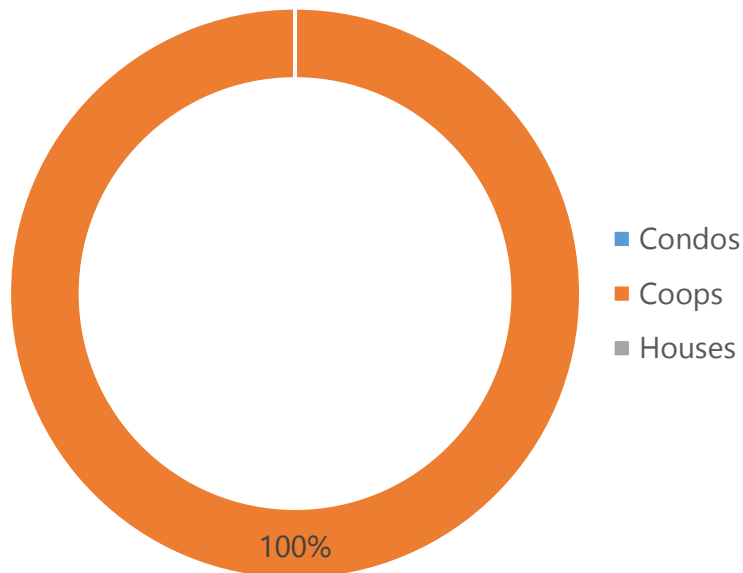


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$500,000	12%	\$949	0%	30
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Tudor City Pl #11GN	1-01333-0018	10-Jan-19	\$1,770,000	Coop	1,700
325 E 41st St #1101	1-01334-0010	25-Jan-19	\$1,650,000	Coop	
305 E 40th St #9S	1-01333-0001	23-Jan-19	\$1,150,000	Coop	
45 Tudor City Pl #8	1-01335-0022	7-Jan-19	\$905,000	Coop	
333 E 41st St #4BC	1-01334-0013	22-Feb-19	\$875,000	Coop	
2 Tudor City Pl #3HN	1-01333-0018	16-Jan-19	\$779,000	Coop	
2 Tudor City Pl #1JS	1-01333-0018	22-Jan-19	\$760,000	Coop	925
2 Tudor City Pl #11KN	1-01333-0018	11-Mar-19	\$740,000	Coop	900
325 E 41st St #602	1-01334-0010	7-Jan-19	\$680,000	Coop	
45 Tudor City Pl #504	1-01335-0022	28-Mar-19	\$661,963	Coop	
2 Tudor City Pl #5LS	1-01333-0018	18-Jan-19	\$625,000	Coop	750
320 E 42nd St #1210	1-01334-0041	5-Mar-19	\$570,000	Coop	400
5 Tudor City Pl #1338	1-01333-0023	17-Jan-19	\$550,000	Coop	521
320 E 42nd St #1301	1-01334-0041	23-Jan-19	\$515,000	Coop	
320 E 42nd St #501	1-01334-0041	5-Feb-19	\$500,000	Coop	
320 E 42nd St #2611	1-01334-0041	19-Feb-19	\$448,000	Coop	380
320 E 42nd St #1808	1-01334-0041	18-Jan-19	\$430,950	Coop	
5 Tudor City Pl #2008	1-01333-0023	29-Mar-19	\$425,980	Coop	
5 Tudor City Pl #421	1-01333-0023	20-Feb-19	\$415,740	Coop	
325 E 41st St #111	1-01334-0010	28-Mar-19	\$415,000	Coop	
305 E 40th St #4U	1-01333-0001	23-Jan-19	\$413,000	Coop	
320 E 42nd St #1211	1-01334-0041	14-Mar-19	\$380,350	Coop	
25 Tudor City Pl #2123	1-01334-0022	28-Mar-19	\$380,000	Coop	
45 Tudor City Pl #1521	1-01335-0022	14-Mar-19	\$355,000	Coop	
320 E 42nd St #507	1-01334-0041	11-Jan-19	\$342,500	Coop	
45 Tudor City Pl #2012	1-01335-0022	27-Feb-19	\$305,000	Coop	
45 Tudor City Pl #1308	1-01335-0022	15-Jan-19	\$300,000	Coop	350
5 Tudor City Pl #1437	1-01333-0023	9-Jan-19	\$290,000	Coop	
325 E 41st St #503	1-01334-0010	26-Feb-19	\$290,000	Coop	



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