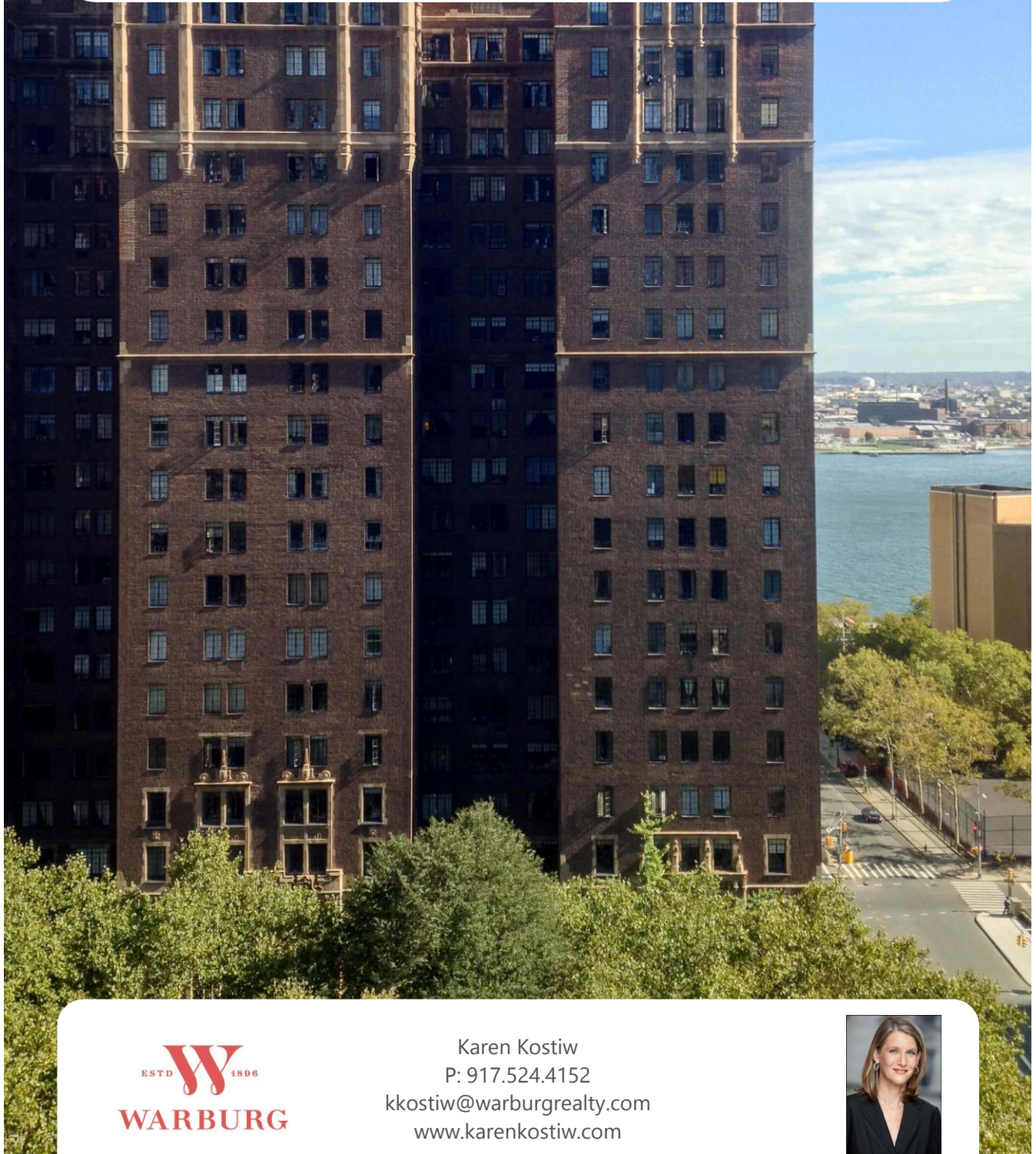


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$413K

12% YoY

NO. OF TRANSACTIONS

30

-29% YoY

MEDIAN PRICE/SQ.FT.

\$911

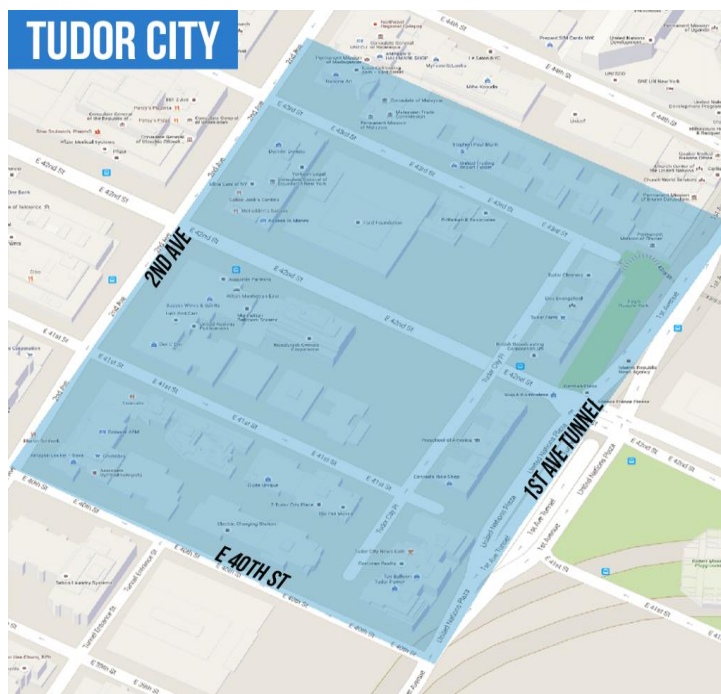
-10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

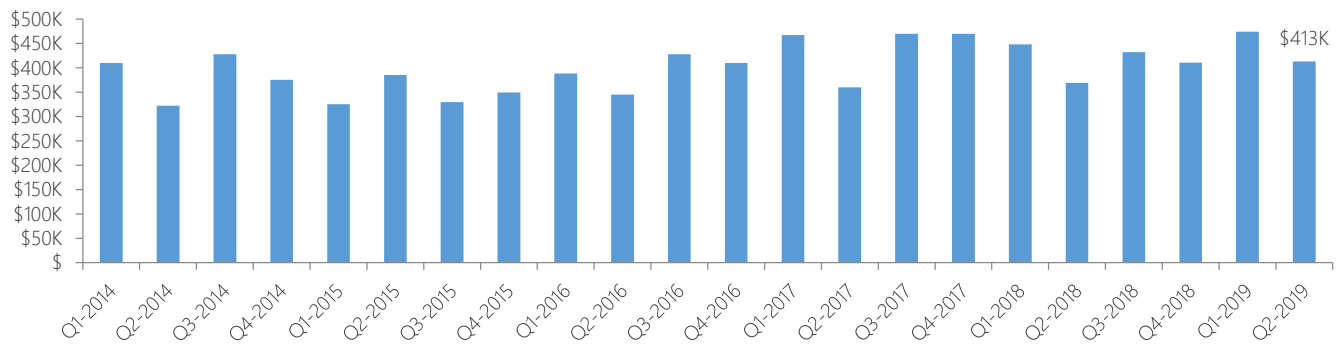


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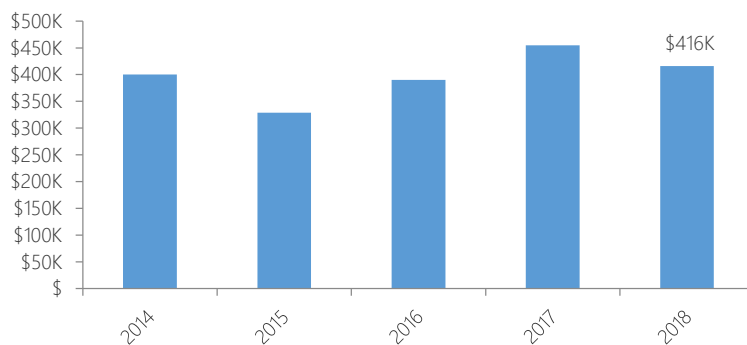


RESIDENTIAL STATS

Median Sale Price by Quarter

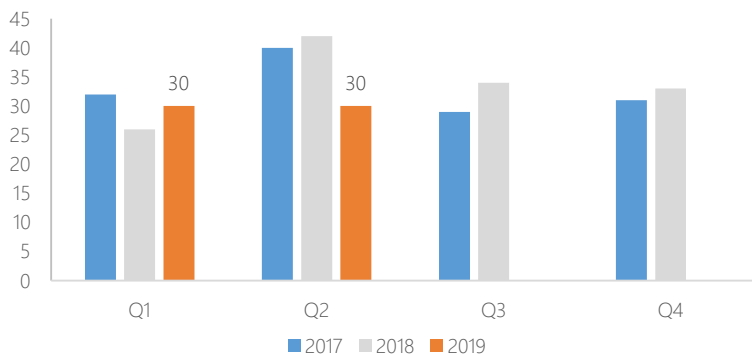


Median Sale Price by Year



Number of Transactions

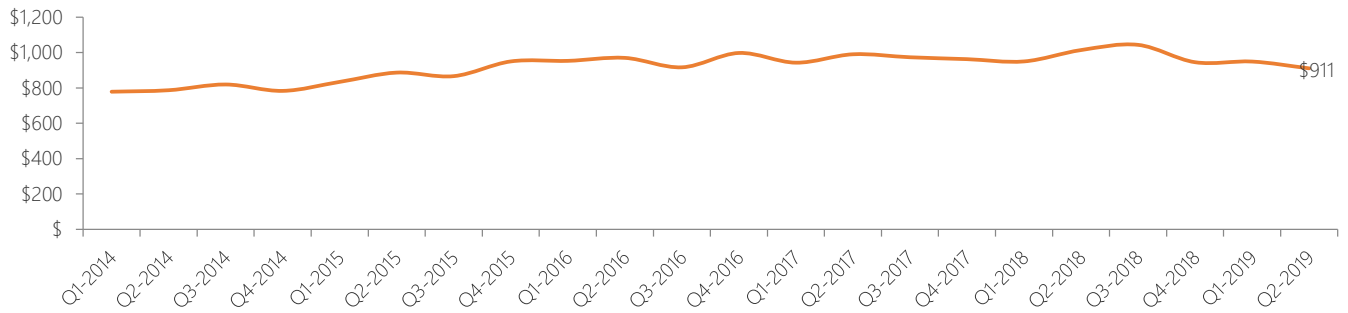
Quarter	2014	2015	2016	2017	2018	2019
Q1	35	27	40	32	26	30
Q2	27	35	36	40	42	30
Q3	48	46	31	29	34	
Q4	34	32	37	31	33	



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Median Sale Price per Square Foot

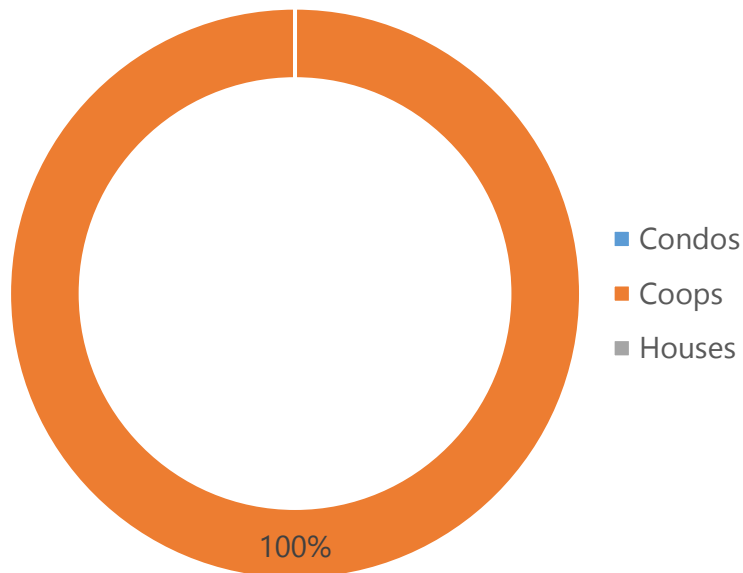


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$413,000	12%	\$911	-10%	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 #12CDS	1-01333-0018	12-Apr-19	\$1,850,000	Coop	
305 E 40th St #15AM	1-01333-0001	30-May-19	\$1,799,000	Coop	
2 Tudor City Pl #3BS	1-01333-0018	22-May-19	\$1,150,000	Coop	
25 Tudor City Pl #310	1-01334-0022	25-Apr-19	\$842,500	Coop	925
2 Tudor City Pl #5DN	1-01333-0018	31-May-19	\$825,000	Coop	
2 Tudor City Pl #7KN	1-01333-0018	24-Jun-19	\$710,000	Coop	
2 Tudor City Pl #9FN	1-01333-0018	7-Jun-19	\$705,000	Coop	
5 Tudor City Pl #1138	1-01333-0023	5-Apr-19	\$630,000	Coop	
305 E 40th St #6F	1-01333-0001	28-May-19	\$630,000	Coop	750
5 Tudor City Pl #B17	1-01333-0023	3-May-19	\$625,000	Coop	
333 E 41st St #6E	1-01334-0013	14-May-19	\$598,000	Coop	700
5 Tudor City Pl #1009	1-01333-0023	6-May-19	\$428,025	Coop	
25 Tudor City Pl #1518	1-01334-0022	20-Jun-19	\$417,251	Coop	
25 Tudor City Pl #1414	1-01334-0022	12-Jun-19	\$417,251	Coop	
5 Tudor City Pl #234	1-01333-0023	4-Jun-19	\$413,000	Coop	
5 Tudor City Pl #233	1-01333-0023	4-Apr-19	\$410,770	Coop	
25 Tudor City Pl #301	1-01334-0022	3-May-19	\$403,897	Coop	
5 Tudor City Pl #A05	1-01333-0023	16-May-19	\$400,630	Coop	
320 E 42nd St #514	1-01334-0041	3-Jun-19	\$385,420	Coop	
5 Tudor City Pl #402	1-01333-0023	17-Jun-19	\$382,500	Coop	
320 E 42nd St #2511	1-01334-0041	30-May-19	\$367,000	Coop	
25 Tudor City Pl #1501	1-01334-0022	4-Apr-19	\$365,000	Coop	
25 Tudor City Pl #1403	1-01334-0022	6-Jun-19	\$350,000	Coop	
5 Tudor City Pl #1129	1-01333-0023	6-Jun-19	\$341,000	Coop	
5 Tudor City Pl #702	1-01333-0023	10-Jun-19	\$335,000	Coop	320
45 Tudor City Pl #1609	1-01335-0022	3-Apr-19	\$319,000	Coop	
5 Tudor City Pl #1123	1-01333-0023	1-May-19	\$300,000	Coop	
25 Tudor City Pl #216	1-01334-0022	29-Apr-19	\$300,000	Coop	300
304-324 E 41st St #1507A	1-01333-0042	10-Apr-19	\$297,500	Coop	



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