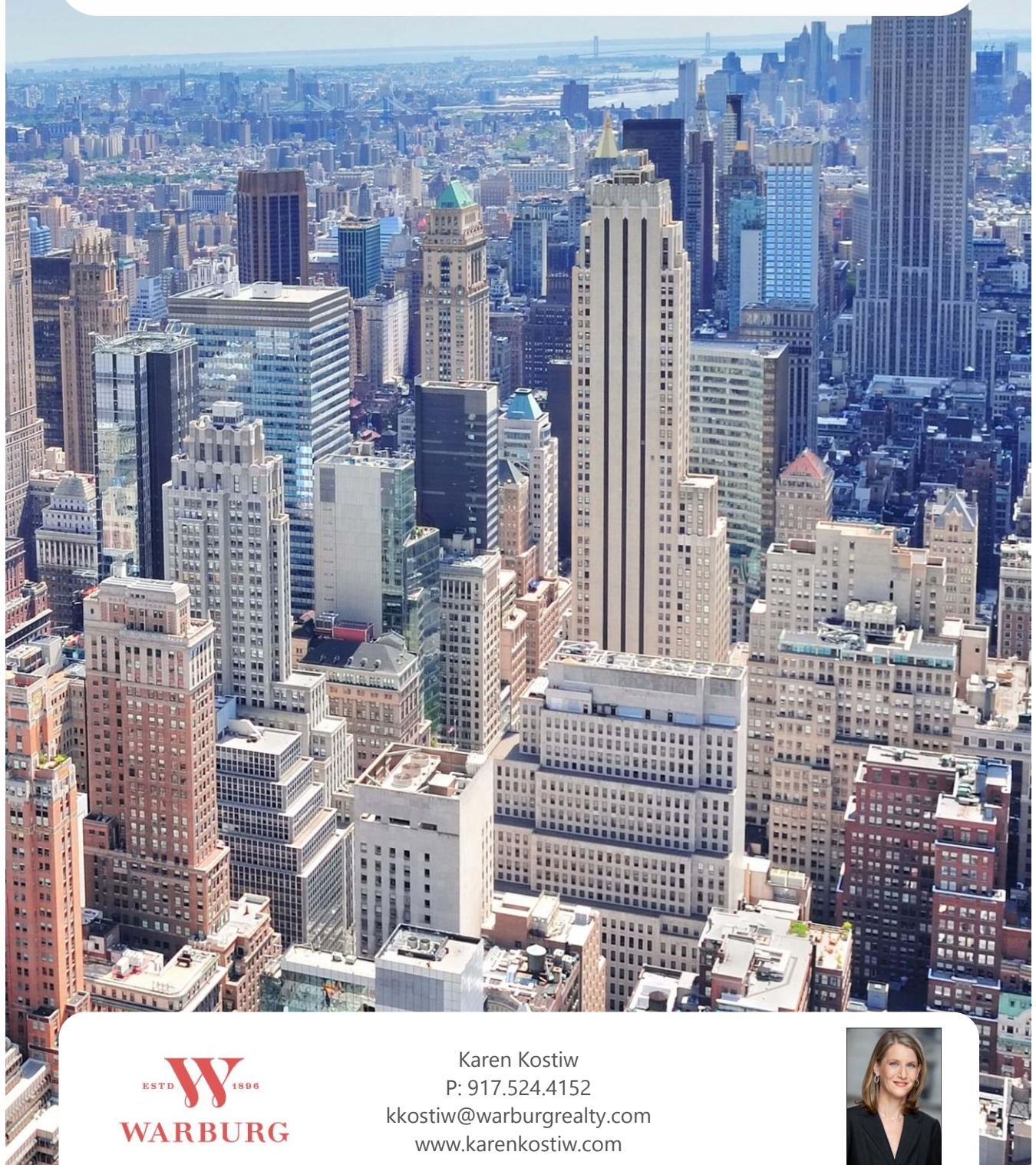


TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Turtle Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$900K

14% YoY

NO. OF TRANSACTIONS

99

19% YoY

MEDIAN PRICE/SQ.FT.

\$1,195

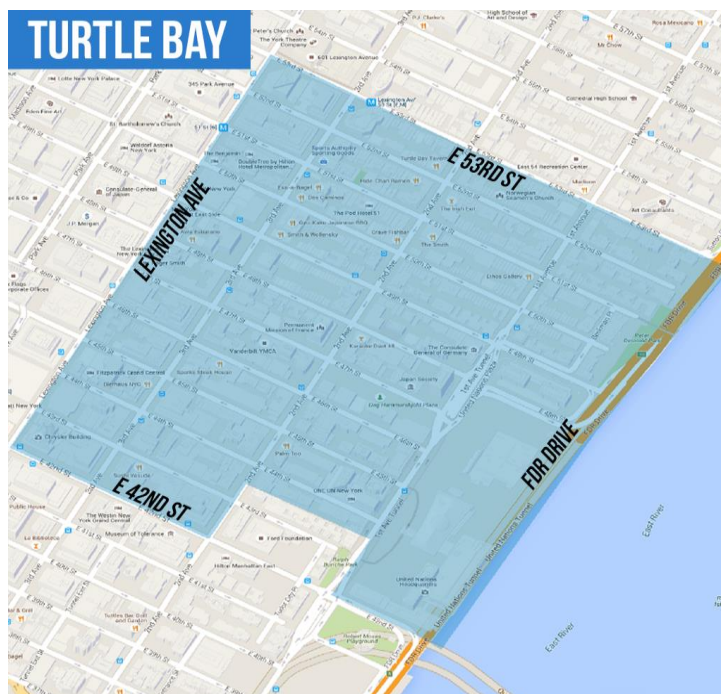
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

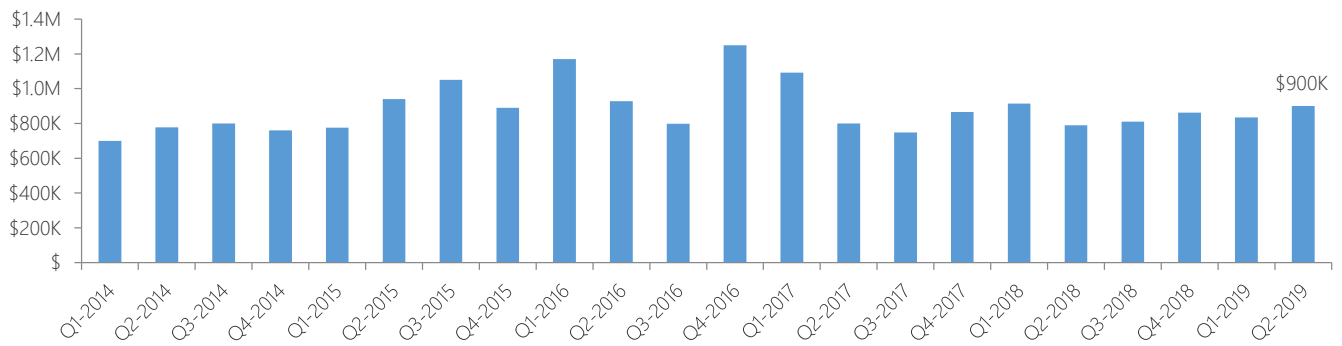


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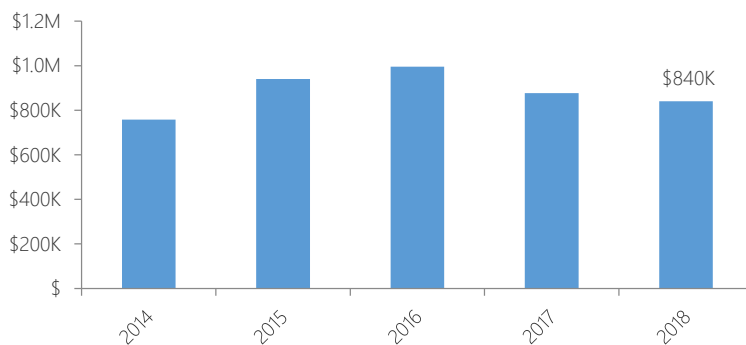


RESIDENTIAL STATS

Median Sale Price by Quarter

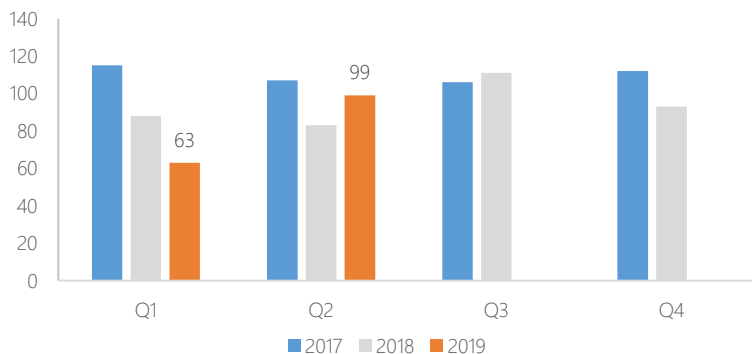


Median Sale Price by Year



Number of Transactions

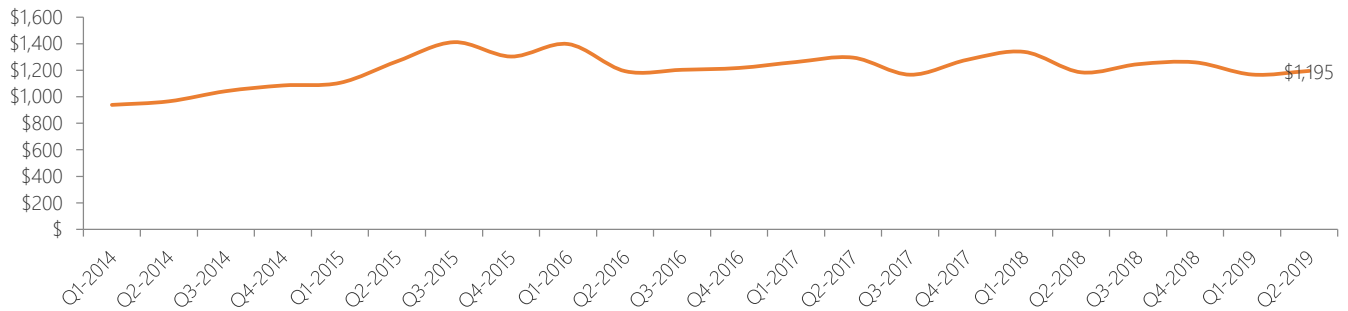
Quarter	2014	2015	2016	2017	2018	2019
Q1	95	79	107	115	88	63
Q2	118	168	158	107	83	99
Q3	133	193	107	106	111	
Q4	102	161	137	112	93	



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Median Sale Price per Square Foot

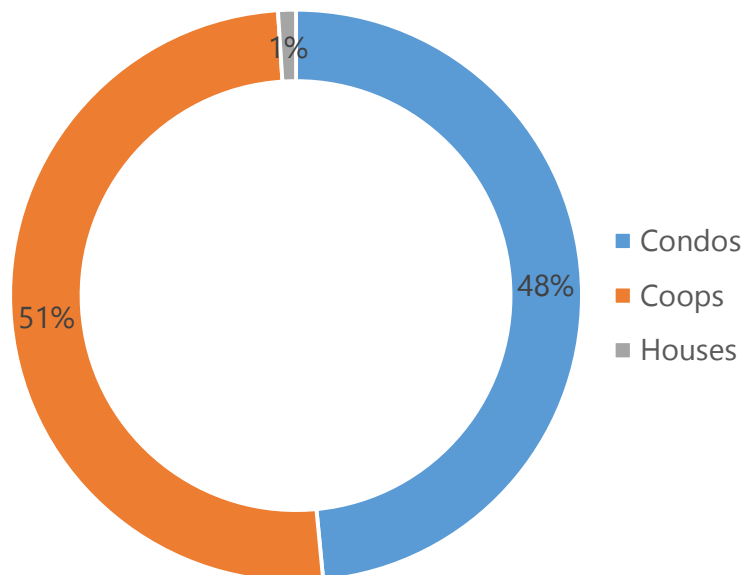


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,405,885	41%	\$1,273	-8%	48
Coops	\$750,000	5%	\$840	-2%	50
Houses	\$3,400,000	-	\$1,133	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50-825 United Nations Plz #PH39	1-01339-1186	14-Jun-19	\$16,000,000	Condo	5,893
50-825 United Nations Plz #PH37	1-01339-1184	24-May-19	\$15,850,000	Condo	5,893
50-825 United Nations Plz #24B	1-01339-1161	25-Jun-19	\$6,600,000	Condo	3,004
870 United Nations Plz #3738E	1-01360-9002	25-Jun-19	\$5,640,000	Coop	
450 E 52nd St #4FLR	1-01363-0026	25-Jun-19	\$5,451,764	Coop	
845 United Nations Plz #43B	1-01340-1208	22-May-19	\$5,395,212	Condo	2,835
959 First Ave #26M	1-01345-1212	23-Apr-19	\$4,499,000	Condo	
400 E 51st St #29A	1-01362-1153	12-Jun-19	\$4,035,000	Condo	2,303
216 E 50th St	1-01323-0042	28-May-19	\$3,400,000	House	3,000
50-825 United Nations Plz #16A	1-01339-1142	11-Apr-19	\$3,268,537	Condo	1,636
959 First Ave #11A	1-01345-1150	28-Jun-19	\$3,250,000	Condo	
435 E 52nd St #14C	1-01364-0022	23-May-19	\$3,075,000	Coop	
250 E 53rd St #3004	1-01326-1122	10-Jun-19	\$3,040,000	Condo	1,916
845 United Nations Plz #23A	1-01340-1020	18-Jun-19	\$2,900,000	Condo	1,972
250 E 53rd St #2704	1-01326-1110	24-Jun-19	\$2,870,000	Condo	1,916
400 E 51st St #11A	1-01362-1136	6-Jun-19	\$2,400,000	Condo	1,812
845 United Nations Plz #61D	1-01340-1291	24-Jun-19	\$2,375,000	Condo	1,589
351 E 51st St #L1	1-01344-1107	31-May-19	\$2,250,000	Condo	2,200
255 E 49th St #4D	1-01323-1012	12-Apr-19	\$2,200,000	Condo	1,171
845 United Nations Plz #53E	1-01340-1315	30-May-19	\$2,160,000	Condo	1,493
100 United Nations Plz #35B	1-01341-1596	14-Jun-19	\$2,100,000	Condo	1,577
845 United Nations Plz #10E	1-01340-1088	1-Apr-19	\$2,050,000	Condo	1,588
224 E 52nd St #16	1-01325-1016	2-May-19	\$1,990,000	Condo	600
305 E 51st St #RU3H	1-01344-1208	21-May-19	\$1,772,100	Condo	1,164
434 E 52nd St #4E	1-01363-0031	17-Jun-19	\$1,695,000	Coop	
301 E 52nd St #2A	1-01345-0005	17-Jun-19	\$1,690,000	Coop	
249 E 48th St #10D	1-01322-1102	5-Apr-19	\$1,600,000	Condo	1,494
309-321 E 49th St #12F	1-01342-1061	7-Jun-19	\$1,550,000	Condo	1,336
212-214 E 47th St #16F	1-01320-4091	18-Apr-19	\$1,405,885	Condo	1,006
415 E 52nd St #11AA	1-01364-0005	6-Jun-19	\$1,305,000	Coop	1,350
400 E 51st St #7A	1-01362-1132	25-Apr-19	\$1,225,000	Condo	1,131
345 E 50th St #5B	1-01343-1415	17-Apr-19	\$1,225,000	Condo	1,212
400 E 52nd St #15D	1-01363-0043	27-Jun-19	\$1,225,000	Coop	
415 E 52nd St #5DB	1-01364-0005	30-May-19	\$1,200,000	Coop	
400 E 52nd St #6B	1-01363-0043	19-Jun-19	\$1,190,000	Coop	
2 Beekman Pl #3E	1-01361-0012	6-May-19	\$1,160,000	Coop	1,500
310 E 46th St #10H	1-01338-0005	18-Jun-19	\$1,150,000	Coop	
415 E 52nd St #7DB	1-01364-0005	14-May-19	\$1,135,000	Coop	1,400
303 E 43rd St #7C	1-01336-1019	3-May-19	\$1,135,000	Condo	932
434 E 52nd St #6E	1-01363-0031	3-Apr-19	\$1,130,000	Coop	
420 E 51st St #1C	1-01362-0041	28-Jun-19	\$1,112,500	Coop	
255 E 49th St #26A	1-01323-1135	31-May-19	\$1,095,000	Condo	880
230 E 50th St #9D	1-01323-0036	31-May-19	\$1,065,000	Coop	
150 E 49th St #6A	1-01303-0041	5-Apr-19	\$970,000	Coop	1,200
100 United Nations Plz #21C	1-01341-1520	1-May-19	\$950,000	Condo	791
310 E 46th St #25G	1-01338-0005	4-Apr-19	\$910,000	Coop	977
310 E 46th St #5L	1-01338-0005	2-Apr-19	\$900,000	Coop	
236 E 47th St #25B	1-01320-2092	20-May-19	\$888,000	Condo	630
255 E 49th St #17C	1-01323-1083	17-Apr-19	\$860,000	Condo	739
310 E 46th St #8F	1-01338-0005	5-Jun-19	\$850,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
310 E 46th St #4V	1-01338-0005	8-May-19	\$845,000	Coop	1,000
301 E 48th St #14F	1-01341-0001	25-Jun-19	\$840,000	Coop	1,000
415 E 52nd St #6CC	1-01364-0005	9-May-19	\$800,000	Coop	960
212 E 47th St #7D	1-01320-4017	16-May-19	\$795,000	Condo	606
145 E 48th St #18A	1-01303-1018	19-Jun-19	\$795,000	Condo	650
415 E 52nd St #1HC	1-01364-0005	22-May-19	\$782,000	Coop	1,250
333 E 45th St #7A	1-01338-1205	7-Jun-19	\$760,000	Condo	531
312 E 50th St #3E	1-01342-0047	24-Apr-19	\$750,000	Coop	
225 E 46th St #5D	1-01320-1646	5-Apr-19	\$748,414	Condo	745
330 E 49th St #4J	1-01341-1039	1-Apr-19	\$735,000	Condo	615
333 E 45th St #14B	1-01338-1238	11-Jun-19	\$700,000	Condo	566
414 E 52nd St #9E	1-01363-0040	25-Apr-19	\$695,000	Coop	950
865 First Ave #11B	1-01341-1853	28-Jun-19	\$669,000	Condo	562
319 E 50th St #11K	1-01343-1002	27-Jun-19	\$655,000	Coop	
424 E 52nd St #4E	1-01363-0037	3-May-19	\$650,000	Coop	892
310 E 46th St #5A	1-01338-0005	3-Apr-19	\$635,000	Coop	725
255 E 49th St #10F	1-01323-1050	3-May-19	\$629,900	Condo	609
240 E 47th St #4A	1-01320-1015	14-Jun-19	\$625,000	Condo	531
301 E 48th St #19A	1-01341-0001	29-Apr-19	\$620,000	Coop	825
145 E 48th St #6G	1-01303-1173	6-Jun-19	\$585,000	Condo	464
310 E 46th St #17T	1-01338-0005	30-May-19	\$565,000	Coop	620
414 E 52nd St #7G	1-01363-0040	23-May-19	\$563,200	Coop	
10 Mitchell Pl #6D	1-01361-0007	7-Jun-19	\$560,000	Coop	
425 E 51st St #5G	1-01363-0008	29-May-19	\$545,000	Coop	
321 E 43rd St #708	1-01336-0010	9-Apr-19	\$537,500	Coop	
330 E 49th St #10K	1-01341-1112	29-May-19	\$499,000	Condo	430
333 E 43rd St #906	1-01336-0015	13-Jun-19	\$494,000	Coop	
240 E 46th St #10F	1-01319-1085	26-Jun-19	\$489,000	Condo	391
146 E 49th St #PHS	1-01303-0045	17-May-19	\$475,000	Coop	550
240 E 46th St #3J	1-01319-1025	8-Apr-19	\$475,000	Condo	373
301 E 48th St #14E	1-01341-0001	25-Jun-19	\$475,000	Coop	550
230 E 52nd St #3C	1-01325-1114	10-Apr-19	\$415,000	Condo	392
343 E 51st St #5B	1-01344-0018	30-May-19	\$403,000	Coop	
330 E 49th St #TH3	1-01341-1009	14-May-19	\$400,000	Condo	333
420 E 51st St #11E	1-01362-0041	29-Apr-19	\$375,000	Coop	
321 E 45th St #7H	1-01338-0012	15-May-19	\$374,000	Coop	
321 E 45th St #3C	1-01338-0012	23-May-19	\$360,000	Coop	400
342 E 53rd St #5G	1-01345-0031	7-Jun-19	\$350,000	Coop	
332 E 53rd St #5F	1-01345-0038	26-Jun-19	\$290,000	Coop	
321 E 43rd St #515	1-01336-0010	26-Jun-19	\$290,000	Coop	
435 E 52nd St #SR43	1-01364-0022	9-May-19	\$242,346	Coop	
860-866 United Nations Plz #SR6	1-01360-9001	24-Jun-19	\$230,000	Coop	
435 E 52nd St #SR111	1-01364-0022	7-May-19	\$60,840	Coop	



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