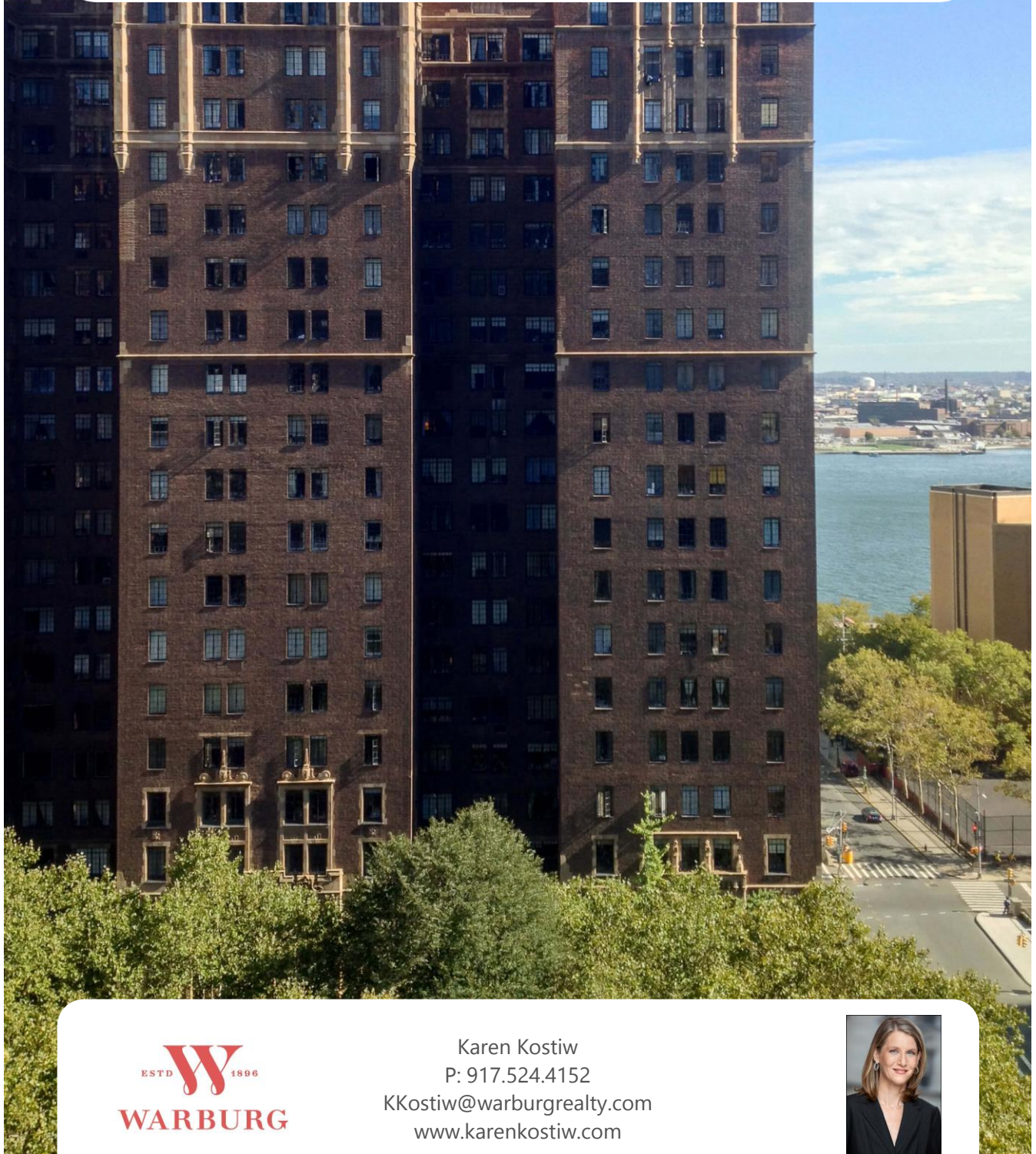


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$416K

-4% YoY

NO. OF TRANSACTIONS

22

-35% YoY

MEDIAN PRICE/SQ.FT.

\$1,050

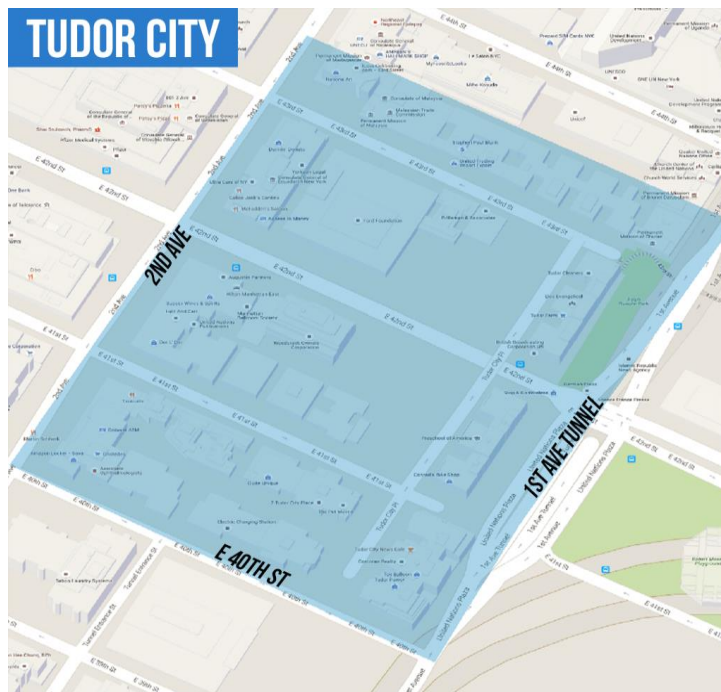
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

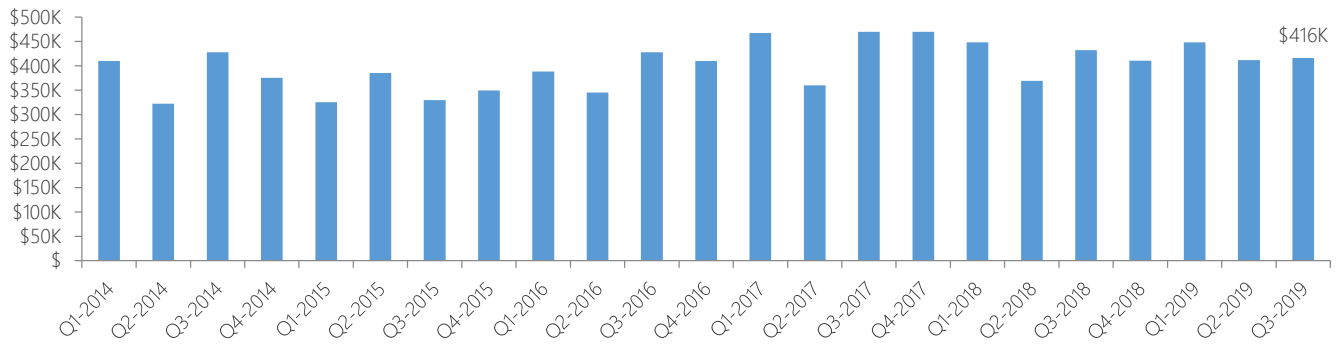


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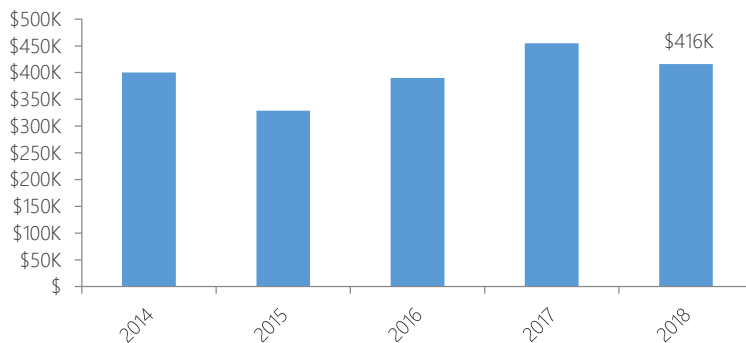


RESIDENTIAL STATS

Median Sale Price by Quarter

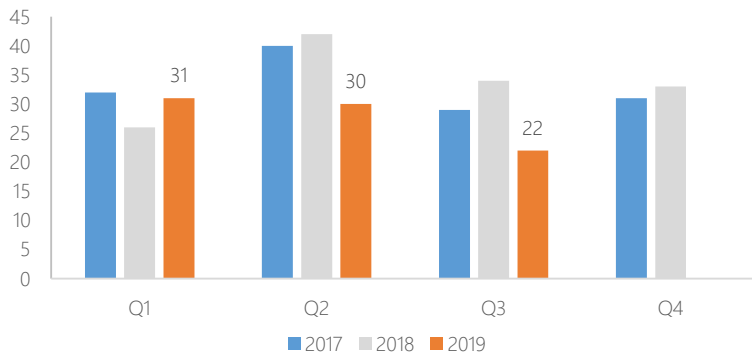


Median Sale Price by Year



Number of Transactions

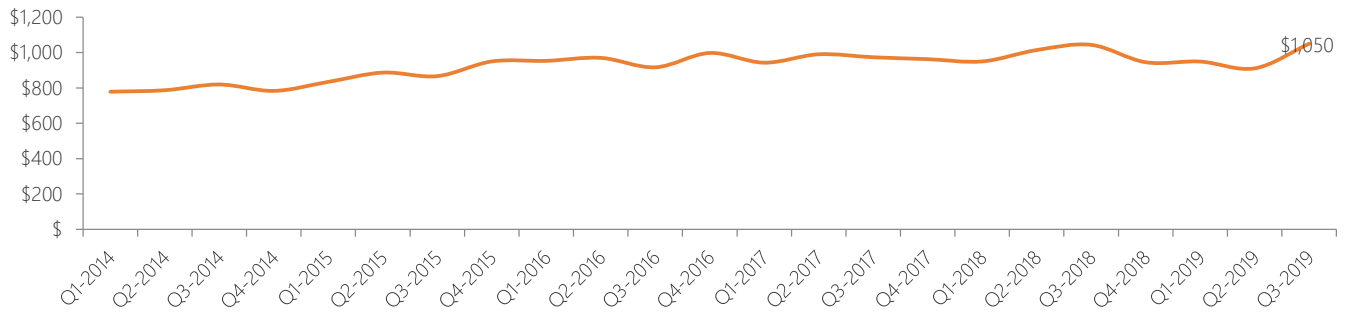
Quarter	2014	2015	2016	2017	2018	2019
Q1	35	27	40	32	26	31
Q2	27	35	36	40	42	30
Q3	48	46	31	29	34	22
Q4	34	32	37	31	33	



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Median Sale Price per Square Foot

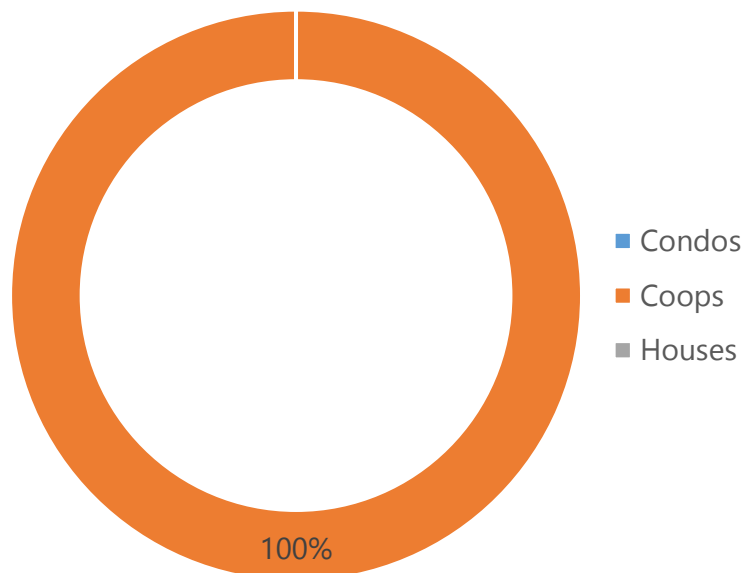


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$415,740	-4%	\$1,050	1%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 40th St #10R	1-01333-0001	1-Aug-19	\$1,150,000	Coop	
2 Tudor City Pl #12AS	1-01333-0018	30-Jul-19	\$850,000	Coop	
2 Tudor City Pl #3KN	1-01333-0018	6-Aug-19	\$698,000	Coop	
45 Tudor City Pl #1910	1-01335-0022	18-Jul-19	\$651,680	Coop	
305 E 40th St #17G	1-01333-0001	8-Jul-19	\$585,000	Coop	
5 Tudor City Pl #711	1-01333-0023	17-Sep-19	\$551,000	Coop	500
45 Tudor City Pl #1415	1-01335-0022	26-Sep-19	\$550,000	Coop	
2 Tudor City Pl #9MS	1-01333-0018	16-Jul-19	\$450,000	Coop	450
45 Tudor City Pl #1001	1-01335-0022	14-Aug-19	\$436,020	Coop	
320 E 42nd St #1514	1-01334-0041	9-Aug-19	\$428,025	Coop	
5 Tudor City Pl #818	1-01333-0023	29-Jul-19	\$415,740	Coop	
320 E 42nd St #416	1-01334-0041	6-Sep-19	\$415,000	Coop	
25 Tudor City Pl #502	1-01334-0022	24-Sep-19	\$365,000	Coop	
320 E 42nd St #608	1-01334-0041	15-Aug-19	\$351,000	Coop	320
45 Tudor City Pl #916	1-01335-0022	15-Aug-19	\$340,000	Coop	
5 Tudor City Pl #1134	1-01333-0023	20-Sep-19	\$315,000	Coop	300
25 Tudor City Pl #2016	1-01334-0022	10-Sep-19	\$305,000	Coop	
5 Tudor City Pl #1107	1-01333-0023	12-Aug-19	\$295,000	Coop	
5 Tudor City Pl #635	1-01333-0023	27-Sep-19	\$290,000	Coop	
5 Tudor City Pl #1807	1-01333-0023	16-Aug-19	\$285,000	Coop	300
5 Tudor City Pl #2010	1-01333-0023	9-Jul-19	\$268,000	Coop	



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