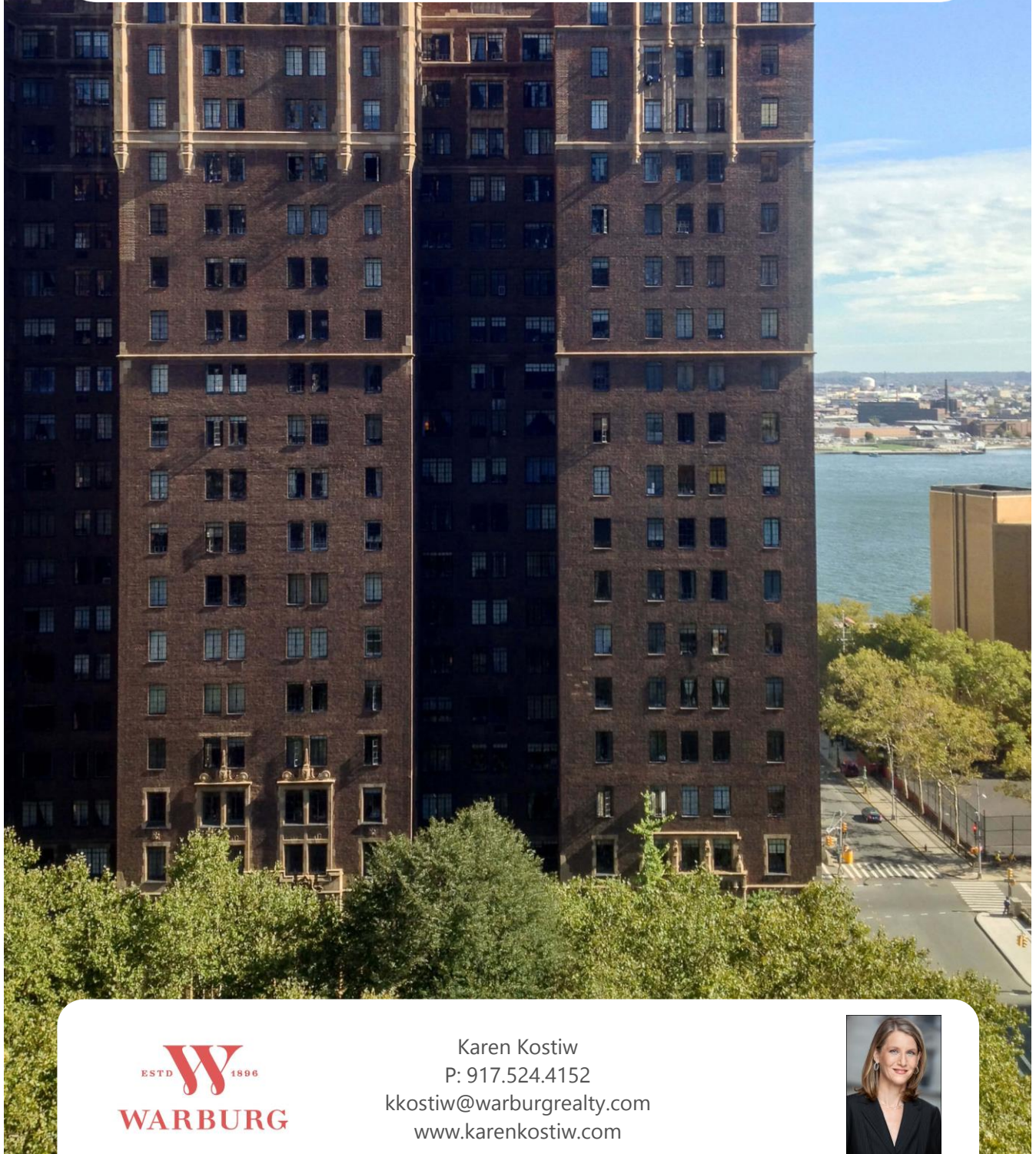


TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$428K

4% YoY

NO. OF TRANSACTIONS

40

21% YoY

MEDIAN PRICE/SQ.FT.

\$997

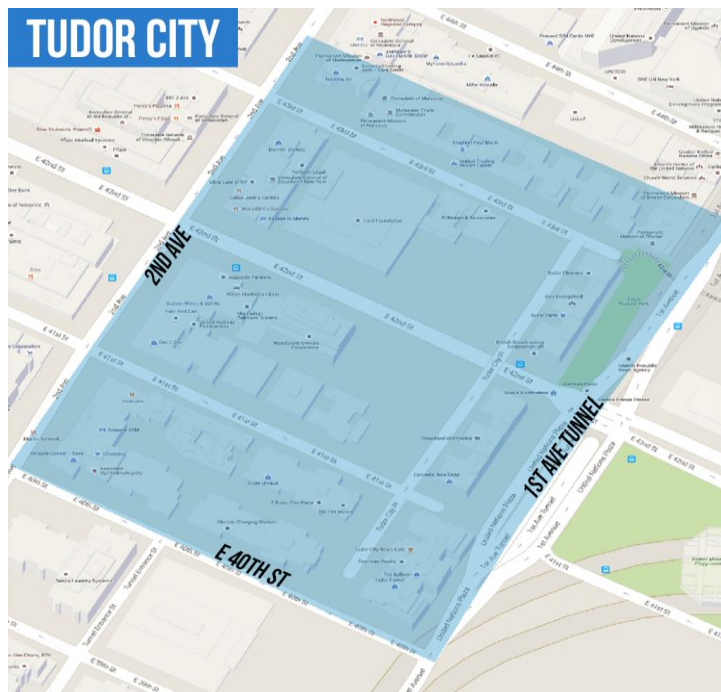
5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

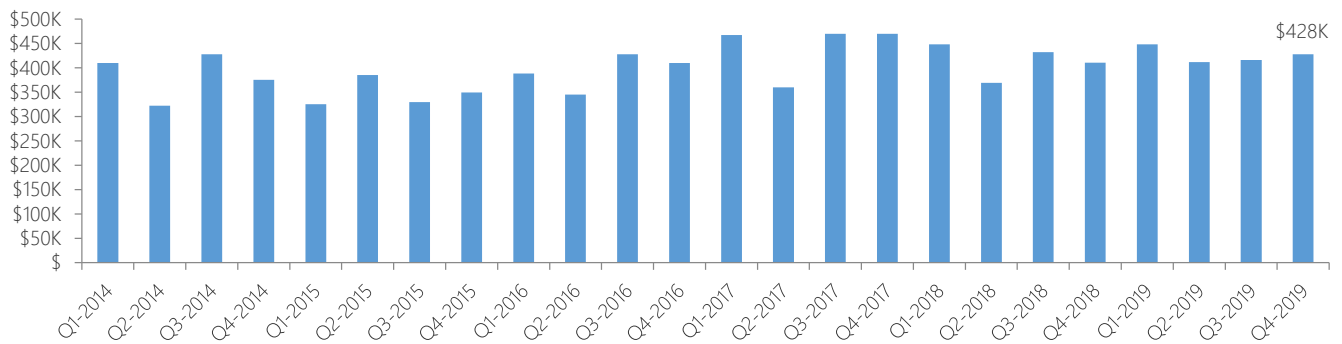


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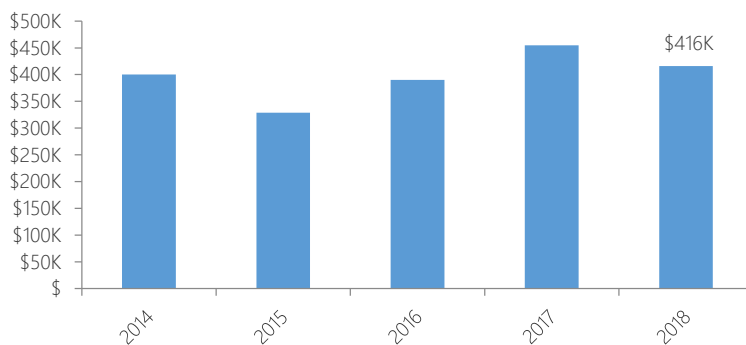


RESIDENTIAL STATS

Median Sale Price by Quarter

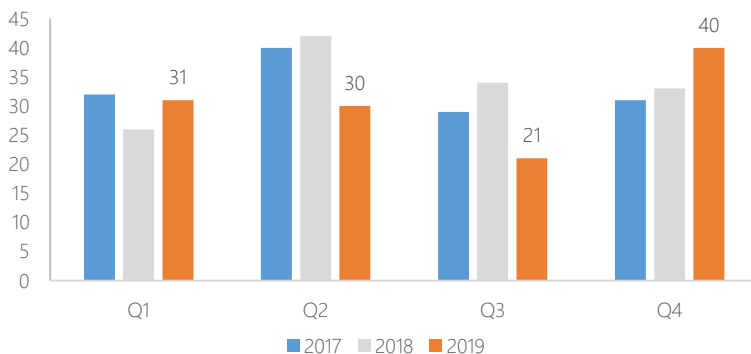


Median Sale Price by Year



Number of Transactions

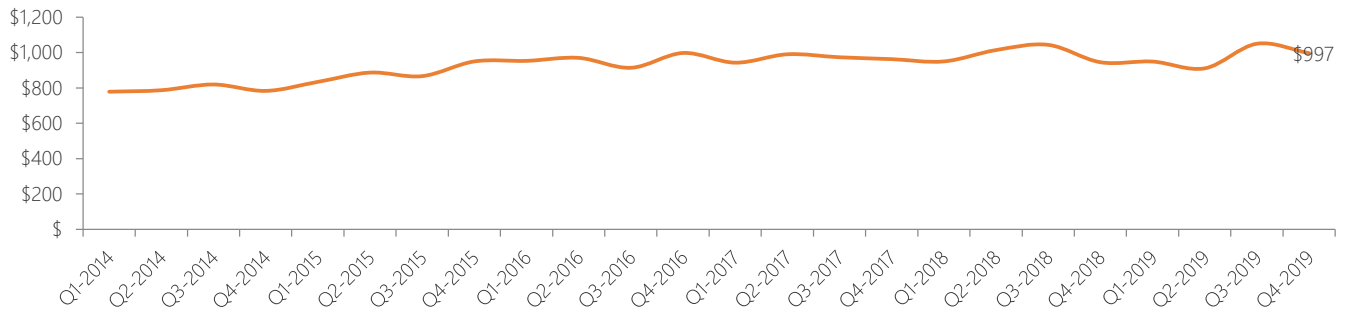
Quarter	2014	2015	2016	2017	2018	2019
Q1	35	27	40	32	26	31
Q2	27	35	36	40	42	30
Q3	48	46	31	29	34	21
Q4	34	32	37	31	33	40



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Median Sale Price per Square Foot

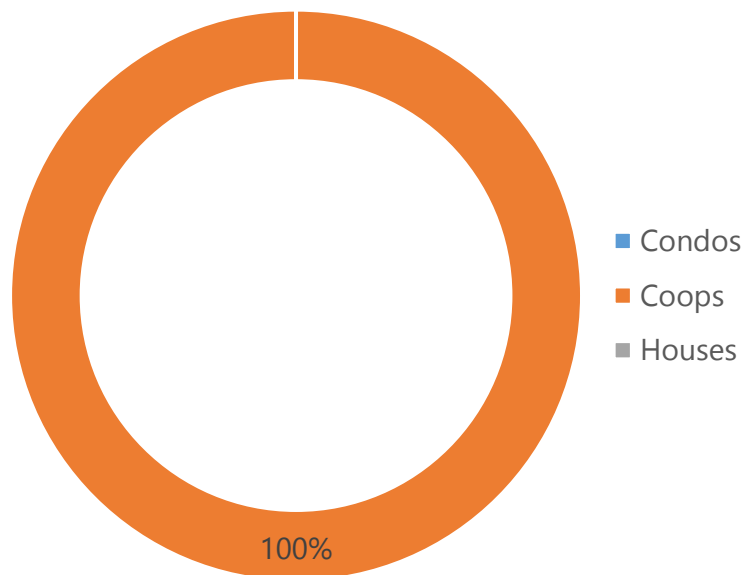


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$427,554	4%	\$997	5%	40
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Tudor City Pl #5BS	1-01333-0018	5-Nov-19	\$1,000,000	Coop	
325 E 41st St #1005	1-01334-0010	17-Oct-19	\$850,000	Coop	1,150
2 Tudor City Pl #11EN	1-01333-0018	15-Nov-19	\$665,000	Coop	700
305 E 40th St #16F	1-01333-0001	22-Nov-19	\$630,000	Coop	750
45 Tudor City Pl #507	1-01335-0022	17-Oct-19	\$615,000	Coop	
305 E 40th St #4N	1-01333-0001	15-Nov-19	\$585,000	Coop	580
45 Tudor City Pl #1618	1-01335-0022	12-Dec-19	\$570,000	Coop	
25 Tudor City Pl #1805	1-01334-0022	7-Oct-19	\$565,000	Coop	
45 Tudor City Pl #1504	1-01335-0022	8-Oct-19	\$562,000	Coop	
325 E 41st St #408	1-01334-0010	4-Dec-19	\$560,000	Coop	
25 Tudor City Pl #619	1-01334-0022	25-Nov-19	\$545,000	Coop	650
45 Tudor City Pl #2107	1-01335-0022	3-Oct-19	\$530,000	Coop	
5 Tudor City Pl #704	1-01333-0023	2-Dec-19	\$530,000	Coop	434
305 E 40th St #12G	1-01333-0001	15-Nov-19	\$525,000	Coop	
325 E 41st St #504	1-01334-0010	19-Nov-19	\$480,000	Coop	
5 Tudor City Pl #1206	1-01333-0023	29-Oct-19	\$446,160	Coop	
333 E 41st St #6F	1-01334-0013	2-Oct-19	\$445,000	Coop	500
25 Tudor City Pl #616	1-01334-0022	31-Oct-19	\$436,020	Coop	
5 Tudor City Pl #1922	1-01333-0023	30-Dec-19	\$432,705	Coop	
5 Tudor City Pl #1533	1-01333-0023	8-Nov-19	\$422,403	Coop	
45 Tudor City Pl #403	1-01335-0022	7-Nov-19	\$420,810	Coop	
305 E 40th St #10A	1-01333-0001	22-Oct-19	\$385,000	Coop	
320 E 42nd St #2412	1-01334-0041	15-Nov-19	\$352,500	Coop	
320 E 42nd St #1104	1-01334-0041	1-Nov-19	\$350,000	Coop	
25 Tudor City Pl #1215	1-01334-0022	16-Oct-19	\$339,000	Coop	300
5 Tudor City Pl #1137	1-01333-0023	26-Nov-19	\$338,500	Coop	
320 E 42nd St #315	1-01334-0041	17-Dec-19	\$330,000	Coop	
45 Tudor City Pl #320	1-01335-0022	15-Oct-19	\$330,000	Coop	
25 Tudor City Pl #2022	1-01334-0022	13-Nov-19	\$322,000	Coop	323
320 E 42nd St #2204	1-01334-0041	11-Oct-19	\$315,000	Coop	
45 Tudor City Pl #2105	1-01335-0022	14-Nov-19	\$310,000	Coop	
25 Tudor City Pl #1115	1-01334-0022	29-Oct-19	\$300,000	Coop	300
5 Tudor City Pl #727	1-01333-0023	27-Dec-19	\$300,000	Coop	
25 Tudor City Pl #517	1-01334-0022	9-Dec-19	\$300,000	Coop	
5 Tudor City Pl #1614	1-01333-0023	23-Oct-19	\$298,000	Coop	270
45 Tudor City Pl #701	1-01335-0022	10-Oct-19	\$295,000	Coop	
5 Tudor City Pl #A16	1-01333-0023	19-Nov-19	\$295,000	Coop	
5 Tudor City Pl #1214	1-01333-0023	11-Oct-19	\$265,000	Coop	



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