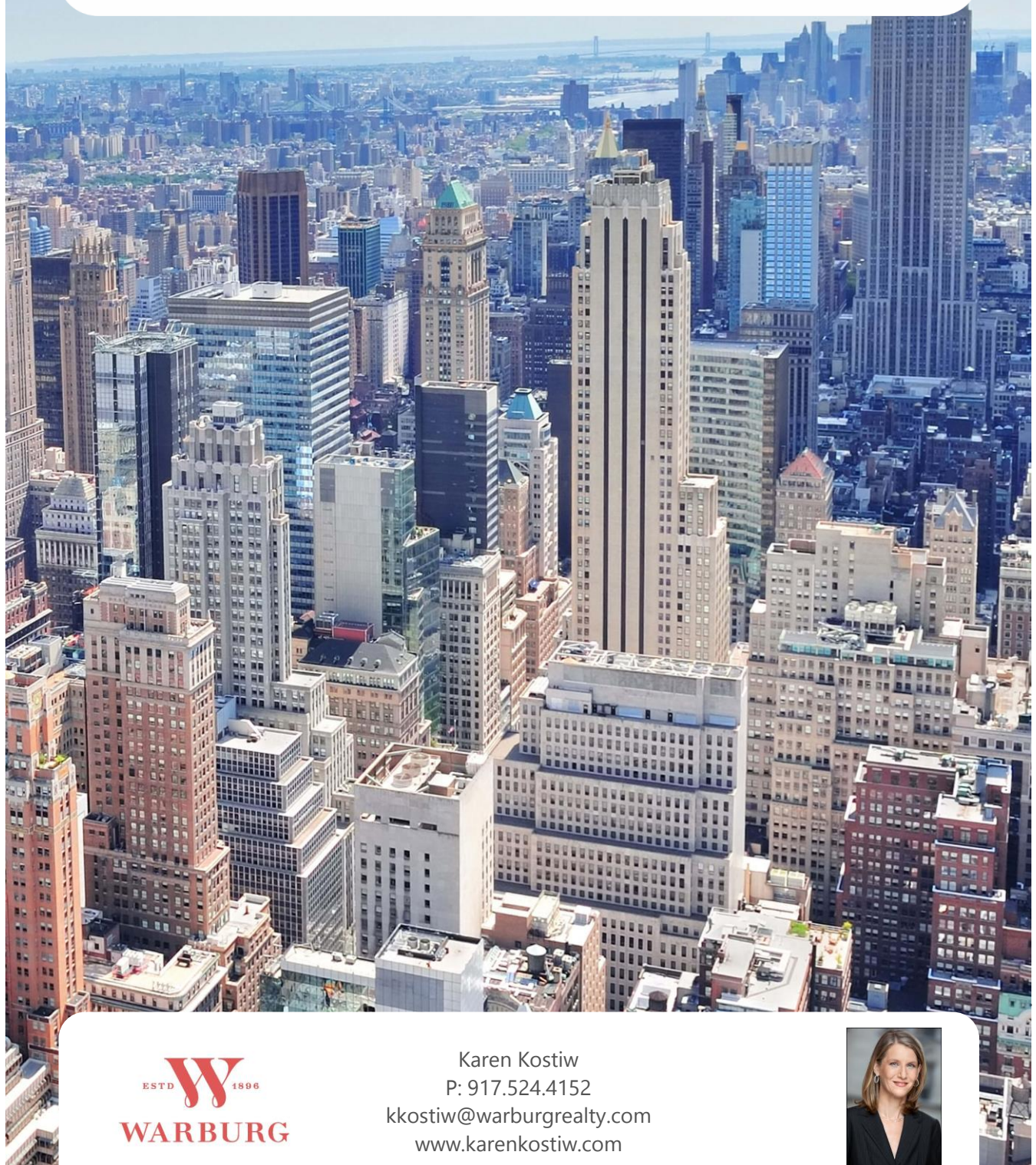


TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

4th Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 4th Quarter 2019

Turtle Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$795K

-8% YoY

NO. OF TRANSACTIONS

68

-27% YoY

MEDIAN PRICE/SQ.FT.

\$1,209

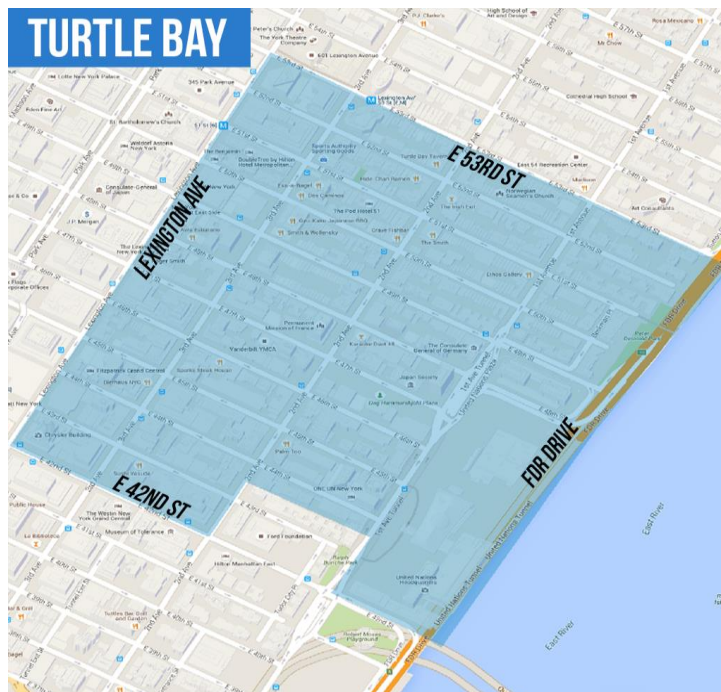
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

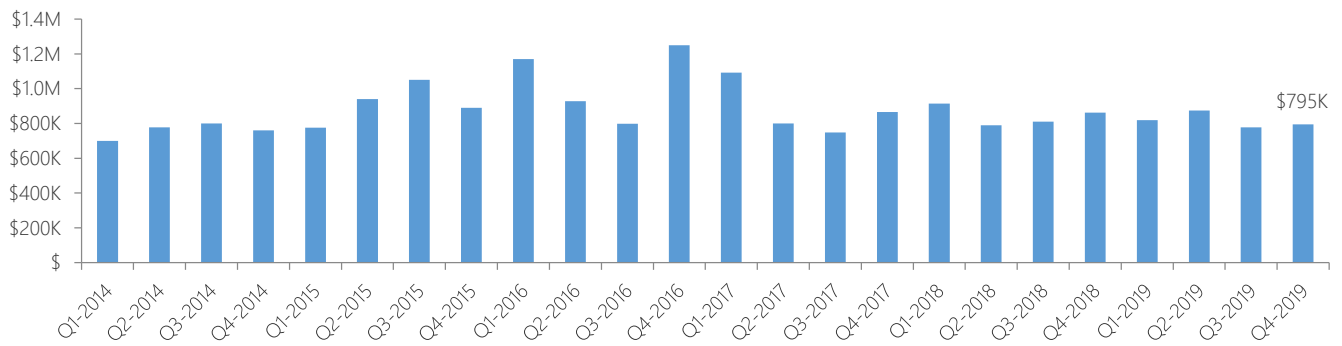


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www.karenkostiw.com

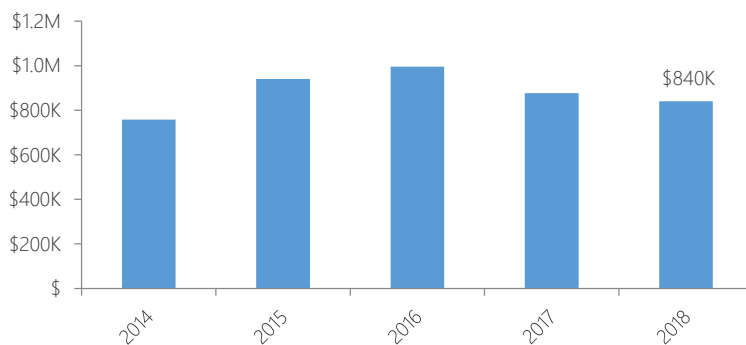


RESIDENTIAL STATS

Median Sale Price by Quarter

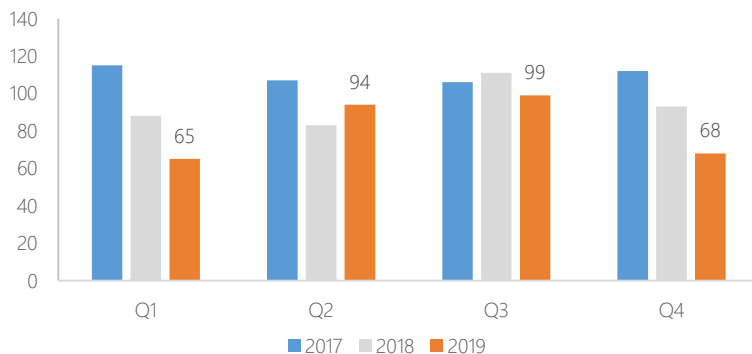


Median Sale Price by Year



Number of Transactions

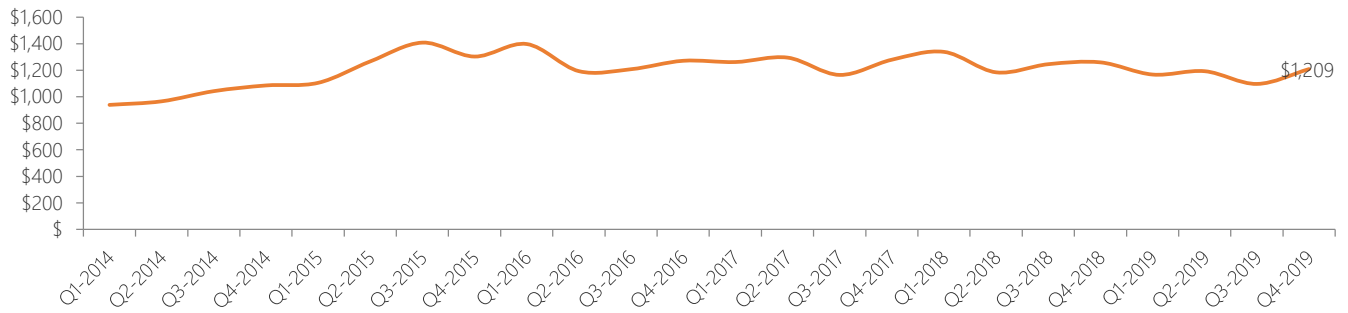
Quarter	2014	2015	2016	2017	2018	2019
Q1	95	79	107	115	88	65
Q2	118	168	158	107	83	94
Q3	133	193	107	106	111	99
Q4	102	161	137	112	93	68



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Median Sale Price per Square Foot

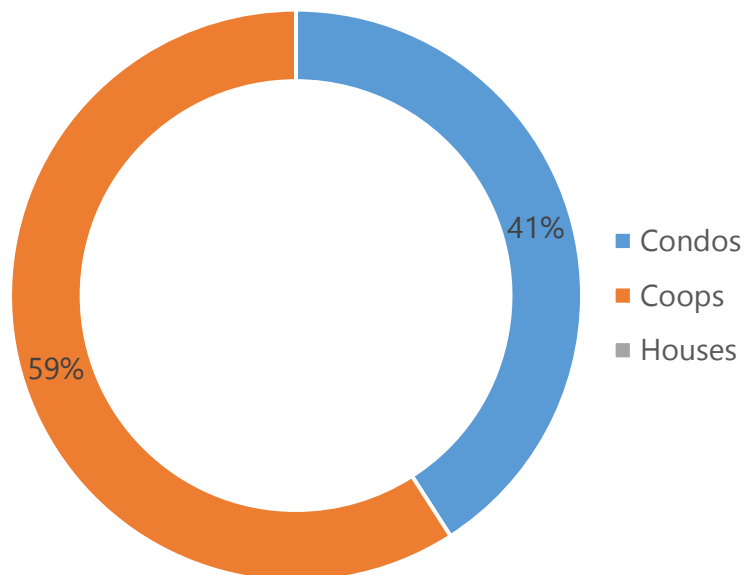


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,141,667	11%	\$1,261	-7%	27
Coops	\$695,000	21%	\$833	-6%	39
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 51st St #RU7A	1-01344-1234	19-Nov-19	\$5,575,000	Condo	2,276
100 United Nations Plz #42D	1-01341-1629	21-Oct-19	\$2,800,000	Condo	1,985
305 E 51st St #RU12F	1-01344-1261	19-Nov-19	\$2,615,000	Condo	1,443
415 E 52nd St #12GCH	1-01364-0005	4-Dec-19	\$2,350,000	Coop	
845 United Nations Plz #33E	1-01340-1295	1-Oct-19	\$2,042,500	Condo	1,493
240 E 47th St #17D	1-01320-1104	31-Oct-19	\$1,900,000	Condo	1,388
870 United Nations Plz #17E	1-01360-9002	12-Dec-19	\$1,865,000	Coop	
240 E 47th St #3C	1-01320-1010	3-Dec-19	\$1,740,000	Condo	1,716
959 First Ave #11B	1-01345-1151	1-Oct-19	\$1,730,000	Condo	
303 E 43rd St #7B	1-01336-1018	2-Oct-19	\$1,725,000	Condo	1,565
752 First Ave #26B	1-01354-0001	14-Nov-19	\$1,680,000	Coop	
100 United Nations Plz #32E	1-01341-1585	19-Dec-19	\$1,550,000	Condo	1,242
434 E 52nd St #7EF	1-01363-0031	17-Oct-19	\$1,525,000	Coop	
309-321 E 49th St #12B	1-01342-1057	23-Dec-19	\$1,525,000	Condo	1,243
345 E 50th St #3F	1-01343-1411	19-Dec-19	\$1,393,000	Condo	1,337
236 E 47th St #32F	1-01320-2138	3-Oct-19	\$1,375,000	Condo	1,123
236 E 47th St #37E	1-01320-2161	17-Dec-19	\$1,368,333	Condo	1,053
400 E 52nd St #17A	1-01363-0043	23-Oct-19	\$1,300,000	Coop	1,300
424 E 52nd St #5C	1-01363-0037	11-Dec-19	\$1,235,000	Coop	1,500
319 E 50th St #7ED	1-01343-1002	4-Oct-19	\$1,080,000	Coop	1,200
333 E 43rd St #PH10	1-01336-0015	4-Oct-19	\$950,000	Coop	
212 E 47th St #24B	1-01320-4159	4-Oct-19	\$915,000	Condo	692
349 E 49th St #5S	1-01342-0023	12-Dec-19	\$915,000	Coop	
212 E 47th St #19H	1-01320-4120	18-Dec-19	\$910,000	Condo	642
310 E 46th St #6R	1-01338-0005	5-Dec-19	\$905,000	Coop	
342 E 51st St #4B	1-01343-0035	3-Oct-19	\$830,000	Coop	
342 E 51st St #4B	1-01343-0035	3-Oct-19	\$830,000	Coop	
310 E 46th St #4K	1-01338-0005	13-Nov-19	\$825,000	Coop	
212 E 47th St #9J	1-01320-4040	14-Nov-19	\$822,500	Condo	651
100 United Nations Plz #4F	1-01341-1415	25-Nov-19	\$822,000	Condo	680
415 E 52nd St #4EC	1-01364-0005	7-Oct-19	\$818,000	Coop	
301 E 48th St #14C	1-01341-0001	12-Nov-19	\$800,000	Coop	950
321 E 43rd St #2	1-01336-0010	4-Oct-19	\$790,000	Coop	
2 Beekman Pl #9F	1-01361-0012	6-Dec-19	\$775,000	Coop	900
870 United Nations Plz #12D	1-01360-9002	22-Nov-19	\$770,000	Coop	
301 E 48th St #12H	1-01341-0001	2-Oct-19	\$700,000	Coop	
414 E 52nd St #8F	1-01363-0040	22-Nov-19	\$690,000	Coop	
145 E 48th St #15B	1-01303-1046	6-Nov-19	\$670,000	Condo	464
321 E 48th St #4G	1-01341-1236	10-Oct-19	\$651,680	Condo	517
251 E 51st St #7E	1-01325-0024	12-Nov-19	\$650,000	Coop	580
333 E 46th St #18E	1-01339-0012	25-Oct-19	\$650,000	Coop	
414 E 52nd St #6G	1-01363-0040	18-Nov-19	\$636,406	Coop	
225 E 46th St #1J	1-01320-1609	30-Oct-19	\$590,000	Condo	420
425 E 51st St #6E	1-01363-0008	22-Oct-19	\$585,000	Coop	800
342 E 50th St #3B	1-01342-1207	21-Nov-19	\$565,000	Condo	392
225 E 46th St #2G	1-01320-1616	19-Dec-19	\$555,000	Condo	448
240 E 46th St #1A	1-01319-1001	16-Dec-19	\$540,000	Condo	516
225 E 46th St #2F	1-01320-1615	6-Dec-19	\$517,000	Condo	425
333 E 43rd St #720	1-01336-0015	10-Dec-19	\$510,000	Coop	650
333 E 45th St #17A	1-01338-1214	14-Nov-19	\$507,000	Condo	531



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Address	BBL	Sale date	Sale price	Property type	Sqft
251 E 51st St #16H	1-01325-0024	19-Dec-19	\$495,000	Coop	
333 E 43rd St #502	1-01336-0015	23-Dec-19	\$495,000	Coop	
10 Mitchell Pl #9F	1-01361-0007	1-Oct-19	\$480,000	Coop	
225 E 47th St #6G	1-01321-0011	15-Oct-19	\$471,276	Coop	
301 E 45th St #19E	1-01338-1101	17-Dec-19	\$450,000	Condo	759
345 E 52nd St #3H	1-01345-0017	29-Oct-19	\$450,000	Coop	
424 E 52nd St #9D	1-01363-0037	23-Dec-19	\$445,000	Coop	600
310 E 49th St #7H	1-01341-0044	31-Oct-19	\$380,000	Coop	450
400 E 52nd St #1G	1-01363-0043	21-Oct-19	\$340,000	Coop	500
310 E 49th St #5B	1-01341-0044	5-Dec-19	\$320,000	Coop	
342 E 53rd St #3C	1-01345-0031	18-Oct-19	\$305,000	Coop	400
333 E 43rd St #LBY5	1-01336-0015	16-Oct-19	\$275,000	Coop	
439 E 51st St #SR2	1-01363-0016	1-Nov-19	\$106,500	Coop	
439 E 51st St #MR3	1-01363-0016	13-Dec-19	\$100,001	Coop	



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