

TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

Ist Quarter 2020



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



Residential Market Report, 1st Quarter 2020

Tudor City, Manhattan

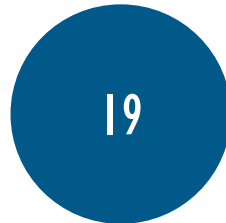
SUMMARY

MEDIAN SALE PRICE



24% YoY

NO. OF TRANSACTIONS



-39% YoY

MEDIAN PRICE/SQ.FT.



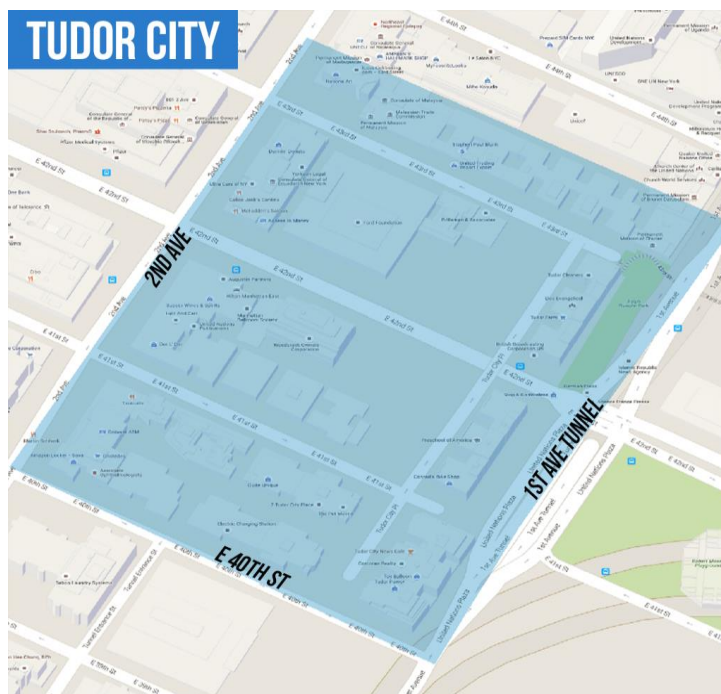
-20% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

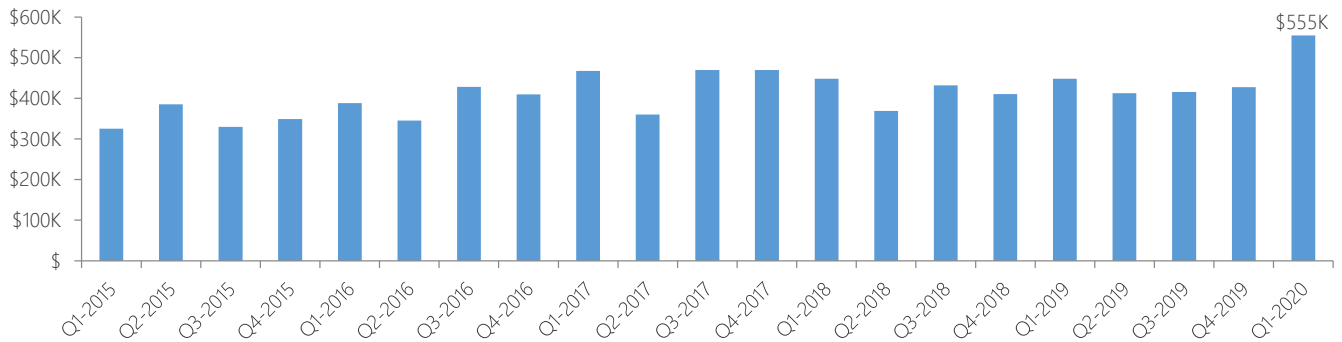


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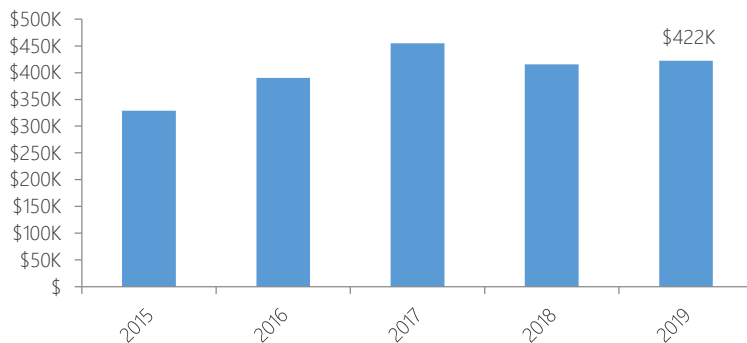


RESIDENTIAL STATS

Median Sale Price by Quarter

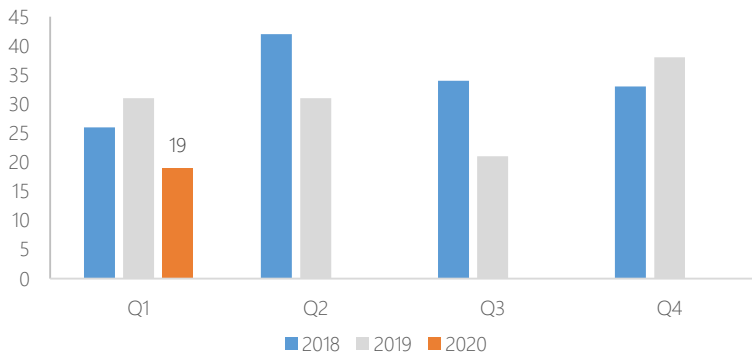


Median Sale Price by Year



Number of Transactions

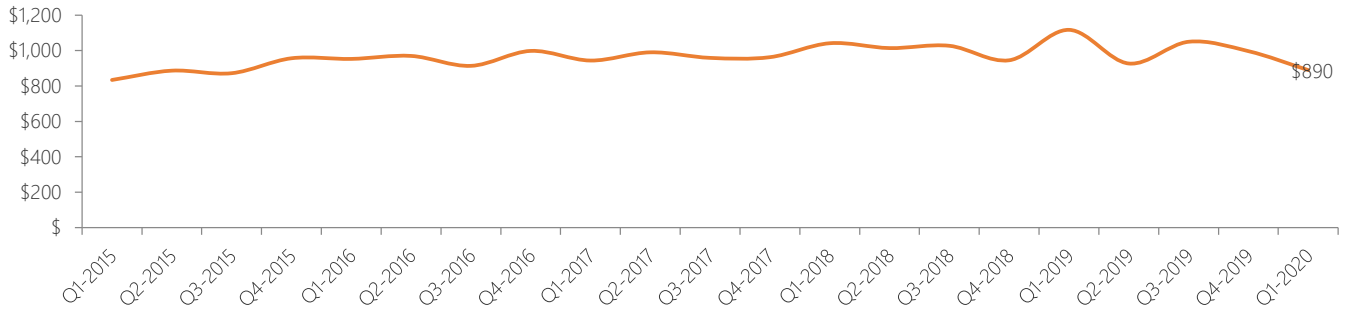
Quarter	2015	2016	2017	2018	2019	2020
Q1	27	40	32	26	31	19
Q2	35	36	40	42	31	
Q3	46	31	29	34	21	
Q4	32	37	31	33	38	



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Median Sale Price per Square Foot

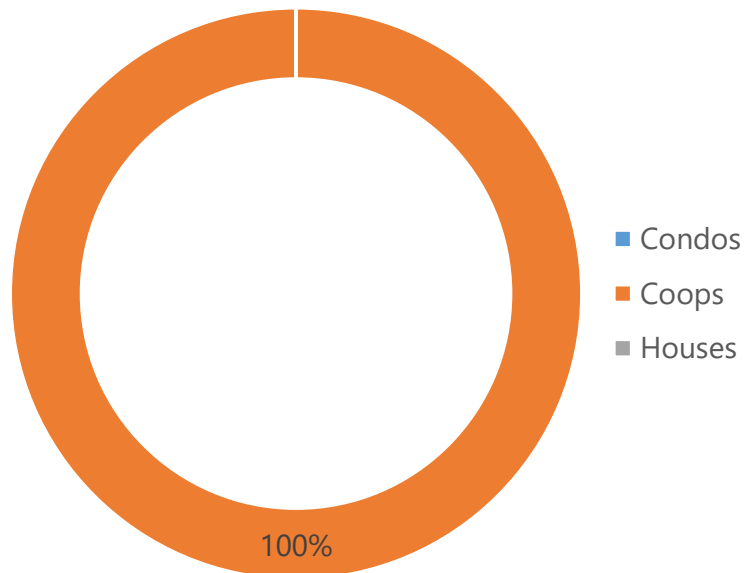


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$555,000	24%	\$890	-20%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Tudor City Pl #N 15B	1-01333-0018	25-Mar-20	\$1,065,000	Coop	850
305 E 40th St #8R	1-01333-0001	30-Jan-20	\$1,050,000	Coop	
325 E 41st St #507	1-01334-0010	29-Jan-20	\$1,045,000	Coop	
45 Tudor City Pl #1515	1-01335-0022	31-Jan-20	\$855,000	Coop	
2 Tudor City Pl #N 7J	1-01333-0018	25-Mar-20	\$772,000	Coop	900
325 E 41st St #101	1-01334-0010	9-Mar-20	\$750,000	Coop	
305 E 40th St #3L	1-01333-0001	13-Jan-20	\$625,000	Coop	
305 E 40th St #8H	1-01333-0001	12-Feb-20	\$610,000	Coop	
5 Tudor City Pl #1732	1-01333-0023	23-Mar-20	\$585,000	Coop	600
25 Tudor City Pl #2005	1-01334-0022	12-Mar-20	\$525,000	Coop	
320 E 42nd St #718	1-01334-0041	17-Jan-20	\$495,000	Coop	
5 Tudor City Pl #1331	1-01333-0023	29-Jan-20	\$485,000	Coop	
320 E 42nd St #409	1-01334-0041	11-Mar-20	\$445,000	Coop	500
45 Tudor City Pl #1317	1-01335-0022	29-Jan-20	\$350,000	Coop	
5 Tudor City Pl #1421	1-01333-0023	27-Feb-20	\$330,000	Coop	
320 E 42nd St #805	1-01334-0041	12-Feb-20	\$310,000	Coop	
5 Tudor City Pl #929	1-01333-0023	30-Jan-20	\$300,000	Coop	
5 Tudor City Pl	1-01333-0023	21-Feb-20	\$245,000	Coop	418,312



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