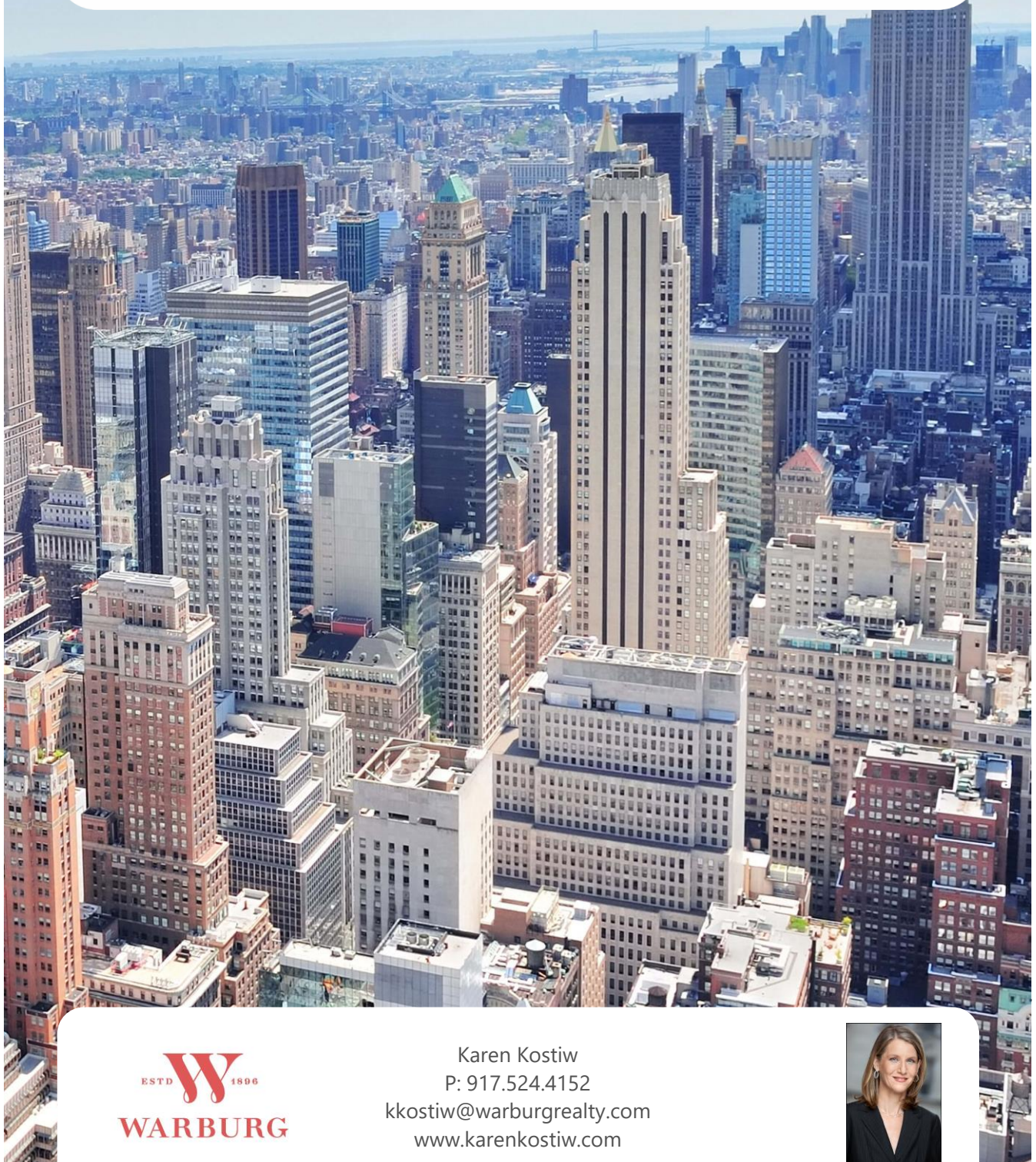


TURTLE BAY

A quarterly analysis of residential sales
in Turtle Bay, Manhattan

1st Quarter 2020



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



Residential Market Report, 1st Quarter 2020

Turtle Bay, Manhattan

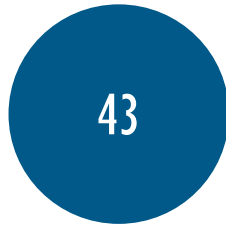
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



-34% YoY

MEDIAN PRICE/SQ.FT.



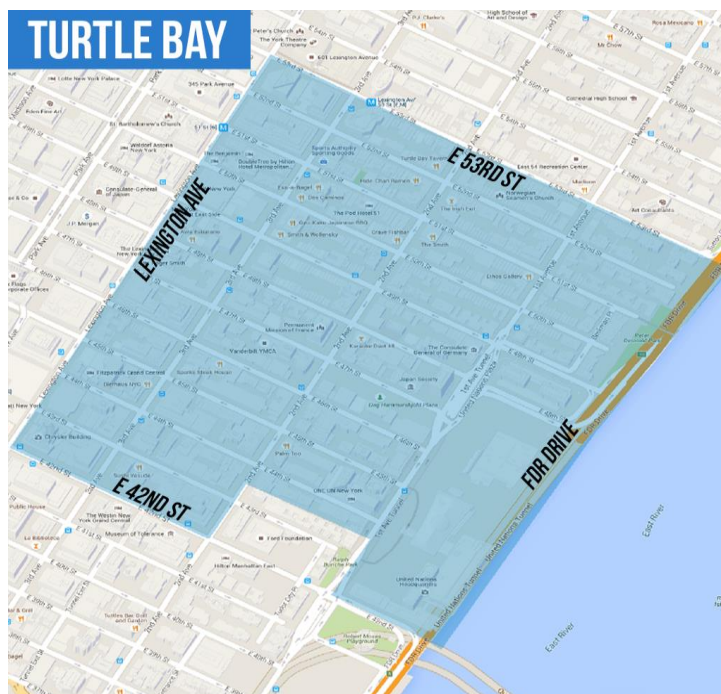
-10% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

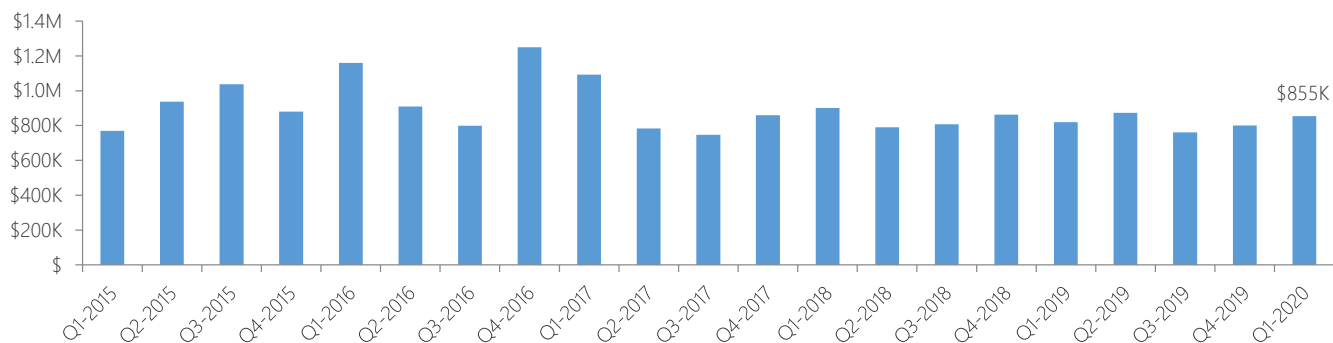


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

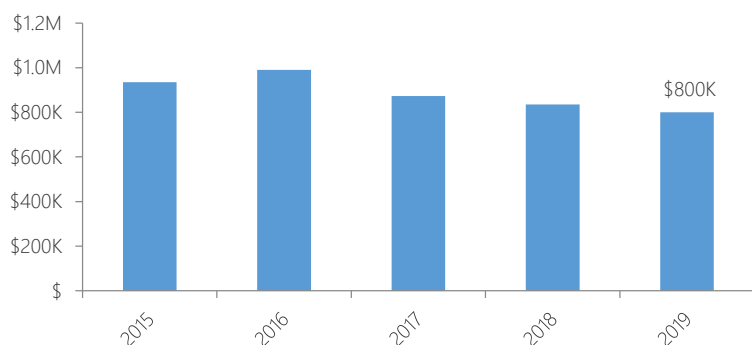


RESIDENTIAL STATS

Median Sale Price by Quarter

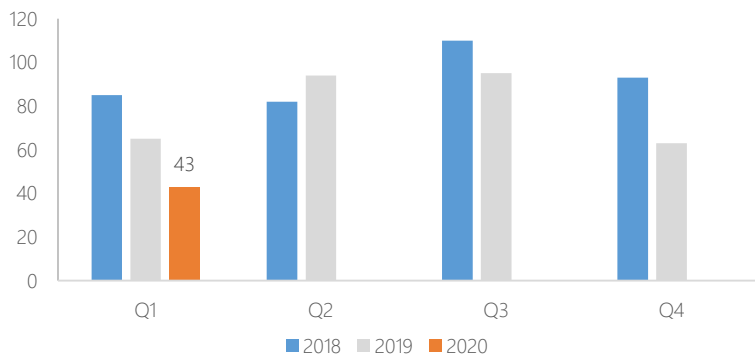


Median Sale Price by Year



Number of Transactions

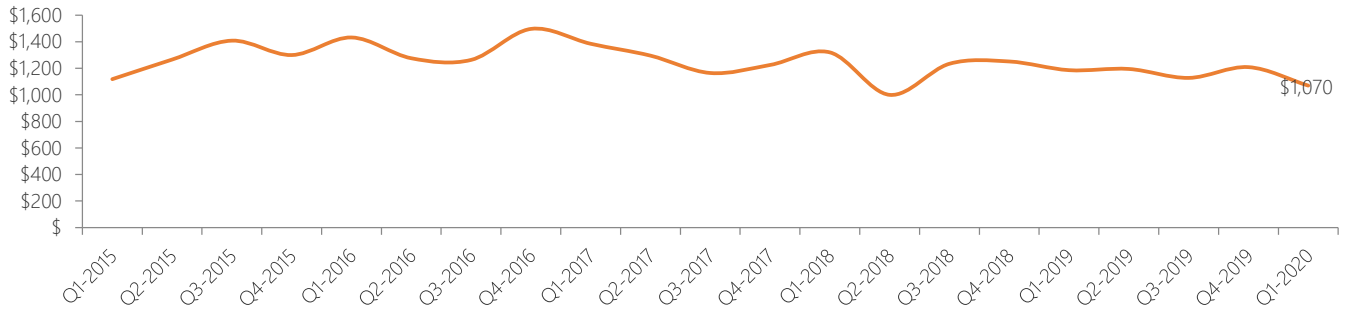
Quarter	2015	2016	2017	2018	2019	2020
Q1	77	106	115	85	65	43
Q2	166	152	106	82	94	
Q3	188	107	106	110	95	
Q4	158	137	111	93	63	



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



Median Sale Price per Square Foot

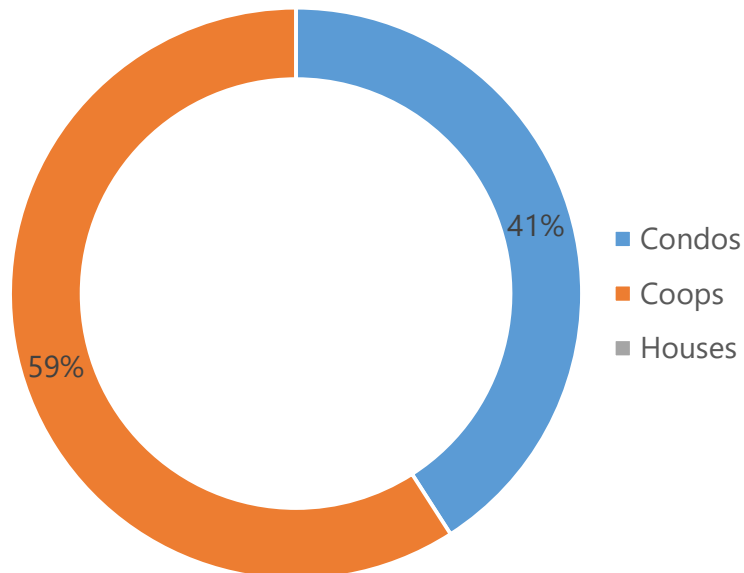


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$960,000	-5%	\$1,167	-12%	18
Coops	\$710,000	5%	\$907	11%	26
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50-825 United Nations Plz #PH 40	1-01339-1187	9-Mar-20	\$16,100,000	Condo	5,893
1 Beekman Pl #3C/4C	1-01361-0021	5-Mar-20	\$5,500,000	Coop	
50-825 United Nations Plz #16B	1-01339-1143	4-Mar-20	\$3,300,000	Condo	1,624
415 E 52nd St #11K-C, 11L-C	1-01364-0005	27-Jan-20	\$1,795,000	Coop	
100 United Nations Plz #9B	1-01341-1445	4-Mar-20	\$1,730,000	Condo	1,337
301 E 48th St #6A, B	1-01341-0001	19-Mar-20	\$1,700,000	Coop	
236 E 47th St #PH 2B	1-01320-2172	22-Jan-20	\$1,700,000	Condo	2,020
415 E 52nd St #9E-B	1-01364-0005	13-Jan-20	\$1,350,000	Coop	
415 E 52nd St #5E-B	1-01364-0005	27-Jan-20	\$1,315,500	Coop	1,400
240 E 47th St #16E	1-01320-1099	14-Feb-20	\$1,260,000	Condo	1,127
255 E 49th St #12E	1-01323-1061	17-Mar-20	\$1,232,000	Condo	1,056
345 E 50th St #3C	1-01343-1408	21-Jan-20	\$1,211,000	Condo	1,328
251 E 51st St #10F	1-01325-0024	9-Mar-20	\$1,025,000	Coop	
240 E 47th St #14A	1-01320-1083	9-Mar-20	\$1,019,000	Condo	759
444 E 52nd St #8C	1-01363-0027	23-Jan-20	\$995,000	Coop	
12 Beekman Pl #9B/10B	1-01361-0039	6-Mar-20	\$985,000	Coop	
212 E 47th St #32C	1-01320-4232	24-Feb-20	\$960,000	Condo	621
425 E 51st St #PH A	1-01363-0008	23-Jan-20	\$958,000	Coop	850
212 E 47th St #14H	1-01320-4075	26-Mar-20	\$915,000	Condo	642
810 Second Ave #28C	1-01336-1079	13-Feb-20	\$890,000	Condo	930
235 E 49th St #9E	1-01323-0015	11-Mar-20	\$860,000	Coop	
310 E 46th St #12F	1-01338-0005	3-Feb-20	\$850,000	Coop	800
240 E 47th St #2E	1-01320-1005	15-Jan-20	\$825,000	Condo	792
145 E 48th St #20C	1-01303-1081	10-Mar-20	\$760,000	Condo	708
100 United Nations Plz #7D	1-01341-1433	13-Jan-20	\$735,000	Condo	745
301 E 48th St #8A	1-01341-0001	10-Jan-20	\$725,000	Coop	830
301 E 48th St #3C	1-01341-0001	27-Feb-20	\$710,000	Coop	
236 E 47th St #16E	1-01320-2041	6-Jan-20	\$700,000	Condo	585
349 E 49th St #5R	1-01342-0023	3-Jan-20	\$680,000	Coop	
249 E 48th St #9A	1-01322-1089	6-Mar-20	\$675,000	Condo	631
434 E 52nd St #2D	1-01363-0031	14-Feb-20	\$635,000	Coop	
251 E 51st St #5M	1-01325-0024	3-Feb-20	\$630,000	Coop	800
225 E 46th St #12D	1-01320-1721	3-Jan-20	\$580,000	Condo	419
223 E 50th St #6D	1-01324-0011	9-Mar-20	\$505,000	Coop	
333 E 43rd St #516	1-01336-0015	25-Feb-20	\$499,000	Coop	625
2 Beekman Pl #12B	1-01361-0012	22-Jan-20	\$485,000	Coop	
223 E 50th St #1C	1-01324-0011	25-Feb-20	\$417,500	Coop	
155 E 49th St #9C	1-01304-0029	5-Feb-20	\$409,000	Coop	400
10 Mitchell Pl #7F	1-01361-0007	30-Jan-20	\$405,000	Coop	525
321 E 45th St #9H	1-01338-0012	8-Jan-20	\$345,000	Coop	
434 E 52nd St #8A	1-01363-0031	14-Feb-20	\$310,000	Coop	
251 E 51st St #15G	1-01325-0024	13-Feb-20	\$200,000	Coop	



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

