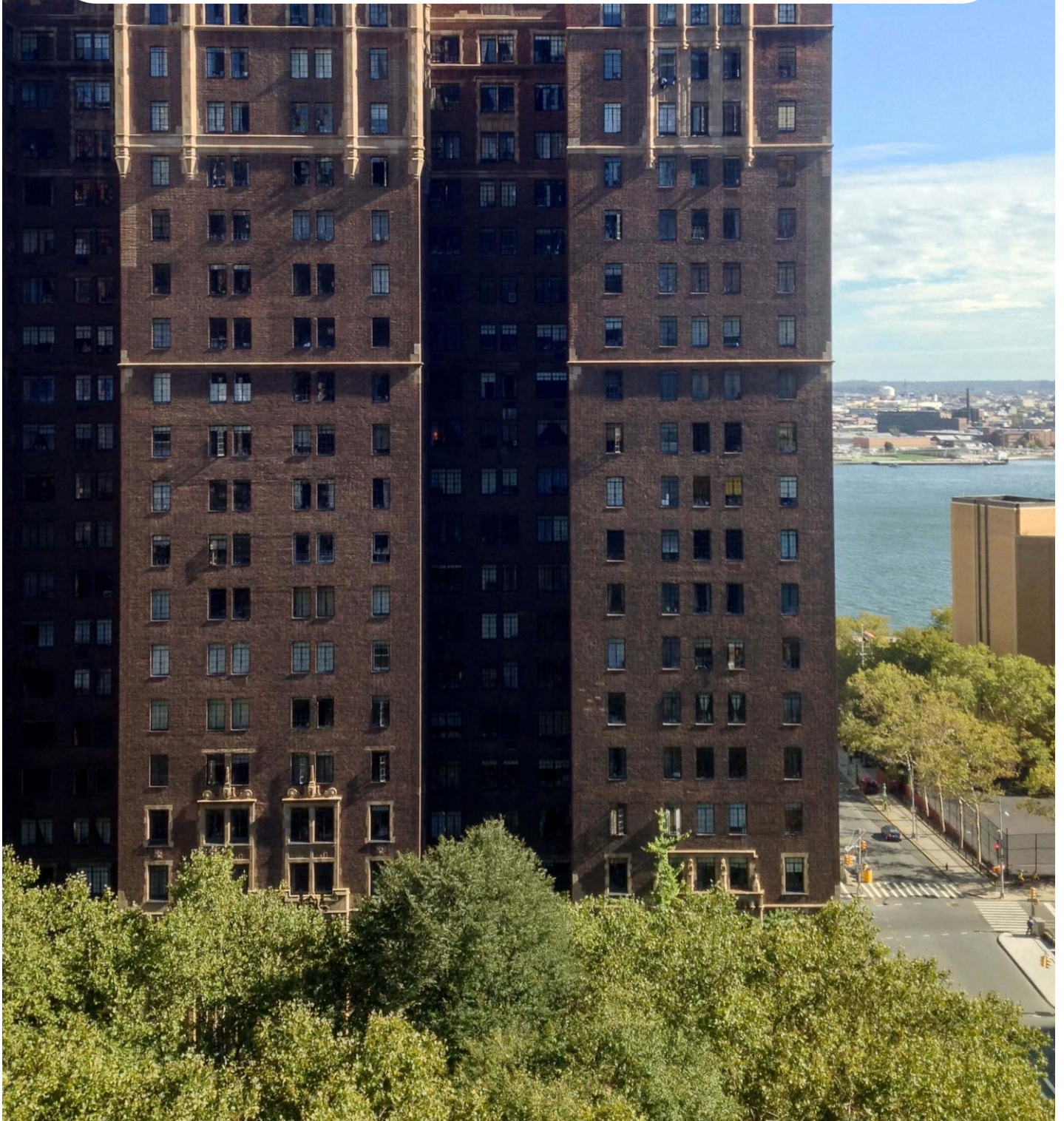


TUDOR CITY

A monthly analysis of residential sales
in Tudor City, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Tudor City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$318K

-39% YoY

NO. OF TRANSACTIONS

18

64% YoY

MEDIAN PRICE/SQ.FT.

\$936

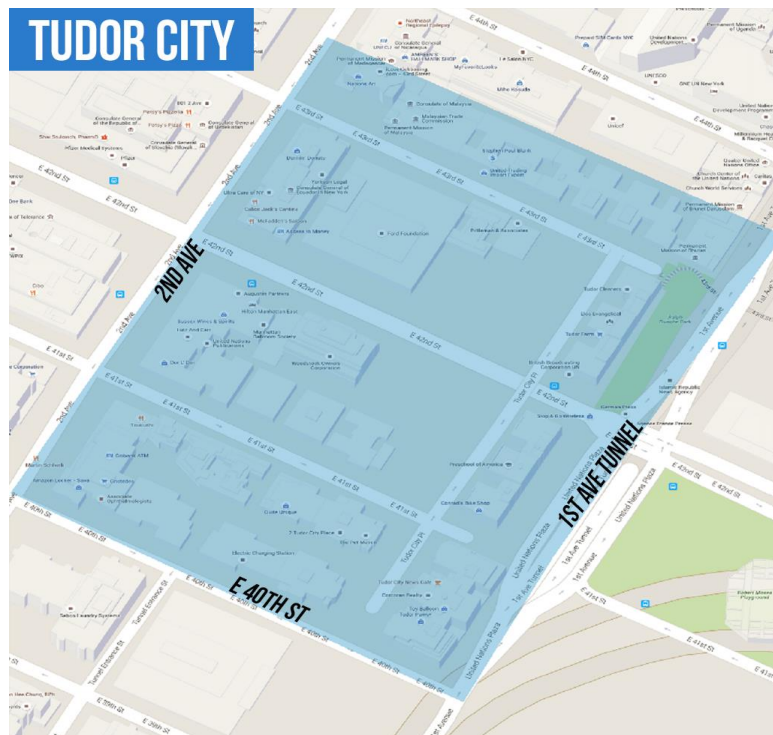
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



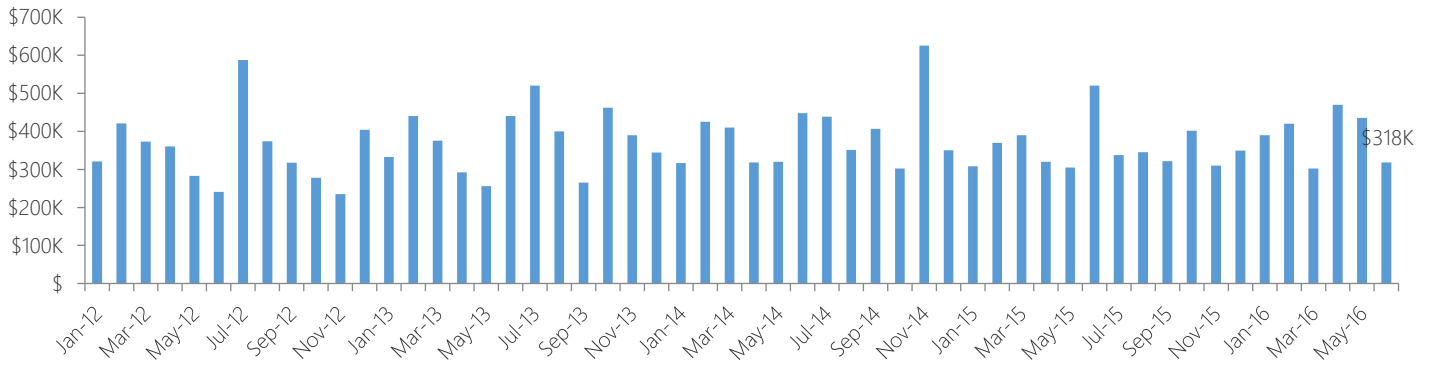
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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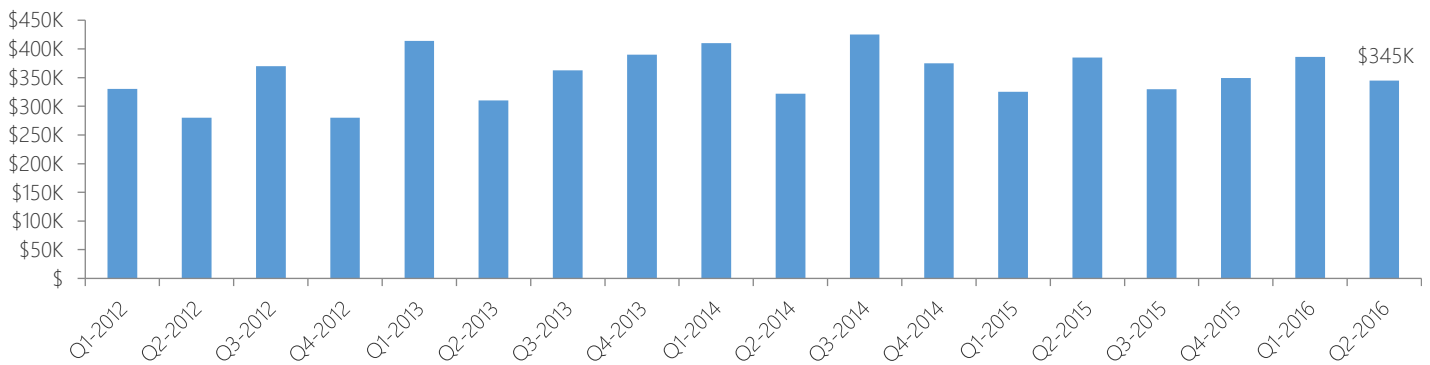
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RESIDENTIAL STATS

Median Sale Price by Month

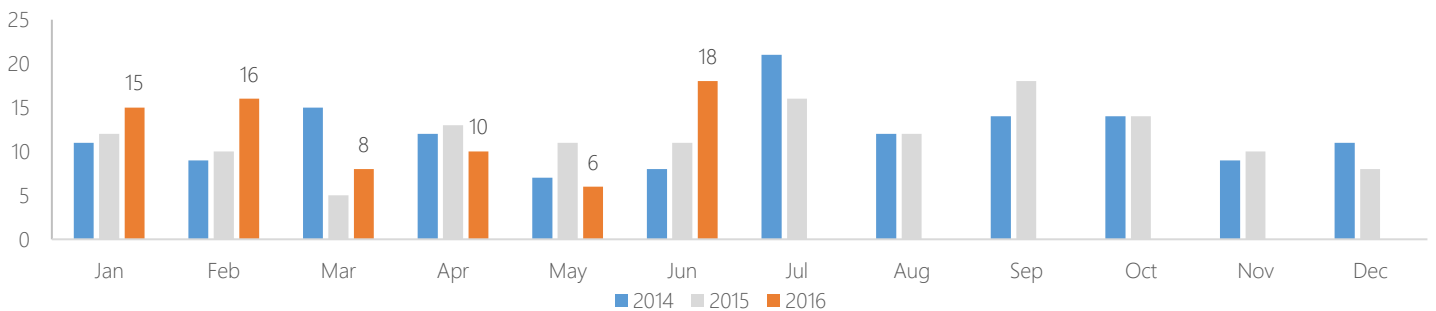


Median Sale Price by Quarter



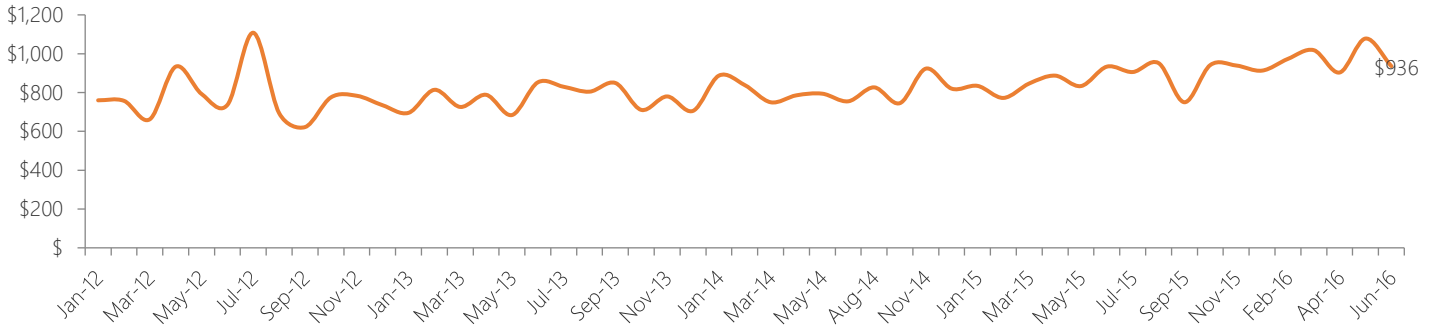
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	7	4	6	8	14	8	9	10	7	13	4	5
2012	9	5	9	4	6	8	7	22	6	14	3	14
2013	6	6	4	10	10	11	13	23	9	7	9	13
2014	11	9	15	12	7	8	21	12	14	14	9	11
2015	12	10	5	13	11	11	16	12	18	14	10	8
2016	15	16	8	10	6	18						



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Median Sale Price per Square Foot

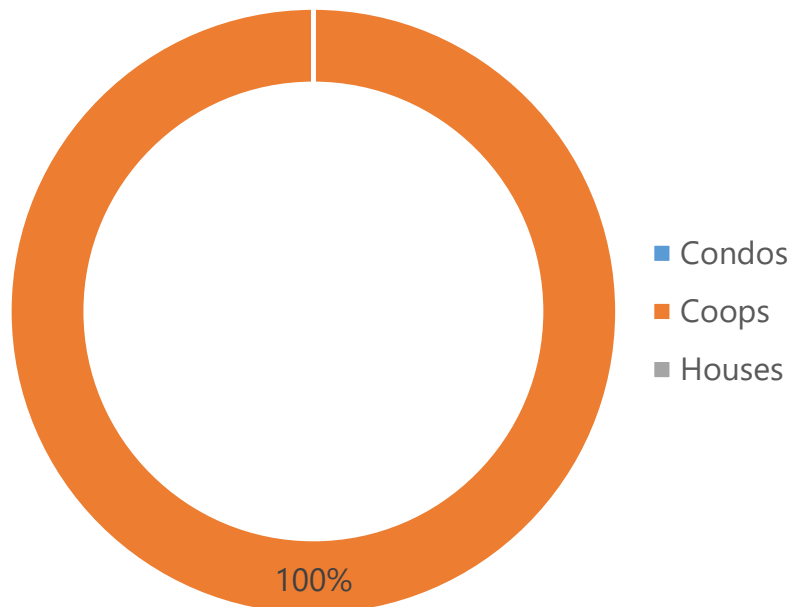


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$318,000	-39%	\$936	0%	18
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
325-327 E 41 St #701	1-01334-0010	29-Jun-16	\$875,000	Coop	1,100
325-327 E 41 St #601	1-01334-0010	1-Jun-16	\$835,000	Coop	1,100
1-19 Tudor City Pl #1519	1-01333-0023	2-Jun-16	\$526,000	Coop	
1-19 Tudor City Pl #932	1-01333-0023	1-Jun-16	\$493,000	Coop	
2-20 Tudor City Pl #9OSO	1-01333-0018	2-Jun-16	\$412,000	Coop	
25 Tudor City Pl #501	1-01334-0022	7-Jun-16	\$330,000	Coop	300
312-324 E 42 St #2002	1-01334-0041	10-Jun-16	\$321,000	Coop	
25 Tudor City Pl #1014	1-01334-0022	29-Jun-16	\$320,000	Coop	300
25 Tudor City Pl #1516	1-01334-0022	28-Jun-16	\$316,000	Coop	
25 Tudor City Pl #1417	1-01334-0022	14-Jun-16	\$305,000	Coop	350
1-19 Tudor City Pl #1712	1-01333-0023	10-Jun-16	\$300,000	Coop	
1-19 Tudor City Pl #616	1-01333-0023	28-Jun-16	\$300,000	Coop	
1-19 Tudor City Pl #224	1-01333-0023	29-Jun-16	\$300,000	Coop	300
1-19 Tudor City Pl #221	1-01333-0023	21-Jun-16	\$280,000	Coop	
45 Tudor City Pl #1303	1-01335-0022	30-Jun-16	\$265,000	Coop	
25 Tudor City Pl #408	1-01334-0022	15-Jun-16	\$75,000	Coop	

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