

## TURTLE BAY

A monthly analysis of residential sales  
in Turtle Bay, Manhattan

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Turtle Bay, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$776K**

-18% YoY

NO. OF TRANSACTIONS

**53**

-2% YoY

MEDIAN PRICE/SQ.FT.

**\$1,069**

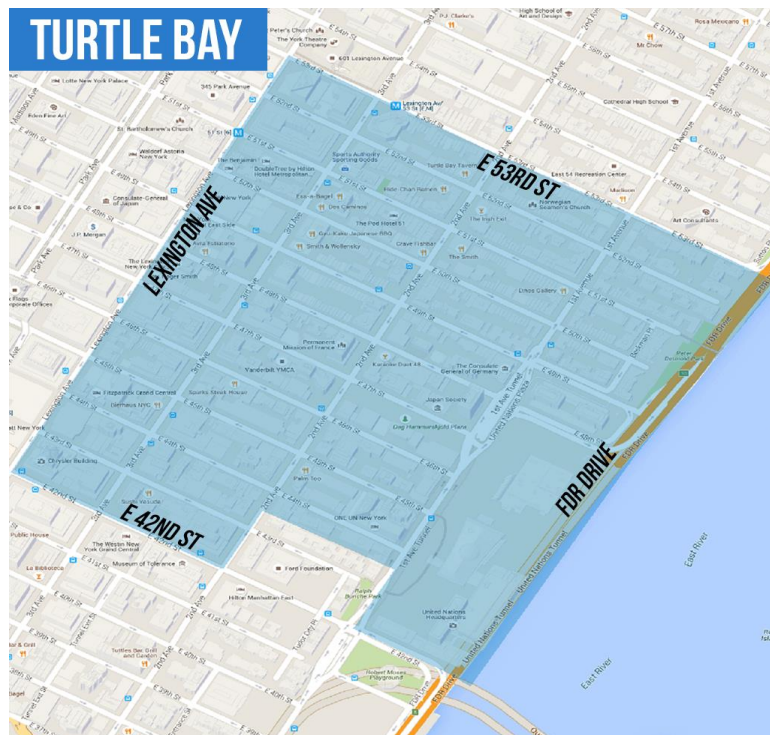
-15% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



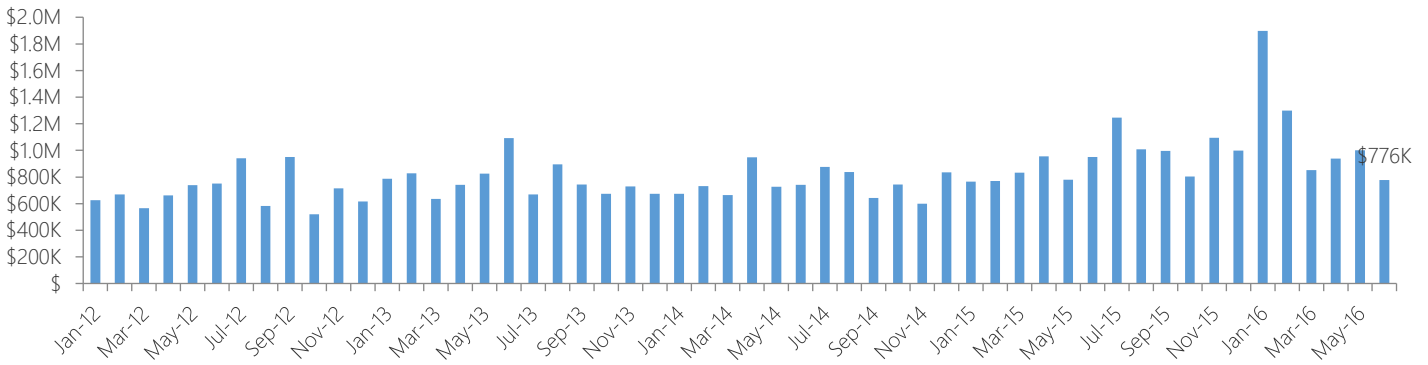
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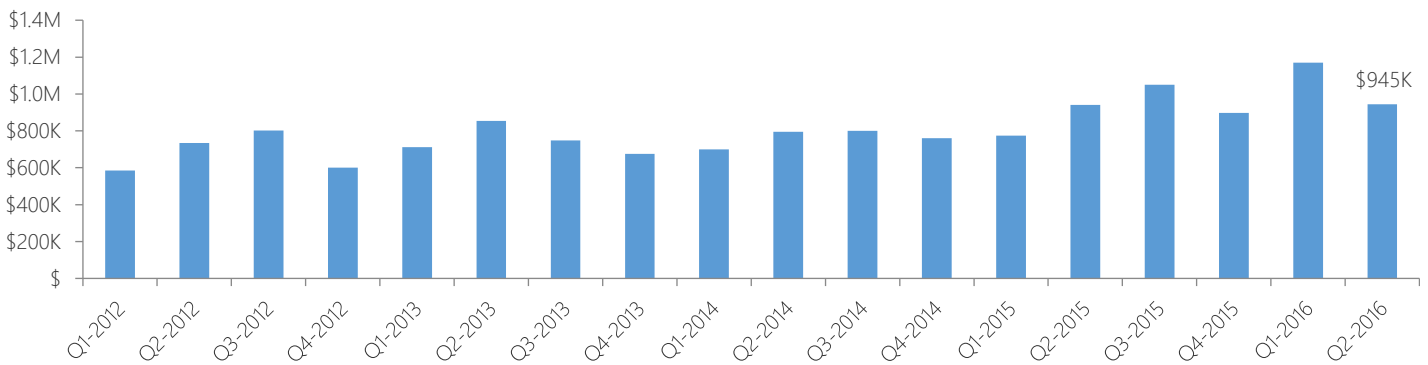
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## RESIDENTIAL STATS

### Median Sale Price by Month

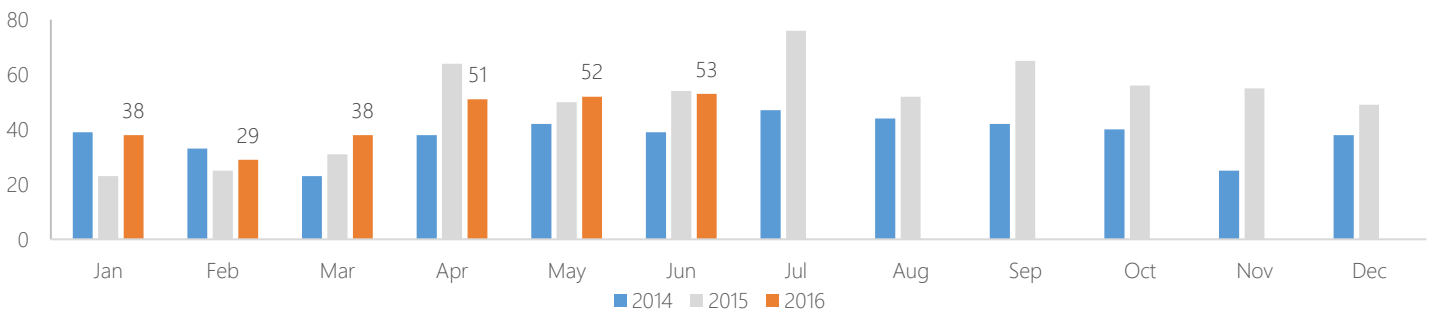


### Median Sale Price by Quarter



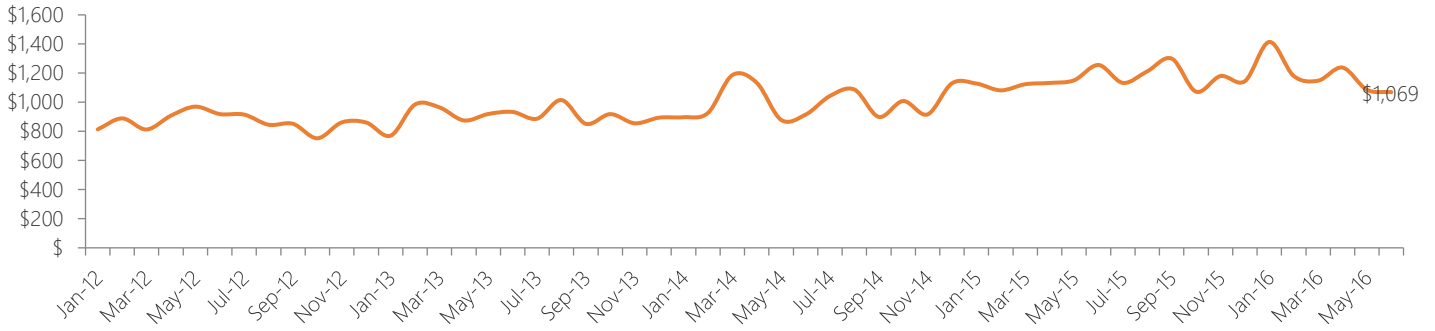
### Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2011 | 32  | 34  | 22  | 30  | 35  | 28  | 39  | 30  | 22  | 27  | 38  | 26  |
| 2012 | 23  | 29  | 43  | 32  | 38  | 29  | 34  | 44  | 41  | 30  | 33  | 50  |
| 2013 | 34  | 24  | 27  | 53  | 45  | 60  | 65  | 58  | 50  | 53  | 35  | 49  |
| 2014 | 39  | 33  | 23  | 38  | 42  | 39  | 47  | 44  | 42  | 40  | 25  | 38  |
| 2015 | 23  | 25  | 31  | 64  | 50  | 54  | 76  | 52  | 65  | 56  | 55  | 49  |
| 2016 | 38  | 29  | 38  | 51  | 52  | 53  |     |     |     |     |     |     |



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

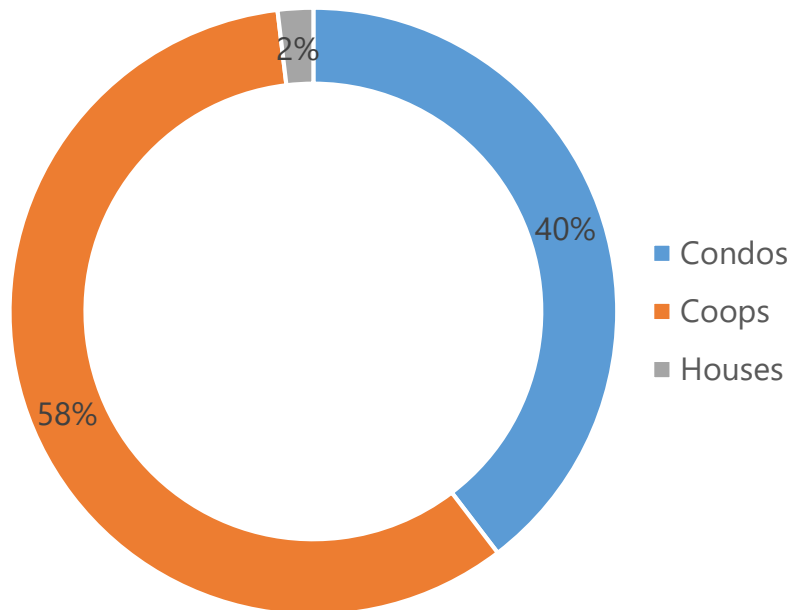


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,707,569       | 33%   | \$1,312                | 0%    | 21           |
| Coops         | \$562,500         | 0%    | \$851                  | -8%   | 31           |
| Houses        | \$7,765,000       | -     | \$1,941                | -     | 1            |

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

| Address                       | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-------------------------------|--------------|-----------|-------------|---------------|-------|
| 327 E 51 St                   | 1-01344-0012 | 1-Jun-16  | \$7,765,000 | House         | 4,000 |
| 845 United Nations Plaza #76C | 1-01340-1351 | 2-Jun-16  | \$7,100,000 | Condo         | 2,688 |
| 301 East 50 Street #21A       | 1-01343-1547 | 7-Jun-16  | \$4,875,000 | Condo         |       |
| 301 East 50 Street #21B       | 1-01343-1548 | 28-Jun-16 | \$3,565,875 | Condo         |       |
| 410 E 52 St #15F              | 1-01363-0043 | 29-Jun-16 | \$3,250,000 | Coop          |       |
| 305 East 51 Street #RU7C      | 1-01344-1235 | 2-Jun-16  | \$2,800,000 | Condo         | 1,399 |
| 301 East 50 Street #11C       | 1-01343-1530 | 16-Jun-16 | \$2,696,104 | Condo         |       |
| 301 East 50 Street #10C       | 1-01343-1527 | 16-Jun-16 | \$2,675,499 | Condo         |       |
| 301 East 50 Street #7C        | 1-01343-1518 | 8-Jun-16  | \$2,450,000 | Condo         |       |
| 866 United Nations Plz #22F   | 1-01360-0001 | 8-Jun-16  | \$2,000,000 | Coop          |       |
| 301 East 50 Street #11B       | 1-01343-1529 | 16-Jun-16 | \$1,856,450 | Condo         |       |
| 301 East 50 Street #10B       | 1-01343-1526 | 16-Jun-16 | \$1,830,694 | Condo         |       |
| 301 East 50 Street #6B        | 1-01343-1514 | 7-Jun-16  | \$1,707,569 | Condo         |       |
| 255 East 49 Street #7D        | 1-01323-1030 | 21-Jun-16 | \$1,690,000 | Condo         | 1,288 |
| 866 United Nations Plz #10G   | 1-01360-0001 | 2-Jun-16  | \$1,650,000 | Coop          | 1,850 |
| 415 E 52 St #5CA              | 1-01364-0005 | 16-Jun-16 | \$1,561,000 | Coop          | 1,400 |
| 305 East 51 Street #RU18C     | 1-01344-1284 | 1-Jun-16  | \$1,166,786 | Condo         | 747   |
| 230 E 50 St #1D               | 1-01323-0036 | 2-Jun-16  | \$1,140,000 | Coop          | 1,250 |
| 305 East 51 Street #RU14C     | 1-01344-1264 | 1-Jun-16  | \$1,126,020 | Condo         | 747   |
| 349 E 49 St #5G               | 1-01342-0023 | 6-Jun-16  | \$1,025,000 | Coop          |       |
| 305 E 45 St #24M              | 1-01338-0005 | 8-Jun-16  | \$995,000   | Coop          |       |
| 303 East 43 Street #22C       | 1-01336-1061 | 14-Jun-16 | \$950,000   | Condo         | 930   |
| 212 E 48 St #7C               | 1-01321-0042 | 29-Jun-16 | \$920,000   | Coop          |       |
| 333 East 45 Street #25F       | 1-01338-1360 | 15-Jun-16 | \$780,000   | Condo         | 548   |
| 210 East 47 Street #7D        | 1-01320-1448 | 9-Jun-16  | \$772,000   | Condo         | 690   |
| 210 East 47 Street #6H        | 1-01320-1443 | 14-Jun-16 | \$767,500   | Condo         | 750   |
| 305 E 45 St #19L              | 1-01338-0005 | 15-Jun-16 | \$749,000   | Coop          | 550   |
| 333-337 E 43 St #1019         | 1-01336-0015 | 8-Jun-16  | \$721,000   | Coop          | 800   |
| 439 E 51 St #8B               | 1-01363-0016 | 14-Jun-16 | \$720,000   | Coop          |       |
| 319 East 50 Street #12G       | 1-01343-1002 | 29-Jun-16 | \$695,000   | Coop          | 800   |
| 349 E 49 St #4P               | 1-01342-0023 | 9-Jun-16  | \$675,000   | Coop          | 850   |
| 212 E 48 St #4D               | 1-01321-0042 | 10-Jun-16 | \$580,000   | Coop          | 900   |
| 225 East 46 Street #7F        | 1-01320-1670 | 20-Jun-16 | \$556,983   | Condo         | 425   |
| 2 Mitchell Pl #6B             | 1-01361-0012 | 16-Jun-16 | \$545,000   | Coop          |       |
| 240 East 46 Street #7H        | 1-01319-1060 | 1-Jun-16  | \$521,000   | Condo         | 409   |
| 225 E 47 St #6C               | 1-01321-0011 | 20-Jun-16 | \$507,000   | Coop          |       |
| 333-337 E 43 St #406          | 1-01336-0015 | 27-Jun-16 | \$455,000   | Coop          |       |
| 324-326 E 50 St #6B           | 1-01342-0042 | 6-Jun-16  | \$439,860   | Coop          |       |
| 235 E 49 St #1E               | 1-01323-0015 | 22-Jun-16 | \$430,000   | Coop          | 680   |
| 345 E 52 St #7B               | 1-01345-0017 | 13-Jun-16 | \$410,000   | Coop          | 525   |
| 230 E 50 St #1C               | 1-01323-0036 | 14-Jun-16 | \$395,000   | Coop          |       |
| 420-424 E 51 St #4H           | 1-01362-0041 | 16-Jun-16 | \$385,000   | Coop          | 1,000 |
| 310-314 E 49 St #8A           | 1-01341-0044 | 2-Jun-16  | \$370,000   | Coop          |       |
| 866 United Nations Plz #SR9   | 1-01360-0001 | 28-Jun-16 | \$270,000   | Coop          |       |
| 315-321 E 43 St #603          | 1-01336-0010 | 13-Jun-16 | \$265,000   | Coop          |       |
| 315-321 E 43 St #715          | 1-01336-0010 | 16-Jun-16 | \$250,000   | Coop          | 300   |
| 315-321 E 43 St #410          | 1-01336-0010 | 21-Jun-16 | \$249,000   | Coop          |       |
| 223-225 E 50 St #6C           | 1-01324-0011 | 8-Jun-16  | \$176,284   | Coop          |       |

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