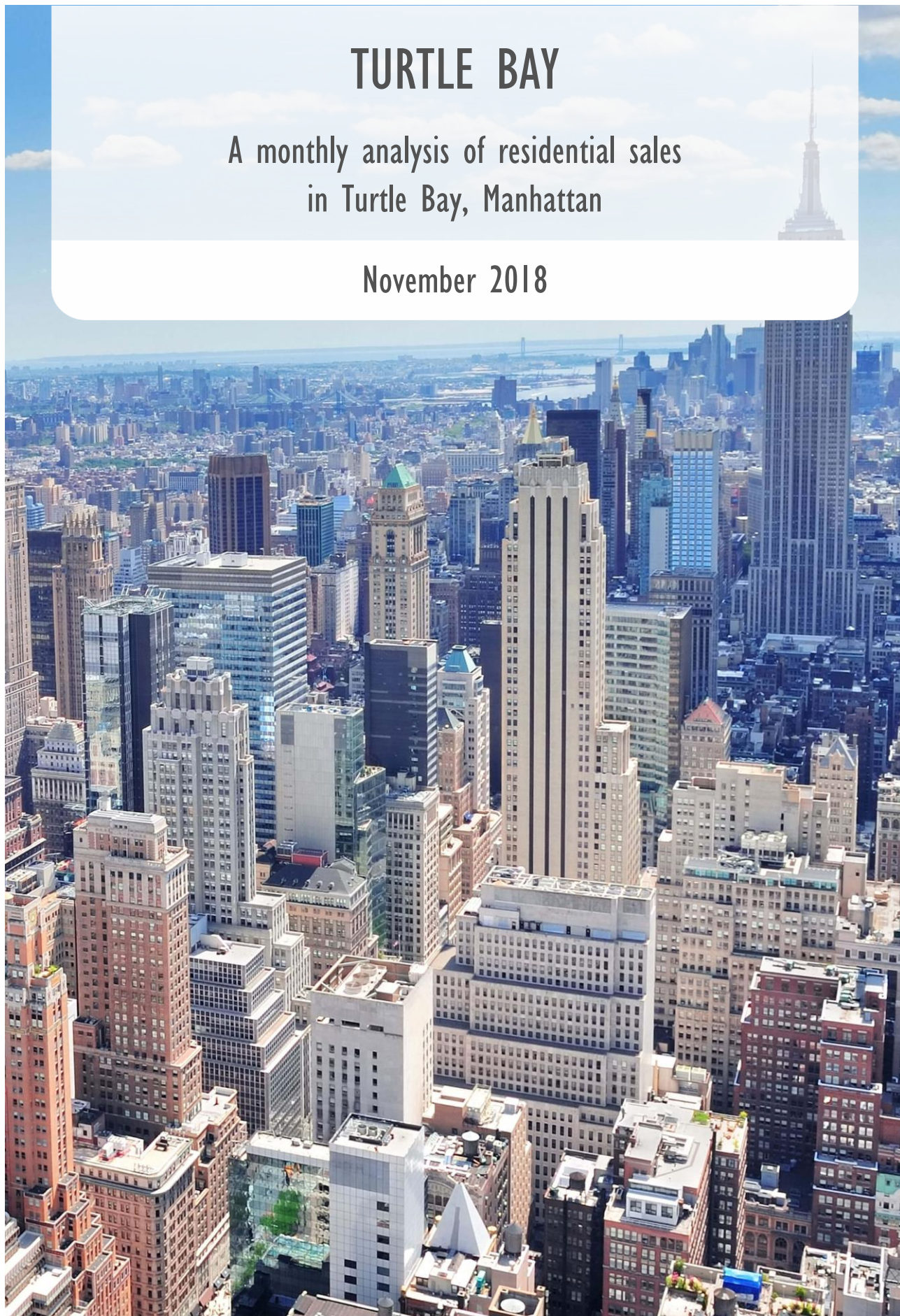


TURTLE BAY

A monthly analysis of residential sales
in Turtle Bay, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Turtle Bay, Manhattan

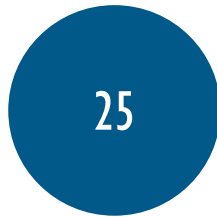
SUMMARY

MEDIAN SALE PRICE



28% YoY

NO. OF TRANSACTIONS



-31% YoY

MEDIAN PRICE/SQ.FT.



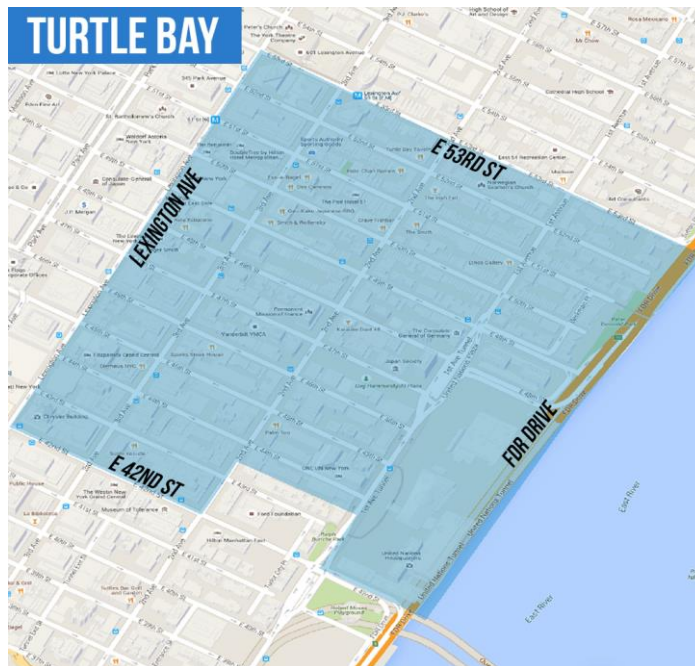
-1% YoY

MANHATTAN MEDIAN SALE PRICE



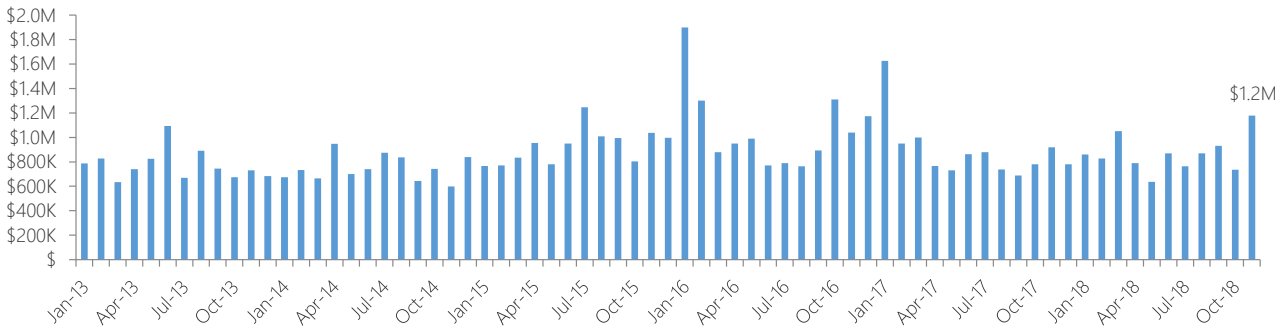
-6% YoY

NEIGHBORHOOD BOUNDARIES

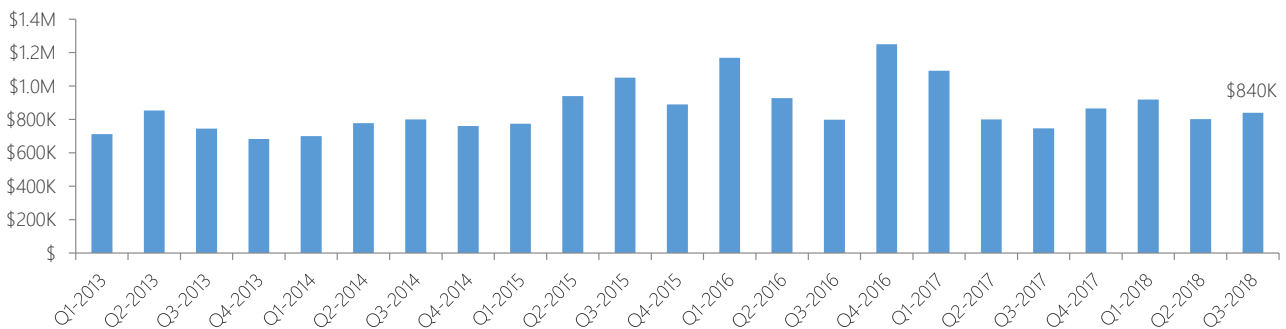


RESIDENTIAL STATS

Median Sale Price by Month

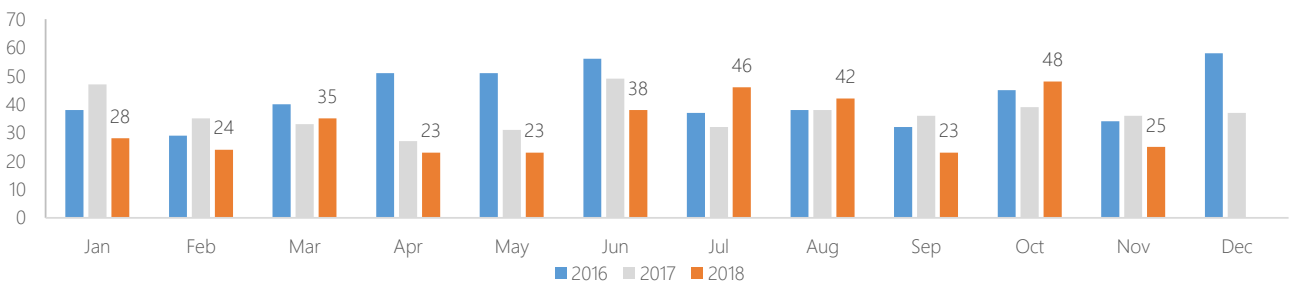


Median Sale Price by Quarter

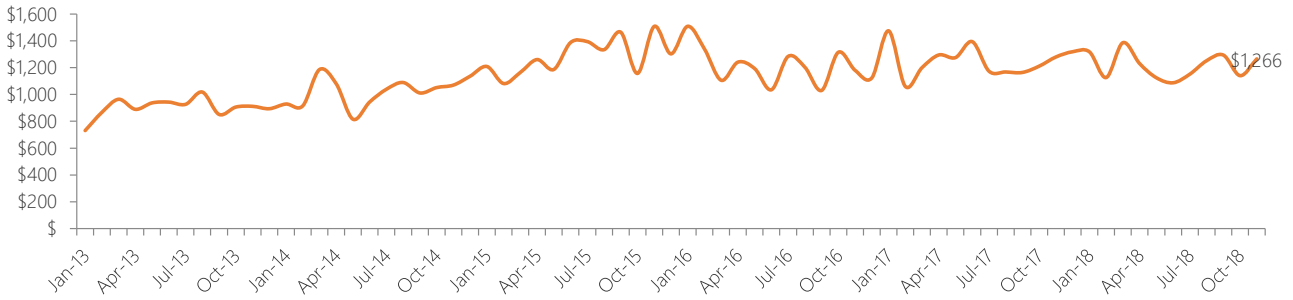


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	34	24	27	53	45	60	65	59	50	53	35	50
2014	39	33	23	38	41	39	47	44	42	40	25	37
2015	23	25	31	64	50	54	76	52	65	56	56	49
2016	38	29	40	51	51	56	37	38	32	45	34	58
2017	47	35	33	27	31	49	32	38	36	39	36	37
2018	28	24	35	23	23	38	46	42	23	48	25	



Median Sale Price per Square Foot

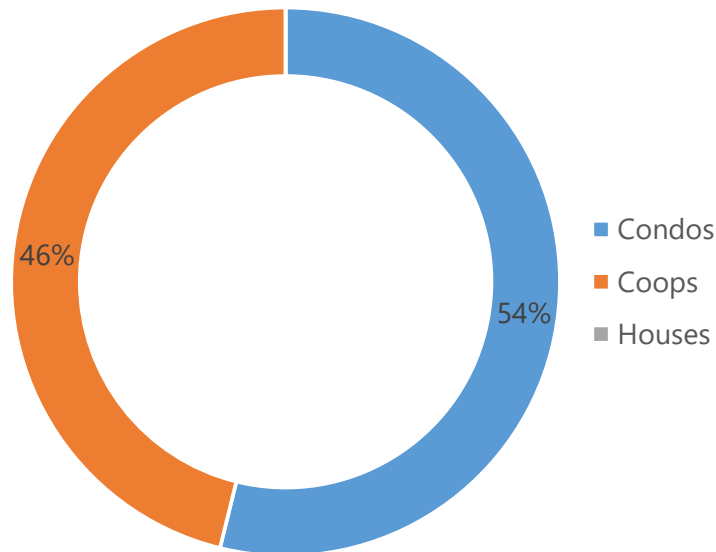


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,337,091	41%	\$1,340	0%	14
Coops	\$690,000	7%	\$885	2%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
845 United Nations Plz #88A	1-01340-1368	28-Nov-18	\$14,500,000	Condo	4,719
400 E 51st St #24B	1-01362-1175	16-Nov-18	\$4,100,000	Condo	2,347
435 E 52nd St #9D	1-01364-0022	7-Nov-18	\$4,025,000	Coop	
870 United Nations Plz #38	1-01360-9002	19-Nov-18	\$3,400,000	Coop	
305 E 51st St #10A	1-01344-1247	9-Nov-18	\$3,300,000	Condo	1,886
845 United Nations Plz #44E	1-01340-1306	28-Nov-18	\$2,000,000	Condo	1,493
50-825 United Nations Plz #14C	1-01339-1136	20-Nov-18	\$1,850,000	Condo	1,132
145 E 48th St #31C	1-01303-1092	28-Nov-18	\$1,772,500	Condo	1,279
865 First Ave #PHC	1-01341-1884	5-Nov-18	\$1,337,091	Condo	1,092
12 Beekman Pl #12D	1-01361-0039	30-Nov-18	\$1,320,000	Coop	
211 E 46th St #32D	1-01320-4233	14-Nov-18	\$1,200,000	Condo	606
425 E 50th St #2	1-01362-0011	2-Nov-18	\$1,195,000	Coop	1,300
865 First Ave #14A	1-01341-1867	13-Nov-18	\$1,160,000	Condo	948
209-211 E 51st St #5F	1-01325-1431	7-Nov-18	\$1,025,000	Condo	842
145 E 48th St #28D	1-01303-1119	26-Nov-18	\$999,000	Condo	819
333 E 43rd St #1008	1-01336-0015	6-Nov-18	\$895,000	Coop	
225 E 46th St #9H	1-01320-1694	19-Nov-18	\$835,000	Condo	724
251 E 51st St #5B	1-01325-0024	16-Nov-18	\$690,000	Coop	780
424 E 52nd St #10B	1-01363-0037	14-Nov-18	\$550,000	Coop	
240 E 46th St #4C	1-01319-1028	20-Nov-18	\$541,000	Condo	414
342 E 53rd St #1H	1-01345-0031	2-Nov-18	\$498,000	Coop	725
321 E 45th St #1F	1-01338-0012	16-Nov-18	\$489,000	Coop	
420 E 51st St #1G	1-01362-0041	28-Nov-18	\$445,000	Coop	
349 E 49th St #4V	1-01342-0023	29-Nov-18	\$365,000	Coop	



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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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