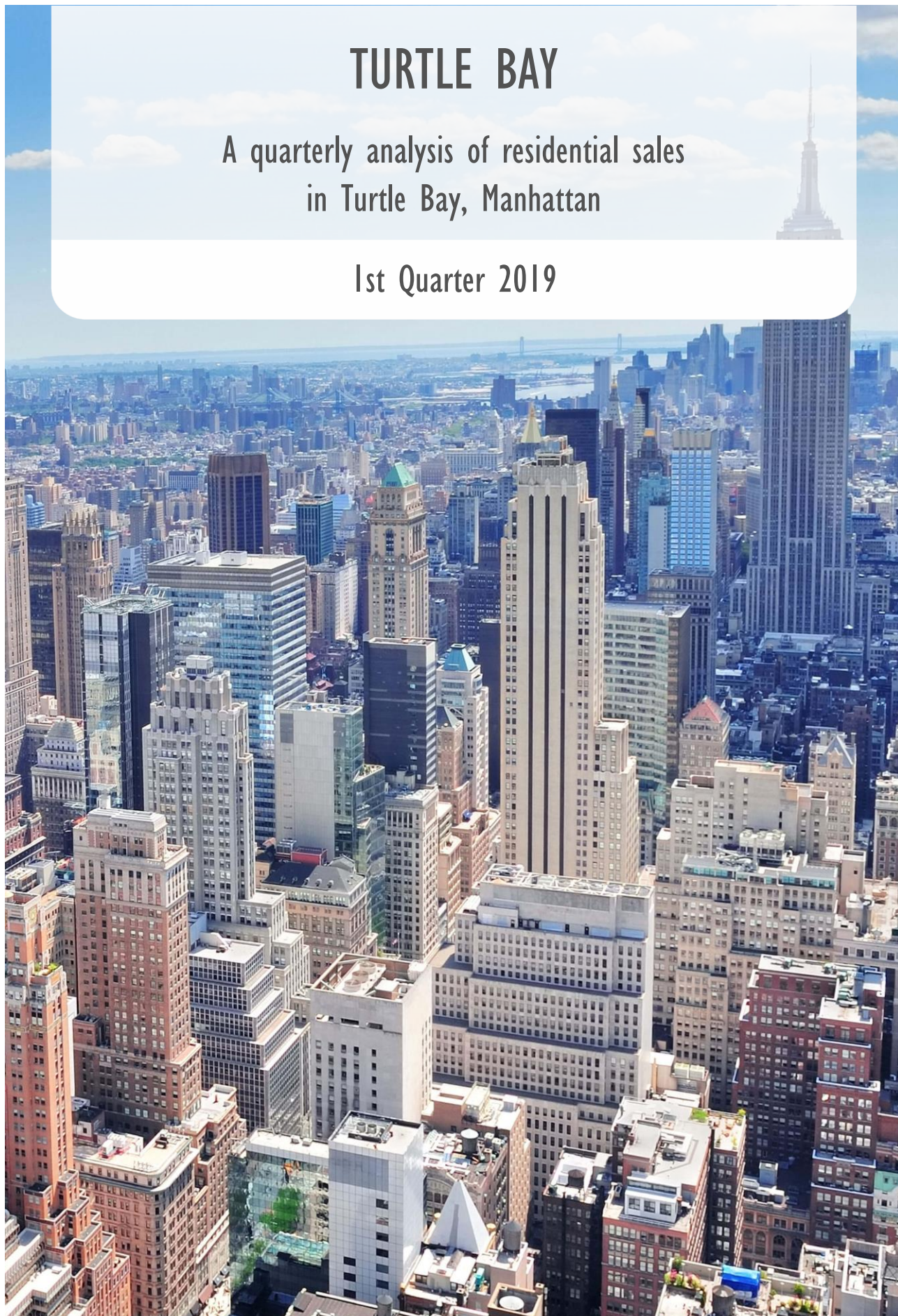


# TURTLE BAY

A quarterly analysis of residential sales  
in Turtle Bay, Manhattan

1st Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 1st Quarter 2019

## Turtle Bay, Manhattan

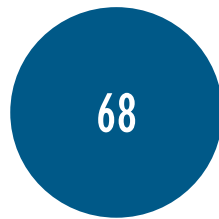
### SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



-23% YoY

MEDIAN PRICE/SQ.FT.



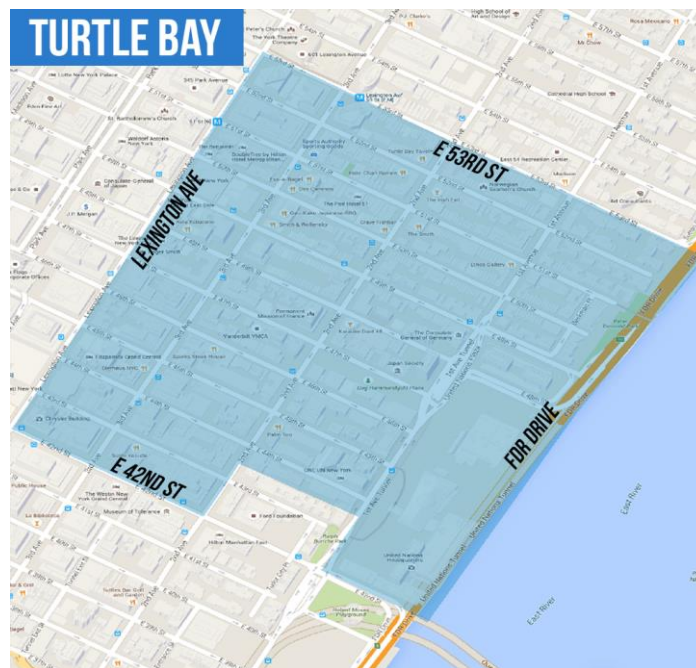
-13% YoY

MANHATTAN  
MEDIAN SALE PRICE



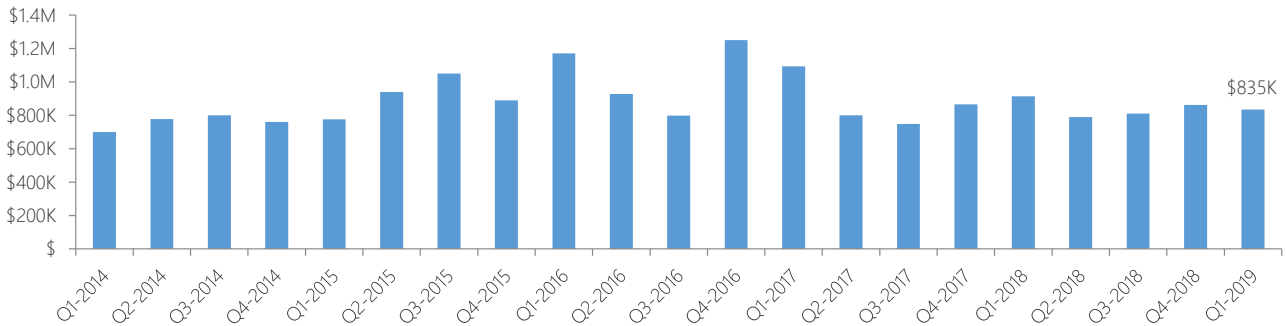
3% YoY

### NEIGHBORHOOD BOUNDARIES

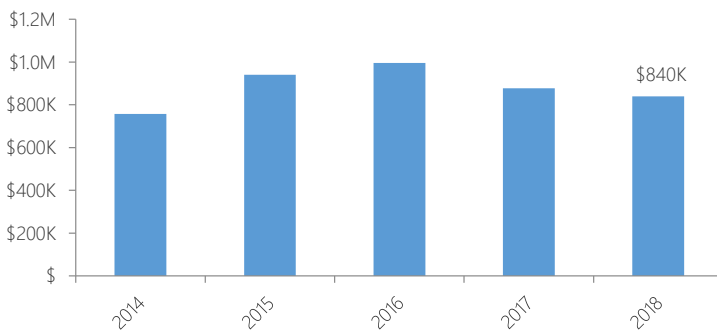


RESIDENTIAL STATS

Median Sale Price by Quarter

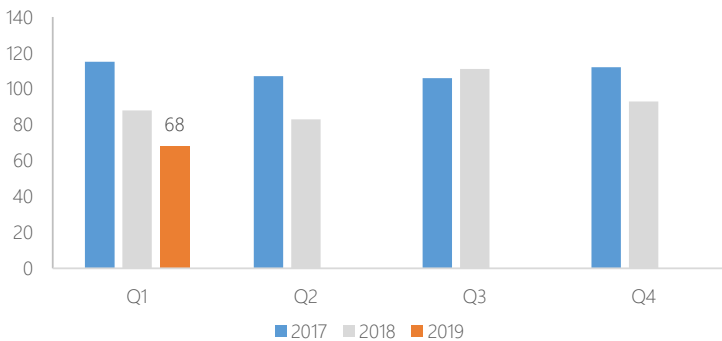


Median Sale Price by Year

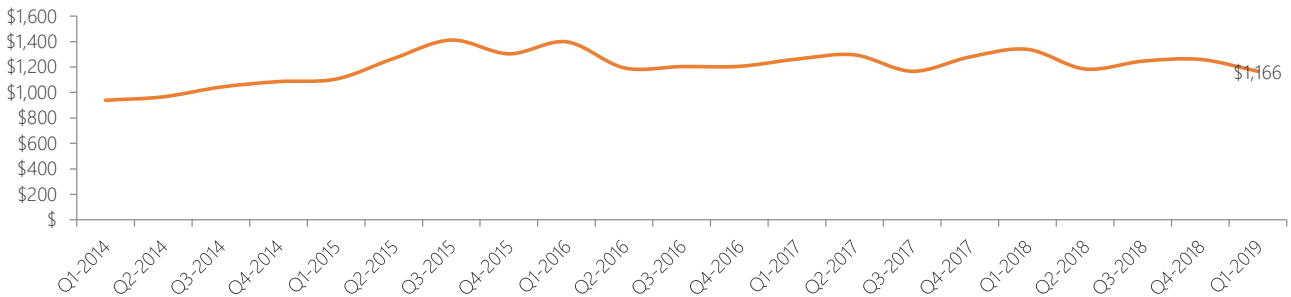


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	95	79	107	115	88	68
Q2	118	168	158	107	83	
Q3	133	193	107	106	111	
Q4	102	161	137	112	93	



Median Sale Price per Square Foot

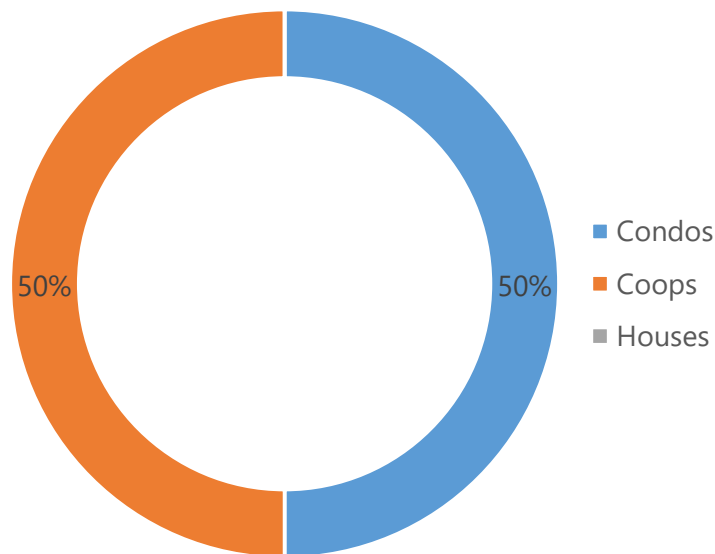


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,027,500	-39%	\$1,317	-10%	33
Coops	\$672,500	2%	\$799	-11%	33
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 #PH38	1-01339-1185	15-Mar-19	\$15,900,000	Condo	5,893
959 First Ave #TC3	1-01345-1230	11-Feb-19	\$4,799,000	Condo	1,926
959 First Ave #TC1	1-01345-1228	17-Jan-19	\$4,700,000	Condo	1,947
845 United Nations Plz #60A	1-01340-1191	28-Feb-19	\$4,000,000	Condo	2,009
303 E 49th St #22	1-01342-1121	15-Jan-19	\$3,650,000	Condo	2,432
50-825 United Nations Plz #14A	1-01339-1134	1-Mar-19	\$3,175,000	Condo	1,636
240 E 47th St #23F	1-01320-1142	1-Mar-19	\$2,550,000	Condo	977
959 First Ave #20D	1-01345-1189	22-Mar-19	\$2,525,000	Condo	
236 E 47th St #PH2-C	1-01320-2173	28-Feb-19	\$2,400,000	Condo	2,249
400 E 52nd St #4G	1-01363-0043	15-Jan-19	\$2,200,000	Coop	
959 First Ave #7R	1-01345-1132	24-Jan-19	\$1,410,000	Condo	
240 E 47th St #33B	1-01320-1198	28-Feb-19	\$1,350,000	Condo	1,182
415 E 52nd St #15C	1-01364-0005	4-Mar-19	\$1,295,000	Coop	
870 United Nations Plz #13C	1-01360-9002	31-Jan-19	\$1,279,000	Coop	
345 E 50th St #4E	1-01343-1412	15-Mar-19	\$1,223,000	Condo	1,379
301 E 48th St #18F	1-01341-0001	3-Jan-19	\$1,200,000	Coop	
400 E 51st St #4C	1-01362-1182	17-Jan-19	\$1,180,000	Condo	1,046
211 E 51st St #9F	1-01325-1459	17-Jan-19	\$1,150,000	Condo	842
250 E 49th St #12B	1-01322-1343	27-Mar-19	\$1,105,000	Condo	667
455 E 51st St #2C	1-01363-0020	11-Mar-19	\$1,045,000	Coop	
255 E 49th St #23B	1-01323-1118	27-Mar-19	\$1,027,500	Condo	880
236 E 47th St #11C	1-01320-2020	8-Mar-19	\$999,000	Condo	912
310 E 46th St #21A	1-01338-0005	20-Feb-19	\$950,000	Coop	
212 E 47th St #30B	1-01320-4213	5-Mar-19	\$940,918	Condo	710
212 E 47th St #9E	1-01320-4036	6-Feb-19	\$925,000	Condo	683
218 E 47th St #12B	1-01320-1319	9-Jan-19	\$920,000	Condo	625
310 E 46th St #25A	1-01338-0005	14-Feb-19	\$920,000	Coop	
212 E 48th St #6C	1-01321-0042	8-Feb-19	\$899,000	Coop	
310 E 46th St #3G	1-01338-0005	7-Feb-19	\$875,000	Coop	1,009
301 E 48th St #17C	1-01341-0001	8-Jan-19	\$845,000	Coop	700
211 E 51st St #5A	1-01325-1426	11-Feb-19	\$840,000	Condo	680
240 E 46th St #8G	1-01319-1068	10-Jan-19	\$835,000	Condo	717
100 United Nations Plz #11F	1-01341-1462	8-Feb-19	\$819,000	Condo	680
10 Mitchell Pl #5B	1-01361-0007	15-Jan-19	\$770,000	Coop	
251 E 51st St #11B	1-01325-0024	18-Mar-19	\$752,000	Coop	
310 E 46th St #12U	1-01338-0005	21-Feb-19	\$732,000	Coop	
420 E 51st St #10A	1-01362-0041	20-Mar-19	\$705,000	Coop	1,400
424 E 52nd St #5F	1-01363-0037	10-Jan-19	\$700,000	Coop	
301 E 45th St #15C	1-01338-1075	25-Jan-19	\$695,000	Condo	522
434 E 52nd St #9D	1-01363-0031	21-Feb-19	\$675,000	Coop	
414 E 52nd St #8E	1-01363-0040	1-Feb-19	\$670,000	Coop	950
251 E 51st St #7N	1-01325-0024	29-Jan-19	\$665,000	Coop	
211 E 51st St #5D	1-01325-1429	17-Jan-19	\$665,000	Condo	505
424 E 52nd St #9F	1-01363-0037	12-Mar-19	\$655,000	Coop	
224 E 52nd St #22	1-01325-1022	29-Jan-19	\$655,000	Condo	600
414 E 52nd St #7E	1-01363-0040	15-Jan-19	\$615,000	Coop	
310 E 49th St #PHB	1-01341-0044	19-Mar-19	\$595,000	Coop	600
321 E 48th St #10G	1-01341-1302	8-Mar-19	\$575,000	Condo	517
150 E 49th St #1E	1-01303-0041	3-Jan-19	\$570,000	Coop	750
310 E 46th St #17L	1-01338-0005	15-Mar-19	\$563,000	Coop	705



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Address	BBL	Sale date	Sale price	Property type	Sqft
421 E 50th St #4F	1-01362-1007	11-Mar-19	\$558,450	Condo	396
333 E 43rd St #806	1-01336-0015	8-Jan-19	\$542,000	Coop	650
333 E 43rd St #404	1-01336-0015	6-Mar-19	\$540,000	Coop	700
330 E 49th St #11G	1-01341-1121	19-Mar-19	\$538,000	Condo	445
330 E 49th St #3M	1-01341-1030	10-Jan-19	\$525,000	Condo	475
333 E 43rd St #714	1-01336-0015	21-Feb-19	\$520,000	Coop	
333 E 43rd St #207	1-01336-0015	5-Mar-19	\$490,000	Coop	
343 E 51st St #3F	1-01344-0018	18-Mar-19	\$419,000	Coop	
155 E 49th St #3G	1-01304-0029	14-Feb-19	\$414,000	Coop	550
321 E 45th St #4F	1-01338-0012	7-Feb-19	\$348,500	Coop	
155 E 49th St #2F	1-01304-0029	15-Feb-19	\$330,000	Coop	
321 E 43rd St #715	1-01336-0010	4-Mar-19	\$315,000	Coop	300
212 E 47th St #23D	1-01320-4152	15-Jan-19	\$189,959	Condo	606



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# THE RATNER TEAM



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NYC Condo, Co-op &  
New Development Expert

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Eiffel DelRosario

Residential Sales &  
Rentals Specialist

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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

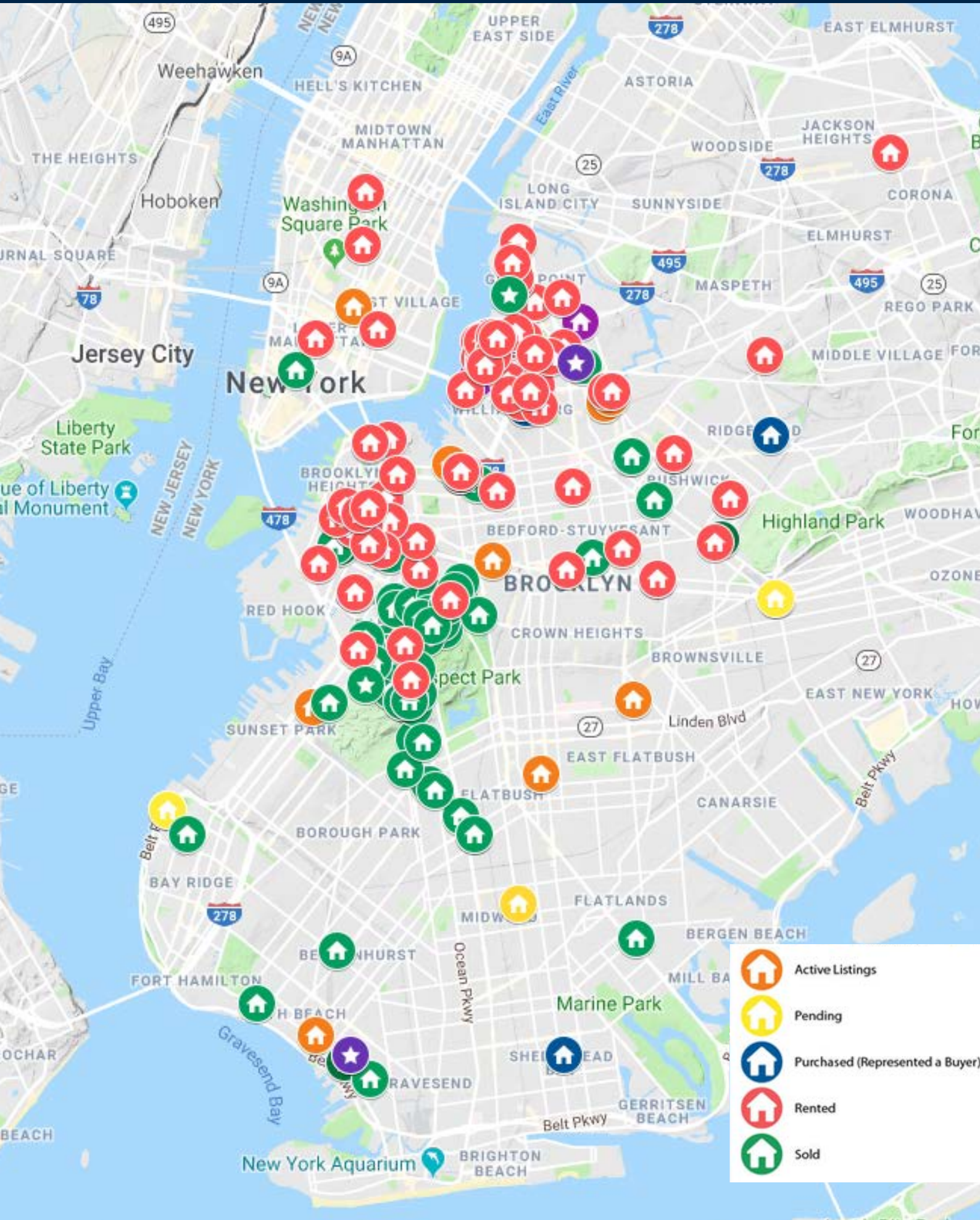
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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting 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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