

TUDOR CITY

A quarterly analysis of residential sales
in Tudor City, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Tudor City, Manhattan

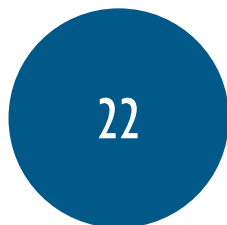
SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-35% YoY

MEDIAN PRICE/SQ.FT.



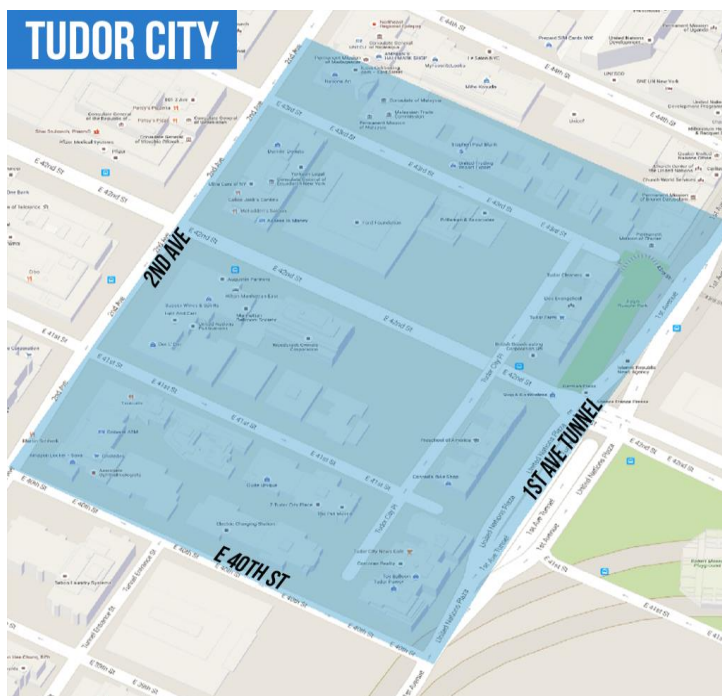
1% YoY

MANHATTAN
MEDIAN SALE PRICE



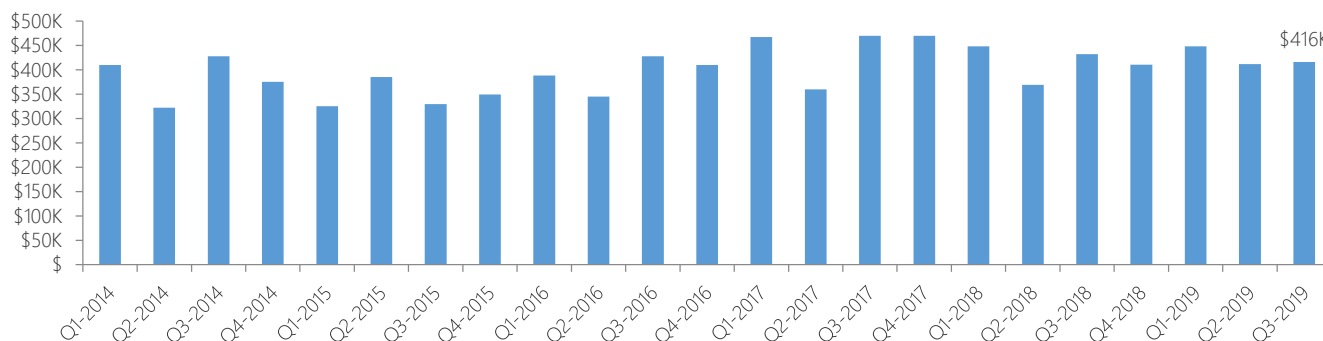
-9% YoY

NEIGHBORHOOD BOUNDARIES

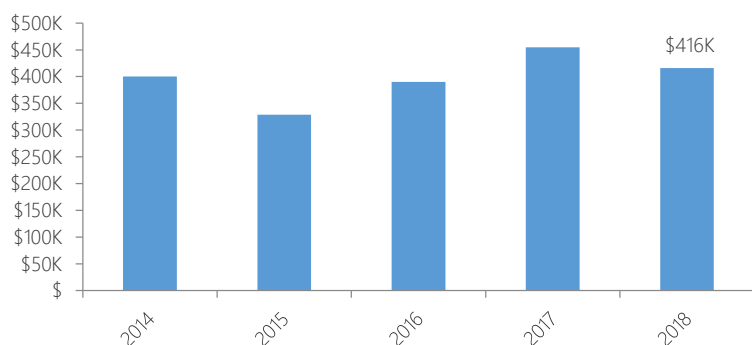


RESIDENTIAL STATS

Median Sale Price by Quarter

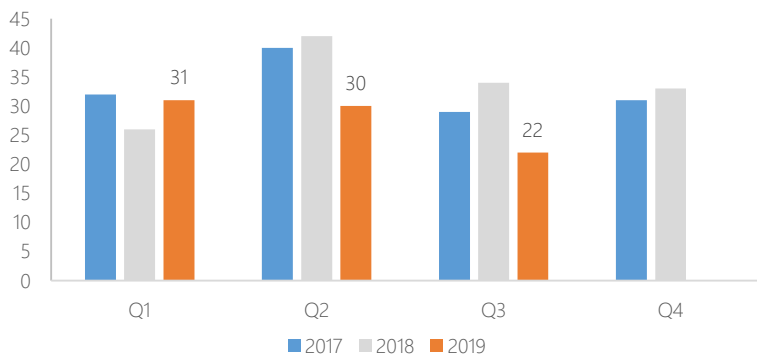


Median Sale Price by Year

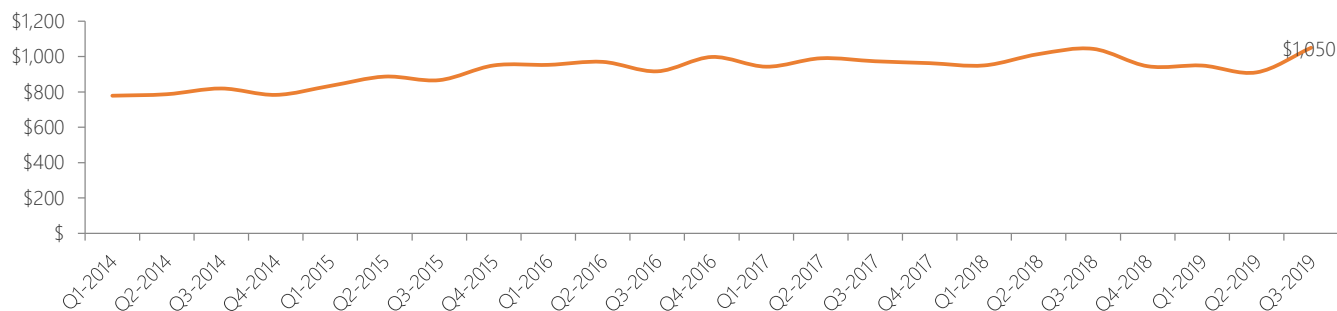


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	35	27	40	32	26	31
Q2	27	35	36	40	42	30
Q3	48	46	31	29	34	22
Q4	34	32	37	31	33	



Median Sale Price per Square Foot

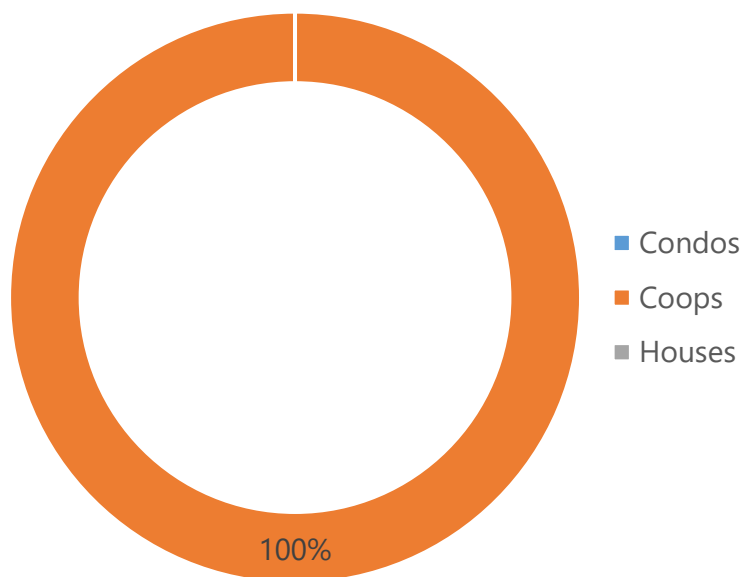


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$415,740	-4%	\$1,050	1%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 40th St #10R	1-01333-0001	1-Aug-19	\$1,150,000	Coop	
2 Tudor City Pl #12AS	1-01333-0018	30-Jul-19	\$850,000	Coop	
2 Tudor City Pl #3KN	1-01333-0018	6-Aug-19	\$698,000	Coop	
45 Tudor City Pl #1910	1-01335-0022	18-Jul-19	\$651,680	Coop	
305 E 40th St #17G	1-01333-0001	8-Jul-19	\$585,000	Coop	
5 Tudor City Pl #711	1-01333-0023	17-Sep-19	\$551,000	Coop	500
45 Tudor City Pl #1415	1-01335-0022	26-Sep-19	\$550,000	Coop	
2 Tudor City Pl #9MS	1-01333-0018	16-Jul-19	\$450,000	Coop	450
45 Tudor City Pl #1001	1-01335-0022	14-Aug-19	\$436,020	Coop	
320 E 42nd St #1514	1-01334-0041	9-Aug-19	\$428,025	Coop	
5 Tudor City Pl #818	1-01333-0023	29-Jul-19	\$415,740	Coop	
320 E 42nd St #416	1-01334-0041	6-Sep-19	\$415,000	Coop	
25 Tudor City Pl #502	1-01334-0022	24-Sep-19	\$365,000	Coop	
320 E 42nd St #608	1-01334-0041	15-Aug-19	\$351,000	Coop	320
45 Tudor City Pl #916	1-01335-0022	15-Aug-19	\$340,000	Coop	
5 Tudor City Pl #1134	1-01333-0023	20-Sep-19	\$315,000	Coop	300
25 Tudor City Pl #2016	1-01334-0022	10-Sep-19	\$305,000	Coop	
5 Tudor City Pl #1107	1-01333-0023	12-Aug-19	\$295,000	Coop	
5 Tudor City Pl #635	1-01333-0023	27-Sep-19	\$290,000	Coop	
5 Tudor City Pl #1807	1-01333-0023	16-Aug-19	\$285,000	Coop	300
5 Tudor City Pl #2010	1-01333-0023	9-Jul-19	\$268,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

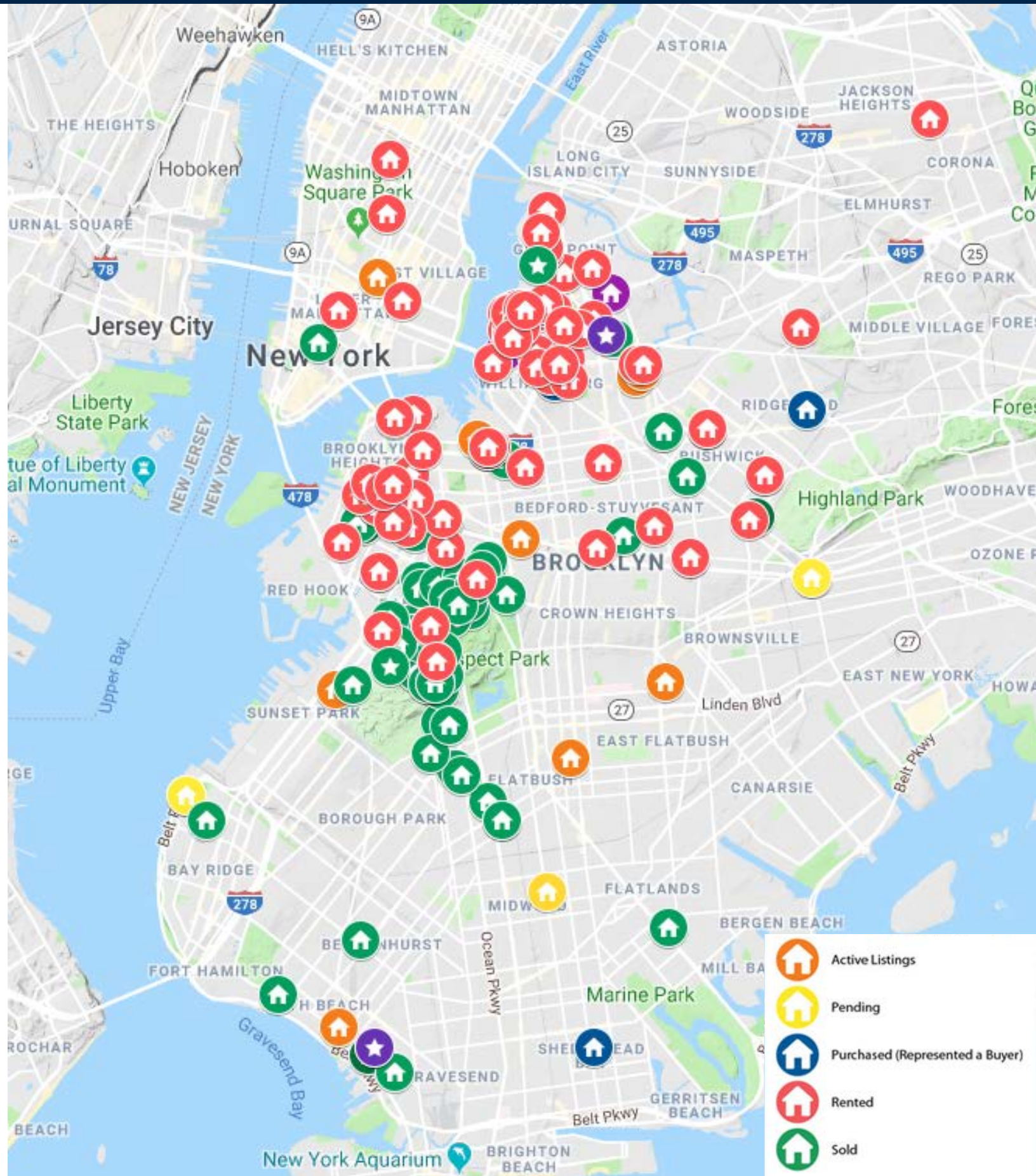
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| 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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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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