

RESIDENTIAL

Warren  
Lewis

Sotheby's

INTERNATIONAL REALTY

## Turtle Bay Report

A monthly analysis of residential sales  
in Turtle Bay, Manhattan

DECEMBER 2015

Residential Market Report, December 2015  
Turtle Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$999K

20% Y-o-Y

NO. OF TRANSACTIONS

46

21% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,199

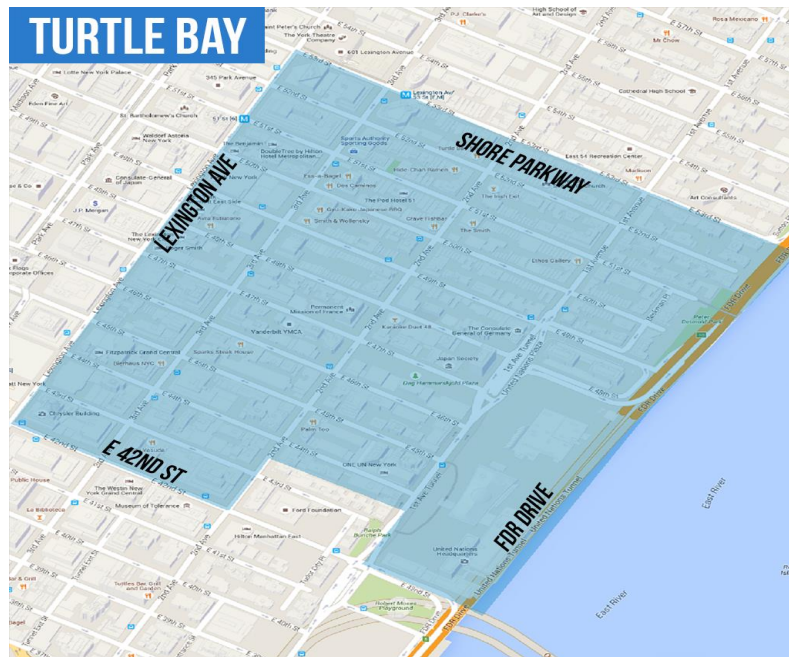
6% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

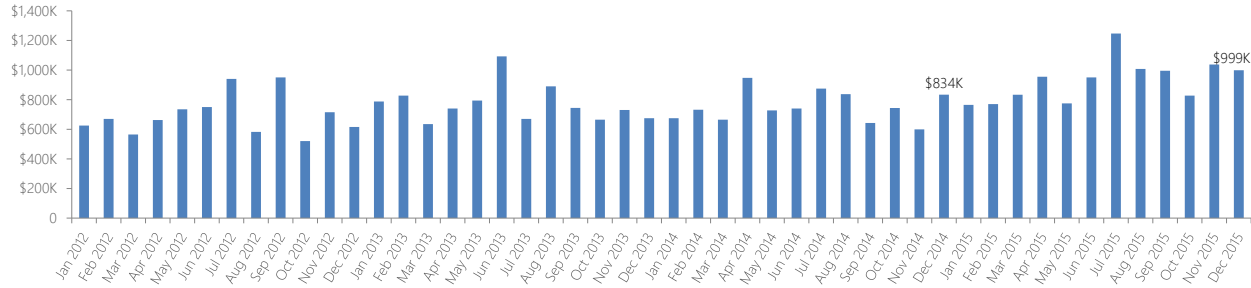
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

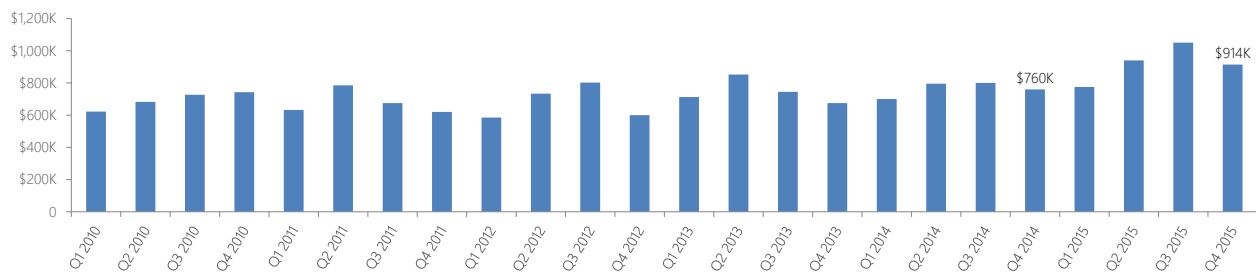


## RESIDENTIAL STATS

### Median Sale Price by Month

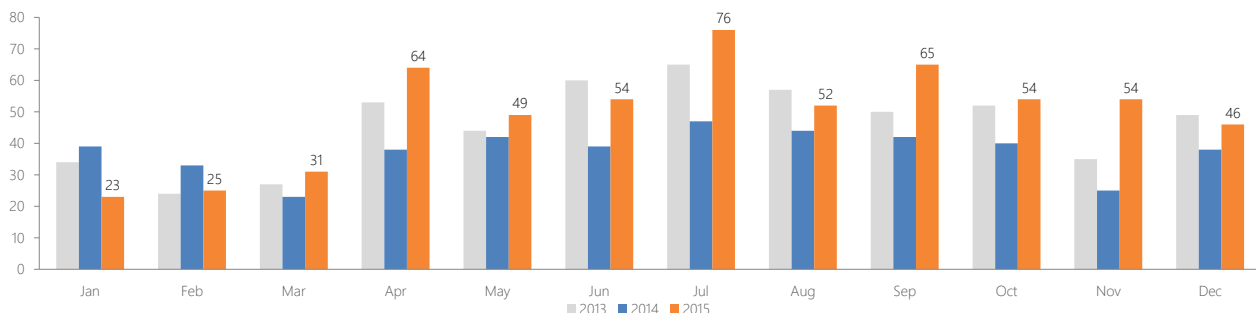


### Median Sale Price by Quarter

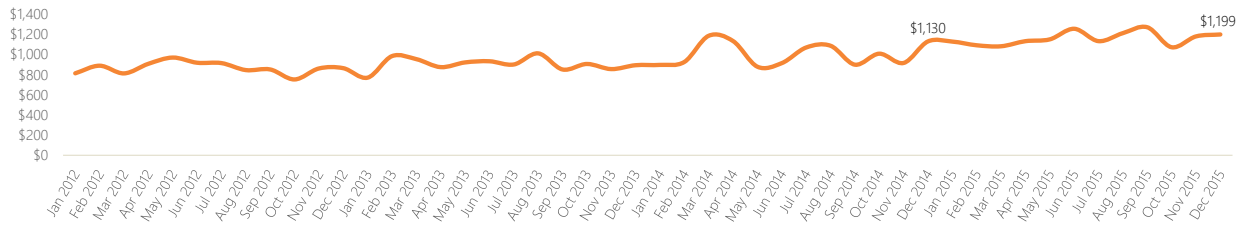


### Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	32	32	23	34	39	23
Feb	21	34	29	24	33	25
Mar	33	22	43	27	23	31
Apr	28	30	32	53	38	64
May	34	35	37	44	42	49
Jun	53	28	29	60	39	54
Jul	31	39	34	65	47	76
Aug	26	30	44	57	44	52
Sep	31	22	41	50	42	65
Oct	21	27	30	52	40	54
Nov	20	38	33	35	25	54
Dec	31	26	50	49	38	46



## ▶ Median Price per Square Foot



## CO-OP VERSUS CONDO SALES

### ▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,851,120	101%	\$1,492	16%	25
Co-ops	\$610,000	-13%	\$756	-3%	21
Houses	n/a	n/a	n/a	n/a	n/a

### ▶ Number of Sales by Building Type

Co-ops  
45.7%



Condos  
54.3%

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 United Nations Plaza #50B	1-01341-1657	21-Dec-15	\$7,000,000	Condo	1
305 East 51 Street #RU8B	1-01344-1241	09-Dec-15	\$6,927,461	Condo	n/a
305 East 51 Street #RU7A	1-01344-1234	08-Dec-15	\$5,111,977	Condo	n/a
845 United Nations Plaza #21A	1-01340-1018	23-Dec-15	\$3,600,000	Condo	1,972
305 East 51 Street #RU9A	1-01344-1245	03-Dec-15	\$3,064,205	Condo	n/a
305 East 51 Street #20F	1-01344-1296	18-Dec-15	\$2,903,622	Condo	n/a
866 United Nations Plz #23A	1-01360-0001	01-Dec-15	\$2,900,000	Coop	n/a
845 United Nations Plaza #56E	1-01340-1318	30-Dec-15	\$2,565,000	Condo	1,493
305 East 51 Street #RU5B	1-01344-1220	29-Dec-15	\$2,538,059	Condo	n/a
214 East 52 Street #1B	1-01325-1302	04-Dec-15	\$2,500,000	Condo	1,557
866 United Nations Plz #27D	1-01360-0001	10-Dec-15	\$2,100,000	Coop	n/a
305 East 51 Street #RU28B	1-01344-1313	15-Dec-15	\$2,070,077	Condo	n/a
305 East 51 Street #RU3C	1-01344-1205	08-Dec-15	\$1,995,750	Condo	n/a
321 East 49 Street #18A	1-01342-1077	29-Dec-15	\$1,925,000	Condo	1,555
305 East 51 Street #RU26B	1-01344-1307	23-Dec-15	\$1,851,120	Condo	n/a
305 East 51 Street #RU25B	1-01344-1304	16-Dec-15	\$1,835,834	Condo	n/a
305 East 51 Street #RU24B	1-01344-1301	11-Dec-15	\$1,820,546	Condo	n/a
236 East 47 Street #20E	1-01320-2065	17-Dec-15	\$1,444,350	Condo	1,040
218 East 47 Street #3A	1-01320-1303	15-Dec-15	\$1,435,000	Condo	1,391
303 East 49 Street #10	1-01342-1109	22-Dec-15	\$1,425,000	Condo	1,228
230 E 50 St #11A	1-01323-0036	15-Dec-15	\$1,135,000	Coop	n/a
250 East 49 Street #12B	1-01322-1343	24-Dec-15	\$1,050,000	Condo	667
250 East 49 Street #10A	1-01322-1335	22-Dec-15	\$999,999	Condo	647
865 1 Avenue #7C	1-01341-1834	21-Dec-15	\$997,758	Condo	939
145 East 48 Street #22G	1-01303-1188	30-Dec-15	\$970,000	Condo	650
211 East 51 Street #3C	1-01325-1414	23-Dec-15	\$905,000	Condo	581
315-321 E 43 St #801	1-01336-0010	01-Dec-15	\$870,000	Coop	n/a
305 E 45 St #7J	1-01338-0005	10-Dec-15	\$790,000	Coop	n/a
333 E 46 St #8G	1-01339-0012	02-Dec-15	\$753,505	Coop	n/a
305 E 45 St #15V	1-01338-0005	21-Dec-15	\$740,000	Coop	n/a
305 E 45 St #8W	1-01338-0005	17-Dec-15	\$685,000	Coop	n/a
212 E 48 St #1C	1-01321-0042	29-Dec-15	\$650,000	Coop	n/a
150-154 E 49 St #5E	1-01303-0041	07-Dec-15	\$625,000	Coop	n/a
349 E 49 St #1G	1-01342-0023	07-Dec-15	\$610,000	Coop	n/a
342-346 E 53 St #LOBA	1-01345-0031	18-Dec-15	\$599,000	Coop	n/a
425 E 51 St #9D	1-01363-0008	02-Dec-15	\$581,000	Coop	n/a
330 East 49 Street #3B	1-01341-1020	09-Dec-15	\$580,000	Condo	466
330 East 49 Street #10G	1-01341-1109	18-Dec-15	\$580,000	Condo	445
902-916 2 Ave #7M	1-01341-0001	30-Dec-15	\$553,000	Coop	n/a
333 E 46 St #16F	1-01339-0012	09-Dec-15	\$519,308	Coop	n/a
333-337 E 43 St #618	1-01336-0015	28-Dec-15	\$500,000	Coop	n/a
321 E 45 St #2D	1-01338-0012	10-Dec-15	\$450,000	Coop	n/a
10 Mitchell Pl #10E	1-01361-0007	16-Dec-15	\$381,500	Coop	n/a
310-314 E 49 St #7J	1-01341-0044	17-Dec-15	\$380,000	Coop	n/a
321 E 45 St #10B	1-01338-0012	11-Dec-15	\$302,500	Coop	n/a
321 E 45 St #9H	1-01338-0012	07-Dec-15	\$298,000	Coop	n/a