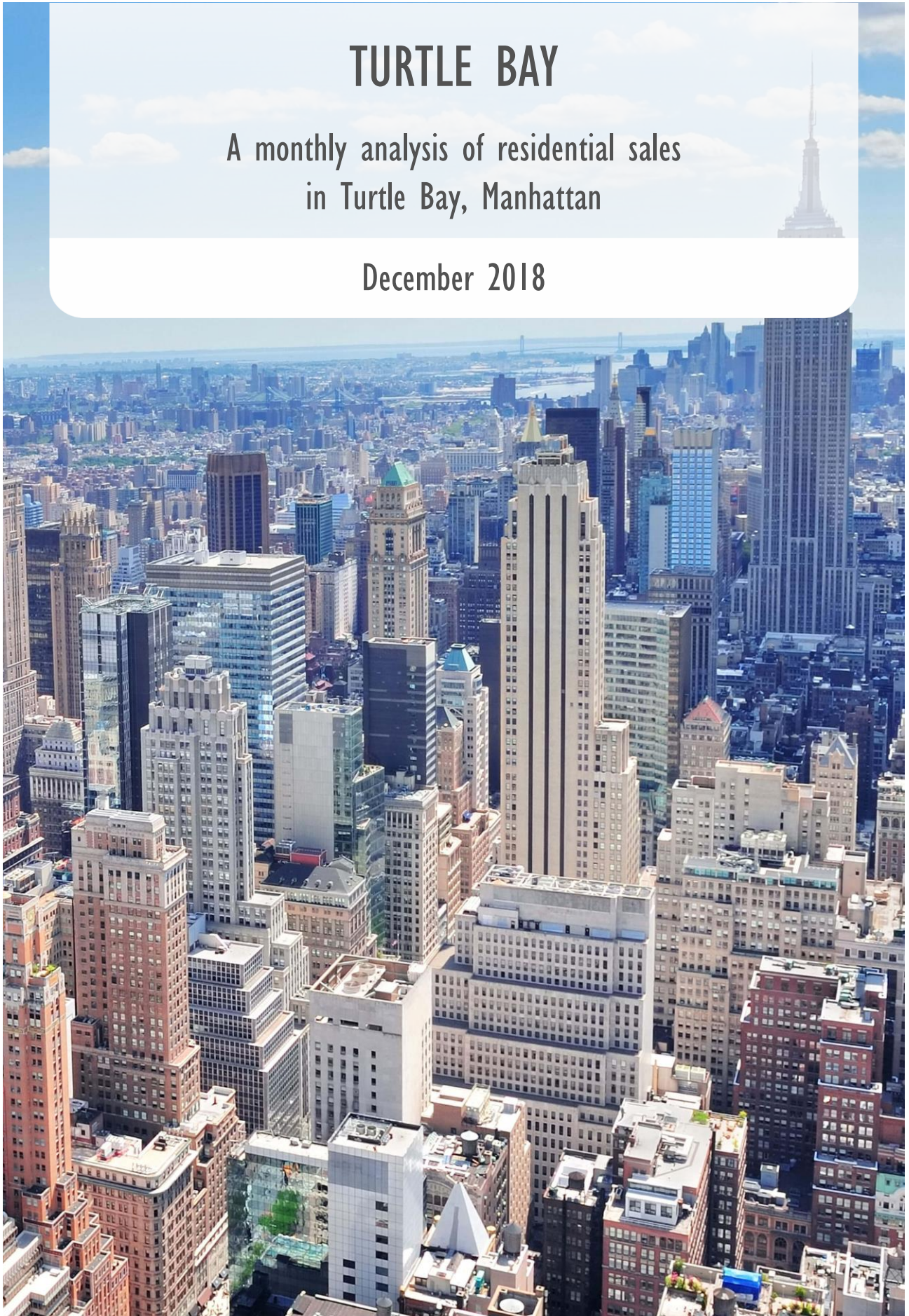


# TURTLE BAY

A monthly analysis of residential sales  
in Turtle Bay, Manhattan

December 2018



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, December 2018

## Turtle Bay, Manhattan

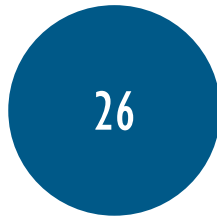
### SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



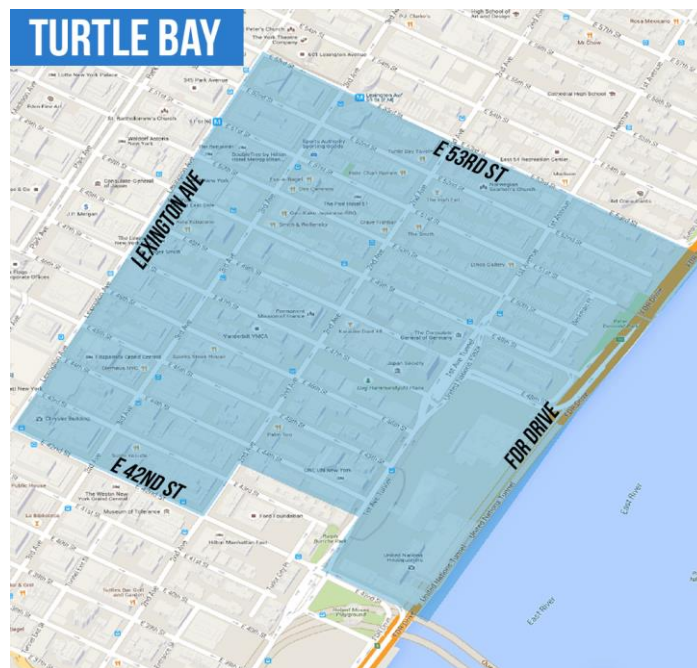
3% YoY

MANHATTAN MEDIAN SALE PRICE



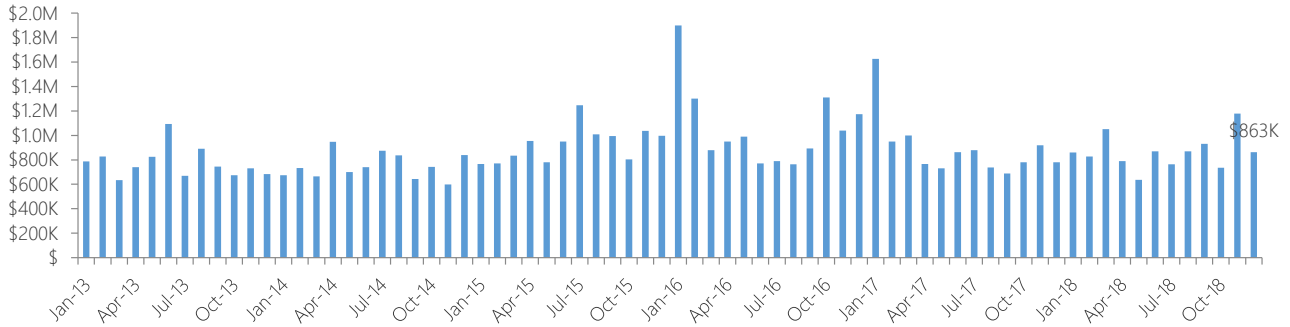
-8% YoY

### NEIGHBORHOOD BOUNDARIES

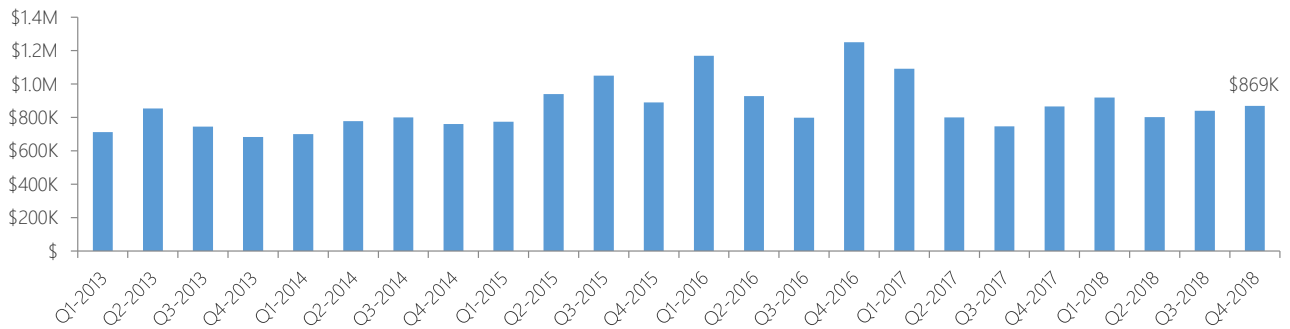


RESIDENTIAL STATS

Median Sale Price by Month

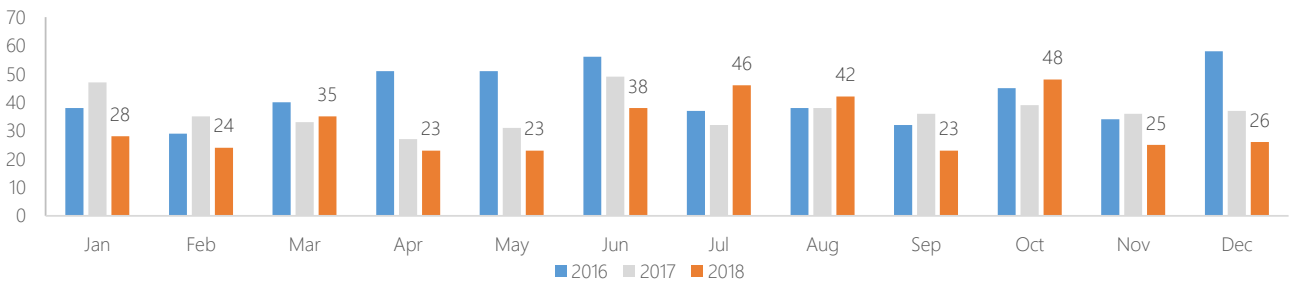


Median Sale Price by Quarter

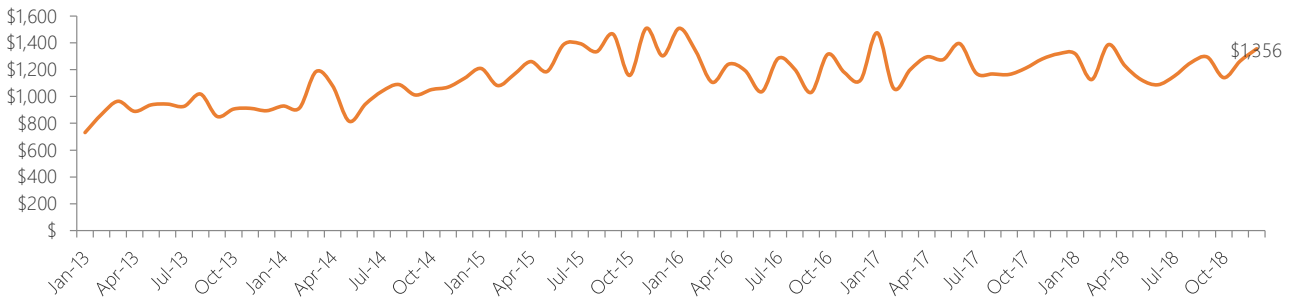


Number of Transactions

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	26



Median Sale Price per Square Foot

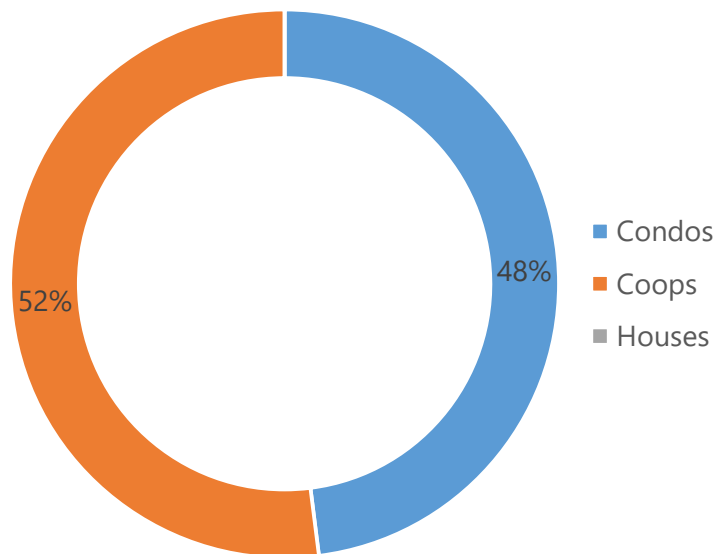


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	3%	\$1,369	-6%	12
Coops	\$597,500	-16%	\$887	6%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Beekman Pl #1011A	1-01361-0012	18-Dec-18	\$3,300,000	Coop	
301 E 50th St #20B	1-01343-1546	20-Dec-18	\$3,100,000	Condo	
2 Beekman Pl #15A	1-01361-0012	13-Dec-18	\$2,395,000	Coop	
255 E 49th St #15D	1-01323-1072	5-Dec-18	\$1,750,000	Condo	1,288
100 United Nations Plz #9A	1-01341-1444	5-Dec-18	\$1,500,000	Condo	1,327
305 E 51st St #RU3B	1-01344-1204	21-Dec-18	\$1,477,500	Condo	919
860-866 United Nations Plz #22C	1-01360-9001	13-Dec-18	\$1,325,000	Coop	
344 E 50th St #9	1-01342-1209	21-Dec-18	\$1,100,000	Condo	811
344 E 50th St #0A	1-01342-1209	21-Dec-18	\$1,100,000	Condo	811
230 E 50th St #PHBS	1-01323-0036	7-Dec-18	\$939,000	Coop	
250 E 49th St #25PHC	1-01322-1378	21-Dec-18	\$875,000	Condo	490
230 E 50th St #3A	1-01323-0036	5-Dec-18	\$862,500	Coop	
301 E 45th St #11C	1-01338-1057	11-Dec-18	\$720,000	Condo	522
235 E 49th St #7B	1-01323-0015	5-Dec-18	\$650,000	Coop	
210 E 47th St #3F	1-01320-1420	27-Dec-18	\$630,000	Condo	387
210 E 47th St #4G	1-01320-1429	27-Dec-18	\$600,000	Condo	387
225 E 46th St #3B	1-01320-1622	7-Dec-18	\$563,000	Condo	447
301 E 48th St #7M	1-01341-0001	27-Dec-18	\$545,000	Coop	
333 E 43rd St #511	1-01336-0015	18-Dec-18	\$532,000	Coop	600
319 E 50th St #6A	1-01343-1002	7-Dec-18	\$520,000	Coop	
333 E 43rd St #609	1-01336-0015	14-Dec-18	\$514,500	Coop	700
321 E 45th St #6E	1-01338-0012	12-Dec-18	\$395,000	Coop	
321 E 43rd St #703	1-01336-0010	3-Dec-18	\$286,000	Coop	300



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**



# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





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	

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)





## THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.BrooklynMade.Blog/Podcast](http://www.BrooklynMade.Blog/Podcast)



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## OUR PREFERRED VENDORS



**SPARTAN RENOVATIONS**



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**