

# TURTLE BAY

A quarterly analysis of residential sales  
in Turtle Bay, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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

# Residential Market Report, 3rd Quarter 2019

## Turtle Bay, Manhattan

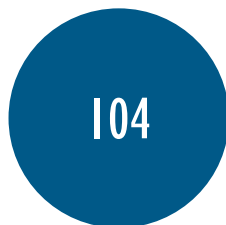
### SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



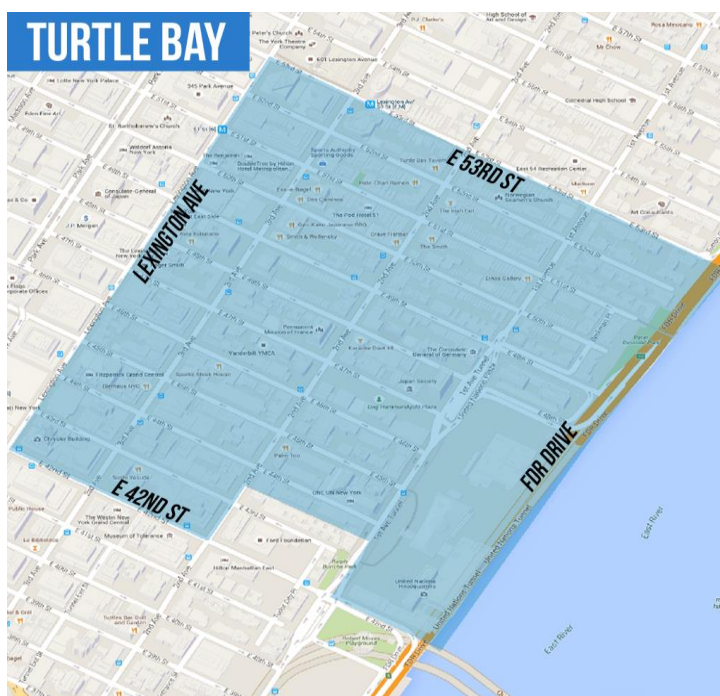
-12% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

### NEIGHBORHOOD BOUNDARIES

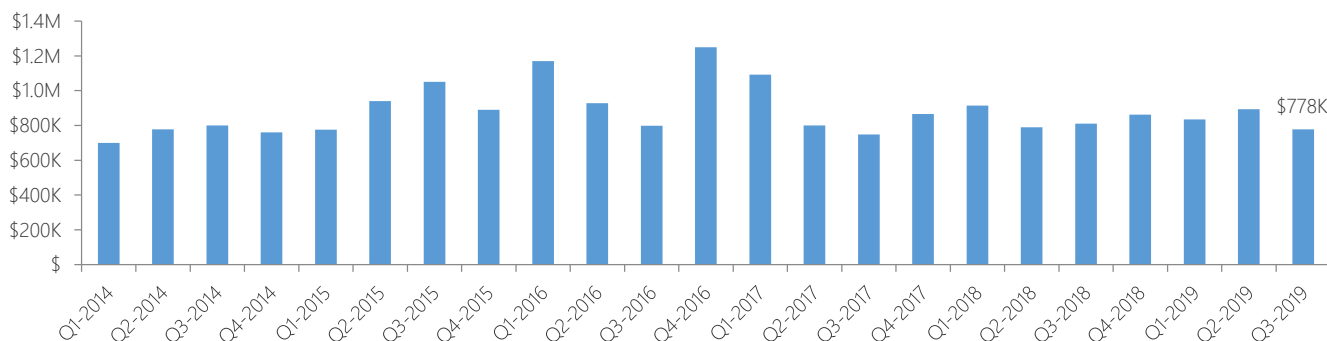


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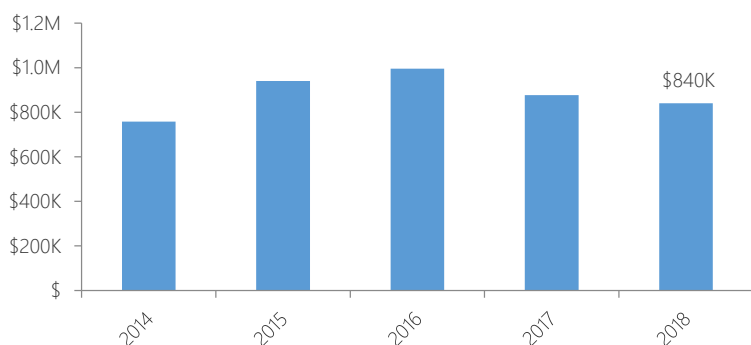
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RESIDENTIAL STATS

Median Sale Price by Quarter

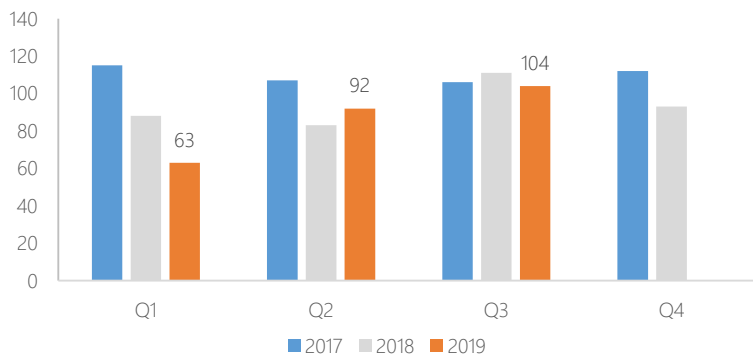


Median Sale Price by Year

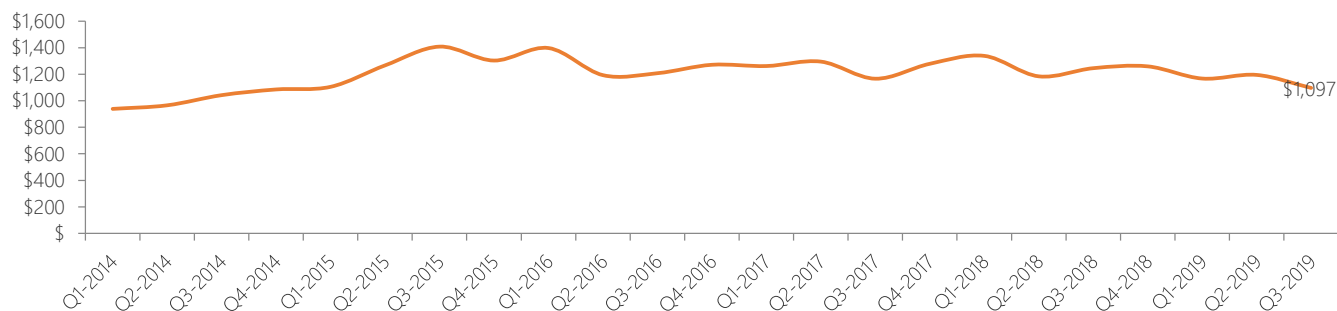


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	95	79	107	115	88	63
Q2	118	168	158	107	83	92
Q3	133	193	107	106	111	104
Q4	102	161	137	112	93	



Median Sale Price per Square Foot

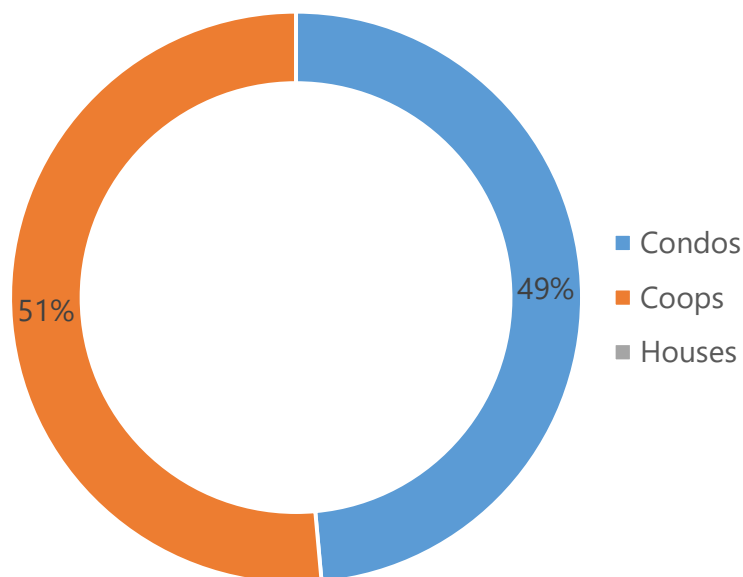


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,401,250	39%	\$1,327	0%	51
Coops	\$620,000	-9%	\$854	-5%	54
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
845 United Nations Plz #40B	1-01340-1205	31-Jul-19	\$6,000,000	Condo	2,854
845 United Nations Plz #75A	1-01340-1328	18-Sep-19	\$4,999,000	Condo	2,472
100 United Nations Plz #39B	1-01341-1613	19-Jul-19	\$4,200,000	Condo	3,129
100 United Nations Plz #39A	1-01341-1613	19-Jul-19	\$4,200,000	Condo	3,129
400 E 51st St #27A	1-01362-1151	25-Jul-19	\$3,900,000	Condo	2,303
845 United Nations Plz #76D	1-01340-1360	27-Sep-19	\$3,400,000	Condo	2,011
959 First Ave #26L	1-01345-1211	30-Jul-19	\$2,850,000	Condo	
959 First Ave #18D	1-01345-1181	3-Sep-19	\$2,500,000	Condo	1,370
250 E 53rd St #2901	1-01326-1115	9-Sep-19	\$2,475,000	Condo	1,559
25 Beekman Pl #3	1-01361-1002	23-Aug-19	\$2,470,000	Condo	2,190
845 United Nations Plz #9D	1-01340-1067	27-Aug-19	\$2,335,000	Condo	1,612
310 E 53rd St #4	1-01345-1012	12-Aug-19	\$2,210,000	Condo	2,313
310 E 53rd St #5G	1-01345-1012	12-Aug-19	\$2,210,000	Condo	2,313
845 United Nations Plz #12E	1-01340-1090	11-Sep-19	\$2,175,000	Condo	1,588
100 United Nations Plz #40C	1-01341-1618	29-Aug-19	\$2,050,000	Condo	1,318
959 First Ave #9P	1-01345-1141	26-Aug-19	\$1,995,000	Condo	
959 First Ave #23E	1-01345-1200	23-Sep-19	\$1,810,000	Condo	
145 E 48th St #23C	1-01303-1084	19-Jul-19	\$1,800,000	Condo	708
240 E 47th St #39B	1-01320-1233	20-Sep-19	\$1,790,000	Condo	759
240 E 47th St #39A	1-01320-1233	20-Sep-19	\$1,790,000	Condo	759
145 E 48th St #32C	1-01303-1093	2-Jul-19	\$1,700,000	Condo	1,245
310 E 53rd St #5C	1-01345-1008	18-Jul-19	\$1,625,000	Condo	1,749
310 E 53rd St #4	1-01345-1008	18-Jul-19	\$1,625,000	Condo	1,749
212 E 47th St #32G	1-01320-4236	12-Aug-19	\$1,430,000	Condo	911
309-321 E 49th St #14D	1-01342-1064	18-Jul-19	\$1,372,500	Condo	1,161
250 E 49th St #7D	1-01322-1326	14-Aug-19	\$1,360,000	Condo	995
236 E 47th St #33E	1-01320-2143	10-Sep-19	\$1,300,000	Condo	1,040
255 E 49th St #26E	1-01323-1139	9-Sep-19	\$1,285,000	Condo	1,056
309-321 E 49th St #2E	1-01342-1010	3-Sep-19	\$1,250,000	Condo	1,154
424 E 52nd St #5A	1-01363-0037	8-Aug-19	\$1,237,500	Coop	1,250
249 E 48th St #20B	1-01322-1175	14-Aug-19	\$1,140,000	Condo	1,092
424 E 52nd St #4A	1-01363-0037	23-Sep-19	\$1,100,000	Coop	
310 E 49th St #7FG	1-01341-0044	2-Jul-19	\$1,020,000	Coop	
444 E 52nd St #1F	1-01363-0027	1-Jul-19	\$995,000	Coop	1,200
345 E 50th St #5A	1-01343-1414	1-Aug-19	\$995,000	Condo	918
310 E 46th St #12H	1-01338-0005	30-Sep-19	\$985,000	Coop	961
310 E 46th St #9R	1-01338-0005	27-Aug-19	\$975,000	Coop	1,100
212 E 47th St #32J	1-01320-4238	1-Jul-19	\$920,000	Condo	651
415 E 52nd St #5CB	1-01364-0005	4-Sep-19	\$890,000	Coop	1,000
212 E 47th St #26J	1-01320-4184	14-Aug-19	\$880,000	Condo	651
330 E 49th St #14C	1-01341-1134	11-Sep-19	\$872,000	Condo	759
236 E 47th St #29C	1-01320-2117	19-Jul-19	\$866,500	Condo	586
415 E 52nd St #6KC	1-01364-0005	28-Aug-19	\$860,000	Coop	
236 E 47th St #17C	1-01320-2045	20-Aug-19	\$850,000	Condo	586
333 E 43rd St #921	1-01336-0015	4-Sep-19	\$825,000	Coop	850
333 E 45th St #27A	1-01338-1224	23-Jul-19	\$818,000	Condo	531
415 E 52nd St #8MC	1-01364-0005	16-Sep-19	\$797,500	Coop	
145 E 48th St #25G	1-01303-1191	25-Sep-19	\$795,000	Condo	650
146 E 49th St #4B	1-01303-0045	29-Aug-19	\$782,000	Coop	
236 E 47th St #11B	1-01320-2019	21-Aug-19	\$778,000	Condo	643



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Address	BBL	Sale date	Sale price	Property type	Sqft
301 E 48th St #14K	1-01341-0001	9-Sep-19	\$760,000	Coop	750
310 E 46th St #206	1-01338-0005	2-Aug-19	\$760,000	Coop	
333 E 45th St #10B	1-01338-1235	20-Aug-19	\$750,000	Condo	565
415 E 52nd St #9EC	1-01364-0005	19-Aug-19	\$750,000	Coop	900
420 E 51st St #8A	1-01362-0041	27-Aug-19	\$740,000	Coop	1,350
310 E 46th St #15J	1-01338-0005	26-Sep-19	\$740,000	Coop	
255 E 49th St #16F	1-01323-1080	7-Aug-19	\$735,000	Condo	609
415 E 52nd St #1CB	1-01364-0005	2-Jul-19	\$725,000	Coop	1,200
301 E 48th St #11C	1-01341-0001	9-Jul-19	\$725,000	Coop	
333 E 45th St #4C	1-01338-1257	30-Aug-19	\$700,000	Condo	565
310 E 46th St #5C	1-01338-0005	23-Sep-19	\$690,000	Coop	850
210 E 47th St #2D	1-01320-1409	2-Aug-19	\$680,000	Condo	690
424 E 52nd St #9E	1-01363-0037	11-Jul-19	\$675,000	Coop	892
433 E 51st St #5F	1-01363-0012	15-Aug-19	\$670,000	Coop	
301 E 48th St #16J	1-01341-0001	31-Jul-19	\$650,000	Coop	825
337 E 50th St #5A	1-01343-0016	15-Jul-19	\$645,000	Coop	800
333 E 46th St #8L	1-01339-0012	5-Aug-19	\$630,000	Coop	650
235 E 49th St #8G	1-01323-0015	6-Aug-19	\$625,000	Coop	700
434 E 52nd St #4D	1-01363-0031	8-Jul-19	\$620,000	Coop	
301 E 45th St #9A	1-01338-1043	1-Jul-19	\$600,000	Condo	547
333 E 43rd St #607	1-01336-0015	15-Aug-19	\$600,000	Coop	
145 E 48th St #9A	1-01303-1010	23-Aug-19	\$580,000	Condo	449
333 E 46th St #18C	1-01339-0012	13-Sep-19	\$555,000	Coop	
425 E 51st St #9F	1-01363-0008	23-Jul-19	\$555,000	Coop	
415 E 52nd St #1EB	1-01364-0005	11-Jul-19	\$550,000	Coop	
251 E 51st St #3G	1-01325-0024	3-Sep-19	\$550,000	Coop	
333 E 43rd St #606	1-01336-0015	15-Aug-19	\$542,000	Coop	650
310 E 49th St #1B	1-01341-0044	7-Aug-19	\$540,000	Coop	400
251 E 51st St #2D	1-01325-0024	26-Sep-19	\$525,000	Coop	580
225 E 46th St #6A	1-01320-1654	19-Aug-19	\$517,500	Condo	400
30 Beekman Pl #4B	1-01362-0038	29-Jul-19	\$515,000	Coop	
221 E 50th St #6A	1-01324-0009	20-Sep-19	\$499,000	Coop	
225 E 46th St #7E	1-01320-1669	27-Sep-19	\$499,000	Condo	441
301 E 48th St #16M	1-01341-0001	16-Aug-19	\$492,500	Coop	600
251 E 51st St #6E	1-01325-0024	8-Aug-19	\$478,500	Coop	
251 E 51st St #6A	1-01325-0024	20-Sep-19	\$405,000	Coop	
145 E 48th St #21B	1-01303-1052	19-Jul-19	\$399,163	Condo	761
319 E 50th St #4J	1-01343-1002	9-Jul-19	\$395,000	Coop	500
420 E 51st St #9G	1-01362-0041	25-Jul-19	\$375,000	Coop	
251 E 51st St #4K	1-01325-0024	10-Sep-19	\$375,000	Coop	450
321 E 45th St #10A	1-01338-0012	10-Jul-19	\$375,000	Coop	400
310 E 49th St #12B	1-01341-0044	20-Aug-19	\$359,000	Coop	
155 E 49th St #3F	1-01304-0029	14-Aug-19	\$355,000	Coop	500
321 E 45th St #2E	1-01338-0012	18-Sep-19	\$353,000	Coop	400
321 E 45th St #4H	1-01338-0012	16-Jul-19	\$350,000	Coop	400
321 E 45th St #11B	1-01338-0012	31-Jul-19	\$340,000	Coop	380
310 E 49th St #8B	1-01341-0044	13-Sep-19	\$330,000	Coop	450
321 E 45th St #11C	1-01338-0012	24-Sep-19	\$290,000	Coop	
435 E 52nd St #14CH	1-01364-0022	1-Aug-19	\$47,608	Coop	



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Residential Sales &  
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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

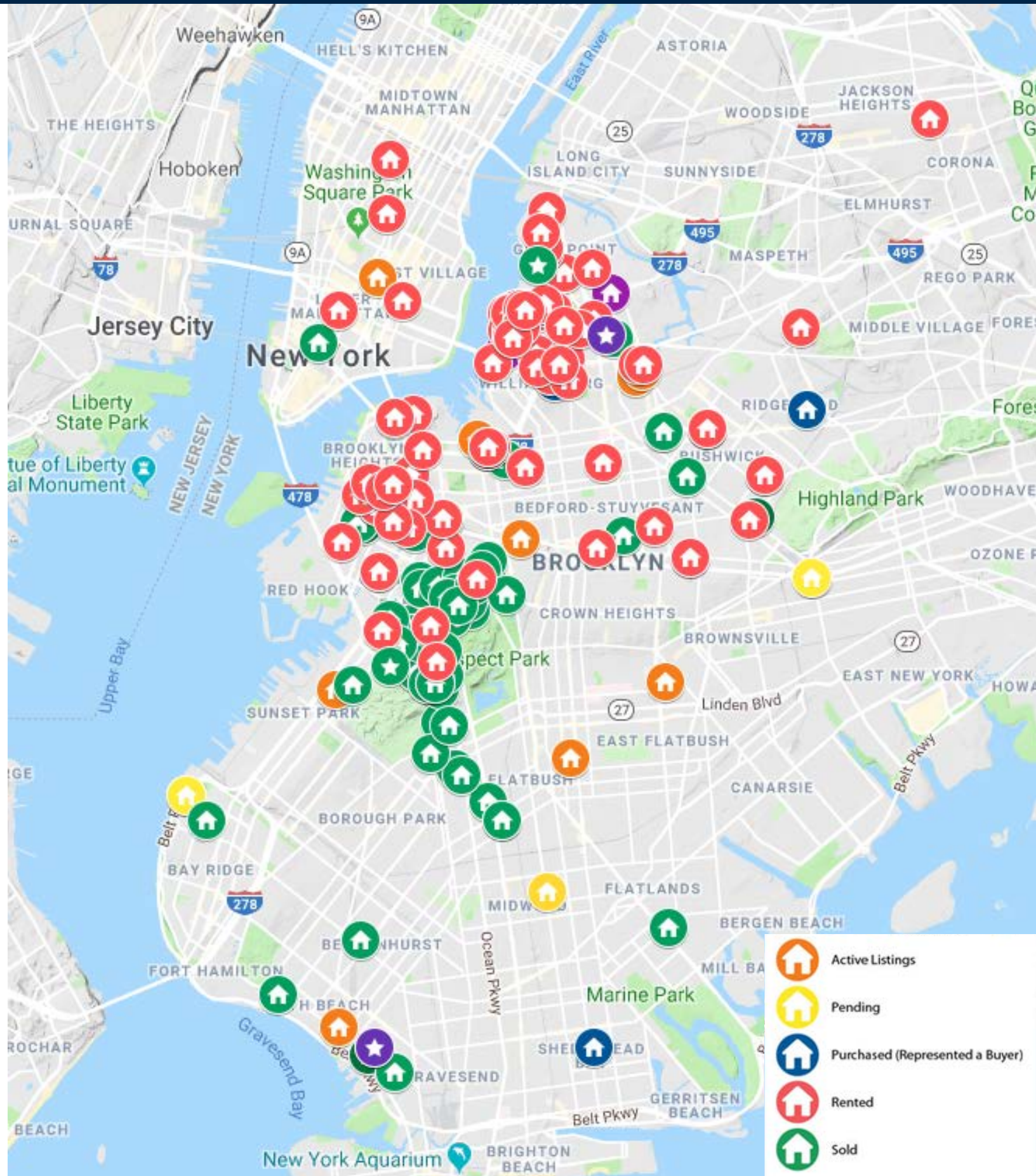
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- |                                 |                              |                                |                                     |
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| Appraisers & Inspectors         | Expeditors                   | 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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**SPARTAN RENOVATIONS**



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