



## TUDOR CITY

A monthly analysis of residential sales  
in Tudor City, Manhattan

January 2017





## Residential Market Report, January 2017

### Tudor City, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$475K**

22% YoY

NO. OF TRANSACTIONS

**10**

-33% YoY

MEDIAN PRICE/SQ.FT.

**\$1,042**

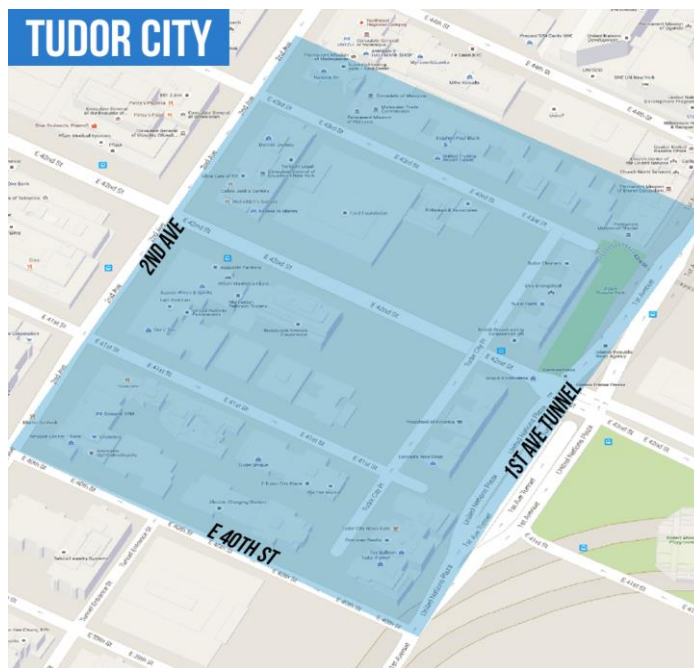
14% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.13M**

-2% YoY

#### NEIGHBORHOOD BOUNDARIES

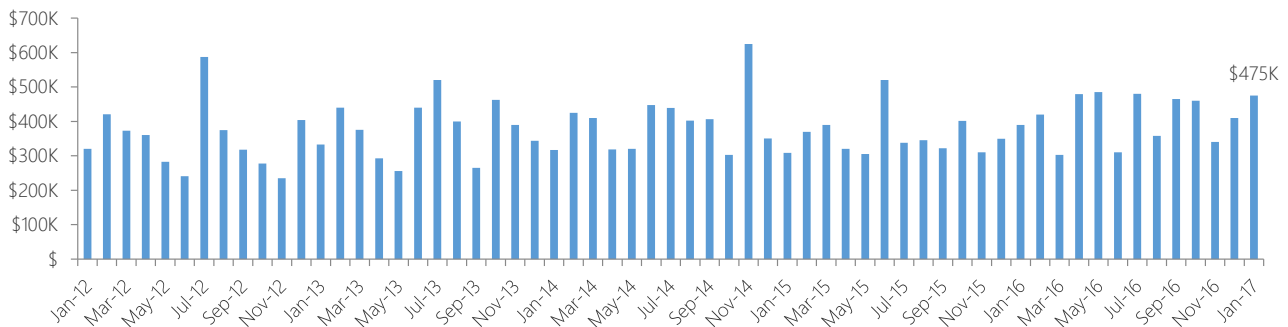




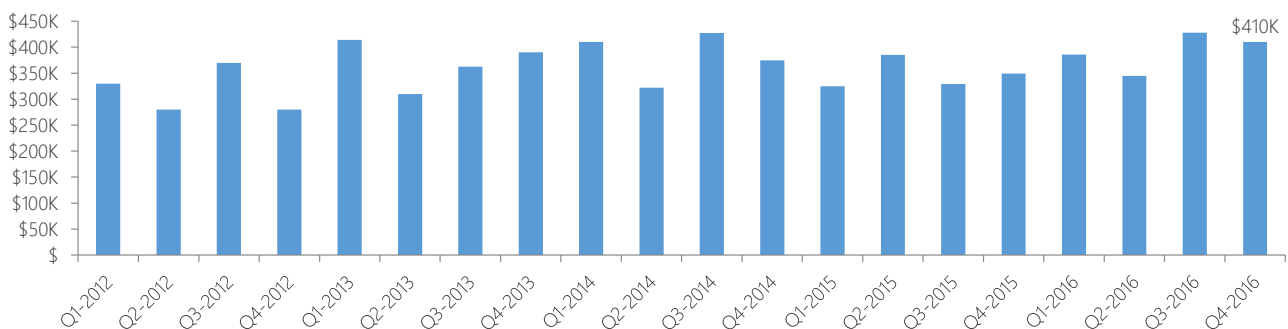
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

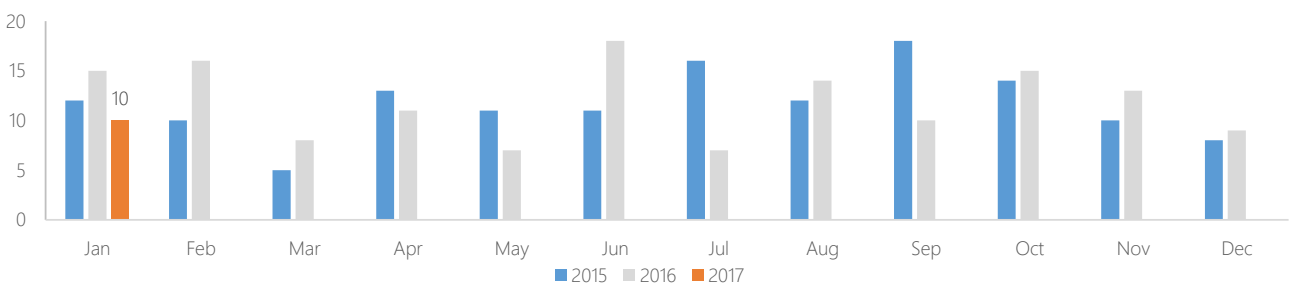


### Median Sale Price by Quarter



### Number of Transactions

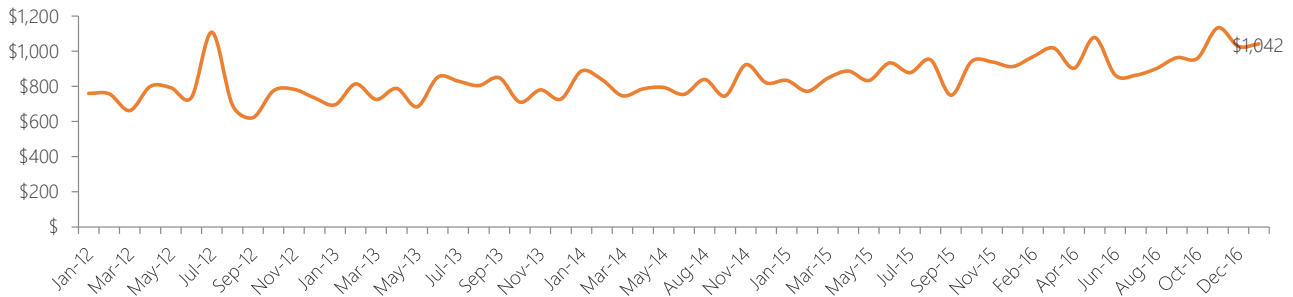
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	9	5	9	4	6	8	7	22	6	14	3	14
2013	6	6	4	10	10	11	13	23	9	7	9	13
2014	11	9	15	12	7	8	21	13	14	14	9	11
2015	12	10	5	13	11	11	16	12	18	14	10	8
2016	15	16	8	11	7	18	7	14	10	15	13	9
2017	10											





# The RATNER Team Market Reports

## Median Sale Price per Square Foot

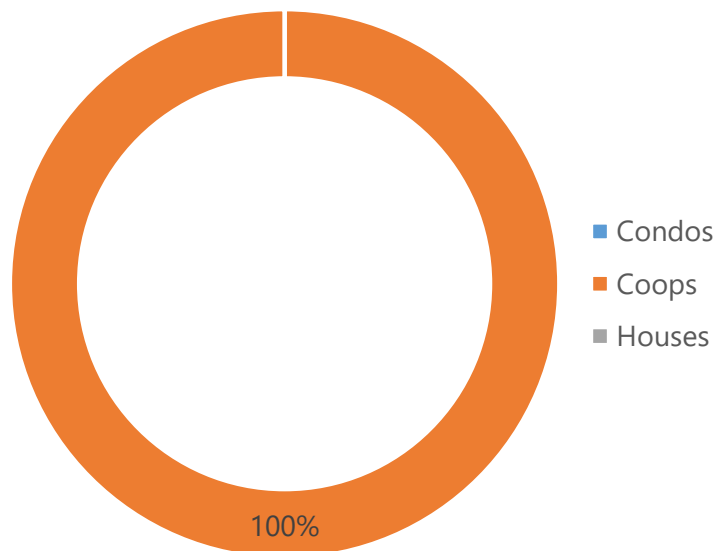


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$475,000	22%	\$1,042	14%	10
Houses	-	-	-	-	0

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
325-327 E 41 St #1108	1-01334-0010	11-Jan-17	\$1,200,000	Coop	
312-324 E 42 St #2010	1-01334-0041	13-Jan-17	\$1,045,000	Coop	
305 E 40 St #3F	1-01333-0001	30-Jan-17	\$639,000	Coop	
305 E 40 St #18C	1-01333-0001	20-Jan-17	\$599,000	Coop	575
312-324 E 42 St #1201	1-01334-0041	24-Jan-17	\$475,000	Coop	
305 E 40 St #11T	1-01333-0001	30-Jan-17	\$407,500	Coop	
1-19 Tudor City Pl #1510	1-01333-0023	30-Jan-17	\$283,500	Coop	
25 Tudor City Pl #1806	1-01334-0022	17-Jan-17	\$280,000	Coop	
1-19 Tudor City Pl #303	1-01333-0023	20-Jan-17	\$260,000	Coop	