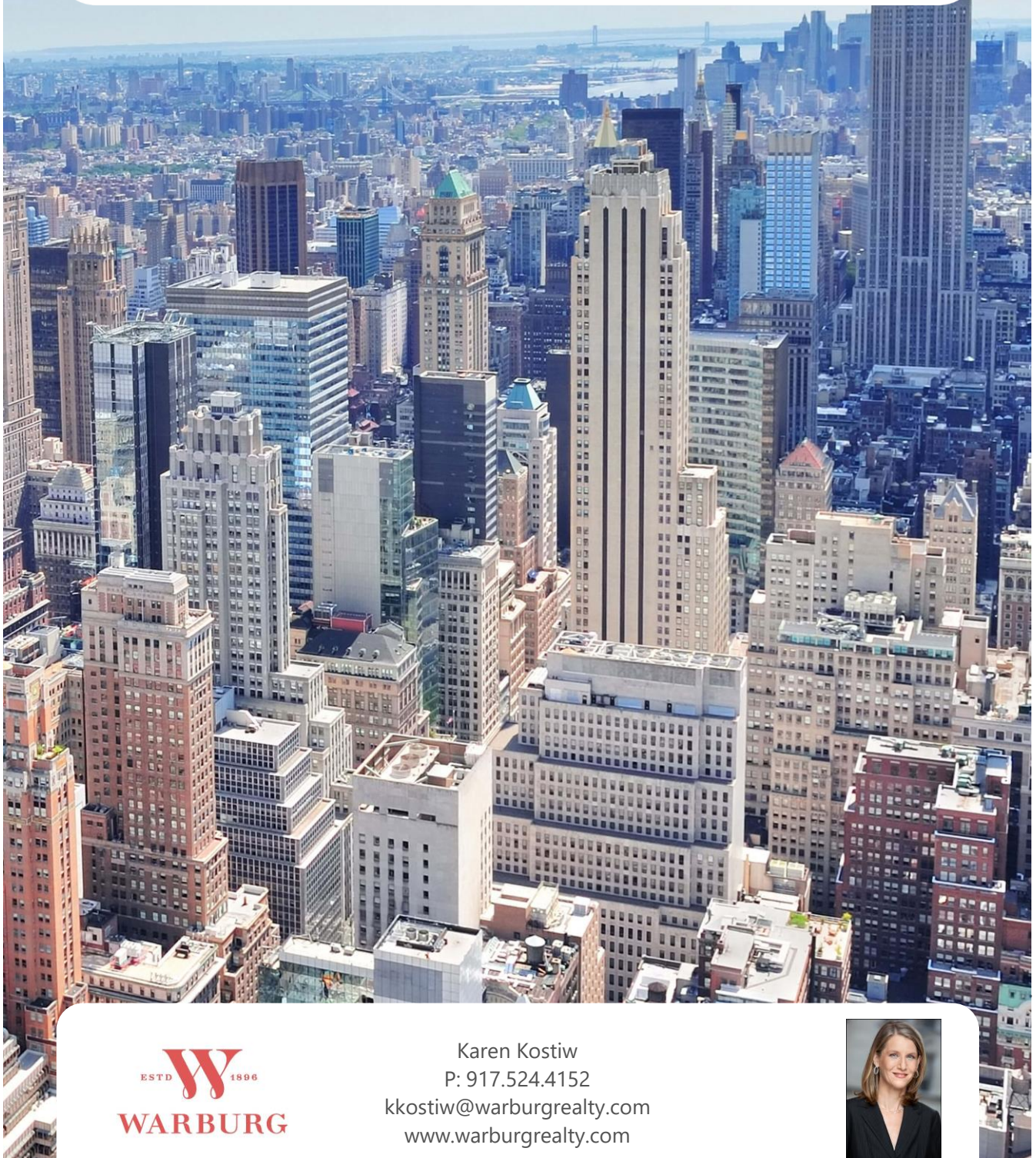


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

4th Quarter 2017



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 4th Quarter 2017

Kips Bay, Manhattan

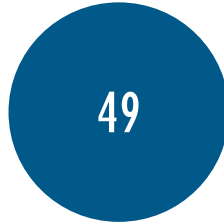
SUMMARY

MEDIAN SALE PRICE



39% YoY

NO. OF TRANSACTIONS



23% YoY

MEDIAN PRICE/SQ.FT.



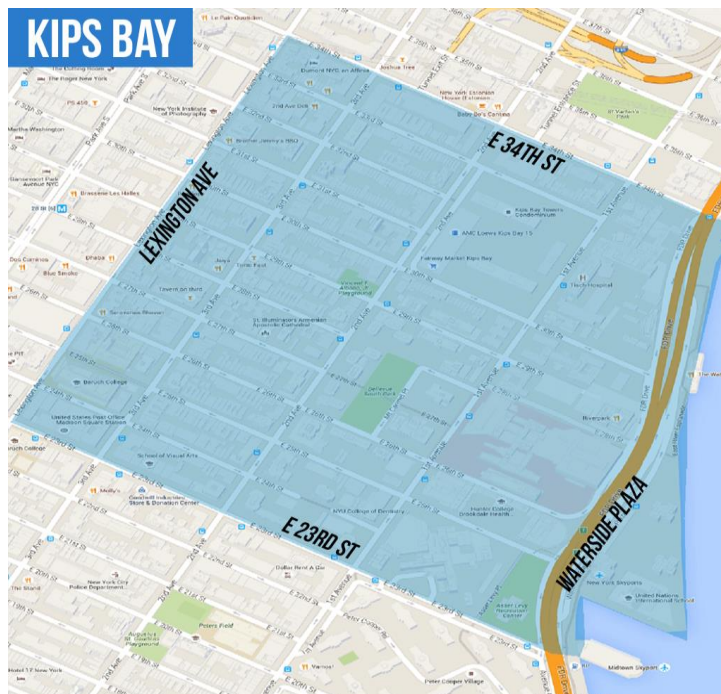
1% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

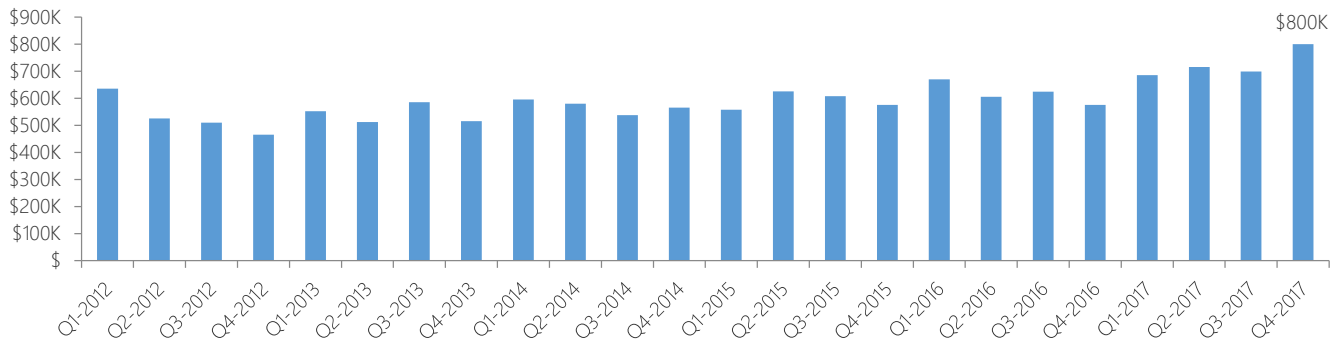


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

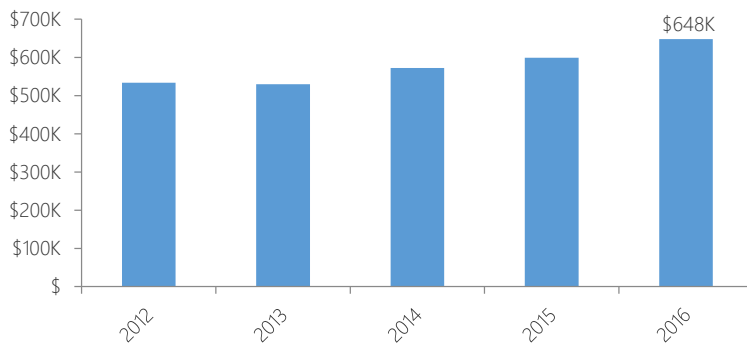


RESIDENTIAL STATS

Median Sale Price by Quarter

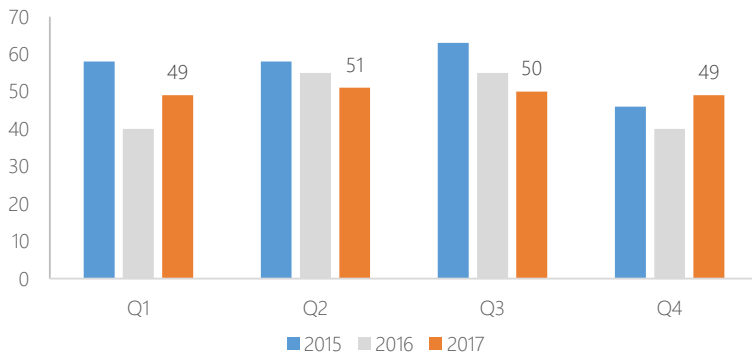


Median Sale Price by Year



Number of Transactions

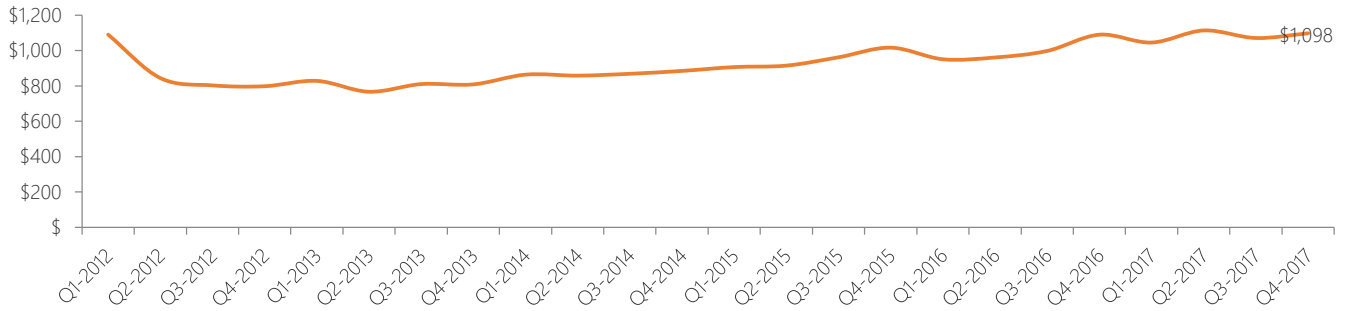
Quarter	2012	2013	2014	2015	2016	2017
Q1	96	46	66	58	40	49
Q2	74	64	81	58	55	51
Q3	64	77	78	63	55	50
Q4	48	74	67	46	40	49



Karen Kostiw
 P: 917.524.4152
 kkostiw@warburgrealty.com
 www.warburgrealty.com



Median Sale Price per Square Foot

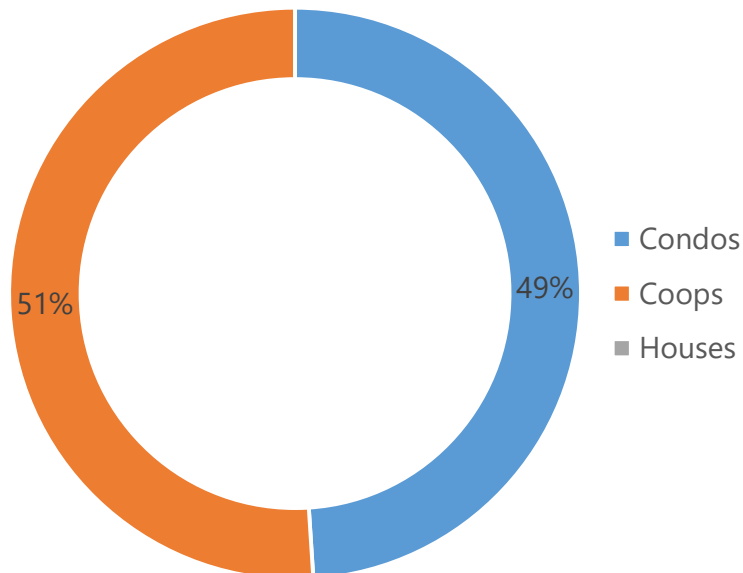


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$860,000	-14%	\$,1161	-11%	24
Coops	\$731,483	31%	\$980	0%	25
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
145 Lexington Ave #7	1-00885-1107	14-Dec-17	\$2,500,000	Condo	1,320
303 E 33 St #2D	1-00939-1006	26-Dec-17	\$1,900,000	Condo	1,180
200 E 32 St #15E	1-00912-1251	1-Dec-17	\$1,519,000	Condo	988
343 E 30 St #4J	1-00936-2052	18-Dec-17	\$1,450,000	Condo	1,116
300 E 33 St #15C	1-00936-3185	21-Nov-17	\$1,425,000	Condo	1,161
140 E 28 St #4G	1-00883-0058	14-Dec-17	\$1,370,000	Coop	
303 E 33 St #6M	1-00939-1068	11-Dec-17	\$1,225,000	Condo	779
133 E 30 St #5B	1-00886-0031	15-Nov-17	\$1,110,000	Coop	
148 E 24 St #9A	1-00879-1235	22-Dec-17	\$1,100,000	Condo	747
133 E 30 St #5D	1-00886-0031	30-Nov-17	\$940,000	Coop	
165 E 32 St #16F	1-00888-0037	1-Dec-17	\$928,000	Coop	900
333 E 30 St #8B	1-00936-1100	7-Dec-17	\$905,000	Condo	806
157 E 32 St #11A	1-00888-1041	27-Nov-17	\$902,250	Condo	647
300 E 33 St #14K	1-00936-3178	21-Nov-17	\$900,000	Condo	741
441-447 2 Ave #4B	1-00906-0024	7-Nov-17	\$895,000	Coop	
201 E 25 St #11A	1-00906-0001	19-Oct-17	\$884,000	Coop	
157 E 32 St #3A	1-00888-1004	31-Oct-17	\$876,000	Condo	647
422-438 2 Ave #15R	1-00930-0001	17-Oct-17	\$875,000	Coop	900
300 E 33 St #11K	1-00936-3150	3-Oct-17	\$860,000	Condo	741
343 E 30 St #7P	1-00936-2099	16-Oct-17	\$855,000	Condo	1,206
343 E 30 St #7N	1-00936-2098	3-Oct-17	\$830,000	Condo	718
330 E 30 St #10B	1-00936-4128	28-Nov-17	\$830,000	Condo	823
300 E 33 St #7P	1-00936-3098	3-Oct-17	\$815,000	Condo	747
139-141 E 30 St #2B	1-00886-0034	30-Oct-17	\$800,000	Coop	
421-427 2 Ave #14G	1-00905-0026	13-Dec-17	\$785,000	Coop	
200 E 28 St #3G	1-00908-1019	21-Dec-17	\$770,000	Condo	730
240 E 30 St #2D	1-00910-0041	15-Nov-17	\$750,000	Coop	
200 E 27 St #12G	1-00907-0056	2-Oct-17	\$746,000	Coop	700
441-447 2 Ave #6E	1-00906-0024	20-Dec-17	\$745,000	Coop	800
250 E 30 St #5D	1-00910-1018	11-Dec-17	\$720,000	Condo	583
160 E 27 St #2F	1-00882-0050	3-Nov-17	\$717,966	Coop	
205-211 E 24 St #218	1-00905-0006	5-Oct-17	\$686,000	Coop	625
422-438 2 Ave #10U	1-00930-0001	24-Oct-17	\$637,500	Coop	802
407 3 Ave #12S	1-00909-0001	6-Dec-17	\$625,000	Coop	775
333 E 30 St #8N	1-00936-1111	12-Dec-17	\$600,000	Condo	718
208-214 E 28 St #4A	1-00908-0047	25-Oct-17	\$595,000	Coop	800
242 E 25 St #2C	1-00905-0035	18-Oct-17	\$578,000	Coop	549
421-427 2 Ave #15H	1-00905-0026	20-Dec-17	\$549,000	Coop	
330 E 33 St #3F	1-00936-4034	23-Oct-17	\$539,000	Condo	475
330 E 33 St #18H	1-00936-4232	29-Nov-17	\$535,000	Condo	483
160 E 26 St #4E	1-00881-0047	27-Dec-17	\$510,000	Coop	
343 E 30 St #17E	1-00936-2216	20-Nov-17	\$470,000	Condo	476
140 E 28 St #3K	1-00883-0058	13-Dec-17	\$459,000	Coop	
205-211 E 24 St #419	1-00905-0006	13-Oct-17	\$430,021	Coop	
145-147 E 29 St #6E	1-00885-0037	13-Dec-17	\$395,000	Coop	400
229 E 28 St #3B	1-00909-0015	31-Oct-17	\$375,000	Coop	
300 E 33 St #2F	1-00936-3020	30-Oct-17	\$315,000	Condo	475



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

