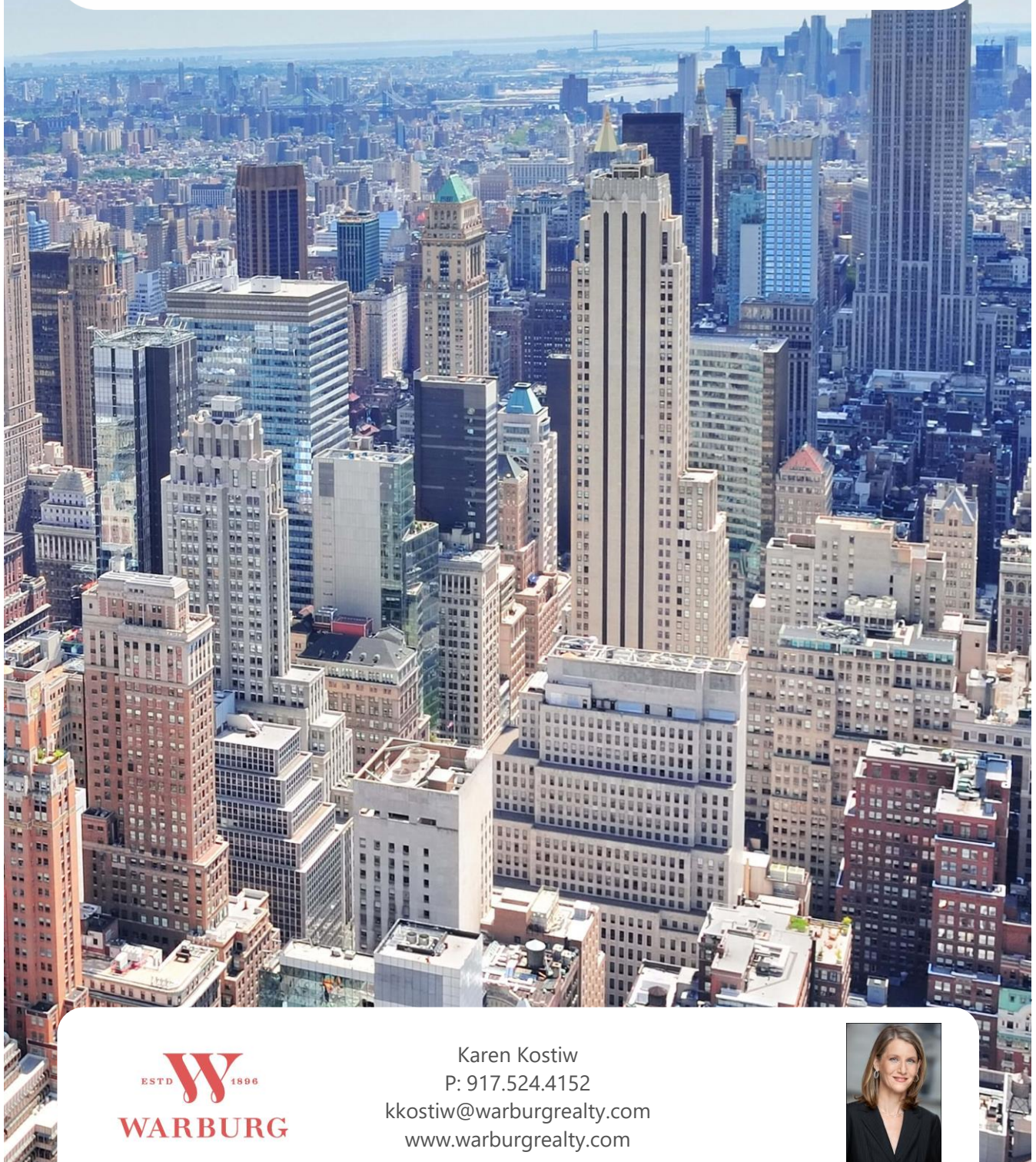


# KIPS BAY

A quarterly analysis of residential sales  
in Kips Bay, Manhattan

1st Quarter 2018



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



# Residential Market Report, 1st Quarter 2018

## Kips Bay, Manhattan

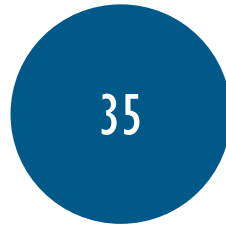
### SUMMARY

MEDIAN SALE PRICE



6% YoY

NO. OF TRANSACTIONS



-27% YoY

MEDIAN PRICE/SQ.FT.



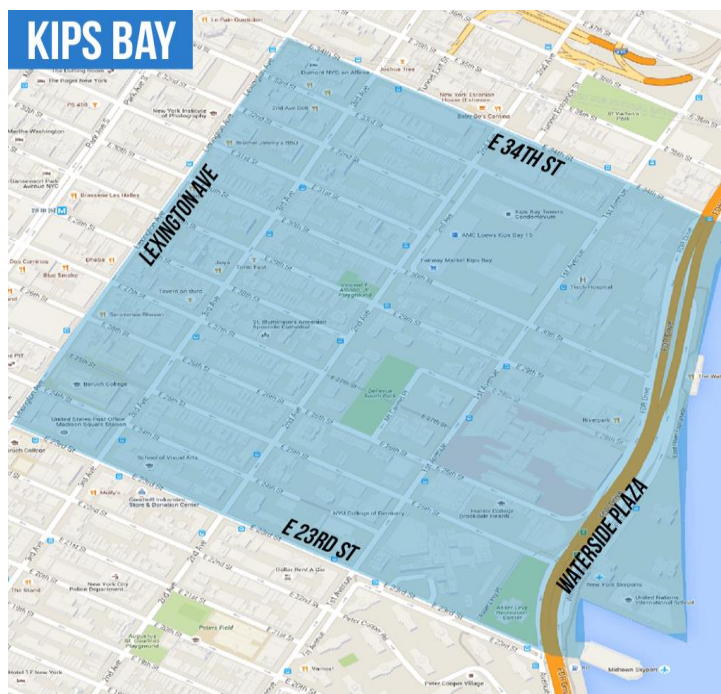
8% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

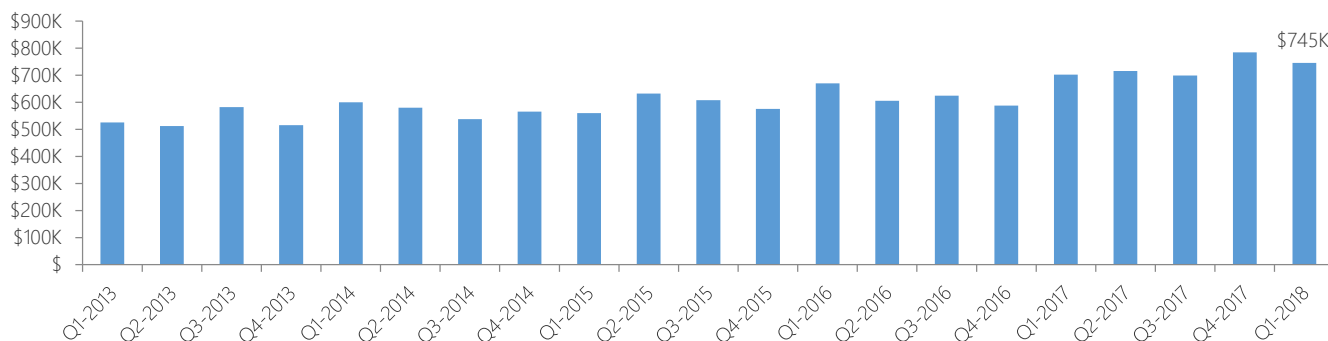


Karen Kostiw  
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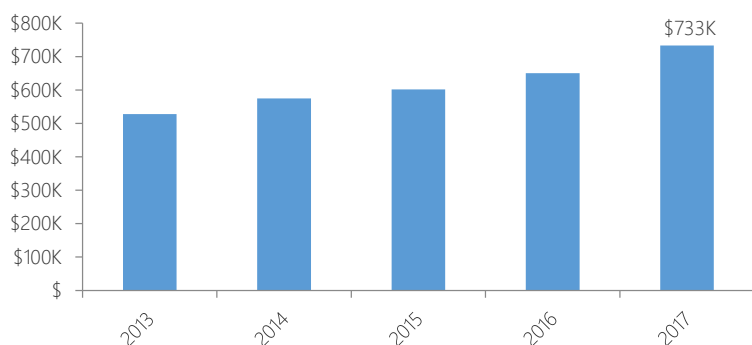


# RESIDENTIAL STATS

## Median Sale Price by Quarter

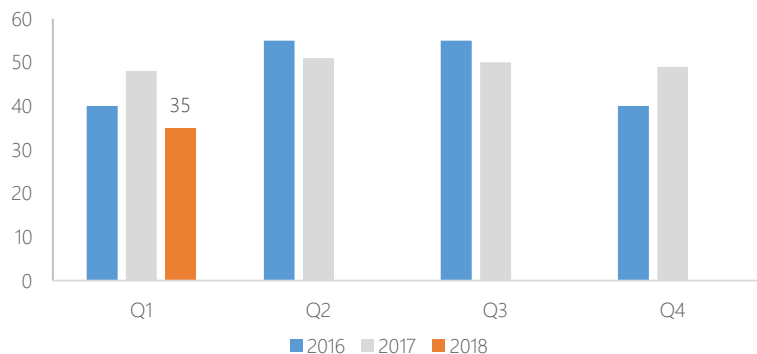


## Median Sale Price by Year



## Number of Transactions

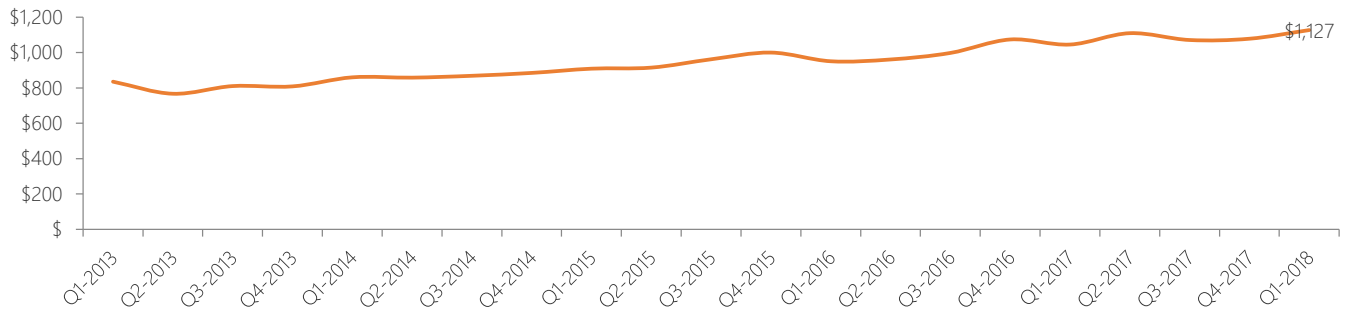
Quarter	2013	2014	2015	2016	2017	2018
Q1	45	65	57	40	48	35
Q2	64	81	57	55	51	
Q3	76	78	63	55	50	
Q4	74	67	43	40	49	



Karen Kostiw  
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## Median Sale Price per Square Foot

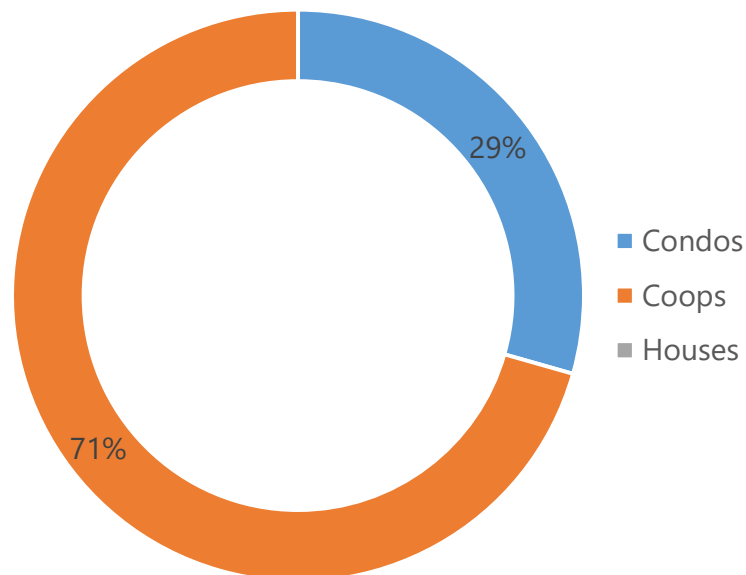


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,569,000	85%	\$1,375	20%	10
Coops	\$669,000	9%	\$1,011	4%	24
Houses	-	-	-	-	0

### Number of Sales by Building Type



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



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 32 St #17B	1-00912-1154	8-Feb-18	\$2,112,500	Condo	1,400
200 E 32 St #34D	1-00912-1237	9-Mar-18	\$2,062,000	Condo	1,182
157 E 32 St #11C	1-00888-1043	27-Feb-18	\$1,910,000	Condo	521
200 E 32 St #4B	1-00912-1141	11-Jan-18	\$1,865,000	Condo	1,400
201 E 25 St #11DE	1-00906-0001	8-Jan-18	\$1,810,000	Coop	1,575
200 E 32 St #34C	1-00912-1204	9-Mar-18	\$1,688,000	Condo	976
157 E 32 St #20C	1-00888-1075	26-Mar-18	\$1,450,000	Condo	1,023
222 E 24 St #2A	1-00904-0039	15-Mar-18	\$1,400,000	Coop	1,575
422-438 2 Ave #20CD	1-00930-0001	22-Mar-18	\$1,395,000	Coop	
200 E 27 St #3W	1-00907-0056	9-Mar-18	\$941,881	Coop	
441-447 2 Ave #PHC	1-00906-0024	8-Jan-18	\$910,000	Coop	900
343 E 30 St #16P	1-00936-2211	24-Jan-18	\$870,000	Condo	755
333 E 30 St #2P	1-00936-1028	31-Jan-18	\$853,000	Condo	737
140 E 28 St #9F	1-00883-0058	21-Mar-18	\$829,000	Coop	900
140 E 28 St #6B	1-00883-0058	22-Feb-18	\$780,000	Coop	
251 E 32 St #1141	1-00913-0028	15-Feb-18	\$775,000	Coop	
441-447 2 Ave #4K	1-00906-0024	23-Jan-18	\$745,000	Coop	750
422-438 2 Ave #8H	1-00930-0001	28-Mar-18	\$728,000	Coop	700
309-319 3 Ave #1904	1-00904-0050	15-Feb-18	\$675,000	Coop	
422-438 2 Ave #20M	1-00930-0001	22-Mar-18	\$669,000	Coop	660
160 E 26 St #5G	1-00881-0047	5-Mar-18	\$625,499	Coop	
133 E 30 St #4C	1-00886-0031	27-Feb-18	\$621,137	Coop	
333 E 30 St #8D	1-00936-1102	28-Mar-18	\$620,000	Condo	550
421-427 2 Ave #10L	1-00905-0026	25-Jan-18	\$575,000	Coop	475
421-427 2 Ave #14K	1-00905-0026	21-Mar-18	\$550,000	Coop	
200 E 27 St #7X	1-00907-0056	28-Mar-18	\$539,674	Coop	
300 E 33 St #11D	1-00936-3144	17-Jan-18	\$520,000	Condo	556
200 E 27 St #7N	1-00907-0056	14-Mar-18	\$520,000	Coop	480
165 E 32 St #12D	1-00888-0037	25-Jan-18	\$445,000	Coop	
311 E 25 St #6E	1-00931-0009	19-Jan-18	\$395,000	Coop	470
205-211 E 24 St #719	1-00905-0006	14-Feb-18	\$395,000	Coop	450
311 E 25 St #5B	1-00931-0009	28-Mar-18	\$389,000	Coop	
226 E 27 St #1D	1-00907-0043	29-Mar-18	\$347,500	Coop	



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