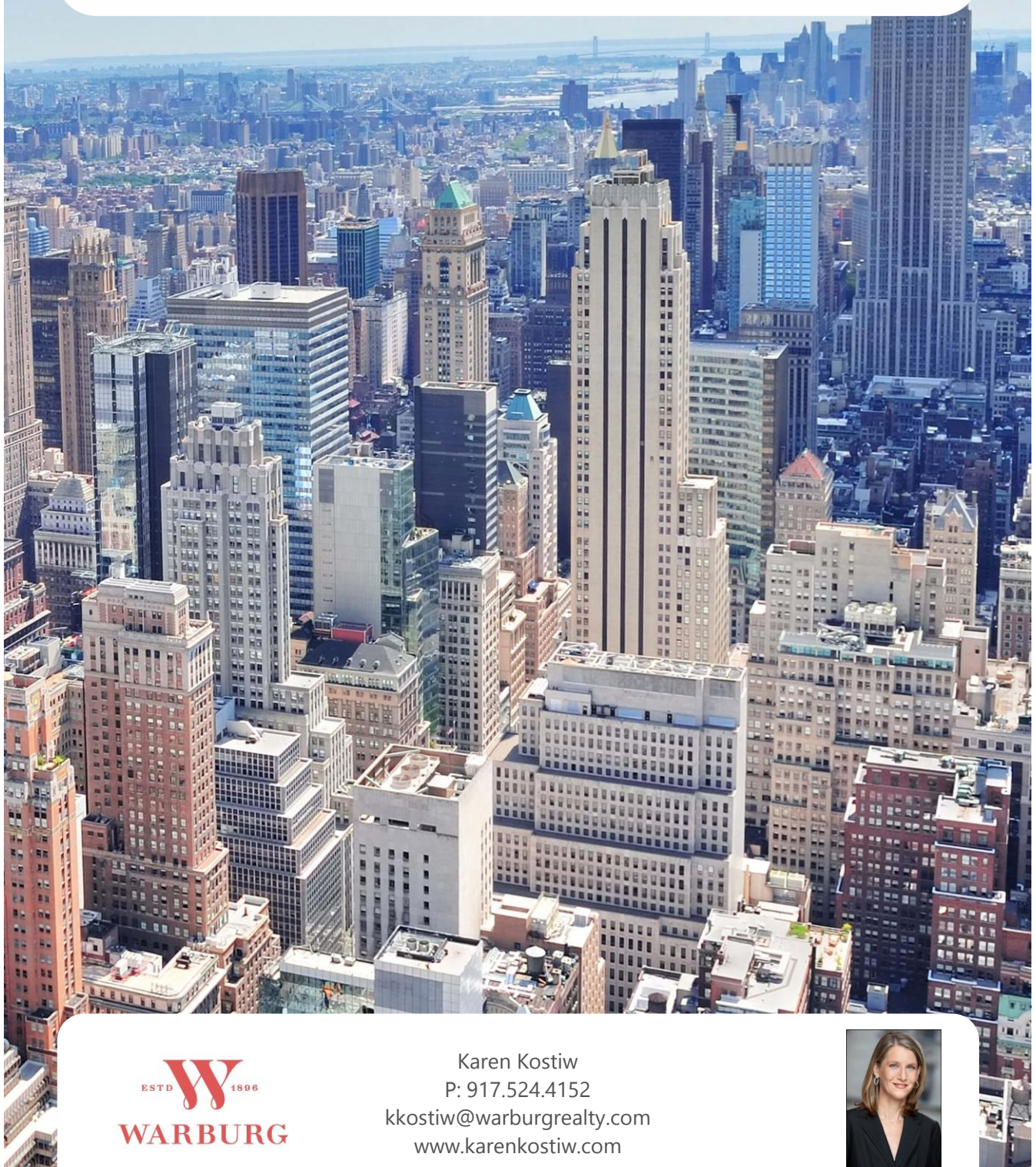


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$718K

3% YoY

NO. OF TRANSACTIONS

50

0% YoY

MEDIAN PRICE/SQ.FT.

\$1,039

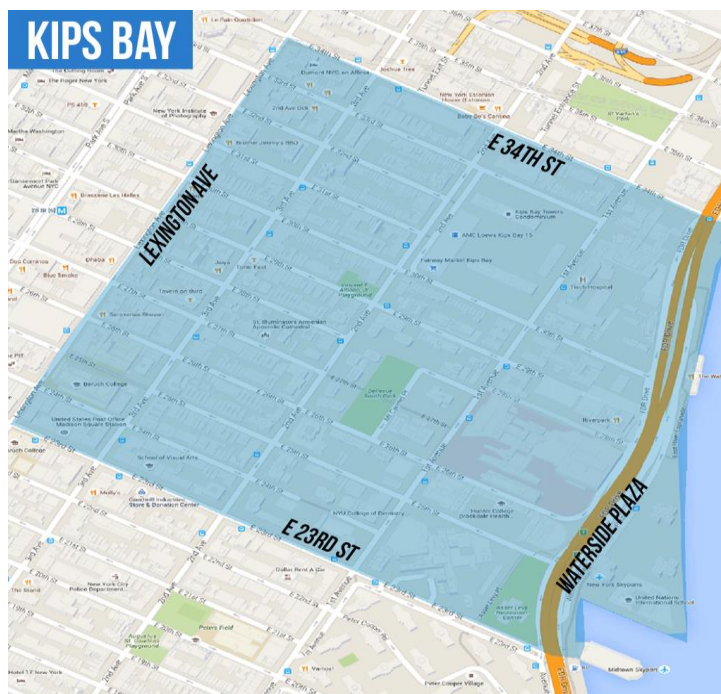
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

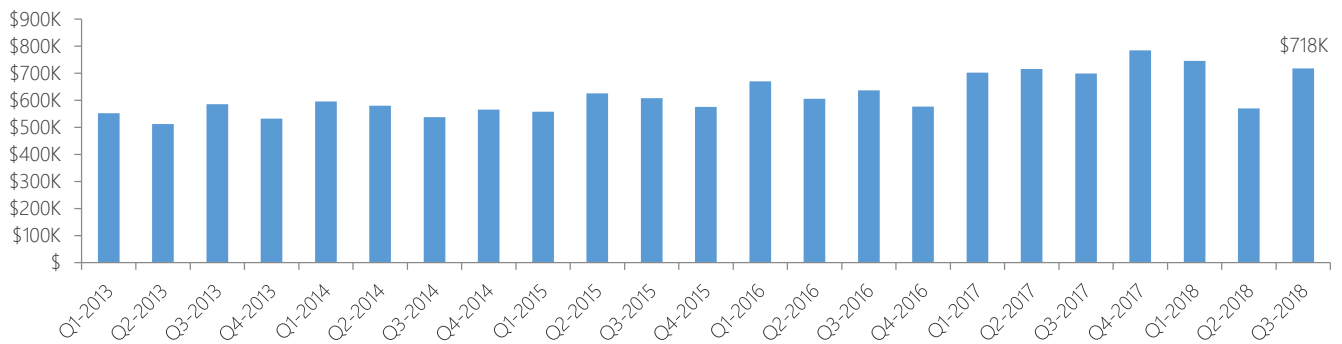


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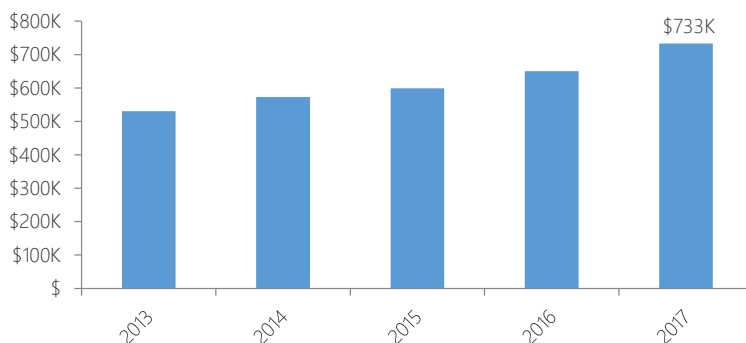


RESIDENTIAL STATS

Median Sale Price by Quarter

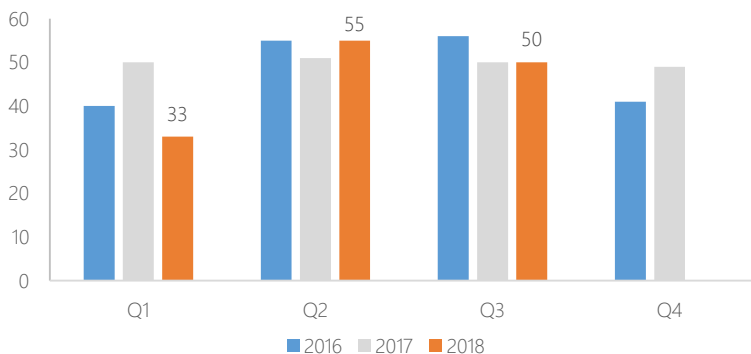


Median Sale Price by Year



Number of Transactions

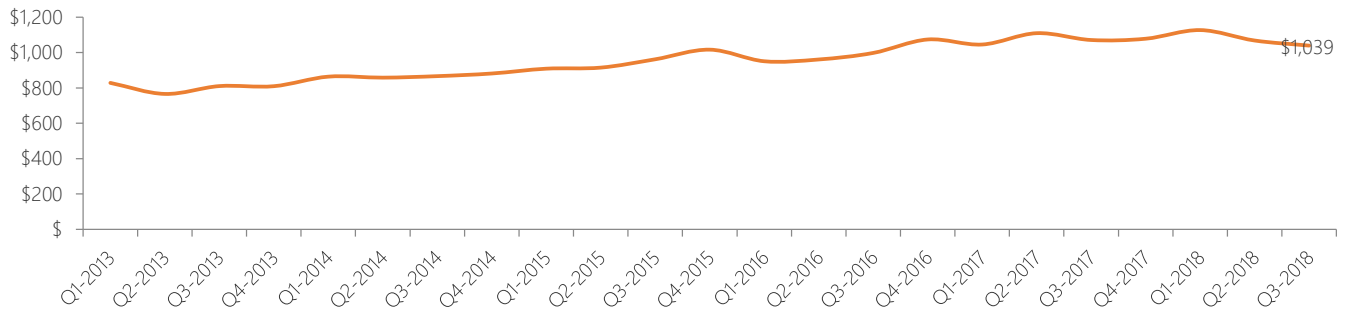
Quarter	2013	2014	2015	2016	2017	2018
Q1	46	66	58	40	50	33
Q2	64	81	58	55	51	55
Q3	77	78	63	56	50	50
Q4	76	67	46	41	49	



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Median Sale Price per Square Foot

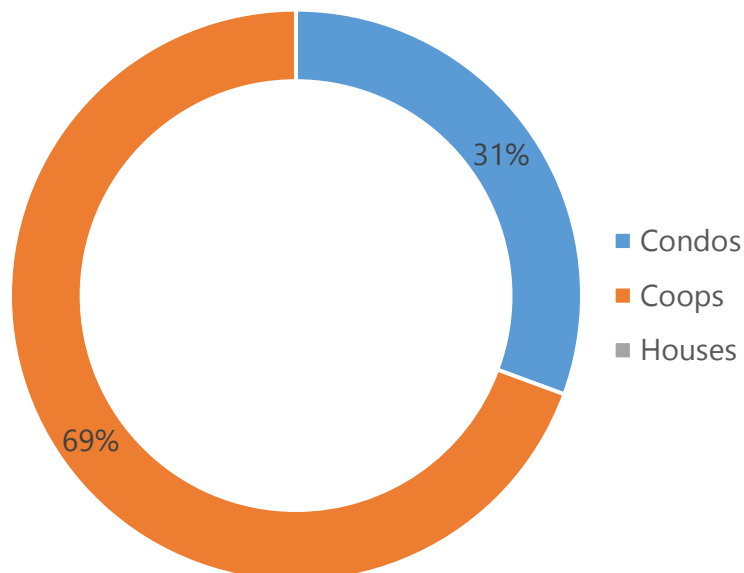


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	51%	\$1,283	2%	15
Coops	\$620,000	-8%	\$1,000	6%	34
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
343 E 30th St #8N	1-00936-2112	13-Sep-18	\$2,300,000	Condo	718
300 E 33rd St #18M	1-00936-3236	30-Aug-18	\$1,925,000	Condo	1,347
143-145 Lexington Ave #4	1-00885-1104	30-Jul-18	\$1,875,000	Condo	1,320
305 E 24th St #3C	1-00930-0001	16-Aug-18	\$1,775,000	Coop	1,400
330 E 33rd St #6C	1-00936-4073	13-Sep-18	\$1,662,500	Condo	1,149
330 E 33rd St #21C	1-00936-4269	30-Aug-18	\$1,600,000	Condo	1,161
200 E 32nd St #32C	1-00912-1202	14-Sep-18	\$1,550,000	Condo	976
201 E 25th St #11G	1-00906-0001	25-Jul-18	\$1,545,000	Coop	
201 E 25th St #6H	1-00906-0001	20-Aug-18	\$1,495,000	Coop	
300 E 33rd St #1J	1-00936-3009	17-Jul-18	\$1,450,000	Condo	1,130
330 E 33rd St #15M	1-00936-4194	5-Sep-18	\$1,400,000	Condo	1,347
200 E 24th St #1803	1-00904-0050	20-Aug-18	\$1,385,000	Coop	
303 E 33rd St #5N	1-00939-1055	16-Aug-18	\$1,125,000	Condo	747
242 E 25th St #PHA	1-00905-0035	28-Sep-18	\$995,000	Coop	
201 E 28th St #10D	1-00909-0001	8-Aug-18	\$980,000	Coop	1,100
201 E 28th St #5G	1-00909-0001	7-Aug-18	\$960,000	Coop	1,120
200 E 27th St #9K	1-00907-0056	30-Aug-18	\$925,000	Coop	
250 E 31st St #9A	1-00911-1063	12-Jul-18	\$915,000	Condo	1,084
343 E 30th St #5K	1-00936-2067	21-Aug-18	\$800,000	Condo	734
305 E 24th St #5X	1-00930-0001	20-Aug-18	\$799,461	Coop	850
300 E 33rd St #12A	1-00936-3155	23-Jul-18	\$795,000	Condo	741
245 E 25th St #12K	1-00906-0024	16-Aug-18	\$760,000	Coop	720
200 E 27th St #2A	1-00907-0056	13-Aug-18	\$729,000	Coop	500
305 E 24th St #4D	1-00930-0001	18-Sep-18	\$720,000	Coop	875
200 E 27th St #2G	1-00907-0056	29-Aug-18	\$716,000	Coop	750
201 E 28th St #16G	1-00909-0001	10-Aug-18	\$707,500	Coop	700
200 E 27th St #16D	1-00907-0056	15-Aug-18	\$707,000	Coop	700
330 E 33rd St #15N	1-00936-4195	5-Sep-18	\$700,000	Condo	721
200 E 24th St #1505	1-00904-0050	24-Jul-18	\$690,000	Coop	
245 E 24th St #2A	1-00905-0026	11-Jul-18	\$620,000	Coop	570
200 E 27th St #4N	1-00907-0056	24-Sep-18	\$585,293	Coop	
242 E 25th St #9C	1-00905-0035	23-Aug-18	\$582,500	Coop	549
333 E 30th St #14E	1-00936-1173	2-Jul-18	\$576,000	Condo	476
330 Third Ave #15B	1-00880-0042	31-Aug-18	\$575,000	Coop	
200 E 28th St #4H	1-00908-1028	30-Jul-18	\$560,000	Condo	540
200 E 27th St #14J	1-00907-0056	29-Aug-18	\$550,000	Coop	550
305 E 24th St #17K	1-00930-0001	20-Sep-18	\$539,000	Coop	500
215 E 24th St #212	1-00905-0006	11-Jul-18	\$535,000	Coop	635
305 E 24th St #10L	1-00930-0001	21-Aug-18	\$504,000	Coop	500
201 E 25th St #4B	1-00906-0001	30-Aug-18	\$487,500	Coop	450
229 E 28th St #5D	1-00909-0015	25-Jul-18	\$487,000	Coop	550
145 E 29th St #6B	1-00885-0037	25-Jul-18	\$465,000	Coop	500
311 E 25th St #4F	1-00931-0009	24-Jul-18	\$450,000	Coop	450
229 E 28th St #3D	1-00909-0015	30-Aug-18	\$437,500	Coop	550
229 E 29th St #4H	1-00910-0014	27-Sep-18	\$395,000	Coop	
215 E 29th St #33	1-00910-0012	21-Aug-18	\$385,000	Coop	
229 E 28th St #2C	1-00909-0015	26-Jul-18	\$365,000	Coop	450
238 E 30th St #1W	1-00910-0041	16-Aug-18	\$320,000	Coop	



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