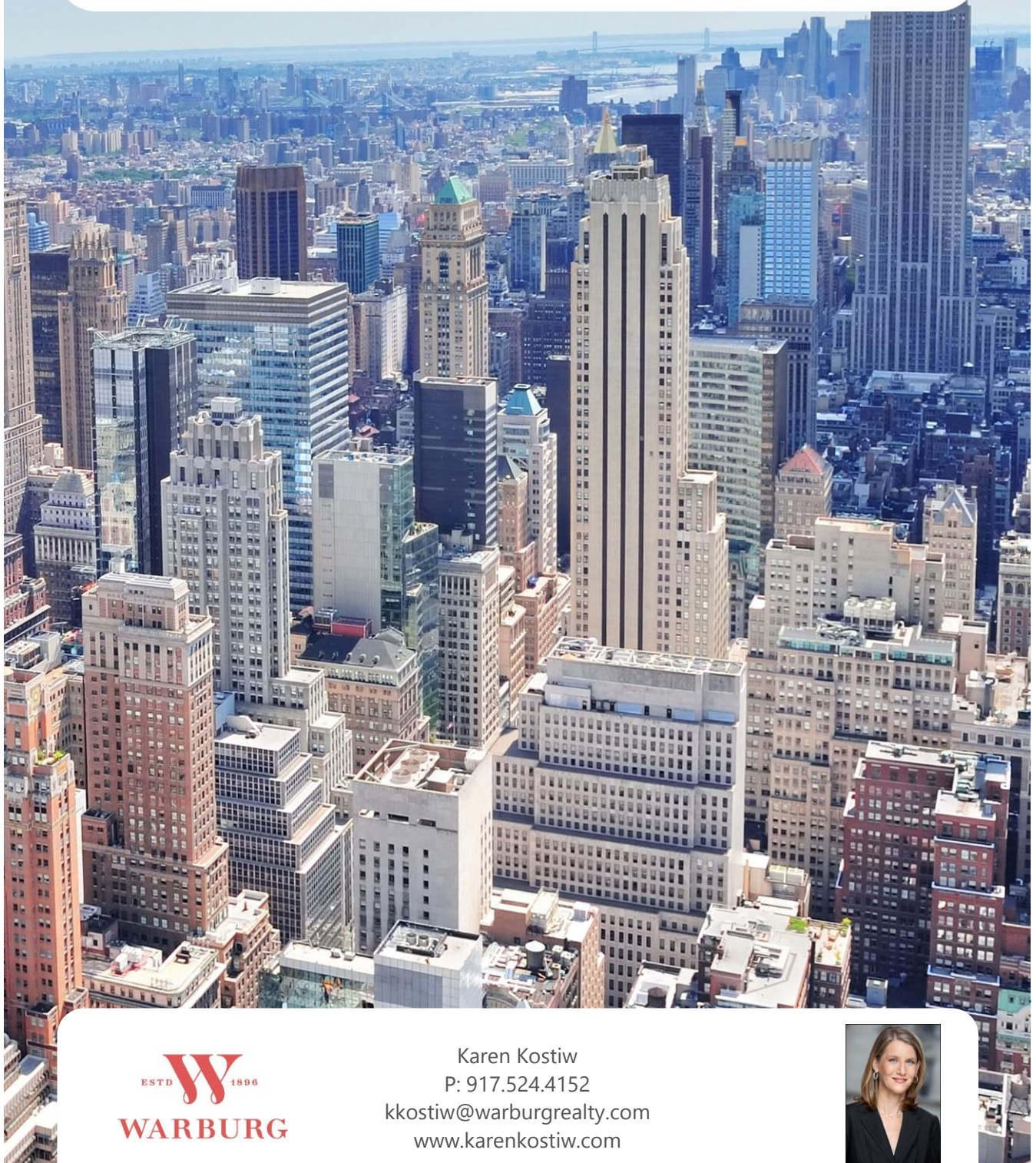


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$660K

-16% YoY

NO. OF TRANSACTIONS

51

4% YoY

MEDIAN PRICE/SQ.FT.

\$1,048

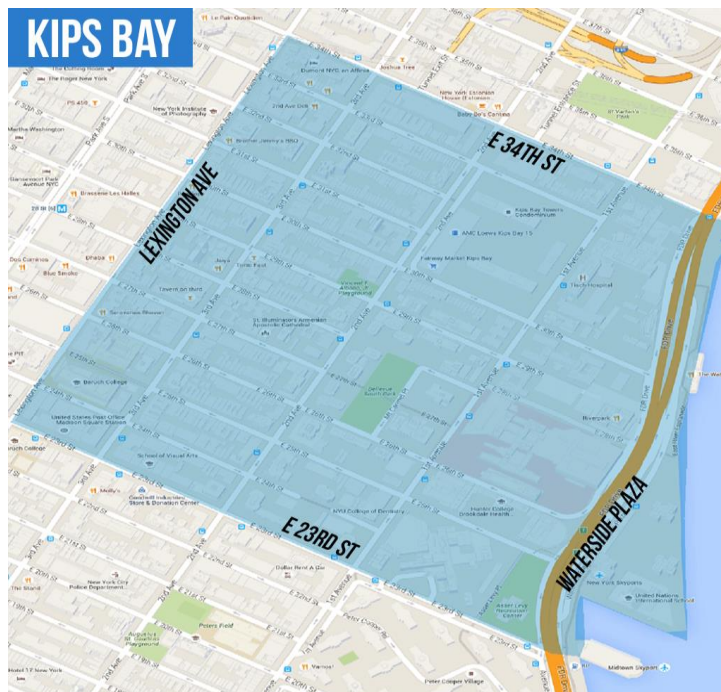
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

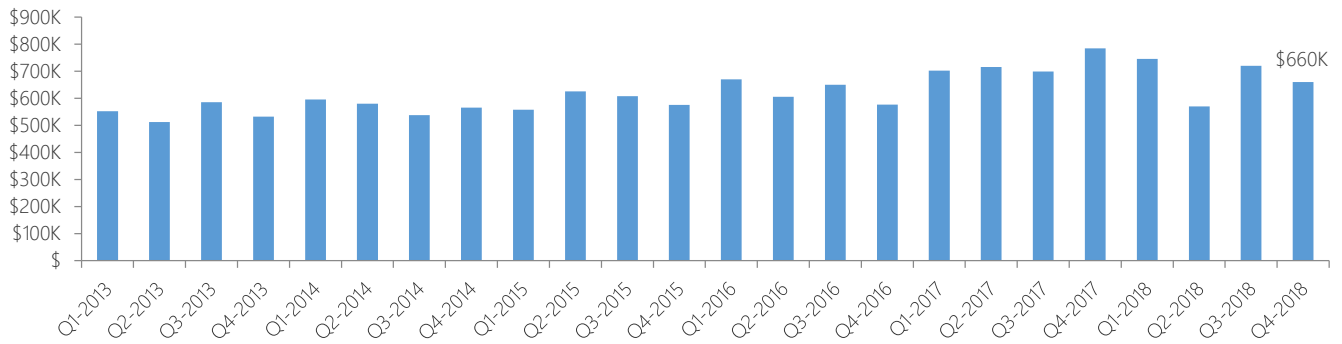


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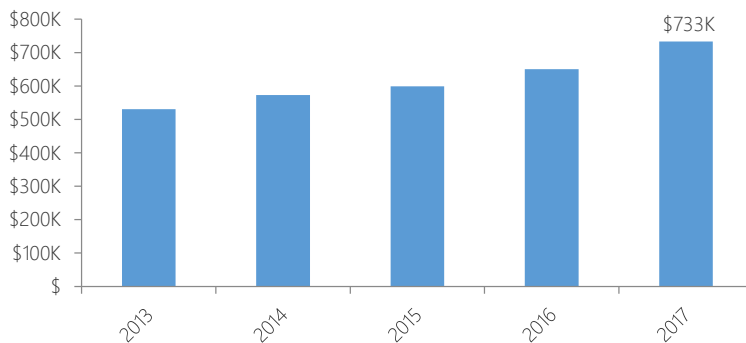


RESIDENTIAL STATS

Median Sale Price by Quarter

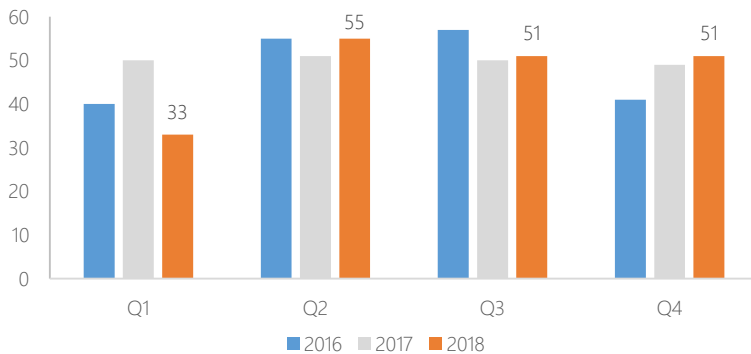


Median Sale Price by Year



Number of Transactions

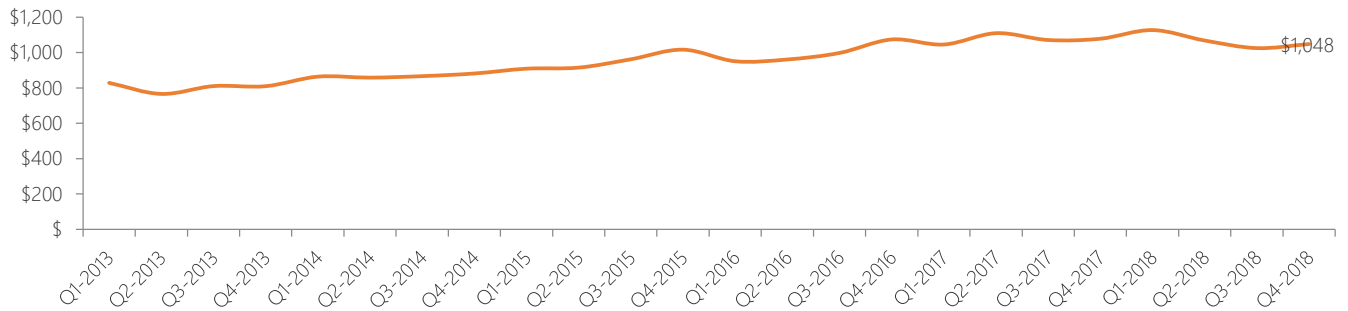
Quarter	2013	2014	2015	2016	2017	2018
Q1	46	66	58	40	50	33
Q2	64	81	58	55	51	55
Q3	77	78	63	57	50	51
Q4	76	67	46	41	49	51



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Median Sale Price per Square Foot

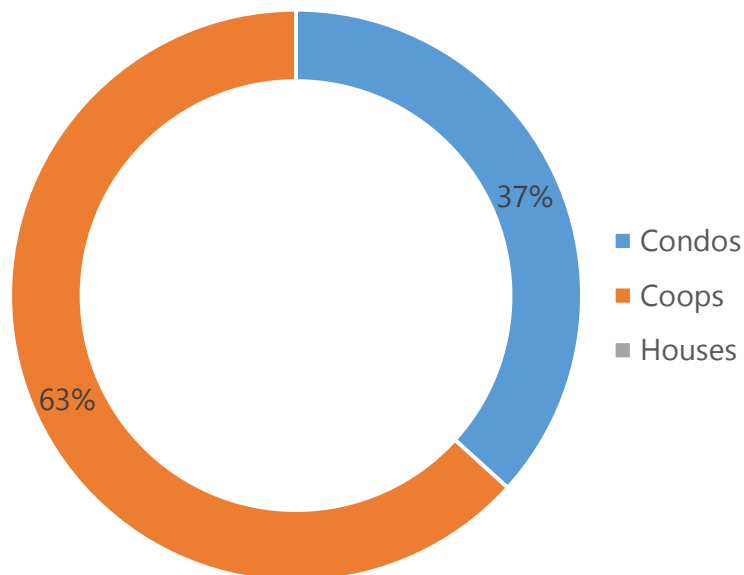


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$725,000	-16%	\$1,204	4%	18
Coops	\$625,000	-15%	\$883	-9%	31
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
303 E 33rd St #7N	1-00939-1083	19-Oct-18	\$1,820,000	Condo	1,217
200 E 27th St #18B	1-00907-0056	23-Oct-18	\$1,625,000	Coop	
343 E 30th St #15J	1-00936-2192	19-Nov-18	\$1,405,000	Condo	1,141
200 E 32nd St #20C	1-00912-1190	21-Dec-18	\$1,368,000	Condo	976
157 E 32nd St #22B	1-00888-1080	18-Dec-18	\$1,210,000	Condo	900
248 E 31st St #4C	1-00911-1013	7-Nov-18	\$1,200,000	Condo	1,115
242 E 25th St #1A	1-00905-0035	29-Nov-18	\$1,100,000	Coop	939
245 E 25th St #17D	1-00906-0024	15-Oct-18	\$945,000	Coop	
200 E 27th St #6W	1-00907-0056	24-Oct-18	\$910,000	Coop	
242 E 25th St #PHB	1-00905-0035	21-Dec-18	\$900,000	Coop	764
245 E 25th St	1-00906-0024	22-Oct-18	\$890,000	Coop	190,000
343 E 30th St #17B	1-00936-2213	19-Dec-18	\$885,000	Condo	826
140 E 28th St #10D	1-00883-0058	20-Nov-18	\$880,000	Coop	
201 E 28th St #8P	1-00909-0001	5-Nov-18	\$880,000	Coop	
201 E 25th St #10E	1-00906-0001	30-Nov-18	\$810,000	Coop	
333 E 30th St #6B	1-00936-1072	16-Oct-18	\$795,000	Condo	817
250 E 30th St #9G	1-00910-1055	28-Nov-18	\$787,500	Condo	643
201 E 25th St #4F	1-00906-0001	20-Nov-18	\$760,000	Coop	750
330 E 33rd St #20L	1-00936-4263	28-Nov-18	\$750,000	Condo	887
350 E 30th St #1D	1-00935-1019	9-Oct-18	\$700,000	Condo	717
251 E 32nd St #15J	1-00913-0028	19-Oct-18	\$695,000	Coop	
160 E 27th St #10B	1-00882-0050	4-Dec-18	\$692,000	Coop	800
350 E 30th St #6M	1-00935-1072	18-Oct-18	\$671,000	Condo	767
157 E 32nd St #7D	1-00888-1027	10-Dec-18	\$660,000	Condo	521
330 Third Ave #5B	1-00880-0042	28-Nov-18	\$660,000	Coop	
200 E 24th St #1809	1-00904-0050	21-Dec-18	\$650,000	Coop	850
330 Third Ave #3F	1-00880-0042	6-Dec-18	\$630,000	Coop	700
300 E 33rd St #21H	1-00936-3274	16-Nov-18	\$625,000	Condo	483
333 E 30th St #20D	1-00936-1256	17-Oct-18	\$620,000	Condo	555
245 E 25th St #12L	1-00906-0024	11-Dec-18	\$620,000	Coop	630
200 E 24th St #1005	1-00904-0050	6-Dec-18	\$615,000	Coop	600
200 E 24th St #1407	1-00904-0050	15-Oct-18	\$601,500	Coop	
330 E 33rd St #6G	1-00936-4077	21-Nov-18	\$595,000	Condo	480
330 E 33rd St #14F	1-00936-4174	28-Dec-18	\$585,000	Condo	485
333 E 30th St #16G	1-00936-1203	25-Oct-18	\$580,000	Condo	487
305 E 24th St #12H	1-00930-0001	19-Oct-18	\$565,000	Coop	720
200 E 27th St #11M	1-00907-0056	11-Dec-18	\$540,000	Coop	
200 E 27th St #14A	1-00907-0056	2-Oct-18	\$535,000	Coop	
250 E 30th St #9H	1-00910-1056	9-Oct-18	\$525,000	Condo	437
240 E 24th St #2C	1-00904-0029	5-Oct-18	\$510,000	Coop	650
200 E 27th St #8D	1-00907-0056	3-Oct-18	\$490,000	Coop	
215 E 24th St #304	1-00905-0006	30-Nov-18	\$475,566	Coop	
165 E 32nd St #3C	1-00888-0037	14-Dec-18	\$470,000	Coop	
201 E 25th St #4K	1-00906-0001	29-Oct-18	\$465,000	Coop	550
140 E 28th St #10K	1-00883-0058	29-Nov-18	\$460,000	Coop	
229 E 28th St #2B	1-00909-0015	10-Dec-18	\$390,000	Coop	400
200 E 24th St #1601	1-00904-0050	28-Dec-18	\$375,000	Coop	
145 E 29th St #3D	1-00885-0037	28-Dec-18	\$311,000	Coop	400



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