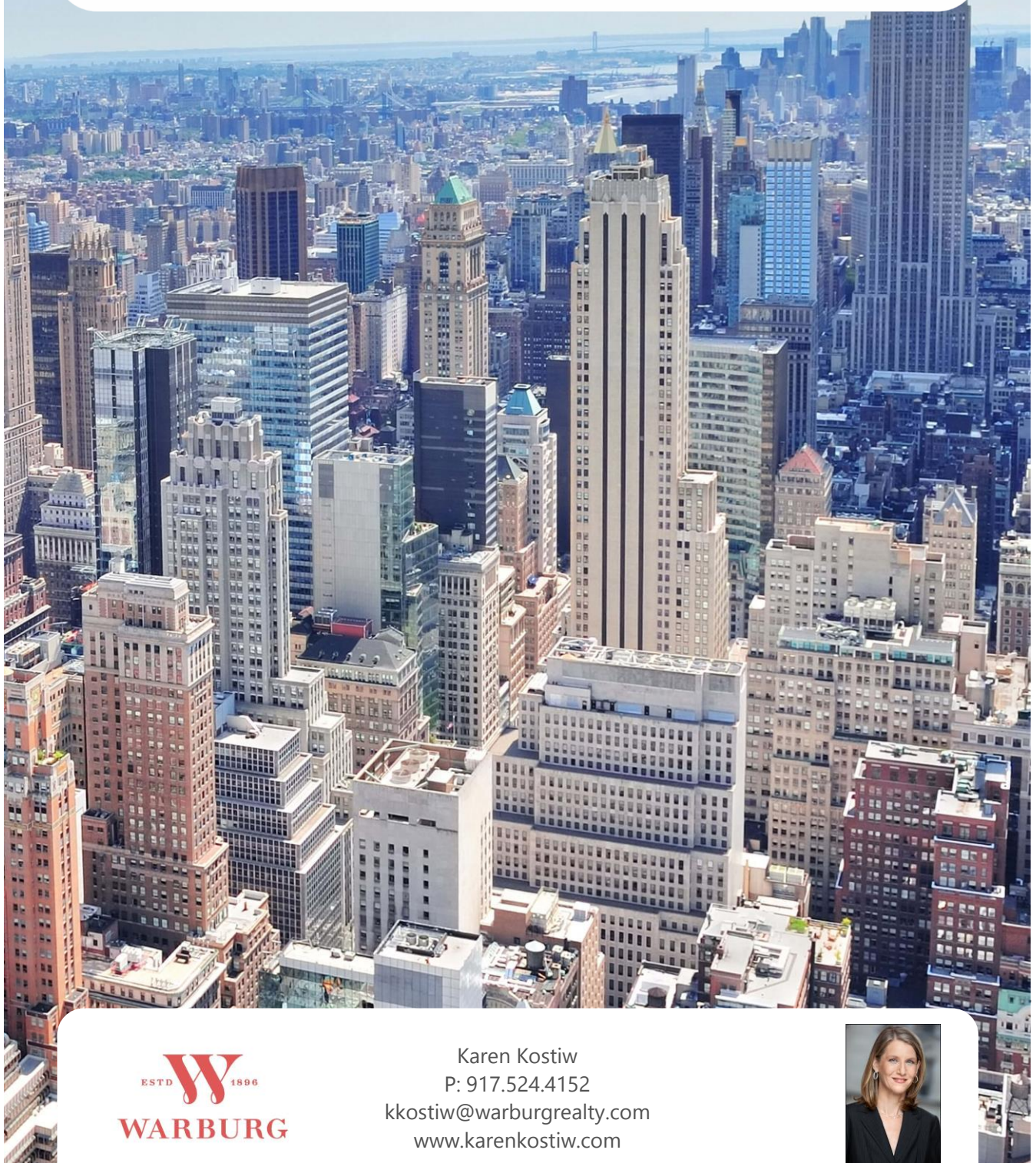


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

1st Quarter 2019



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



Residential Market Report, 1st Quarter 2019

Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$703K

-6% YoY

NO. OF TRANSACTIONS

41

24% YoY

MEDIAN PRICE/SQ.FT.

\$1,015

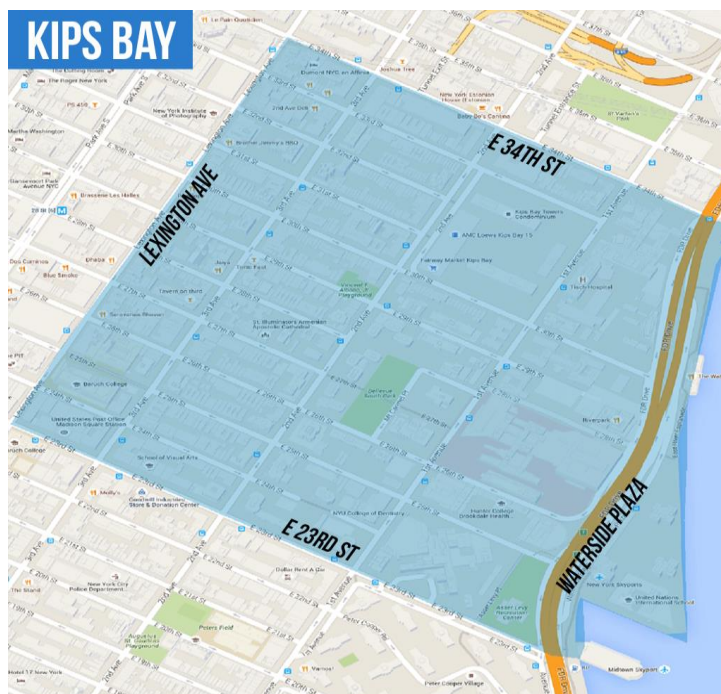
-10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

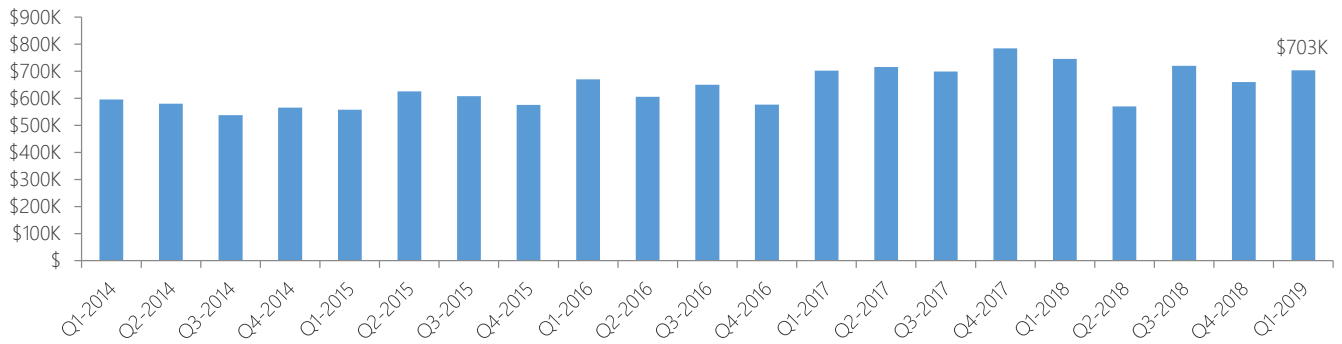


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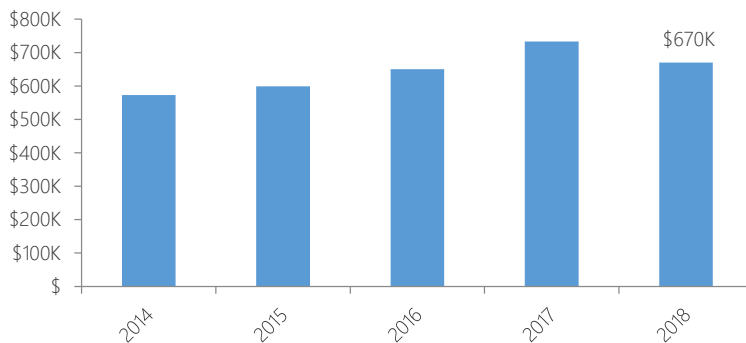


RESIDENTIAL STATS

Median Sale Price by Quarter

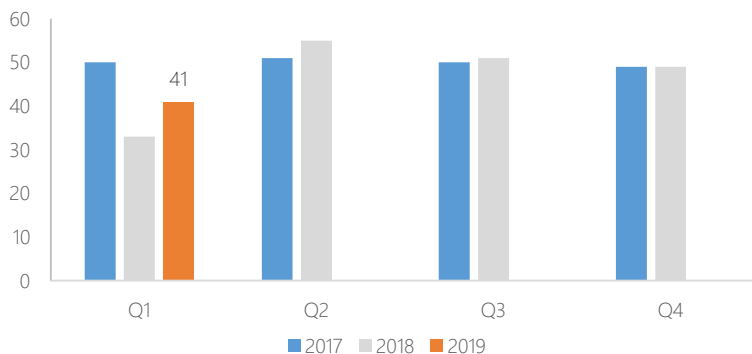


Median Sale Price by Year



Number of Transactions

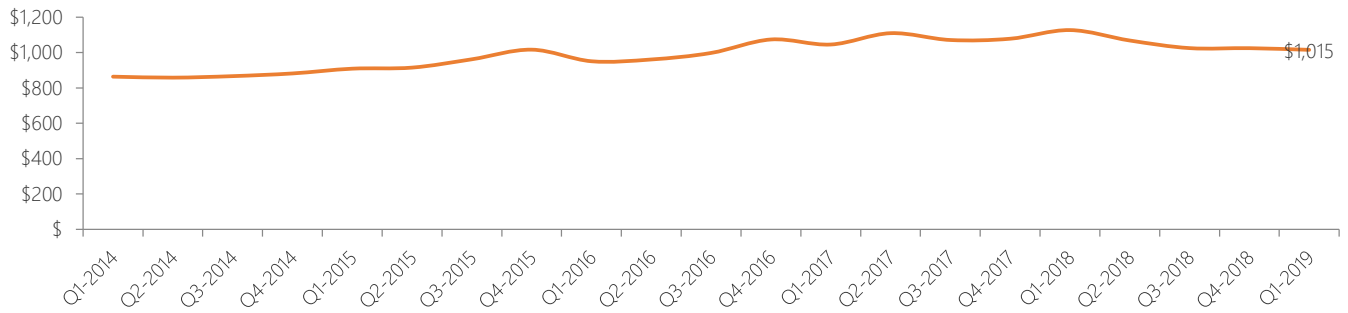
Quarter	2014	2015	2016	2017	2018	2019
Q1	66	58	40	50	33	41
Q2	81	58	55	51	55	
Q3	78	63	57	50	51	
Q4	67	46	41	49	49	



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Median Sale Price per Square Foot

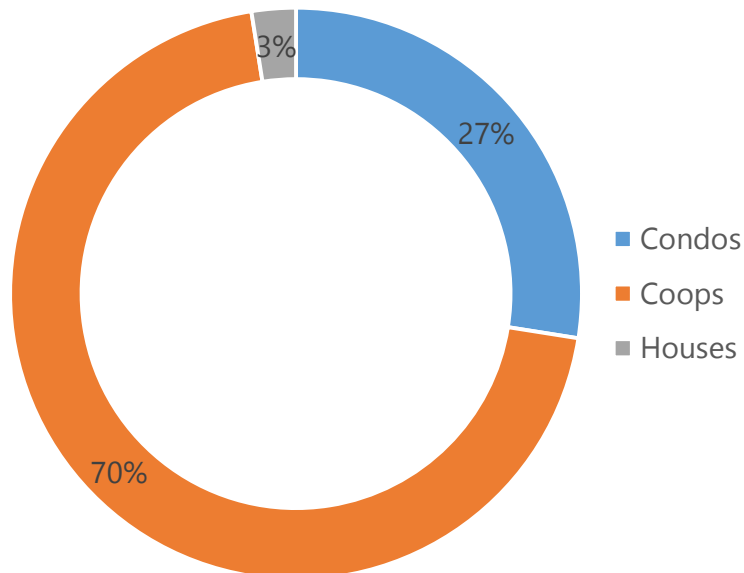


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$880,000	-44%	\$1,092	-21%	11
Coops	\$577,500	-14%	\$936	-6%	28
Houses	\$4,400,000	-	\$1,067	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 Lexington Ave	1-00885-0065	23-Jan-19	\$4,400,000	House	4,125
200 E 32nd St #9D	1-00912-1212	26-Mar-19	\$1,612,500	Condo	1,178
200 E 32nd St #13D	1-00912-1216	19-Feb-19	\$1,500,000	Condo	1,180
333 E 30th St #5C	1-00936-1059	30-Jan-19	\$1,367,500	Condo	1,152
407 Third Ave #17A	1-00909-0001	4-Feb-19	\$1,320,000	Coop	1,300
251 E 32nd St #14F	1-00913-0028	15-Feb-19	\$1,170,000	Coop	1,200
165 E 32nd St #12E	1-00888-0037	4-Mar-19	\$1,150,000	Coop	
250 E 31st St #8B	1-00911-1061	15-Mar-19	\$1,080,000	Condo	868
229 E 24th St #6	1-00905-1006	8-Mar-19	\$950,000	Condo	1,116
200 E 27th St #4K	1-00907-0056	24-Jan-19	\$940,000	Coop	
407 Third Ave #14F	1-00909-0001	18-Mar-19	\$875,000	Coop	900
407 Third Ave #11E	1-00909-0001	14-Mar-19	\$870,000	Coop	1,000
251 E 32nd St #9A	1-00913-0028	22-Mar-19	\$835,000	Coop	
61 Lexington Ave #6F	1-00881-1016	28-Jan-19	\$830,000	Coop	700
305 E 24th St #11X	1-00930-0001	28-Jan-19	\$830,000	Coop	923
343 E 30th St #12K	1-00936-2165	29-Mar-19	\$810,000	Condo	743
165 E 32nd St #6H	1-00888-0037	4-Mar-19	\$780,000	Coop	
333 E 30th St #14K	1-00936-1178	25-Jan-19	\$775,000	Condo	763
139 E 30th St #5A	1-00886-0034	7-Mar-19	\$760,000	Coop	600
350 E 30th St #5C	1-00935-1017	20-Feb-19	\$646,000	Condo	631
137 E 28th St #3D	1-00884-0027	30-Jan-19	\$625,000	Coop	
150 E 27th St #4K	1-00882-0052	11-Feb-19	\$590,000	Coop	600
201 E 25th St #9K	1-00906-0001	20-Feb-19	\$577,500	Coop	
330 Third Ave #12D	1-00880-0042	15-Feb-19	\$560,000	Coop	500
333 E 30th St #7J	1-00936-1093	1-Mar-19	\$534,355	Condo	1,059
215 E 24th St #403	1-00905-0006	26-Mar-19	\$530,000	Coop	600
330 E 33rd St #2F	1-00936-4020	7-Feb-19	\$520,000	Condo	475
245 E 24th St #16J	1-00905-0026	18-Mar-19	\$517,500	Coop	600
133 E 30th St #4D	1-00886-0031	20-Feb-19	\$515,000	Coop	600
330 Third Ave #2J	1-00880-0042	21-Mar-19	\$492,500	Coop	575
201 E 25th St #12B	1-00906-0001	14-Feb-19	\$475,000	Coop	
240 E 24th St #4A	1-00904-0029	1-Feb-19	\$470,000	Coop	
240 E 24th St #4H	1-00904-0029	28-Mar-19	\$425,000	Coop	
330 Third Ave #2E	1-00880-0042	7-Mar-19	\$400,000	Coop	
215 E 24th St #402	1-00905-0006	28-Feb-19	\$375,000	Coop	
229 E 29th St #5L	1-00910-0014	7-Feb-19	\$354,000	Coop	
222 E 24th St #2C	1-00904-0039	4-Feb-19	\$352,500	Coop	780
61 Lexington Ave #3A	1-00881-1016	3-Jan-19	\$351,000	Coop	



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