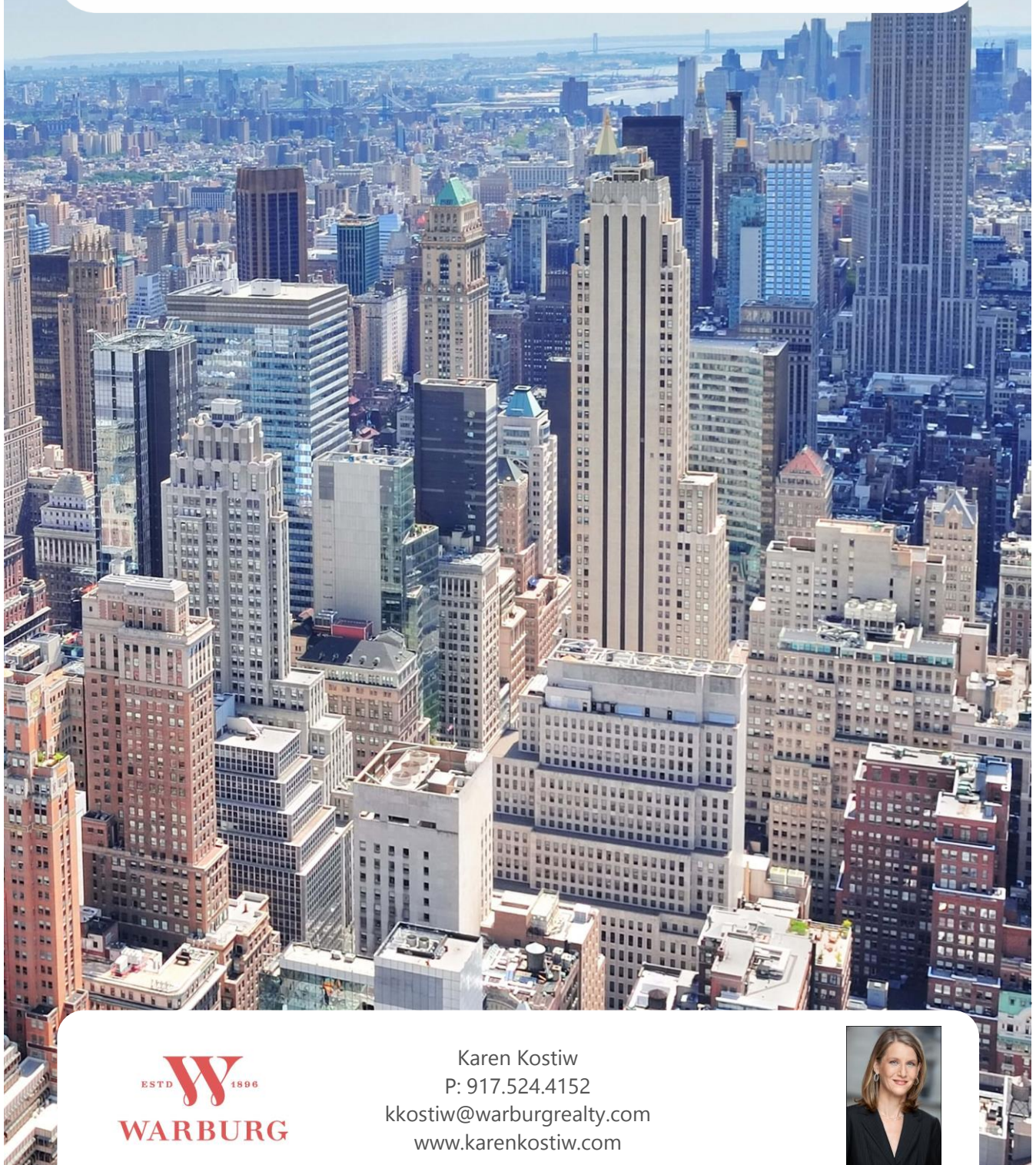


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$613K

-15% YoY

NO. OF TRANSACTIONS

61

20% YoY

MEDIAN PRICE/SQ.FT.

\$1,042

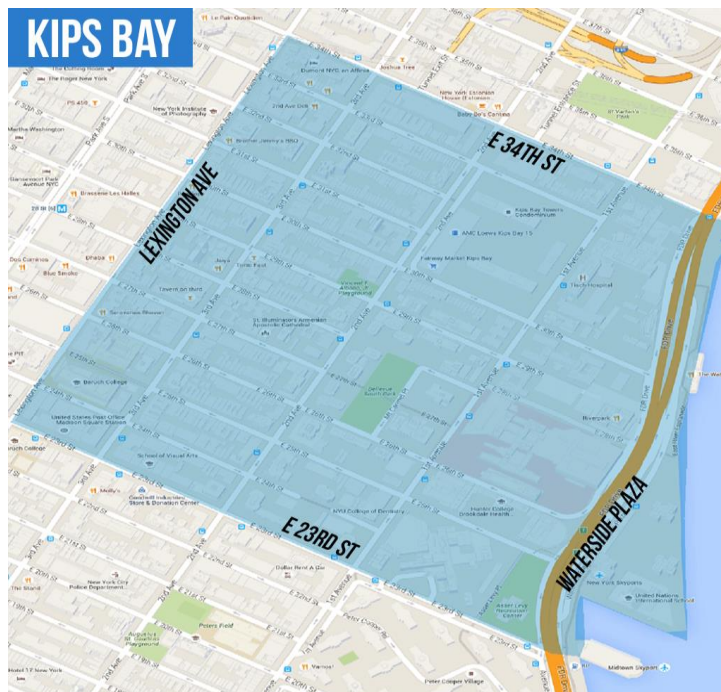
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

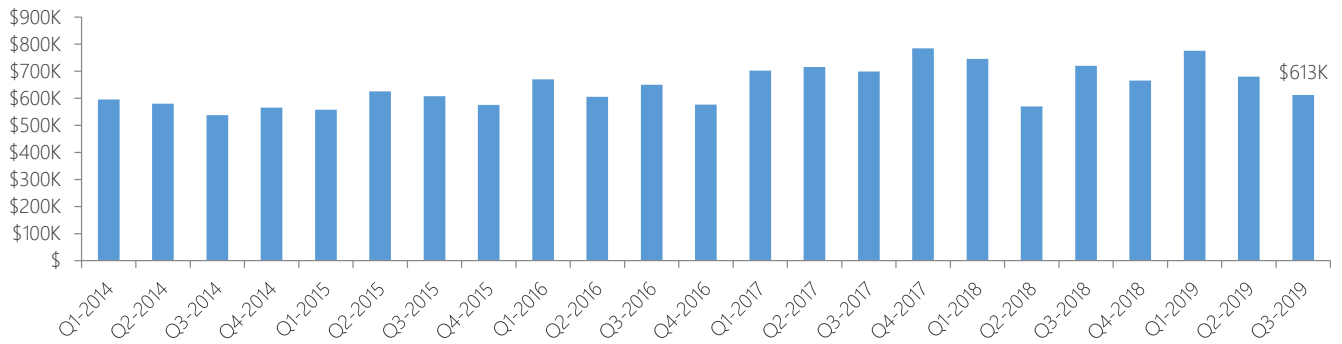


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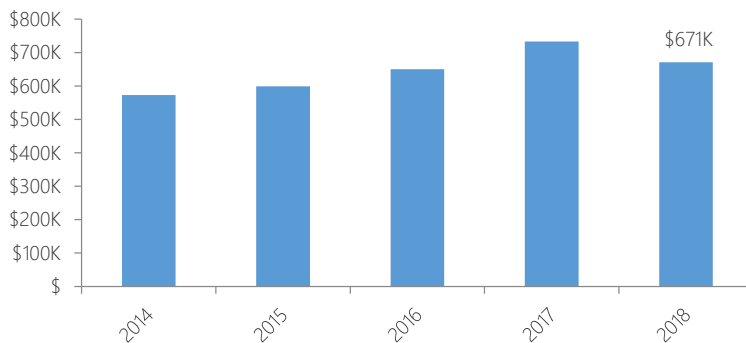


RESIDENTIAL STATS

Median Sale Price by Quarter

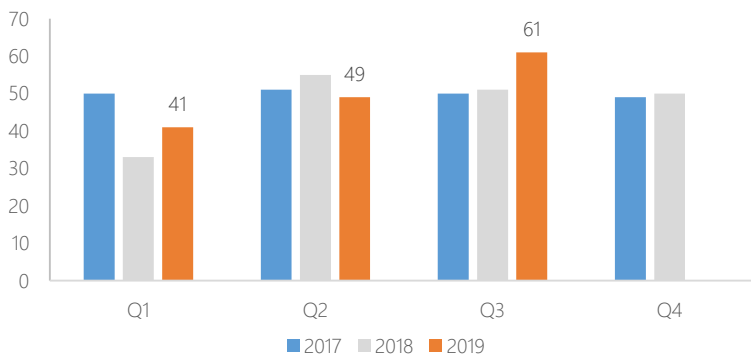


Median Sale Price by Year



Number of Transactions

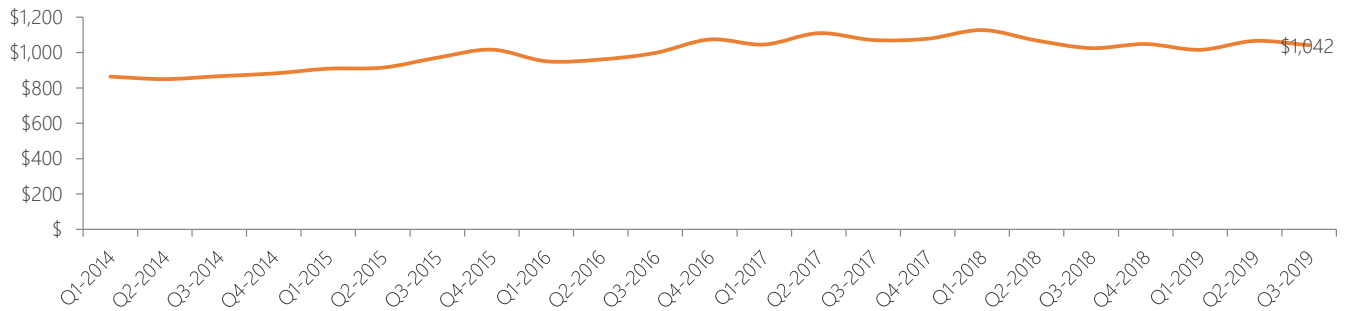
Quarter	2014	2015	2016	2017	2018	2019
Q1	66	58	40	50	33	41
Q2	81	58	55	51	55	49
Q3	78	63	57	50	51	61
Q4	67	46	41	49	50	



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Median Sale Price per Square Foot

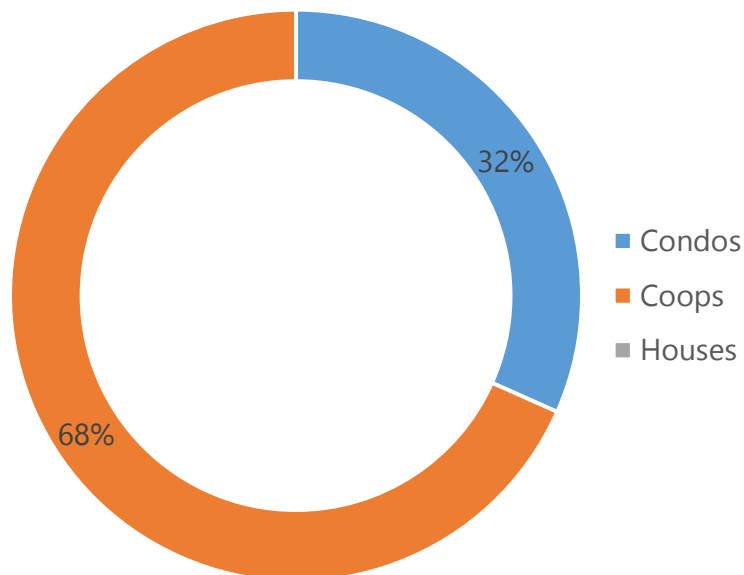


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$795,000	-43%	\$1,147	-11%	19
Coops	\$520,000	-22%	\$912	-5%	41
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
201 E 25th St #14H	1-00906-0001	5-Aug-19	\$1,500,000	Coop	1,250
343 E 30th St #11M	1-00936-2153	1-Aug-19	\$1,475,000	Condo	1,228
303 E 33rd St #11C	1-00939-1116	18-Jul-19	\$1,400,000	Condo	1,062
333 E 30th St #11J	1-00936-1149	11-Jul-19	\$1,375,000	Condo	1,072
200 E 32nd St #5D	1-00912-1208	23-Jul-19	\$1,350,000	Condo	1,177
330 E 33rd St #12J	1-00936-4163	8-Jul-19	\$1,285,000	Condo	1,155
333 E 30th St #15C	1-00936-1185	11-Sep-19	\$1,120,000	Condo	1,164
305 E 24th St #11G	1-00930-0001	13-Aug-19	\$1,040,000	Coop	1,000
200 E 32nd St #25A	1-00912-1129	2-Jul-19	\$955,033	Condo	714
148 E 24th St #10E	1-00879-1244	1-Aug-19	\$920,000	Condo	641
242 E 25th St #3A	1-00905-0035	8-Aug-19	\$915,000	Coop	984
200 E 27th St #1K	1-00907-0056	29-Aug-19	\$865,000	Coop	800
330 E 33rd St #12B	1-00936-4156	9-Aug-19	\$835,000	Condo	831
251 E 32nd St #15H	1-00913-0028	20-Sep-19	\$805,000	Coop	
333 E 30th St #19K	1-00936-1248	17-Jul-19	\$795,000	Condo	763
215 E 24th St #221	1-00905-0006	28-Aug-19	\$790,000	Coop	
139 E 30th St #6B	1-00886-0034	23-Jul-19	\$785,000	Coop	
330 E 33rd St #1A	1-00936-4001	12-Sep-19	\$775,000	Condo	724
139 E 30th St #3B	1-00886-0034	17-Sep-19	\$760,000	Coop	625
330 E 33rd St #21A	1-00936-4267	26-Aug-19	\$755,000	Condo	741
159 E 30th St #5B	1-00886-1113	26-Sep-19	\$750,000	Condo	656
242 E 25th St #4B	1-00905-0035	24-Jul-19	\$740,000	Coop	712
160 E 26th St #6H	1-00881-0047	1-Jul-19	\$735,000	Coop	
160 E 27th St #8B	1-00882-0050	18-Jul-19	\$718,300	Coop	
330 Third Ave #6A	1-00880-0042	2-Jul-19	\$679,000	Coop	
237 E 24th St #3W	1-00905-1205	14-Aug-19	\$675,000	Condo	461
200 E 24th St #809	1-00904-0050	29-Aug-19	\$655,000	Coop	
330 Third Ave #8H	1-00880-0042	12-Sep-19	\$630,000	Coop	750
407 Third Ave #9L	1-00909-0001	15-Jul-19	\$625,000	Coop	700
305 E 24th St #16T	1-00930-0001	12-Sep-19	\$600,000	Coop	
343 E 30th St #21H	1-00936-2275	18-Sep-19	\$595,000	Condo	484
333 E 30th St #20G	1-00936-1259	8-Aug-19	\$595,000	Condo	487
240 E 32nd St #4B	1-00912-0043	1-Aug-19	\$580,000	Coop	
250 E 30th St #5C	1-00910-1017	2-Aug-19	\$571,500	Condo	442
150 E 27th St #3G	1-00882-0052	22-Jul-19	\$542,000	Coop	
240 E 24th St #3G	1-00904-0029	27-Sep-19	\$540,000	Coop	600
305 E 24th St #4M	1-00930-0001	19-Aug-19	\$520,000	Coop	
245 E 25th St #7H	1-00906-0024	31-Jul-19	\$515,000	Coop	575
200 E 27th St #3N	1-00907-0056	4-Sep-19	\$515,000	Coop	598
200 E 27th St #12J	1-00907-0056	30-Sep-19	\$512,500	Coop	550
333 E 30th St #8F	1-00936-1104	1-Aug-19	\$512,500	Condo	481
200 E 27th St #3A	1-00907-0056	23-Aug-19	\$507,500	Coop	575
150 E 27th St #4F	1-00882-0052	23-Sep-19	\$500,000	Coop	
251 E 32nd St #8G	1-00913-0028	19-Jul-19	\$490,000	Coop	
251 E 32nd St #8A	1-00913-0028	11-Sep-19	\$485,000	Coop	
200 E 27th St #9D	1-00907-0056	27-Sep-19	\$482,500	Coop	
140 E 28th St #8K	1-00883-0058	13-Aug-19	\$460,000	Coop	575
245 E 24th St #3H	1-00905-0026	5-Sep-19	\$445,000	Coop	
305 E 24th St #12K	1-00930-0001	15-Aug-19	\$437,500	Coop	
407 Third Ave #14H	1-00909-0001	10-Jul-19	\$430,000	Coop	465



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Address	BBL	Sale date	Sale price	Property type	Sqft
229 E 29th St #4J	1-00910-0014	18-Sep-19	\$410,000	Coop	
330 Third Ave #16K	1-00880-0042	12-Aug-19	\$392,500	Coop	
215 E 24th St #718	1-00905-0006	17-Jul-19	\$386,000	Coop	
229 E 28th St #3E	1-00909-0015	30-Jul-19	\$385,000	Coop	550
245 E 24th St #2C	1-00905-0026	26-Aug-19	\$350,000	Coop	
238 E 30th St #1E	1-00910-0041	29-Jul-19	\$299,000	Coop	
200 E 28th St #3C	1-00908-1015	15-Jul-19	\$123,500	Condo	633
229 E 29th St #5S	1-00910-0014	15-Jul-19	\$100,000	Coop	



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