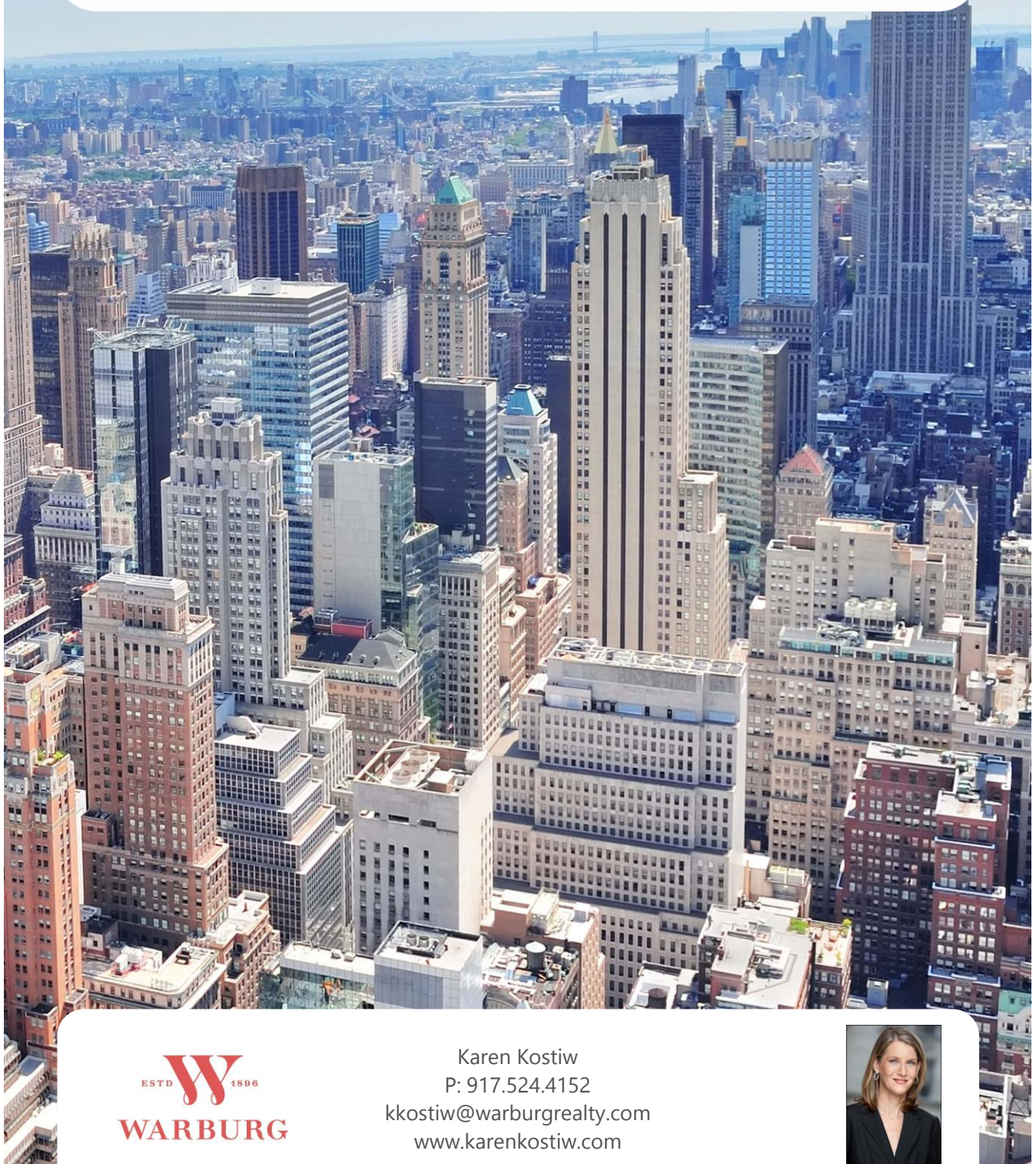


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$765K

15% YoY

NO. OF TRANSACTIONS

32

-36% YoY

MEDIAN PRICE/SQ.FT.

\$1,045

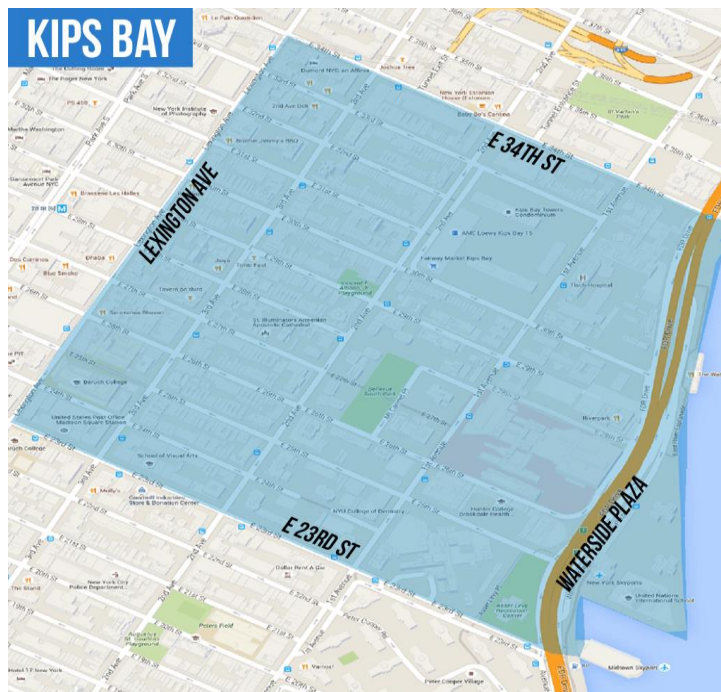
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

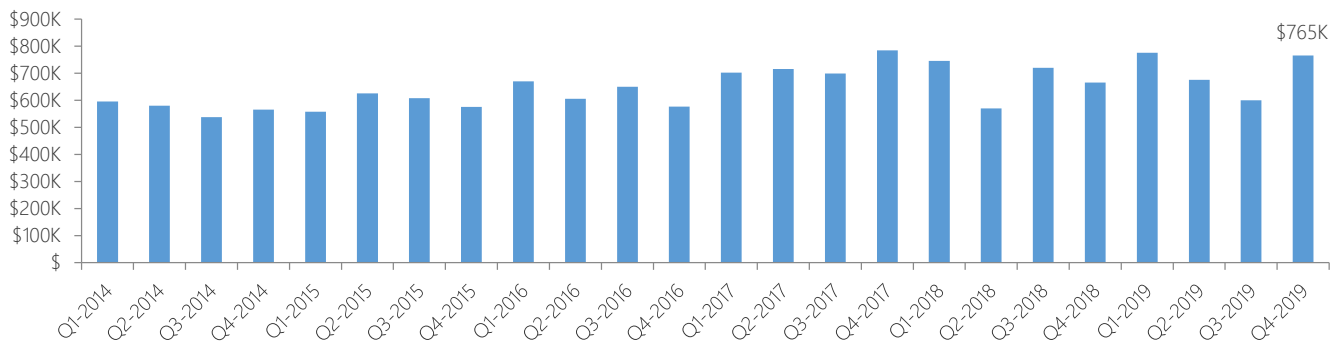


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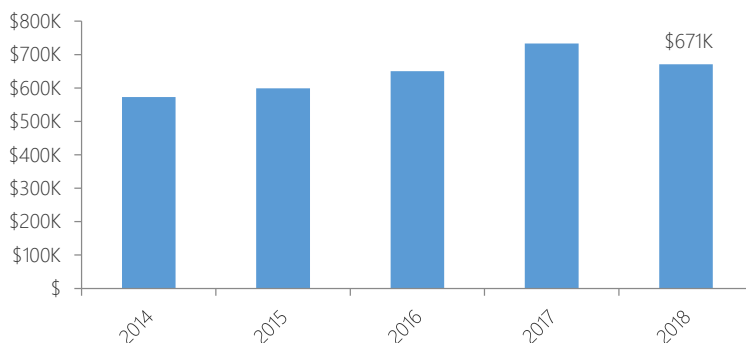


RESIDENTIAL STATS

Median Sale Price by Quarter

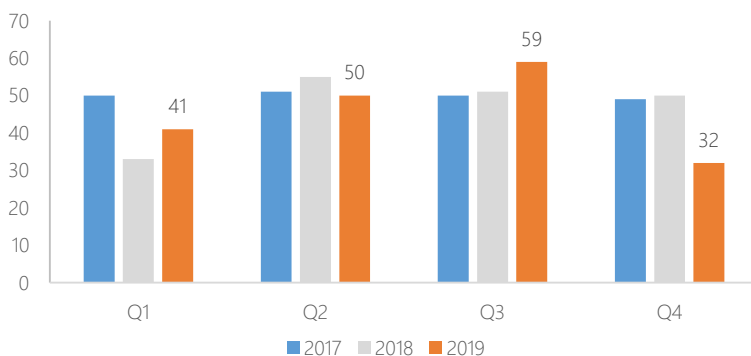


Median Sale Price by Year



Number of Transactions

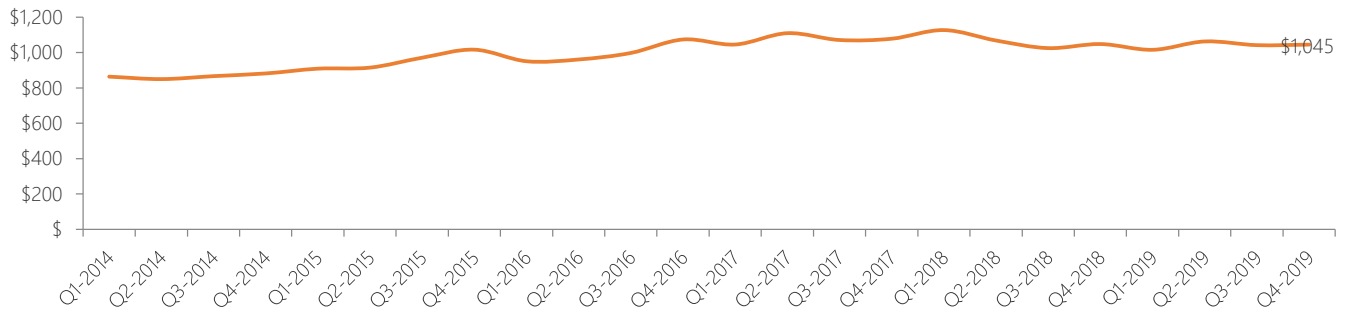
Quarter	2014	2015	2016	2017	2018	2019
Q1	66	58	40	50	33	41
Q2	81	58	55	51	55	50
Q3	78	63	57	50	51	59
Q4	67	46	41	49	50	32



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Median Sale Price per Square Foot

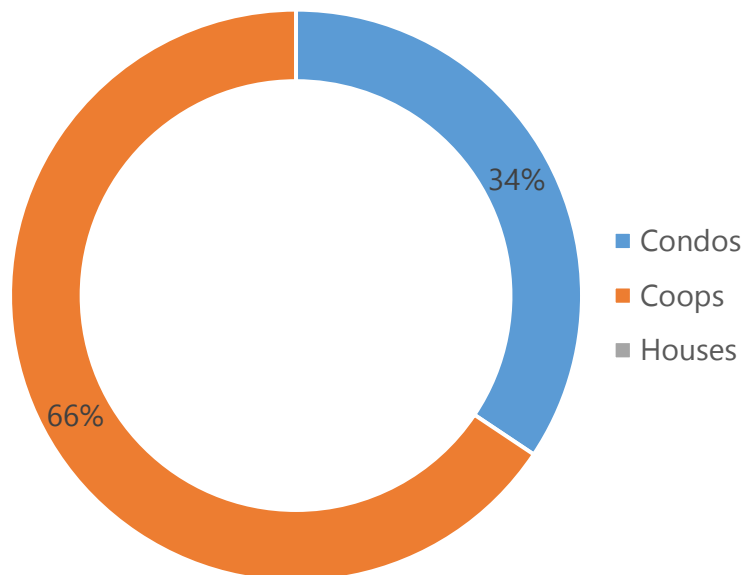


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$860,000	15%	\$1,093	-9%	11
Coops	\$737,000	17%	\$926	3%	21
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
233 E 31st St #3	1-00912-0019	28-Oct-19	\$2,200,000	Coop	
201 E 25th St #18B	1-00906-0001	1-Nov-19	\$1,700,000	Coop	1,050
200 E 32nd St #18D	1-00912-1221	30-Oct-19	\$1,575,000	Condo	1,181
61 Lexington Ave #5D	1-00881-1016	18-Dec-19	\$1,450,000	Coop	625
200 E 32nd St #9E	1-00912-1245	30-Dec-19	\$1,225,000	Condo	988
305 E 24th St #PHB	1-00930-0001	3-Oct-19	\$1,170,000	Coop	
201 E 25th St #17C	1-00906-0001	27-Dec-19	\$1,155,000	Coop	
250 E 30th St #15C	1-00910-1081	11-Oct-19	\$1,150,000	Condo	1,130
305 E 24th St #12P	1-00930-0001	10-Oct-19	\$1,100,000	Coop	
200 E 32nd St #6C	1-00912-1176	23-Dec-19	\$1,100,000	Condo	976
330 E 33rd St #6B	1-00936-4072	23-Oct-19	\$899,000	Condo	823
330 E 33rd St #7B	1-00936-4086	21-Oct-19	\$860,000	Condo	823
200 E 27th St #5K	1-00907-0056	12-Dec-19	\$815,000	Coop	
330 E 33rd St #21K	1-00936-4276	24-Oct-19	\$810,000	Condo	741
245 E 24th St #7G	1-00905-0026	25-Oct-19	\$781,000	Coop	
407 Third Ave #16L	1-00909-0001	6-Nov-19	\$765,000	Coop	
300 E 33rd St #12K	1-00936-3164	29-Oct-19	\$760,000	Condo	741
201 E 25th St #17B	1-00906-0001	20-Dec-19	\$742,000	Coop	
160 E 26th St #6I	1-00881-0047	16-Dec-19	\$732,000	Coop	800
343 E 30th St #4K	1-00936-2053	7-Nov-19	\$725,000	Condo	725
350 E 30th St #5Z	1-00935-1127	14-Nov-19	\$700,000	Condo	610
407 Third Ave #14M	1-00909-0001	14-Nov-19	\$699,000	Coop	
201 E 25th St #6K	1-00906-0001	23-Oct-19	\$600,000	Coop	620
245 E 25th St #3G	1-00906-0024	23-Oct-19	\$560,000	Coop	
300 E 33rd St #8G	1-00936-3105	18-Oct-19	\$557,000	Condo	480
305 E 24th St #2M	1-00930-0001	16-Oct-19	\$500,000	Coop	650
251 E 32nd St #14D	1-00913-0028	12-Nov-19	\$497,500	Coop	600
165 E 32nd St #11C	1-00888-0037	25-Oct-19	\$457,000	Coop	
330 Third Ave #20L	1-00880-0042	4-Nov-19	\$415,000	Coop	550
150 E 27th St #3B	1-00882-0052	21-Nov-19	\$410,000	Coop	
145 E 29th St #2E	1-00885-0037	30-Oct-19	\$375,000	Coop	400



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