

## KIPS BAY

A monthly analysis of residential sales  
in Kips Bay, Manhattan

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Kips Bay, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$725K**

7% YoY

NO. OF TRANSACTIONS

**17**

-45% YoY

MEDIAN PRICE/SQ.FT.

**\$1,010**

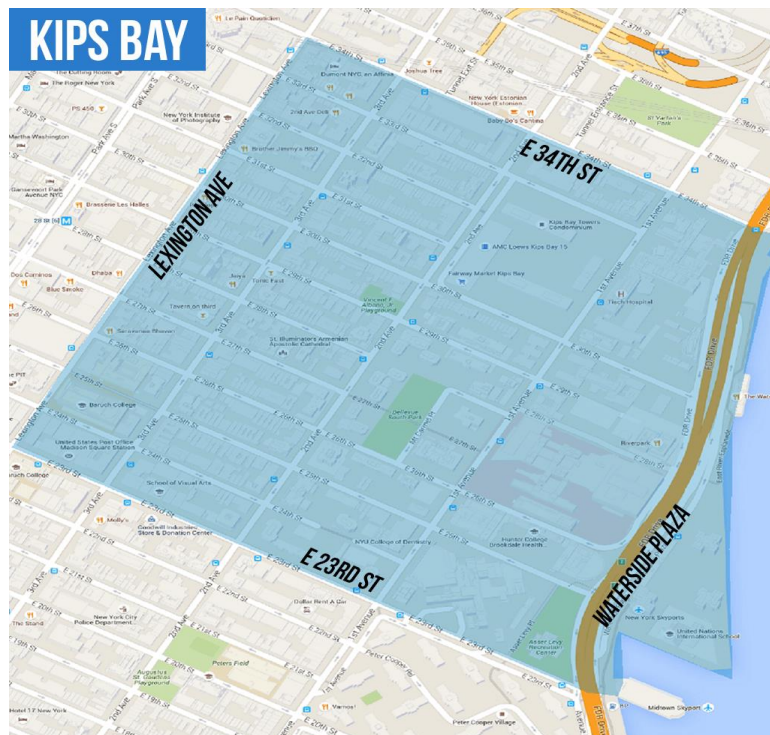
13% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



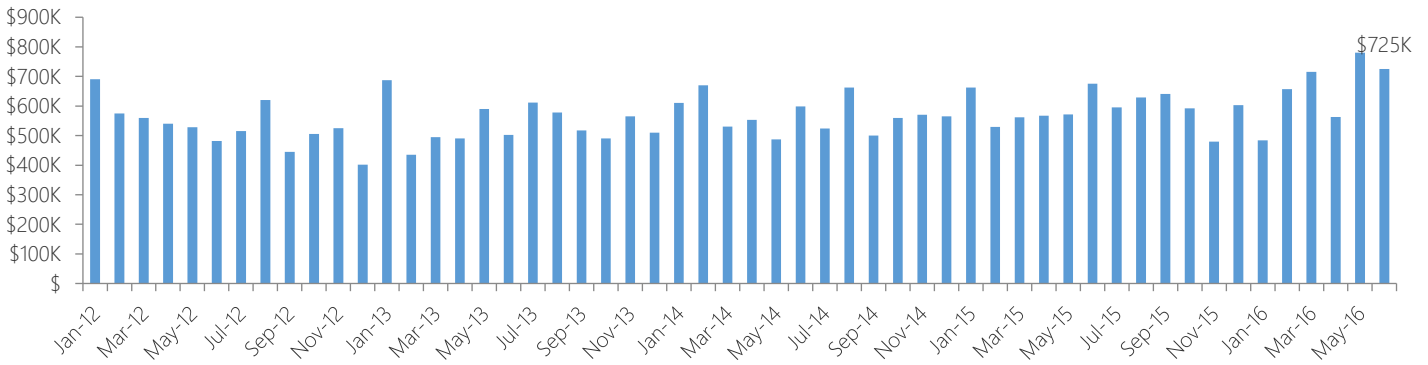
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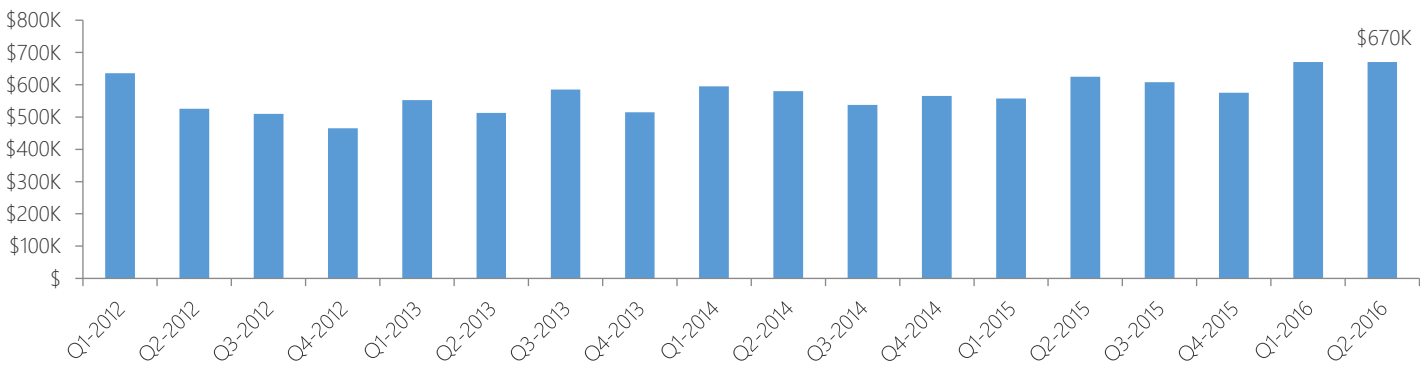
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## RESIDENTIAL STATS

### Median Sale Price by Month

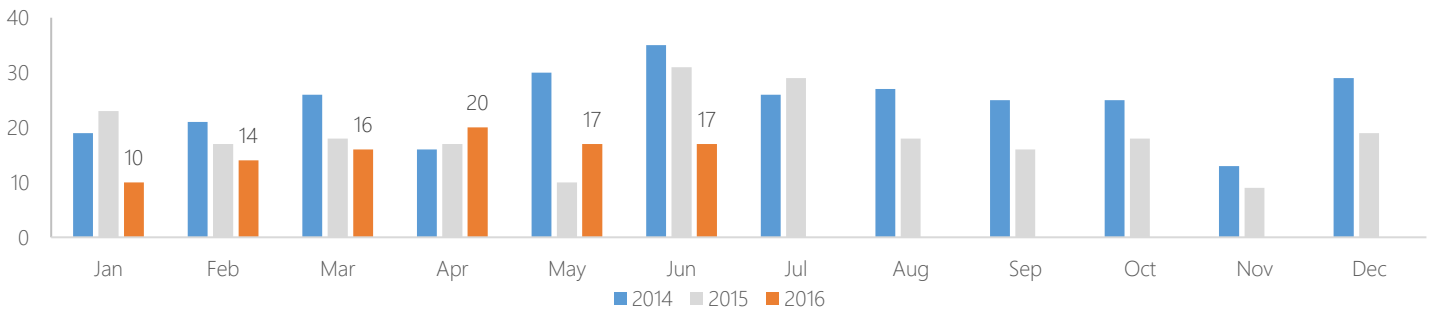


### Median Sale Price by Quarter



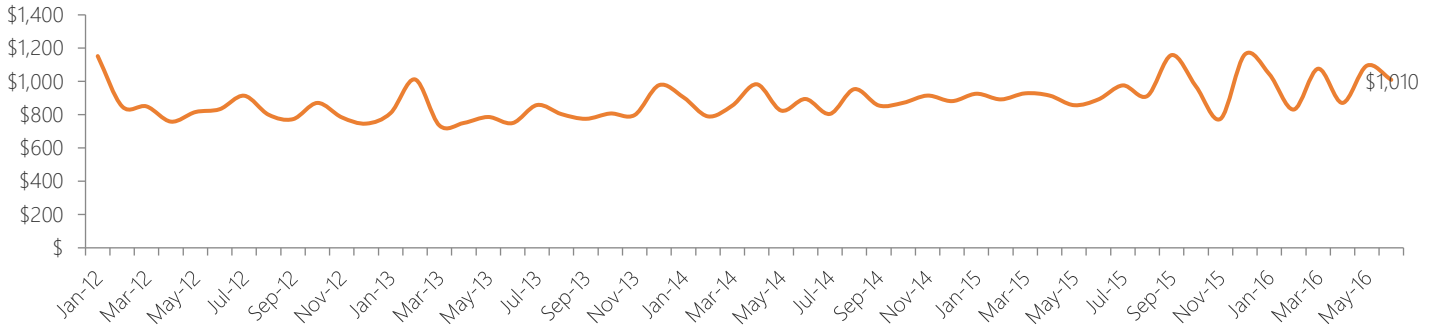
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	15	20	22	19	21	27	27	16	18	21	13	16
2012	43	24	29	19	22	33	17	25	22	14	18	16
2013	18	9	19	15	21	28	26	26	25	30	22	22
2014	19	21	26	16	30	35	26	27	25	25	13	29
2015	23	17	18	17	10	31	29	18	16	18	9	19
2016	10	14	16	20	17	17						



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## Median Sale Price per Square Foot

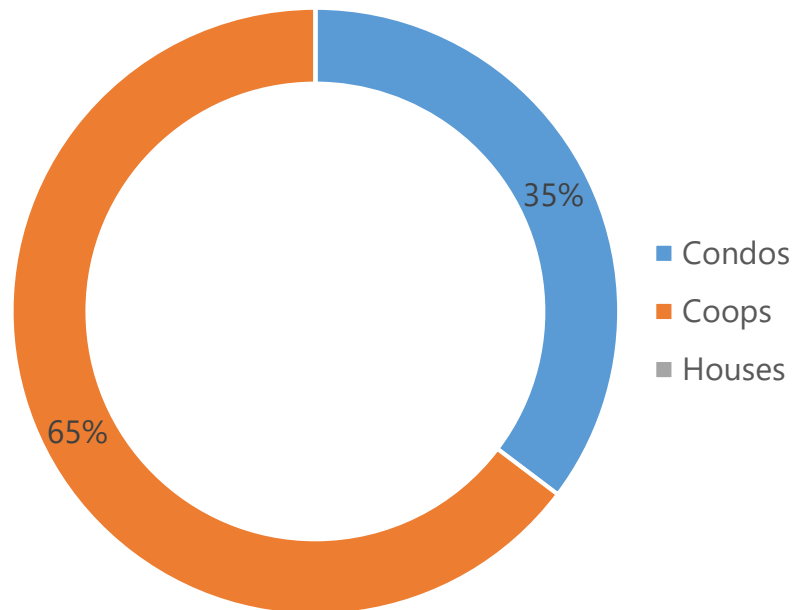


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$670,000	-16%	\$1,320	-5%	6
Coops	\$762,500	26%	\$964	11%	11
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
144 East 30 Street #4	1-00885-1204	9-Jun-16	\$2,525,000	Condo	1,543
200 E 27 St #8B	1-00907-0056	22-Jun-16	\$1,630,000	Coop	
222 E 24 St #2B	1-00904-0039	27-Jun-16	\$999,000	Coop	1,000
407 3 Ave #4E	1-00909-0001	27-Jun-16	\$930,000	Coop	900
200 East 32 Street #5A	1-00912-1109	2-Jun-16	\$888,000	Condo	714
422-438 2 Ave #8X	1-00930-0001	10-Jun-16	\$887,000	Coop	923
251 E 32 St #10A	1-00913-0028	16-Jun-16	\$800,000	Coop	900
330 3 Ave #8B	1-00880-0042	28-Jun-16	\$725,000	Coop	750
157 East 32 Street #6E	1-00888-1023	17-Jun-16	\$670,000	Condo	496
165 E 32 St #18A	1-00888-0037	10-Jun-16	\$645,000	Coop	700
250 East 30 Street #10E	1-00910-1062	29-Jun-16	\$590,000	Condo	447
200 East 28 Street #3A	1-00908-1013	6-Jun-16	\$575,000	Condo	544
133 E 30 St #3B	1-00886-0031	20-Jun-16	\$540,000	Coop	700
200 E 27 St #12D	1-00907-0056	30-Jun-16	\$525,000	Coop	520
160 E 26 St #3A	1-00881-0047	28-Jun-16	\$450,000	Coop	

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