

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Kips Bay Report

A monthly analysis of residential sales
in Kips Bay, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$636K

13% Y-o-Y

NO. OF TRANSACTIONS

18

-38% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,210

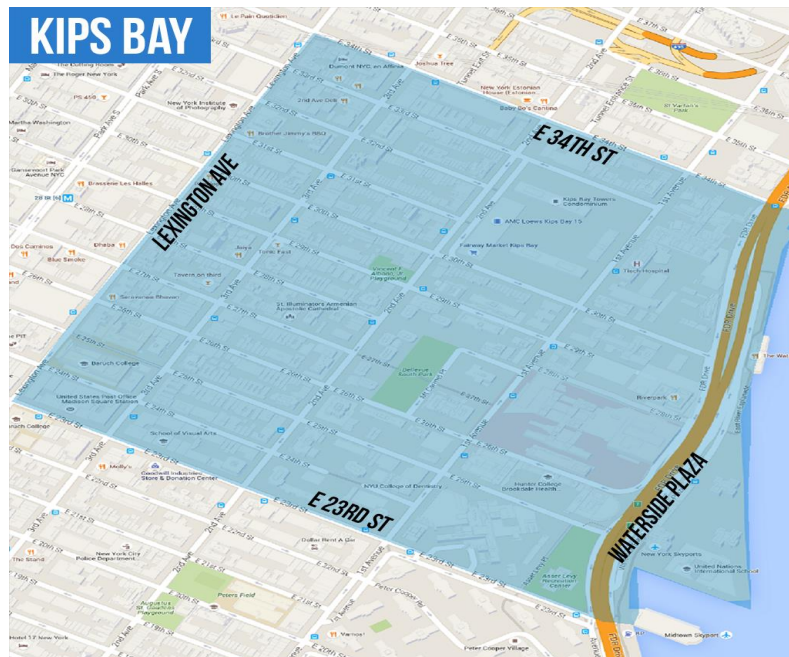
37% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

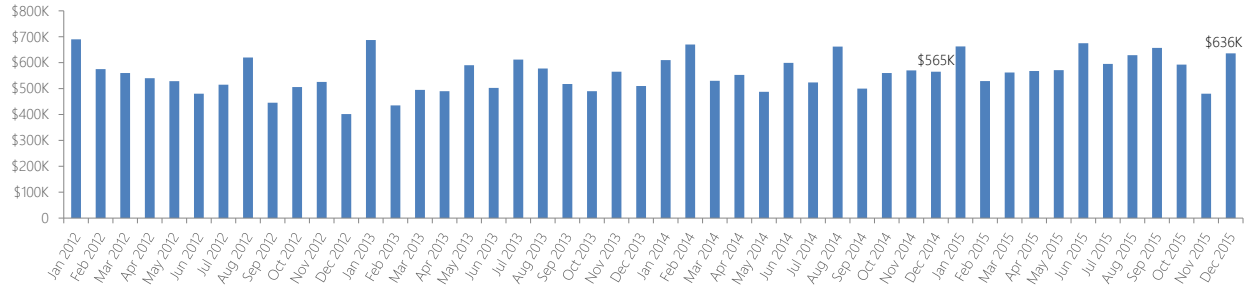
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

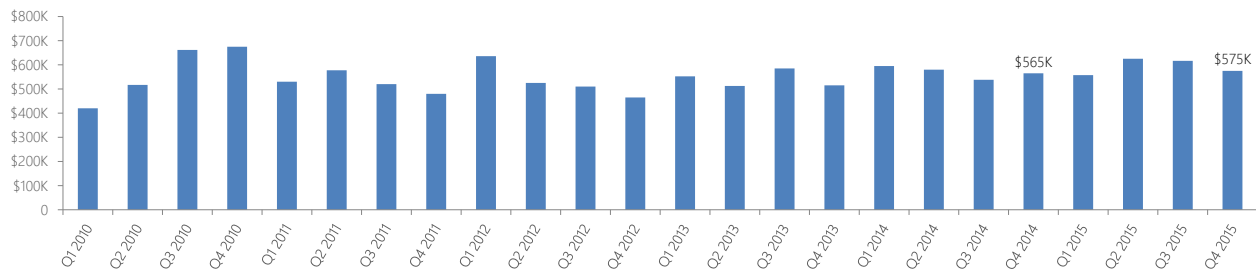


RESIDENTIAL STATS

Median Sale Price by Month

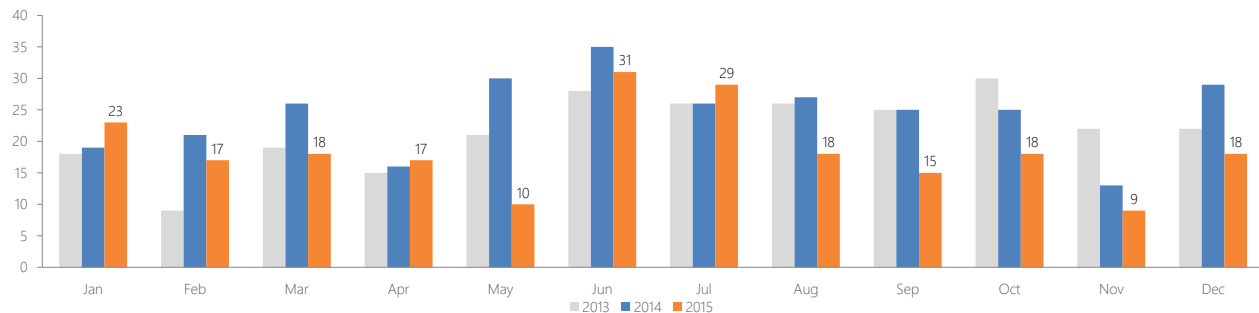


Median Sale Price by Quarter

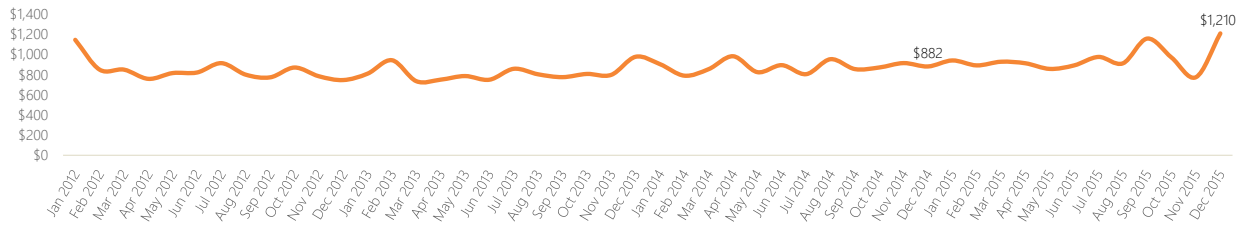


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	14	15	43	18	19	23
Feb	9	20	24	9	21	17
Mar	23	22	29	19	26	18
Apr	13	19	19	15	16	17
May	12	21	22	21	30	10
Jun	24	27	32	28	35	31
Jul	32	27	17	26	26	29
Aug	40	16	25	26	27	18
Sep	31	18	22	25	25	15
Oct	27	21	14	30	25	18
Nov	20	13	18	22	13	9
Dec	23	16	16	22	29	18



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,475,000	109%	\$1,285	-3%	4
Co-ops	\$589,000	14%	\$1,092	30%	14
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
77.8%



Condos
22.2%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
343 East 30 Street #11L	1-00936-2152	07-Dec-15	\$1,600,000	Condo	1,138
200 East 32 Street #15D	1-00912-1218	15-Dec-15	\$1,500,000	Condo	1,180
343 East 30 Street #8L	1-00936-2110	23-Dec-15	\$1,450,000	Condo	1,117
309-319 3 Ave #2	1-00904-0050	22-Dec-15	\$1,275,000	Coop	n/a
244 E 30 St #B	1-00910-0039	01-Dec-15	\$1,115,000	Coop	n/a
242 E 25 St #6A	1-00905-0035	10-Dec-15	\$1,075,000	Coop	n/a
330 3 Ave #14F	1-00880-0042	03-Dec-15	\$749,000	Coop	n/a
208-214 E 28 St #5B	1-00908-0047	04-Dec-15	\$691,009	Coop	n/a
61 Lexington Avenue #6C	1-00881-1016	15-Dec-15	\$669,000	Coop	n/a
309-319 3 Ave #803	1-00904-0050	21-Dec-15	\$603,000	Coop	n/a
61 Lexington Avenue #RES	1-00881-1016	08-Dec-15	\$575,000	Coop	n/a
200 E 27 St #2J	1-00907-0056	08-Dec-15	\$570,156	Coop	n/a
407 3 Ave #8N	1-00909-0001	28-Dec-15	\$475,000	Coop	n/a
422-438 2 Ave #6K	1-00930-0001	23-Dec-15	\$465,000	Coop	n/a
140 E 28 St #9E	1-00883-0058	16-Dec-15	\$450,000	Coop	n/a
61 Lexington Avenue #E	1-00881-1005	21-Dec-15	\$375,000	Condo	310
145-147 E 29 St #4E	1-00885-0037	18-Dec-15	\$329,000	Coop	n/a
208-214 E 28 St #4M	1-00908-0047	22-Dec-15	\$165,329	Coop	n/a