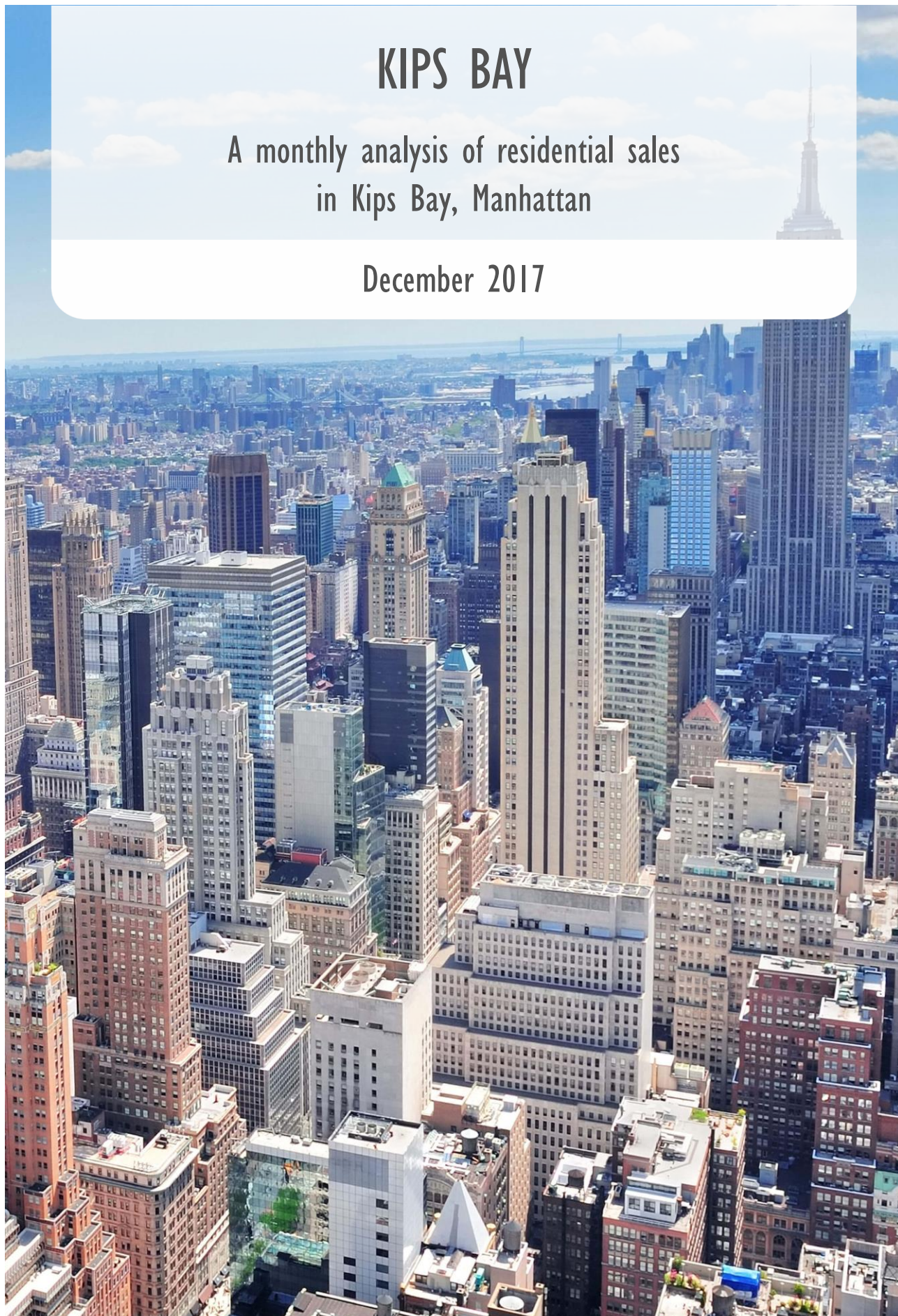


KIPS BAY

A monthly analysis of residential sales
in Kips Bay, Manhattan

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Kips Bay, Manhattan

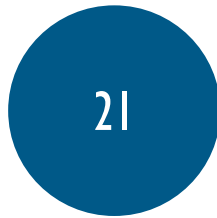
SUMMARY

MEDIAN SALE PRICE



37% YoY

NO. OF TRANSACTIONS



91% YoY

MEDIAN PRICE/SQ.FT.



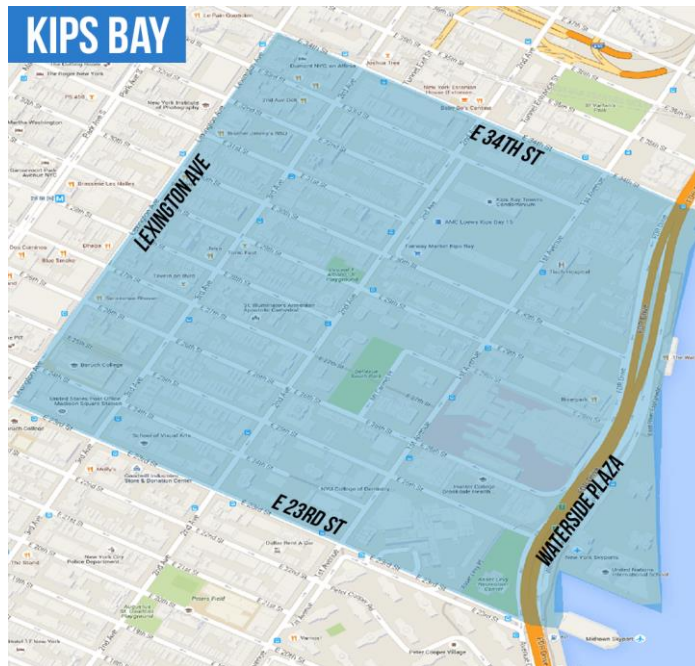
28% YoY

MANHATTAN MEDIAN SALE PRICE



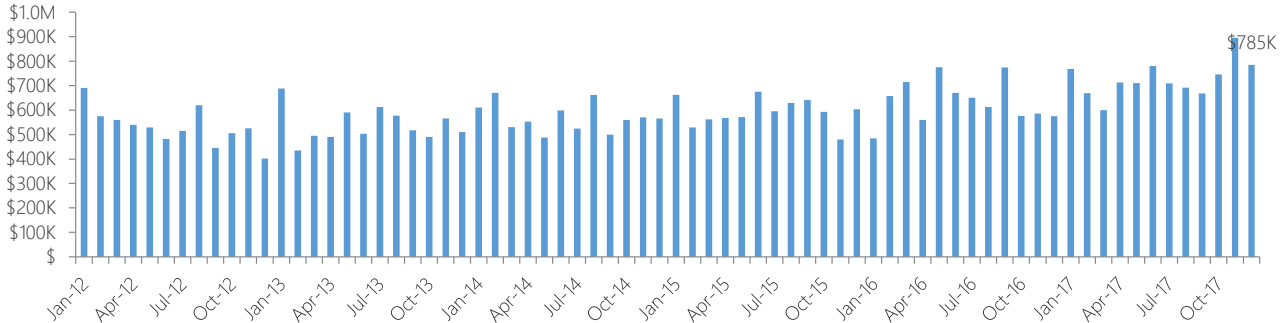
18% YoY

NEIGHBORHOOD BOUNDARIES

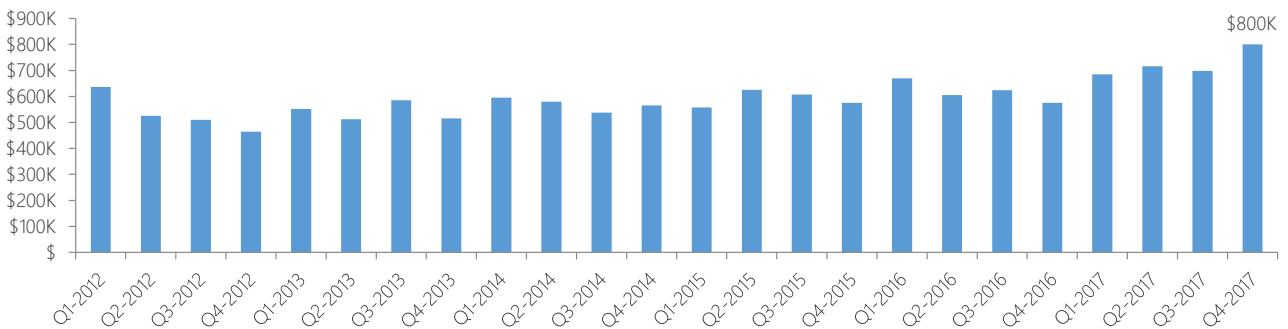


RESIDENTIAL STATS

Median Sale Price by Month

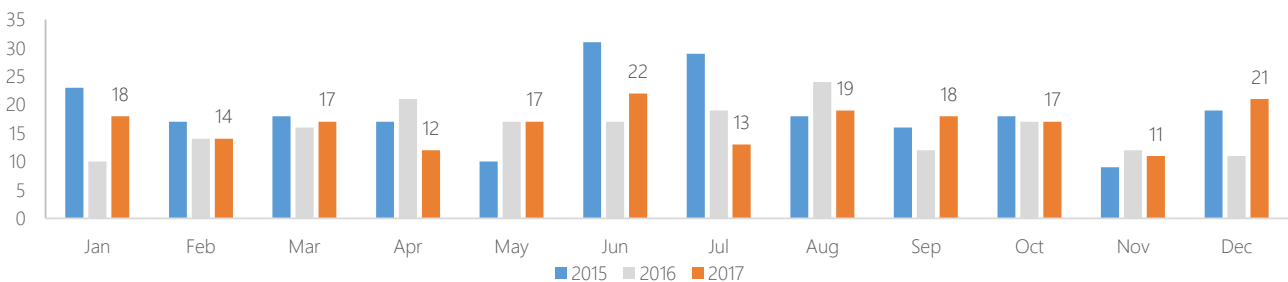


Median Sale Price by Quarter

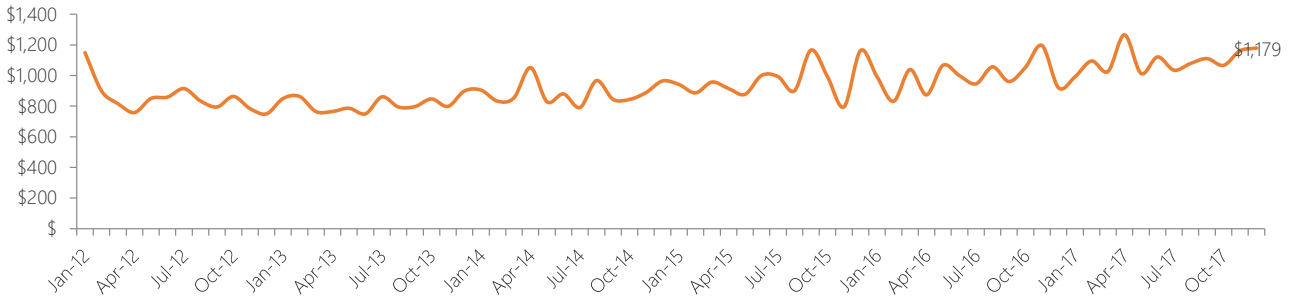


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	21	17	17	19	24	12	17	12	11
2017	18	14	17	12	17	22	13	19	18	17	11	21



Median Sale Price per Square Foot

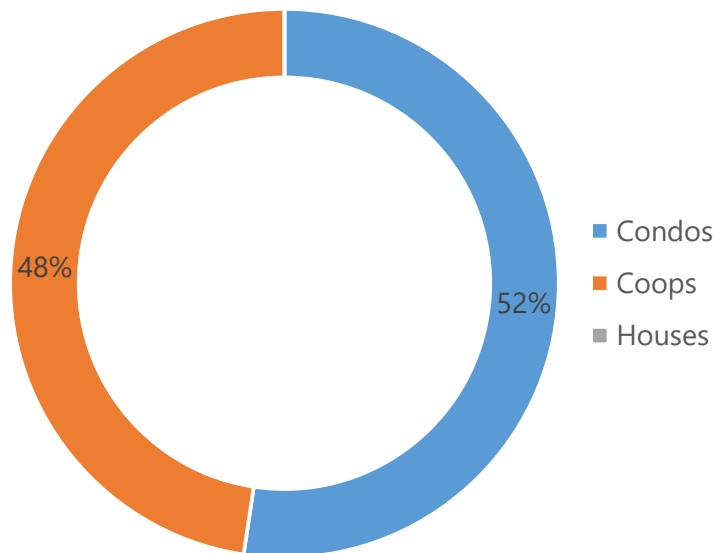


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,162,500	-	\$1,386	-	11
Coops	\$625,000	9%	\$959	4%	10
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
145 Lexington Ave #7	1-00885-1107	14-Dec-17	\$2,500,000	Condo	1,320
303 E 33 St #2D	1-00939-1006	26-Dec-17	\$1,900,000	Condo	1,180
200 E 32 St #15E	1-00912-1251	1-Dec-17	\$1,519,000	Condo	988
343 E 30 St #4J	1-00936-2052	18-Dec-17	\$1,450,000	Condo	1,116
140 E 28 St #4G	1-00883-0058	14-Dec-17	\$1,370,000	Coop	
303 E 33 St #6M	1-00939-1068	11-Dec-17	\$1,225,000	Condo	779
148 E 24 St #9A	1-00879-1235	22-Dec-17	\$1,100,000	Condo	747
165 E 32 St #16F	1-00888-0037	1-Dec-17	\$928,000	Coop	900
333 E 30 St #8B	1-00936-1100	7-Dec-17	\$905,000	Condo	806
421-427 2 Ave #14G	1-00905-0026	13-Dec-17	\$785,000	Coop	
200 E 28 St #3G	1-00908-1019	21-Dec-17	\$770,000	Condo	730
441-447 2 Ave #6E	1-00906-0024	20-Dec-17	\$745,000	Coop	800
250 E 30 St #5D	1-00910-1018	11-Dec-17	\$720,000	Condo	583
407 3 Ave #12S	1-00909-0001	6-Dec-17	\$625,000	Coop	775
333 E 30 St #8N	1-00936-1111	12-Dec-17	\$600,000	Condo	718
421-427 2 Ave #15H	1-00905-0026	20-Dec-17	\$549,000	Coop	
160 E 26 St #4E	1-00881-0047	27-Dec-17	\$510,000	Coop	
140 E 28 St #3K	1-00883-0058	13-Dec-17	\$459,000	Coop	
145-147 E 29 St #6E	1-00885-0037	13-Dec-17	\$395,000	Coop	400



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Nate Pfaff

Residential Sales &
Rental Specialist

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

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