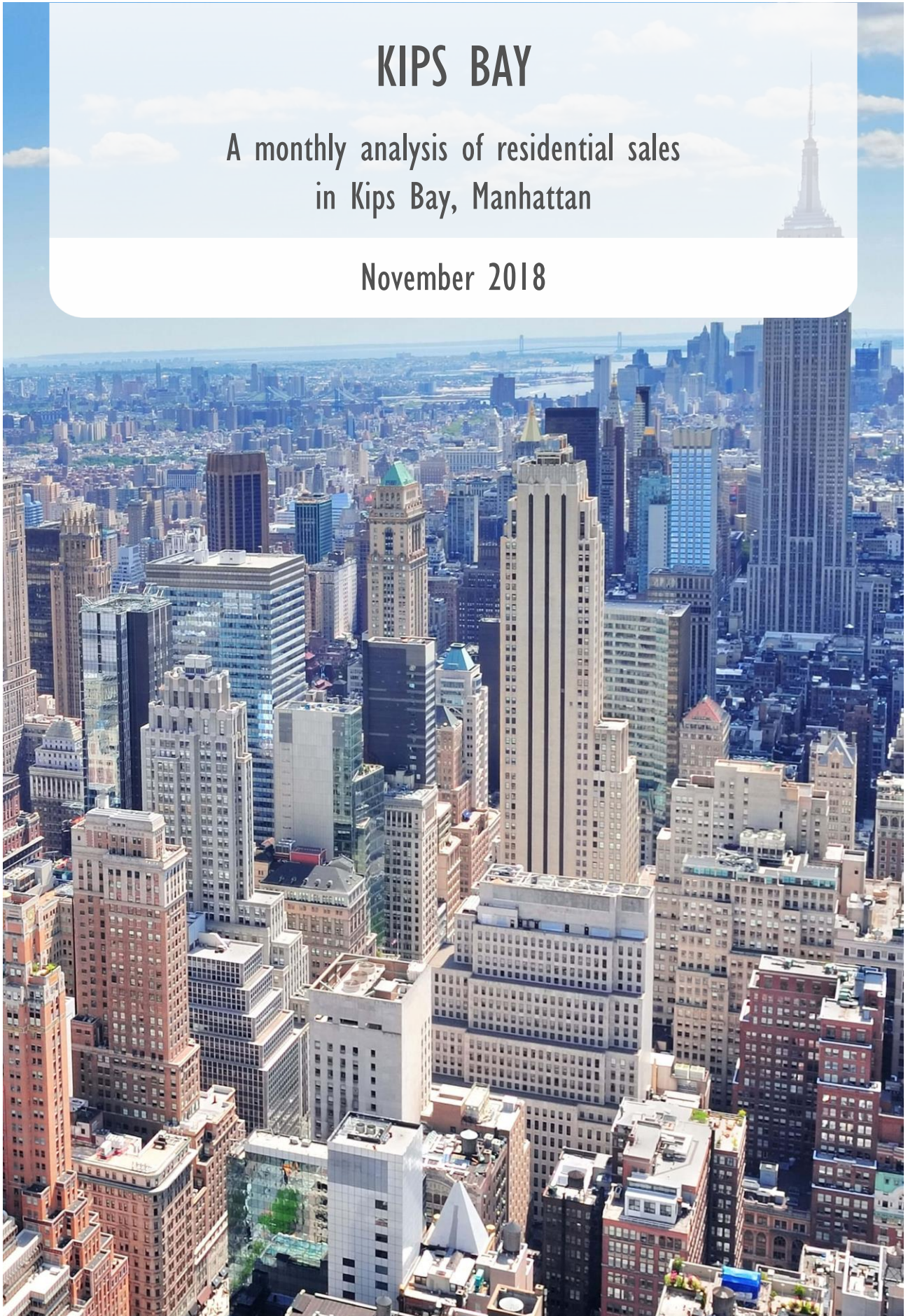


# KIPS BAY

A monthly analysis of residential sales  
in Kips Bay, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Kips Bay, Manhattan

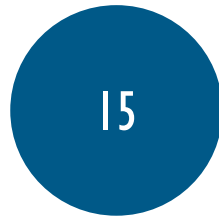
### SUMMARY

MEDIAN SALE PRICE



-10% YoY

NO. OF TRANSACTIONS



25% YoY

MEDIAN PRICE/SQ.FT.



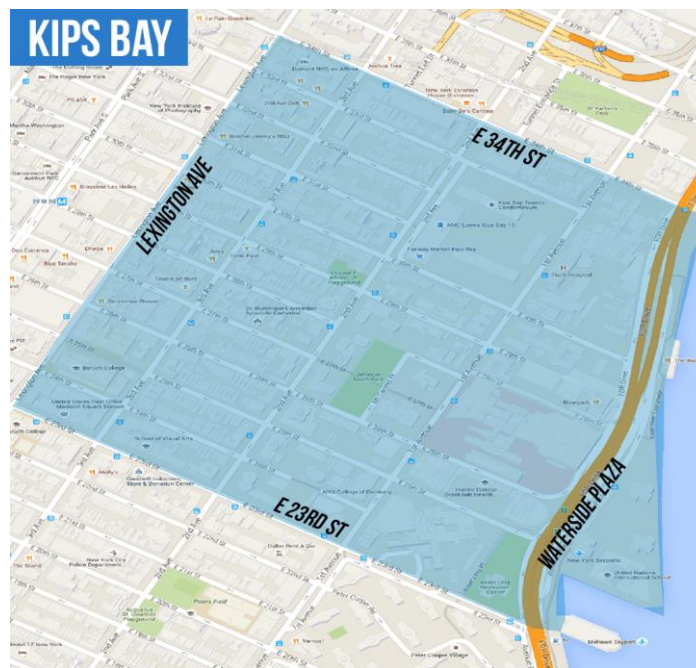
8% YoY

MANHATTAN  
MEDIAN SALE PRICE



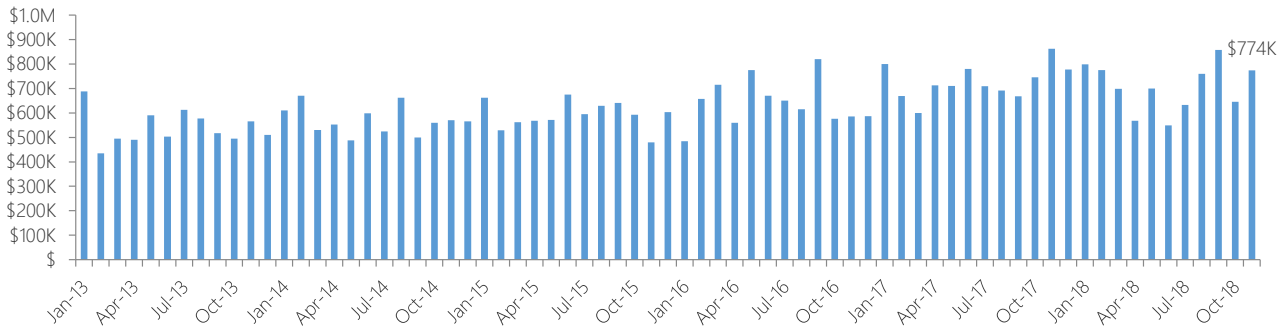
-6% YoY

### NEIGHBORHOOD BOUNDARIES

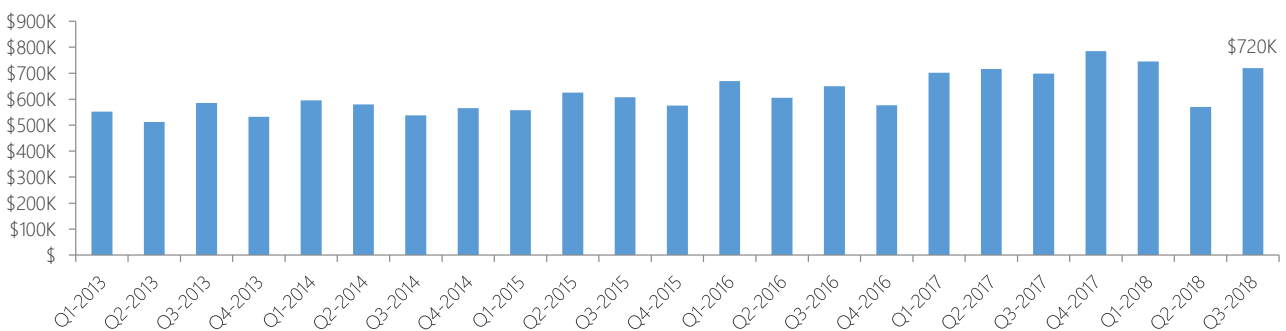


RESIDENTIAL STATS

Median Sale Price by Month

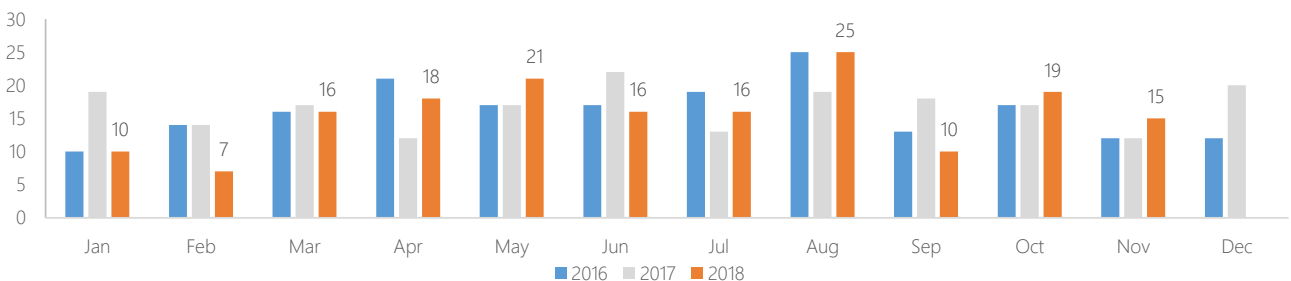


Median Sale Price by Quarter

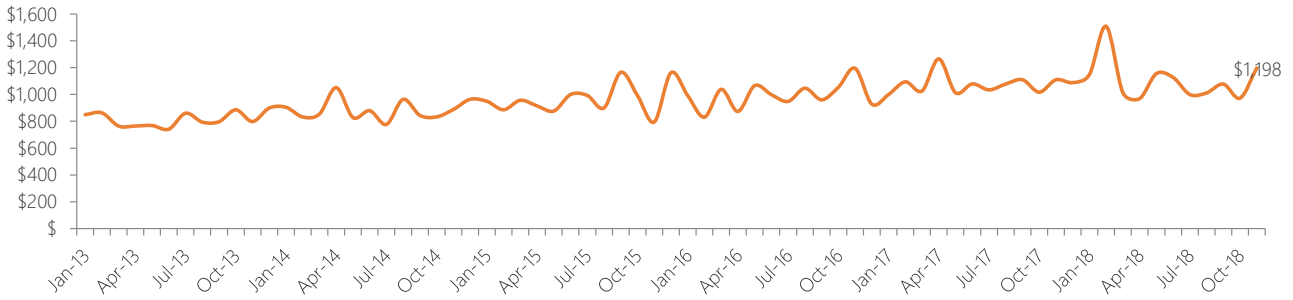


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	18	9	19	15	21	28	26	26	25	31	23	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	25	13	17	12	12
2017	19	14	17	12	17	22	13	19	18	17	12	20
2018	10	7	16	18	21	16	16	25	10	19	15	



Median Sale Price per Square Foot

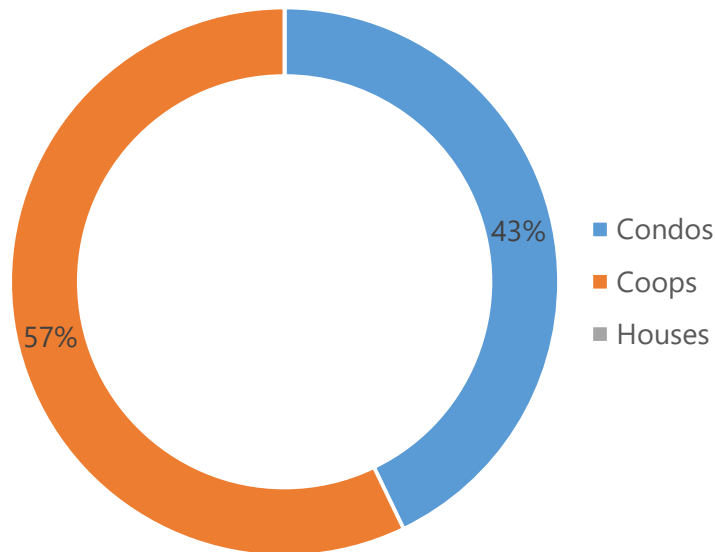


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$768,750	-11%	\$1,228	6%	6
Coops	\$785,000	-5%	\$1,092	-2%	8
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
343 E 30th St #15J	1-00936-2192	19-Nov-18	\$1,405,000	Condo	1,141
248 E 31st St #4C	1-00911-1013	7-Nov-18	\$1,200,000	Condo	1,115
242 E 25th St #1A	1-00905-0035	29-Nov-18	\$1,100,000	Coop	939
140 E 28th St #10D	1-00883-0058	20-Nov-18	\$880,000	Coop	
201 E 28th St #8P	1-00909-0001	5-Nov-18	\$880,000	Coop	
201 E 25th St #10E	1-00906-0001	30-Nov-18	\$810,000	Coop	
250 E 30th St #9G	1-00910-1055	28-Nov-18	\$787,500	Condo	643
201 E 25th St #4F	1-00906-0001	20-Nov-18	\$760,000	Coop	750
330 E 33rd St #20L	1-00936-4263	28-Nov-18	\$750,000	Condo	887
330 Third Ave #5B	1-00880-0042	28-Nov-18	\$660,000	Coop	
300 E 33rd St #21H	1-00936-3274	16-Nov-18	\$625,000	Condo	483
330 E 33rd St #6G	1-00936-4077	21-Nov-18	\$595,000	Condo	480
215 E 24th St #304	1-00905-0006	30-Nov-18	\$475,566	Coop	
140 E 28th St #10K	1-00883-0058	29-Nov-18	\$460,000	Coop	



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	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
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