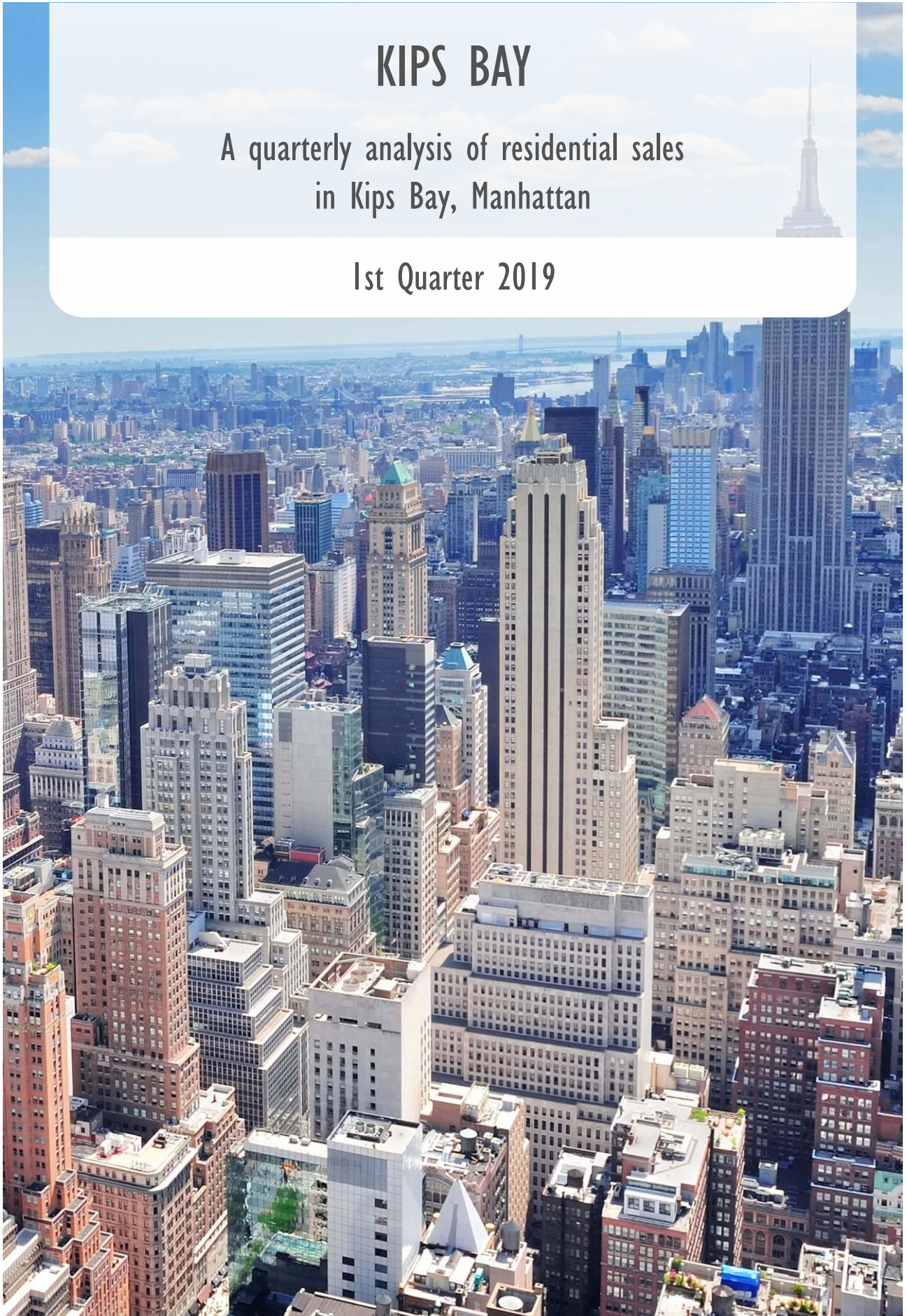


KIPS BAY

A quarterly analysis of residential sales
in Kips Bay, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 1st Quarter 2019

Kips Bay, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$703K

-6% YoY

NO. OF TRANSACTIONS

41

24% YoY

MEDIAN PRICE/SQ.FT.

\$1,015

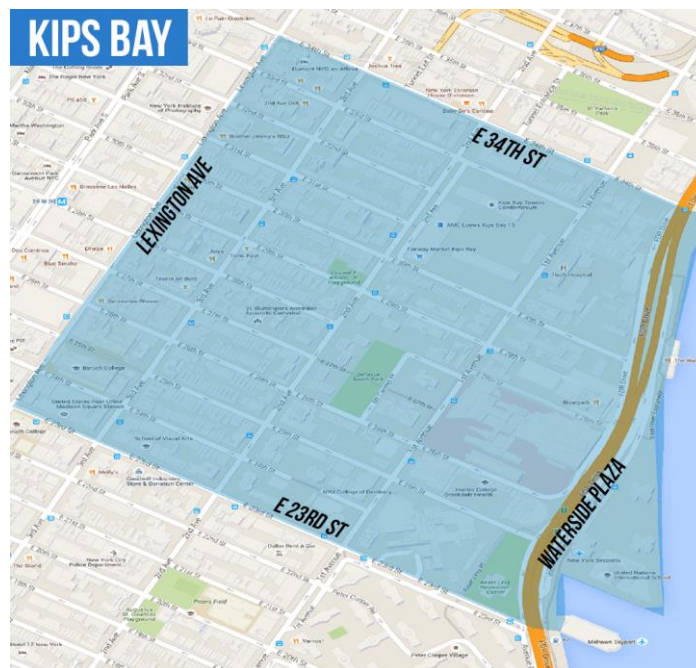
-10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

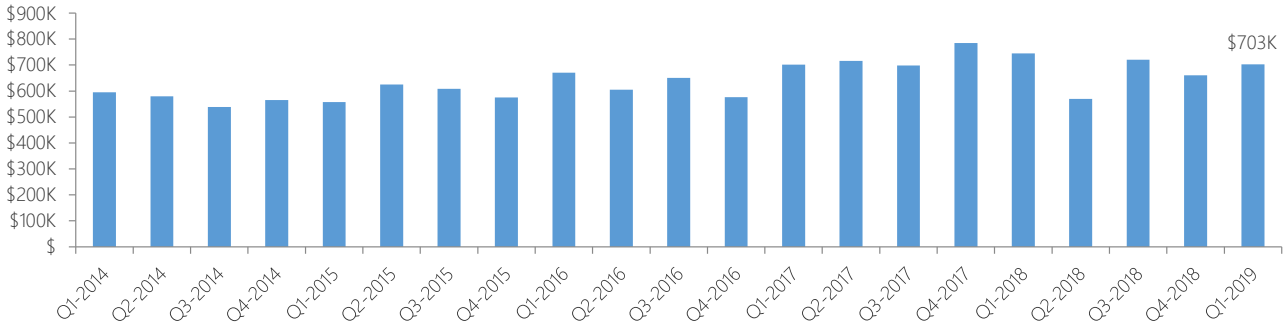


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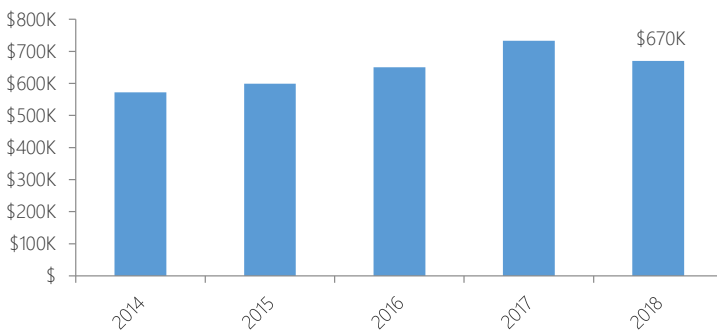
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RESIDENTIAL STATS

Median Sale Price by Quarter

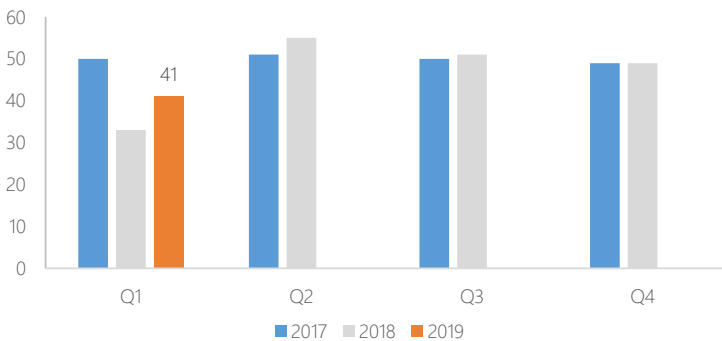


Median Sale Price by Year

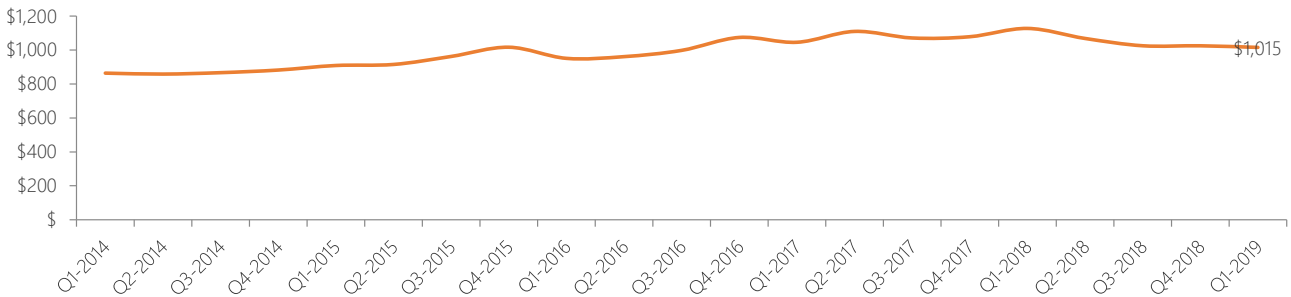


Number of Transactions

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



Median Sale Price per Square Foot

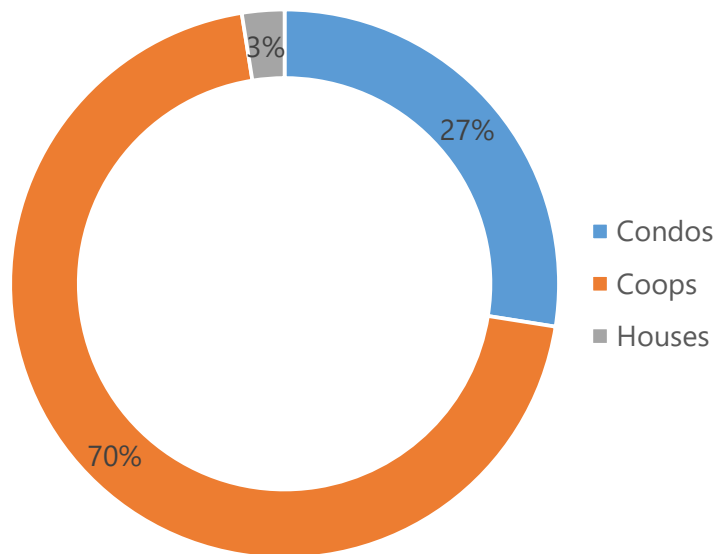


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$880,000	-44%	\$1,092	-21%	11
Coops	\$577,500	-14%	\$936	-6%	28
Houses	\$4,400,000	-	\$1,067	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 Lexington Ave	1-00885-0065	23-Jan-19	\$4,400,000	House	4,125
200 E 32nd St #9D	1-00912-1212	26-Mar-19	\$1,612,500	Condo	1,178
200 E 32nd St #13D	1-00912-1216	19-Feb-19	\$1,500,000	Condo	1,180
333 E 30th St #5C	1-00936-1059	30-Jan-19	\$1,367,500	Condo	1,152
407 Third Ave #17A	1-00909-0001	4-Feb-19	\$1,320,000	Coop	1,300
251 E 32nd St #14F	1-00913-0028	15-Feb-19	\$1,170,000	Coop	1,200
165 E 32nd St #12E	1-00888-0037	4-Mar-19	\$1,150,000	Coop	
250 E 31st St #8B	1-00911-1061	15-Mar-19	\$1,080,000	Condo	868
229 E 24th St #6	1-00905-1006	8-Mar-19	\$950,000	Condo	1,116
200 E 27th St #4K	1-00907-0056	24-Jan-19	\$940,000	Coop	
407 Third Ave #14F	1-00909-0001	18-Mar-19	\$875,000	Coop	900
407 Third Ave #11E	1-00909-0001	14-Mar-19	\$870,000	Coop	1,000
251 E 32nd St #9A	1-00913-0028	22-Mar-19	\$835,000	Coop	
61 Lexington Ave #6F	1-00881-1016	28-Jan-19	\$830,000	Coop	700
305 E 24th St #11X	1-00930-0001	28-Jan-19	\$830,000	Coop	923
343 E 30th St #12K	1-00936-2165	29-Mar-19	\$810,000	Condo	743
165 E 32nd St #6H	1-00888-0037	4-Mar-19	\$780,000	Coop	
333 E 30th St #14K	1-00936-1178	25-Jan-19	\$775,000	Condo	763
139 E 30th St #5A	1-00886-0034	7-Mar-19	\$760,000	Coop	600
350 E 30th St #5C	1-00935-1017	20-Feb-19	\$646,000	Condo	631
137 E 28th St #3D	1-00884-0027	30-Jan-19	\$625,000	Coop	
150 E 27th St #4K	1-00882-0052	11-Feb-19	\$590,000	Coop	600
201 E 25th St #9K	1-00906-0001	20-Feb-19	\$577,500	Coop	
330 Third Ave #12D	1-00880-0042	15-Feb-19	\$560,000	Coop	500
333 E 30th St #7J	1-00936-1093	1-Mar-19	\$534,355	Condo	1,059
215 E 24th St #403	1-00905-0006	26-Mar-19	\$530,000	Coop	600
330 E 33rd St #2F	1-00936-4020	7-Feb-19	\$520,000	Condo	475
245 E 24th St #16J	1-00905-0026	18-Mar-19	\$517,500	Coop	600
133 E 30th St #4D	1-00886-0031	20-Feb-19	\$515,000	Coop	600
330 Third Ave #2J	1-00880-0042	21-Mar-19	\$492,500	Coop	575
201 E 25th St #12B	1-00906-0001	14-Feb-19	\$475,000	Coop	
240 E 24th St #4A	1-00904-0029	1-Feb-19	\$470,000	Coop	
240 E 24th St #4H	1-00904-0029	28-Mar-19	\$425,000	Coop	
330 Third Ave #2E	1-00880-0042	7-Mar-19	\$400,000	Coop	
215 E 24th St #402	1-00905-0006	28-Feb-19	\$375,000	Coop	
229 E 29th St #5L	1-00910-0014	7-Feb-19	\$354,000	Coop	
222 E 24th St #2C	1-00904-0039	4-Feb-19	\$352,500	Coop	780
61 Lexington Ave #3A	1-00881-1016	3-Jan-19	\$351,000	Coop	



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THE RATNER TEAM



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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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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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