

KIPS BAY

A monthly analysis of residential sales
in Kips Bay, Manhattan

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Kips Bay, Manhattan

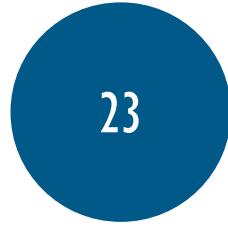
SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



35% YoY

MEDIAN PRICE/SQ.FT.



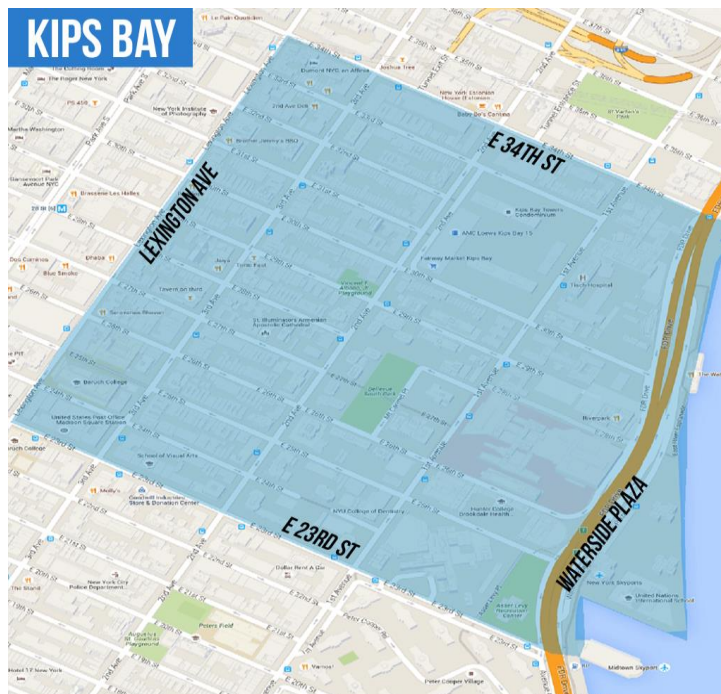
14% YoY

MANHATTAN MEDIAN SALE PRICE



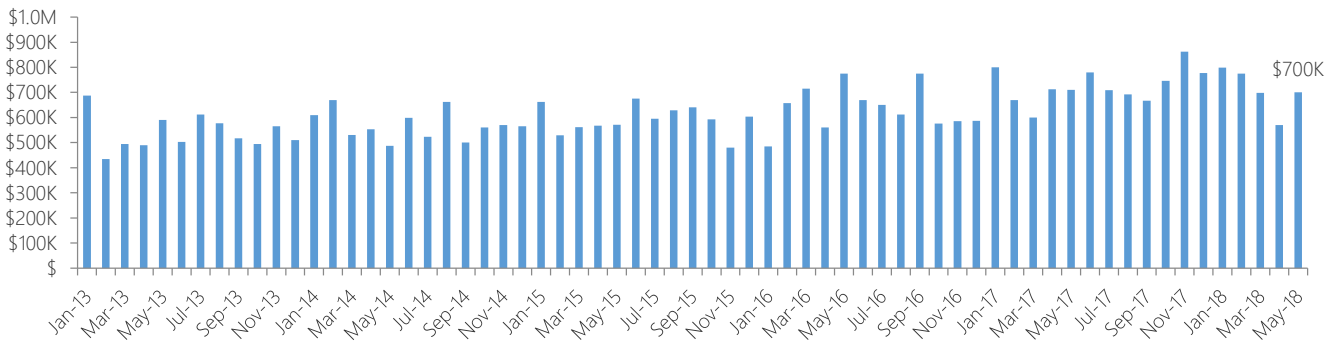
-5% YoY

NEIGHBORHOOD BOUNDARIES

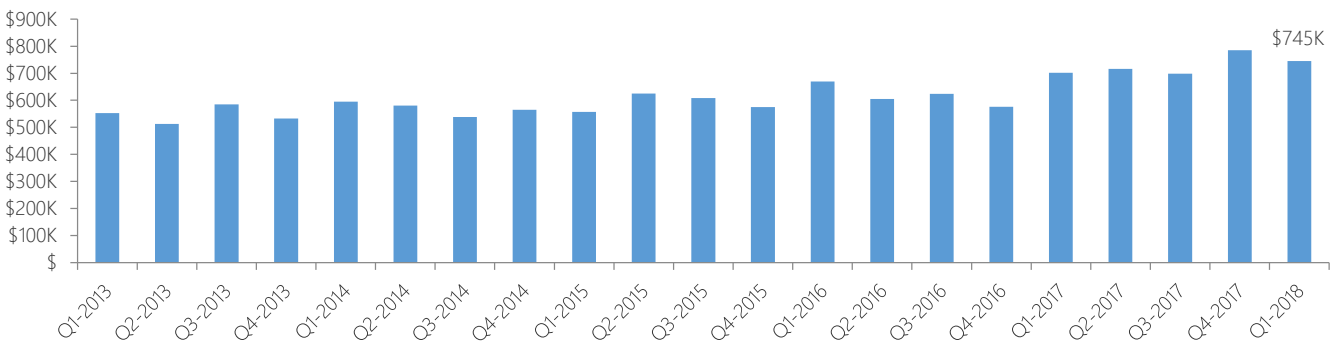


RESIDENTIAL STATS

Median Sale Price by Month

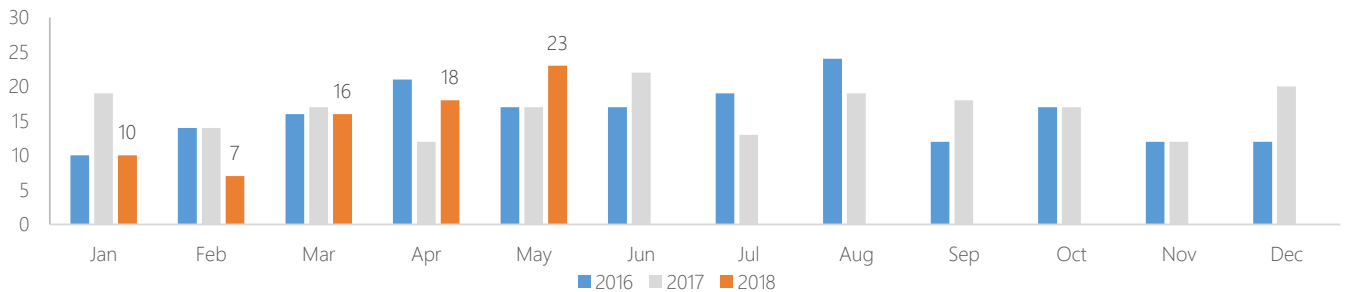


Median Sale Price by Quarter



Number of Transactions

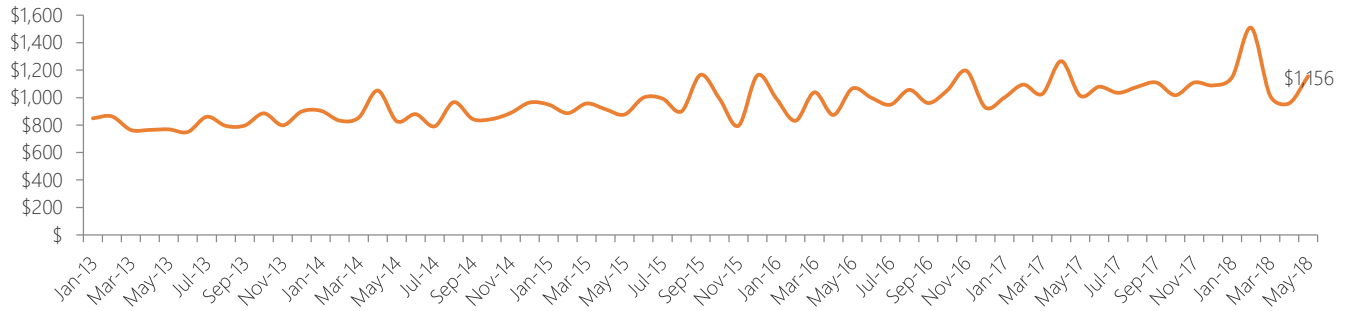
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	18	9	19	15	21	28	26	26	25	31	23	22
2014	19	21	26	16	30	35	26	27	25	25	13	29
2015	23	17	18	17	10	31	29	18	16	18	9	19
2016	10	14	16	21	17	17	19	24	12	17	12	12
2017	19	14	17	12	17	22	13	19	18	17	12	20
2018	10	7	16	18	23							



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Median Sale Price per Square Foot

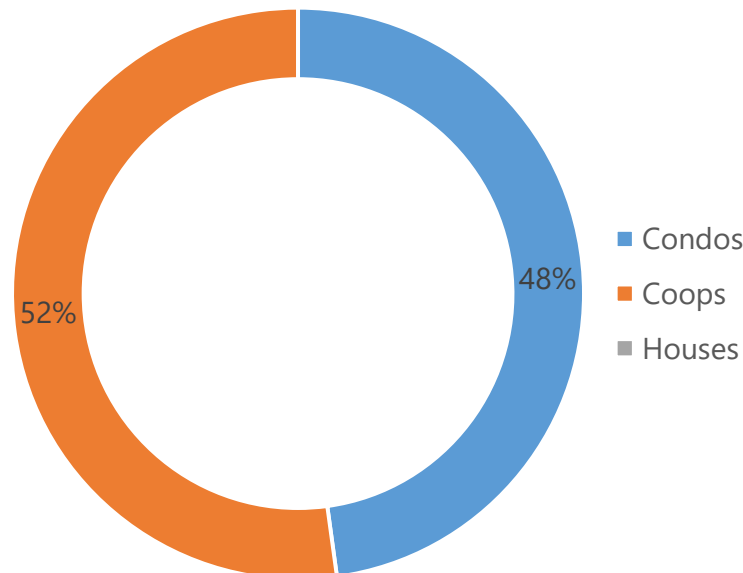


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$803,000	-8%	\$1,314	5%	11
Coops	\$570,000	-14%	\$914	0%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 32nd St #27D	1-00912-1230	15-May-18	\$1,895,000	Condo	1,182
303 E 33rd St #11G	1-00939-1120	30-May-18	\$1,490,000	Condo	912
157 E 32nd St #14B	1-00888-1050	16-May-18	\$1,320,000	Condo	904
157 E 32nd St #18B	1-00888-1066	25-May-18	\$1,215,000	Condo	904
330 Third Ave #14C	1-00880-0042	1-May-18	\$1,015,000	Coop	950
242 E 25th St #8A	1-00905-0035	31-May-18	\$899,000	Coop	984
441-447 Second Ave #11B	1-00906-0024	23-May-18	\$899,000	Coop	900
333 E 30th St #2K	1-00936-1024	17-May-18	\$861,000	Condo	745
148 E 24th St #4C	1-00879-1211	25-May-18	\$745,000	Condo	500
422-438 Second Ave #16T	1-00930-0001	2-May-18	\$715,000	Coop	
330 E 33rd St #2D	1-00936-4018	25-May-18	\$700,000	Condo	545
200 E 27th St #3T	1-00907-0056	29-May-18	\$650,000	Coop	
330 E 33rd St #9D	1-00936-4116	15-May-18	\$575,000	Condo	550
200 E 27th St #7D	1-00907-0056	10-May-18	\$570,000	Coop	
330 E 33rd St #5G	1-00936-4063	15-May-18	\$570,000	Condo	480
333 E 30th St #2G	1-00936-1021	9-May-18	\$540,000	Condo	476
140 E 28th St #1H	1-00883-0058	23-May-18	\$530,000	Coop	625
201 E 25th St #6L	1-00906-0001	30-May-18	\$518,500	Coop	
133 E 30th St #1A	1-00886-0031	31-May-18	\$512,500	Coop	
229 E 29th St #3N	1-00910-0014	16-May-18	\$505,000	Coop	
229 E 28th St #6K	1-00909-0015	8-May-18	\$395,000	Coop	468



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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

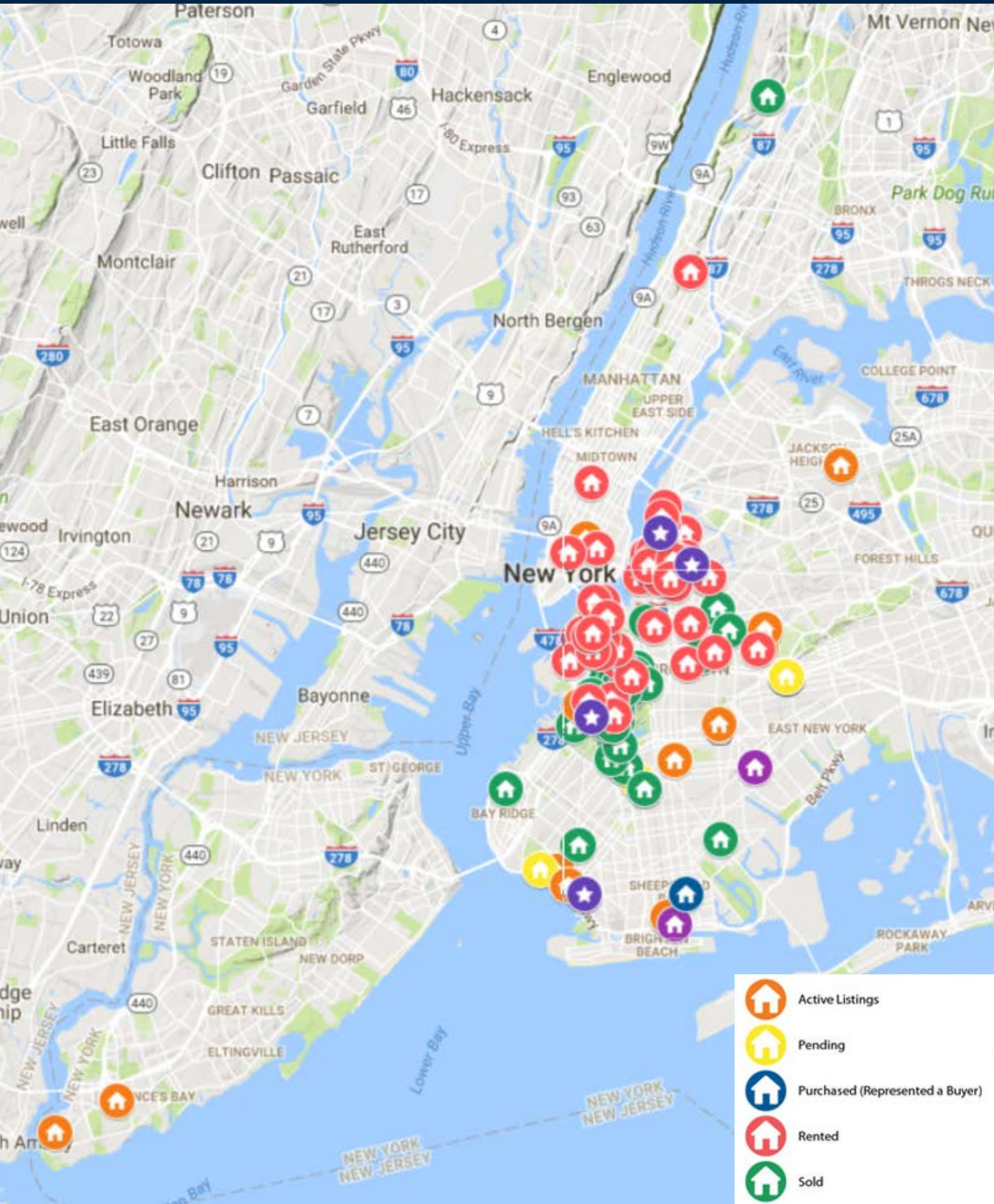
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
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| 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 |
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| CO Experts | Home Automation Specialists | Painters & Plasterers | Wealth Managers |
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THE BROOKLYN MADE SHOW

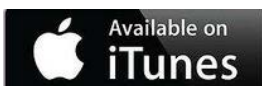
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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