

CHELSEA-CLINTON

A quarterly analysis of residential sales
in Chelsea-Clinton, Manhattan

4th Quarter 2017



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 4th Quarter 2017

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.05M

1% YoY

NO. OF TRANSACTIONS

263

-15% YoY

MEDIAN PRICE/SQ.FT.

\$1,547

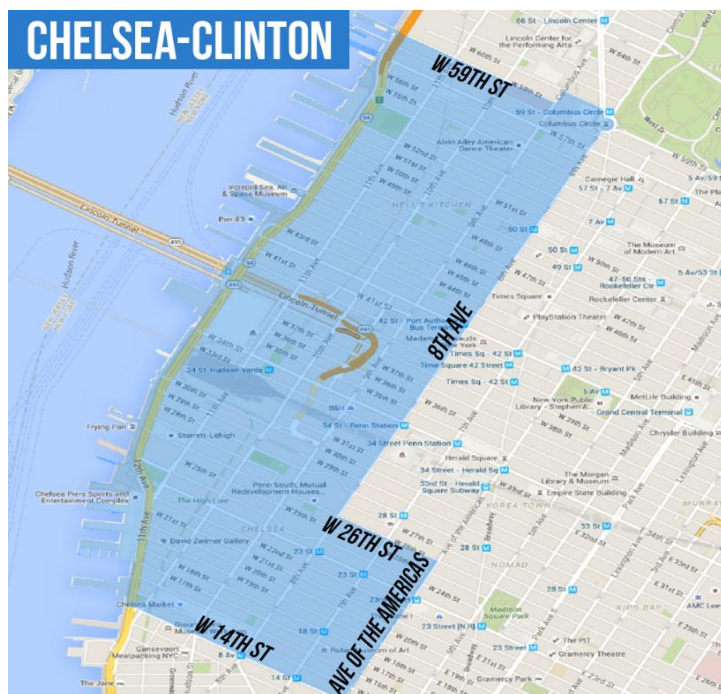
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

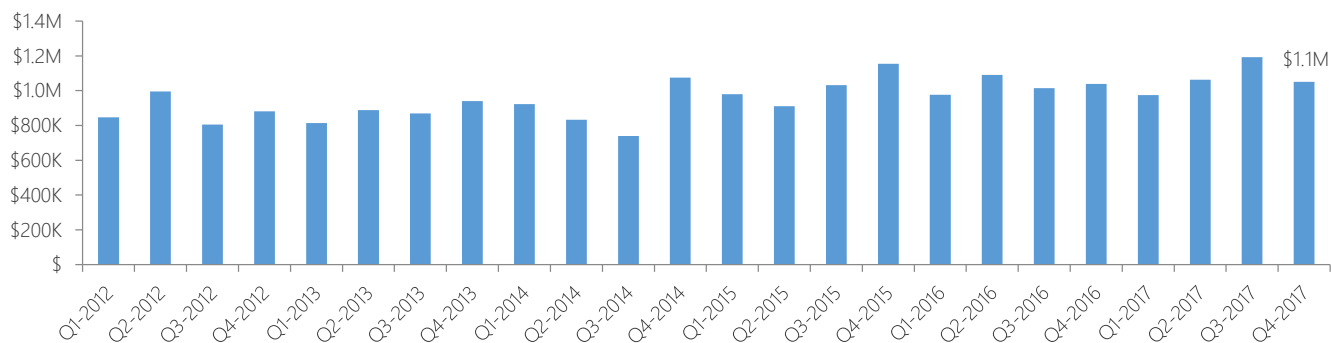


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

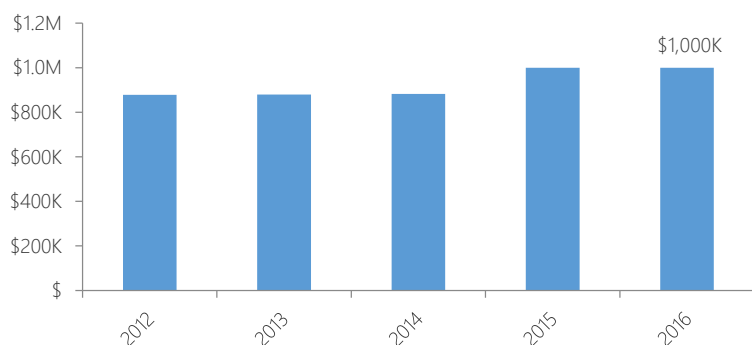


RESIDENTIAL STATS

Median Sale Price by Quarter

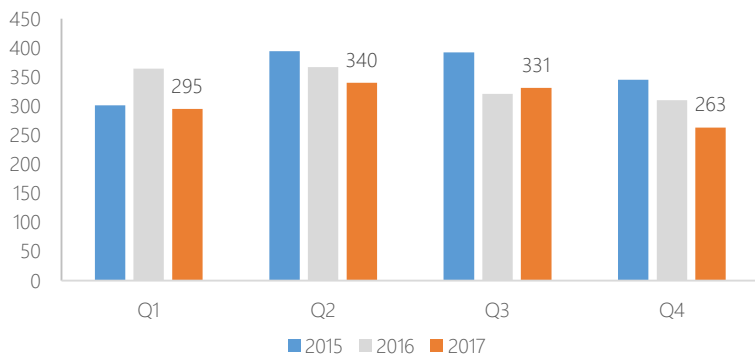


Median Sale Price by Year



Number of Transactions

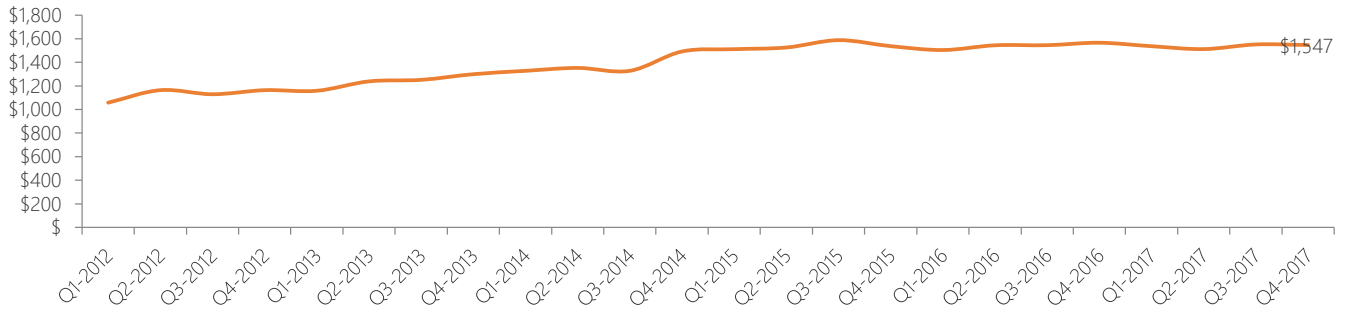
Quarter	2012	2013	2014	2015	2016	2017
Q1	282	253	294	301	364	295
Q2	365	423	376	394	367	340
Q3	358	425	407	392	321	331
Q4	341	358	347	345	310	263



Karen Kostiw
 P: 917.524.4152
 kkostiw@warburgrealty.com
 www.warburgrealty.com



Median Sale Price per Square Foot

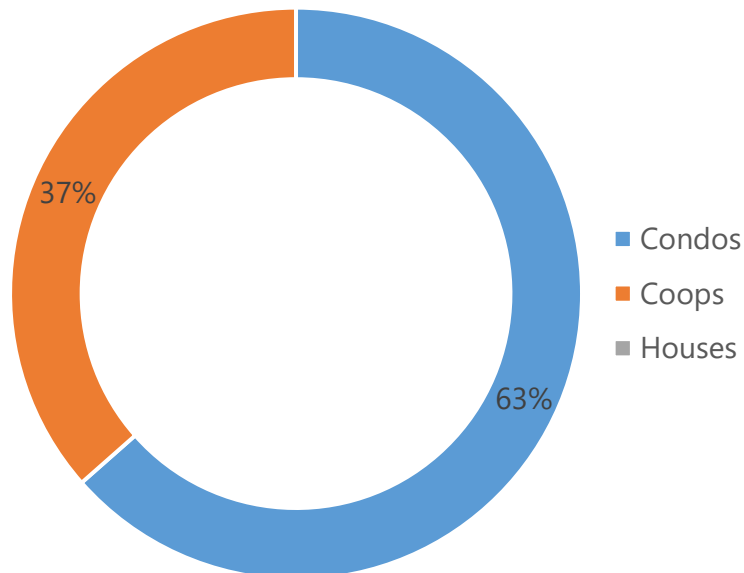


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,395,000	-7%	\$1,591	-4%	167
Coops	\$645,000	11%	\$1,161	-6%	96
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
551 W 21 St #PH20	1-00693-1144	31-Oct-17	\$38,053,728	Condo	
551 W 21 St #16A	1-00693-1138	6-Oct-17	\$17,000,000	Condo	4,271
520 W 28 St #24	1-00699-1326	30-Oct-17	\$15,313,889	Condo	
551 W 21 St #7C	1-00693-1122	18-Dec-17	\$7,850,000	Condo	
520 W 28 St #6	1-00699-1308	19-Dec-17	\$6,453,750	Condo	2,133
252 Adam C Powell Blvd #5I	1-00774-1066	21-Nov-17	\$4,300,000	Condo	2,129
100 11 Ave #12B	1-00691-1038	15-Dec-17	\$4,300,000	Condo	2,060
465 W 23 St #PHB	1-00721-1008	27-Oct-17	\$4,250,000	Coop	
322 W 57 St #49U	1-01047-2500	11-Dec-17	\$4,075,000	Condo	1,599
151 W 17 St #PH12G	1-00793-1252	29-Dec-17	\$4,047,750	Condo	2,284
80 Columbus Cir #NT66F	1-01049-1156	28-Nov-17	\$4,000,000	Condo	938
465 W 23 St #18EF	1-00721-1008	9-Nov-17	\$3,995,000	Coop	2,000
450 W 42 St #PH 1J	1-01051-1446	30-Oct-17	\$3,950,810	Condo	1,198
245 Adam C Powell Blvd #9B	1-00800-1024	21-Dec-17	\$3,725,000	Condo	2,258
450 W 42 St #PH 2J	1-01051-1436	20-Nov-17	\$3,654,499	Condo	
525 W 22 St #2F	1-00694-1010	22-Dec-17	\$3,640,000	Condo	2,938
121 W 19 St #8G	1-00795-1048	20-Dec-17	\$3,550,000	Condo	1,915
421 W 22 St #ONE	1-00720-1301	21-Dec-17	\$3,485,000	Condo	1,868
417 W 22 St #1	1-00720-0039	12-Oct-17	\$3,365,000	Coop	1,815
322 W 57 St #52D	1-01047-2525	18-Dec-17	\$3,325,000	Condo	1,434
101 W 24 St #6D	1-00800-1415	16-Nov-17	\$3,300,000	Condo	1,272
322 W 57 St #50S	1-01047-2510	14-Dec-17	\$3,098,000	Condo	1,599
425 W 53 St #PH4	1-01063-1169	18-Dec-17	\$2,998,000	Condo	1,854
246 W 17 St #5B	1-00766-1416	15-Dec-17	\$2,950,000	Condo	1,529
151 W 17 St #6G	1-00793-1243	21-Dec-17	\$2,933,333	Condo	1,884
318-320 W 52 St #PHA	1-01042-1629	10-Oct-17	\$2,927,469	Condo	
261 W 25 St #7B	1-00775-1231	20-Dec-17	\$2,877,000	Condo	1,459
310 W 52 St #40B	1-01042-1303	12-Dec-17	\$2,850,000	Condo	1,331
318-320 W 52 St #4L	1-01042-1628	6-Oct-17	\$2,744,184	Condo	
456 W 19 St #5D	1-00716-1412	18-Dec-17	\$2,700,000	Condo	1,466
456 W 19 St #4	1-00716-1412	18-Dec-17	\$2,700,000	Condo	1,466
318-320 W 52 St #4H	1-01042-1625	10-Oct-17	\$2,672,906	Condo	
655 Avenue Of The Americas #4G	1-00796-1331	14-Nov-17	\$2,660,000	Condo	1,346
158 W 23 St #4	1-00798-1304	17-Nov-17	\$2,585,300	Condo	1,865
318-320 W 52 St #4F	1-01042-1623	19-Oct-17	\$2,571,081	Condo	
301 W 53 St #15J	1-01044-1148	3-Nov-17	\$2,459,320	Condo	667
450 W 42 St #PH 3N	1-01051-1429	3-Nov-17	\$2,409,994	Condo	
416 W 52 St #502	1-01061-1181	22-Nov-17	\$2,407,664	Condo	
655 Avenue Of The Americas #2A	1-00796-1302	21-Dec-17	\$2,400,000	Condo	1,366
151 W 21 St #6B	1-00797-1824	6-Dec-17	\$2,400,000	Condo	1,272
465 W 23 St #10CD	1-00721-1008	10-Oct-17	\$2,400,000	Coop	1,400
318-320 W 52 St #4B	1-01042-1619	1-Nov-17	\$2,392,888	Condo	
450 W 42 St #58N	1-01051-1397	17-Nov-17	\$2,380,363	Condo	62,360
450 W 42 St #57N	1-01051-1385	27-Nov-17	\$2,301,347	Condo	62,360
130 W 19 St #3E	1-00794-1010	8-Dec-17	\$2,300,000	Condo	1,496
151 W 21 St #5B	1-00797-1819	2-Oct-17	\$2,280,000	Condo	1,272
575-577 Avenue Of The Americas #9B	1-00792-0033	15-Nov-17	\$2,275,000	Coop	1,300
318-320 W 52 St #PHB	1-01042-1630	12-Oct-17	\$2,265,606	Condo	
322 W 57 St #33F	1-01047-2292	3-Nov-17	\$2,200,000	Condo	1,168
116 W 22 St #6	1-00797-1506	30-Nov-17	\$2,190,000	Condo	1,567



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Address	BBL	Sale date	Sale price	Property type	Sqft
318-320 W 52 St #PHC	1-01042-1631	23-Oct-17	\$2,189,238	Condo	
635 W 42 St #33K	1-01090-1413	18-Dec-17	\$2,175,000	Condo	1,017
182 9 Ave #2	1-00745-1402	18-Oct-17	\$2,175,000	Condo	1,015
440 W 23 St #C	1-00720-0067	23-Oct-17	\$2,100,000	Coop	1,200
552 W 43 St #5A	1-01071-1508	11-Oct-17	\$2,100,000	Condo	1,686
552 W 43 St #6A	1-01071-1508	11-Oct-17	\$2,100,000	Condo	1,686
347 W 57 St #42E	1-01048-1202	16-Oct-17	\$2,094,110	Condo	1,265
236 W 24 St #3	1-00773-1203	15-Dec-17	\$2,067,048	Condo	
270 W 19 St #3B	1-00768-1407	29-Dec-17	\$2,050,000	Condo	1,085
121 W 20 St #3C	1-00796-1111	3-Nov-17	\$2,000,000	Condo	1,232
301 W 53 St #10E	1-01044-1089	7-Nov-17	\$1,960,000	Condo	1,039
121 W 20 St #3G	1-00796-1115	14-Nov-17	\$1,950,000	Condo	1,248
150 W 26 St #202	1-00801-1103	7-Dec-17	\$1,905,000	Condo	1,742
540 W 28 St #4D	1-00699-1223	27-Oct-17	\$1,900,000	Condo	1,161
121 W 19 St #8D	1-00795-1045	30-Nov-17	\$1,825,000	Condo	1,181
422 W 20 St #2G	1-00717-1014	25-Oct-17	\$1,825,000	Condo	930
420 W 25 St #6E	1-00722-1053	10-Nov-17	\$1,815,000	Condo	1,409
322 W 57 St #37G	1-01047-2339	19-Dec-17	\$1,807,394	Condo	757
301 W 53 St #21A	1-01044-1206	27-Oct-17	\$1,807,269	Condo	1,039
301 W 53 St #15A	1-01044-1140	10-Oct-17	\$1,789,138	Condo	1,039
310 W 52 St #16B	1-01042-1182	2-Oct-17	\$1,785,000	Condo	976
318-320 W 52 St #3J	1-01042-1611	15-Nov-17	\$1,781,938	Condo	
315-323 W 23 St #6E	1-00747-0028	14-Dec-17	\$1,780,000	Coop	1,141
450 W 17 St #1022	1-00714-1021	30-Nov-17	\$1,750,000	Condo	766
334 W 17 St #3E	1-00740-0050	5-Dec-17	\$1,750,000	Coop	
406-408 W 45 St #2C	1-01054-1107	18-Dec-17	\$1,750,000	Condo	1,207
635 W 42 St #23E	1-01090-1183	31-Oct-17	\$1,738,889	Condo	1,014
462 W 58 St #2C	1-01067-1210	27-Dec-17	\$1,725,000	Condo	1,312
555 W 23 St #N12	1-00695-1583	22-Dec-17	\$1,725,000	Condo	1,172
350 W 50 St #27B	1-01040-1425	26-Oct-17	\$1,690,000	Condo	1,091
555 W 23 St #PHD	1-00695-1630	8-Dec-17	\$1,670,000	Condo	1,004
252 Adam C Powell Blvd #9N	1-00774-1175	14-Dec-17	\$1,650,000	Condo	983
340 W 57 St #5G	1-01047-1058	24-Oct-17	\$1,630,000	Condo	1,165
148-156 W 23 St #3K	1-00798-0071	20-Dec-17	\$1,580,000	Coop	
245 Adam C Powell Blvd #7B	1-00800-1018	22-Dec-17	\$1,553,716	Condo	2,002
425-427 W 24 St #1A	1-00722-0022	16-Oct-17	\$1,500,000	Coop	
350 W 42 St #33A	1-01032-1322	29-Nov-17	\$1,490,000	Condo	885
450 W 42 St #PH 3A	1-01051-1420	15-Dec-17	\$1,485,830	Condo	
405 W 23 St #8IL	1-00721-1062	4-Dec-17	\$1,475,000	Coop	
245 W 14 St #2B	1-00764-1203	11-Oct-17	\$1,450,000	Condo	
252 Adam C Powell Blvd #11M	1-00774-1226	19-Dec-17	\$1,450,000	Condo	982
310 W 52 St #4J	1-01042-1115	21-Dec-17	\$1,435,000	Condo	901
450 W 42 St #56H	1-01051-1368	4-Oct-17	\$1,425,550	Condo	62,360
505 W 47 St #6GS	1-01076-1047	12-Oct-17	\$1,400,000	Condo	967
361 W 30 St #3B	1-00754-0008	13-Nov-17	\$1,400,000	Coop	
416 W 52 St #325	1-01061-1145	28-Nov-17	\$1,395,000	Condo	
465 W 23 St #5C	1-00721-1008	17-Oct-17	\$1,375,000	Coop	427
350 W 42 St #32E	1-01032-1318	30-Nov-17	\$1,350,000	Condo	778
416 W 52 St #520	1-01061-1194	29-Nov-17	\$1,331,000	Condo	820
426 W 52 St #7A	1-01061-1048	1-Nov-17	\$1,325,000	Condo	1,161



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

