

CLINTON - HELL'S KITCHEN

A quarterly analysis of residential sales
in Clinton - Hell's Kitchen, Manhattan

4th Quarter 2017

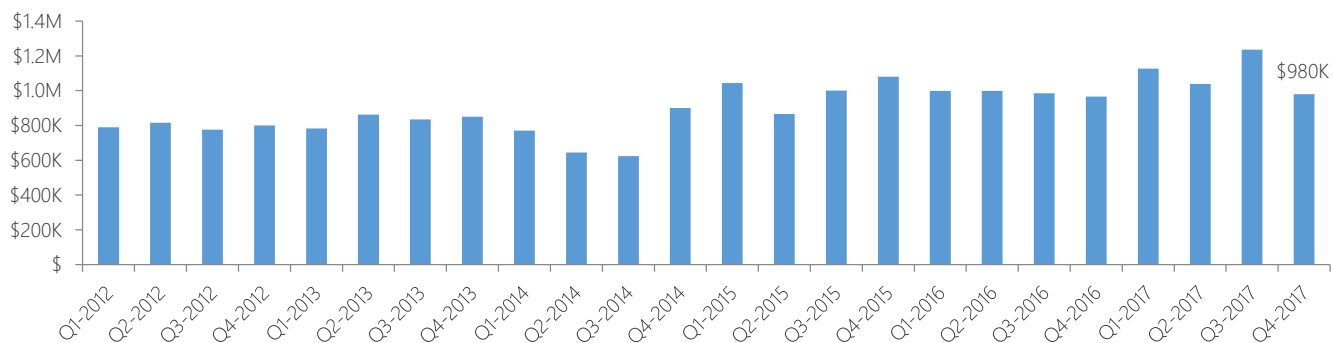


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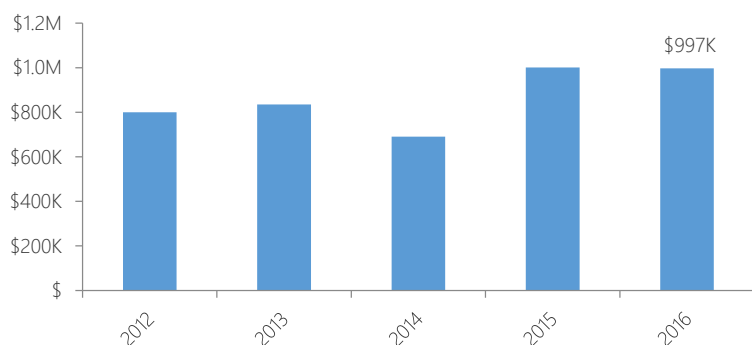


RESIDENTIAL STATS

Median Sale Price by Quarter

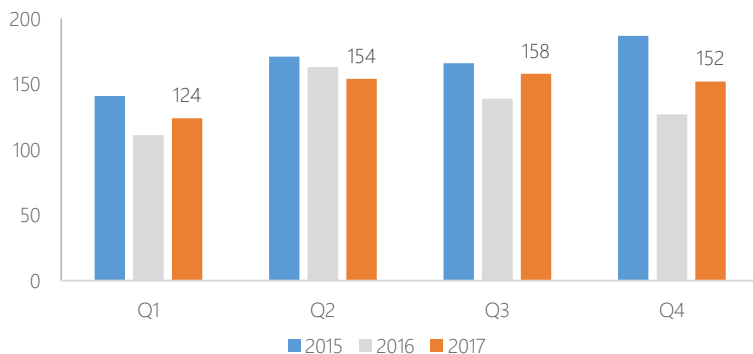


Median Sale Price by Year



Number of Transactions

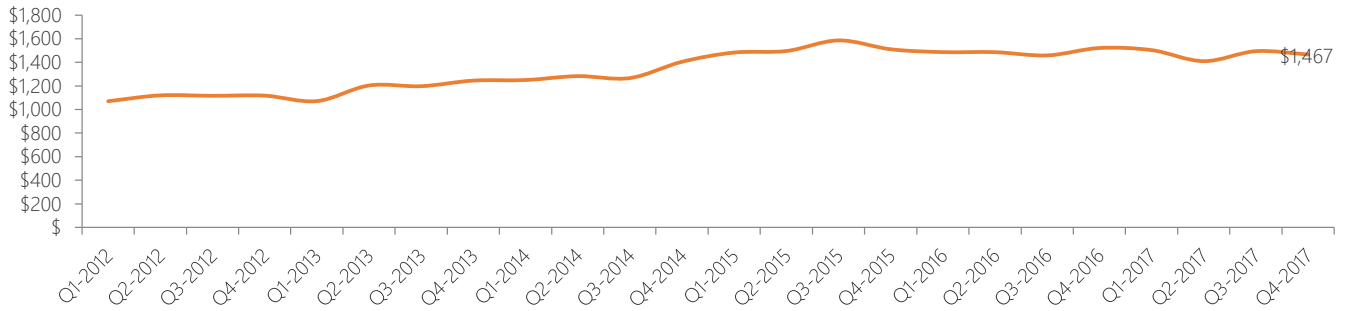
Quarter	2012	2013	2014	2015	2016	2017
Q1	117	112	92	141	111	124
Q2	149	154	156	171	163	154
Q3	161	161	178	166	139	158
Q4	140	140	119	187	127	152



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Median Sale Price per Square Foot

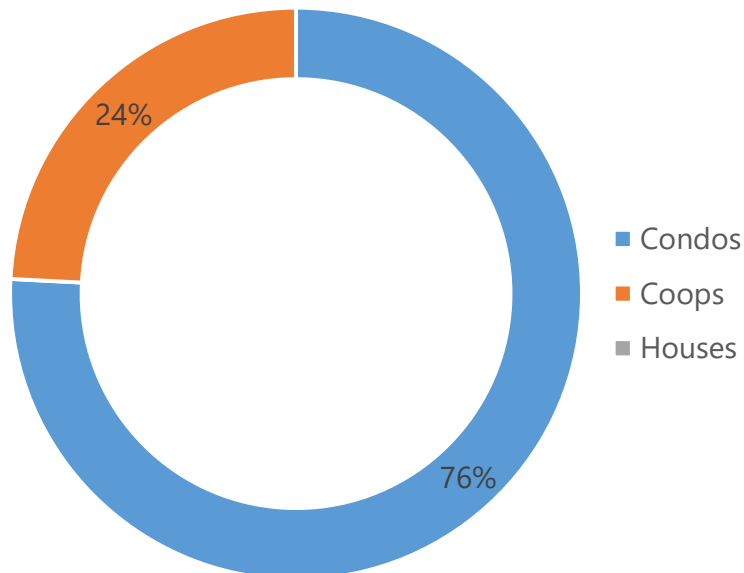


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,185,000	8%	\$1,541	-2%	116
Coops	\$472,500	-4%	\$1,000	-3%	37
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
322 W 57 St #49U	1-01047-2500	11-Dec-17	\$4,075,000	Condo	1,599
450 W 42 St #PH 1J	1-01051-1446	30-Oct-17	\$3,950,810	Condo	1,198
450 W 42 St #PH 2J	1-01051-1436	20-Nov-17	\$3,654,499	Condo	
322 W 57 St #52D	1-01047-2525	18-Dec-17	\$3,325,000	Condo	1,434
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
318-320 W 52 St #PHA	1-01042-1629	10-Oct-17	\$2,927,469	Condo	
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	
318-320 W 52 St #4H	1-01042-1625	10-Oct-17	\$2,672,906	Condo	
318-320 W 52 St #4F	1-01042-1623	19-Oct-17	\$2,571,081	Condo	
301 W 53 St #15IJ	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	
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
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
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
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
301 W 53 St #10E	1-01044-1089	7-Nov-17	\$1,960,000	Condo	1,039
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	
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
350 W 50 St #27B	1-01040-1425	26-Oct-17	\$1,690,000	Condo	1,091
340 W 57 St #5G	1-01047-1058	24-Oct-17	\$1,630,000	Condo	1,165
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	
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
416 W 52 St #325	1-01061-1145	28-Nov-17	\$1,395,000	Condo	
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
416 W 52 St #417	1-01061-1177	22-Nov-17	\$1,322,000	Condo	820
416 W 52 St #420	1-01061-1168	22-Nov-17	\$1,311,000	Condo	820
500 W 43 St #34E	1-01071-1272	5-Dec-17	\$1,300,000	Condo	984
350 W 42 St #8L	1-01032-1065	12-Oct-17	\$1,300,000	Condo	957
416 W 52 St #602	1-01061-1207	22-Nov-17	\$1,280,000	Condo	721
635 W 42 St #16G	1-01090-1264	7-Nov-17	\$1,275,000	Condo	758



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416 W 52 St #702	1-01061-1231	11-Oct-17	\$1,258,557	Condo	721
350 W 53 St #4H	1-01043-1240	22-Dec-17	\$1,250,000	Condo	836
301 W 57 St #40D	1-01048-1985	6-Nov-17	\$1,250,000	Condo	729
635 W 42 St #3A	1-01090-1005	16-Nov-17	\$1,200,000	Condo	759
333 W 56 St #4M	1-01047-1373	10-Nov-17	\$1,185,000	Condo	797
301 W 53 St #25J	1-01044-1259	21-Nov-17	\$1,184,919	Condo	678
301 W 53 St #23G	1-01044-1234	22-Dec-17	\$1,184,875	Condo	678
301 W 53 St #25H	1-01044-1257	19-Dec-17	\$1,184,839	Condo	667
416 W 52 St #400	1-01061-1153	29-Nov-17	\$1,176,000	Condo	
340 W 57 St #5J	1-01047-1061	29-Dec-17	\$1,170,000	Condo	955
635 W 42 St #24B	1-01090-1068	2-Nov-17	\$1,169,000	Condo	684
416 W 52 St #422	1-01061-1172	22-Nov-17	\$1,159,000	Condo	725
301 W 53 St #22J	1-01044-1226	17-Nov-17	\$1,154,853	Condo	678
301 W 53 St #22G	1-01044-1223	17-Nov-17	\$1,154,853	Condo	678
500 W 43 St #17B	1-01071-1128	14-Nov-17	\$1,100,097	Condo	838
301 W 53 St #22I	1-01044-1225	1-Nov-17	\$1,095,320	Condo	667
350 W 42 St #18F	1-01032-1176	9-Nov-17	\$1,082,750	Condo	690
322 W 57 St #48K	1-01047-2482	8-Nov-17	\$1,070,000	Condo	624
505 W 47 St #PH1-S	1-01076-1049	4-Oct-17	\$1,050,000	Condo	541
426 W 52 St #7F	1-01061-1053	12-Oct-17	\$999,888	Condo	683
350 W 50 St #23C	1-01040-1390	20-Dec-17	\$999,000	Condo	585
350 W 53 St #1ETHE	1-01043-1209	30-Oct-17	\$990,000	Condo	758
333 W 57 St #212	1-01048-3003	29-Nov-17	\$980,000	Coop	
322 W 57 St #30E	1-01047-2248	11-Oct-17	\$968,000	Condo	600
333 W 56 St #3N	1-01047-1360	30-Oct-17	\$961,000	Condo	819
635 W 42 St #20L	1-01090-1444	19-Oct-17	\$950,000	Condo	633
350 W 50 St #30H	1-01040-1458	3-Nov-17	\$945,000	Condo	585
635 W 42 St #6D	1-01090-1123	18-Oct-17	\$935,753	Condo	678
635 W 42 St #2J	1-01090-1339	29-Nov-17	\$935,000	Condo	738
350 W 50 St #27H	1-01040-1431	8-Dec-17	\$930,000	Condo	585
301 W 57 St #12F	1-01048-2042	28-Nov-17	\$925,000	Condo	537
306-312 W 56 St #11A	1-01046-0038	11-Dec-17	\$910,000	Coop	
635 W 42 St #3H	1-01090-1296	15-Dec-17	\$900,000	Condo	638
306-312 W 56 St #12F	1-01046-0038	11-Oct-17	\$895,000	Coop	550
300 W 53 St #1L	1-01043-1155	13-Nov-17	\$895,000	Condo	854
333 W 57 St #4K	1-01048-3003	17-Oct-17	\$875,000	Coop	
635 W 42 St #4F	1-01090-1209	27-Dec-17	\$875,000	Condo	758
517 W 46 St #504	1-01075-1238	20-Nov-17	\$865,000	Condo	607
635 W 42 St #4E	1-01090-1165	15-Dec-17	\$860,000	Condo	666
517 W 46 St #505	1-01075-1239	20-Dec-17	\$850,000	Condo	606
635 W 42 St #6B	1-01090-1051	26-Oct-17	\$840,000	Condo	685
414 W 54 St #3C	1-01063-1014	29-Nov-17	\$835,000	Condo	654
414 W 54 St #1F	1-01063-1006	28-Dec-17	\$830,000	Condo	766
416 W 52 St #724	1-01061-1247	27-Dec-17	\$803,399	Condo	
306-312 W 56 St #PHC	1-01046-0038	24-Oct-17	\$790,000	Coop	525
416 W 52 St #624	1-01061-1223	27-Dec-17	\$772,852	Condo	
350 W 42 St #24J	1-01032-1258	8-Dec-17	\$770,000	Condo	525
306-312 W 56 St #5B	1-01046-0038	10-Nov-17	\$770,000	Coop	
408-418 W 57 St #4L	1-01066-0037	20-Dec-17	\$769,154	Coop	
505 W 47 St #2AS	1-01076-1009	13-Nov-17	\$760,000	Condo	475



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