

CLINTON - HELL'S KITCHEN

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

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Clinton - Hell's Kitchen, Manhattan

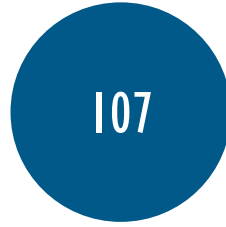
SUMMARY

MEDIAN SALE PRICE



-17% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



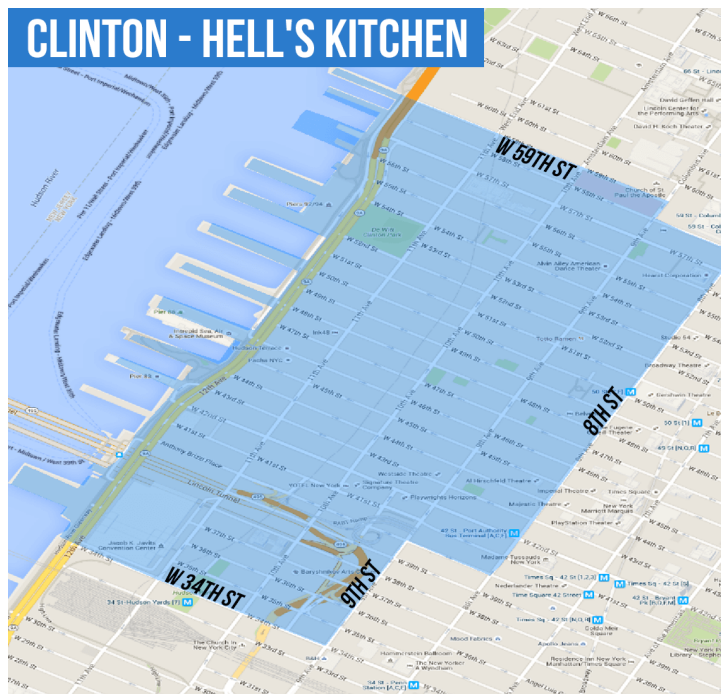
-1% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

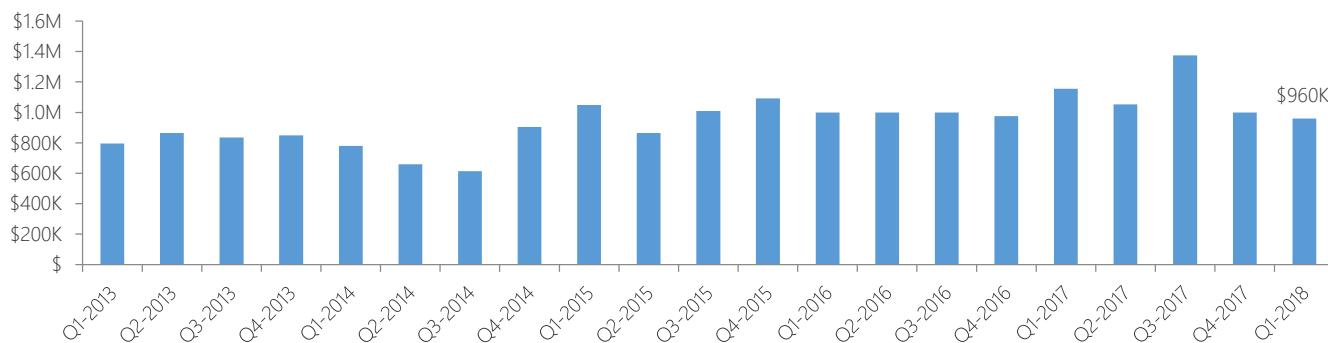


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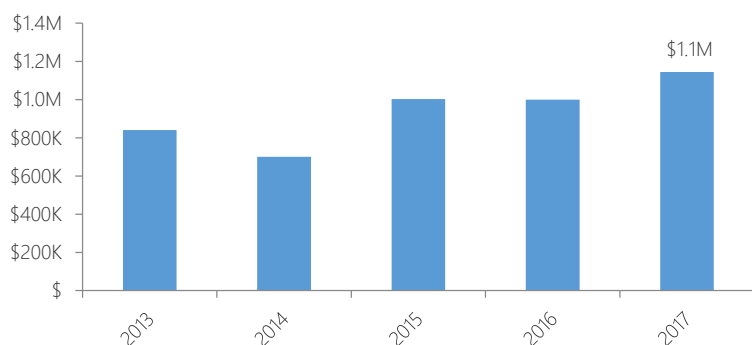


RESIDENTIAL STATS

Median Sale Price by Quarter

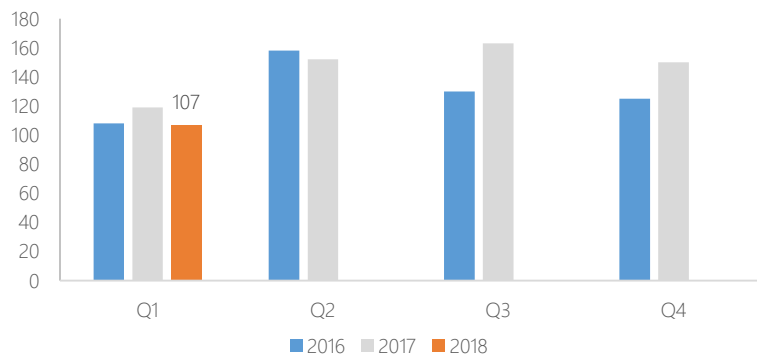


Median Sale Price by Year



Number of Transactions

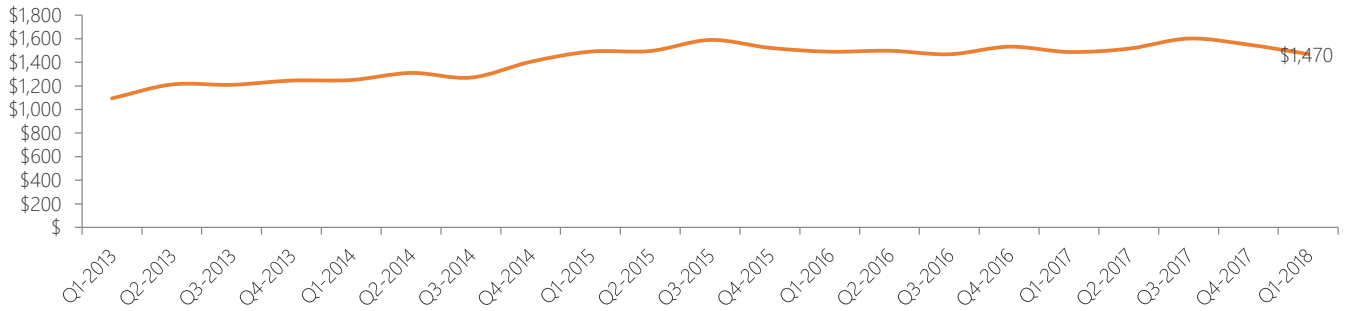
Quarter	2013	2014	2015	2016	2017	2018
Q1	107	91	140	108	119	107
Q2	147	147	169	158	152	
Q3	157	175	164	130	163	
Q4	139	118	183	125	150	



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Median Sale Price per Square Foot

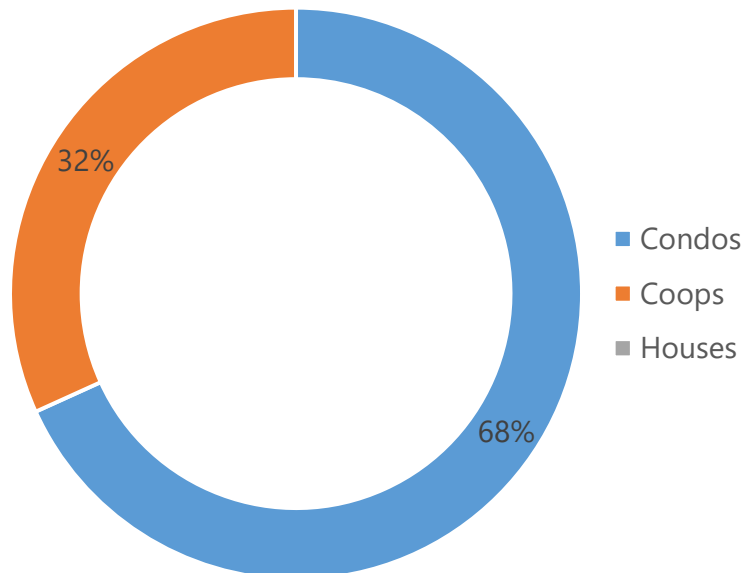


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,189,897	-8%	\$1,529	-4%	73
Coops	\$485,000	-8%	\$980	13%	34
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
425 W 50 St #PHB	1-01060-1160	12-Jan-18	\$6,723,450	Condo	2,688
425 W 50 St #15F	1-01060-1152	11-Jan-18	\$4,700,000	Condo	2,199
301 W 57 St #47C	1-01048-1947	19-Jan-18	\$4,500,000	Condo	1,466
322 W 57 St #45B	1-01047-2440	12-Jan-18	\$4,250,000	Condo	2,049
450 W 42 St #PH 3M	1-01051-1428	12-Feb-18	\$3,181,600	Condo	
416 W 52 St #412	1-01061-1162	19-Jan-18	\$2,553,771	Condo	1,929
350 W 42 St #54G	1-01032-1496	2-Mar-18	\$2,545,000	Condo	1,320
462 W 58 St #PHB	1-01067-1264	27-Feb-18	\$2,400,000	Condo	1,369
322 W 57 St #53S	1-01047-2546	19-Mar-18	\$2,360,000	Condo	1,014
301 W 53 St #14IJ	1-01044-1137	19-Mar-18	\$2,344,276	Condo	1,345
450 W 42 St #55N	1-01051-1361	27-Mar-18	\$2,231,000	Condo	892
416 W 52 St #PH824	1-01061-1251	8-Feb-18	\$2,170,000	Condo	1,037
426 W 58 St #1A	1-01067-1101	27-Mar-18	\$2,050,000	Condo	2,355
635 W 42 St #44F	1-01090-1248	30-Jan-18	\$2,000,000	Condo	1,024
520 W 45 St #2C	1-01073-1305	10-Jan-18	\$1,900,000	Condo	
520 W 45 St #4D	1-01073-1314	1-Mar-18	\$1,850,000	Condo	1,211
350 W 42 St #36B	1-01032-1347	20-Mar-18	\$1,837,500	Condo	1,250
322 W 57 St #33P	1-01047-2297	17-Jan-18	\$1,800,000	Condo	1,112
416 W 52 St #314	1-01061-1140	29-Mar-18	\$1,800,000	Condo	
454 W 46 St #5CS	1-01055-0001	11-Jan-18	\$1,755,000	Coop	1,200
462 W 58 St #5C	1-01067-1231	9-Mar-18	\$1,738,000	Condo	1,312
322 W 57 St #27P	1-01047-2210	3-Jan-18	\$1,700,000	Condo	1,112
350 W 50 St #31E	1-01040-1464	28-Feb-18	\$1,625,000	Condo	1,090
635 W 42 St #2M	1-01090-1446	29-Mar-18	\$1,550,000	Condo	1,432
347 W 57 St #6A	1-01048-1004	4-Jan-18	\$1,495,000	Condo	968
800 10 Ave #4H	1-01063-1249	9-Jan-18	\$1,495,000	Condo	981
310 W 52 St #17J	1-01042-1191	15-Mar-18	\$1,480,000	Condo	919
416 W 52 St #525	1-01061-1197	30-Jan-18	\$1,470,000	Condo	
350 W 42 St #38C	1-01032-1364	17-Jan-18	\$1,430,000	Condo	818
350 W 57 St #7A	1-01047-1225	16-Jan-18	\$1,330,000	Condo	955
301 W 53 St #20B	1-01044-1196	16-Mar-18	\$1,310,641	Condo	796
393 W 49 St #5CC	1-01040-1670	26-Jan-18	\$1,300,000	Condo	814
327-331 W 52 St #PHD	1-01043-0017	25-Jan-18	\$1,300,000	Coop	1,270
301 W 57 St #33E	1-01048-2023	13-Feb-18	\$1,288,889	Condo	766
425 W 53 St #607	1-01063-1164	27-Mar-18	\$1,200,000	Condo	898
301 W 53 St #24J	1-01044-1248	21-Feb-18	\$1,189,897	Condo	678
301 W 53 St #24G	1-01044-1245	6-Mar-18	\$1,189,897	Condo	678
301 W 53 St #21J	1-01044-1215	4-Jan-18	\$1,179,831	Condo	678
301 W 53 St #23J	1-01044-1237	27-Mar-18	\$1,174,875	Condo	678
445 W 54 St #7C	1-01064-1028	28-Feb-18	\$1,150,000	Condo	1,090
416 W 52 St #621	1-01061-1219	28-Mar-18	\$1,130,404	Condo	
400 W 58 St #5JK	1-01067-0033	25-Jan-18	\$1,100,000	Coop	1,300
301 W 53 St #16I	1-01044-1159	15-Feb-18	\$1,089,648	Condo	667
416 W 52 St #716	1-01061-1250	28-Mar-18	\$1,077,780	Condo	
350 W 42 St #17C	1-01032-1160	30-Mar-18	\$1,050,000	Condo	663
416 W 52 St #516	1-01061-1204	28-Mar-18	\$1,033,252	Condo	
310 W 52 St #9D	1-01042-1148	5-Jan-18	\$999,000	Condo	635
500 W 43 St #41PHF	1-01071-1313	9-Feb-18	\$999,000	Condo	765
500 W 43 St #25F	1-01071-1204	1-Mar-18	\$995,000	Condo	675
322 W 57 St #18U	1-01047-2061	14-Feb-18	\$977,520	Condo	585



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Address	BBL	Sale date	Sale price	Property type	Sqft
350 W 42 St #6D	1-01032-1031	13-Mar-18	\$960,000	Condo	729
350 W 50 St #31D	1-01040-1463	1-Mar-18	\$952,000	Condo	640
321-325 W 55 St #91	1-01046-0021	12-Feb-18	\$934,000	Coop	1,050
350 W 50 St #17C	1-01040-1336	28-Mar-18	\$925,000	Condo	585
350 W 50 St #32H	1-01040-1476	20-Feb-18	\$910,000	Condo	585
871 8 Ave #2D	1-01043-1017	30-Jan-18	\$885,000	Condo	741
438 W 47 St #3B	1-01056-0051	31-Jan-18	\$882,500	Coop	1,050
350 W 50 St #14D	1-01040-1310	28-Feb-18	\$871,000	Condo	639
393 W 49 St #3B	1-01040-1563	28-Mar-18	\$845,000	Condo	673
871 8 Ave #2F	1-01043-1027	28-Mar-18	\$805,000	Condo	985
405-411 W 57 St #3G	1-01067-0028	1-Feb-18	\$782,000	Coop	725
516 W 47 St #S4	1-01075-1072	5-Feb-18	\$770,000	Condo	605
635 W 42 St #14K	1-01090-1394	27-Feb-18	\$765,000	Condo	579
393 W 49 St #4A	1-01040-1603	5-Mar-18	\$730,000	Condo	496
464 W 44 St #7H	1-01053-1251	13-Mar-18	\$699,000	Condo	453
342-344 W 56 St #7C	1-01046-0054	22-Feb-18	\$675,000	Coop	
353 W 56 St #2K	1-01047-1476	21-Mar-18	\$660,000	Condo	585
433-441 W 34 St #13H	1-00732-0016	22-Mar-18	\$645,000	Coop	
350 W 50 St #3M	1-01040-1111	24-Jan-18	\$645,000	Condo	482
433-441 W 34 St #16K	1-00732-0016	18-Jan-18	\$640,000	Coop	
340 W 57 St #3E	1-01047-1036	24-Jan-18	\$625,000	Condo	554
505 W 47 St #1DS	1-01076-1004	22-Jan-18	\$625,000	Condo	373
413-415 W 57 St #3D	1-01067-0026	11-Jan-18	\$621,133	Coop	
326 W 43 St #4FC	1-01033-0046	10-Jan-18	\$605,000	Coop	
500 W 43 St #15A	1-01071-1109	26-Jan-18	\$580,000	Condo	435
325-337 W 45 St #920	1-01036-0014	20-Mar-18	\$575,000	Coop	
350 W 50 St #4DD	1-01040-1174	17-Jan-18	\$575,000	Condo	402
404 W 48 St #5B	1-01057-0037	28-Feb-18	\$575,000	Coop	
500 W 43 St #21G	1-01071-1169	21-Mar-18	\$560,000	Condo	415
350 W 50 St #3OO	1-01040-1140	9-Feb-18	\$550,000	Condo	403
325-337 W 45 St #320	1-01036-0014	6-Mar-18	\$525,000	Coop	500
350 W 50 St #2GG	1-01040-1087	8-Feb-18	\$522,500	Condo	392
855 9 Ave #4A	1-01065-0033	13-Mar-18	\$510,000	Coop	500
306-312 W 56 St #9E	1-01046-0038	15-Mar-18	\$500,000	Coop	550
517 W 48 St #3FW	1-01077-0022	20-Feb-18	\$485,000	Coop	
420-422 W 46 St #A4	1-01055-0045	15-Feb-18	\$439,000	Coop	
347 W 44 St #5FE	1-01035-0008	5-Mar-18	\$430,000	Coop	
444 W 54 St #20	1-01063-0054	29-Mar-18	\$428,000	Coop	450
406 W 47 St #2B	1-01056-0037	31-Jan-18	\$425,000	Coop	
433-441 W 34 St #6G	1-00732-0016	5-Mar-18	\$400,000	Coop	
406 W 47 St #3C	1-01056-0037	25-Jan-18	\$400,000	Coop	
315-319 W 55 St #4C	1-01046-0023	16-Jan-18	\$399,000	Coop	
457 W 57 St #1403	1-01067-0008	8-Feb-18	\$382,500	Coop	
325-337 W 45 St #214	1-01036-0014	16-Feb-18	\$379,000	Coop	
325-337 W 45 St #101	1-01036-0014	26-Mar-18	\$370,000	Coop	400
325-337 W 45 St #506	1-01036-0014	15-Mar-18	\$353,000	Coop	350
433-441 W 34 St #7E	1-00732-0016	17-Jan-18	\$350,000	Coop	
457 W 57 St #1203	1-01067-0008	20-Mar-18	\$340,000	Coop	300
457 W 57 St #315	1-01067-0008	15-Feb-18	\$270,000	Coop	
457 W 57 St #1011	1-01067-0008	15-Feb-18	\$180,000	Coop	350



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