

CLINTON - HELL'S KITCHEN

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

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Clinton - Hell's Kitchen, Manhattan

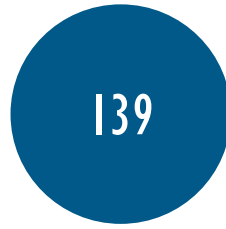
SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



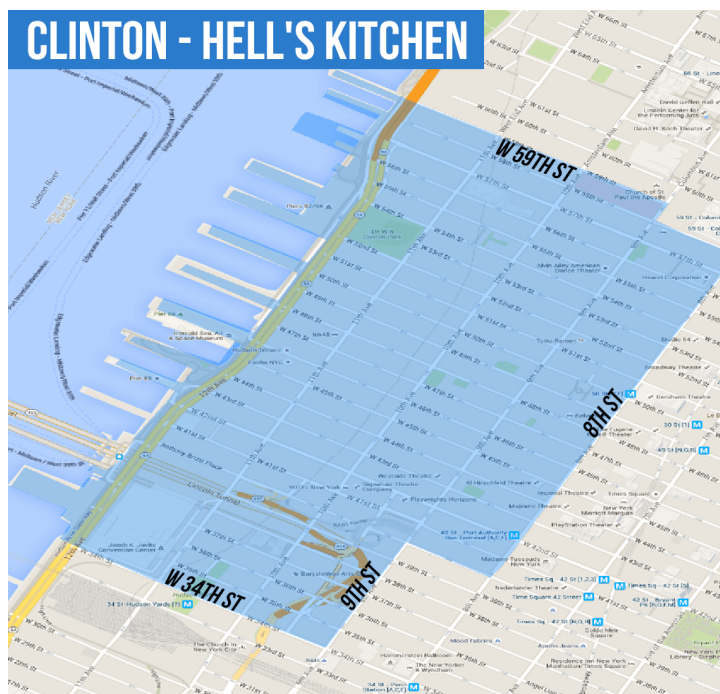
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

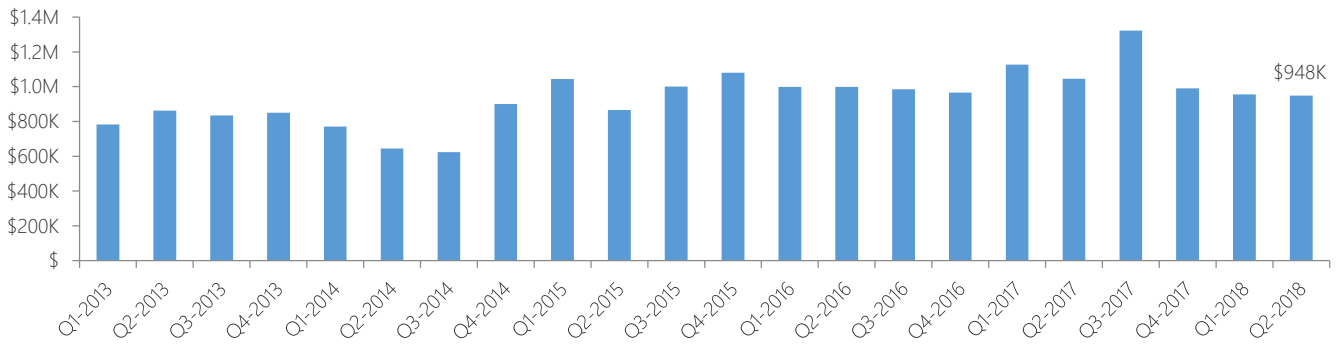


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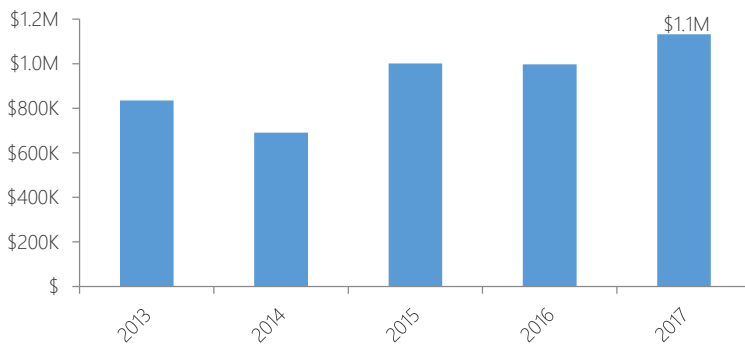


RESIDENTIAL STATS

Median Sale Price by Quarter

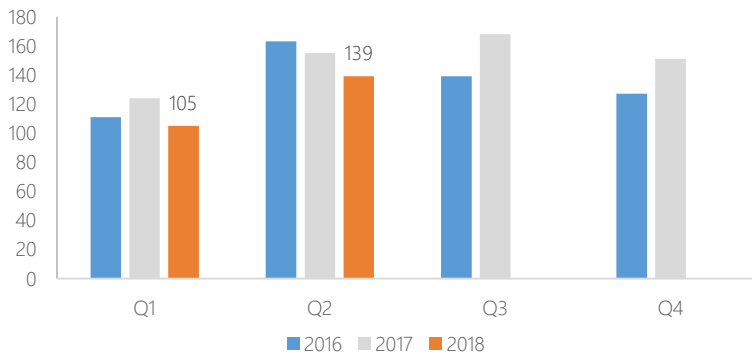


Median Sale Price by Year



Number of Transactions

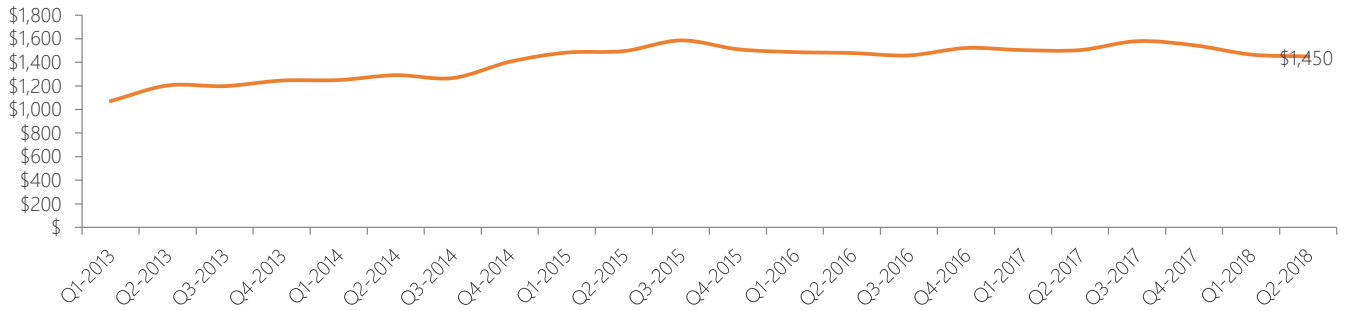
Quarter	2013	2014	2015	2016	2017	2018
Q1	112	92	141	111	124	105
Q2	154	156	171	163	155	139
Q3	161	178	166	139	168	
Q4	140	119	187	127	151	



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Median Sale Price per Square Foot

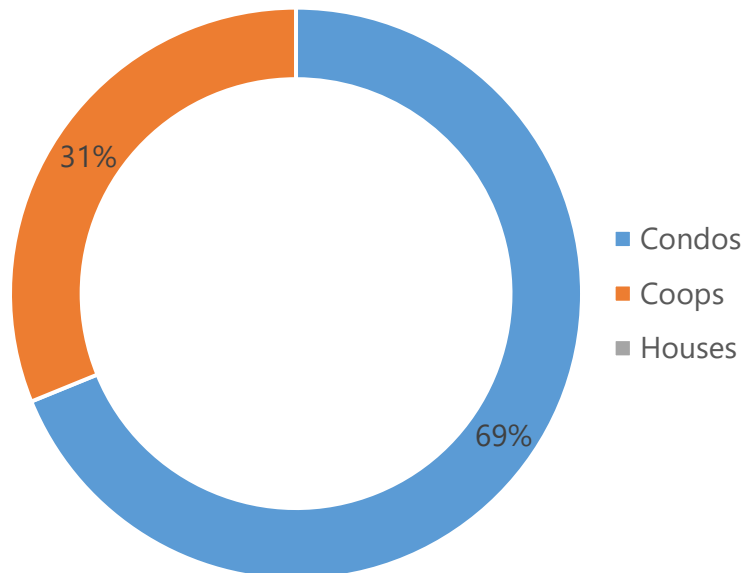


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,167,785	-4%	\$1,497	-3%	95
Coops	\$510,000	-11%	\$1,067	12%	43
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
415 W 53rd St #TH415	1-01063-1106	24-Apr-18	\$4,550,000	Condo	2,750
301 W 57th St #43C	1-01048-1943	8-Jun-18	\$4,275,000	Condo	1,466
426 W 58th St #5B	1-01067-1111	11-Apr-18	\$3,750,000	Condo	2,732
425 W 50th St #11F	1-01060-1126	22-May-18	\$3,707,500	Condo	1,809
450 W 42nd St #58K	1-01051-1394	13-Apr-18	\$3,462,900	Condo	1,259
310 W 52nd St #41B	1-01042-1308	21-May-18	\$3,000,000	Condo	1,331
416 W 52nd St #TH212	1-01061-1105	10-Apr-18	\$2,848,759	Condo	
454 W 46th St #5ES	1-01055-0001	15-May-18	\$2,550,000	Coop	1,875
425 W 53rd St #PH11	1-01063-1176	3-Apr-18	\$2,450,000	Condo	1,623
425 W 50th St #11C	1-01060-1123	3-Apr-18	\$2,300,000	Condo	1,228
310 W 52nd St #22B	1-01042-1213	25-May-18	\$2,260,000	Condo	1,331
347 W 57th St #38E	1-01048-1198	26-Jun-18	\$2,255,000	Condo	1,265
350 W 42nd St #36G	1-01032-1352	6-Apr-18	\$1,995,000	Condo	1,320
301 W 53rd St #15E	1-01044-1144	24-May-18	\$1,970,000	Condo	1,039
322 W 57th St #24S	1-01047-2161	10-May-18	\$1,950,000	Condo	1,014
416 W 52nd St #414	1-01061-1166	26-Jun-18	\$1,860,000	Condo	
310 W 52nd St #34J	1-01042-1276	16-Apr-18	\$1,850,000	Condo	919
301 W 53rd St #20A	1-01044-1195	4-Apr-18	\$1,807,368	Condo	1,039
301 W 53rd St #14A	1-01044-1129	22-May-18	\$1,757,036	Condo	1,039
301 W 53rd St #4E	1-01044-1023	21-Jun-18	\$1,741,828	Condo	1,039
425 W 50th St #12D	1-01060-1133	25-May-18	\$1,725,000	Condo	1,020
635 W 42nd St #44B	1-01090-1088	5-Jun-18	\$1,700,000	Condo	1,064
322 W 57th St #31H	1-01047-2265	24-May-18	\$1,665,000	Condo	757
350 W 53rd St #1DTHD	1-01043-1208	30-Apr-18	\$1,650,000	Condo	1,384
350 W 50th St #31B	1-01040-1461	19-Jun-18	\$1,650,000	Condo	1,091
414 W 54th St #1A	1-01063-1001	17-Apr-18	\$1,625,000	Condo	1,224
505 W 47th St #1DN	1-01076-1057	20-Jun-18	\$1,595,000	Condo	1,075
416 W 52nd St #623	1-01061-1224	18-May-18	\$1,590,000	Condo	
322 W 57th St #49N	1-01047-2496	21-May-18	\$1,550,000	Condo	818
517 W 46th St #105	1-01075-1212	18-Jun-18	\$1,547,871	Condo	1,688
416 W 52nd St #313	1-01061-1132	18-May-18	\$1,542,649	Condo	
310 W 52nd St #5B	1-01042-1117	19-Apr-18	\$1,512,500	Condo	976
350 W 50th St #11F	1-01040-1294	13-Apr-18	\$1,438,125	Condo	1,087
393 W 49th St #2G	1-01040-1527	19-Jun-18	\$1,410,000	Condo	1,003
424 W 49th St #6A	1-01058-1108	16-Apr-18	\$1,400,000	Condo	876
301 W 53rd St #17B	1-01044-1163	19-Apr-18	\$1,400,000	Condo	796
318-320 W 52nd St #3D	1-01042-1606	20-Apr-18	\$1,387,500	Condo	903
322 W 57th St #20G	1-01047-2089	11-May-18	\$1,370,000	Condo	757
416 W 52nd St #417	1-01061-1177	27-Jun-18	\$1,361,400	Condo	
416 W 52nd St #602	1-01061-1207	27-Jun-18	\$1,318,634	Condo	
455-457 W 43rd St #1B	1-01053-0007	18-Jun-18	\$1,265,000	Coop	1,271
445 W 54th St #4D	1-01064-1017	3-May-18	\$1,250,000	Condo	980
353 W 56th St #8A	1-01047-1550	27-Apr-18	\$1,238,000	Condo	809
426 W 52nd St #5A	1-01061-1032	10-Apr-18	\$1,210,000	Condo	1,189
350 W 42nd St #5L	1-01032-1026	12-Jun-18	\$1,200,000	Condo	957
635 W 42nd St #41H	1-01090-1333	11-May-18	\$1,180,000	Condo	774
333 W 57th St #305	1-01048-3003	18-Jun-18	\$1,175,000	Coop	950
301 W 53rd St #23H	1-01044-1235	30-Apr-18	\$1,172,796	Condo	667
301 W 53rd St #22H	1-01044-1224	16-Apr-18	\$1,162,774	Condo	667
416 W 52nd St #621	1-01061-1219	27-Jun-18	\$1,152,659	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
516 W 47th St #N5	1-01075-1128	4-Jun-18	\$1,130,000	Condo	912
350 W 42nd St #16K	1-01032-1155	28-Jun-18	\$1,074,800	Condo	710
438 W 47th St #2A	1-01056-0051	4-May-18	\$1,051,777	Coop	1,050
505 W 47th St #5CS	1-01076-1035	30-Apr-18	\$1,025,000	Condo	637
301 W 53rd St #12H	1-01044-1114	8-Jun-18	\$1,024,039	Condo	667
310 W 52nd St #8D	1-01042-1142	16-Apr-18	\$1,018,000	Condo	636
350 W 42nd St #7D	1-01032-1044	30-May-18	\$998,889	Condo	729
322 W 57th St #18F	1-01047-2048	8-May-18	\$990,000	Condo	572
445 W 54th St #7B	1-01064-1027	3-May-18	\$988,500	Condo	991
350 W 42nd St #16F	1-01032-1150	13-Jun-18	\$988,000	Condo	690
325-337 W 45th St #616	1-01036-0014	5-Jun-18	\$979,000	Coop	
635 W 42nd St #18B	1-01090-1062	24-May-18	\$978,771	Condo	685
340-348 W 55th St #6D	1-01045-0051	11-Apr-18	\$960,000	Coop	
529 W 42nd St #6R	1-01071-1401	4-Jun-18	\$955,000	Coop	1,100
425 W 50th St #12B	1-01060-1131	19-Jun-18	\$950,000	Condo	660
350 W 50th St #24G	1-01040-1403	26-Apr-18	\$948,000	Condo	625
500 W 43rd St #6G	1-01071-1039	8-Jun-18	\$940,000	Condo	675
500 W 43rd St #31F	1-01071-1255	21-May-18	\$900,000	Condo	765
350 W 42nd St #4A	1-01032-1003	23-Apr-18	\$899,888	Condo	741
635 W 42nd St #4B	1-01090-1049	5-Apr-18	\$890,000	Condo	685
635 W 42nd St #18K	1-01090-1398	2-May-18	\$880,000	Condo	579
545 W 48th St #605S	1-01077-1106	14-Jun-18	\$870,000	Condo	577
635 W 42nd St #21K	1-01090-1401	18-Jun-18	\$860,000	Condo	579
350 W 50th St #24H	1-01040-1404	26-Jun-18	\$854,000	Condo	585
304-318 W 55th St #5D	1-01045-0037	15-May-18	\$827,142	Coop	
635 W 42nd St #15K	1-01090-1395	5-Apr-18	\$800,000	Condo	579
635 W 42nd St #4K	1-01090-1385	25-Apr-18	\$800,000	Condo	579
516 W 47th St #S5	1-01075-1033	9-May-18	\$790,000	Condo	611
415-417 W 55th St #2D	1-01065-0023	30-Apr-18	\$765,000	Coop	800
350 W 42nd St #23H	1-01032-1243	24-May-18	\$755,000	Condo	522
408-418 W 57th St #7E	1-01066-0037	21-May-18	\$753,750	Coop	
353 W 56th St #9H	1-01047-1571	4-Jun-18	\$750,000	Condo	549
416 W 52nd St #218	1-01061-1124	11-Jun-18	\$750,000	Condo	
340 W 57th St #16E	1-01047-1156	25-Apr-18	\$749,000	Condo	554
301 W 57th St #26E	1-01048-2016	3-May-18	\$725,000	Condo	428
426 W 52nd St #6E	1-01061-1044	4-May-18	\$715,000	Condo	436
350 W 50th St #6P	1-01040-1243	24-May-18	\$712,000	Condo	490
350 W 50th St #3JJ	1-01040-1135	27-Apr-18	\$711,000	Condo	522
393 W 49th St #4Y	1-01040-1627	25-Jun-18	\$700,000	Condo	496
406 W 46th St #4A	1-01055-0038	31-May-18	\$700,000	Coop	
333 W 57th St #5D	1-01048-3003	7-Jun-18	\$685,000	Coop	458
350 W 50th St #4LL	1-01040-1182	13-Apr-18	\$677,136	Condo	734
353 W 56th St #7L	1-01047-1547	18-Jun-18	\$655,000	Condo	534
340 W 57th St #16J	1-01047-1161	10-Apr-18	\$643,578	Condo	955
457 W 57th St #1402	1-01067-0008	29-May-18	\$625,000	Coop	650
339-345 W 55th St #1B	1-01046-0013	10-Apr-18	\$624,500	Coop	
350 W 50th St #5J	1-01040-1198	12-Apr-18	\$605,000	Condo	431
500 W 43rd St #17G	1-01071-1133	17-May-18	\$587,000	Condo	415
393 W 49th St #4MM	1-01040-1640	27-Apr-18	\$585,000	Condo	399
350 W 57th St #10E	1-01047-1259	7-Jun-18	\$582,250	Condo	554



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