

CHELSEA-CLINTON

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

Ist Quarter 2018



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Residential Market Report, 1st Quarter 2018

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.05M

4% YoY

NO. OF TRANSACTIONS

196

-27% YoY

MEDIAN PRICE/SQ.FT.

\$1,492

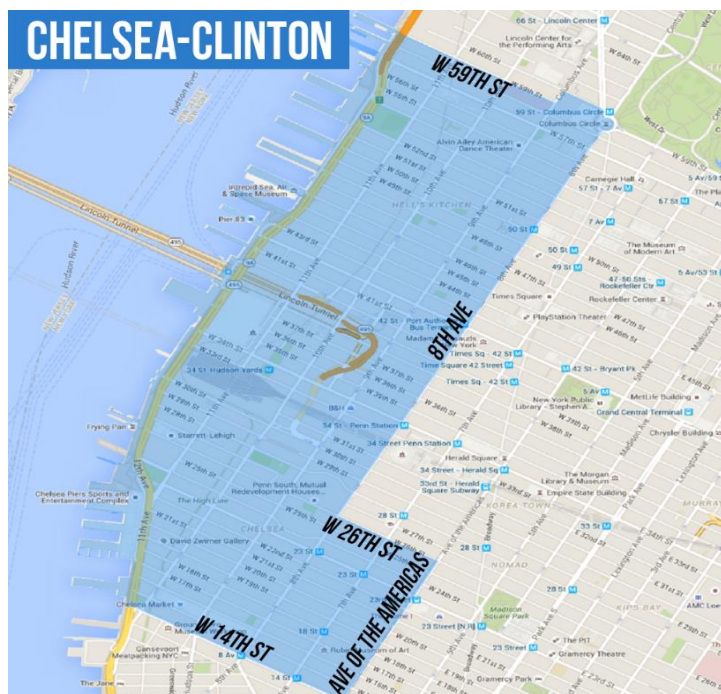
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

3% YoY

NEIGHBORHOOD BOUNDARIES

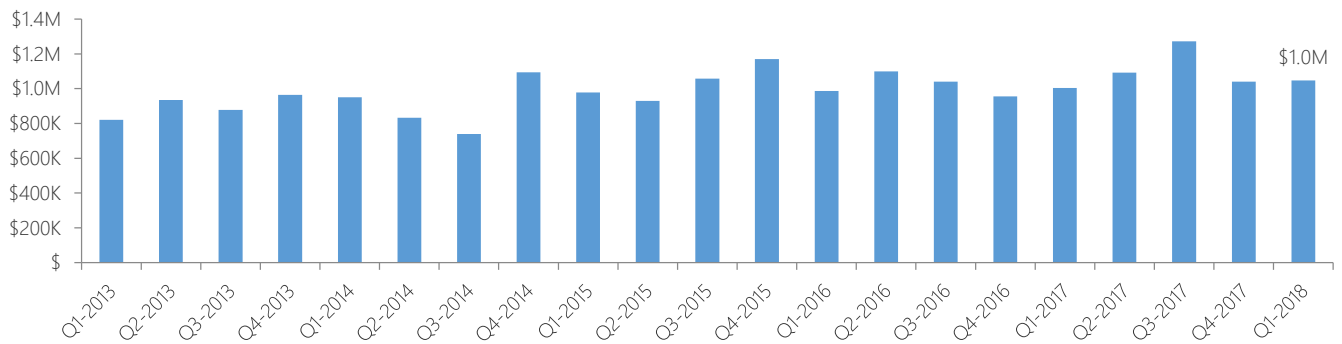


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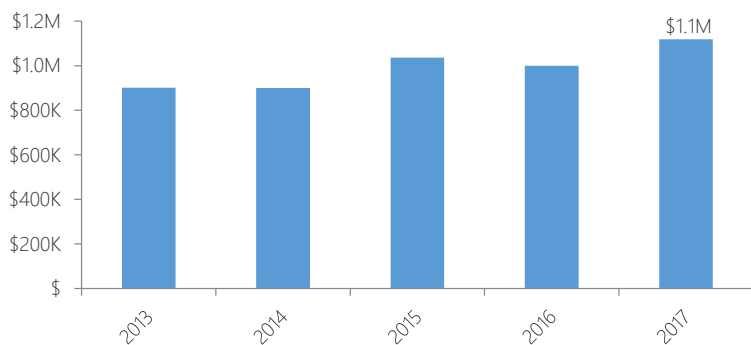


RESIDENTIAL STATS

Median Sale Price by Quarter

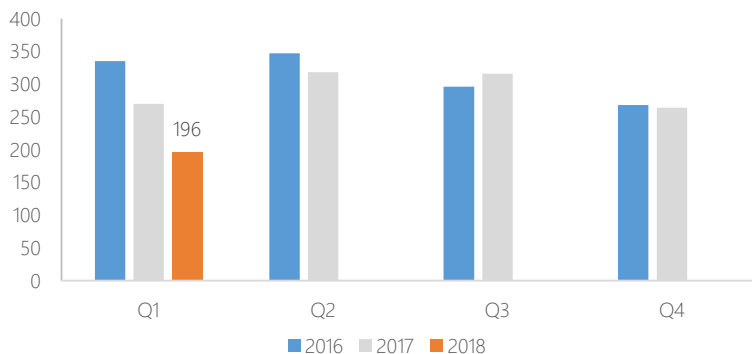


Median Sale Price by Year



Number of Transactions

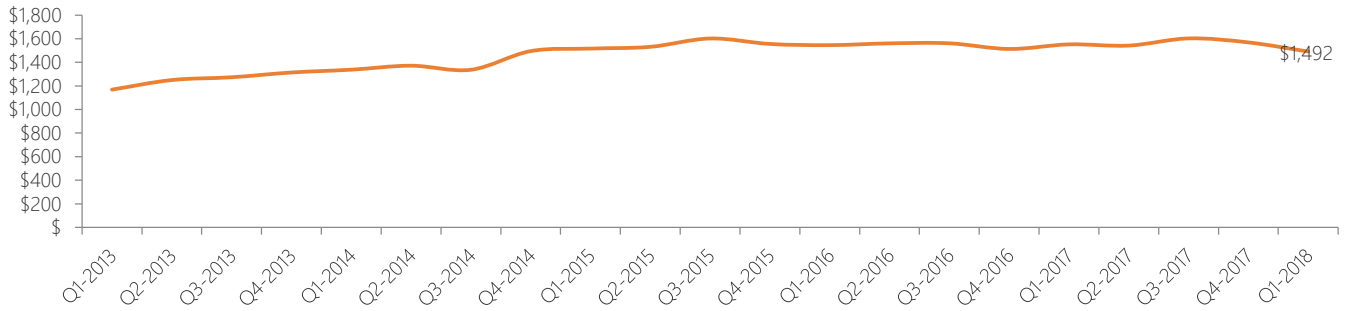
Quarter	2013	2014	2015	2016	2017	2018
Q1	237	273	282	335	270	196
Q2	390	342	375	347	318	
Q3	392	371	360	296	316	
Q4	337	330	327	268	264	



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Median Sale Price per Square Foot

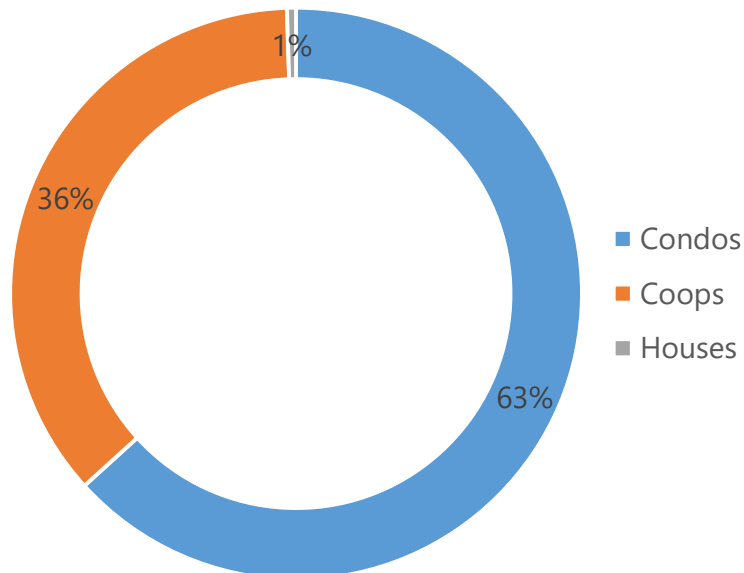


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,492,500	10%	\$1,582	-3%	124
Coops	\$654,500	16%	\$1,064	-8%	71
Houses	\$9,000,000	-	\$2,429	-	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
213 W 23 St #8N	1-00773-1112	12-Mar-18	\$12,300,000	Condo	6,600
213 W 23 St #7	1-00773-1112	12-Mar-18	\$12,300,000	Condo	6,600
259 W 22 St	1-00772-0015	3-Jan-18	\$9,000,000	House	3,705
522 W 29 St #7A	1-00700-1023	6-Feb-18	\$8,813,408	Condo	
551 W 21 St #6C	1-00693-1119	19-Jan-18	\$7,450,000	Condo	
425 W 50 St #PHB	1-01060-1160	12-Jan-18	\$6,723,450	Condo	2,688
231-233 10 Ave #PH2	1-00695-1721	1-Feb-18	\$5,550,000	Condo	2,647
522 W 29 St #3A	1-00700-1009	6-Feb-18	\$5,368,929	Condo	
522 W 29 St #3B	1-00700-1010	6-Feb-18	\$5,368,929	Condo	
522 W 29 St #2D	1-00700-1008	6-Feb-18	\$5,205,803	Condo	
551 W 21 St #5B	1-00693-1115	20-Mar-18	\$5,100,000	Condo	
522 W 29 St #2C	1-00700-1007	22-Feb-18	\$4,989,425	Condo	2,146
525 W 22 St #PHF	1-00694-1034	10-Jan-18	\$4,950,000	Condo	2,938
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
101 W 24 St #35C	1-00800-1406	15-Mar-18	\$4,250,000	Condo	1,673
322 W 57 St #45B	1-01047-2440	12-Jan-18	\$4,250,000	Condo	2,049
144 W 18 St #700E	1-00793-1318	2-Mar-18	\$3,975,000	Condo	1,656
540 W 28 St #13A	1-00699-1289	2-Mar-18	\$3,450,000	Condo	1,755
177 9 Ave #4D	1-00718-1004	30-Jan-18	\$3,350,000	Coop	1,717
450 W 42 St #PH 3M	1-01051-1428	12-Feb-18	\$3,181,600	Condo	
522 W 29 St #4A	1-00700-1013	9-Feb-18	\$2,905,013	Condo	
201 W 17 St #2B	1-00767-1203	26-Jan-18	\$2,900,000	Condo	1,876
444 W 19 St #802	1-00716-1130	11-Jan-18	\$2,875,000	Condo	1,349
655 Avenue Of The Americas #5G	1-00796-1342	14-Mar-18	\$2,650,000	Condo	1,346
100 W 18 St #9C	1-00793-1543	22-Feb-18	\$2,625,000	Condo	1,527
416 W 52 St #412	1-01061-1162	19-Jan-18	\$2,553,771	Condo	1,929
450 W 17 St #2203	1-00714-1145	12-Jan-18	\$2,550,000	Condo	1,038
350 W 42 St #54G	1-01032-1496	2-Mar-18	\$2,545,000	Condo	1,320
125 W 22 St #3B	1-00798-1408	9-Mar-18	\$2,400,000	Condo	1,685
462 W 58 St #PHB	1-01067-1264	27-Feb-18	\$2,400,000	Condo	1,369
450 W 17 St #1803	1-00714-1107	3-Jan-18	\$2,380,000	Condo	1,038
127 7 Ave #2B	1-00793-1603	8-Mar-18	\$2,360,850	Condo	1,368
655 Avenue Of The Americas #2H	1-00796-1309	22-Feb-18	\$2,360,000	Condo	1,346
322 W 57 St #53S	1-01047-2546	19-Mar-18	\$2,360,000	Condo	1,014
655 Avenue Of The Americas #2H	1-00796-1309	22-Feb-18	\$2,360,000	Condo	1,346
301 W 53 St #14UJ	1-01044-1137	19-Mar-18	\$2,344,276	Condo	1,345
121 W 19 St #7A	1-00795-1035	20-Mar-18	\$2,300,000	Condo	1,616
121 W 19 St #8E	1-00795-1046	1-Mar-18	\$2,250,000	Condo	1,576
450 W 42 St #55N	1-01051-1361	27-Mar-18	\$2,231,000	Condo	892
270 W 17 St #19B	1-00766-1250	22-Mar-18	\$2,221,500	Condo	908
236 W 26 St #10NW	1-00775-0060	2-Feb-18	\$2,200,000	Coop	
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
112 W 18 St #183B	1-00793-1026	1-Feb-18	\$2,000,000	Condo	1,380
635 W 42 St #44F	1-01090-1248	30-Jan-18	\$2,000,000	Condo	1,024
420 W 25 St #3C	1-00722-1021	1-Feb-18	\$1,915,000	Condo	1,199
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



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Address	BBL	Sale date	Sale price	Property type	Sqft
416 W 52 St #314	1-01061-1140	29-Mar-18	\$1,800,000	Condo	
322 W 57 St #33P	1-01047-2297	17-Jan-18	\$1,800,000	Condo	1,112
454 W 46 St #5CS	1-01055-0001	11-Jan-18	\$1,755,000	Coop	1,200
124 W 23 St #5B	1-00798-1710	12-Mar-18	\$1,739,000	Condo	990
462 W 58 St #5C	1-01067-1231	9-Mar-18	\$1,738,000	Condo	1,312
450 W 17 St #2402	1-00714-1160	23-Feb-18	\$1,715,000	Condo	730
322 W 57 St #27P	1-01047-2210	3-Jan-18	\$1,700,000	Condo	1,112
450 W 17 St #1910	1-00714-1123	22-Jan-18	\$1,695,000	Condo	689
159 W 24 St #5C	1-00800-1617	26-Feb-18	\$1,650,000	Condo	1,020
161-163 9 Ave #1B	1-00717-0040	25-Jan-18	\$1,650,000	Coop	
350 W 50 St #31E	1-01040-1464	28-Feb-18	\$1,625,000	Condo	1,090
450 W 17 St #1811	1-00714-1114	18-Jan-18	\$1,580,000	Condo	635
127 7 Ave #7D	1-00793-1626	10-Jan-18	\$1,570,000	Condo	844
125 W 21 St #3B	1-00797-1608	28-Feb-18	\$1,560,000	Condo	992
635 W 42 St #2M	1-01090-1446	29-Mar-18	\$1,550,000	Condo	1,432
345 W 58 St #5A	1-01049-0001	1-Feb-18	\$1,505,000	Coop	1,225
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
101 W 24 St #4A	1-00800-1303	4-Jan-18	\$1,490,000	Condo	830
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	
127 8 Ave #2C	1-00740-1102	29-Mar-18	\$1,430,000	Coop	663
350 W 42 St #38C	1-01032-1364	17-Jan-18	\$1,430,000	Condo	818
107-113 W 25 St #6A	1-00801-0030	16-Feb-18	\$1,400,000	Coop	
270 W 17 St #11E	1-00766-1208	19-Jan-18	\$1,353,000	Condo	575
447 W 18 St #2B	1-00716-1206	15-Feb-18	\$1,340,000	Condo	872
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
452 W 19 St #2C	1-00716-1007	8-Feb-18	\$1,242,265	Condo	1,006
425 W 53 St #607	1-01063-1164	27-Mar-18	\$1,200,000	Condo	898
301 W 53 St #24G	1-01044-1245	6-Mar-18	\$1,189,897	Condo	678
301 W 53 St #24J	1-01044-1248	21-Feb-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	
130 W 20 St #1B	1-00795-1102	5-Jan-18	\$1,125,000	Condo	750
136-138 W 24 St #4F	1-00799-0060	29-Mar-18	\$1,125,000	Coop	
333 W 22 St #1B	1-00746-0018	22-Jan-18	\$1,110,000	Coop	950
400 W 58 St #5JK	1-01067-0033	25-Jan-18	\$1,100,000	Coop	1,300
171-177 7 Ave #5D	1-00796-0001	9-Feb-18	\$1,095,000	Coop	900
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	
140 7 Ave #7E	1-00768-1135	23-Mar-18	\$1,062,000	Condo	787
350 W 42 St #17C	1-01032-1160	30-Mar-18	\$1,050,000	Condo	663
555 W 23 St #58	1-00695-1482	5-Feb-18	\$1,045,000	Condo	670
416 W 52 St #516	1-01061-1204	28-Mar-18	\$1,033,252	Condo	



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