

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

Ist Quarter 2018



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Residential Market Report, 1st Quarter 2018

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.42M

61% YoY

NO. OF TRANSACTIONS

99

-29% YoY

MEDIAN PRICE/SQ.FT.

\$1,566

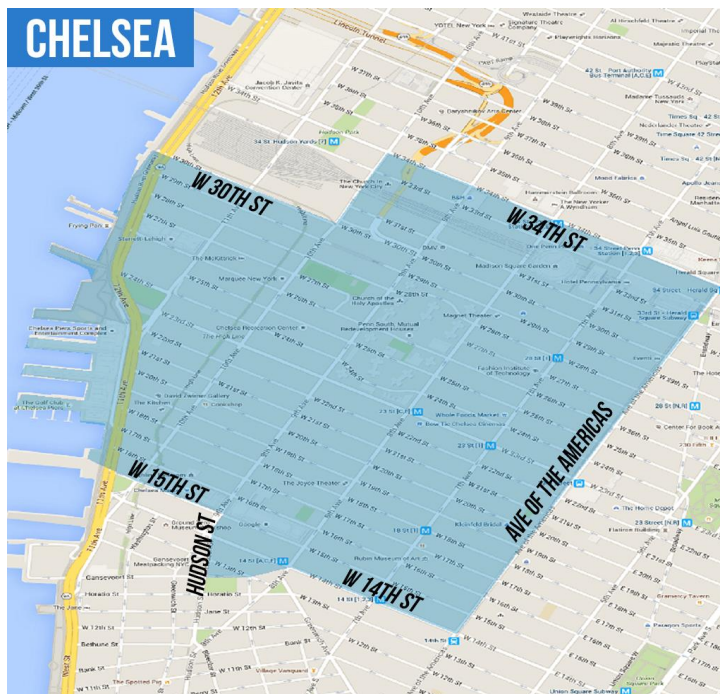
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

3% YoY

NEIGHBORHOOD BOUNDARIES

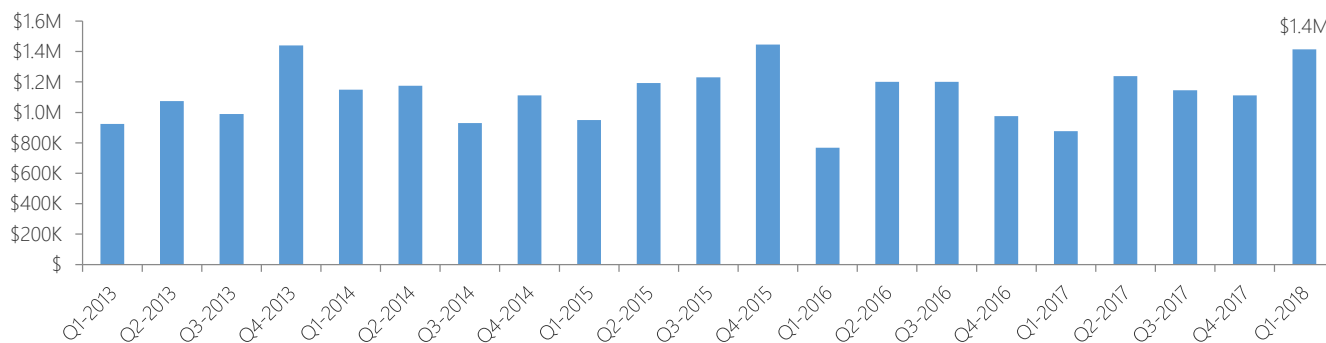


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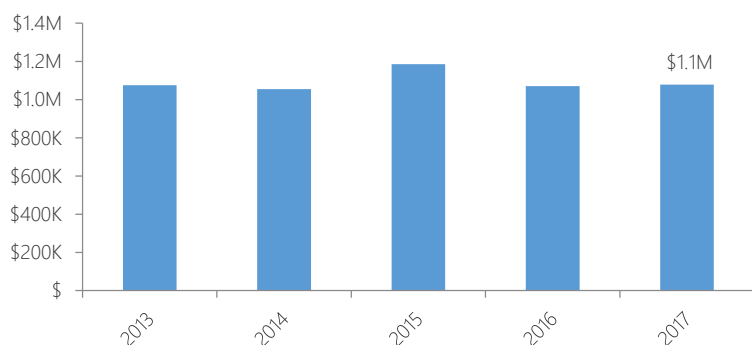


RESIDENTIAL STATS

Median Sale Price by Quarter

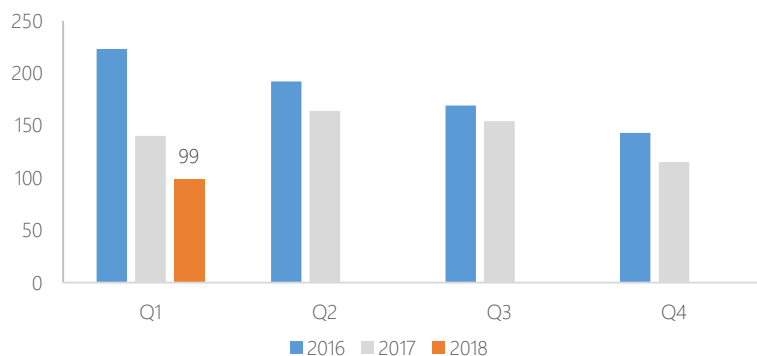


Median Sale Price by Year



Number of Transactions

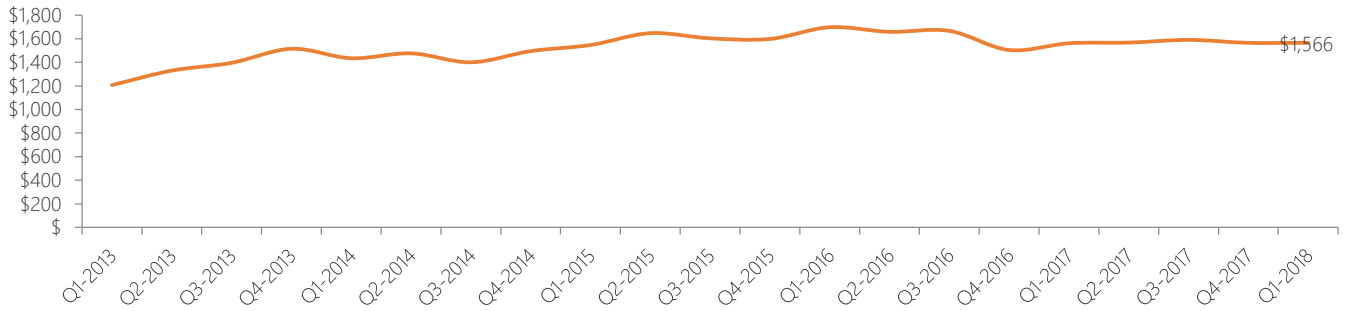
Quarter	2013	2014	2015	2016	2017	2018
Q1	129	175	138	223	140	99
Q2	247	192	202	192	164	
Q3	229	201	197	169	154	
Q4	196	188	146	143	115	



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Median Sale Price per Square Foot

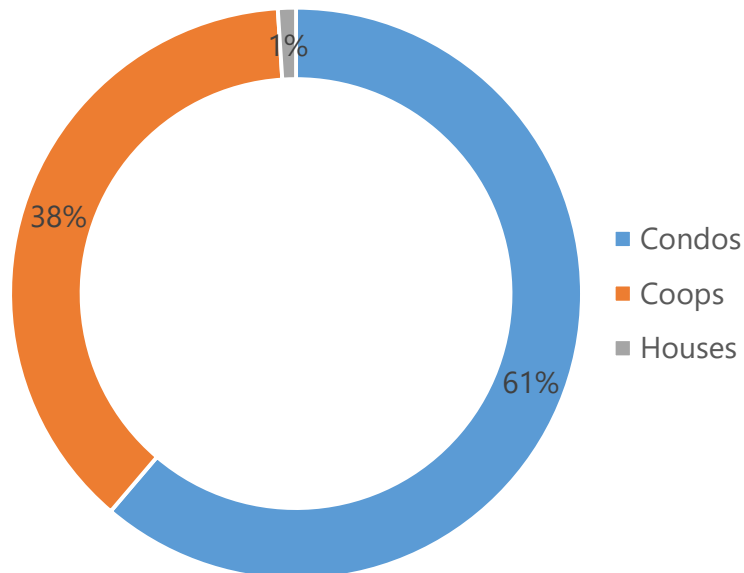


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,250,000	29%	\$1,703	-1%	60
Coops	\$882,500	62%	\$1,168	-9%	37
Houses	\$9,000,000	-	\$2,429	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
213 W 23 St #7	1-00773-1112	12-Mar-18	\$12,300,000	Condo	6,600
213 W 23 St #8N	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	
231-233 10 Ave #PH2	1-00695-1721	1-Feb-18	\$5,550,000	Condo	2,647
522 W 29 St #3B	1-00700-1010	6-Feb-18	\$5,368,929	Condo	
522 W 29 St #3A	1-00700-1009	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
101 W 24 St #35C	1-00800-1406	15-Mar-18	\$4,250,000	Condo	1,673
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
261 W 28 St #PHC	1-00778-1052	31-Jan-18	\$3,098,000	Condo	1,672
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
450 W 17 St #2203	1-00714-1145	12-Jan-18	\$2,550,000	Condo	1,038
125 W 22 St #3B	1-00798-1408	9-Mar-18	\$2,400,000	Condo	1,685
252 W 30 St #7B	1-00779-1013	7-Feb-18	\$2,400,000	Condo	1,652
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
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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
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	
151-153 W 28 St #4W	1-00804-0008	15-Feb-18	\$2,057,500	Coop	1,845
112 W 18 St #183B	1-00793-1026	1-Feb-18	\$2,000,000	Condo	1,380
420 W 25 St #3C	1-00722-1021	1-Feb-18	\$1,915,000	Condo	1,199
124 W 23 St #5B	1-00798-1710	12-Mar-18	\$1,739,000	Condo	990
450 W 17 St #2402	1-00714-1160	23-Feb-18	\$1,715,000	Condo	730
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	
109-115 W 26 St #6B	1-00802-0031	15-Feb-18	\$1,645,000	Coop	
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
101 W 24 St #4A	1-00800-1303	4-Jan-18	\$1,490,000	Condo	830
127 8 Ave #2C	1-00740-1102	29-Mar-18	\$1,430,000	Coop	663
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



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Address	BBL	Sale date	Sale price	Property type	Sqft
452 W 19 St #2C	1-00716-1007	8-Feb-18	\$1,242,265	Condo	1,006
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
171-177 7 Ave #5D	1-00796-0001	9-Feb-18	\$1,095,000	Coop	900
140 7 Ave #7E	1-00768-1135	23-Mar-18	\$1,062,000	Condo	787
555 W 23 St #58	1-00695-1482	5-Feb-18	\$1,045,000	Condo	670
248-254 W 16 St #1H	1-00765-0070	24-Jan-18	\$1,025,000	Coop	950
555 W 23 St #N9	1-00695-1495	30-Mar-18	\$1,025,000	Condo	637
555 W 23 St #S10	1-00695-1548	1-Mar-18	\$999,500	Condo	670
420-424 W 23 St #5B	1-00720-1021	28-Mar-18	\$999,000	Condo	654
270 W 17 St #4D	1-00766-1119	11-Jan-18	\$986,000	Condo	622
140 7 Ave #1M	1-00768-1176	14-Mar-18	\$975,000	Condo	780
147-157 W 20 St #2K	1-00796-0007	29-Mar-18	\$970,000	Coop	800
233-237 W 21 St #1B	1-00771-0020	19-Jan-18	\$965,000	Coop	850
248-254 W 16 St #3E	1-00765-0070	11-Jan-18	\$965,000	Coop	750
223-231 W 21 St #1N	1-00771-0023	13-Feb-18	\$961,000	Coop	
260 W 22 St #1R	1-00771-0071	9-Mar-18	\$960,000	Coop	
61-77 7 Ave #11G	1-00790-0001	12-Mar-18	\$955,000	Coop	
181 7 Ave #8B	1-00796-1028	17-Jan-18	\$950,000	Condo	563
148-156 W 23 St #6F	1-00798-0071	23-Mar-18	\$895,000	Coop	1,100
555 W 23 St #S3	1-00695-1332	11-Jan-18	\$880,000	Condo	462
147-157 W 20 St #1E	1-00796-0007	31-Jan-18	\$870,000	Coop	900
555 W 23 St #S7	1-00695-1457	9-Mar-18	\$846,545	Condo	726
249 8 Ave #2H	1-00746-1202	6-Feb-18	\$840,000	Coop	
147-157 W 20 St #3B	1-00796-0007	18-Jan-18	\$825,000	Coop	800
170-176 9 Ave #3G	1-00744-0003	26-Mar-18	\$792,000	Coop	
170 W 23 St #5P	1-00798-1097	20-Mar-18	\$790,000	Condo	576
250-252 W 22 St #3E	1-00771-0065	22-Jan-18	\$765,000	Coop	
410-414 W 23 St #3B	1-00720-0049	30-Jan-18	\$750,000	Coop	800
160-162 9 Ave #A	1-00743-0080	12-Jan-18	\$735,000	Coop	600
430-432 W 34 St #16E	1-00731-0060	5-Jan-18	\$725,000	Coop	750
148-156 W 23 St #10H	1-00798-0071	9-Feb-18	\$720,000	Coop	600
140 7 Ave #6A	1-00768-1107	13-Feb-18	\$715,000	Condo	474
319-325 W 18 St #1H	1-00742-0022	7-Feb-18	\$675,000	Coop	575
61-77 Adam C Powell Blvd #11A	1-00790-0001	21-Feb-18	\$654,500	Coop	550
138 W 17 St #9J	1-00792-1102	27-Mar-18	\$650,000	Coop	
334-336 W 22 St #4	1-00745-0056	7-Feb-18	\$600,000	Coop	
430-432 W 34 St #12F	1-00731-0060	31-Jan-18	\$542,000	Coop	550
264 W 22 St #7	1-00771-0073	19-Jan-18	\$503,500	Coop	
115 W 15 St #4F	1-00791-0031	30-Jan-18	\$500,000	Coop	
555 W 23 St #N8	1-00695-1473	9-Mar-18	\$480,000	Condo	692
160 7 Ave #314	1-00769-1104	8-Mar-18	\$475,000	Coop	
405 W 21 St #1RW	1-00719-0036	12-Jan-18	\$350,000	Coop	



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