

CHELSEA-CLINTON

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

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Chelsea/Clinton, Manhattan

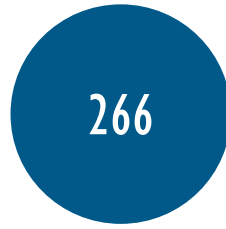
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-22% YoY

MEDIAN PRICE/SQ.FT.



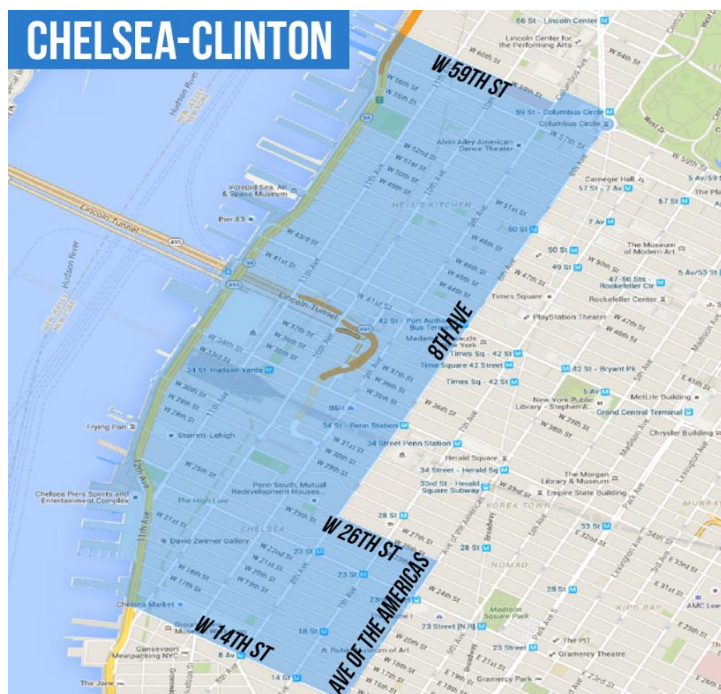
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

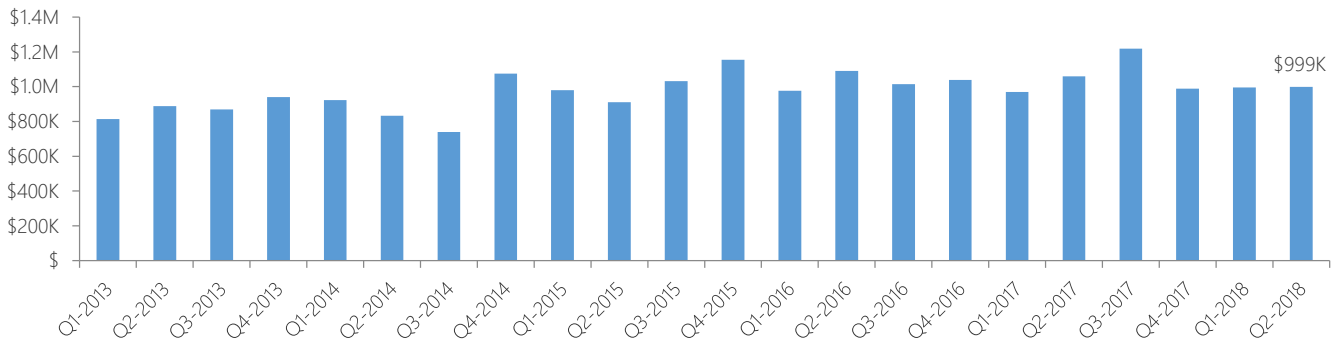


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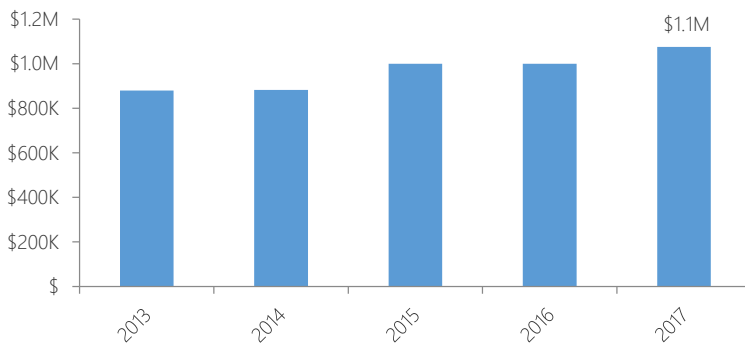


RESIDENTIAL STATS

Median Sale Price by Quarter

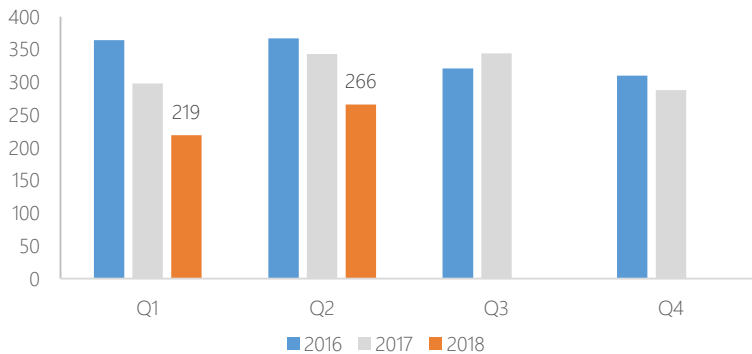


Median Sale Price by Year



Number of Transactions

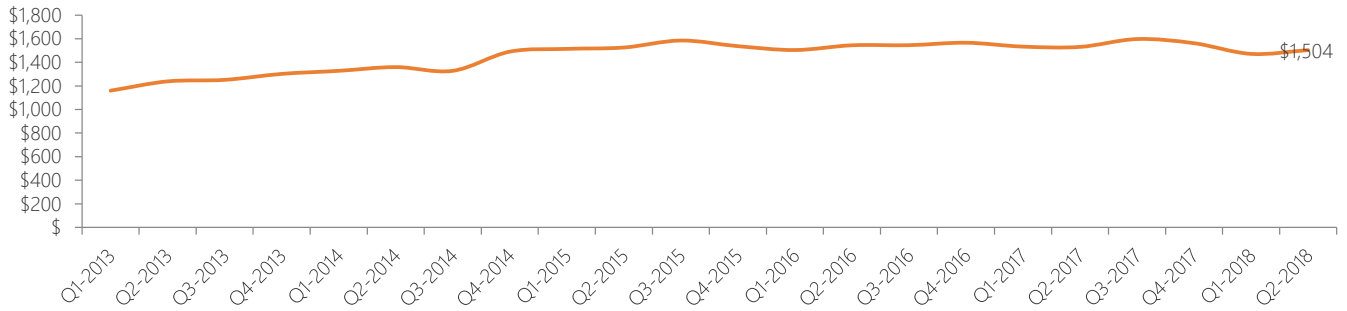
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1 | 253 | 294 | 301 | 364 | 298 | 219 |
| Q2 | 423 | 376 | 394 | 367 | 343 | 266 |
| Q3 | 425 | 407 | 392 | 321 | 344 | |
| Q4 | 358 | 347 | 345 | 310 | 288 | |



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Median Sale Price per Square Foot

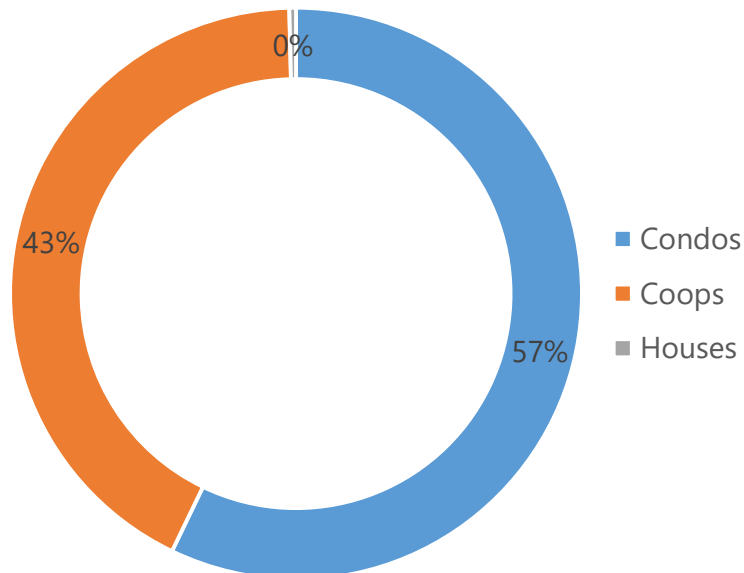


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,493,750 | 0% | \$1,563 | -4% | 152 |
| Coops | \$725,000 | 12% | \$1,156 | -2% | 113 |
| Houses | \$4,650,000 | - | \$1,675 | - | 1 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-------------------------|--------------|-----------|--------------|---------------|-------|
| 503 W 24th St #PH | 1-00696-1207 | 26-Apr-18 | \$59,058,500 | Condo | |
| 212 W 18th St #PH3 | 1-00767-1554 | 18-Jun-18 | \$31,000,000 | Condo | 7,058 |
| 212 W 18th St #4 | 1-00767-1554 | 18-Jun-18 | \$31,000,000 | Condo | 7,058 |
| 520 W 28th St #28 | 1-00699-1330 | 12-Jun-18 | \$14,500,000 | Condo | |
| 25 Columbus Cir #ST63A | 1-01049-1078 | 11-Apr-18 | \$11,988,000 | Condo | 2,632 |
| 522 W 29th St #7D | 1-00700-1026 | 11-Apr-18 | \$10,490,975 | Condo | |
| 25 Columbus Cir #ST67C | 1-01049-1099 | 24-May-18 | \$10,250,000 | Condo | 2,416 |
| 25 Columbus Cir #ST65B | 1-01049-1088 | 28-Jun-18 | \$8,200,000 | Condo | 1,830 |
| 147-151 W 15th St #3NS | 1-00791-0013 | 14-Jun-18 | \$8,100,000 | Coop | |
| 126-130 W 22nd St #PHS | 1-00797-1123 | 31-May-18 | \$6,330,000 | Condo | 2,964 |
| 522 W 29th St #1A | 1-00700-1001 | 5-Apr-18 | \$5,208,803 | Condo | |
| 25 Columbus Cir #ST58G | 1-01049-1056 | 16-May-18 | \$4,800,000 | Condo | 1,595 |
| 209 W 22nd St | 1-00772-0040 | 14-Jun-18 | \$4,650,000 | House | 2,776 |
| 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 |
| 136 W 22nd St #6 | 1-00797-1306 | 10-Apr-18 | \$4,175,000 | Condo | 3,272 |
| 146-148 W 22nd St #7 | 1-00797-1407 | 20-Jun-18 | \$3,800,000 | Condo | 2,603 |
| 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 |
| 345 W 14th St #7A | 1-00738-1325 | 30-May-18 | \$3,550,000 | Condo | 1,427 |
| 450 W 42nd St #58K | 1-01051-1394 | 13-Apr-18 | \$3,462,900 | Condo | 1,259 |
| 520 W 19th St #7B | 1-00690-1018 | 24-May-18 | \$3,420,000 | Condo | 2,041 |
| 333 W 14th St #6 | 1-00738-1206 | 29-Jun-18 | \$3,380,000 | Condo | 2,098 |
| 126-130 W 22nd St #11N | 1-00797-1120 | 27-Jun-18 | \$3,360,000 | Condo | 2,200 |
| 112 W 18th St #176A | 1-00793-1018 | 20-Jun-18 | \$3,349,000 | Condo | 1,540 |
| 201 W 17th St #2A | 1-00767-1202 | 15-Jun-18 | \$3,300,000 | Condo | 2,220 |
| 100 W 18th St #3C | 1-00793-1507 | 11-May-18 | \$3,225,000 | Condo | 1,782 |
| 209 W 14th St #4B | 1-00764-1310 | 21-Jun-18 | \$3,052,409 | Condo | |
| 310 W 52nd St #41B | 1-01042-1308 | 21-May-18 | \$3,000,000 | Condo | 1,331 |
| 522 W 29th St #4B | 1-00700-1014 | 5-Jun-18 | \$2,931,500 | Condo | |
| 146-148 W 22nd St #13PH | 1-00797-1413 | 23-Apr-18 | \$2,850,000 | Condo | 1,620 |
| 416 W 52nd St #TH212 | 1-01061-1105 | 10-Apr-18 | \$2,848,759 | Condo | |
| 101 W 24th St #6E | 1-00800-1443 | 3-May-18 | \$2,775,000 | Condo | 1,107 |
| 146-148 W 22nd St #11 | 1-00797-1411 | 15-Jun-18 | \$2,625,000 | Condo | 1,626 |
| 454 W 46th St #5ES | 1-01055-0001 | 15-May-18 | \$2,550,000 | Coop | 1,875 |
| 130 W 19th St #5A | 1-00794-1019 | 17-May-18 | \$2,525,000 | Condo | 1,571 |
| 425 W 53rd St #PH11 | 1-01063-1176 | 3-Apr-18 | \$2,450,000 | Condo | 1,623 |
| 133 W 14th St #3 | 1-00790-1204 | 8-Jun-18 | \$2,435,000 | Condo | 1,600 |
| 502 Ninth Ave #10B | 1-00762-1137 | 8-May-18 | \$2,430,000 | Condo | 1,164 |
| 447 W 18th St #6C | 1-00716-1227 | 17-May-18 | \$2,400,000 | Condo | 1,379 |
| 263 Ninth Ave #6B | 1-00723-1027 | 24-Apr-18 | \$2,400,000 | Condo | 1,536 |
| 163 W 18th St #10B | 1-00794-1123 | 30-May-18 | \$2,350,000 | Condo | 1,051 |
| 425 W 50th St #11C | 1-01060-1123 | 3-Apr-18 | \$2,300,000 | Condo | 1,228 |
| 101 W 24th St #29E | 1-00800-1465 | 27-Jun-18 | \$2,295,000 | Condo | 1,113 |
| 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 |
| 465 W 23rd St #5C | 1-00721-1008 | 10-Apr-18 | \$2,200,000 | Coop | 850 |
| 101 W 24th St #16E | 1-00800-1452 | 31-May-18 | \$2,150,000 | Condo | 1,113 |
| 209 W 14th St #3A | 1-00764-1306 | 28-Jun-18 | \$2,013,794 | Condo | |
| 350 W 42nd St #36G | 1-01032-1352 | 6-Apr-18 | \$1,995,000 | Condo | 1,320 |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-----------------------|--------------|-----------|-------------|---------------|-------|
| 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 |
| 209 W 14th St #4A | 1-00764-1309 | 27-Jun-18 | \$1,937,425 | Condo | |
| 241-245 W 19th St #3S | 1-00769-1605 | 26-Apr-18 | \$1,910,000 | Condo | 1,238 |
| 127 Seventh Ave #4C | 1-00793-1612 | 6-Apr-18 | \$1,880,000 | Condo | 1,035 |
| 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 |
| 130 W 26th St #5 | 1-00801-0059 | 7-Jun-18 | \$1,800,000 | Coop | |
| 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 |
| 420 W 25th St #7D | 1-00722-1062 | 28-Jun-18 | \$1,739,000 | Condo | 1,339 |
| 140 W 22nd St #3A | 1-00797-1708 | 19-Jun-18 | \$1,730,000 | Condo | 1,005 |
| 425 W 50th St #12D | 1-01060-1133 | 25-May-18 | \$1,725,000 | Condo | 1,020 |
| 209 W 14th St #4C | 1-00764-1311 | 29-Jun-18 | \$1,723,593 | Condo | |
| 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 |
| 252 Seventh Ave #11N | 1-00774-1227 | 24-May-18 | \$1,657,500 | Condo | 983 |
| 350 W 50th St #31B | 1-01040-1461 | 19-Jun-18 | \$1,650,000 | Condo | 1,091 |
| 350 W 53rd St #1DTHD | 1-01043-1208 | 30-Apr-18 | \$1,650,000 | Condo | 1,384 |
| 224 W 18th St #4B | 1-00767-1313 | 8-Jun-18 | \$1,650,000 | Condo | 1,196 |
| 138 W 17th St #17D | 1-00792-1102 | 31-May-18 | \$1,645,000 | Coop | |
| 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 | |
| 140 W 22nd St #6D | 1-00797-1729 | 5-Apr-18 | \$1,565,000 | Condo | 909 |
| 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 | |
| 151 W 21st St #8A | 1-00797-1833 | 7-Jun-18 | \$1,540,000 | Condo | 771 |
| 310 W 52nd St #5B | 1-01042-1117 | 19-Apr-18 | \$1,512,500 | Condo | 976 |
| 555 W 23rd St #S3 | 1-00695-1329 | 7-May-18 | \$1,512,500 | Condo | 1,079 |
| 148-156 W 23rd St #3A | 1-00798-0071 | 27-Apr-18 | \$1,487,000 | Coop | 1,100 |
| 345 W 58th St #14MN | 1-01049-0001 | 17-May-18 | \$1,475,000 | Coop | |
| 127 Seventh Ave #4B | 1-00793-1611 | 6-Apr-18 | \$1,475,000 | Condo | 747 |
| 237 W 19th St #B | 1-00769-1005 | 11-Apr-18 | \$1,450,000 | Condo | 675 |
| 345 W 58th St #4M | 1-01049-0001 | 25-May-18 | \$1,450,000 | Coop | |
| 350 W 50th St #11F | 1-01040-1294 | 13-Apr-18 | \$1,438,125 | Condo | 1,087 |
| 252 Seventh Ave #7K | 1-00774-1120 | 17-Apr-18 | \$1,435,000 | Condo | 995 |
| 465 W 23rd St #RCU1 | 1-00721-1008 | 13-Jun-18 | \$1,425,000 | Coop | |
| 270 W 17th St #3B | 1-00766-1109 | 18-Jun-18 | \$1,425,000 | Condo | 847 |
| 261 W 25th St #6A | 1-00775-1225 | 27-Jun-18 | \$1,420,000 | Condo | 720 |
| 393 W 49th St #2G | 1-01040-1527 | 19-Jun-18 | \$1,410,000 | Condo | 1,003 |
| 270 W 17th St #4C | 1-00766-1115 | 8-May-18 | \$1,400,000 | Condo | 847 |
| 301 W 53rd St #17B | 1-01044-1163 | 19-Apr-18 | \$1,400,000 | Condo | 796 |
| 424 W 49th St #6A | 1-01058-1108 | 16-Apr-18 | \$1,400,000 | Condo | 876 |
| 318-320 W 52nd St #3D | 1-01042-1606 | 20-Apr-18 | \$1,387,500 | Condo | 903 |
| 465 W 23rd St #12B | 1-00721-1008 | 19-Jun-18 | \$1,375,000 | Coop | |
| 146 W 16th St #3B | 1-00791-0070 | 23-May-18 | \$1,375,000 | Coop | |
| 353 W 39th St #12N | 1-00763-0008 | 30-Apr-18 | \$1,375,000 | Coop | 1,300 |



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