

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.19M

2% YoY

NO. OF TRANSACTIONS

141

-24% YoY

MEDIAN PRICE/SQ.FT.

\$1,553

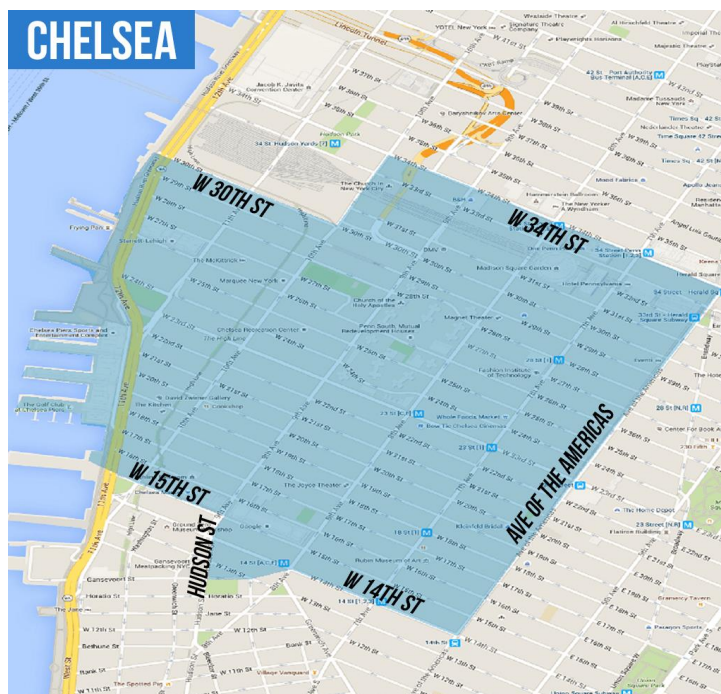
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

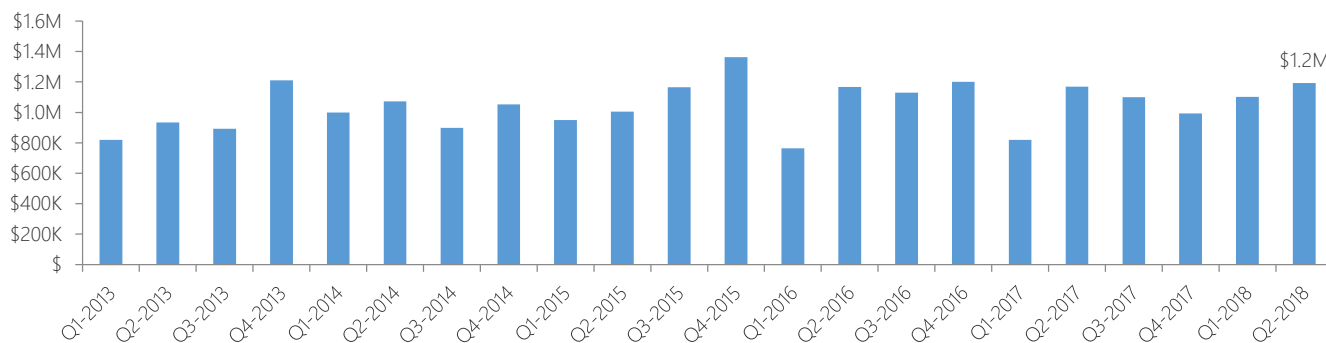


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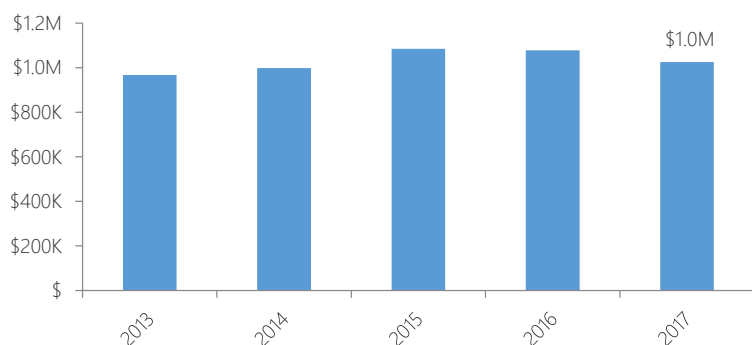


RESIDENTIAL STATS

Median Sale Price by Quarter

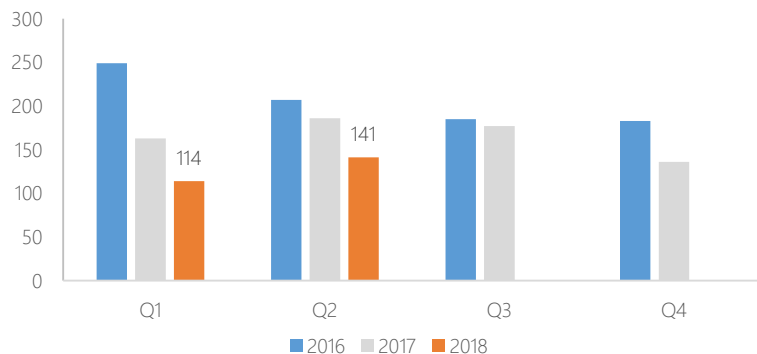


Median Sale Price by Year



Number of Transactions

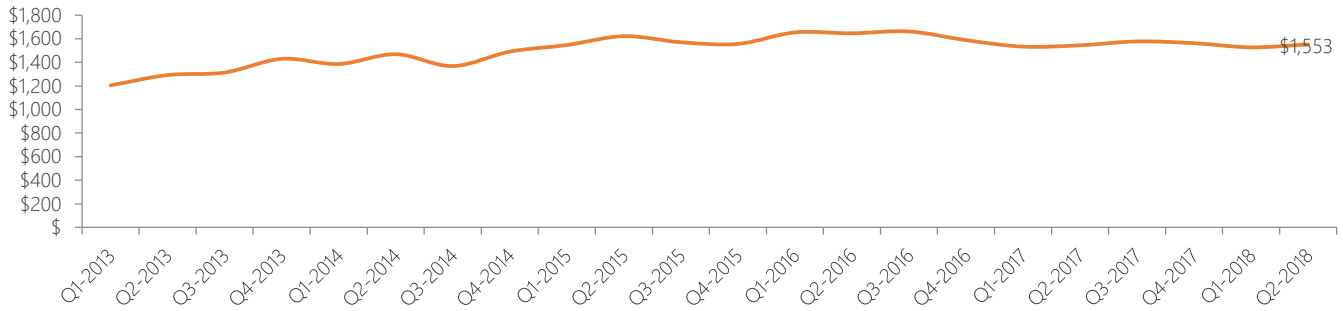
Quarter	2013	2014	2015	2016	2017	2018
Q1	140	195	156	249	163	114
Q2	273	216	219	207	186	141
Q3	258	234	227	185	177	
Q4	216	204	160	183	136	



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Median Sale Price per Square Foot

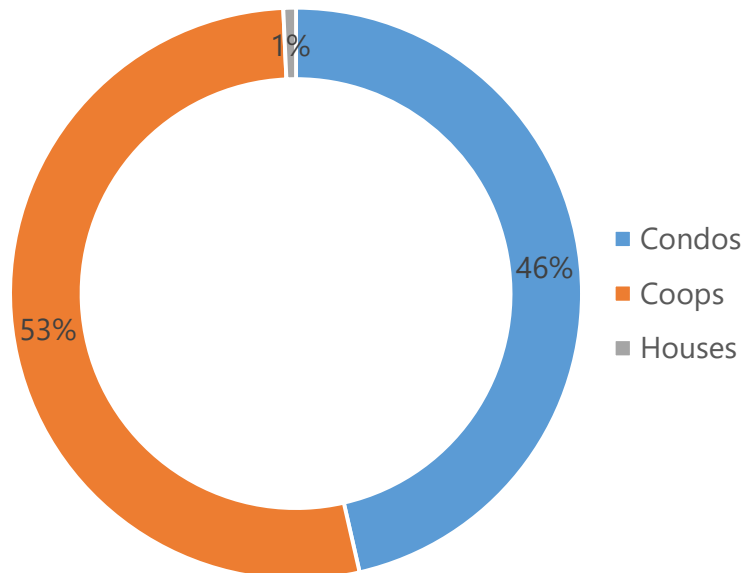


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,937,425	-14%	\$1,650	-7%	65
Coops	\$820,000	16%	\$1,200	-3%	74
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 #4	1-00767-1554	18-Jun-18	\$31,000,000	Condo	7,058
212 W 18th St #PH3	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	
522 W 29th St #7D	1-00700-1026	11-Apr-18	\$10,490,975	Condo	
147-151 W 15th St #3NS	1-00791-0013	14-Jun-18	\$8,100,000	Coop	
109-115 W 26th St #11AB	1-00802-0031	29-Jun-18	\$6,875,000	Coop	4,500
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	
209 W 22nd St	1-00772-0040	14-Jun-18	\$4,650,000	House	2,776
136 W 22nd St #6	1-00797-1306	10-Apr-18	\$4,175,000	Condo	3,272
109-115 W 26th St #7AB	1-00802-0031	26-Jun-18	\$4,100,000	Coop	
146-148 W 22nd St #7	1-00797-1407	20-Jun-18	\$3,800,000	Condo	2,603
345 W 14th St #7A	1-00738-1325	30-May-18	\$3,550,000	Condo	1,427
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	
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
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
130 W 30th St #11C	1-00805-1034	12-Apr-18	\$2,560,125	Condo	2,055
151-153 W 28th St #7E	1-00804-0008	3-Apr-18	\$2,550,000	Coop	1,900
130 W 19th St #5A	1-00794-1019	17-May-18	\$2,525,000	Condo	1,571
133 W 14th St #3	1-00790-1204	8-Jun-18	\$2,435,000	Condo	1,600
263 Ninth Ave #6B	1-00723-1027	24-Apr-18	\$2,400,000	Condo	1,536
447 W 18th St #6C	1-00716-1227	17-May-18	\$2,400,000	Condo	1,379
163 W 18th St #10B	1-00794-1123	30-May-18	\$2,350,000	Condo	1,051
101 W 24th St #29E	1-00800-1465	27-Jun-18	\$2,295,000	Condo	1,113
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	
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
130 W 26th St #5	1-00801-0059	7-Jun-18	\$1,800,000	Coop	
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
209 W 14th St #4C	1-00764-1311	29-Jun-18	\$1,723,593	Condo	
315 Seventh Ave #3D	1-00803-1011	26-Apr-18	\$1,700,000	Condo	956
252 Seventh Ave #11N	1-00774-1227	24-May-18	\$1,657,500	Condo	983
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	
140 W 22nd St #6D	1-00797-1729	5-Apr-18	\$1,565,000	Condo	909
151 W 21st St #8A	1-00797-1833	7-Jun-18	\$1,540,000	Condo	771
555 W 23rd St #S3	1-00695-1329	7-May-18	\$1,512,500	Condo	1,079



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Address	BBL	Sale date	Sale price	Property type	Sqft
148-156 W 23rd St #3A	1-00798-0071	27-Apr-18	\$1,487,000	Coop	1,100
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
252 Seventh Ave #7K	1-00774-1120	17-Apr-18	\$1,435,000	Condo	995
270 W 17th St #3B	1-00766-1109	18-Jun-18	\$1,425,000	Condo	847
465 W 23rd St #RCU1	1-00721-1008	13-Jun-18	\$1,425,000	Coop	
261 W 25th St #6A	1-00775-1225	27-Jun-18	\$1,420,000	Condo	720
270 W 17th St #4C	1-00766-1115	8-May-18	\$1,400,000	Condo	847
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	
405 W 23rd St #14E	1-00721-1062	29-May-18	\$1,360,000	Coop	809
210-212 W 21st St #7FE	1-00770-0048	31-May-18	\$1,355,000	Coop	775
540 W 28th St #8J	1-00699-1264	7-Jun-18	\$1,300,000	Condo	716
244-252 W 15th St #3C	1-00764-0062	7-May-18	\$1,260,000	Coop	850
127 Eighth Ave #3C	1-00740-1102	27-Jun-18	\$1,225,000	Coop	
250 W 27th St #5F	1-00776-0065	30-Apr-18	\$1,200,000	Coop	
249 Eighth Ave #3FG	1-00746-1202	26-Jun-18	\$1,185,000	Coop	
360 W 22nd St #1K	1-00745-1104	2-May-18	\$1,155,000	Coop	
148-156 W 23rd St #3F	1-00798-0071	19-Apr-18	\$1,150,000	Coop	
420 W 25th St #3K	1-00722-1028	3-May-18	\$1,100,000	Condo	830
405 W 23rd St #7H	1-00721-1062	21-May-18	\$1,100,000	Coop	
234-238 W 21st St #41	1-00770-0059	7-Jun-18	\$1,095,000	Coop	
261 W 28th St #5F	1-00778-1023	12-Jun-18	\$1,085,000	Condo	795
465 W 23rd St #7A	1-00721-1008	19-Apr-18	\$1,084,584	Coop	558
219 W 14th St #4F	1-00764-1021	11-Apr-18	\$1,030,000	Condo	626
340-342 W 19th St #11	1-00742-0060	14-Jun-18	\$999,000	Coop	800
130 W 20th St #4A	1-00795-1111	21-May-18	\$988,000	Condo	555
360 W 28th St #8B	1-00751-1017	16-May-18	\$985,000	Condo	720
322 W 22nd St #6	1-00745-0050	19-Apr-18	\$985,000	Coop	
130-134 W 16th St #31	1-00791-0062	20-Jun-18	\$970,000	Coop	
315 Seventh Ave #4A	1-00803-1012	3-Apr-18	\$965,000	Condo	770
315 Seventh Ave #9C	1-00803-1037	16-Apr-18	\$958,000	Condo	612
250-252 W 22nd St #4C	1-00771-0065	16-May-18	\$930,000	Coop	800
308 W 30th St #9F	1-00753-1152	14-May-18	\$925,000	Condo	566
555 W 23rd St #S12	1-00695-1594	17-May-18	\$915,000	Condo	706
188-194 Seventh Ave #2F	1-00771-0038	30-May-18	\$880,000	Coop	750
135 W 16th St #662	1-00792-1043	21-May-18	\$870,000	Condo	528
360 W 22nd St #8G	1-00745-1104	16-Apr-18	\$860,000	Coop	750
356 W 23rd St #3A	1-00746-0072	15-Jun-18	\$855,000	Coop	700
223-231 W 21st St #5C	1-00771-0023	18-Apr-18	\$850,000	Coop	
411 W 22nd St #1R	1-00720-0042	27-Apr-18	\$840,000	Coop	
453 W 19th St #5A	1-00717-0009	18-May-18	\$840,000	Coop	650
555 W 23rd St #S9	1-00695-1522	1-Jun-18	\$830,000	Condo	511
360 W 22nd St #6D	1-00745-1104	3-Apr-18	\$830,000	Coop	875
555 W 23rd St #S12	1-00695-1604	7-Jun-18	\$828,000	Condo	511
188-194 Seventh Ave #3F	1-00771-0038	7-Jun-18	\$825,000	Coop	
453 W 19th St #3B	1-00717-0009	7-Jun-18	\$825,000	Coop	
363-367 W 20th St #3A	1-00744-0001	25-Apr-18	\$815,000	Coop	700
319-325 W 18th St #6I	1-00742-0022	20-Jun-18	\$811,110	Coop	
429-431 W 24th St #1C	1-00722-0020	18-Jun-18	\$810,000	Coop	900



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