

CHELSEA-CLINTON

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

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.25M

3% YoY

NO. OF TRANSACTIONS

250

-28% YoY

MEDIAN PRICE/SQ.FT.

\$1,460

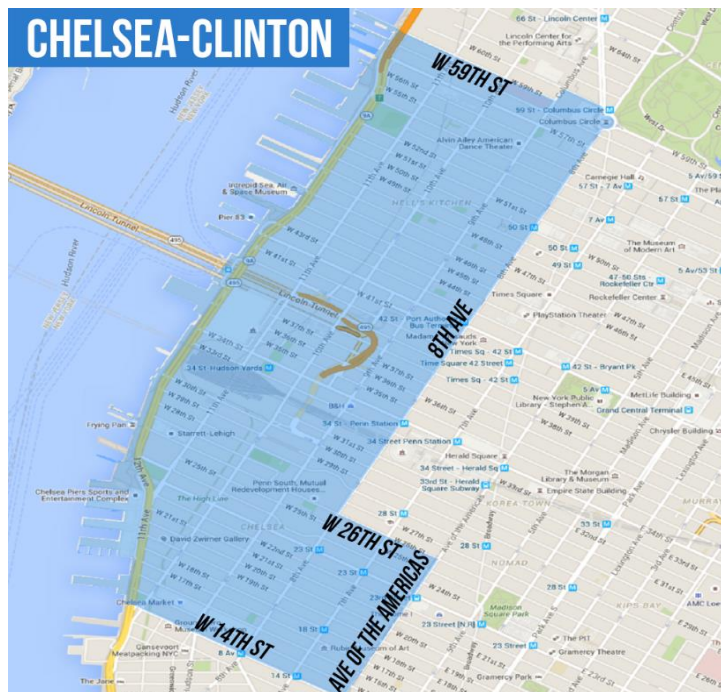
-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

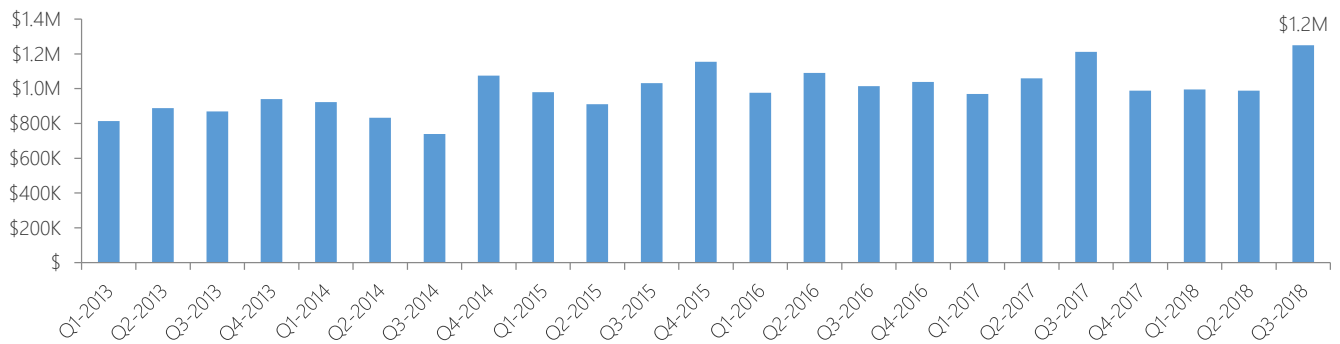


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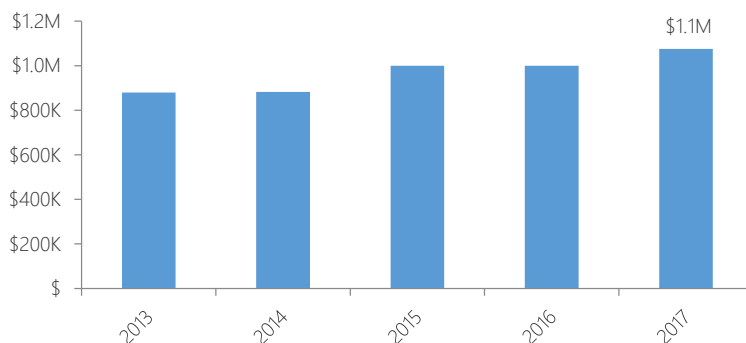


RESIDENTIAL STATS

Median Sale Price by Quarter

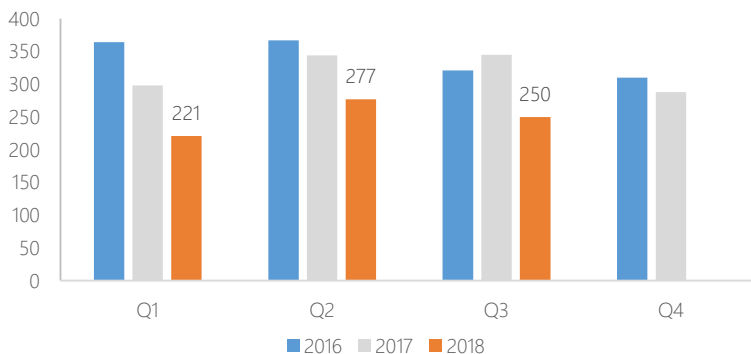


Median Sale Price by Year



Number of Transactions

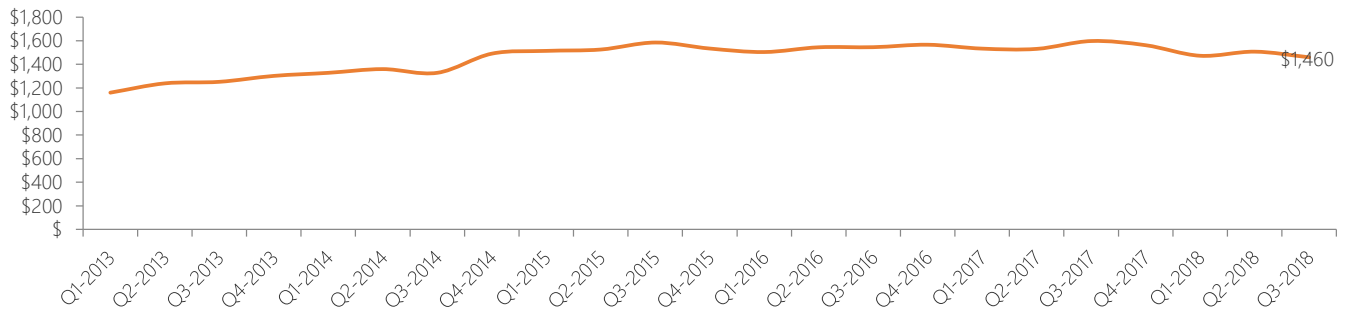
Quarter	2013	2014	2015	2016	2017	2018
Q1	253	294	301	364	298	221
Q2	423	376	394	367	344	277
Q3	425	407	392	321	345	250
Q4	358	347	345	310	288	



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Median Sale Price per Square Foot

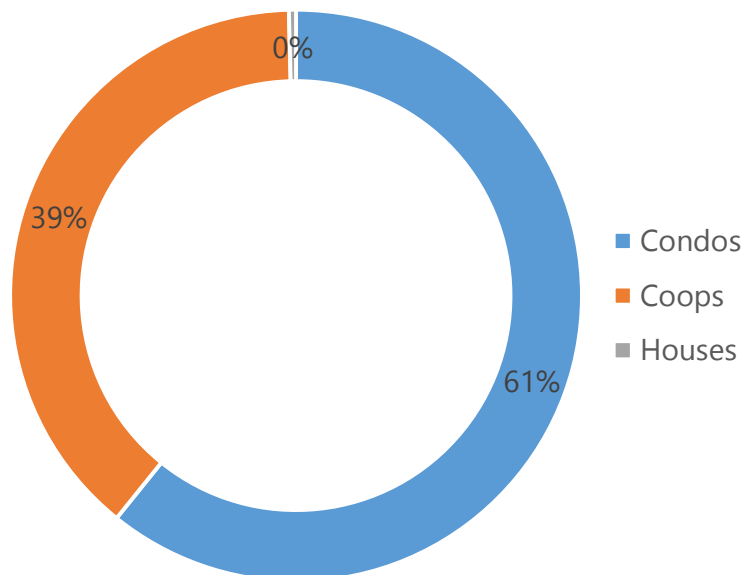


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,650,000	-6%	\$1,585	-6%	152
Coops	\$775,000	23%	\$1,151	-5%	97
Houses	\$7,500,000	-	\$2,441	-	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
332 W 20th St	1-00743-0063	8-Aug-18	\$7,500,000	House	3,072
236 W 26th St #9E	1-00775-0060	10-Aug-18	\$7,075,000	Coop	
522 W 29th St #9C	1-00700-1029	19-Jul-18	\$5,600,000	Condo	
252 Seventh Ave #PHI	1-00774-1356	7-Sep-18	\$5,600,000	Condo	2,267
500 W 21st St #7C	1-00692-1129	19-Jul-18	\$5,550,000	Condo	
655 Avenue Of The Americas #5B	1-00796-1337	31-Jul-18	\$5,100,000	Condo	2,989
132 W 22nd St #7	1-00797-1206	16-Aug-18	\$4,610,000	Condo	2,875
409 W 53rd St #TH409	1-01063-1103	17-Aug-18	\$4,310,000	Condo	2,747
322 W 57th St #56B	1-01047-2583	13-Sep-18	\$4,300,000	Condo	582
655 Avenue Of The Americas #5H	1-00796-1332	13-Jul-18	\$4,220,000	Condo	2,168
655 Avenue Of The Americas #5H	1-00796-1332	13-Jul-18	\$4,220,000	Condo	2,168
655 Avenue Of The Americas #2J	1-00796-1310	16-Jul-18	\$4,100,000	Condo	2,168
322 W 57th St #47U	1-01047-2473	26-Jul-18	\$3,935,000	Condo	1,599
100 Eleventh Ave #9A	1-00691-1027	26-Sep-18	\$3,685,000	Condo	1,950
209 W 14th St #10A	1-00764-1321	20-Aug-18	\$3,660,138	Condo	
209 W 14th St #10B	1-00764-1322	21-Aug-18	\$3,540,000	Condo	
455 W 22nd St #1A	1-00720-1201	3-Aug-18	\$3,525,000	Condo	1,662
209 W 14th St #8A	1-00764-1317	20-Aug-18	\$3,505,600	Condo	
209 W 14th St #9B	1-00764-1320	26-Sep-18	\$3,500,000	Condo	
209 W 14th St #8B	1-00764-1318	28-Aug-18	\$3,460,918	Condo	
261 W 25th St #6D	1-00775-1228	27-Aug-18	\$3,455,000	Condo	1,850
110 W 25th St #4FL	1-00800-1104	30-Aug-18	\$3,400,000	Condo	2,382
209 W 14th St #9A	1-00764-1319	16-Aug-18	\$3,400,000	Condo	
322 W 57th St #43M	1-01047-2422	30-Aug-18	\$3,300,000	Condo	1,355
124 W 23rd St #11B	1-00798-1725	27-Aug-18	\$3,125,000	Condo	1,530
130 W 19th St #10C	1-00794-1051	29-Aug-18	\$3,120,000	Condo	1,411
425 W 50th St #PHC	1-01060-1161	12-Jul-18	\$3,042,476	Condo	1,551
126-130 W 22nd St #6N	1-00797-1110	24-Jul-18	\$3,000,000	Condo	2,200
245 W 14th St #8A	1-00764-1223	17-Sep-18	\$2,950,000	Condo	
101 W 24th St #26B	1-00800-1360	16-Jul-18	\$2,900,000	Condo	1,242
322 W 57th St #36P	1-01047-2331	18-Sep-18	\$2,900,000	Condo	1,433
136-138 W 24th St #4R	1-00799-0060	6-Sep-18	\$2,876,000	Coop	2,300
252 Seventh Ave #11H	1-00774-1221	9-Jul-18	\$2,850,000	Condo	1,602
151 W 21st St #1A	1-00797-1801	26-Jul-18	\$2,820,000	Condo	1,244
455 W 20th St #4A	1-00718-1215	27-Sep-18	\$2,800,000	Condo	1,337
121 W 19th St #7B	1-00795-1036	6-Sep-18	\$2,750,000	Condo	1,935
151 W 17th St #7H	1-00793-1246	28-Sep-18	\$2,680,000	Condo	1,683
252 Seventh Ave #8A	1-00774-1136	22-Aug-18	\$2,675,000	Condo	2,053
444 W 19th St #501	1-00716-1115	28-Sep-18	\$2,673,000	Condo	1,288
129 W 22nd St #5A	1-00798-0026	5-Sep-18	\$2,667,400	Coop	2,200
252 Seventh Ave #7J	1-00774-1119	15-Aug-18	\$2,645,000	Condo	1,344
101 W 24th St #25D	1-00800-1433	11-Sep-18	\$2,600,000	Condo	1,286
135 W 17th St #2A	1-00793-0017	4-Sep-18	\$2,600,000	Coop	
252 Seventh Ave #3G	1-00774-1012	28-Aug-18	\$2,600,000	Condo	1,586
261 W 25th St #8C	1-00775-1237	6-Sep-18	\$2,550,000	Condo	1,122
655 Avenue Of The Americas #5D	1-00796-1339	26-Sep-18	\$2,519,136	Condo	1,517
252 Seventh Ave #17F	1-00774-1325	15-Aug-18	\$2,495,000	Condo	1,263
240 W 23rd St	1-00772-0067	20-Jul-18	\$2,425,000	Coop	1,500
130 W 19th St #THD	1-00794-1004	19-Jul-18	\$2,375,000	Condo	1,652
101 W 24th St #27E	1-00800-1463	20-Aug-18	\$2,295,000	Condo	1,113



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Address	BBL	Sale date	Sale price	Property type	Sqft
450 W 17th St #1003	1-00714-1003	17-Jul-18	\$2,290,000	Condo	948
305 W 22nd St #6B	1-00746-1326	14-Aug-18	\$2,200,000	Condo	1,000
251-253 W 19th St #1D	1-00769-1304	25-Jul-18	\$2,200,000	Condo	1,630
250 W 15th St #4CD	1-00764-0062	13-Aug-18	\$2,200,000	Coop	
77 Seventh Ave #19N	1-00790-0001	10-Aug-18	\$2,170,000	Coop	525
450 W 42nd St #52D	1-01051-1317	16-Jul-18	\$2,157,142	Condo	746
270 W 17th St #2G	1-00766-1130	17-Jul-18	\$2,150,000	Condo	1,096
116 W 22nd St #5	1-00797-1505	28-Aug-18	\$2,150,000	Condo	1,555
231-233 Tenth Ave #3B	1-00695-1705	24-Aug-18	\$2,150,000	Condo	1,421
360 W 22nd St #17F	1-00745-1104	18-Jul-18	\$2,150,000	Coop	
416 W 52nd St #PH720	1-01061-1254	16-Jul-18	\$2,120,710	Condo	
443 W 24th St #G	1-00722-0013	23-Jul-18	\$2,100,000	Coop	1,400
425 W 53rd St #504	1-01063-1153	17-Jul-18	\$2,065,000	Condo	1,460
322 W 57th St #32K	1-01047-2279	29-Aug-18	\$2,000,000	Condo	1,196
438-448 W 37th St #12C	1-00734-1053	30-Jul-18	\$1,995,000	Condo	1,897
360 W 22nd St #6T	1-00745-1104	9-Jul-18	\$1,910,000	Coop	
450 W 17th St #2305	1-00714-1155	31-Jul-18	\$1,900,000	Condo	828
140 W 22nd St #5F	1-00797-1725	27-Sep-18	\$1,900,000	Condo	1,063
426 W 58th St #2A	1-01067-1102	8-Aug-18	\$1,890,000	Condo	1,796
101 W 24th St #31C	1-00800-1402	4-Sep-18	\$1,888,000	Condo	793
252 Seventh Ave #5B	1-00774-1059	13-Jul-18	\$1,800,000	Condo	1,146
454 W 46th St #4DS	1-01055-0001	12-Jul-18	\$1,795,000	Coop	1,540
520 W 23rd St #16AG	1-00694-0042	20-Sep-18	\$1,775,000	Coop	1,071
350 W 50th St #32E	1-01040-1473	10-Jul-18	\$1,750,000	Condo	1,007
540 W 28th St #3B	1-00699-1212	30-Aug-18	\$1,725,000	Condo	1,181
209 W 14th St #3C	1-00764-1308	18-Jul-18	\$1,705,569	Condo	
350 W 53rd St #1HTHH	1-01043-1202	5-Jul-18	\$1,700,000	Condo	1,171
347 W 57th St #15C	1-01048-1095	23-Aug-18	\$1,700,000	Condo	1,397
161 W 15th St #6I	1-00791-0001	26-Jul-18	\$1,700,000	Coop	
340 W 57th St #16B	1-01047-1153	26-Sep-18	\$1,697,500	Condo	1,196
350 W 53rd St #7CPHC	1-01043-1265	14-Sep-18	\$1,675,000	Condo	1,155
345 W 14th St #2E	1-00738-1305	30-Jul-18	\$1,654,387	Condo	1,117
140 Seventh Ave #7L	1-00768-1175	1-Aug-18	\$1,651,000	Condo	1,114
121 W 19th St #2E	1-00795-1006	26-Jul-18	\$1,650,000	Condo	1,125
245 W 14th St #5C	1-00764-1215	13-Sep-18	\$1,650,000	Condo	
161 W 15th St #3B	1-00791-0001	18-Sep-18	\$1,650,000	Coop	1,200
121 W 17th St #2D	1-00793-0022	17-Aug-18	\$1,625,000	Coop	
155 W 20th St #5BC	1-00796-0007	4-Sep-18	\$1,625,000	Coop	1,300
340 W 57th St #8D	1-01047-1085	11-Jul-18	\$1,625,000	Condo	1,165
261 W 25th St #7E	1-00775-1234	27-Aug-18	\$1,620,000	Condo	783
545 W 48th St #107S	1-01077-1070	3-Aug-18	\$1,603,744	Condo	1,027
414 W 51st St #2	1-01060-1002	11-Sep-18	\$1,600,000	Condo	1,702
130 W 16th St #7	1-00791-0062	15-Aug-18	\$1,595,000	Coop	
350 W 42nd St #56E	1-01032-1510	14-Sep-18	\$1,575,000	Condo	778
310 W 52nd St #10H	1-01042-1155	18-Sep-18	\$1,555,000	Condo	976
333 W 57th St #612	1-01048-3003	28-Sep-18	\$1,550,000	Coop	
301 W 57th St #20B	1-01048-1875	16-Aug-18	\$1,550,000	Condo	779
360 W 22nd St #5L	1-00745-1104	21-Sep-18	\$1,507,500	Coop	
140 W 22nd St #4C	1-00797-1716	1-Aug-18	\$1,482,000	Condo	872
140 W 22nd St #5D	1-00797-1723	5-Sep-18	\$1,480,000	Condo	909



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