

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.62M

49% YoY

NO. OF TRANSACTIONS

164

-8% YoY

MEDIAN PRICE/SQ.FT.

\$1,571

0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

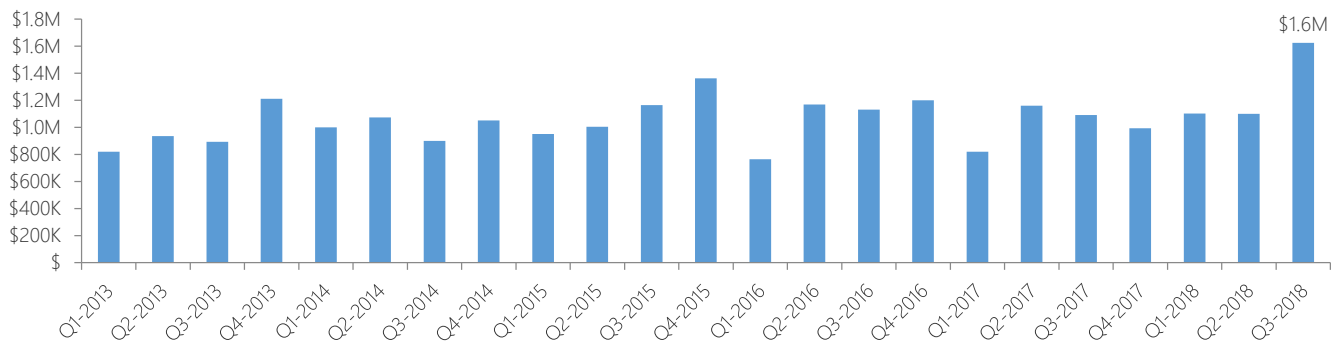


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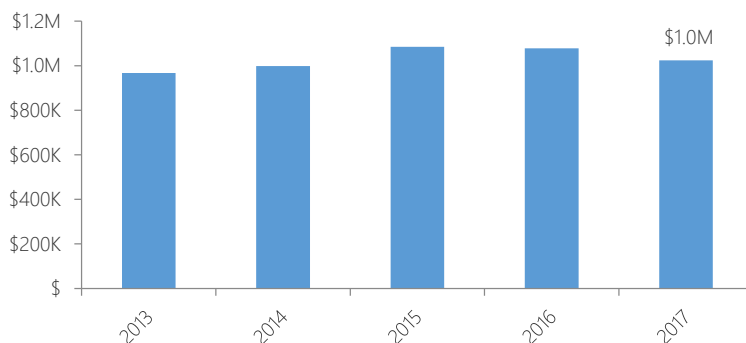


RESIDENTIAL STATS

Median Sale Price by Quarter

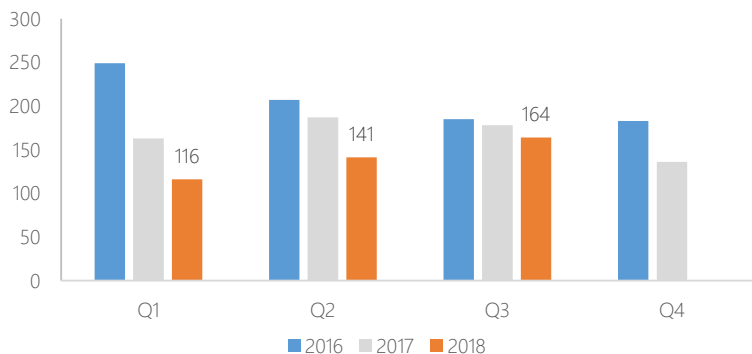


Median Sale Price by Year



Number of Transactions

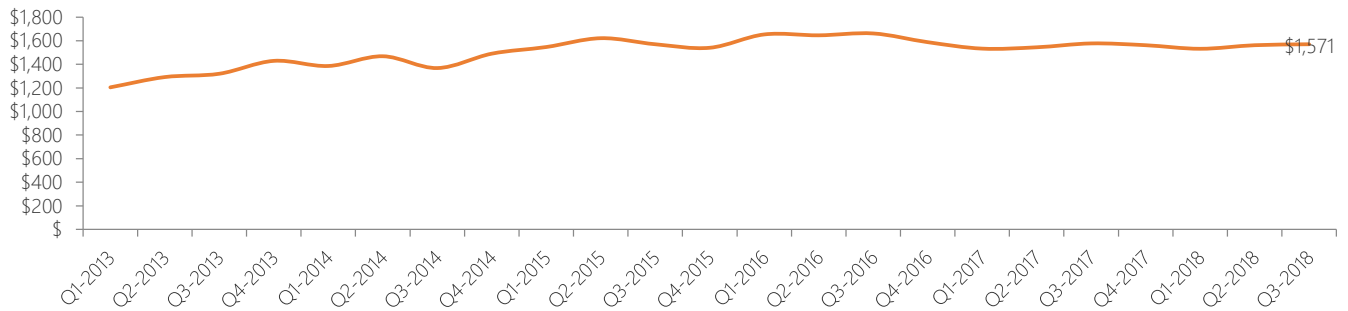
Quarter	2013	2014	2015	2016	2017	2018
Q1	140	195	156	249	163	116
Q2	273	216	219	207	187	141
Q3	258	234	227	185	178	164
Q4	216	204	160	183	136	



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Median Sale Price per Square Foot

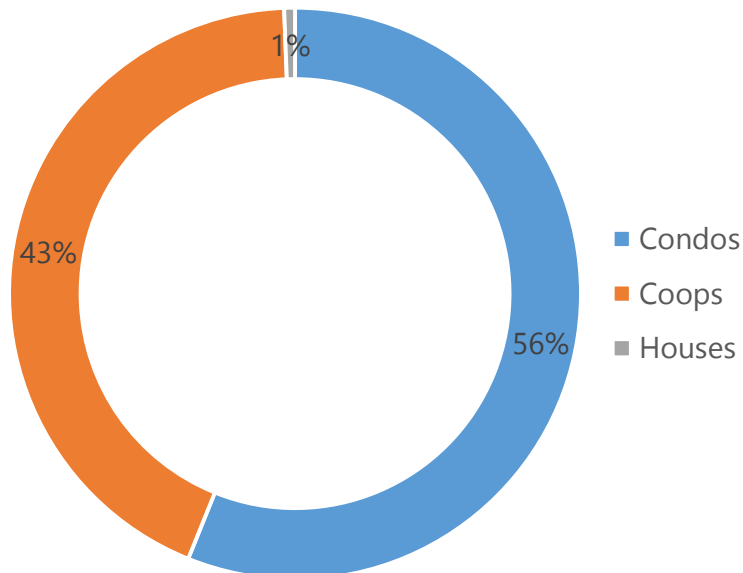


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,292,500	4%	\$1,770	1%	92
Coops	\$965,000	47%	\$1,214	-3%	71
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
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
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
209 W 14th St #9A	1-00764-1319	16-Aug-18	\$3,400,000	Condo	
110 W 25th St #4FL	1-00800-1104	30-Aug-18	\$3,400,000	Condo	2,382
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
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
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
450 W 17th St #1003	1-00714-1003	17-Jul-18	\$2,290,000	Condo	948
251-253 W 19th St #1D	1-00769-1304	25-Jul-18	\$2,200,000	Condo	1,630
305 W 22nd St #6B	1-00746-1326	14-Aug-18	\$2,200,000	Condo	1,000
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
116 W 22nd St #5	1-00797-1505	28-Aug-18	\$2,150,000	Condo	1,555



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Address	BBL	Sale date	Sale price	Property type	Sqft
360 W 22nd St #17F	1-00745-1104	18-Jul-18	\$2,150,000	Coop	
231-233 Tenth Ave #3B	1-00695-1705	24-Aug-18	\$2,150,000	Condo	1,421
270 W 17th St #2G	1-00766-1130	17-Jul-18	\$2,150,000	Condo	1,096
443 W 24th St #G	1-00722-0013	23-Jul-18	\$2,100,000	Coop	1,400
151 W 28th St #2W	1-00804-0008	24-Aug-18	\$1,975,000	Coop	1,800
249 W 29th St #3N	1-00779-0010	15-Aug-18	\$1,945,000	Coop	1,600
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
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
520 W 23rd St #16AG	1-00694-0042	20-Sep-18	\$1,775,000	Coop	1,071
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	
161 W 15th St #6I	1-00791-0001	26-Jul-18	\$1,700,000	Coop	
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
245 W 14th St #5C	1-00764-1215	13-Sep-18	\$1,650,000	Condo	
121 W 19th St #2E	1-00795-1006	26-Jul-18	\$1,650,000	Condo	1,125
233 W 26th St #7E	1-00776-0017	21-Sep-18	\$1,650,000	Coop	
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
261 W 25th St #7E	1-00775-1234	27-Aug-18	\$1,620,000	Condo	783
130 W 16th St #7	1-00791-0062	15-Aug-18	\$1,595,000	Coop	
151 W 28th St #6W	1-00804-0008	9-Jul-18	\$1,585,000	Coop	1,800
131 W 28th St #6C	1-00804-0018	13-Aug-18	\$1,550,000	Coop	1,300
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
151 W 17th St #2B	1-00793-1204	5-Sep-18	\$1,460,000	Condo	1,088
540 W 28th St #2A	1-00699-1204	22-Aug-18	\$1,435,000	Condo	816
329 W 19th St #1	1-00743-0024	24-Jul-18	\$1,405,000	Coop	
465 W 23rd St #11BC	1-00721-1008	30-Jul-18	\$1,399,000	Coop	
245 W 14th St #5D	1-00764-1216	6-Aug-18	\$1,350,000	Condo	
151 W 21st St #4C	1-00797-1815	6-Jul-18	\$1,349,181	Condo	640
159 W 24th St #2D	1-00800-1606	2-Jul-18	\$1,325,000	Condo	745
444 W 19th St #403	1-00716-1112	27-Sep-18	\$1,325,000	Condo	674
261 W 25th St #GRNDC	1-00775-1203	2-Aug-18	\$1,325,000	Condo	783
452 W 19th St #4C	1-00716-1015	24-Jul-18	\$1,280,000	Condo	1,006
270 W 17th St #16F	1-00766-1223	3-Aug-18	\$1,280,000	Condo	592
420-424 W 23rd St #5A	1-00720-1020	28-Sep-18	\$1,275,000	Condo	808
245 Seventh Ave #6C	1-00800-1016	14-Aug-18	\$1,270,000	Condo	981
255-263 W 23rd St #4HE	1-00773-0012	13-Sep-18	\$1,260,000	Coop	950
423 W 22nd St #4F	1-00720-0036	23-Aug-18	\$1,250,000	Coop	
250 W 27th St #6K	1-00776-0065	28-Aug-18	\$1,210,000	Coop	
465 W 23rd St #3I	1-00721-1008	23-Jul-18	\$1,200,000	Coop	550
270 W 17th St #14A	1-00766-1166	4-Sep-18	\$1,187,500	Condo	568
315 Seventh Ave #9B	1-00803-1036	12-Jul-18	\$1,160,000	Condo	764
520 W 23rd St #6B	1-00694-0042	6-Aug-18	\$1,150,000	Coop	894



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