

CLINTON - HELL'S KITCHEN

A quarterly analysis of residential sales
in Clinton - Hell's Kitchen, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Clinton - Hell's Kitchen, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$950K

-28% YoY

NO. OF TRANSACTIONS

103

-39% YoY

MEDIAN PRICE/SQ.FT.

\$1,395

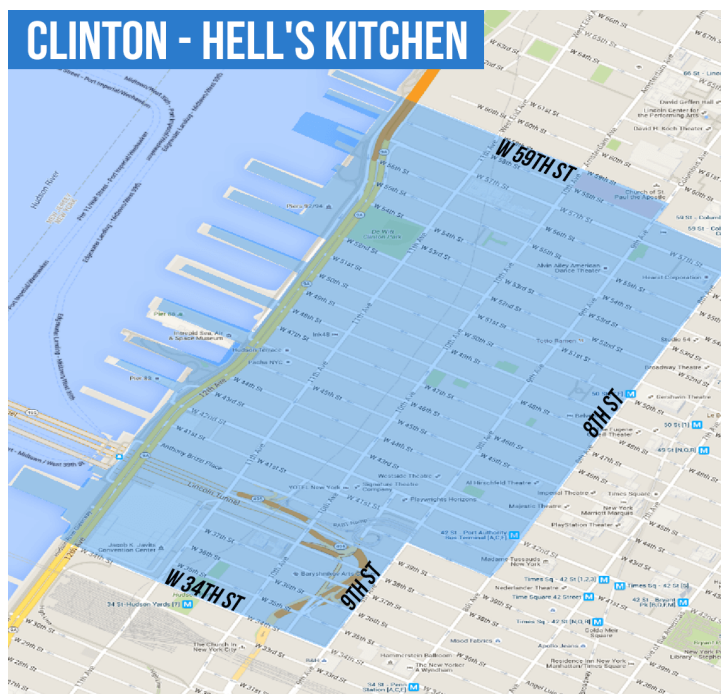
-12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

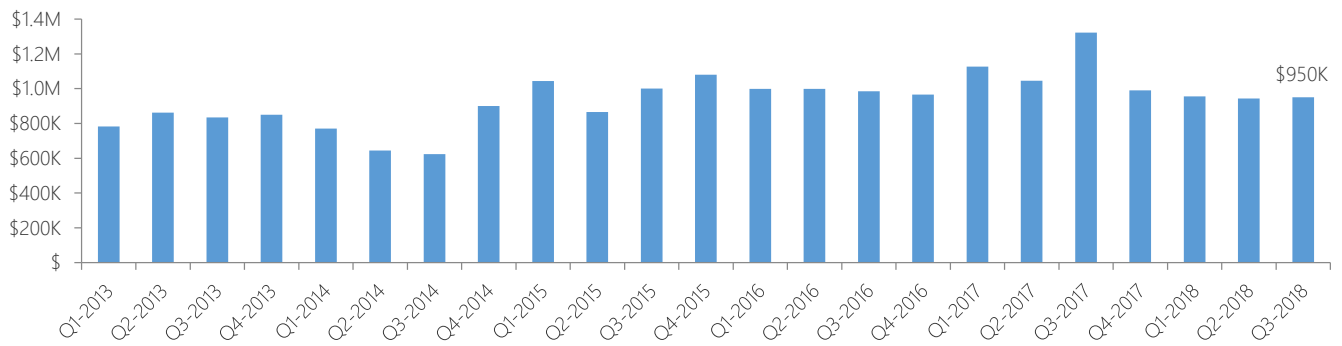


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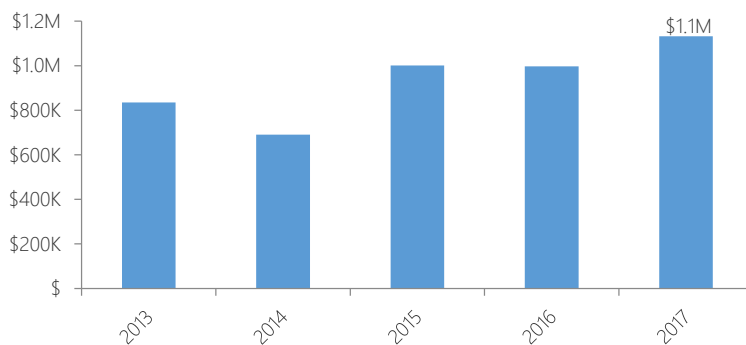


RESIDENTIAL STATS

Median Sale Price by Quarter

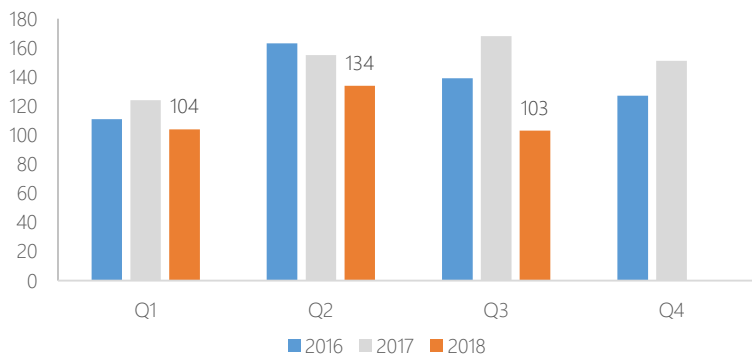


Median Sale Price by Year



Number of Transactions

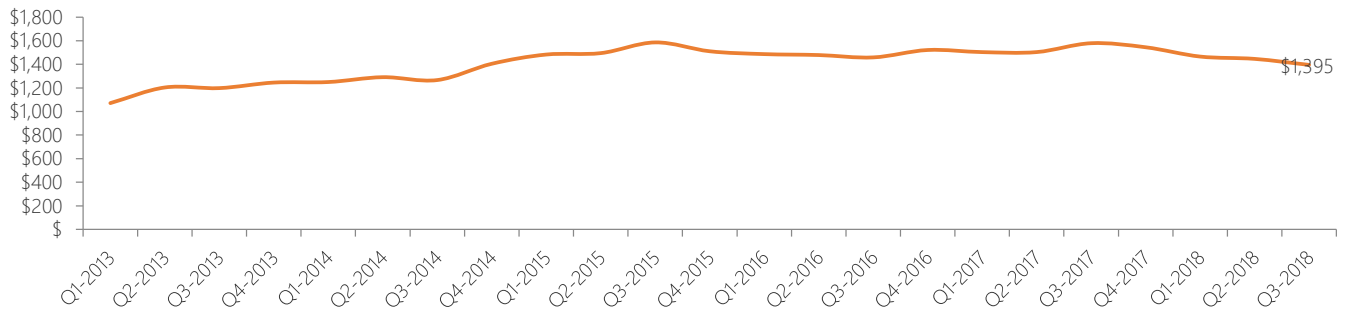
Quarter	2013	2014	2015	2016	2017	2018
Q1	112	92	141	111	124	104
Q2	154	156	171	163	155	134
Q3	161	178	166	139	168	103
Q4	140	119	187	127	151	



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Median Sale Price per Square Foot

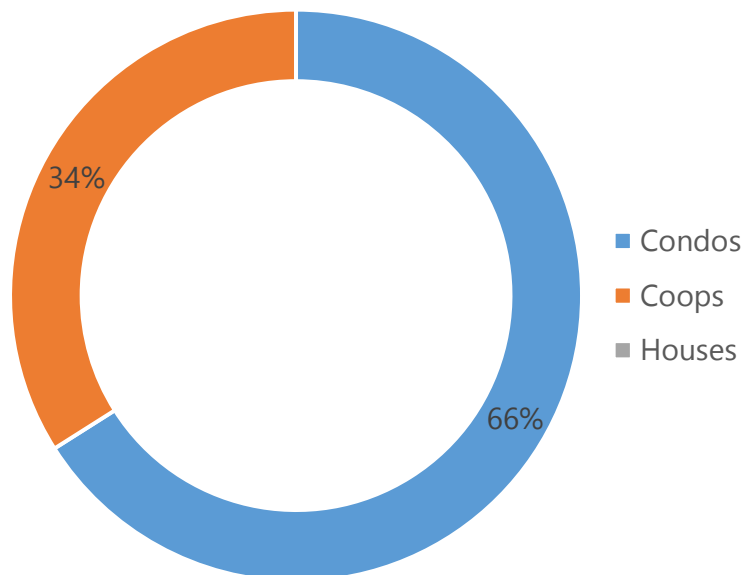


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,144,526	-25%	\$1,445	-12%	68
Coops	\$563,750	2%	\$938	-2%	35
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
322 W 57th St #47U	1-01047-2473	26-Jul-18	\$3,935,000	Condo	1,599
322 W 57th St #43M	1-01047-2422	30-Aug-18	\$3,300,000	Condo	1,355
425 W 50th St #PHC	1-01060-1161	12-Jul-18	\$3,042,476	Condo	1,551
322 W 57th St #36P	1-01047-2331	18-Sep-18	\$2,900,000	Condo	1,433
450 W 42nd St #52D	1-01051-1317	16-Jul-18	\$2,157,142	Condo	746
416 W 52nd St #PH720	1-01061-1254	16-Jul-18	\$2,120,710	Condo	
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
426 W 58th St #2A	1-01067-1102	8-Aug-18	\$1,890,000	Condo	1,796
454 W 46th St #4DS	1-01055-0001	12-Jul-18	\$1,795,000	Coop	1,540
350 W 50th St #32E	1-01040-1473	10-Jul-18	\$1,750,000	Condo	1,007
347 W 57th St #15C	1-01048-1095	23-Aug-18	\$1,700,000	Condo	1,397
350 W 53rd St #1HTHH	1-01043-1202	5-Jul-18	\$1,700,000	Condo	1,171
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
340 W 57th St #8D	1-01047-1085	11-Jul-18	\$1,625,000	Condo	1,165
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
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
301 W 57th St #20B	1-01048-1875	16-Aug-18	\$1,550,000	Condo	779
333 W 57th St #612	1-01048-3003	28-Sep-18	\$1,550,000	Coop	
340 W 57th St #15J	1-01047-1151	2-Aug-18	\$1,355,000	Condo	955
350 W 42nd St #4J	1-01032-1012	2-Jul-18	\$1,350,000	Condo	957
350 W 42nd St #12G	1-01032-1112	14-Sep-18	\$1,268,000	Condo	1,070
310 W 52nd St #28C	1-01042-1244	30-Aug-18	\$1,265,000	Condo	729
350 W 42nd St #26F	1-01032-1280	26-Jul-18	\$1,249,000	Condo	690
800 Tenth Ave #2O	1-01063-1222	13-Sep-18	\$1,202,500	Condo	832
310 W 52nd St #31C	1-01042-1259	27-Jul-18	\$1,200,000	Condo	729
350 W 42nd St #21A	1-01032-1210	6-Sep-18	\$1,190,000	Condo	741
516 W 47th St #S7	1-01075-1007	11-Jul-18	\$1,175,000	Condo	842
301 W 53rd St #20H	1-01044-1202	12-Sep-18	\$1,144,526	Condo	667
516 W 47th St #N7	1-01075-1095	2-Aug-18	\$1,120,000	Condo	838
350 W 42nd St #21D	1-01032-1213	17-Aug-18	\$1,100,000	Condo	729
516 W 47th St #N4	1-01075-1120	17-Aug-18	\$1,100,000	Condo	881
635 W 42nd St #25H	1-01090-1317	2-Jul-18	\$1,100,000	Condo	784
416 W 52nd St #716	1-01061-1250	23-Aug-18	\$1,099,710	Condo	
500 W 43rd St #15B	1-01071-1110	28-Sep-18	\$1,078,000	Condo	838
344 W 49th St #3A	1-01039-0057	29-Aug-18	\$1,075,000	Coop	
350 W 42nd St #27C	1-01032-1290	5-Jul-18	\$1,067,500	Condo	663
350 W 42nd St #26C	1-01032-1277	14-Aug-18	\$1,065,000	Condo	663
350 W 42nd St #16E	1-01032-1149	9-Jul-18	\$995,000	Condo	667
500 W 43rd St #35C	1-01071-1276	20-Aug-18	\$982,000	Condo	765
529 W 42nd St #6L	1-01071-1401	7-Aug-18	\$975,000	Coop	1,100
635 W 42nd St #20E	1-01090-1180	17-Aug-18	\$965,000	Condo	666
310 W 52nd St #3J	1-01042-1108	6-Aug-18	\$957,000	Condo	715
635 W 42nd St #17C	1-01090-1105	28-Sep-18	\$950,000	Condo	696



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Address	BBL	Sale date	Sale price	Property type	Sqft
350 W 50th St #29H	1-01040-1449	30-Aug-18	\$950,000	Condo	585
350 W 42nd St #16M	1-01032-1157	5-Jul-18	\$945,000	Condo	615
635 W 42nd St #8H	1-01090-1301	28-Sep-18	\$925,000	Condo	638
415 W 55th St #2A	1-01065-0023	9-Jul-18	\$915,000	Coop	
413 W 48th St #4R	1-01058-0024	17-Jul-18	\$900,000	Coop	
871 Eighth Ave #3D	1-01043-1018	1-Aug-18	\$875,000	Condo	741
426 W 52nd St #4C	1-01061-1026	28-Aug-18	\$860,000	Condo	594
345 W 55th St #2B	1-01046-0013	19-Sep-18	\$845,000	Coop	
516 W 47th St #S7	1-01075-1081	11-Jul-18	\$837,500	Condo	606
393 W 49th St #3F	1-01040-1567	13-Aug-18	\$835,000	Condo	673
340 W 55th St #8E	1-01045-0051	22-Aug-18	\$805,000	Coop	
350 W 57th St #14E	1-01047-1289	31-Aug-18	\$790,000	Condo	554
365 W 49th St #1E	1-01040-1058	24-Aug-18	\$775,000	Condo	632
434 W 47th St #4W	1-01056-0048	12-Jul-18	\$775,000	Coop	950
321 W 55th St #83	1-01046-0021	1-Aug-18	\$770,000	Coop	800
446-448 W 47th St #2E	1-01056-1010	19-Sep-18	\$741,000	Condo	608
317 W 54th St #2A	1-01045-0020	12-Jul-18	\$700,000	Coop	800
333 W 57th St #414	1-01048-3003	16-Jul-18	\$699,000	Coop	
342 W 56th St #7D	1-01046-0054	25-Sep-18	\$685,000	Coop	750
340 W 57th St #12E	1-01047-1126	1-Aug-18	\$685,000	Condo	554
342 W 56th St #5C	1-01046-0054	3-Aug-18	\$685,000	Coop	
333 W 56th St #2H	1-01047-1340	10-Jul-18	\$680,000	Condo	549
393 W 49th St #2OO	1-01040-1560	23-Jul-18	\$650,000	Condo	399
505 W 47th St #6GN	1-01076-1101	24-Sep-18	\$625,000	Condo	428
516 W 47th St #N4	1-01075-1106	10-Sep-18	\$621,000	Condo	444
871 Eighth Ave #5G	1-01043-1035	17-Sep-18	\$619,000	Condo	542
325 W 45th St #911	1-01036-0014	2-Aug-18	\$610,000	Coop	
646 Ninth Ave #5FS	1-01036-0003	18-Sep-18	\$590,000	Coop	
404 W 48th St #3B	1-01057-0037	21-Aug-18	\$577,500	Coop	550
350 W 50th St #5MM	1-01040-1227	31-Jul-18	\$554,023	Condo	440
418 W 46th St #2C	1-01055-0044	29-Aug-18	\$550,000	Coop	
516 W 47th St #S3	1-01075-1017	15-Aug-18	\$550,000	Condo	446
415 W 46th St #5B	1-01056-0025	17-Aug-18	\$522,500	Coop	
346-352 W 56th St #1C	1-01046-0056	2-Jul-18	\$515,000	Coop	600
500 W 43rd St #6H	1-01071-1040	24-Aug-18	\$505,000	Condo	390
408 W 57th St #10G	1-01066-0037	6-Sep-18	\$480,000	Coop	
467 W 57th St #B	1-01067-0105	6-Jul-18	\$450,000	Coop	
325 W 45th St #PHA	1-01036-0014	2-Jul-18	\$445,000	Coop	
310 W 56th St #6J	1-01046-0038	29-Aug-18	\$443,000	Coop	450
529 W 42nd St #3B	1-01071-1401	17-Sep-18	\$440,000	Coop	1,150
315 W 55th St #5F	1-01046-0023	27-Jul-18	\$410,000	Coop	400
453 W 43rd St #2A	1-01053-0009	18-Sep-18	\$398,000	Coop	400
457 W 57th St #412	1-01067-0008	19-Jul-18	\$355,000	Coop	350
461 W 44th St #2C	1-01054-0002	20-Jul-18	\$342,000	Coop	300
457 W 57th St #1516	1-01067-0008	27-Jul-18	\$334,000	Coop	
325 W 45th St #306A	1-01036-0014	29-Aug-18	\$321,000	Coop	
457 W 57th St #401	1-01067-0008	7-Aug-18	\$320,000	Coop	
450 W 55th St #1RW	1-01064-0057	19-Jul-18	\$285,000	Coop	400
346-352 W 56th St #3D	1-01046-0056	22-Aug-18	\$250,000	Coop	600



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