

CHELSEA-CLINTON

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

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.09M

10% YoY

NO. OF TRANSACTIONS

198

-31% YoY

MEDIAN PRICE/SQ.FT.

\$1,527

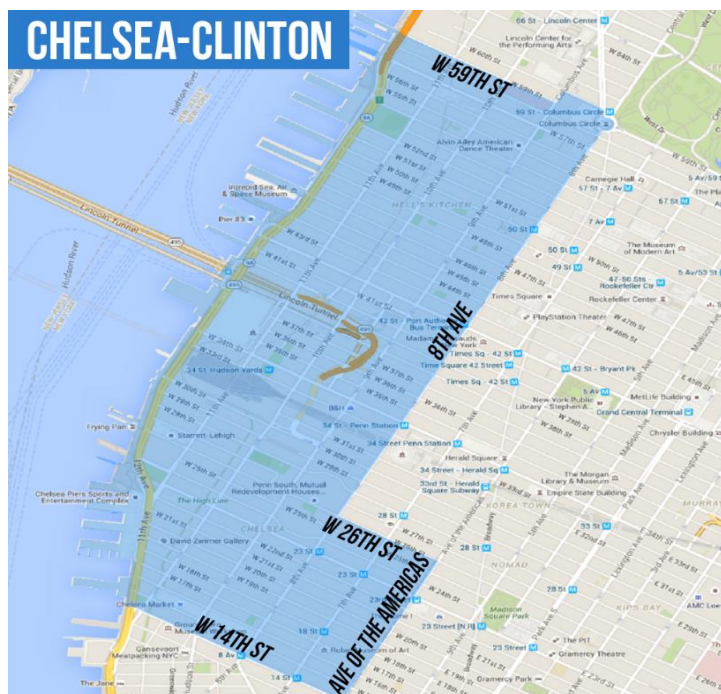
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

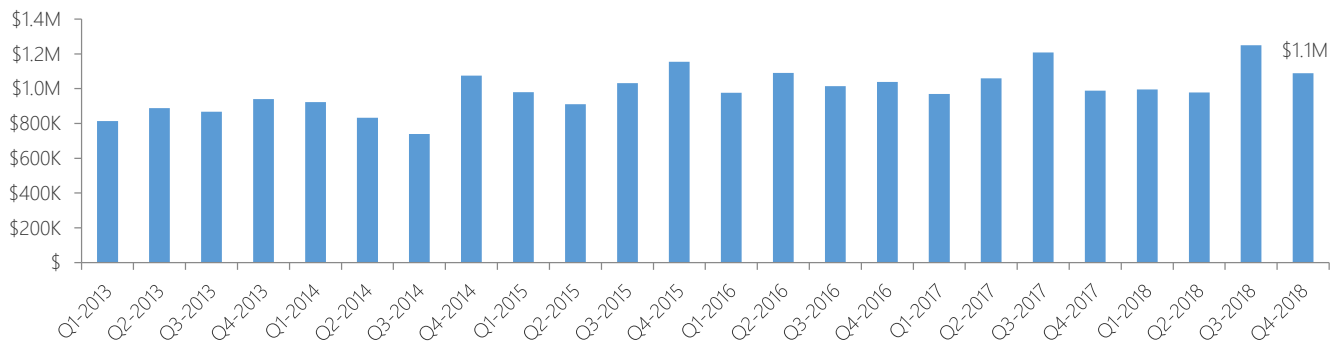


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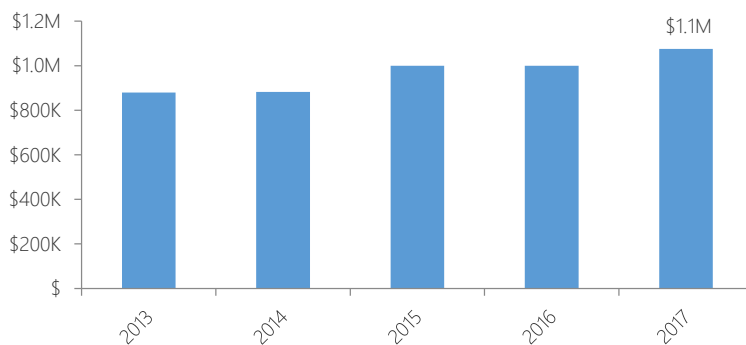


RESIDENTIAL STATS

Median Sale Price by Quarter

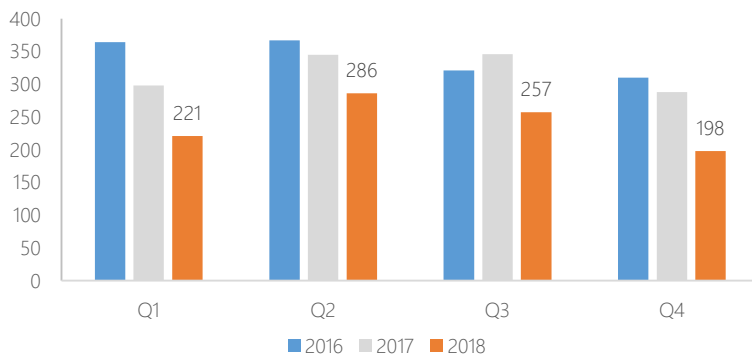


Median Sale Price by Year



Number of Transactions

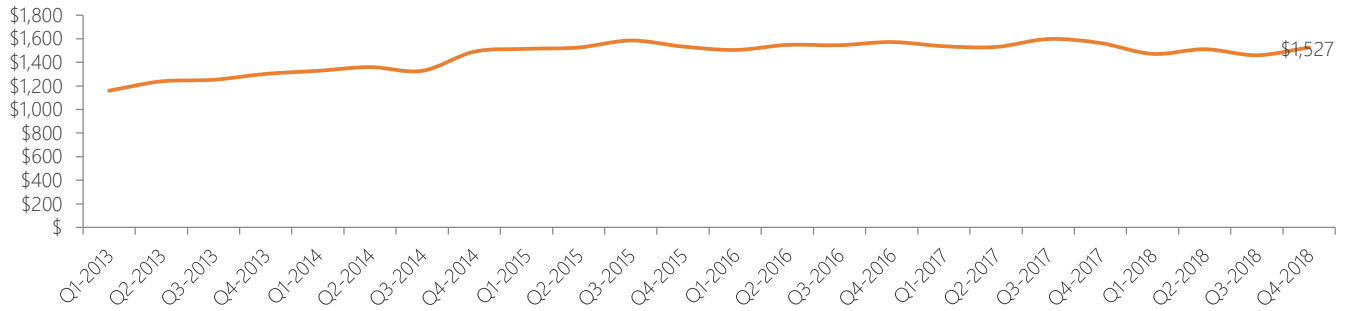
Quarter	2013	2014	2015	2016	2017	2018
Q1	253	294	301	364	298	221
Q2	423	376	394	367	345	286
Q3	426	407	392	321	346	257
Q4	358	347	345	310	288	198



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Median Sale Price per Square Foot

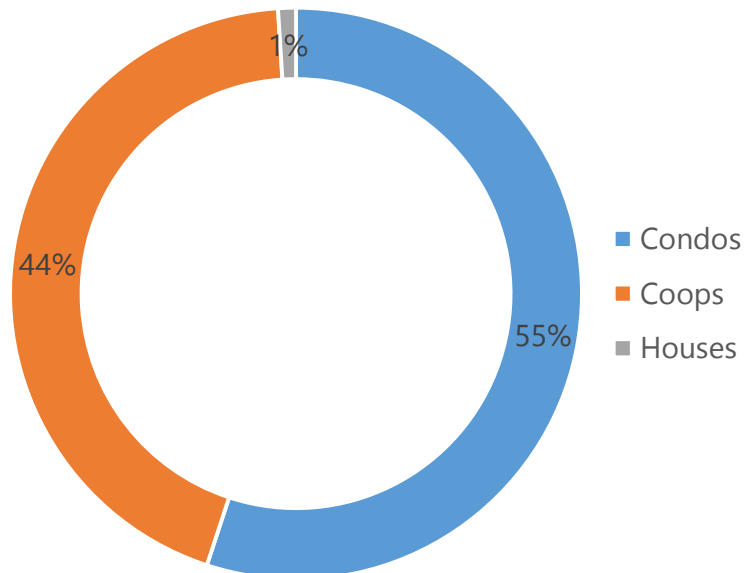


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,535,000	10%	\$1,637	1%	109
Coops	\$645,000	11%	\$1,112	-3%	87
Houses	\$5,925,000	-	\$1,523	-	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
80 Columbus Cir #NT72C	1-01049-1185	14-Dec-18	\$16,600,000	Condo	3,165
500 W 21st St #4F	1-00692-1119	1-Oct-18	\$9,000,000	Condo	
520 W 28th St #25	1-00699-1327	17-Oct-18	\$8,960,009	Condo	2,924
200 Eleventh Ave #10N	1-00695-1810	10-Oct-18	\$8,500,000	Condo	2,391
127 Seventh Ave #PH12	1-00793-1637	9-Oct-18	\$7,150,000	Condo	3,495
240 W 21st St	1-00770-0062	19-Oct-18	\$6,350,000	House	3,600
421 W 54th St #PHC	1-01064-1127	4-Dec-18	\$6,100,000	Condo	3,548
462 W 25th St	1-00722-0073	18-Dec-18	\$5,500,000	House	4,290
217-221 W 19th St #10	1-00769-1412	6-Dec-18	\$5,200,000	Condo	2,400
177 Ninth Ave #5J	1-00718-1004	22-Oct-18	\$5,162,500	Coop	2,270
120 Eleventh Ave #2B	1-00692-1004	7-Dec-18	\$5,000,000	Condo	3,724
350 W 57th St #18C	1-01047-1321	4-Oct-18	\$4,450,000	Condo	2,595
263 Ninth Ave #PHD	1-00723-1049	9-Nov-18	\$4,275,000	Condo	2,257
246 W 17th St #4A	1-00766-1412	21-Dec-18	\$4,250,000	Condo	2,033
559 W 23rd St #56	1-00695-2203	9-Oct-18	\$4,250,000	Condo	
301 W 57th St #32C	1-01048-1932	12-Oct-18	\$4,050,000	Condo	1,466
205 W 19th St #8F	1-00769-0031	25-Oct-18	\$4,000,000	Coop	3,200
209 W 14th St #6A	1-00764-1314	8-Nov-18	\$3,975,000	Condo	
110 W 25th St #7FL	1-00800-1107	25-Oct-18	\$3,900,000	Condo	2,382
217-221 W 19th St #7S	1-00769-1409	20-Nov-18	\$3,800,000	Condo	2,027
25 Columbus Cir #ST66F	1-01049-1096	15-Oct-18	\$3,800,000	Condo	1,096
425 W 50th St #10F	1-01060-1117	12-Dec-18	\$3,700,000	Condo	1,821
438-448 W 37th St #11G	1-00734-1050	13-Nov-18	\$3,700,000	Condo	2,638
151 W 17th St #1H	1-00793-1234	17-Oct-18	\$3,200,000	Condo	1,524
444 W 19th St #PH1	1-00716-1140	9-Nov-18	\$3,172,500	Condo	1,428
322 W 57th St #28H	1-01047-2220	21-Dec-18	\$3,100,000	Condo	1,647
319 W 14th St #4	1-00738-0024	1-Nov-18	\$2,950,000	Coop	1,450
450 W 42nd St #PH 4F	1-01051-1413	12-Oct-18	\$2,815,258	Condo	
322 W 57th St #24H	1-01047-2152	22-Oct-18	\$2,800,000	Condo	1,588
126-130 W 22nd St #3S	1-00797-1105	1-Oct-18	\$2,750,000	Condo	2,161
151 W 17th St #3H	1-00793-1238	2-Nov-18	\$2,675,000	Condo	1,683
147 W 15th St #4N	1-00791-0013	13-Dec-18	\$2,500,000	Coop	
450 W 42nd St #55F	1-01051-1354	28-Dec-18	\$2,495,000	Condo	1,020
444 W 19th St #604	1-00716-1123	9-Oct-18	\$2,475,000	Condo	1,291
301 W 57th St #14C	1-01048-1914	12-Oct-18	\$2,430,000	Condo	1,236
310 W 52nd St #24H	1-01042-1225	31-Oct-18	\$2,350,000	Condo	1,253
125 W 22nd St #1011B	1-00798-1429	2-Oct-18	\$2,300,000	Condo	1,822
150 W 26th St #602	1-00801-1115	19-Nov-18	\$2,118,000	Condo	1,743
540 W 49th St #PH3N	1-01077-1057	11-Oct-18	\$2,050,000	Condo	1,336
261 W 25th St #3C	1-00775-1212	12-Nov-18	\$2,045,000	Condo	1,122
301 W 57th St #22D	1-01048-1967	18-Dec-18	\$2,025,000	Condo	1,033
77 Seventh Ave #9M	1-00790-0001	5-Nov-18	\$1,950,000	Coop	1,250
347 W 22nd St #3	1-00746-0012	14-Nov-18	\$1,900,000	Coop	1,450
140 Seventh Ave #3L	1-00768-1171	16-Nov-18	\$1,883,000	Condo	1,114
322 W 57th St #17S	1-01047-2039	17-Dec-18	\$1,850,000	Condo	1,014
77 Seventh Ave #14M	1-00790-0001	28-Nov-18	\$1,825,000	Coop	
301 W 57th St #7D	1-01048-1953	12-Dec-18	\$1,787,500	Condo	1,033
140 W 22nd St #4A	1-00797-1714	9-Oct-18	\$1,760,000	Condo	1,005
345 W 58th St #9Y	1-01049-0001	6-Dec-18	\$1,751,000	Coop	
406-408 W 45th St #5B	1-01054-1118	29-Oct-18	\$1,750,000	Condo	1,042



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Address	BBL	Sale date	Sale price	Property type	Sqft
140 W 16th St #5E	1-00791-0068	23-Oct-18	\$1,750,000	Coop	1,600
635 W 42nd St #25E	1-01090-1185	30-Nov-18	\$1,750,000	Condo	1,014
322 W 57th St #34P	1-01047-2308	13-Dec-18	\$1,750,000	Condo	1,179
438-448 W 37th St #8A	1-00734-1025	20-Dec-18	\$1,700,000	Condo	1,840
301 W 57th St #21A	1-01048-1831	20-Dec-18	\$1,675,000	Condo	789
125 W 22nd St #4B	1-00798-1411	19-Nov-18	\$1,668,150	Condo	1,685
133 W 22nd St #2E	1-00798-1547	9-Oct-18	\$1,650,000	Condo	894
301 W 57th St #23B	1-01048-1878	4-Dec-18	\$1,635,000	Condo	779
347 W 57th St #17C	1-01048-1097	19-Dec-18	\$1,635,000	Condo	1,011
416 W 52nd St #723	1-01061-1248	9-Nov-18	\$1,600,000	Condo	
450 W 42nd St #54A	1-01051-1338	24-Oct-18	\$1,590,507	Condo	585
345 W 58th St #8M	1-01049-0001	24-Oct-18	\$1,565,000	Coop	1,250
301 W 57th St #19A	1-01048-1829	6-Dec-18	\$1,565,000	Condo	789
322 W 57th St #25G	1-01047-2169	4-Oct-18	\$1,550,000	Condo	757
350 W 42nd St #56A	1-01032-1506	16-Oct-18	\$1,550,000	Condo	885
310 W 52nd St #35A	1-01042-1277	14-Nov-18	\$1,535,000	Condo	787
310 W 52nd St #PHC	1-01042-1314	19-Dec-18	\$1,500,000	Condo	1,822
350 W 50th St #28F	1-01040-1438	19-Oct-18	\$1,500,000	Condo	1,087
450 W 17th St #1115	1-00714-1036	28-Dec-18	\$1,497,500	Condo	688
255-263 W 23rd St #5GW	1-00773-0012	3-Oct-18	\$1,470,000	Coop	750
350 W 42nd St #14G	1-01032-1125	11-Oct-18	\$1,445,000	Condo	1,070
635 W 42nd St #25E	1-01090-1185	9-Nov-18	\$1,435,733	Condo	1,014
315 W 23rd St #8A	1-00747-0028	30-Nov-18	\$1,425,000	Coop	
420 W 25th St #4H	1-00722-1036	8-Nov-18	\$1,400,000	Condo	1,257
465 W 23rd St #RCU1	1-00721-1008	25-Oct-18	\$1,395,000	Coop	
416 W 52nd St #420	1-01061-1168	31-Oct-18	\$1,350,200	Condo	820
245 Seventh Ave #7C	1-00800-1019	10-Dec-18	\$1,335,000	Condo	981
350 W 42nd St #38A	1-01032-1362	5-Dec-18	\$1,325,000	Condo	885
301 W 53rd St #21B	1-01044-1207	25-Oct-18	\$1,313,129	Condo	796
310 W 52nd St #24A	1-01042-1222	18-Dec-18	\$1,300,800	Condo	787
301 W 53rd St #19B	1-01044-1185	11-Dec-18	\$1,278,850	Condo	796
350 W 53rd St #5H	1-01043-1250	11-Oct-18	\$1,275,000	Condo	836
555 W 23rd St #S12	1-00695-1595	2-Oct-18	\$1,260,000	Condo	755
425 W 53rd St #308	1-01063-1127	14-Nov-18	\$1,249,000	Condo	893
416 W 52nd St #502	1-01061-1181	30-Nov-18	\$1,244,302	Condo	
635 W 42nd St #44G	1-01090-1292	1-Nov-18	\$1,227,000	Condo	666
101 Seventh Ave #19B	1-00792-1302	23-Oct-18	\$1,225,000	Coop	
416 W 52nd St #402	1-01061-1155	30-Nov-18	\$1,208,663	Condo	
416 W 52nd St #419	1-01061-1174	27-Dec-18	\$1,208,598	Condo	
416 W 52nd St #422	1-01061-1172	30-Nov-18	\$1,195,426	Condo	
405 W 23rd St #14H	1-00721-1062	1-Oct-18	\$1,175,000	Coop	500
301 W 53rd St #25I	1-01044-1258	1-Nov-18	\$1,165,333	Condo	667
416 W 52nd St #522	1-01061-1198	30-Oct-18	\$1,160,000	Condo	725
333 W 56th St #8M	1-01047-1429	21-Dec-18	\$1,150,000	Condo	797
310 W 52nd St #14C	1-01042-1171	14-Nov-18	\$1,150,000	Condo	738
555 W 23rd St #S12	1-00695-1607	2-Oct-18	\$1,150,000	Condo	852
420 W 25th St #4F	1-00722-1034	13-Nov-18	\$1,115,000	Condo	900
502 Ninth Ave #7C	1-00762-1126	12-Oct-18	\$1,090,000	Condo	859
454 W 46th St #2BS	1-01055-0001	27-Nov-18	\$1,086,000	Coop	1,086
344 W 49th St #3F	1-01039-0057	14-Nov-18	\$1,080,000	Coop	



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