

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

21% YoY

NO. OF TRANSACTIONS

104

-24% YoY

MEDIAN PRICE/SQ.FT.

\$1,478

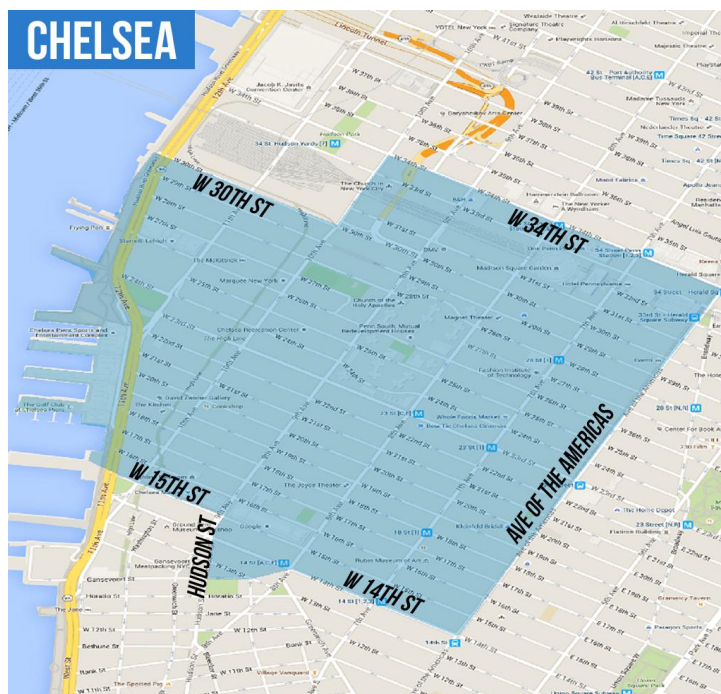
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

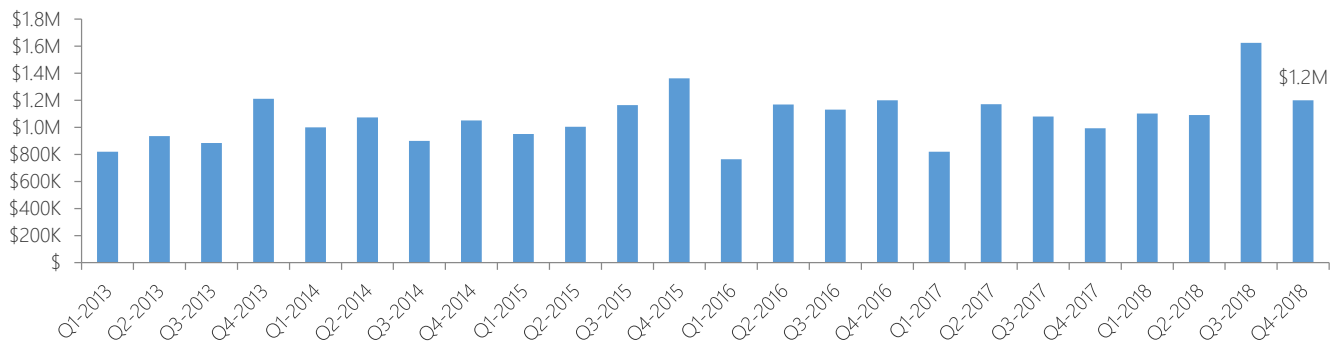


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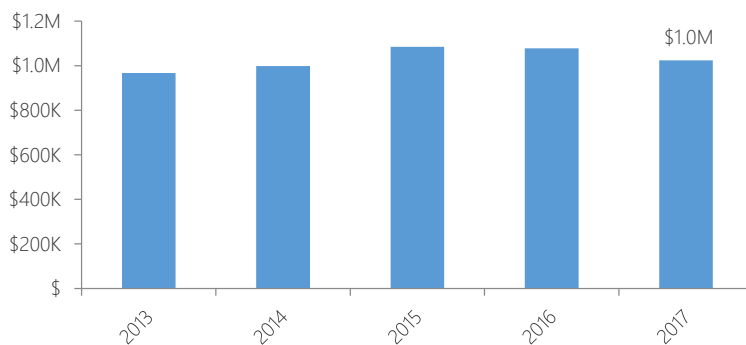


RESIDENTIAL STATS

Median Sale Price by Quarter

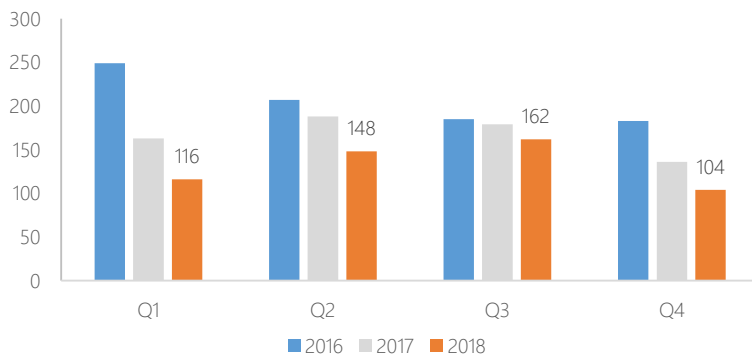


Median Sale Price by Year



Number of Transactions

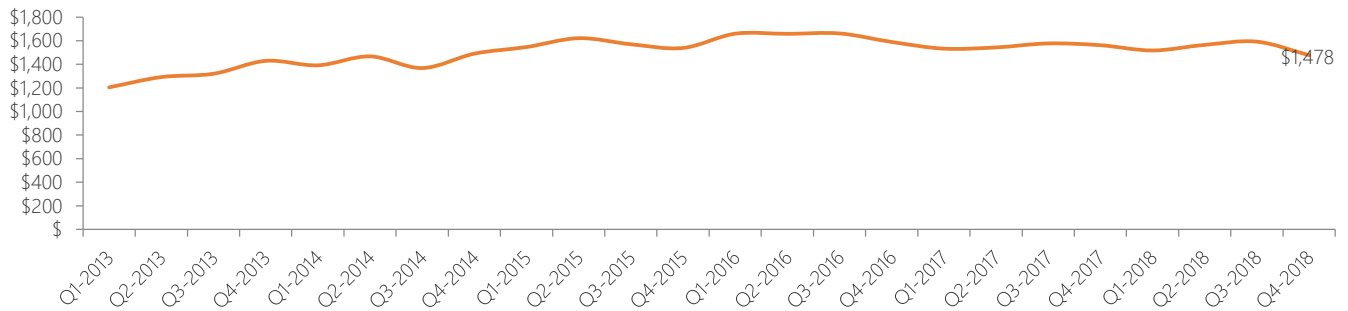
Quarter	2013	2014	2015	2016	2017	2018
Q1	140	195	156	249	163	116
Q2	273	216	219	207	188	148
Q3	259	234	227	185	179	162
Q4	216	204	160	183	136	104



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Median Sale Price per Square Foot

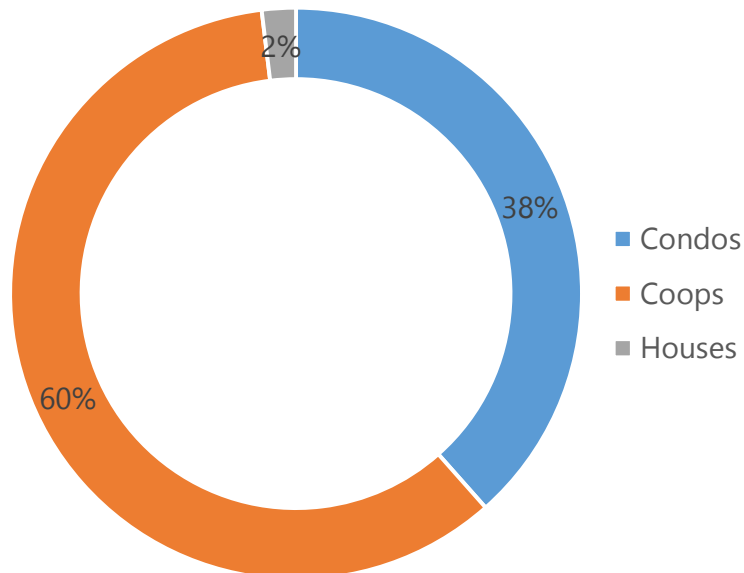


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,304,589	14%	\$1,637	0%	40
Coops	\$830,000	28%	\$1,243	-2%	62
Houses	\$5,925,000	-	\$1,523	-	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
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
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	
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
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
319 W 14th St #4	1-00738-0024	1-Nov-18	\$2,950,000	Coop	1,450
249 W 29th St #16	1-00779-0010	4-Dec-18	\$2,950,000	Coop	
126-130 W 22nd St #3S	1-00797-1105	1-Oct-18	\$2,750,000	Condo	2,161
143 W 27th St #3F	1-00803-0014	21-Dec-18	\$2,750,000	Coop	
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	
444 W 19th St #604	1-00716-1123	9-Oct-18	\$2,475,000	Condo	1,291
125 W 22nd St #1011B	1-00798-1429	2-Oct-18	\$2,300,000	Condo	1,822
143 W 27th St #5	1-00803-0014	30-Oct-18	\$2,200,000	Coop	1,800
150 W 26th St #602	1-00801-1115	19-Nov-18	\$2,118,000	Condo	1,743
261 W 25th St #3C	1-00775-1212	12-Nov-18	\$2,045,000	Condo	1,122
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
77 Seventh Ave #14M	1-00790-0001	28-Nov-18	\$1,825,000	Coop	
140 W 22nd St #4A	1-00797-1714	9-Oct-18	\$1,760,000	Condo	1,005
140 W 16th St #5E	1-00791-0068	23-Oct-18	\$1,750,000	Coop	1,600
250 W 27th St #4J	1-00776-0065	20-Dec-18	\$1,725,713	Coop	700
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
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
315 W 23rd St #8A	1-00747-0028	30-Nov-18	\$1,425,000	Coop	
109 W 26th St #4B	1-00802-0031	18-Dec-18	\$1,400,000	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	
245 Seventh Ave #7C	1-00800-1019	10-Dec-18	\$1,335,000	Condo	981
555 W 23rd St #S12	1-00695-1595	2-Oct-18	\$1,260,000	Condo	755
101 Seventh Ave #19B	1-00792-1302	23-Oct-18	\$1,225,000	Coop	
405 W 23rd St #14H	1-00721-1062	1-Oct-18	\$1,175,000	Coop	500
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



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Address	BBL	Sale date	Sale price	Property type	Sqft
470 W 23rd St #5E	1-00720-0082	10-Dec-18	\$1,075,000	Coop	
210 W 21st St #3FE	1-00770-0048	28-Nov-18	\$1,070,000	Coop	
308 W 30th St #5E	1-00753-1127	9-Oct-18	\$1,064,627	Condo	716
141 W 26th St #4	1-00802-0017	3-Oct-18	\$1,050,000	Coop	2,600
148 W 23rd St #9B	1-00798-0071	25-Oct-18	\$995,000	Coop	900
405 W 23rd St #14K	1-00721-1062	10-Oct-18	\$985,000	Coop	
77 Seventh Ave #9J	1-00790-0001	5-Nov-18	\$982,575	Coop	700
148 W 23rd St #4F	1-00798-0071	7-Nov-18	\$975,000	Coop	
148 W 23rd St #9J	1-00798-0071	5-Nov-18	\$950,000	Coop	
365 W 20th St #12C	1-00744-0001	8-Nov-18	\$941,881	Coop	
305-313 W 18th St #5F	1-00742-1035	25-Oct-18	\$900,000	Condo	609
360 W 22nd St #5K	1-00745-1104	12-Dec-18	\$880,000	Coop	
308 W 30th St #7C	1-00753-1137	12-Oct-18	\$875,695	Condo	591
160-162 Ninth Ave #4	1-00743-0080	19-Dec-18	\$870,000	Coop	600
342 W 21st St #A	1-00744-0063	8-Nov-18	\$830,000	Coop	
140 W 22nd St #2E	1-00797-1706	10-Dec-18	\$810,000	Condo	532
201 W 21st St #11J	1-00771-0038	4-Oct-18	\$801,000	Coop	
365 W 20th St #3D	1-00744-0001	20-Nov-18	\$770,000	Coop	
365 W 20th St #12D	1-00744-0001	20-Nov-18	\$749,000	Coop	
314 W 19th St #2A	1-00742-0047	9-Oct-18	\$725,000	Coop	580
433 W 24th St #3F	1-00722-0018	22-Oct-18	\$695,000	Coop	
405 W 23rd St #12A	1-00721-1062	29-Oct-18	\$693,381	Coop	
233 W 21st St #5E	1-00771-0020	9-Nov-18	\$680,000	Coop	
405 W 23rd St #9L	1-00721-1062	12-Oct-18	\$679,500	Coop	550
320 W 17th St #3FW	1-00740-0043	25-Oct-18	\$645,000	Coop	
460 W 23rd St #11H	1-00720-0077	16-Nov-18	\$641,000	Coop	
148 W 23rd St #2G	1-00798-0071	26-Oct-18	\$610,000	Coop	
101 Seventh Ave #12D	1-00792-1302	5-Dec-18	\$605,000	Coop	
201 W 21st St #3H	1-00771-0038	3-Oct-18	\$590,000	Coop	
85 Eighth Ave #1F	1-00738-1003	24-Oct-18	\$580,000	Coop	725
332 W 17th St #3E	1-00740-0049	27-Nov-18	\$574,000	Coop	
308 W 30th St #1A	1-00753-1101	31-Dec-18	\$565,000	Condo	432
249 Eighth Ave #14D	1-00746-1202	6-Dec-18	\$540,000	Coop	575
252 W 20th St #4B	1-00769-0066	14-Nov-18	\$520,000	Coop	500
234 W 16th St #1D	1-00765-0062	4-Oct-18	\$520,000	Coop	550
250 W 15th St #1H	1-00764-0062	10-Oct-18	\$515,000	Coop	
234 W 16th St #2B	1-00765-0062	7-Nov-18	\$499,000	Coop	
430 W 34th St #17K	1-00731-0060	6-Dec-18	\$490,000	Coop	
201 W 20th St #201	1-00770-0036	6-Dec-18	\$485,000	Coop	
160 Seventh Ave #702	1-00769-1104	19-Dec-18	\$480,000	Coop	500
430 W 34th St #2E	1-00731-0060	11-Oct-18	\$450,000	Coop	500
249 Eighth Ave #9F	1-00746-1202	7-Dec-18	\$400,000	Coop	
261 W 22nd St #2	1-00772-0012	17-Oct-18	\$400,000	Coop	
255-263 W 23rd St #P1	1-00773-0012	18-Dec-18	\$153,500	Coop	
315 Seventh Ave #12B	1-00803-1051	15-Oct-18	\$129,000	Condo	764
228 W 17th St #3B	1-00766-0060	4-Oct-18	\$79,517	Coop	
430 W 34th St #10H	1-00731-0060	3-Oct-18	\$25,000	Coop	



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