

CLINTON - HELL'S KITCHEN

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

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Clinton - Hell's Kitchen, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.05M

7% YoY

NO. OF TRANSACTIONS

106

-30% YoY

MEDIAN PRICE/SQ.FT.

\$1,558

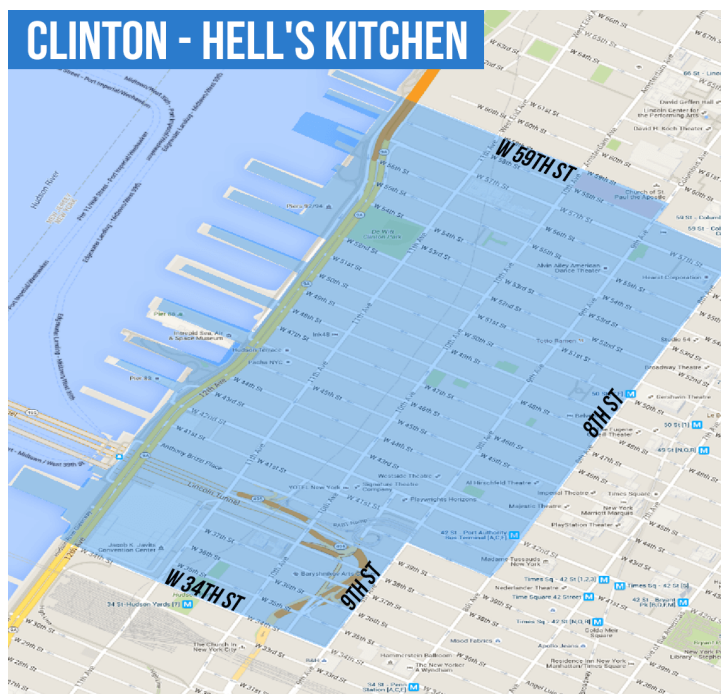
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

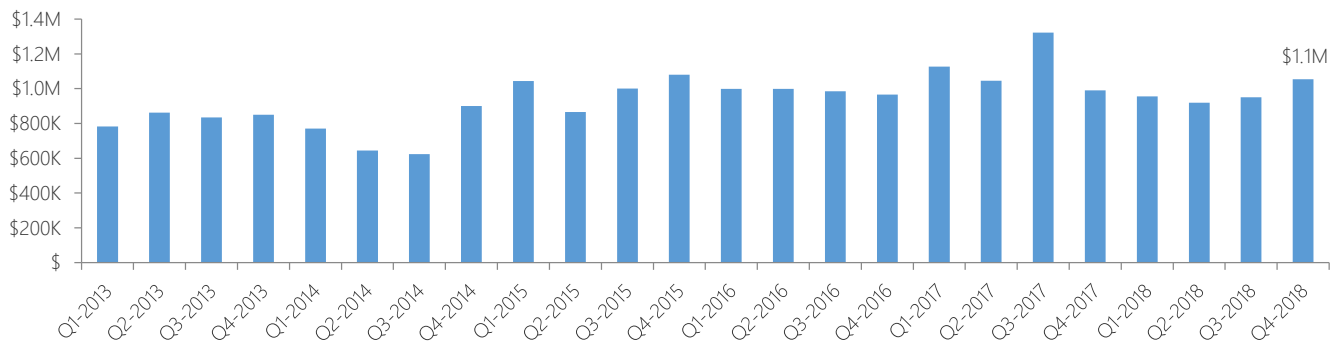
-7% YoY

NEIGHBORHOOD BOUNDARIES

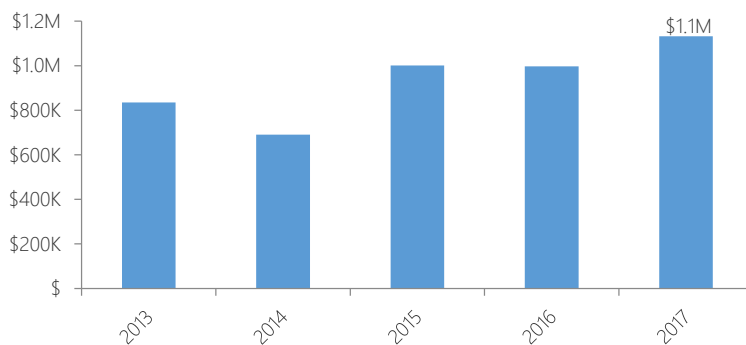


RESIDENTIAL STATS

Median Sale Price by Quarter

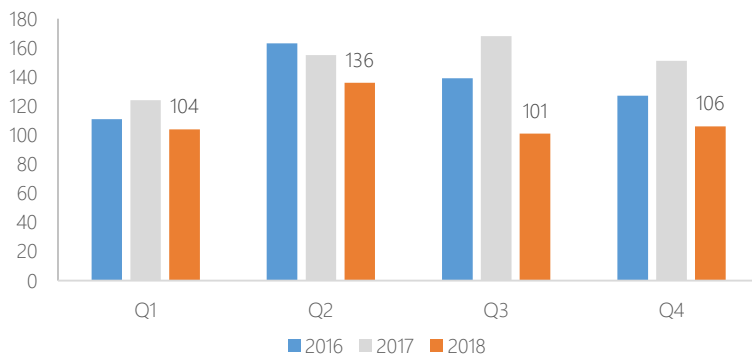


Median Sale Price by Year



Number of Transactions

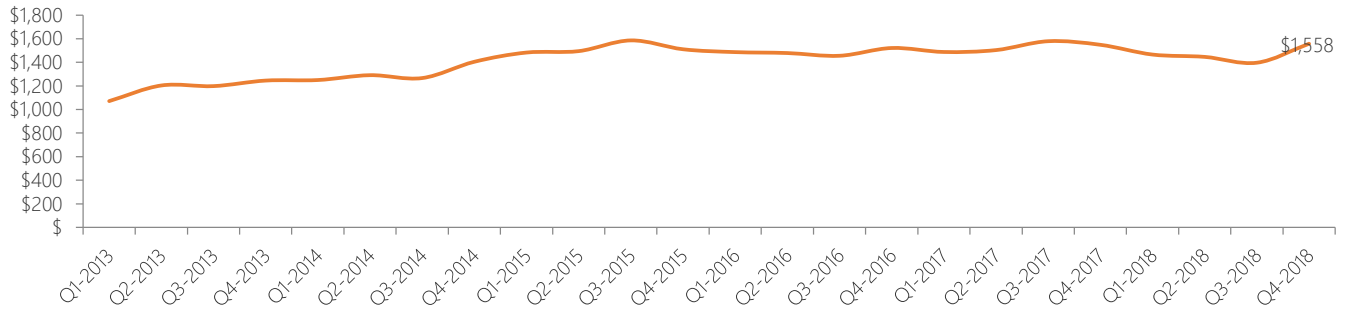
Quarter	2013	2014	2015	2016	2017	2018
Q1	112	92	141	111	124	104
Q2	154	156	171	163	155	136
Q3	161	178	166	139	168	101
Q4	140	119	187	127	151	106



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Median Sale Price per Square Foot

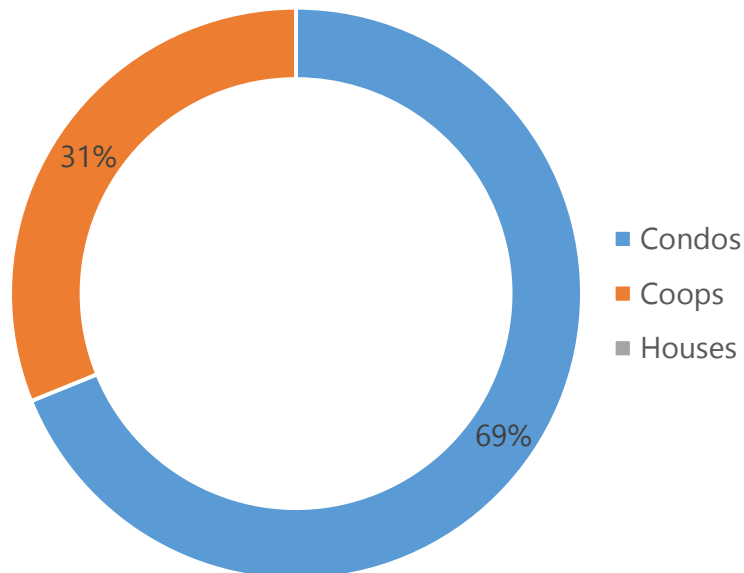


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,306,964	9%	\$1,612	1%	73
Coops	\$439,000	-7%	\$988	-1%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
421 W 54th St #PHC	1-01064-1127	4-Dec-18	\$6,100,000	Condo	3,548
350 W 57th St #18C	1-01047-1321	4-Oct-18	\$4,450,000	Condo	2,595
301 W 57th St #32C	1-01048-1932	12-Oct-18	\$4,050,000	Condo	1,466
438-448 W 37th St #11G	1-00734-1050	13-Nov-18	\$3,700,000	Condo	2,638
425 W 50th St #10F	1-01060-1117	12-Dec-18	\$3,700,000	Condo	1,821
322 W 57th St #28H	1-01047-2220	21-Dec-18	\$3,100,000	Condo	1,647
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
450 W 42nd St #55F	1-01051-1354	28-Dec-18	\$2,495,000	Condo	1,020
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
540 W 49th St #PH3N	1-01077-1057	11-Oct-18	\$2,050,000	Condo	1,336
301 W 57th St #22D	1-01048-1967	18-Dec-18	\$2,025,000	Condo	1,033
322 W 57th St #17S	1-01047-2039	17-Dec-18	\$1,850,000	Condo	1,014
301 W 57th St #7D	1-01048-1953	12-Dec-18	\$1,787,500	Condo	1,033
406-408 W 45th St #5B	1-01054-1118	29-Oct-18	\$1,750,000	Condo	1,042
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
347 W 57th St #17C	1-01048-1097	19-Dec-18	\$1,635,000	Condo	1,011
301 W 57th St #23B	1-01048-1878	4-Dec-18	\$1,635,000	Condo	779
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
301 W 57th St #19A	1-01048-1829	6-Dec-18	\$1,565,000	Condo	789
350 W 42nd St #56A	1-01032-1506	16-Oct-18	\$1,550,000	Condo	885
322 W 57th St #25G	1-01047-2169	4-Oct-18	\$1,550,000	Condo	757
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
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
416 W 52nd St #420	1-01061-1168	31-Oct-18	\$1,350,200	Condo	820
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
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
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	
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
310 W 52nd St #14C	1-01042-1171	14-Nov-18	\$1,150,000	Condo	738
333 W 56th St #8M	1-01047-1429	21-Dec-18	\$1,150,000	Condo	797
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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Address	BBL	Sale date	Sale price	Property type	Sqft
416 W 52nd St #516	1-01061-1204	18-Oct-18	\$1,054,907	Condo	
301 W 53rd St #4G	1-01044-1025	1-Nov-18	\$1,035,000	Condo	678
635 W 42nd St #41G	1-01090-1289	11-Oct-18	\$1,035,000	Condo	666
322 W 57th St #27A	1-01047-2198	9-Nov-18	\$1,035,000	Condo	582
416 W 52nd St #616	1-01061-1228	31-Oct-18	\$1,030,000	Condo	610
419 W 55th St #3C	1-01065-0021	21-Nov-18	\$1,025,000	Coop	1,274
301 W 53rd St #13J	1-01044-1127	14-Dec-18	\$995,000	Condo	678
350 W 50th St #17D	1-01040-1337	7-Dec-18	\$975,000	Condo	639
416 W 52nd St #508	1-01061-1202	1-Nov-18	\$957,000	Condo	
416 W 52nd St #308	1-01061-1150	2-Nov-18	\$945,000	Condo	
301 W 57th St #26F	1-01048-2055	9-Nov-18	\$920,000	Condo	537
635 W 42nd St #10B	1-01090-1055	25-Oct-18	\$894,000	Condo	685
416 W 52nd St #603	1-01061-1208	27-Dec-18	\$862,458	Condo	
350 W 57th St #11F	1-01047-1270	26-Oct-18	\$795,000	Condo	554
433 W 34th St #14G	1-00732-0016	20-Nov-18	\$790,000	Coop	800
393 W 49th St #3A	1-01040-1562	1-Oct-18	\$742,500	Condo	496
419 W 48th St #2E	1-01058-0021	3-Dec-18	\$740,000	Coop	600
433 W 34th St #2A	1-00732-0016	20-Dec-18	\$735,000	Coop	
310 W 56th St #3B	1-01046-0038	7-Nov-18	\$712,500	Coop	
340 W 55th St #4C	1-01045-0051	6-Dec-18	\$700,000	Coop	
340 W 57th St #14H	1-01047-1139	15-Nov-18	\$690,000	Condo	512
340 W 57th St #15E	1-01047-1146	26-Nov-18	\$670,000	Condo	554
350 W 53rd St #6B	1-01043-1254	5-Dec-18	\$660,000	Condo	422
404 W 48th St #2C	1-01057-0037	4-Oct-18	\$650,000	Coop	
350 W 57th St #2C	1-01047-1177	9-Nov-18	\$630,000	Condo	512
325 W 45th St #701	1-01036-0014	24-Oct-18	\$610,000	Coop	
314 W 56th St #4C	1-01046-0042	14-Nov-18	\$590,000	Coop	675
415 W 46th St #4B	1-01056-0025	11-Oct-18	\$575,000	Coop	
415 W 57th St #4B	1-01067-0026	17-Dec-18	\$565,000	Coop	
393 W 49th St #3DD	1-01040-1590	21-Nov-18	\$555,000	Condo	399
635 W 42nd St #9F	1-01090-1214	30-Nov-18	\$505,000	Condo	758
310 W 55th St #1E	1-01045-0037	22-Oct-18	\$497,500	Coop	
310 W 56th St #14B	1-01046-0038	27-Nov-18	\$445,000	Coop	
433 W 34th St #14F	1-00732-0016	28-Nov-18	\$439,000	Coop	
433 W 34th St #15D	1-00732-0016	20-Dec-18	\$435,000	Coop	400
347 W 44th St #2FW	1-01035-0008	13-Nov-18	\$430,000	Coop	
353 W 47th St #2FE	1-01038-0006	26-Oct-18	\$415,000	Coop	600
314 W 56th St #2E	1-01046-0042	4-Oct-18	\$415,000	Coop	450
433 W 34th St #7D	1-00732-0016	7-Nov-18	\$414,000	Coop	
516 W 47th St #S1	1-01075-1015	2-Nov-18	\$395,000	Condo	446
333 W 56th St #8L	1-01047-1428	9-Oct-18	\$392,000	Condo	534
433 W 34th St #16D	1-00732-0016	15-Nov-18	\$385,000	Coop	
347 W 44th St #1RW	1-01035-0008	20-Nov-18	\$377,500	Coop	
325 W 45th St #306	1-01036-0014	23-Oct-18	\$375,000	Coop	
812 Tenth Ave #4A	1-01064-0001	18-Dec-18	\$360,000	Coop	
457 W 57th St #404	1-01067-0008	30-Nov-18	\$360,000	Coop	
415 W 57th St #4E	1-01067-0026	6-Dec-18	\$336,648	Coop	
352 W 48th St #FE	1-01038-0058	9-Oct-18	\$325,000	Coop	
457 W 57th St #1609	1-01067-0008	10-Dec-18	\$320,000	Coop	
325 W 45th St #1003A	1-01036-0014	1-Nov-18	\$318,000	Coop	200



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