

# CLINTON - HELL'S KITCHEN

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

1st Quarter 2019



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# Residential Market Report, 1st Quarter 2019

## Clinton - Hell's Kitchen, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$895K**

-7% YoY

NO. OF TRANSACTIONS

**88**

-16% YoY

MEDIAN PRICE/SQ.FT.

**\$1,397**

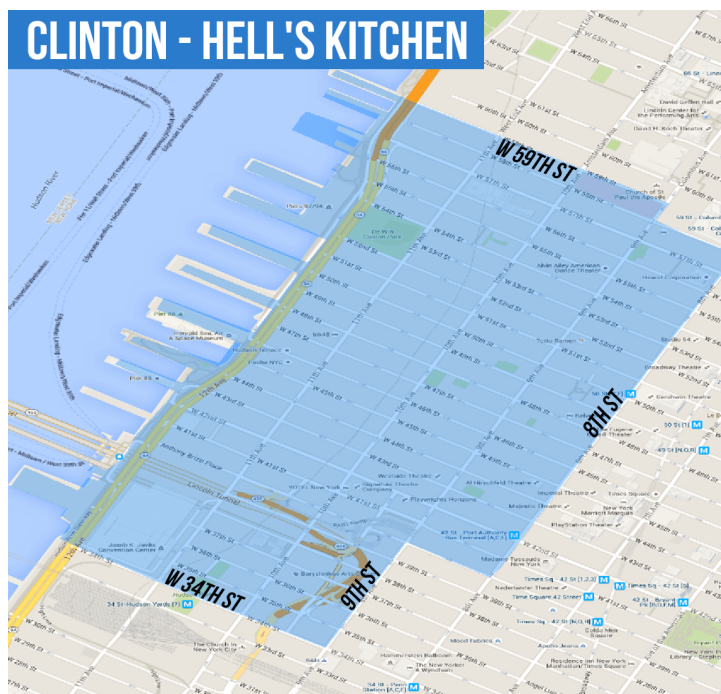
-5% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.12M**

3% YoY

### NEIGHBORHOOD BOUNDARIES

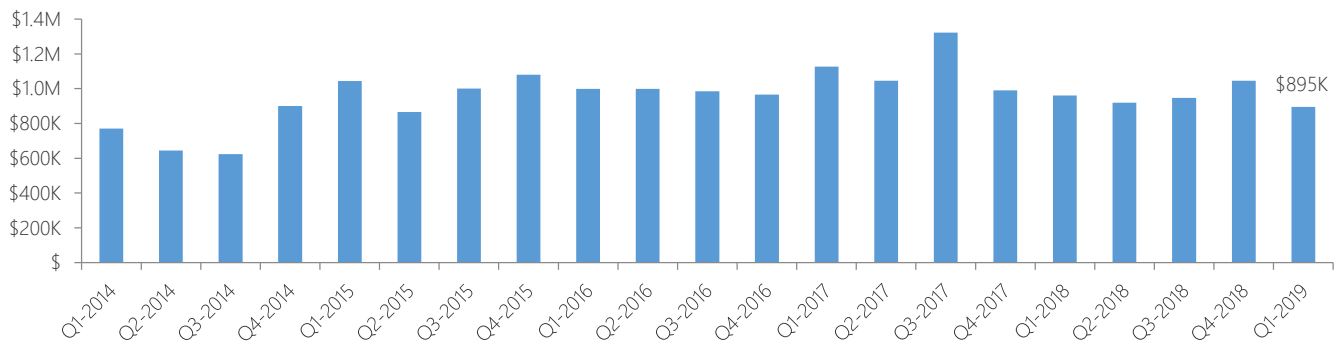


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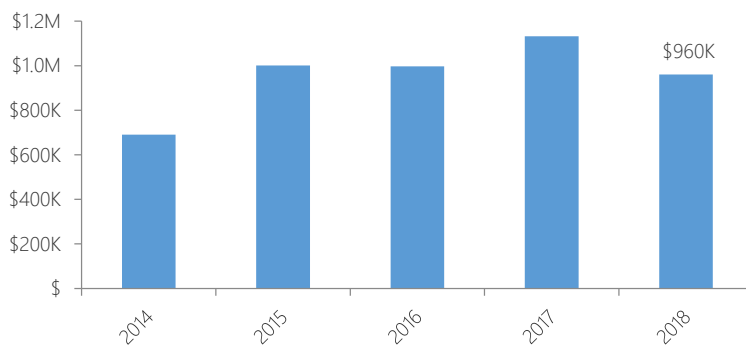


## RESIDENTIAL STATS

### Median Sale Price by Quarter

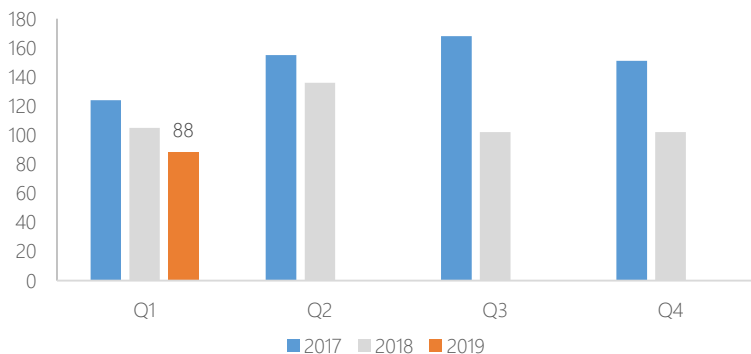


### Median Sale Price by Year



### Number of Transactions

| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 92   | 141  | 111  | 124  | 105  | 88   |
| Q2      | 156  | 171  | 163  | 155  | 136  |      |
| Q3      | 178  | 166  | 139  | 168  | 102  |      |
| Q4      | 119  | 187  | 127  | 151  | 102  |      |

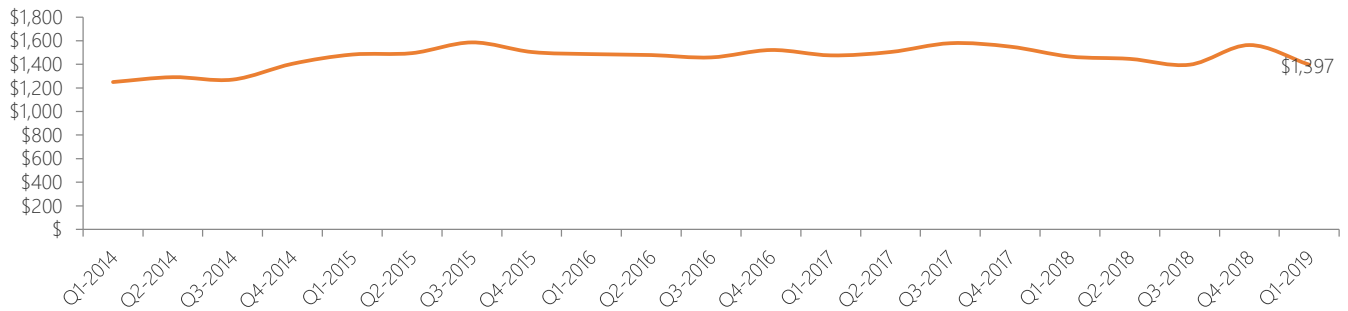


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## Median Sale Price per Square Foot

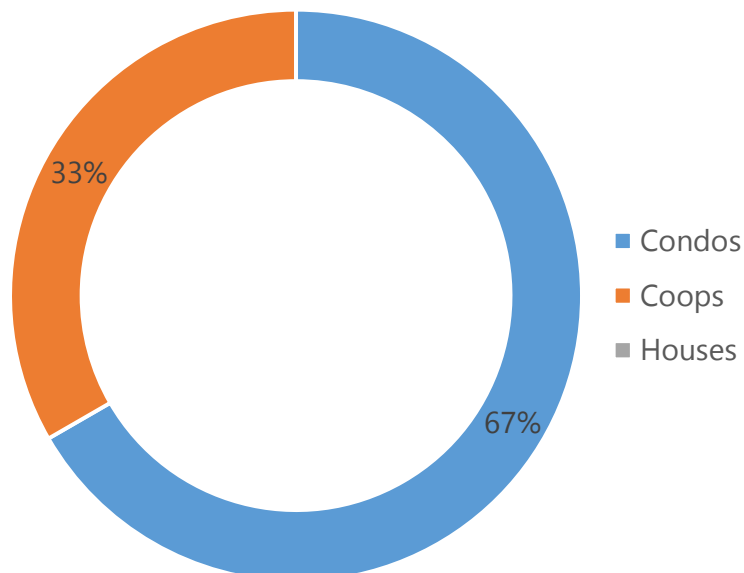


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,150,000       | -3%   | \$1,419                | -7%   | 58           |
| Coops         | \$586,750         | 19%   | \$921                  | -9%   | 29           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                | BBL          | Sale date | Sale price  | Property type | Sqft  |
|------------------------|--------------|-----------|-------------|---------------|-------|
| 417 W 53rd St #TH417   | 1-01063-1107 | 10-Jan-19 | \$4,100,000 | Condo         | 2,746 |
| 322 W 57th St #48H     | 1-01047-2480 | 8-Feb-19  | \$4,000,000 | Condo         | 1,588 |
| 318 W 47th St #1       | 1-01037-1101 | 13-Mar-19 | \$3,990,000 | Condo         |       |
| 350 W 42nd St #58H     | 1-01032-1529 | 13-Mar-19 | \$3,800,000 | Condo         | 794   |
| 500 W 53rd St #7B      | 1-01081-1105 | 5-Feb-19  | \$3,500,000 | Condo         | 2,210 |
| 454 W 54th St #PHA     | 1-01063-1295 | 16-Jan-19 | \$3,100,000 | Condo         | 1,702 |
| 450 W 42nd St #56F     | 1-01051-1366 | 11-Mar-19 | \$2,518,000 | Condo         | 1,020 |
| 425 W 50th St #11E     | 1-01060-1125 | 14-Jan-19 | \$2,400,000 | Condo         | 1,104 |
| 462 W 58th St #2A      | 1-01067-1208 | 14-Feb-19 | \$2,080,000 | Condo         | 1,637 |
| 301 W 57th St #18D     | 1-01048-1963 | 18-Feb-19 | \$2,000,000 | Condo         | 1,033 |
| 322 W 57th St #22S     | 1-01047-2128 | 17-Jan-19 | \$1,950,000 | Condo         | 1,014 |
| 416 W 52nd St #506     | 1-01061-1186 | 4-Jan-19  | \$1,936,407 | Condo         | 1,386 |
| 340 W 55th St #11D     | 1-01045-0051 | 26-Feb-19 | \$1,900,000 | Coop          | 1,550 |
| 438-448 W 37th St #12B | 1-00734-1052 | 9-Jan-19  | \$1,850,000 | Condo         | 1,892 |
| 322 W 57th St #22A     | 1-01047-2130 | 11-Feb-19 | \$1,700,000 | Condo         | 1,127 |
| 301 W 57th St #19B     | 1-01048-1874 | 13-Mar-19 | \$1,595,000 | Condo         | 779   |
| 635 W 42nd St #31J     | 1-01090-1367 | 13-Feb-19 | \$1,550,000 | Condo         | 959   |
| 350 W 42nd St #25G     | 1-01032-1268 | 15-Mar-19 | \$1,495,000 | Condo         | 1,070 |
| 301 W 53rd St #24B     | 1-01044-1240 | 4-Feb-19  | \$1,369,414 | Condo         | 796   |
| 416 W 52nd St #507     | 1-01061-1187 | 25-Feb-19 | \$1,268,000 | Condo         |       |
| 416 W 52nd St #505     | 1-01061-1185 | 21-Feb-19 | \$1,249,000 | Condo         |       |
| 416 W 52nd St #405     | 1-01061-1159 | 27-Feb-19 | \$1,232,000 | Condo         |       |
| 416 W 52nd St #408     | 1-01061-1176 | 19-Feb-19 | \$1,229,000 | Condo         |       |
| 500 W 43rd St #31D     | 1-01071-1253 | 11-Mar-19 | \$1,225,000 | Condo         | 1,035 |
| 416 W 52nd St #509     | 1-01061-1191 | 20-Mar-19 | \$1,217,596 | Condo         |       |
| 414 W 54th St #2B      | 1-01063-1008 | 6-Mar-19  | \$1,180,000 | Condo         | 1,000 |
| 635 W 42nd St #20F     | 1-01090-1224 | 10-Jan-19 | \$1,175,000 | Condo         | 758   |
| 301 W 57th St #29D     | 1-01048-1974 | 15-Feb-19 | \$1,165,000 | Condo         | 729   |
| 552 W 43rd St #2B      | 1-01071-1503 | 16-Jan-19 | \$1,150,000 | Condo         | 1,088 |
| 322 W 57th St #28P     | 1-01047-2225 | 28-Mar-19 | \$1,143,500 | Condo         | 569   |
| 310 W 52nd St #5A      | 1-01042-1116 | 4-Jan-19  | \$1,136,000 | Condo         | 823   |
| 454 W 54th St #3Q      | 1-01063-1241 | 4-Mar-19  | \$1,130,000 | Condo         | 804   |
| 416 W 52nd St #307     | 1-01061-1135 | 25-Mar-19 | \$1,121,629 | Condo         |       |
| 516 W 47th St #S1      | 1-01075-1043 | 28-Feb-19 | \$1,120,000 | Condo         | 894   |
| 350 W 42nd St #34F     | 1-01032-1335 | 9-Jan-19  | \$1,100,000 | Condo         | 768   |
| 516 W 47th St #N3      | 1-01075-1126 | 25-Jan-19 | \$1,100,000 | Condo         | 912   |
| 416 W 52nd St #610     | 1-01061-1214 | 15-Mar-19 | \$1,072,643 | Condo         |       |
| 416 W 52nd St #510     | 1-01061-1190 | 18-Mar-19 | \$1,040,654 | Condo         |       |
| 516 W 47th St #N4      | 1-01075-1085 | 22-Mar-19 | \$1,012,500 | Condo         | 829   |
| 434 W 47th St #1YD     | 1-01056-0048 | 21-Mar-19 | \$960,000   | Coop          |       |
| 301 W 53rd St #20G     | 1-01044-1201 | 11-Jan-19 | \$950,000   | Condo         | 678   |
| 301 W 57th St #17F     | 1-01048-2046 | 27-Feb-19 | \$895,000   | Condo         | 537   |
| 529 W 42nd St #5R      | 1-01071-1401 | 29-Jan-19 | \$890,000   | Coop          | 1,100 |
| 635 W 42nd St #10D     | 1-01090-1127 | 10-Jan-19 | \$879,000   | Condo         | 678   |
| 635 W 42nd St #16K     | 1-01090-1396 | 19-Feb-19 | \$860,000   | Condo         | 579   |
| 333 W 57th St #610     | 1-01048-3003 | 28-Jan-19 | \$840,000   | Coop          |       |
| 425 W 53rd St #406     | 1-01063-1135 | 8-Feb-19  | \$830,000   | Condo         | 565   |
| 500 W 43rd St #18B     | 1-01071-1137 | 1-Feb-19  | \$825,000   | Condo         | 838   |
| 314 W 56th St #LD      | 1-01046-0042 | 27-Feb-19 | \$825,000   | Coop          | 675   |
| 432 W 47th St #4E      | 1-01056-0047 | 26-Mar-19 | \$799,000   | Coop          | 868   |



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| Address             | BBL          | Sale date | Sale price | Property type | Sqft |
|---------------------|--------------|-----------|------------|---------------|------|
| 635 W 42nd St #3C   | 1-01090-1092 | 28-Jan-19 | \$770,000  | Condo         | 696  |
| 635 W 42nd St #7D   | 1-01090-1124 | 13-Feb-19 | \$765,000  | Condo         | 678  |
| 342 W 56th St #2D   | 1-01046-0054 | 20-Feb-19 | \$755,000  | Coop          |      |
| 871 Eighth Ave #2C  | 1-01043-1012 | 31-Jan-19 | \$730,000  | Condo         | 830  |
| 411 W 44th St #20   | 1-01054-0024 | 26-Mar-19 | \$722,958  | Coop          |      |
| 310 W 55th St #4J   | 1-01045-0037 | 5-Feb-19  | \$710,000  | Coop          | 850  |
| 424 W 49th St #5B   | 1-01058-1107 | 26-Feb-19 | \$700,000  | Condo         | 622  |
| 342 W 56th St #6C   | 1-01046-0054 | 23-Jan-19 | \$690,000  | Coop          |      |
| 333 W 57th St #707  | 1-01048-3003 | 28-Mar-19 | \$650,500  | Coop          |      |
| 321 W 55th St #74   | 1-01046-0021 | 30-Jan-19 | \$650,000  | Coop          |      |
| 300 W 53rd St #3C   | 1-01043-1113 | 4-Mar-19  | \$640,000  | Condo         | 875  |
| 411 W 44th St #31   | 1-01054-0024 | 26-Mar-19 | \$630,000  | Coop          |      |
| 350 W 53rd St #2B   | 1-01043-1214 | 27-Mar-19 | \$629,000  | Condo         | 422  |
| 350 W 50th St #2PP  | 1-01040-1096 | 5-Feb-19  | \$625,000  | Condo         | 407  |
| 350 W 50th St #3V   | 1-01040-1120 | 21-Mar-19 | \$622,500  | Condo         | 514  |
| 457 W 57th St #1102 | 1-01067-0008 | 15-Feb-19 | \$613,500  | Coop          | 700  |
| 350 W 50th St #6I   | 1-01040-1236 | 17-Jan-19 | \$572,000  | Condo         | 453  |
| 350 W 50th St #20A  | 1-01040-1361 | 28-Mar-19 | \$570,000  | Condo         | 417  |
| 438 W 49th St #4C   | 1-01058-0052 | 4-Jan-19  | \$560,000  | Coop          | 350  |
| 500 W 43rd St #23D  | 1-01071-1184 | 1-Feb-19  | \$560,000  | Condo         | 390  |
| 433 W 54th St #17   | 1-01064-0014 | 8-Jan-19  | \$540,000  | Coop          | 600  |
| 310 W 56th St #8J   | 1-01046-0038 | 15-Feb-19 | \$480,000  | Coop          |      |
| 408 W 57th St #4C   | 1-01066-0037 | 23-Jan-19 | \$460,000  | Coop          |      |
| 325 W 45th St #415  | 1-01036-0014 | 31-Jan-19 | \$450,000  | Coop          |      |
| 433 W 34th St #4H   | 1-00732-0016 | 21-Mar-19 | \$435,000  | Coop          | 390  |
| 406 W 47th St #4E   | 1-01056-0037 | 16-Jan-19 | \$410,000  | Coop          |      |
| 457 W 57th St #1603 | 1-01067-0008 | 28-Feb-19 | \$377,300  | Coop          |      |
| 463 W 57th St #2B   | 1-01067-0007 | 6-Feb-19  | \$375,000  | Coop          |      |
| 453 W 54th St #3A   | 1-01064-0001 | 15-Feb-19 | \$359,000  | Coop          |      |
| 454 W 50th St #1F   | 1-01059-0060 | 16-Jan-19 | \$330,000  | Coop          |      |
| 415 W 57th St #2E   | 1-01067-0026 | 14-Jan-19 | \$294,500  | Coop          |      |
| 453 W 43rd St #2C   | 1-01053-0009 | 4-Mar-19  | \$150,000  | Coop          |      |
| 325 W 45th St #111  | 1-01036-0014 | 4-Feb-19  | \$22,500   | Coop          |      |



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