

CHELSEA-CLINTON

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

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.27M

32% YoY

NO. OF TRANSACTIONS

303

3% YoY

MEDIAN PRICE/SQ.FT.

\$1,672

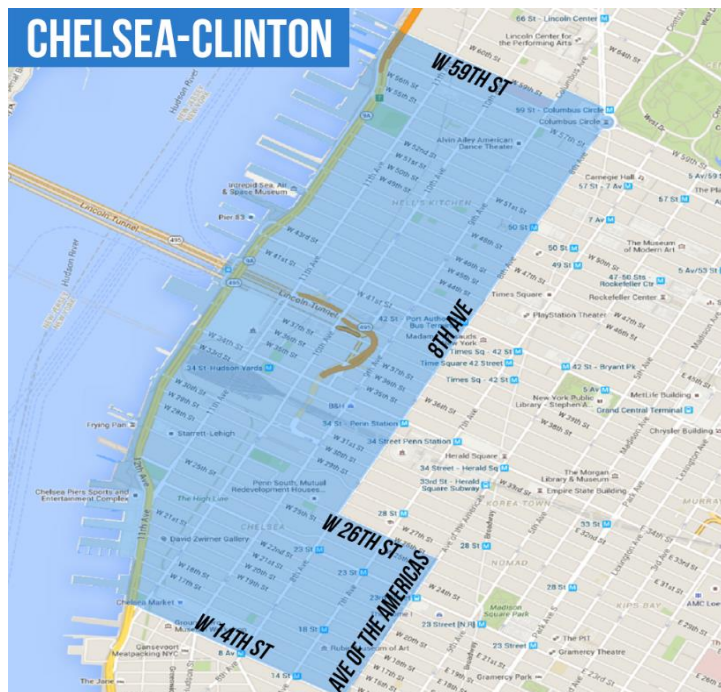
11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

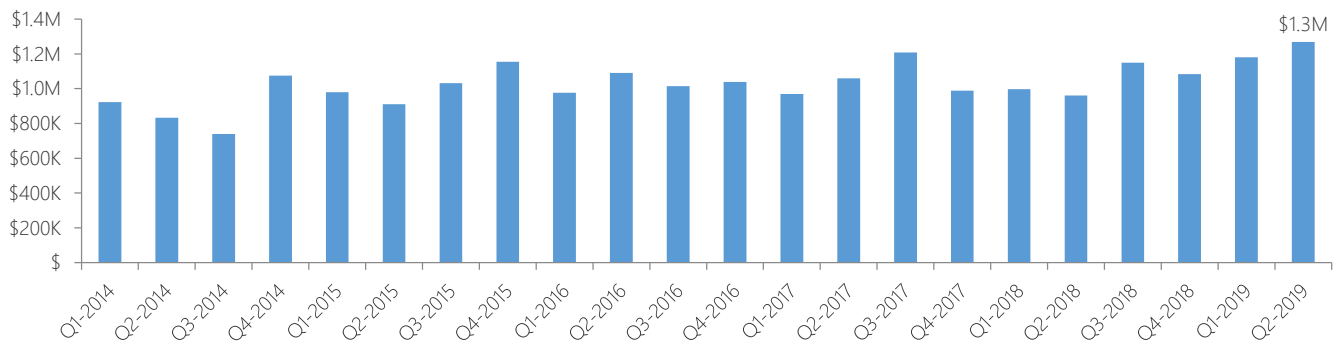


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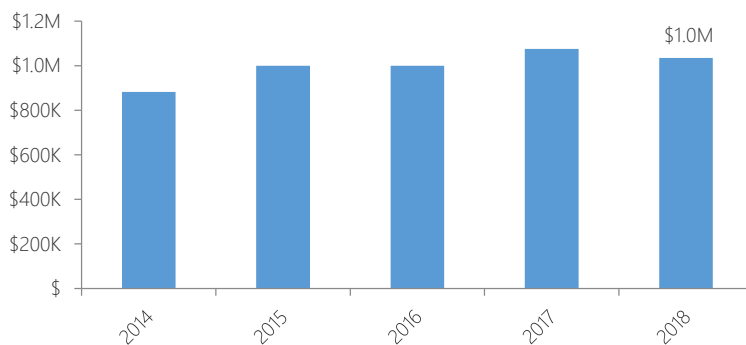


RESIDENTIAL STATS

Median Sale Price by Quarter

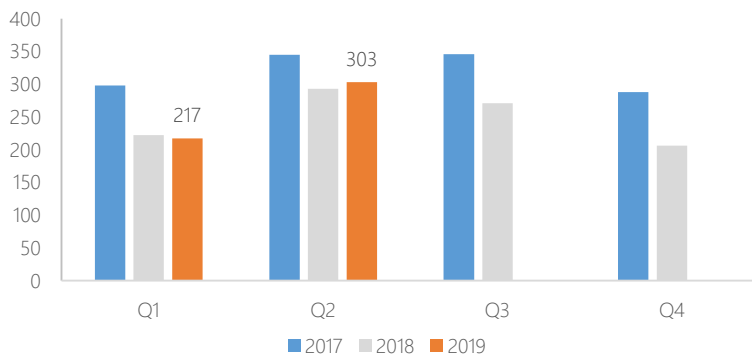


Median Sale Price by Year



Number of Transactions

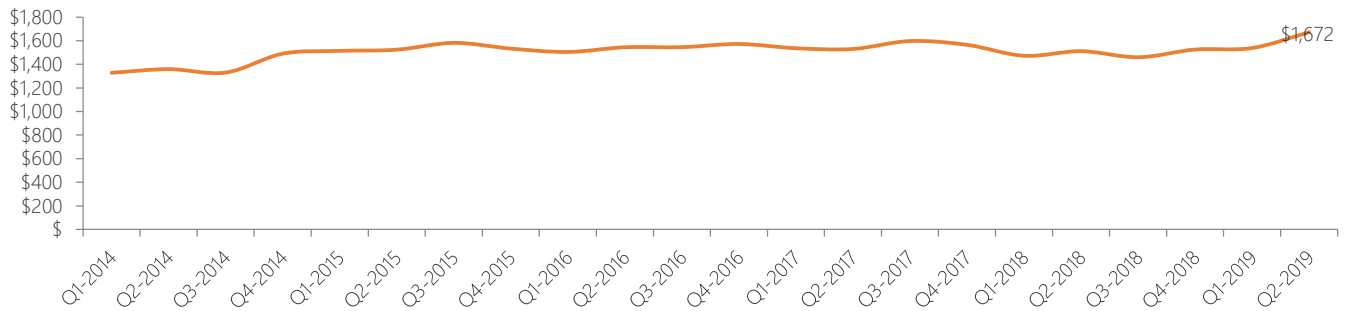
Quarter	2014	2015	2016	2017	2018	2019
Q1	294	301	364	298	222	217
Q2	376	394	367	345	293	303
Q3	407	392	321	346	271	
Q4	347	345	310	288	206	



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Median Sale Price per Square Foot

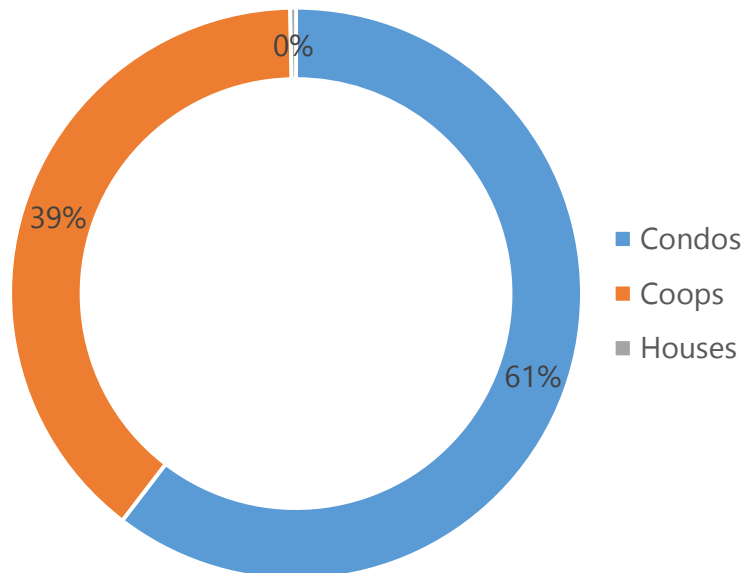


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,400,000	63%	\$2,006	25%	183
Coops	\$650,000	4%	\$1,118	-3%	119
Houses	\$12,709,140	173%	\$1,820	9%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
25 Columbus Cir #ST68F	1-01049-1106	21-Jun-19	\$15,700,000	Condo	1,283
253 W 18th St	1-00768-0008	11-Apr-19	\$12,709,140	House	6,984
106 Seventh Ave #8	1-00766-1308	27-Jun-19	\$9,750,000	Condo	5,664
545 W 30th St #70A	1-00702-1194	13-Jun-19	\$9,652,169	Condo	2,413
545 W 30th St #71A	1-00702-1200	20-Jun-19	\$9,570,709	Condo	2,407
545 W 30th St #69A	1-00702-1188	25-Jun-19	\$9,353,750	Condo	2,420
545 W 30th St #72A	1-00702-1206	21-Jun-19	\$8,910,290	Condo	2,400
209 W 14th St #PH	1-00764-1323	28-Jun-19	\$8,415,000	Condo	
520 W 28th St #29	1-00699-1331	25-Jun-19	\$8,329,281	Condo	
239 W 18th St #3	1-00768-1504	9-May-19	\$7,917,000	Condo	3,741
239 W 18th St #2	1-00768-1503	9-May-19	\$7,875,000	Condo	3,659
209 W 14th St #7	1-00764-1316	8-Apr-19	\$7,636,875	Condo	
545 W 30th St #68E	1-00702-1186	10-Jun-19	\$7,599,250	Condo	2,491
465 W 23rd St #PHA	1-00721-1008	17-Apr-19	\$7,550,000	Coop	
545 W 30th St #66A	1-00702-1170	8-May-19	\$7,065,314	Condo	2,076
545 W 30th St #67A	1-00702-1176	17-May-19	\$6,955,000	Condo	2,072
545 W 30th St #65A	1-00702-1164	7-May-19	\$6,920,250	Condo	2,080
545 W 30th St #64A	1-00702-1158	23-May-19	\$6,693,900	Condo	2,083
450 W 42nd St #PH 1C	1-01051-1442	4-Jun-19	\$6,670,000	Condo	
455 W 20th St #4W	1-00718-1213	12-Apr-19	\$6,400,000	Condo	2,476
80 Columbus Cir #NT68A	1-01049-1163	17-Apr-19	\$6,300,000	Condo	1,653
132 W 22nd St #12PH	1-00797-1212	4-Apr-19	\$6,150,000	Condo	2,844
80 Columbus Cir #NT69E	1-01049-1173	28-Jun-19	\$6,000,000	Condo	1,490
221 W 17th St	1-00767-0022	15-Apr-19	\$5,750,000	Condo	36,835
545 W 30th St #38A	1-00702-1134	13-May-19	\$5,174,750	Condo	1,772
545 W 30th St #37A	1-00702-1125	7-May-19	\$5,149,250	Condo	1,774
545 W 30th St #39A	1-00702-1143	7-Jun-19	\$5,134,864	Condo	1,770
545 W 30th St #36A	1-00702-1116	18-Jun-19	\$5,123,750	Condo	1,776
545 W 30th St #72F	1-00702-1211	26-Jun-19	\$5,084,818	Condo	1,720
545 W 30th St #67F	1-00702-1181	16-May-19	\$5,024,723	Condo	1,810
545 W 30th St #34A	1-00702-1098	29-Apr-19	\$5,023,050	Condo	1,778
545 W 30th St #63F	1-00702-1157	29-May-19	\$4,942,763	Condo	1,839
545 W 30th St #65C	1-00702-1166	30-Apr-19	\$4,926,989	Condo	1,893
545 W 30th St #64C	1-00702-1160	16-May-19	\$4,907,124	Condo	1,900
545 W 30th St #67C	1-00702-1178	17-Jun-19	\$4,879,750	Condo	1,877
545 W 30th St #64F	1-00702-1163	31-May-19	\$4,870,000	Condo	1,833
545 W 30th St #63C	1-00702-1154	13-May-19	\$4,843,504	Condo	1,907
545 W 30th St #66C	1-00702-1172	16-May-19	\$4,761,650	Condo	1,885
545 W 30th St #39G	1-00702-1149	27-Jun-19	\$4,365,400	Condo	1,453
545 W 30th St #27G	1-00702-1041	29-May-19	\$4,318,750	Condo	1,464
505 W 19th St #4A	1-00691-1117	6-May-19	\$4,300,000	Condo	2,144
66 Ninth Ave #9E	1-00738-1121	25-Jun-19	\$4,250,000	Condo	1,656
124 W 23rd St #16A	1-00798-1729	21-Jun-19	\$4,225,000	Condo	2,025
522 W 29th St #2D	1-00700-1008	19-Apr-19	\$4,200,000	Condo	2,188
545 W 30th St #38D	1-00702-1137	24-Apr-19	\$3,975,657	Condo	1,557
545 W 30th St #39D	1-00702-1146	11-Jun-19	\$3,953,750	Condo	1,555
545 W 30th St #36D	1-00702-1119	9-Apr-19	\$3,940,633	Condo	1,561
545 W 30th St #33D	1-00702-1092	5-Apr-19	\$3,934,195	Condo	1,566
136 W 22nd St #8	1-00797-1308	4-Apr-19	\$3,925,000	Condo	1,901
545 W 30th St #37D	1-00702-1128	16-Apr-19	\$3,924,250	Condo	1,559



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Address	BBL	Sale date	Sale price	Property type	Sqft
320 W 57th St #40H	1-01047-2380	3-Jun-19	\$3,900,000	Condo	1,588
545 W 30th St #29D	1-00702-1056	17-May-19	\$3,873,600	Condo	1,571
545 W 30th St #30D	1-00702-1065	2-May-19	\$3,853,562	Condo	1,571
209 W 14th St #5A	1-00764-1312	3-Jun-19	\$3,850,000	Condo	
227 W 17th St #3	1-00767-0019	21-May-19	\$3,850,000	Coop	
545 W 30th St #25D	1-00702-1020	15-Apr-19	\$3,812,505	Condo	1,571
520 W 28th St #12	1-00699-1314	28-Jun-19	\$3,800,000	Condo	
545 W 30th St #26D	1-00702-1029	28-Jun-19	\$3,794,014	Condo	1,571
425 W 53rd St #PH1	1-01063-1166	25-Jun-19	\$3,552,032	Condo	2,358
444 W 19th St #1002	1-00716-1137	25-Jun-19	\$3,550,000	Condo	1,420
655 Sixth Ave #5E	1-00796-1340	27-Jun-19	\$3,400,000	Condo	2,345
545 W 30th St #69C	1-00702-1190	20-May-19	\$3,379,249	Condo	1,174
213 W 23rd St #6N	1-00773-1110	28-Jun-19	\$3,375,000	Condo	3,333
522 W 29th St #6B	1-00700-1021	20-Jun-19	\$3,307,221	Condo	
505 W 19th St #7C	1-00691-1129	12-Apr-19	\$3,250,000	Condo	1,695
455 W 20th St #5A	1-00718-1218	7-May-19	\$3,200,000	Condo	1,364
318 W 47th St #5	1-01037-1105	9-May-19	\$3,156,575	Condo	
130 W 19th St #11B	1-00794-1054	21-Jun-19	\$3,100,000	Condo	1,493
353 W 39th St #6E	1-00763-0008	3-Jun-19	\$3,100,000	Coop	
545 W 30th St #38J	1-00702-1142	19-Apr-19	\$3,017,770	Condo	1,145
545 W 30th St #36J	1-00702-1124	3-May-19	\$2,961,486	Condo	1,149
346 W 22nd St #2	1-00745-1002	26-Jun-19	\$2,950,000	Condo	1,398
101 W 24th St #31D	1-00800-1439	30-May-19	\$2,950,000	Condo	1,286
545 W 30th St #35J	1-00702-1115	2-May-19	\$2,945,349	Condo	1,151
545 W 30th St #39J	1-00702-1151	27-Jun-19	\$2,932,219	Condo	1,142
545 W 30th St #34J	1-00702-1106	18-Apr-19	\$2,931,713	Condo	1,153
545 W 30th St #37J	1-00702-1133	26-Apr-19	\$2,900,671	Condo	1,147
131 W 24th St #2	1-00800-0022	3-Jun-19	\$2,872,500	Coop	2,300
545 W 30th St #29J	1-00702-1061	3-Apr-19	\$2,779,981	Condo	1,161
545 W 30th St #28J	1-00702-1052	15-Apr-19	\$2,763,708	Condo	1,161
434 W 20th St #4	1-00717-0061	28-Jun-19	\$2,725,000	Coop	1,600
201 W 16th St #19DE	1-00766-0039	28-Jun-19	\$2,650,000	Coop	
66 Ninth Ave #2W	1-00738-1103	26-Jun-19	\$2,650,000	Condo	1,690
545 W 30th St #38E	1-00702-1138	31-May-19	\$2,637,566	Condo	979
320 W 57th St #37D	1-01047-2337	26-Apr-19	\$2,600,000	Condo	1,350
101 W 24th St #31B	1-00800-1365	25-Jun-19	\$2,550,000	Condo	1,242
135 W 17th St #2B	1-00793-0017	25-Apr-19	\$2,525,000	Coop	2,500
545 W 30th St #39F	1-00702-1148	28-Jun-19	\$2,524,419	Condo	1,043
545 W 30th St #36F	1-00702-1121	16-Apr-19	\$2,513,736	Condo	1,043
263 Ninth Ave #7E	1-00723-1035	9-May-19	\$2,500,000	Condo	1,701
545 W 30th St #36B	1-00702-1117	10-Apr-19	\$2,497,955	Condo	849
252 Seventh Ave #3E	1-00774-1010	16-May-19	\$2,495,000	Condo	1,322
545 W 30th St #34F	1-00702-1103	24-Apr-19	\$2,489,871	Condo	1,044
545 W 30th St #37E	1-00702-1129	26-Apr-19	\$2,489,621	Condo	982
545 W 30th St #37F	1-00702-1130	10-Apr-19	\$2,478,750	Condo	1,043
545 W 30th St #35E	1-00702-1111	30-May-19	\$2,464,324	Condo	984
545 W 30th St #34E	1-00702-1102	17-Apr-19	\$2,448,550	Condo	986
140 W 22nd St #11D	1-00797-1749	9-Apr-19	\$2,440,000	Condo	1,386
245 Tenth Ave #12	1-00696-1112	17-May-19	\$2,400,000	Condo	1,357
245 Tenth Ave #6E	1-00696-1112	17-May-19	\$2,400,000	Condo	1,357



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