

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.26M

23% YoY

NO. OF TRANSACTIONS

148

-5% YoY

MEDIAN PRICE/SQ.FT.

\$1,461

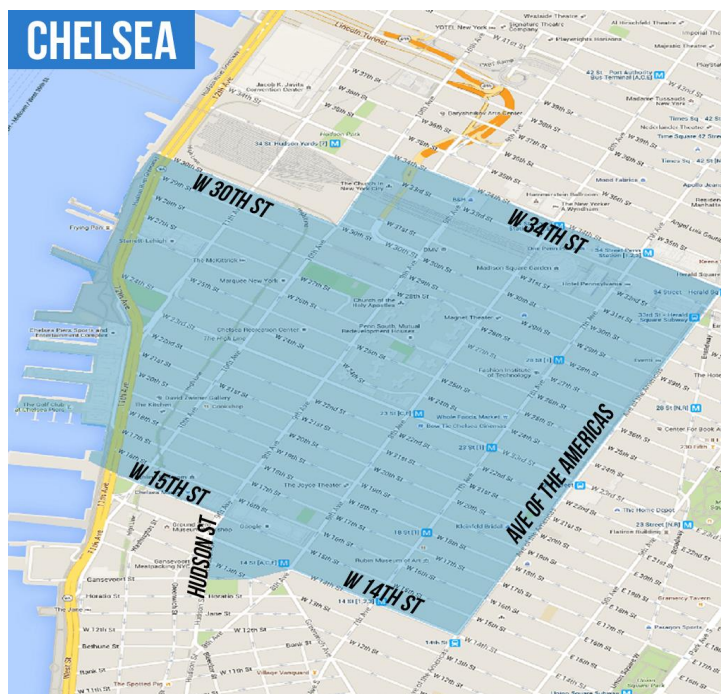
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

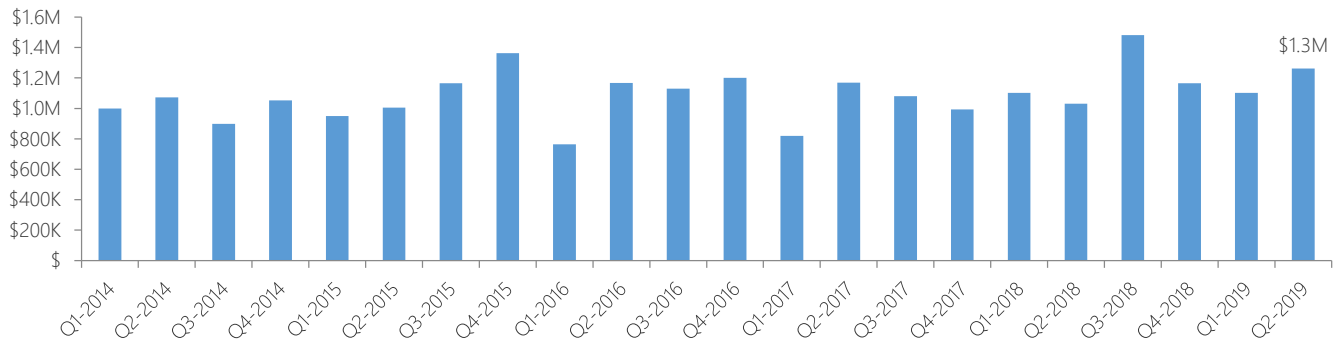


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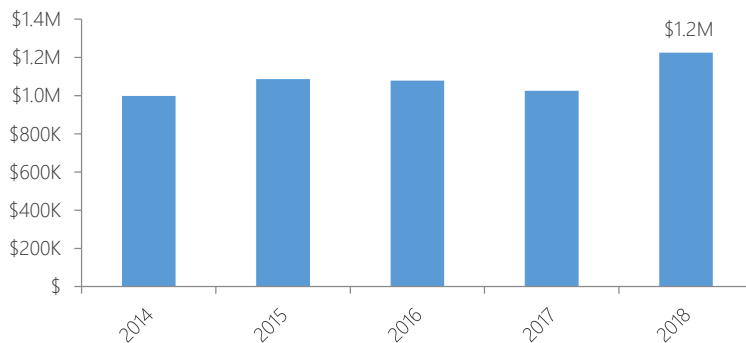


RESIDENTIAL STATS

Median Sale Price by Quarter

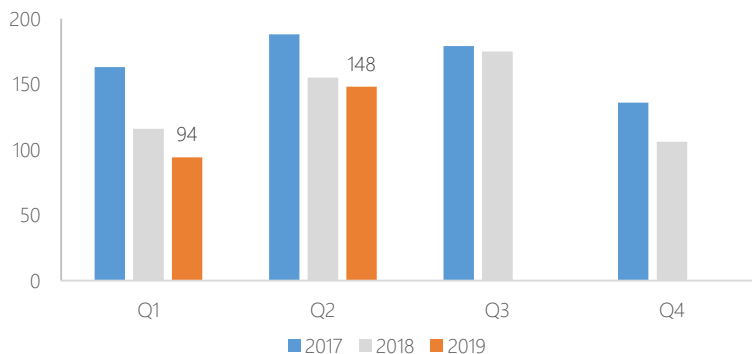


Median Sale Price by Year



Number of Transactions

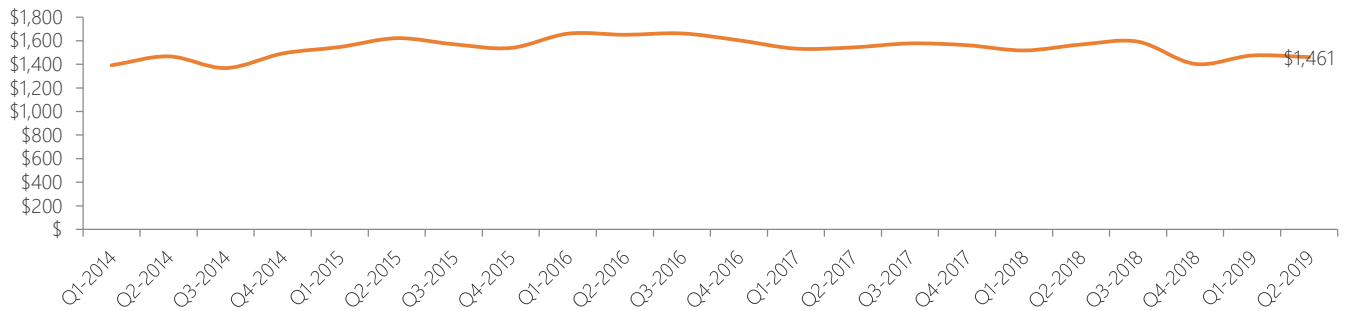
Quarter	2014	2015	2016	2017	2018	2019
Q1	195	156	249	163	116	94
Q2	216	219	207	188	155	148
Q3	234	227	185	179	175	
Q4	204	160	183	136	106	



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Median Sale Price per Square Foot

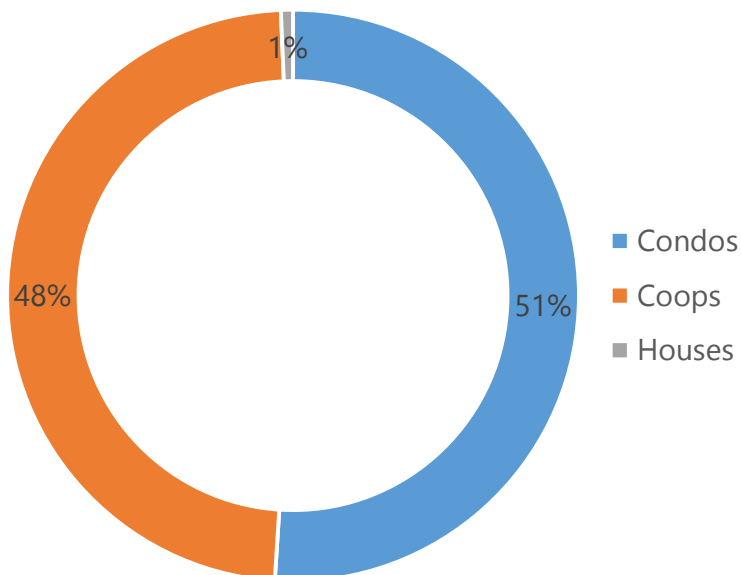


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,150,000	12%	\$1,686	1%	75
Coops	\$752,500	2%	\$1,275	5%	71
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
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
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	
465 W 23rd St #PHA	1-00721-1008	17-Apr-19	\$7,550,000	Coop	
455 W 20th St #4W	1-00718-1213	12-Apr-19	\$6,400,000	Condo	2,476
132 W 22nd St #12PH	1-00797-1212	4-Apr-19	\$6,150,000	Condo	2,844
221 W 17th St	1-00767-0022	15-Apr-19	\$5,750,000	Condo	36,835
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
143 W 29th St #5	1-00805-0017	30-Apr-19	\$3,952,000	Coop	
136 W 22nd St #8	1-00797-1308	4-Apr-19	\$3,925,000	Condo	1,901
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	
520 W 28th St #12	1-00699-1314	28-Jun-19	\$3,800,000	Condo	
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
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
130 W 19th St #11B	1-00794-1054	21-Jun-19	\$3,100,000	Condo	1,493
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
131 W 24th St #2	1-00800-0022	3-Jun-19	\$2,872,500	Coop	2,300
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
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
263 Ninth Ave #7E	1-00723-1035	9-May-19	\$2,500,000	Condo	1,701
252 Seventh Ave #3E	1-00774-1010	16-May-19	\$2,495,000	Condo	1,322
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
77 Seventh Ave #20PN	1-00790-0001	28-Jun-19	\$2,350,000	Coop	
521 W 23rd St #8FLR	1-00695-1212	30-Apr-19	\$2,300,000	Condo	2,360
450 W 17th St #1018	1-00714-1017	25-Jun-19	\$2,250,000	Condo	941
447 W 18th St #8C	1-00716-1237	17-Apr-19	\$2,160,000	Condo	1,380
450 W 17th St #1805	1-00714-1109	31-May-19	\$2,150,000	Condo	827
150 W 26th St #802	1-00801-1121	9-May-19	\$2,140,000	Condo	1,753
540 W 28th St #10A	1-00699-1274	20-Jun-19	\$2,100,000	Condo	1,245
125 W 21st St #8E	1-00797-1636	30-May-19	\$2,075,000	Condo	1,157
101 W 24th St #8E	1-00800-1445	8-May-19	\$2,055,000	Condo	1,113
101 W 24th St #23A	1-00800-1321	11-Jun-19	\$1,900,000	Condo	1,127



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Address	BBL	Sale date	Sale price	Property type	Sqft
252 W 30th St #6A	1-00779-1010	23-Apr-19	\$1,850,000	Condo	1,546
250 W 27th St #6B	1-00776-0065	15-Apr-19	\$1,845,000	Coop	1,516
112 W 18th St #184B	1-00793-1029	22-May-19	\$1,796,647	Condo	1,380
131 W 28th St #7C	1-00804-0018	22-May-19	\$1,760,000	Coop	1,300
155 W 18th St #503	1-00794-1314	12-Jun-19	\$1,755,000	Condo	697
121 W 19th St #7D	1-00795-1038	23-Apr-19	\$1,700,000	Condo	1,181
450 W 17th St #2302	1-00714-1152	29-Apr-19	\$1,688,000	Condo	730
252 W 30th St #10A	1-00779-1018	22-May-19	\$1,650,000	Condo	1,103
121 W 19th St #5D	1-00795-1024	23-May-19	\$1,608,750	Condo	1,181
450 W 17th St #1023	1-00714-1022	15-Apr-19	\$1,565,000	Condo	635
101 W 24th St #6C	1-00800-1378	12-Jun-19	\$1,525,000	Condo	867
365 W 19th St #3F	1-00743-0006	13-May-19	\$1,495,000	Coop	
420 W 25th St #6H	1-00722-1056	21-Jun-19	\$1,450,000	Condo	1,257
252 Seventh Ave #8S	1-00774-1160	10-May-19	\$1,399,999	Condo	958
368 W 23rd St #5R	1-00746-0078	7-Jun-19	\$1,355,000	Coop	
447 W 18th St #3B	1-00716-1211	6-May-19	\$1,300,000	Condo	872
133 W 22nd St #2J	1-00798-1584	31-May-19	\$1,300,000	Condo	639
315 W 23rd St #23	1-00747-0028	26-Jun-19	\$1,275,000	Coop	
131 W 28th St #7A	1-00804-0018	24-Apr-19	\$1,275,000	Coop	900
148 W 23rd St #8A	1-00798-0071	2-Apr-19	\$1,250,000	Coop	1,100
250 W 15th St #2C	1-00764-0062	3-Jun-19	\$1,195,000	Coop	
526 W 26th St #12B	1-00697-0047	27-Jun-19	\$1,175,000	Coop	
540 W 28th St #6E	1-00699-1242	25-Jun-19	\$1,125,000	Condo	776
540 W 28th St #6E	1-00699-1242	25-Jun-19	\$1,125,000	Condo	776
405 W 23rd St #5D	1-00721-1062	10-Jun-19	\$1,100,000	Coop	
465 W 23rd St #RCU1	1-00721-1008	1-Apr-19	\$1,100,000	Coop	
210 W 21st St #6RW	1-00770-0048	15-May-19	\$1,095,000	Coop	750
270 W 17th St #16E	1-00766-1212	11-Apr-19	\$1,075,000	Condo	575
555 W 23rd St #N12	1-00695-1586	20-Jun-19	\$1,070,022	Condo	1,001
445 W 19th St #1F	1-00717-1147	3-Jun-19	\$1,048,000	Condo	885
342 W 21st St #2C	1-00744-0063	6-Jun-19	\$999,922	Coop	
555 W 23rd St #S4	1-00695-1355	29-Apr-19	\$999,100	Condo	670
305 W 16th St #3G	1-00740-1102	28-May-19	\$999,000	Coop	
77 Seventh Ave #17J	1-00790-0001	28-May-19	\$999,000	Coop	750
223 W 21st St #5L	1-00771-0023	31-May-19	\$960,000	Coop	700
405 W 23rd St #3A	1-00721-1062	16-May-19	\$960,000	Coop	
555 W 23rd St #S8	1-00695-1484	10-May-19	\$955,000	Condo	670
555 W 23rd St #S5	1-00695-1386	16-Apr-19	\$955,000	Condo	670
200 W 20th St #608	1-00769-1104	16-May-19	\$952,500	Coop	725
181 Seventh Ave #7C	1-00796-1025	26-Apr-19	\$950,000	Condo	576
555 W 23rd St #N11	1-00695-1562	1-Apr-19	\$949,000	Condo	670
77 Seventh Ave #7K	1-00790-0001	24-Jun-19	\$905,000	Coop	700
250 W 16th St #3C	1-00765-0070	19-Jun-19	\$895,000	Coop	800
356 W 23rd St #4B	1-00746-0072	18-Apr-19	\$875,000	Coop	
305 W 18th St #2K	1-00742-1056	12-Jun-19	\$850,000	Condo	589
555 W 23rd St #S5	1-00695-1387	12-Jun-19	\$850,000	Condo	670
140 Seventh Ave #7D	1-00768-1128	30-Apr-19	\$850,000	Condo	760
207 W 21st St #2	1-00771-0035	24-Jun-19	\$817,500	Coop	700
555 W 23rd St #S11	1-00695-1579	13-Jun-19	\$815,000	Condo	511
342 W 21st St #5A	1-00744-0063	24-May-19	\$773,970	Coop	



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