

CLINTON - HELL'S KITCHEN

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

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Clinton - Hell's Kitchen, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$795K

-14% YoY

NO. OF TRANSACTIONS

106

-22% YoY

MEDIAN PRICE/SQ.FT.

\$1,275

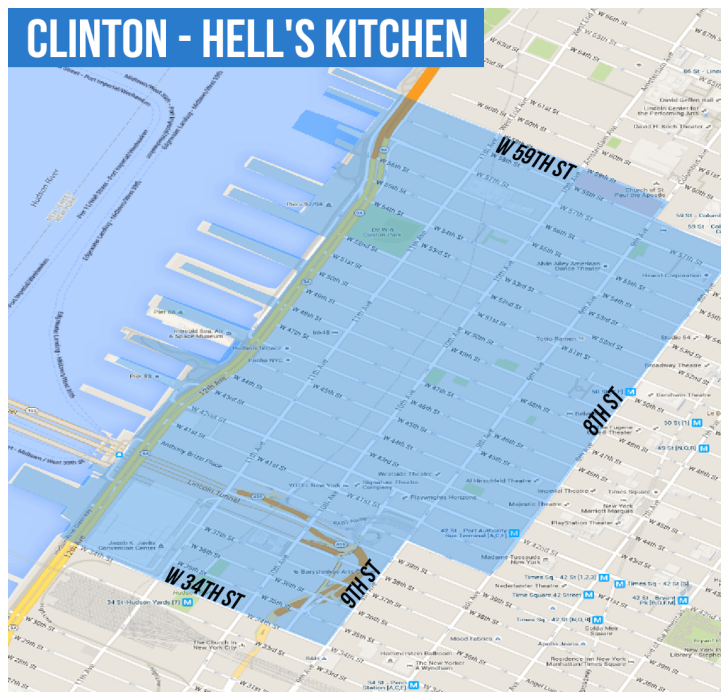
-12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

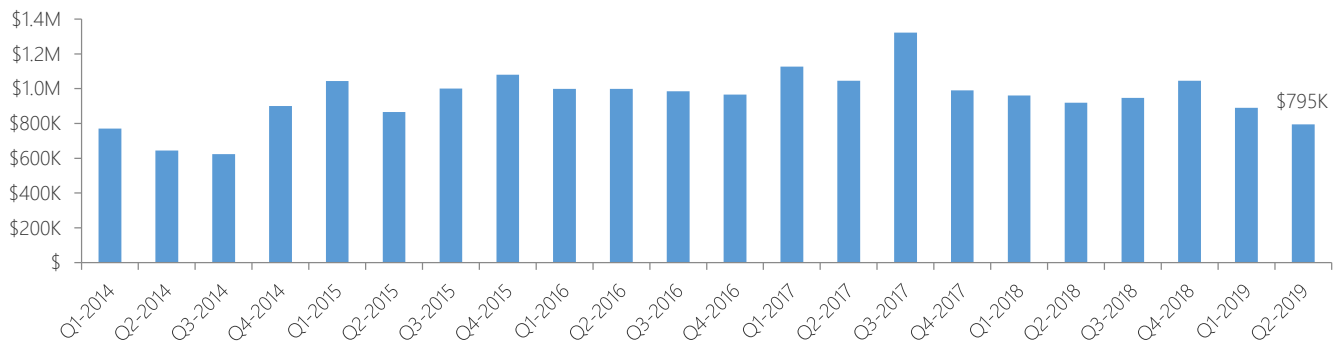


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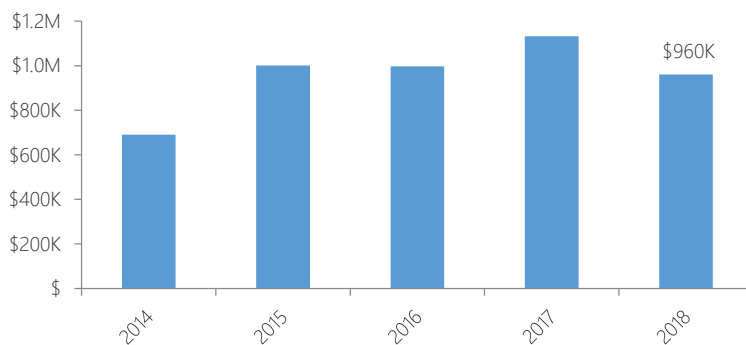


RESIDENTIAL STATS

Median Sale Price by Quarter

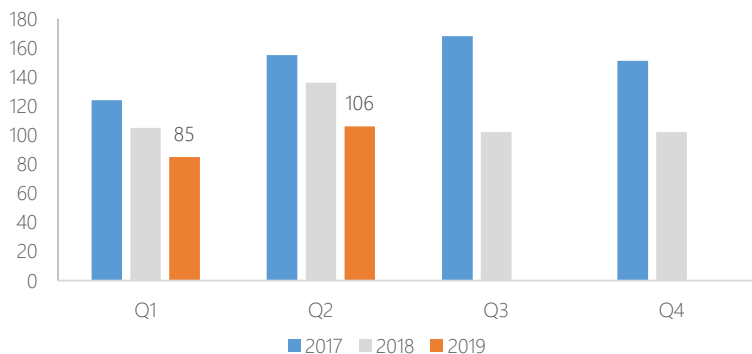


Median Sale Price by Year



Number of Transactions

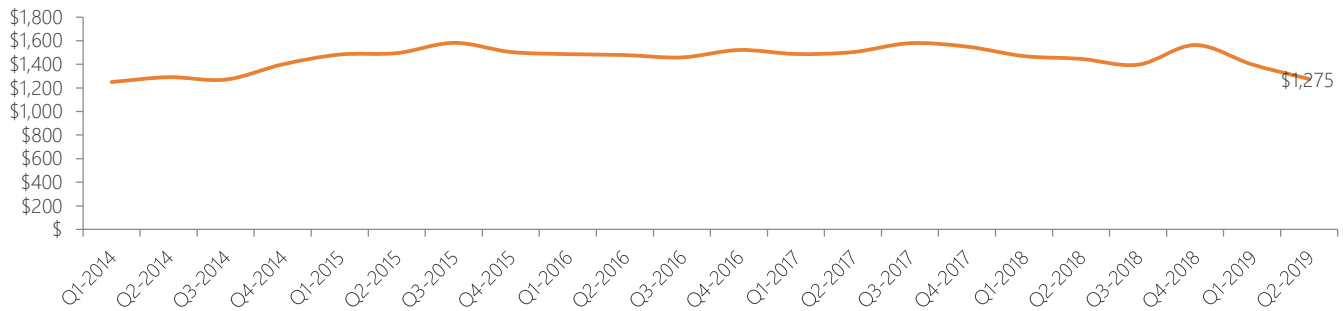
Quarter	2014	2015	2016	2017	2018	2019
Q1	92	141	111	124	105	85
Q2	156	171	163	155	136	106
Q3	178	166	139	168	102	
Q4	119	187	127	151	102	



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Median Sale Price per Square Foot

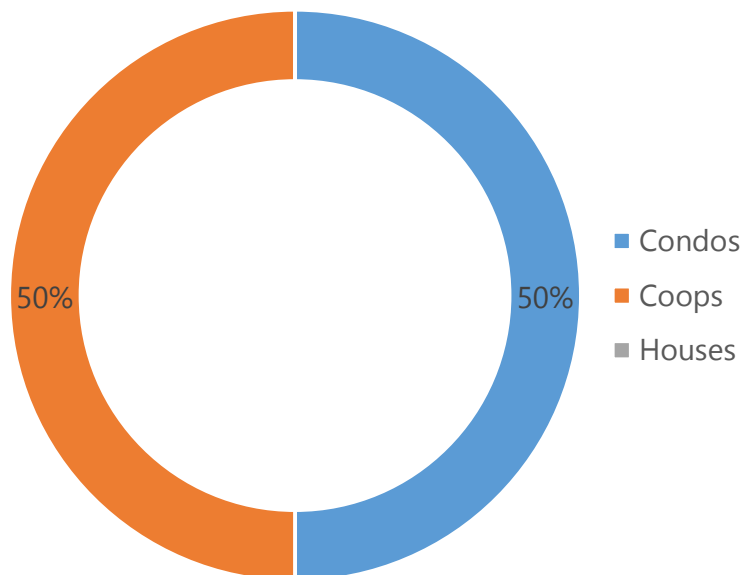


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,117,500	-3%	\$1,402	-7%	53
Coops	\$508,500	0%	\$975	-3%	53
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
450 W 42nd St #PH 1C	1-01051-1442	4-Jun-19	\$6,670,000	Condo	
320 W 57th St #40H	1-01047-2380	3-Jun-19	\$3,900,000	Condo	1,588
425 W 53rd St #PH1	1-01063-1166	25-Jun-19	\$3,552,032	Condo	2,358
318 W 47th St #5	1-01037-1105	9-May-19	\$3,156,575	Condo	
320 W 57th St #37D	1-01047-2337	26-Apr-19	\$2,600,000	Condo	1,350
320 W 57th St #15R	1-01047-2006	18-Jun-19	\$2,300,000	Condo	2,150
320 W 57th St #49H	1-01047-2493	2-Apr-19	\$2,138,325	Condo	1,588
301 W 57th St #8C	1-01048-1909	22-May-19	\$2,110,000	Condo	1,236
318 W 47th St #2	1-01037-1102	16-May-19	\$1,940,000	Condo	
635 W 42nd St #41A	1-01090-1042	17-Jun-19	\$1,800,000	Condo	1,041
450 W 42nd St #58L	1-01051-1395	10-May-19	\$1,775,000	Condo	695
521 W 47th St	1-01076-0019	28-May-19	\$1,760,000	Coop	21,101
310 W 52nd St #14B	1-01042-1170	22-Apr-19	\$1,725,000	Condo	976
450 W 42nd St #PH 1H	1-01051-1445	10-May-19	\$1,720,000	Condo	
347 W 57th St #19C	1-01048-1099	21-Jun-19	\$1,630,000	Condo	1,011
450 W 42nd St #PH 4A	1-01051-1410	10-May-19	\$1,585,000	Condo	608
500 W 43rd St #35A	1-01071-1274	7-Jun-19	\$1,550,000	Condo	1,228
462 W 58th St #PHD	1-01067-1266	18-Jun-19	\$1,550,000	Condo	977
635 W 42nd St #32F	1-01090-1236	27-Jun-19	\$1,510,000	Condo	1,024
635 W 42nd St #42E	1-01090-1202	3-Apr-19	\$1,400,000	Condo	1,014
350 W 42nd St #36A	1-01032-1346	9-May-19	\$1,299,000	Condo	885
454 W 54th St #2K	1-01063-1218	3-May-19	\$1,275,000	Condo	867
333 W 56th St #8I	1-01047-1425	19-Jun-19	\$1,268,000	Condo	914
516 W 47th St #S3	1-01075-1010	3-Jun-19	\$1,240,000	Condo	990
301 W 53rd St #24H	1-01044-1246	25-Apr-19	\$1,164,817	Condo	667
350 W 42nd St #4E	1-01032-1007	26-Jun-19	\$1,135,000	Condo	1,146
516 W 47th St #S5	1-01075-1054	31-May-19	\$1,100,000	Condo	861
635 W 42nd St #31G	1-01090-1279	15-May-19	\$1,100,000	Condo	666
325 W 45th St #8	1-01036-0014	24-Apr-19	\$1,095,000	Coop	
457 W 57th St #7	1-01067-0008	30-May-19	\$1,085,000	Coop	
333 W 57th St #711	1-01048-3003	17-Jun-19	\$1,075,000	Coop	
521 W 47th St #3B	1-01076-0019	6-Jun-19	\$1,050,000	Coop	1,125
454 W 54th St #5K	1-01063-1269	15-May-19	\$1,050,000	Condo	870
635 W 42nd St #23C	1-01090-1111	16-May-19	\$1,050,000	Condo	696
411 W 44th St #30	1-01054-0024	23-May-19	\$995,000	Coop	
455 W 43rd St #5F	1-01053-0007	6-Jun-19	\$990,000	Coop	850
419 W 55th St #2C	1-01065-0021	8-Apr-19	\$985,000	Coop	1,274
347 W 57th St #33C	1-01048-1113	1-Apr-19	\$982,500	Condo	1,397
350 W 50th St #4B	1-01040-1145	30-May-19	\$962,500	Condo	673
529 W 42nd St #9R	1-01071-1401	7-May-19	\$960,000	Coop	
350 W 42nd St #8A	1-01032-1054	6-May-19	\$945,000	Condo	741
320 W 57th St #19D	1-01047-2066	1-May-19	\$930,000	Condo	583
333 W 57th St #710	1-01048-3003	17-Jun-19	\$925,000	Coop	878
464 W 44th St #3C	1-01053-1211	17-Jun-19	\$895,000	Condo	724
333 W 57th St #510	1-01048-3003	6-Jun-19	\$870,000	Coop	
529 W 42nd St #6S	1-01071-1401	14-May-19	\$860,000	Coop	1,140
500 W 43rd St #19H	1-01071-1152	6-Jun-19	\$855,000	Condo	679
500 W 43rd St #19J	1-01071-1153	6-Jun-19	\$852,000	Condo	695
425 W 53rd St #606	1-01063-1163	13-Jun-19	\$845,000	Condo	565
540 W 49th St #405S	1-01077-1090	6-Jun-19	\$818,000	Condo	577



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Address	BBL	Sale date	Sale price	Property type	Sqft
305 W 55th St #2D	1-01046-0028	27-Jun-19	\$772,500	Coop	
446 W 47th St #4E	1-01056-1022	22-May-19	\$770,000	Condo	608
454 W 54th St #3N	1-01063-1238	16-May-19	\$770,000	Condo	636
310 W 56th St #5B	1-01046-0038	17-May-19	\$763,750	Coop	
350 W 42nd St #22J	1-01032-1232	13-May-19	\$760,000	Condo	525
350 W 50th St #21C	1-01040-1372	26-Apr-19	\$750,000	Condo	585
517 W 46th St #204	1-01075-1217	26-Apr-19	\$735,000	Condo	608
301 W 57th St #28E	1-01048-2018	7-May-19	\$710,000	Condo	428
406 W 46th St #3A	1-01055-0038	17-Jun-19	\$682,500	Coop	700
353 W 56th St #3J	1-01047-1489	5-Jun-19	\$665,000	Condo	582
411 W 44th St #17	1-01054-0024	25-Apr-19	\$665,000	Coop	
345 W 55th St #4A	1-01046-0013	23-Apr-19	\$645,000	Coop	
411 W 44th St #23	1-01054-0024	16-May-19	\$640,000	Coop	
505 W 47th St #2BS	1-01076-1010	19-Jun-19	\$610,000	Condo	423
342 W 56th St #2F	1-01046-0054	16-Apr-19	\$585,000	Coop	
325 W 45th St #208	1-01036-0014	20-Jun-19	\$570,156	Coop	
415 W 57th St #2A	1-01067-0026	23-Apr-19	\$570,000	Coop	500
500 W 43rd St #16G	1-01071-1124	19-Jun-19	\$569,000	Condo	415
405 W 57th St #6F	1-01067-0028	23-May-19	\$550,000	Coop	
393 W 49th St #3MM	1-01040-1599	5-Jun-19	\$535,000	Condo	399
325 W 45th St #509	1-01036-0014	24-Jun-19	\$525,000	Coop	500
406 W 46th St #4B	1-01055-0038	26-Jun-19	\$520,000	Coop	650
310 W 56th St #5E	1-01046-0038	19-Jun-19	\$517,000	Coop	500
310 W 56th St #8F	1-01046-0038	10-Jun-19	\$500,000	Coop	550
433 W 34th St #14J	1-00732-0016	3-Apr-19	\$498,000	Coop	
350 W 57th St #7F	1-01047-1230	23-May-19	\$496,860	Condo	554
433 W 34th St #14H	1-00732-0016	3-Apr-19	\$495,000	Coop	
310 W 56th St #11H	1-01046-0038	28-Jun-19	\$495,000	Coop	
325 W 45th St #909	1-01036-0014	21-May-19	\$485,000	Coop	
344 W 48th St #3W	1-01038-0054	23-May-19	\$485,000	Coop	720
342 W 56th St #6B	1-01046-0054	2-May-19	\$470,000	Coop	
350 W 57th St #10E	1-01047-1259	17-Jun-19	\$462,000	Condo	554
408 W 57th St #9C	1-01066-0037	10-May-19	\$459,600	Coop	
715 Ninth Ave #3RN	1-01058-1002	6-May-19	\$451,000	Coop	400
404 W 48th St #1D	1-01057-0037	13-Jun-19	\$432,500	Coop	
310 W 55th St #2B	1-01045-0037	10-Apr-19	\$429,000	Coop	
406 W 47th St #1C	1-01056-0037	25-Apr-19	\$417,000	Coop	
323 W 43rd St #2FW	1-01034-0020	25-Apr-19	\$407,000	Coop	
310 W 55th St #4A	1-01045-0037	14-May-19	\$400,000	Coop	
413 W 48th St #5FE	1-01058-0024	19-Jun-19	\$376,000	Coop	
453 W 54th St #4B	1-01064-0001	18-Apr-19	\$355,000	Coop	
457 W 57th St #1410	1-01067-0008	30-Apr-19	\$335,000	Coop	300
461 W 44th St #6B	1-01054-0002	29-May-19	\$325,000	Coop	
461 W 44th St #5F	1-01054-0002	19-Jun-19	\$325,000	Coop	
347 W 44th St #1FE	1-01035-0008	4-Apr-19	\$300,000	Coop	
450 W 55th St #3RW	1-01064-0057	19-Apr-19	\$293,900	Coop	
467 W 57th St #A	1-01067-0105	30-May-19	\$290,000	Coop	
322 W 47th St #5R	1-01037-0046	1-Apr-19	\$250,000	Coop	
346 W 48th St #4W	1-01038-0055	14-Jun-19	\$247,810	Coop	
788 Ninth Ave #5C	1-01043-0003	23-Apr-19	\$237,500	Coop	



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