

CHELSEA-CLINTON

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

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.04M

-10% YoY

NO. OF TRANSACTIONS

248

-9% YoY

MEDIAN PRICE/SQ.FT.

\$1,432

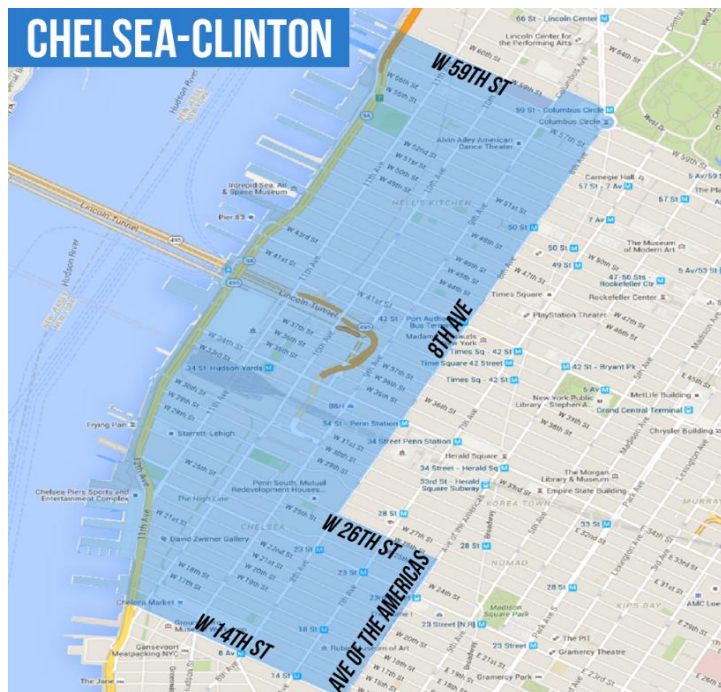
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

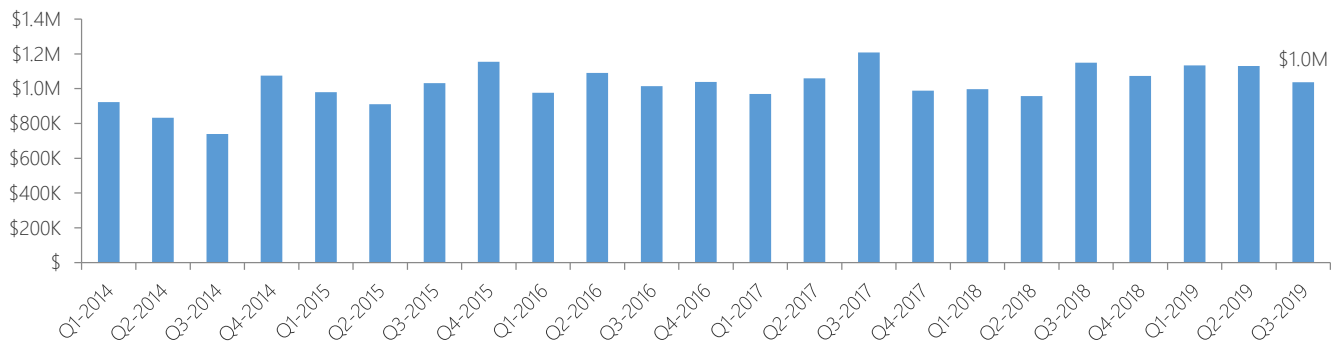


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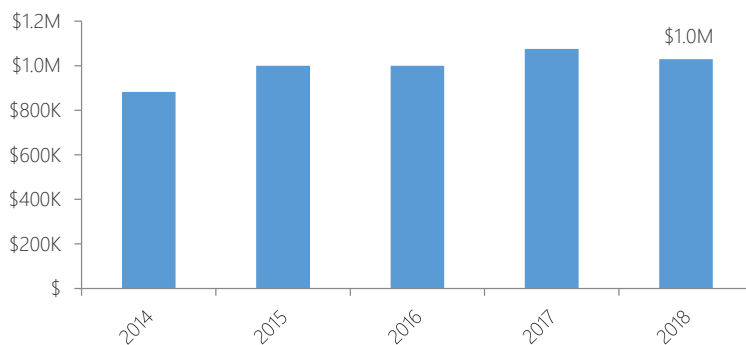


RESIDENTIAL STATS

Median Sale Price by Quarter

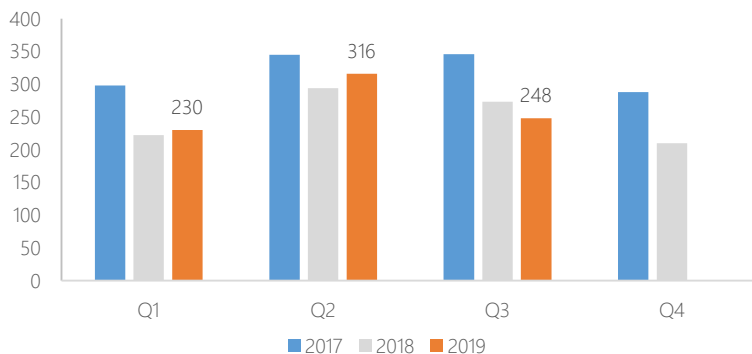


Median Sale Price by Year



Number of Transactions

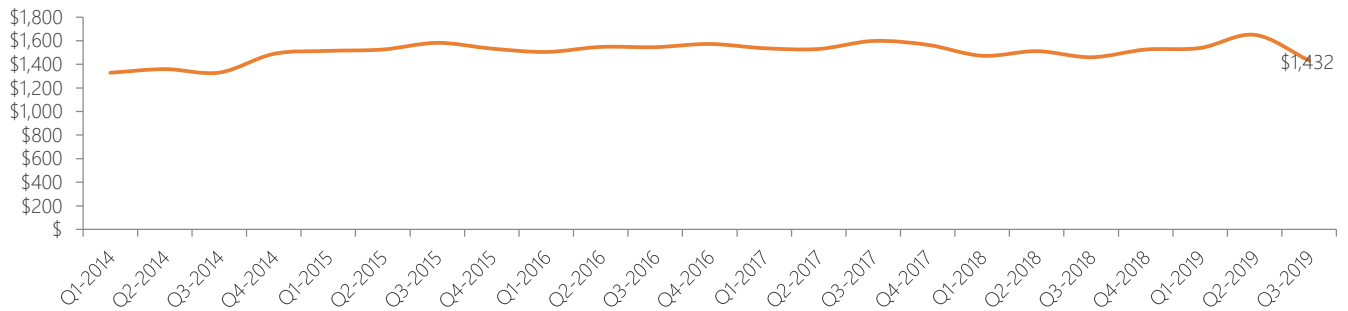
Quarter	2014	2015	2016	2017	2018	2019
Q1	294	301	364	298	222	230
Q2	376	394	367	345	294	316
Q3	407	392	321	346	273	248
Q4	347	345	310	288	210	



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Median Sale Price per Square Foot

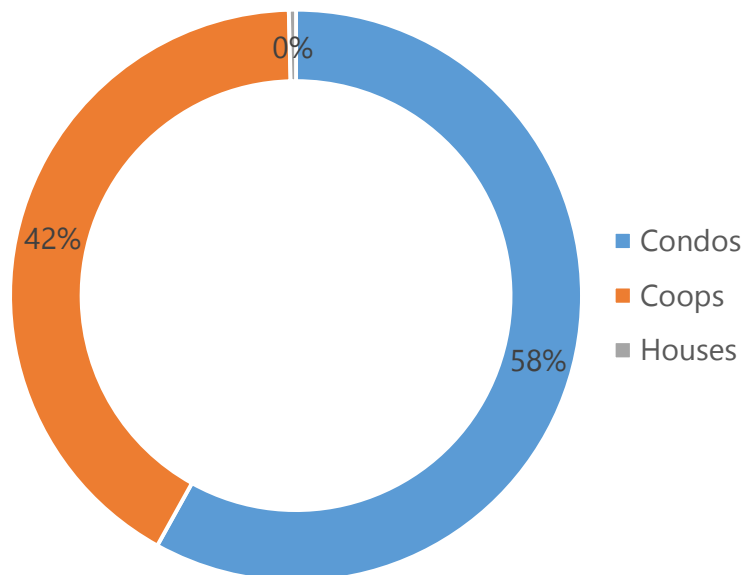


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,637,500	-1%	\$1,543	-3%	144
Coops	\$655,000	-2%	\$1,080	-5%	103
Houses	\$6,725,000	-10%	\$1,620	-34%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 30th St #80D	1-00702-1255	27-Aug-19	\$7,210,914	Condo	2,175
545 W 30th St #68A	1-00702-1182	25-Jul-19	\$7,107,044	Condo	2,068
545 W 30th St #63A	1-00702-1152	6-Aug-19	\$7,004,719	Condo	2,087
483 W 22nd St	1-00720-0006	3-Sep-19	\$6,725,000	House	4,150
212 W 18th St #9D	1-00767-1516	27-Sep-19	\$6,450,000	Condo	1,730
224 W 18th St #PHB	1-00767-1332	5-Sep-19	\$6,340,000	Condo	4,570
545 W 30th St #64D	1-00702-1161	22-Aug-19	\$6,006,834	Condo	2,017
545 W 30th St #78D	1-00702-1245	20-Aug-19	\$5,783,319	Condo	1,735
545 W 30th St #68D	1-00702-1185	21-Aug-19	\$5,649,750	Condo	2,002
545 W 30th St #69D	1-00702-1191	9-Jul-19	\$5,600,034	Condo	1,783
545 W 30th St #70D	1-00702-1197	15-Jul-19	\$5,518,750	Condo	1,779
545 W 30th St #77F	1-00702-1241	28-Aug-19	\$5,093,750	Condo	1,668
132 W 22nd St #9	1-00797-1211	21-Aug-19	\$5,050,000	Condo	2,875
545 W 30th St #68F	1-00702-1187	5-Sep-19	\$5,044,088	Condo	1,801
545 W 30th St #74F	1-00702-1223	26-Jul-19	\$5,034,250	Condo	1,700
545 W 30th St #79F	1-00702-1252	19-Sep-19	\$5,033,750	Condo	1,646
545 W 30th St #73F	1-00702-1217	21-Aug-19	\$5,000,000	Condo	1,710
177 Ninth Ave #PHB	1-00718-1004	30-Sep-19	\$4,990,000	Coop	2,049
545 W 30th St #68C	1-00702-1184	8-Aug-19	\$4,989,584	Condo	1,869
545 W 30th St #65F	1-00702-1169	30-Jul-19	\$4,983,493	Condo	1,825
545 W 30th St #71F	1-00702-1205	13-Aug-19	\$4,974,250	Condo	1,729
545 W 30th St #33A	1-00702-1089	11-Sep-19	\$4,953,750	Condo	1,779
545 W 30th St #75F	1-00702-1229	2-Jul-19	\$4,947,949	Condo	1,690
545 W 30th St #69F	1-00702-1193	8-Jul-19	\$4,934,250	Condo	1,747
545 W 30th St #33C	1-00702-1091	24-Sep-19	\$4,814,981	Condo	1,659
209 W 14th St #TH	1-00764-1303	5-Aug-19	\$4,700,000	Condo	
545 W 30th St #25C	1-00702-1019	26-Sep-19	\$4,529,750	Condo	1,665
151 W 17th St #PHB	1-00793-1229	22-Aug-19	\$4,225,000	Condo	2,705
155 W 18th St #401	1-00794-1308	12-Aug-19	\$3,777,000	Condo	1,951
209 W 14th St #2A	1-00764-1304	20-Aug-19	\$3,768,813	Condo	
545 W 30th St #77C	1-00702-1238	12-Aug-19	\$3,547,260	Condo	1,130
545 W 30th St #78C	1-00702-1244	9-Sep-19	\$3,518,213	Condo	1,124
360 W 36th St #6N	1-00759-0072	8-Jul-19	\$3,450,000	Coop	2,800
545 W 30th St #75C	1-00702-1226	27-Aug-19	\$3,341,564	Condo	1,142
475 W 22nd St #1	1-00720-0010	26-Aug-19	\$2,998,500	Coop	
471 W 22nd St #C	1-00720-0012	24-Jul-19	\$2,950,000	Coop	
209 W 14th St #5B	1-00764-1313	20-Sep-19	\$2,945,000	Condo	
234 W 20th St #1B	1-00769-1502	28-Aug-19	\$2,925,000	Condo	2,223
320 W 57th St #41M	1-01047-2395	25-Jul-19	\$2,900,000	Condo	1,355
461 W 22nd St #A	1-00720-0016	28-Aug-19	\$2,825,000	Coop	1,600
133 W 22nd St #11E	1-00798-1556	24-Jul-19	\$2,800,000	Condo	1,299
430 W 23rd St #C	1-00720-0063	12-Sep-19	\$2,750,000	Coop	
447 W 18th St #GD1	1-00716-1201	29-Aug-19	\$2,730,000	Condo	2,994
450 W 42nd St #54D	1-01051-1341	27-Aug-19	\$2,720,000	Condo	1,119
440 W 23rd St #B	1-00720-0067	19-Sep-19	\$2,650,000	Coop	1,458
500 W 21st St #4C	1-00692-1116	15-Jul-19	\$2,650,000	Condo	1,057
101 W 24th St #18D	1-00800-1426	29-Jul-19	\$2,595,000	Condo	1,286
133 W 22nd St #9B	1-00798-1520	19-Aug-19	\$2,500,000	Condo	1,231
101 W 24th St #20B	1-00800-1354	19-Aug-19	\$2,400,000	Condo	1,242
545 W 30th St #27E	1-00702-1039	8-Aug-19	\$2,341,134	Condo	991



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Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 30th St #39B	1-00702-1144	30-Jul-19	\$2,266,777	Condo	847
320 W 57th St #32T	1-01047-2286	26-Aug-19	\$2,250,000	Condo	1,014
545 W 30th St #29B	1-00702-1054	16-Aug-19	\$2,248,750	Condo	851
100 W 18th St #9D	1-00793-1544	26-Aug-19	\$2,215,000	Condo	1,163
100 W 18th St #9D	1-00793-1544	26-Aug-19	\$2,215,000	Condo	1,163
101 W 24th St #31E	1-00800-1467	30-Jul-19	\$2,180,000	Condo	1,113
161 W 15th St #6C	1-00791-0001	9-Sep-19	\$2,165,000	Coop	1,400
447 W 18th St #7A	1-00716-1230	9-Sep-19	\$2,100,000	Condo	1,431
447 W 18th St #GD2	1-00716-1202	27-Sep-19	\$2,050,000	Condo	2,277
136 W 17th St #6A	1-00792-1506	27-Sep-19	\$2,050,000	Condo	1,266
505 W 43rd St #7M	1-01072-1270	10-Sep-19	\$1,990,679	Condo	
245 Tenth Ave #42E	1-00696-1104	7-Aug-19	\$1,990,000	Condo	1,353
301 W 53rd St #16E	1-01044-1155	15-Aug-19	\$1,960,000	Condo	1,039
161 W 15th St #4I	1-00791-0001	8-Jul-19	\$1,950,000	Coop	1,450
350 W 42nd St #58C	1-01032-1524	30-Jul-19	\$1,937,500	Condo	1,076
555 W 23rd St #S14	1-00695-1613	9-Jul-19	\$1,850,000	Condo	1,234
249 Eighth Ave #18IJ	1-00746-1202	28-Aug-19	\$1,850,000	Coop	1,320
270 W 19th St #5B	1-00768-1411	5-Sep-19	\$1,850,000	Condo	1,085
320 W 57th St #21P	1-01047-2112	22-Jul-19	\$1,800,000	Condo	1,179
425 W 50th St #14C	1-01060-1142	31-Jul-19	\$1,800,000	Condo	918
112 W 18th St #185B	1-00793-1032	23-Sep-19	\$1,780,000	Condo	1,380
315-325 W 36th St #14B	1-00760-1010	19-Jul-19	\$1,775,000	Condo	1,306
320 W 57th St #41P	1-01047-2396	13-Sep-19	\$1,762,500	Condo	1,179
426 W 23rd St #1R	1-00720-0060	20-Aug-19	\$1,750,000	Coop	
140 W 22nd St #6A	1-00797-1726	19-Aug-19	\$1,725,000	Condo	1,005
100 W 18th St #5B	1-00793-1520	30-Jul-19	\$1,692,800	Condo	1,058
125 W 21st St #4B	1-00797-1613	26-Jul-19	\$1,685,000	Condo	992
301 W 53rd St #3E	1-01044-1012	25-Jul-19	\$1,676,794	Condo	1,039
420 W 25th St #6D	1-00722-1052	21-Aug-19	\$1,650,000	Condo	1,339
130 W 19th St #6B	1-00794-1026	30-Jul-19	\$1,650,000	Condo	1,100
133 W 22nd St #8C	1-00798-1531	9-Jul-19	\$1,625,000	Condo	791
360 W 22nd St #5M	1-00745-1104	16-Sep-19	\$1,620,000	Coop	975
154 W 18th St #6A	1-00793-0067	29-Aug-19	\$1,610,000	Coop	1,200
500 W 43rd St #40A	1-01071-1304	23-Sep-19	\$1,600,000	Condo	1,228
519 W 23rd St #R1	1-00695-1101	28-Aug-19	\$1,600,000	Condo	1,050
416 W 52nd St #TH225	1-01061-1114	6-Sep-19	\$1,594,100	Condo	
224 W 18th St #5B	1-00767-1317	18-Jul-19	\$1,580,000	Condo	1,196
520 W 23rd St #15F	1-00694-0042	3-Jul-19	\$1,525,000	Coop	1,000
450 W 17th St #1122	1-00714-1043	18-Jul-19	\$1,520,000	Condo	766
350 W 42nd St #57H	1-01032-1521	6-Aug-19	\$1,515,000	Condo	794
201 W 16th St #4A	1-00766-0039	5-Sep-19	\$1,495,000	Coop	
350 W 53rd St #7EPHE	1-01043-1261	8-Aug-19	\$1,485,000	Condo	1,336
454 W 54th St #3H	1-01063-1232	11-Jul-19	\$1,475,000	Condo	981
25 Columbus Cir #ST51F	1-01049-1012	8-Jul-19	\$1,437,540	Condo	390
344 W 23rd St #3A	1-00746-1110	2-Aug-19	\$1,400,000	Condo	1,056
420 W 25th St #3A	1-00722-1019	28-Aug-19	\$1,400,000	Condo	830
430 W 34th St #7DE	1-00731-0060	18-Jul-19	\$1,360,000	Coop	
159 W 24th St #1A	1-00800-1601	24-Sep-19	\$1,335,000	Condo	1,151
635 W 42nd St #32D	1-01090-1148	28-Aug-19	\$1,335,000	Condo	1,017
420 W 25th St #2B	1-00722-1010	8-Jul-19	\$1,310,000	Condo	1,036



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