

# CHELSEA-CLINTON

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

4th Quarter 2019



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# Residential Market Report, 4th Quarter 2019

## Chelsea/Clinton, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.08M**

1% YoY

NO. OF TRANSACTIONS

**239**

13% YoY

MEDIAN PRICE/SQ.FT.

**\$1,452**

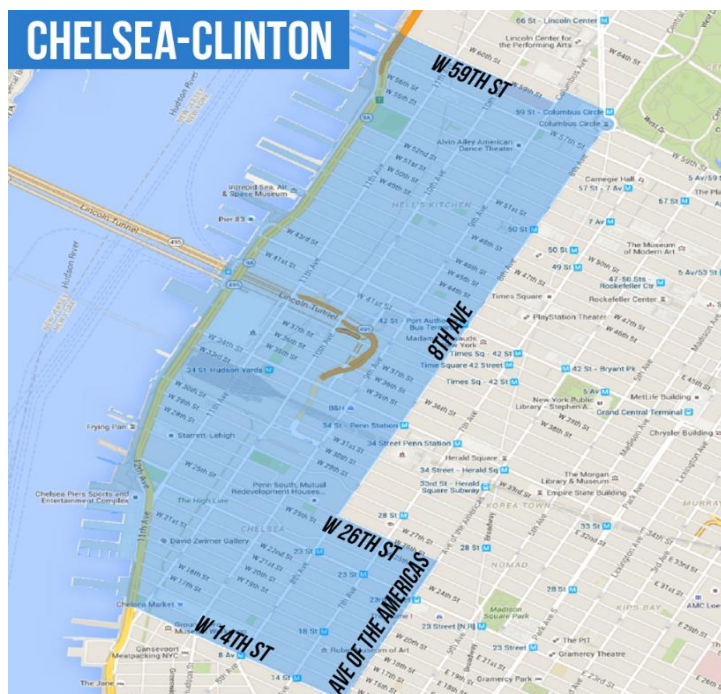
-5% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$999K**

-1% YoY

### NEIGHBORHOOD BOUNDARIES

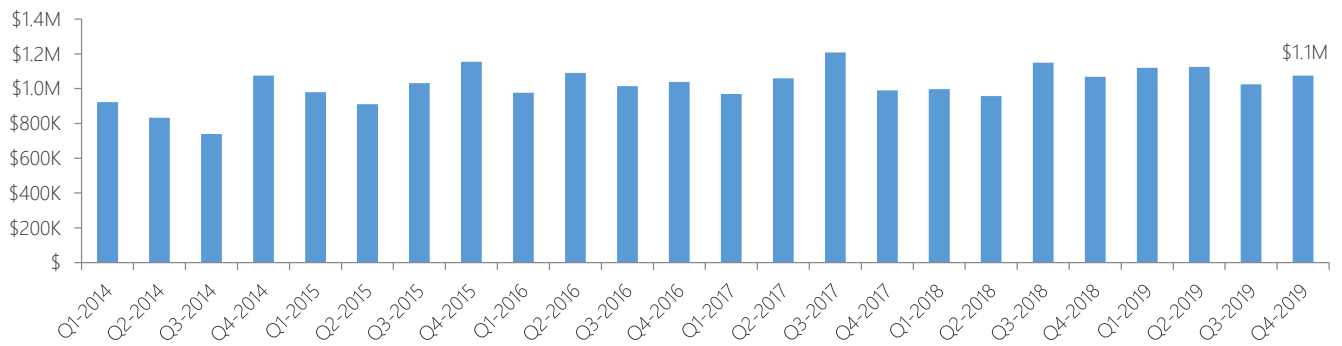


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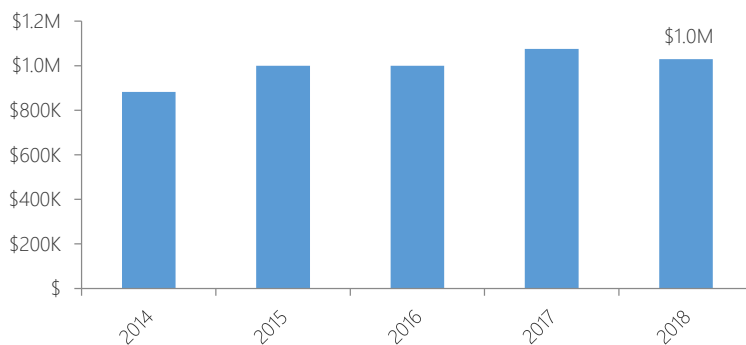


## RESIDENTIAL STATS

### Median Sale Price by Quarter

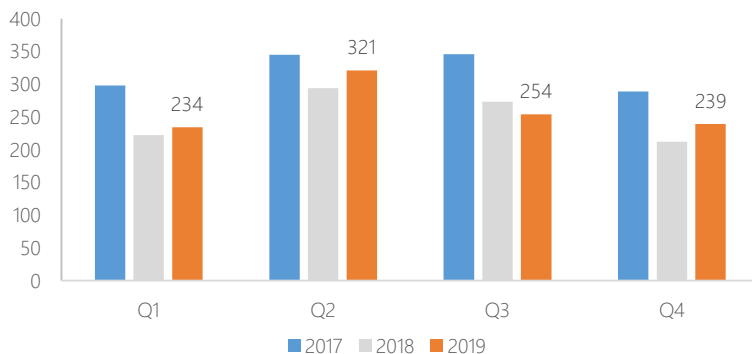


### Median Sale Price by Year



### Number of Transactions

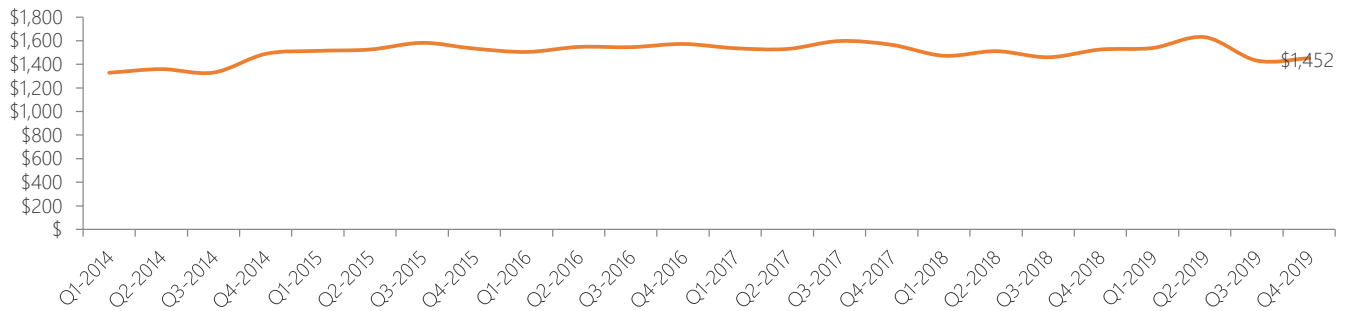
| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 294  | 301  | 364  | 298  | 222  | 234  |
| Q2      | 376  | 394  | 367  | 345  | 294  | 321  |
| Q3      | 407  | 392  | 321  | 346  | 273  | 254  |
| Q4      | 347  | 345  | 310  | 289  | 212  | 239  |



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## Median Sale Price per Square Foot

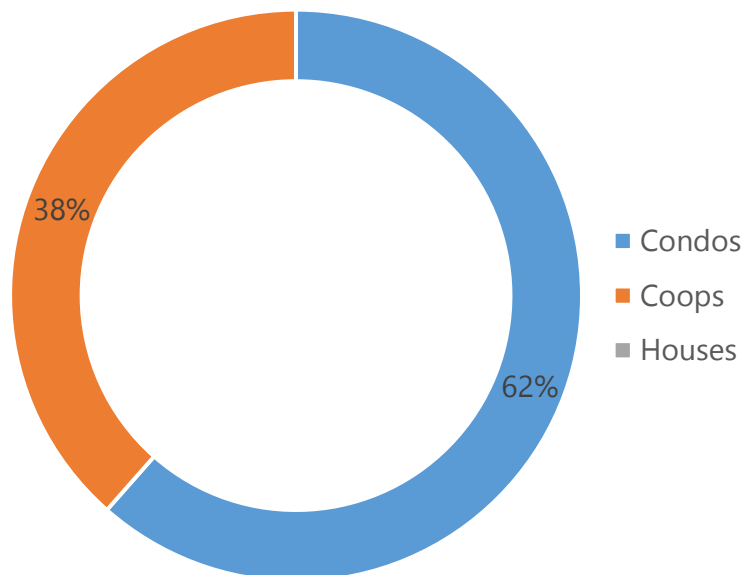


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,751,250       | 14%   | \$1,602                | -2%   | 147          |
| Coops         | \$625,000         | 2%    | \$1,075                | -3%   | 92           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type





## TOP 100 TRANSACTIONS

| Address                | BBL          | Sale date | Sale price   | Property type | Sqft  |
|------------------------|--------------|-----------|--------------|---------------|-------|
| 545 W 30th St #PH85A   | 1-00702-1274 | 18-Oct-19 | \$13,005,249 | Condo         | 3,364 |
| 545 W 30th St #80A     | 1-00702-1253 | 20-Dec-19 | \$10,600,000 | Condo         | 2,335 |
| 545 W 30th St #PH85C   | 1-00702-1276 | 23-Dec-19 | \$8,933,362  | Condo         | 2,579 |
| 545 W 30th St #73A     | 1-00702-1212 | 4-Nov-19  | \$8,546,868  | Condo         | 2,393 |
| 545 W 30th St #PH86D   | 1-00702-1281 | 13-Dec-19 | \$8,480,750  | Condo         | 2,515 |
| 545 W 30th St #PH81D   | 1-00702-1261 | 10-Dec-19 | \$8,379,750  | Condo         | 2,572 |
| 545 W 30th St #PH85D   | 1-00702-1277 | 23-Dec-19 | \$8,178,839  | Condo         | 2,527 |
| 545 W 30th St #67B     | 1-00702-1177 | 25-Nov-19 | \$7,986,104  | Condo         | 2,314 |
| 545 W 30th St #68B     | 1-00702-1183 | 3-Dec-19  | \$7,979,750  | Condo         | 2,309 |
| 459 W 18th St #PH2     | 1-00716-1311 | 1-Oct-19  | \$7,900,000  | Condo         | 3,447 |
| 545 W 30th St #63B     | 1-00702-1153 | 15-Nov-19 | \$7,801,000  | Condo         | 2,334 |
| 545 W 30th St #80E     | 1-00702-1256 | 25-Oct-19 | \$7,522,750  | Condo         | 2,224 |
| 545 W 30th St #PH82D   | 1-00702-1265 | 12-Dec-19 | \$7,503,750  | Condo         | 2,561 |
| 425 W 50th St #PHD     | 1-01060-1162 | 15-Nov-19 | \$7,250,000  | Condo         | 3,455 |
| 80 Columbus Cir #NT65A | 1-01049-1145 | 12-Dec-19 | \$6,050,000  | Condo         | 1,709 |
| 425 W 50th St #PHB     | 1-01060-1160 | 28-Oct-19 | \$5,900,000  | Condo         | 2,688 |
| 129 W 20th St #PHB     | 1-00796-1215 | 14-Nov-19 | \$5,450,000  | Condo         | 2,283 |
| 245 W 14th St #T2      | 1-00764-1226 | 21-Oct-19 | \$5,400,000  | Condo         |       |
| 177 Ninth Ave #PHC     | 1-00718-1004 | 4-Nov-19  | \$5,362,500  | Coop          |       |
| 545 W 30th St #78F     | 1-00702-1247 | 23-Oct-19 | \$5,004,249  | Condo         | 1,657 |
| 545 W 30th St #32A     | 1-00702-1080 | 29-Oct-19 | \$4,974,190  | Condo         | 1,780 |
| 545 W 30th St #37C     | 1-00702-1127 | 15-Nov-19 | \$4,918,306  | Condo         | 1,655 |
| 545 W 30th St #35C     | 1-00702-1109 | 19-Dec-19 | \$4,867,394  | Condo         | 1,657 |
| 263 Ninth Ave #PHC     | 1-00723-1048 | 11-Dec-19 | \$4,820,000  | Condo         | 3,148 |
| 545 W 30th St #32C     | 1-00702-1082 | 17-Oct-19 | \$4,789,525  | Condo         | 1,082 |
| 545 W 30th St #31C     | 1-00702-1073 | 15-Oct-19 | \$4,764,069  | Condo         | 1,659 |
| 545 W 30th St #30C     | 1-00702-1064 | 14-Nov-19 | \$4,739,613  | Condo         | 1,661 |
| 545 W 30th St #34C     | 1-00702-1100 | 7-Nov-19  | \$4,695,837  | Condo         | 1,658 |
| 545 W 30th St #26C     | 1-00702-1028 | 30-Oct-19 | \$4,637,788  | Condo         | 1,665 |
| 545 W 30th St #29C     | 1-00702-1055 | 1-Nov-19  | \$4,630,250  | Condo         | 1,661 |
| 545 W 30th St #27C     | 1-00702-1037 | 12-Nov-19 | \$4,578,750  | Condo         | 1,661 |
| 236 W 26th St #2W      | 1-00775-0060 | 25-Oct-19 | \$4,575,000  | Coop          | 4,200 |
| 545 W 30th St #24C     | 1-00702-1010 | 6-Nov-19  | \$4,505,750  | Condo         | 1,665 |
| 177 Ninth Ave #PHF     | 1-00718-1004 | 10-Dec-19 | \$4,400,000  | Coop          |       |
| 130 W 20th St #PH11B   | 1-00795-1134 | 28-Oct-19 | \$4,232,500  | Condo         | 2,313 |
| 545 W 30th St #24D     | 1-00702-1011 | 31-Oct-19 | \$3,728,750  | Condo         | 1,571 |
| 320 W 57th St #49H     | 1-01047-2493 | 18-Nov-19 | \$3,625,000  | Condo         | 1,588 |
| 209 W 14th St #3B      | 1-00764-1307 | 18-Oct-19 | \$3,285,000  | Condo         |       |
| 252 Seventh Ave #16G   | 1-00774-1311 | 10-Dec-19 | \$3,200,000  | Condo         | 1,559 |
| 252 Seventh Ave #PHJ   | 1-00774-1342 | 12-Dec-19 | \$3,160,000  | Condo         | 1,602 |
| 655 Sixth Ave #4E      | 1-00796-1329 | 6-Dec-19  | \$3,100,000  | Condo         | 2,345 |
| 447 W 18th St #PH11B   | 1-00716-1245 | 23-Dec-19 | \$3,025,000  | Condo         | 1,887 |
| 126 W 22nd St #4N      | 1-00797-1106 | 22-Nov-19 | \$2,980,000  | Condo         | 2,200 |
| 251 W 19th St #7A      | 1-00769-1328 | 22-Oct-19 | \$2,950,000  | Condo         | 1,652 |
| 425 W 53rd St #PH2     | 1-01063-1167 | 20-Nov-19 | \$2,817,050  | Condo         | 2,138 |
| 545 W 30th St #31J     | 1-00702-1079 | 18-Oct-19 | \$2,810,529  | Condo         | 1,157 |
| 545 W 30th St #24J     | 1-00702-1016 | 30-Oct-19 | \$2,791,871  | Condo         | 1,166 |
| 436 W 23rd St #A       | 1-00720-0065 | 31-Oct-19 | \$2,650,000  | Coop          |       |
| 347 W 57th St #15C     | 1-01048-1095 | 18-Nov-19 | \$2,550,000  | Condo         | 1,397 |
| 151 W 21st St #1B      | 1-00797-1802 | 8-Oct-19  | \$2,400,000  | Condo         | 1,225 |



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| Address                | BBL          | Sale date | Sale price  | Property type | Sqft   |
|------------------------|--------------|-----------|-------------|---------------|--------|
| 545 W 30th St #24F     | 1-00702-1013 | 6-Nov-19  | \$2,350,250 | Condo         | 1,044  |
| 252 Seventh Ave #17E   | 1-00774-1324 | 10-Dec-19 | \$2,315,000 | Condo         | 1,277  |
| 130 W 24th St #2A      | 1-00799-0057 | 2-Oct-19  | \$2,300,000 | Coop          | 1,750  |
| 245 Tenth Ave #10      | 1-00696-1110 | 1-Oct-19  | \$2,275,000 | Condo         | 1,361  |
| 245 Tenth Ave #5E      | 1-00696-1110 | 1-Oct-19  | \$2,275,000 | Condo         | 1,361  |
| 346 W 22nd St #4       | 1-00745-1004 | 2-Oct-19  | \$2,247,500 | Condo         | 1,611  |
| 251 W 19th St #4C      | 1-00769-1318 | 30-Oct-19 | \$2,225,000 | Condo         | 1,822  |
| 350 W 50th St #PH1C    | 1-01040-1507 | 21-Nov-19 | \$2,225,000 | Condo         | 1,208  |
| 301 W 53rd St #13G     | 1-01044-1124 | 15-Oct-19 | \$2,209,233 | Condo         | 1,345  |
| 205 W 19th St          | 1-00769-0031 | 20-Dec-19 | \$2,200,000 | Coop          | 77,615 |
| 344 W 23rd St #CELLE   | 1-00746-1101 | 3-Dec-19  | \$2,180,000 | Condo         | 1,362  |
| 545 W 30th St #24B     | 1-00702-1009 | 22-Oct-19 | \$2,167,740 | Condo         | 851    |
| 350 W 42nd St #58D     | 1-01032-1525 | 27-Nov-19 | \$2,160,000 | Condo         | 1,215  |
| 151 W 17th St #2H      | 1-00793-1236 | 19-Dec-19 | \$2,125,000 | Condo         | 1,683  |
| 555 W 23rd St #N11     | 1-00695-1560 | 17-Dec-19 | \$2,000,000 | Condo         | 1,086  |
| 655 Sixth Ave #5F      | 1-00796-1341 | 4-Dec-19  | \$1,969,500 | Condo         | 1,231  |
| 252 Seventh Ave #12T   | 1-00774-1257 | 13-Dec-19 | \$1,950,000 | Condo         | 1,176  |
| 545 W 30th St #25B     | 1-00702-1018 | 6-Dec-19  | \$1,949,250 | Condo         | 851    |
| 301 W 53rd St #24A     | 1-01044-1239 | 4-Nov-19  | \$1,940,000 | Condo         | 1,039  |
| 505 W 43rd St #6F      | 1-01072-1251 | 2-Oct-19  | \$1,915,000 | Condo         |        |
| 211 W 18th St #5       | 1-00768-1305 | 20-Dec-19 | \$1,900,000 | Condo         | 1,312  |
| 420 W 25th St #7E      | 1-00722-1063 | 31-Oct-19 | \$1,900,000 | Condo         | 1,409  |
| 444 W 19th St #605     | 1-00716-1124 | 4-Oct-19  | \$1,875,000 | Condo         | 1,067  |
| 505 W 47th St #PH2-N   | 1-01076-1104 | 12-Nov-19 | \$1,850,000 | Condo         | 1,017  |
| 150 W 26th St #201     | 1-00801-1102 | 14-Nov-19 | \$1,830,000 | Condo         | 1,630  |
| 345 W 58th St #7M      | 1-01049-0001 | 3-Oct-19  | \$1,760,000 | Coop          | 1,250  |
| 133 W 22nd St #5D      | 1-00798-1539 | 10-Oct-19 | \$1,751,250 | Condo         | 894    |
| 301 W 57th St #28A     | 1-01048-1838 | 17-Oct-19 | \$1,750,000 | Condo         | 789    |
| 505 W 43rd St #8G      | 1-01072-1276 | 7-Nov-19  | \$1,715,000 | Condo         |        |
| 540 W 28th St #2E      | 1-00699-1208 | 4-Nov-19  | \$1,700,000 | Condo         | 1,176  |
| 77 Seventh Ave #17M    | 1-00790-0001 | 17-Oct-19 | \$1,700,000 | Coop          |        |
| 420 W 25th St #2D      | 1-00722-1012 | 20-Dec-19 | \$1,650,000 | Condo         | 1,339  |
| 420 W 25th St #4D      | 1-00722-1032 | 19-Dec-19 | \$1,650,000 | Condo         | 1,339  |
| 438-448 W 37th St #10D | 1-00734-1041 | 26-Dec-19 | \$1,650,000 | Condo         | 1,514  |
| 500 W 43rd St #3K      | 1-01071-1012 | 4-Oct-19  | \$1,650,000 | Condo         | 1,400  |
| 529 W 42nd St #8X      | 1-01071-1401 | 1-Oct-19  | \$1,572,800 | Coop          |        |
| 255-263 W 23rd St #4BW | 1-00773-0012 | 18-Oct-19 | \$1,550,000 | Coop          |        |
| 635 W 42nd St #22D     | 1-01090-1138 | 31-Dec-19 | \$1,550,000 | Condo         | 1,025  |
| 345 W 58th St #15AS    | 1-01049-0001 | 4-Nov-19  | \$1,550,000 | Coop          |        |
| 308 W 30th St #11B     | 1-00753-1160 | 22-Nov-19 | \$1,515,201 | Condo         | 939    |
| 301 W 57th St #47E     | 1-01048-2036 | 14-Nov-19 | \$1,500,000 | Condo         | 865    |
| 315 W 23rd St #6F      | 1-00747-0028 | 24-Oct-19 | \$1,500,000 | Coop          | 1,200  |
| 635 W 42nd St #37D     | 1-01090-1153 | 7-Nov-19  | \$1,470,000 | Condo         | 1,017  |
| 255-263 W 23rd St #3GW | 1-00773-0012 | 7-Oct-19  | \$1,465,000 | Coop          | 800    |
| 416 W 52nd St #426     | 1-01061-1170 | 25-Oct-19 | \$1,450,000 | Condo         |        |
| 450 W 17th St #1111    | 1-00714-1033 | 27-Nov-19 | \$1,360,000 | Condo         | 643    |
| 148 W 23rd St #5K      | 1-00798-0071 | 24-Oct-19 | \$1,310,000 | Coop          |        |
| 244 W 23rd St #7D      | 1-00772-0069 | 18-Oct-19 | \$1,310,000 | Coop          |        |
| 505 W 43rd St #6D      | 1-01072-1250 | 11-Nov-19 | \$1,271,498 | Condo         |        |
| 450 W 20th St #5       | 1-00717-0069 | 22-Oct-19 | \$1,255,000 | Coop          |        |



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