

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.22M

11% YoY

NO. OF TRANSACTIONS

115

3% YoY

MEDIAN PRICE/SQ.FT.

\$1,429

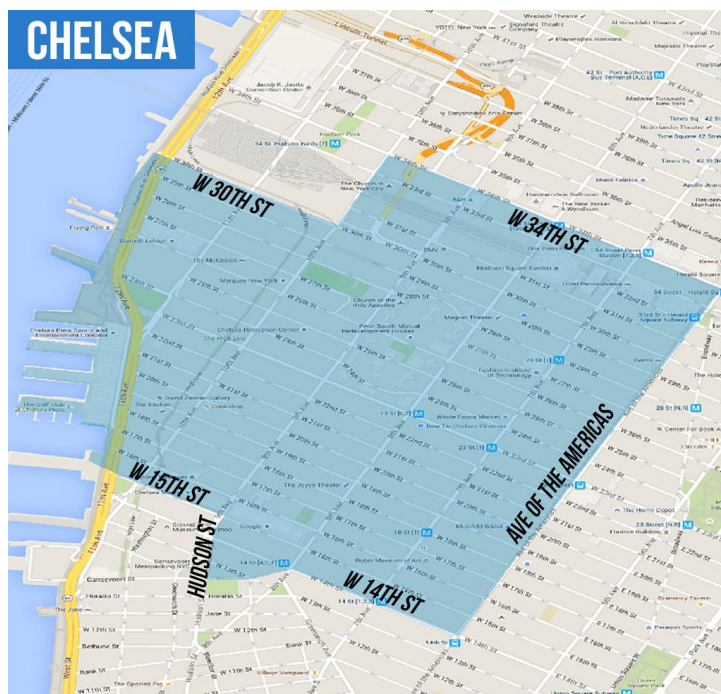
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

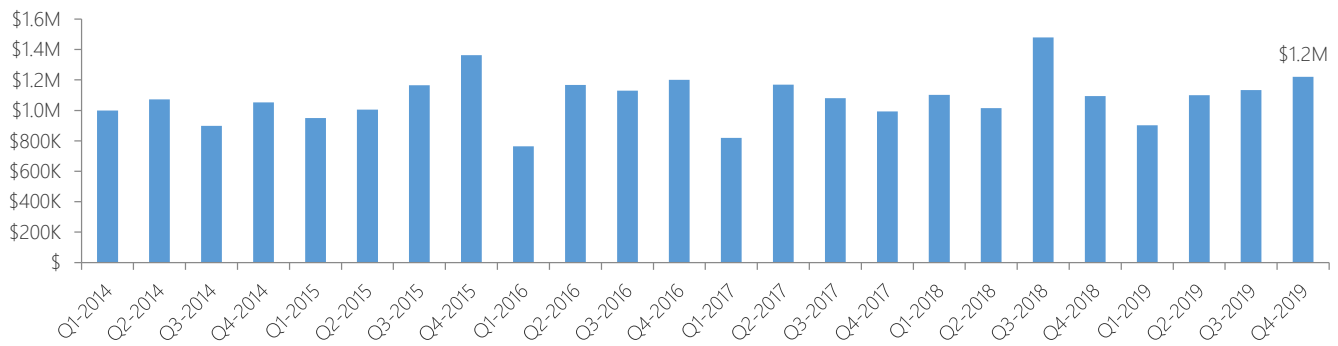


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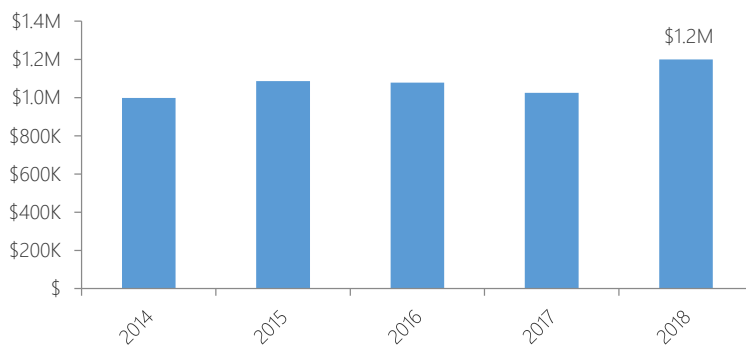


RESIDENTIAL STATS

Median Sale Price by Quarter

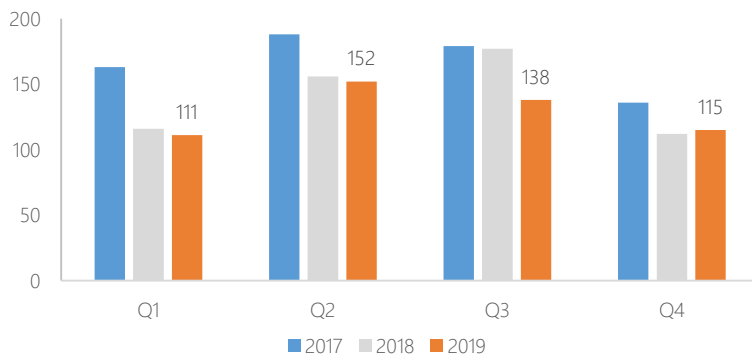


Median Sale Price by Year



Number of Transactions

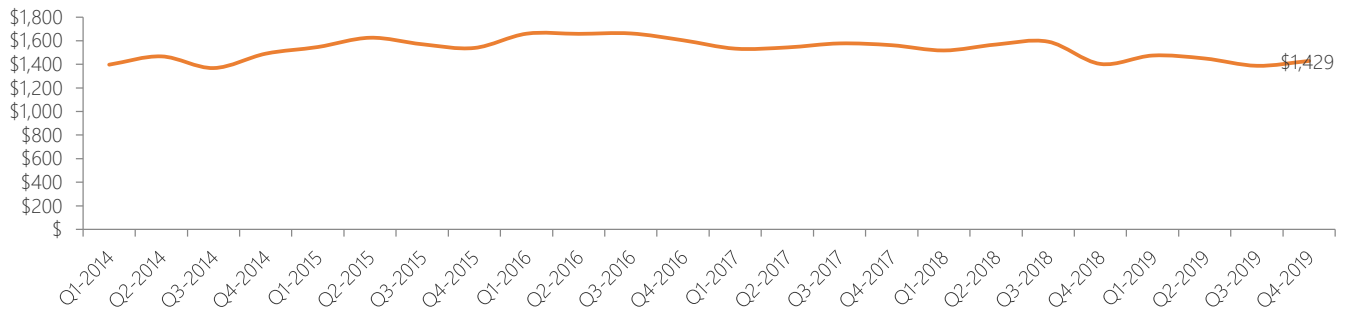
Quarter	2014	2015	2016	2017	2018	2019
Q1	195	156	249	163	116	111
Q2	216	219	207	188	156	152
Q3	234	227	185	179	177	138
Q4	204	160	183	136	112	115



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Median Sale Price per Square Foot

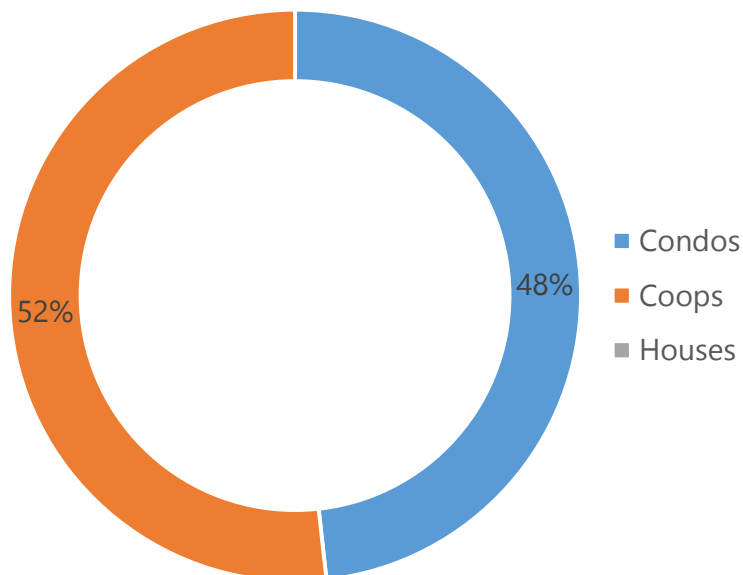


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,969,500	-14%	\$1,583	-2%	55
Coops	\$677,500	-5%	\$1,130	-8%	59
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
459 W 18th St #PH2	1-00716-1311	1-Oct-19	\$7,900,000	Condo	3,447
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	
263 Ninth Ave #PHC	1-00723-1048	11-Dec-19	\$4,820,000	Condo	3,148
236 W 26th St #2W	1-00775-0060	25-Oct-19	\$4,575,000	Coop	4,200
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
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
436 W 23rd St #A	1-00720-0065	31-Oct-19	\$2,650,000	Coop	
151 W 21st St #1B	1-00797-1802	8-Oct-19	\$2,400,000	Condo	1,225
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 #5E	1-00696-1110	1-Oct-19	\$2,275,000	Condo	1,361
245 Tenth Ave #10	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
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
151 W 17th St #2H	1-00793-1236	19-Dec-19	\$2,125,000	Condo	1,683
252 W 30th St #15	1-00779-1025	20-Nov-19	\$2,065,641	Condo	1,531
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
420 W 25th St #7E	1-00722-1063	31-Oct-19	\$1,900,000	Condo	1,409
211 W 18th St #5	1-00768-1305	20-Dec-19	\$1,900,000	Condo	1,312
261 W 28th St #8E	1-00778-1040	19-Dec-19	\$1,900,000	Condo	1,214
444 W 19th St #605	1-00716-1124	4-Oct-19	\$1,875,000	Condo	1,067
150 W 26th St #201	1-00801-1102	14-Nov-19	\$1,830,000	Condo	1,630
133 W 22nd St #5D	1-00798-1539	10-Oct-19	\$1,751,250	Condo	894
77 Seventh Ave #17M	1-00790-0001	17-Oct-19	\$1,700,000	Coop	
540 W 28th St #2E	1-00699-1208	4-Nov-19	\$1,700,000	Condo	1,176
420 W 25th St #4D	1-00722-1032	19-Dec-19	\$1,650,000	Condo	1,339
420 W 25th St #2D	1-00722-1012	20-Dec-19	\$1,650,000	Condo	1,339
255-263 W 23rd St #4BW	1-00773-0012	18-Oct-19	\$1,550,000	Coop	
308 W 30th St #11B	1-00753-1160	22-Nov-19	\$1,515,201	Condo	939
315 W 23rd St #6F	1-00747-0028	24-Oct-19	\$1,500,000	Coop	1,200
255-263 W 23rd St #3GW	1-00773-0012	7-Oct-19	\$1,465,000	Coop	800
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	
450 W 20th St #5	1-00717-0069	22-Oct-19	\$1,255,000	Coop	
450 W 17th St #1806	1-00714-1110	6-Nov-19	\$1,245,000	Condo	531
450 W 17th St #1204	1-00714-1048	22-Oct-19	\$1,240,000	Condo	600



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Address	BBL	Sale date	Sale price	Property type	Sqft
320 W 19th St #1BC	1-00742-0049	6-Dec-19	\$1,225,000	Coop	
250 W 15th St #6C	1-00764-0062	24-Oct-19	\$1,215,000	Coop	
133 W 22nd St #6K	1-00798-1595	30-Dec-19	\$1,209,000	Condo	643
555 W 23rd St #N10	1-00695-1526	8-Nov-19	\$1,150,000	Condo	850
308 W 30th St #11A	1-00753-1159	19-Nov-19	\$1,075,000	Condo	777
210 W 21st St #4RE	1-00770-0048	29-Oct-19	\$1,070,000	Coop	
555 W 23rd St #N10	1-00695-1531	20-Dec-19	\$999,000	Condo	1,080
555 W 23rd St #N10	1-00695-1533	23-Oct-19	\$965,000	Condo	670
210 W 19th St #1E	1-00768-1015	8-Nov-19	\$950,000	Condo	600
555 W 23rd St #S9	1-00695-1516	21-Oct-19	\$950,000	Condo	670
223 W 21st St #2E	1-00771-0023	7-Nov-19	\$949,000	Coop	
252 W 21st St #3E	1-00770-0068	30-Oct-19	\$920,000	Coop	
445 W 19th St #4C	1-00717-1123	31-Dec-19	\$900,000	Condo	548
140 Seventh Ave #5G	1-00768-1147	31-Oct-19	\$900,000	Condo	623
225 W 25th St #2J	1-00775-0022	12-Nov-19	\$857,500	Coop	725
340 W 19th St #3	1-00742-0060	21-Nov-19	\$856,000	Coop	700
308 W 30th St #10A	1-00753-1153	2-Oct-19	\$850,000	Condo	576
255-263 W 23rd St #6EW	1-00773-0012	14-Nov-19	\$825,000	Coop	1,400
155 W 20th St #4B	1-00796-0007	1-Nov-19	\$808,500	Coop	800
161 W 16th St #8E	1-00792-1302	15-Oct-19	\$795,000	Coop	
360 W 22nd St #6A	1-00745-1104	19-Nov-19	\$765,000	Coop	
130 W 16th St #25	1-00791-0062	30-Oct-19	\$760,000	Coop	
356 W 23rd St #4A	1-00746-0072	17-Dec-19	\$740,000	Coop	700
335 W 21st St #RE	1-00745-0016	29-Oct-19	\$717,000	Coop	
110 W 17th St #2	1-00792-1402	17-Oct-19	\$700,000	Condo	1,543
342 W 21st St #6B	1-00744-0063	14-Nov-19	\$690,000	Coop	650
170 W 23rd St #4Z	1-00798-1083	1-Nov-19	\$688,000	Condo	583
320 W 19th St #4D	1-00742-0049	22-Oct-19	\$677,500	Coop	504
85 Eighth Ave #4T	1-00738-1003	25-Nov-19	\$675,000	Coop	
520 W 23rd St #11A	1-00694-0042	4-Oct-19	\$660,000	Coop	500
429 W 24th St #4E	1-00722-0020	18-Oct-19	\$645,500	Coop	575
334 W 17th St #5R	1-00740-0050	10-Dec-19	\$630,000	Coop	
201 W 21st St #10H	1-00771-0038	19-Dec-19	\$620,000	Coop	450
330 W 17th St #2E	1-00740-0048	18-Nov-19	\$610,000	Coop	
154 W 15th St #5A	1-00790-0066	23-Oct-19	\$608,800	Coop	550
261 W 22nd St #12	1-00772-0012	30-Oct-19	\$606,000	Coop	600
255-263 W 23rd St #6DE	1-00773-0012	27-Dec-19	\$599,000	Coop	350
465 W 23rd St #RCU1	1-00721-1008	17-Oct-19	\$580,000	Coop	
252 W 20th St #3B	1-00769-0066	1-Nov-19	\$580,000	Coop	550
252 W 20th St #4A	1-00769-0066	13-Dec-19	\$565,000	Coop	500
237 W 15th St #4B	1-00765-0016	24-Oct-19	\$560,000	Coop	
365 W 20th St #9D	1-00744-0001	24-Oct-19	\$555,000	Coop	
458 W 23rd St #BR	1-00720-0076	30-Oct-19	\$550,000	Coop	
255-263 W 23rd St #6AW	1-00773-0012	18-Dec-19	\$530,000	Coop	
249 Eighth Ave #RES	1-00746-1202	31-Oct-19	\$525,000	Coop	
250 W 22nd St #5D	1-00771-0065	18-Nov-19	\$515,000	Coop	
410 W 23rd St #LD	1-00720-0049	21-Oct-19	\$515,000	Coop	350
451 W 22nd St #1R	1-00720-0022	20-Dec-19	\$495,000	Coop	300
430 W 34th St #11G	1-00731-0060	11-Oct-19	\$490,000	Coop	
200 W 20th St #205	1-00769-1104	8-Oct-19	\$465,000	Coop	



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