

CHELSEA-CLINTON

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

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

Chelsea/Clinton, Manhattan

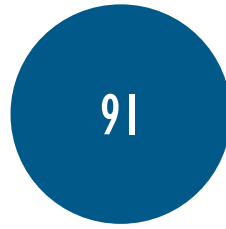
SUMMARY

MEDIAN SALE PRICE



-40% YoY

NO. OF TRANSACTIONS



-34% YoY

MEDIAN PRICE/SQ.FT.



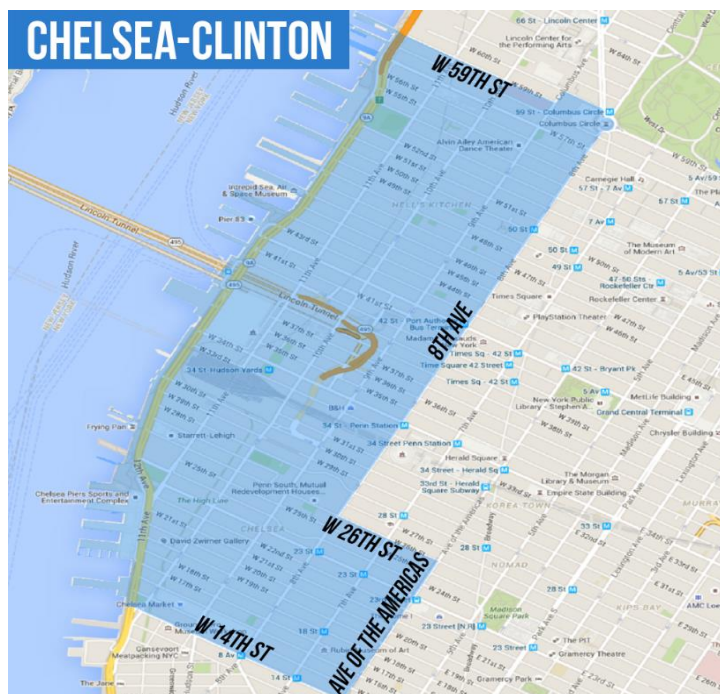
-10% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

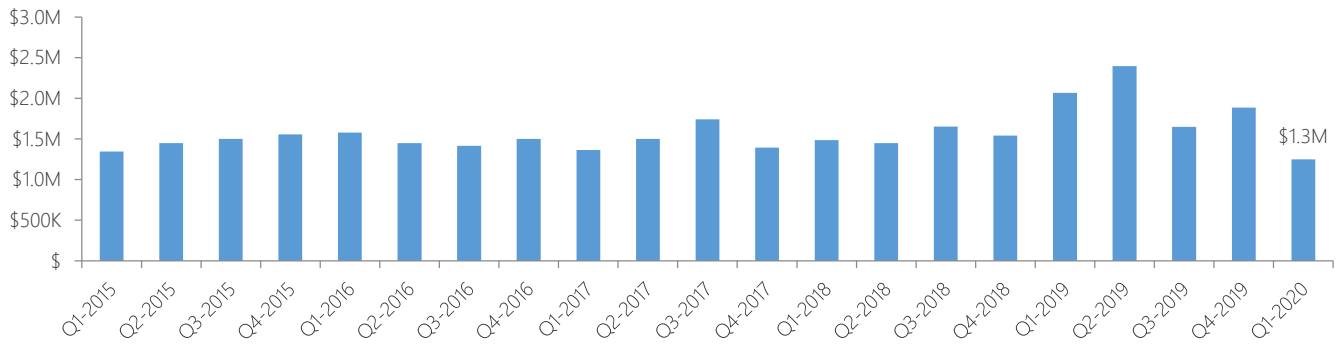


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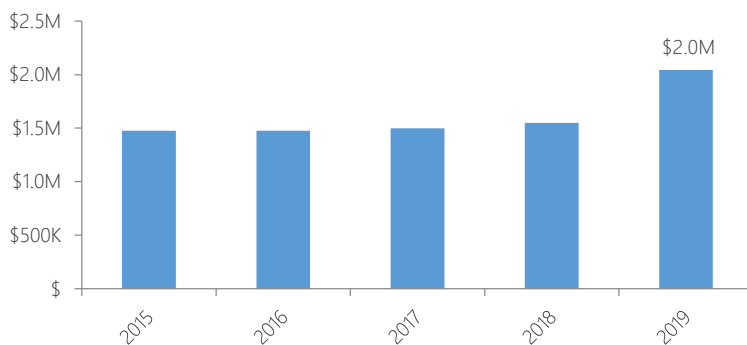


RESIDENTIAL STATS

Median Sale Price by Quarter

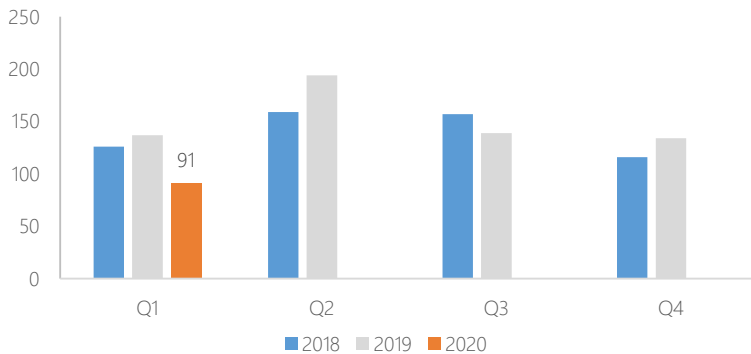


Median Sale Price by Year



Number of Transactions

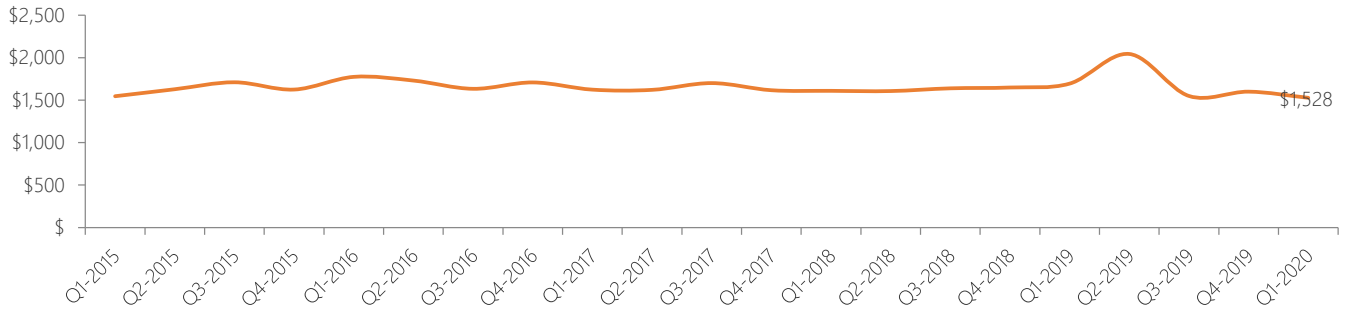
| Quarter | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------|------|------|------|------|------|------|
| Q1 | 182 | 185 | 167 | 126 | 137 | 91 |
| Q2 | 226 | 216 | 199 | 159 | 194 | |
| Q3 | 216 | 190 | 208 | 157 | 139 | |
| Q4 | 234 | 189 | 171 | 116 | 134 | |



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Median Sale Price per Square Foot

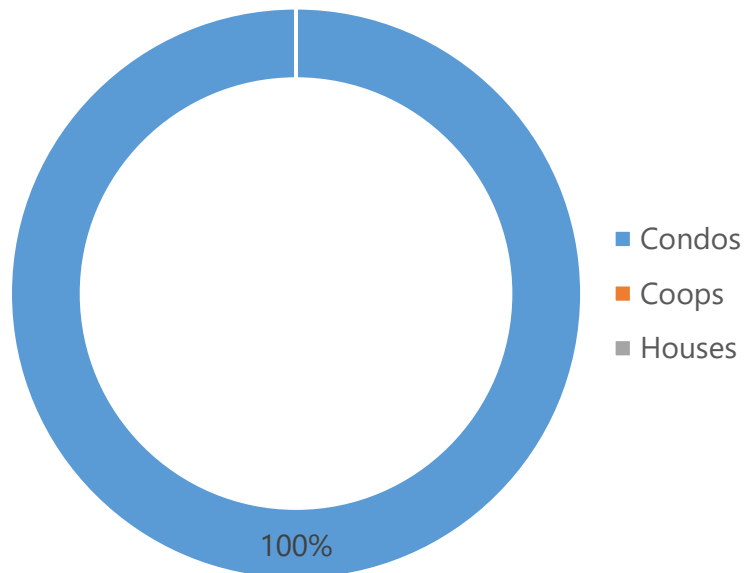


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,250,000 | -39% | \$1,528 | -11% | 91 |
| Coops | - | - | - | - | 0 |
| Houses | - | - | - | - | 0 |

Number of Sales by Building Type



LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-------------------------|--------------|-----------|--------------|---------------|-------|
| 80 Columbus Cir #NT75AB | 1-01049-1195 | 2-Mar-20 | \$32,000,000 | Condo | 5,325 |
| 25 Columbus Cir #ST70B | 1-01049-1113 | 21-Jan-20 | \$13,500,000 | Condo | 3,491 |
| 545 W 30th St #PH 87A | 1-00702-1282 | 19-Feb-20 | \$13,000,000 | Condo | 3,323 |
| 545 W 30th St #PH 83C | 1-00702-1268 | 3-Jan-20 | \$9,478,399 | Condo | 2,604 |
| 545 W 30th St #66B | 1-00702-1171 | 7-Jan-20 | \$7,939,250 | Condo | 2,320 |
| 25 Columbus Cir #ST59B | 1-01049-1057 | 11-Feb-20 | \$7,500,000 | Condo | 1,830 |
| 425 W 50th St #16A | 1-01060-1154 | 30-Jan-20 | \$6,125,000 | Condo | 2,277 |
| 545 W 30th St #36C | 1-00702-1118 | 8-Jan-20 | \$4,891,850 | Condo | 1,656 |
| 25 Columbus Cir #ST61E | 1-01049-1071 | 18-Mar-20 | \$4,550,000 | Condo | 1,433 |
| 505 W 19th St #7A | 1-00691-1132 | 28-Jan-20 | \$4,400,000 | Condo | 2,144 |
| 545 W 30th St #24G | 1-00702-1014 | 9-Jan-20 | \$4,274,750 | Condo | 1,464 |
| 151 W 17th St #1D | 1-00793-1203 | 7-Feb-20 | \$3,420,000 | Condo | 2,130 |
| 263 Ninth Ave #6C | 1-00723-1028 | 10-Mar-20 | \$3,230,000 | Condo | 2,124 |
| 425 W 53rd St #PH 7 | 1-01063-1172 | 28-Jan-20 | \$2,904,600 | Condo | 1,901 |
| 333 W 56th St #10H | 1-01047-1452 | 12-Mar-20 | \$2,675,000 | Condo | 1,974 |
| 545 W 30th St #39E | 1-00702-1147 | 27-Jan-20 | \$2,628,750 | Condo | 978 |
| 545 W 30th St #37B | 1-00702-1126 | 4-Mar-20 | \$2,493,371 | Condo | 848 |
| 545 W 30th St #24E | 1-00702-1012 | 18-Feb-20 | \$2,404,250 | Condo | 991 |
| 322 W 57th St #34M | 1-01047-2307 | 18-Feb-20 | \$2,385,000 | Condo | 1,355 |
| 130 W 19th St #11C | 1-00794-1055 | 3-Feb-20 | \$2,350,000 | Condo | 1,319 |
| 444 W 19th St #301 | 1-00716-1105 | 21-Feb-20 | \$2,320,000 | Condo | 1,342 |
| 425 W 50th St #14G | 1-01060-1146 | 3-Feb-20 | \$2,300,000 | Condo | 1,380 |
| 163 W 18th St #7A | 1-00794-1114 | 9-Jan-20 | \$2,280,000 | Condo | 1,148 |
| 263 Ninth Ave #4B | 1-00723-1017 | 3-Jan-20 | \$2,250,000 | Condo | 1,536 |
| 151 W 21st St #3B | 1-00797-1809 | 30-Jan-20 | \$2,223,850 | Condo | 1,272 |
| 144 W 18th St #N | 1-00793-1311 | 14-Feb-20 | \$2,075,000 | Condo | 1,279 |
| 447 W 18th St #3A | 1-00716-1210 | 7-Feb-20 | \$2,050,000 | Condo | 1,441 |
| 322 W 57th St #43F | 1-01047-2419 | 3-Feb-20 | \$2,050,000 | Condo | 1,228 |
| 322 W 57th St #47S | 1-01047-2472 | 26-Mar-20 | \$1,975,000 | Condo | 1,014 |
| 270 W 17th St #5L | 1-00766-1158 | 5-Mar-20 | \$1,875,000 | Condo | 1,054 |
| 438-448 W 37th St #8B | 1-00734-1026 | 13-Mar-20 | \$1,770,000 | Condo | 1,892 |
| 305 W 22nd St #LC | 1-00746-1303 | 14-Feb-20 | \$1,765,000 | Condo | 1,071 |
| 344 W 23rd St #3C | 1-00746-1112 | 17-Jan-20 | \$1,700,000 | Condo | 1,088 |
| 450 W 42nd St #51L | 1-01051-1312 | 27-Feb-20 | \$1,680,113 | Condo | 695 |
| 555 W 23rd St #N 10F | 1-00695-1531 | 20-Feb-20 | \$1,650,000 | Condo | 1,080 |
| 219 W 14th St #2F | 1-00764-1016 | 29-Jan-20 | \$1,646,000 | Condo | 712 |
| 350 W 42nd St #47D | 1-01032-1437 | 6-Feb-20 | \$1,635,000 | Condo | 1,215 |
| 446 W 47th St #5A | 1-01056-1024 | 28-Feb-20 | \$1,550,000 | Condo | 790 |
| 635 W 42nd St #42F | 1-01090-1246 | 10-Jan-20 | \$1,550,000 | Condo | 1,024 |
| 655 Sixth Ave #5K | 1-00796-1344 | 27-Jan-20 | \$1,550,000 | Condo | 984 |
| 425 W 53rd St #508 | 1-01063-1157 | 21-Jan-20 | \$1,550,000 | Condo | 1,150 |
| 245 W 14th St #5B | 1-00764-1214 | 18-Feb-20 | \$1,470,000 | Condo | 808 |
| 301 W 57th St #10B | 1-01048-1866 | 13-Feb-20 | \$1,420,000 | Condo | 779 |
| 350 W 50th St #35B | 1-01040-1497 | 3-Jan-20 | \$1,315,000 | Condo | 1,009 |
| 301 W 53rd St #4D | 1-01044-1022 | 19-Mar-20 | \$1,255,186 | Condo | 789 |
| 505 W 47th St #N 5B | 1-01076-1088 | 13-Jan-20 | \$1,250,000 | Condo | 951 |
| 151 W 21st St #3C | 1-00797-1810 | 10-Jan-20 | \$1,250,000 | Condo | 640 |
| 517 W 46th St #502 | 1-01075-1236 | 16-Mar-20 | \$1,235,000 | Condo | 1,122 |
| 347 W 57th St #25F | 1-01048-1226 | 17-Mar-20 | \$1,185,000 | Condo | 807 |
| 130 W 20th St #7D | 1-00795-1126 | 26-Mar-20 | \$1,090,000 | Condo | 620 |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------|--------------|-----------|-------------|---------------|-------|
| 555 W 23rd St #S 12C | 1-00695-1594 | 31-Jan-20 | \$1,080,000 | Condo | 706 |
| 555 W 23rd St #N 7J | 1-00695-1438 | 10-Feb-20 | \$1,080,000 | Condo | 670 |
| 333 W 56th St #6F | 1-01047-1394 | 9-Jan-20 | \$1,075,000 | Condo | 914 |
| 224 W 18th St #2C | 1-00767-1306 | 6-Feb-20 | \$1,075,000 | Condo | 748 |
| 322 W 57th St #43D | 1-01047-2418 | 17-Jan-20 | \$1,060,000 | Condo | 667 |
| 344 W 23rd St #5D | 1-00746-1123 | 30-Jan-20 | \$999,999 | Condo | 732 |
| 420 W 23rd St #7C | 1-00720-1030 | 15-Jan-20 | \$994,900 | Condo | 754 |
| 322 W 57th St #21J | 1-01047-2109 | 3-Jan-20 | \$980,000 | Condo | 571 |
| 516 W 47th St #S 1A | 1-01075-1001 | 2-Mar-20 | \$960,000 | Condo | 704 |
| 555 W 23rd St #S 7M | 1-00695-1457 | 25-Mar-20 | \$960,000 | Condo | 726 |
| 125 W 21st St #7C | 1-00797-1629 | 22-Jan-20 | \$945,000 | Condo | 605 |
| 305 W 18th St #5B | 1-00742-1011 | 9-Mar-20 | \$925,000 | Condo | 562 |
| 305 W 18th St #4F | 1-00742-1034 | 9-Jan-20 | \$925,000 | Condo | 609 |
| 500 W 43rd St #37C | 1-01071-1288 | 7-Jan-20 | \$920,000 | Condo | 765 |
| 468 W 23rd St #4A | 1-00720-1108 | 16-Jan-20 | \$915,000 | Condo | 621 |
| 350 W 42nd St #21E | 1-01032-1214 | 2-Mar-20 | \$905,000 | Condo | 667 |
| 500 W 43rd St #3J | 1-01071-1011 | 11-Mar-20 | \$875,000 | Condo | 1,051 |
| 500 W 43rd St #27C | 1-01071-1219 | 14-Jan-20 | \$860,000 | Condo | 679 |
| 301 W 57th St #3AA | 1-01048-2084 | 23-Jan-20 | \$839,000 | Condo | 566 |
| 350 W 42nd St #7F | 1-01032-1046 | 31-Jan-20 | \$838,888 | Condo | 690 |
| 464 W 44th St #4G | 1-01053-1224 | 10-Jan-20 | \$835,000 | Condo | 663 |
| 447 W 45th St #7E | 1-01055-1034 | 8-Jan-20 | \$815,000 | Condo | 679 |
| 170 W 23rd St #6H | 1-00798-1115 | 28-Feb-20 | \$810,000 | Condo | 576 |
| 555 W 23rd St #N 6D | 1-00695-1401 | 20-Feb-20 | \$810,000 | Condo | 515 |
| 516 W 47th St #S 1B | 1-01075-1008 | 21-Jan-20 | \$807,000 | Condo | 813 |
| 350 W 50th St #12D | 1-01040-1301 | 23-Jan-20 | \$800,000 | Condo | 639 |
| 350 W 42nd St #23J | 1-01032-1245 | 2-Mar-20 | \$758,000 | Condo | 525 |
| 301 W 57th St #12G | 1-01048-2063 | 7-Feb-20 | \$740,000 | Condo | 470 |
| 516 W 47th St #N 3E | 1-01075-1112 | 13-Jan-20 | \$735,000 | Condo | 600 |
| 301 W 57th St #18E | 1-01048-2008 | 21-Jan-20 | \$730,000 | Condo | 428 |
| 464 W 44th St #4A | 1-01053-1218 | 31-Jan-20 | \$712,000 | Condo | 576 |
| 464 W 44th St #4A | 1-01053-1218 | 31-Jan-20 | \$712,000 | Condo | 576 |
| 464 W 44th St #4J | 1-01053-1226 | 18-Mar-20 | \$700,000 | Condo | 564 |
| 170 W 23rd St #4G | 1-00798-1066 | 9-Mar-20 | \$652,000 | Condo | 576 |
| 464 W 44th St #3A | 1-01053-1209 | 5-Feb-20 | \$626,000 | Condo | 576 |
| 516 W 47th St #S 1C | 1-01075-1015 | 23-Jan-20 | \$600,000 | Condo | 446 |
| 505 W 47th St #S 1B | 1-01076-1002 | 19-Feb-20 | \$584,000 | Condo | 395 |
| 170 W 23rd St #5Y | 1-00798-1106 | 25-Feb-20 | \$538,000 | Condo | 446 |
| 393 W 49th St #2W | 1-01040-1543 | 10-Mar-20 | \$500,000 | Condo | 475 |
| 500 W 43rd St #8H | 1-01071-1060 | 20-Jan-20 | \$499,000 | Condo | 390 |
| 125 W 21st St #6B | 1-00797-1623 | 6-Feb-20 | \$109,900 | Condo | 992 |



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