

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

Chelsea, Manhattan

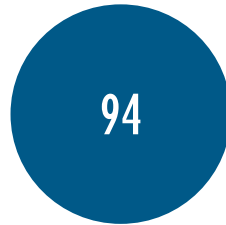
SUMMARY

MEDIAN SALE PRICE



2% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



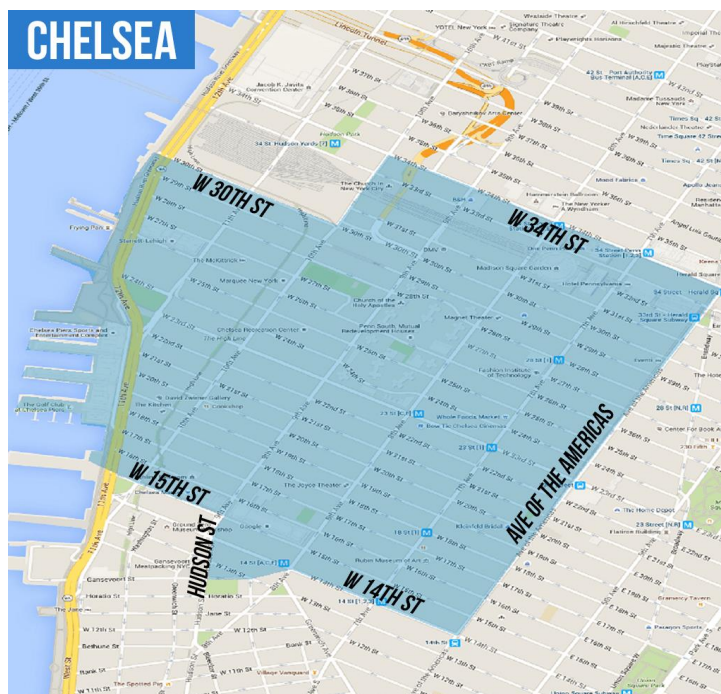
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

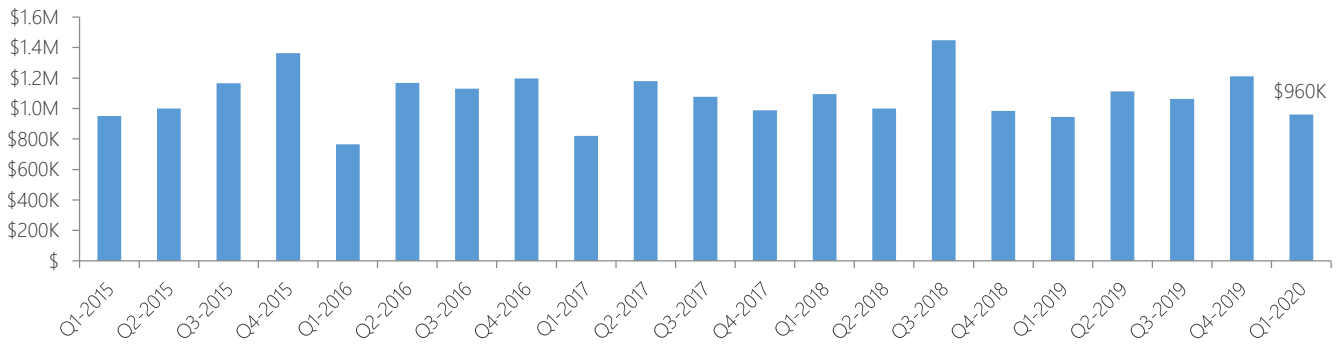


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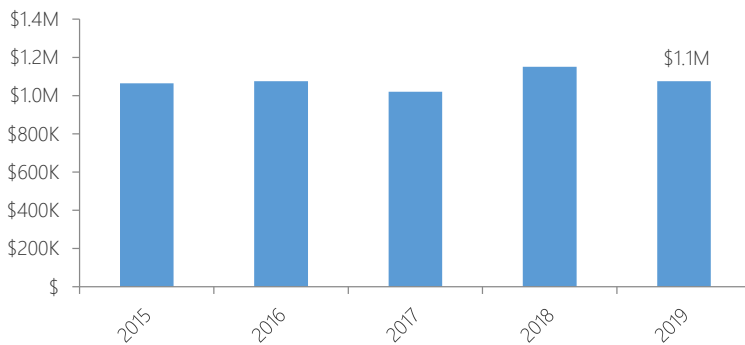


RESIDENTIAL STATS

Median Sale Price by Quarter

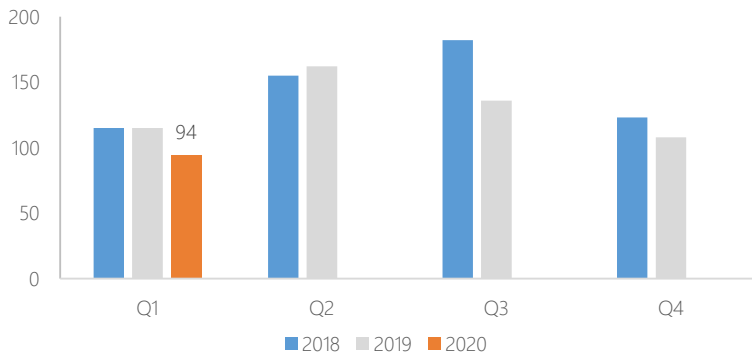


Median Sale Price by Year



Number of Transactions

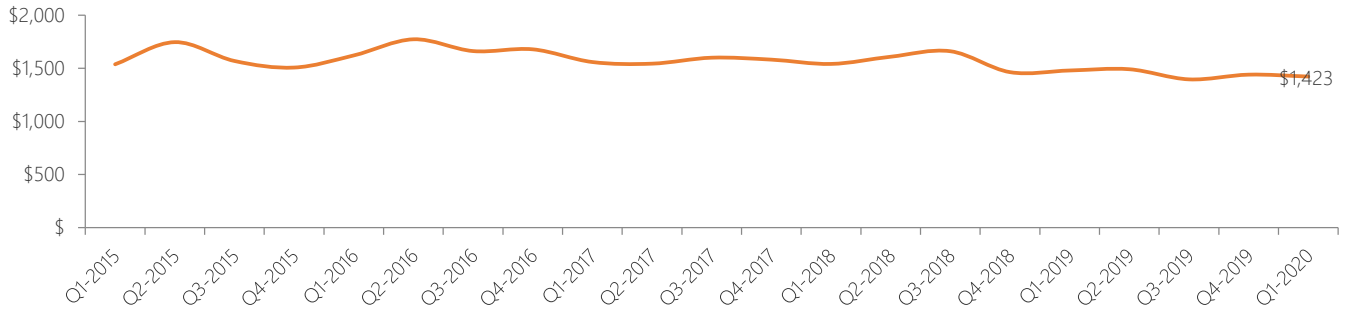
Quarter	2015	2016	2017	2018	2019	2020
Q1	154	249	162	115	115	94
Q2	217	207	189	155	162	
Q3	227	185	178	182	136	
Q4	160	182	135	123	108	



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Median Sale Price per Square Foot

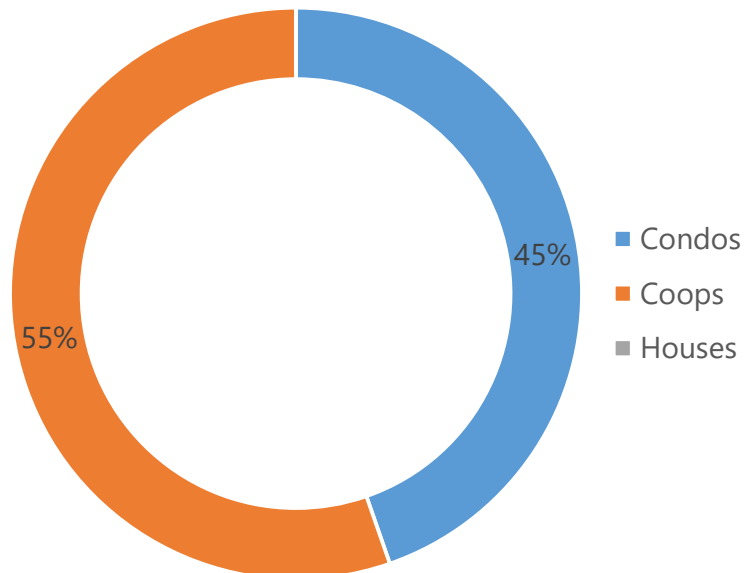


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,170,000	-42%	\$1,529	-5%	42
Coops	\$680,000	14%	\$1,233	4%	52
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
505 W 19th St #7A	1-00691-1132	28-Jan-20	\$4,400,000	Condo	2,144
459 W 22nd St #B	1-00720-0018	4-Feb-20	\$3,535,000	Coop	1,500
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
214 W 17th St #1A	1-00766-0053	30-Jan-20	\$2,850,000	Coop	2,790
347 W 22nd St #5/6	1-00746-0012	18-Jan-20	\$2,850,000	Coop	
405 W 23rd St #17A	1-00721-1062	25-Feb-20	\$2,800,000	Coop	1,650
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
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
249 Eighth Ave #11H	1-00746-1202	22-Jan-20	\$2,155,000	Coop	
130 W 30th St #16B	1-00805-1044	4-Feb-20	\$2,103,888	Condo	1,987
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
270 W 17th St #5L	1-00766-1158	5-Mar-20	\$1,875,000	Condo	1,054
305 W 22nd St #LC	1-00746-1303	14-Feb-20	\$1,765,000	Condo	1,071
315 W 23rd St #8E	1-00747-0028	26-Feb-20	\$1,750,000	Coop	1,241
451 W 22nd St #1	1-00720-0022	10-Feb-20	\$1,747,000	Coop	1,000
344 W 23rd St #3C	1-00746-1112	17-Jan-20	\$1,700,000	Condo	1,088
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
161 Ninth Ave #1A	1-00717-0040	26-Feb-20	\$1,557,500	Coop	
655 Sixth Ave #5K	1-00796-1344	27-Jan-20	\$1,550,000	Condo	984
334 W 17th St #PH 45W	1-00740-0050	6-Jan-20	\$1,515,000	Coop	
316 W 22nd St #3	1-00745-0047	10-Feb-20	\$1,500,000	Coop	1,200
245 W 14th St #5B	1-00764-1214	18-Feb-20	\$1,470,000	Condo	808
360 W 22nd St #10L	1-00745-1104	22-Jan-20	\$1,437,500	Coop	
227-231 W 16th St #5E	1-00766-0023	19-Feb-20	\$1,380,000	Coop	
315 W 23rd St #8F	1-00747-0028	30-Jan-20	\$1,320,000	Coop	1,100
261 W 28th St #2A	1-00778-1001	9-Jan-20	\$1,300,000	Condo	1,147
329 W 19th St #3	1-00743-0024	7-Feb-20	\$1,285,000	Coop	1,000
151 W 21st St #3C	1-00797-1810	10-Jan-20	\$1,250,000	Condo	640
334 W 22nd St #28	1-00745-0056	4-Mar-20	\$1,125,000	Coop	
130 W 20th St #7D	1-00795-1126	26-Mar-20	\$1,090,000	Condo	620
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
224 W 18th St #2C	1-00767-1306	6-Feb-20	\$1,075,000	Condo	748
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
315 Seventh Ave #8B	1-00803-1031	27-Mar-20	\$980,000	Condo	764
405 W 23rd St #16H	1-00721-1062	10-Feb-20	\$980,000	Coop	
255-263 W 23rd St #5FW	1-00773-0012	30-Jan-20	\$979,000	Coop	520
555 W 23rd St #S 7M	1-00695-1457	25-Mar-20	\$960,000	Condo	726
148 W 23rd St #10J	1-00798-0071	14-Feb-20	\$960,000	Coop	
125 W 21st St #7C	1-00797-1629	22-Jan-20	\$945,000	Condo	605
305 W 18th St #4F	1-00742-1034	9-Jan-20	\$925,000	Condo	609
305 W 18th St #5B	1-00742-1011	9-Mar-20	\$925,000	Condo	562
77 Seventh Ave #5J	1-00790-0001	28-Feb-20	\$925,000	Coop	750



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Address	BBL	Sale date	Sale price	Property type	Sqft
468 W 23rd St #4A	1-00720-1108	16-Jan-20	\$915,000	Condo	621
555 W 23rd St #N 6D	1-00695-1401	20-Feb-20	\$810,000	Condo	515
170 W 23rd St #6H	1-00798-1115	28-Feb-20	\$810,000	Condo	576
250 W 15th St #I	1-00764-0062	13-Mar-20	\$785,000	Coop	725
342 W 21st St #4B	1-00744-0063	17-Jan-20	\$778,961	Coop	
320 W 19th St #4B	1-00742-0049	21-Feb-20	\$765,000	Coop	575
342 W 21st St #4D	1-00744-0063	14-Jan-20	\$763,688	Coop	
357 W 29th St #6A	1-00753-0006	28-Feb-20	\$730,000	Coop	
315 Seventh Ave #2B	1-00803-1005	13-Mar-20	\$720,000	Condo	750
221 W 21st St #5C	1-00771-0028	23-Mar-20	\$715,000	Coop	
254 W 25th St #3D	1-00774-0069	30-Jan-20	\$680,000	Coop	650
465 W 23rd St #14D	1-00721-1008	6-Mar-20	\$659,000	Coop	475
170 W 23rd St #4G	1-00798-1066	9-Mar-20	\$652,000	Condo	576
315 Seventh Ave #7E	1-00803-1029	4-Mar-20	\$650,000	Condo	532
315 Seventh Ave #20D	1-00803-1087	7-Feb-20	\$645,000	Condo	480
331 W 21st St #1FE	1-00745-0018	6-Jan-20	\$635,000	Coop	
333 W 21st St #FW	1-00745-0017	4-Feb-20	\$612,500	Coop	
200 W 20th St #1512	1-00769-1104	28-Feb-20	\$600,000	Coop	
201 W 21st St #7H	1-00771-0038	23-Jan-20	\$585,000	Coop	450
165 W 20th St #5J	1-00796-0001	6-Feb-20	\$575,000	Coop	
430 W 34th St #16F	1-00731-0060	14-Feb-20	\$570,000	Coop	
410 W 23rd St #5B	1-00720-0049	9-Jan-20	\$570,000	Coop	800
170 W 23rd St #5Y	1-00798-1106	25-Feb-20	\$538,000	Condo	446
465 W 23rd St #2D	1-00721-1008	8-Jan-20	\$530,000	Coop	
85 Eighth Ave #4N	1-00738-1003	14-Jan-20	\$525,000	Coop	
410 W 23rd St #6G	1-00720-0049	13-Feb-20	\$525,000	Coop	500
465 W 23rd St #7K	1-00721-1008	21-Jan-20	\$520,000	Coop	
161 W 16th St #7C	1-00792-1302	28-Jan-20	\$505,000	Coop	
201 W 16th St #11G	1-00766-0039	7-Feb-20	\$502,500	Coop	500
201 W 16th St #6D	1-00766-0039	2-Jan-20	\$490,000	Coop	
345 W 21st St #3C	1-00745-0012	14-Jan-20	\$485,000	Coop	
249 Eighth Ave #4L	1-00746-1202	24-Feb-20	\$480,000	Coop	425
405 W 23rd St #5H	1-00721-1062	16-Jan-20	\$467,843	Coop	750
100 W 15th St #1E	1-00790-0040	6-Feb-20	\$450,000	Coop	
115 W 15th St #4R	1-00791-0031	14-Feb-20	\$450,000	Coop	
430 W 34th St #15A	1-00731-0060	24-Feb-20	\$430,000	Coop	
255-263 W 23rd St #6DW	1-00773-0012	19-Mar-20	\$425,000	Coop	
430 W 34th St #5B	1-00731-0060	26-Feb-20	\$390,000	Coop	
85 Eighth Ave #4C	1-00738-1003	31-Jan-20	\$273,780	Coop	500
125 W 21st St #6B	1-00797-1623	6-Feb-20	\$109,900	Condo	992
221 W 21st St #TER A	1-00771-0028	24-Jan-20	\$56,375	Coop	



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