

CLINTON - HELL'S KITCHEN

A quarterly analysis of residential sales
in Clinton - Hell's Kitchen, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Clinton - Hell's Kitchen, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$839K

-5% YoY

NO. OF TRANSACTIONS

65

-23% YoY

MEDIAN PRICE/SQ.FT.

\$1,330

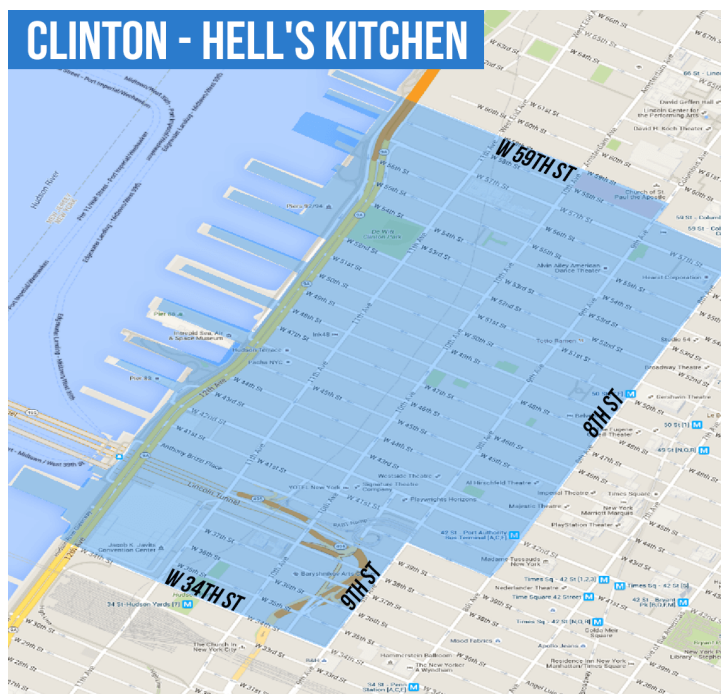
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

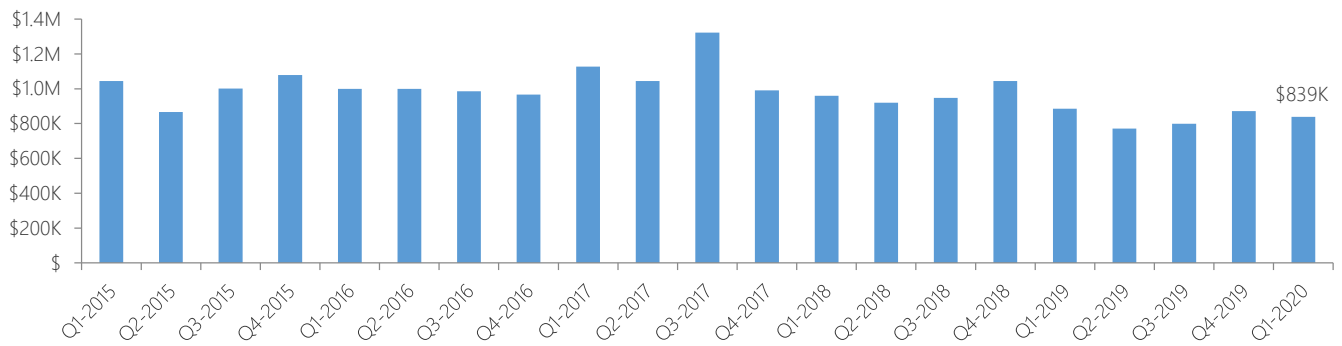


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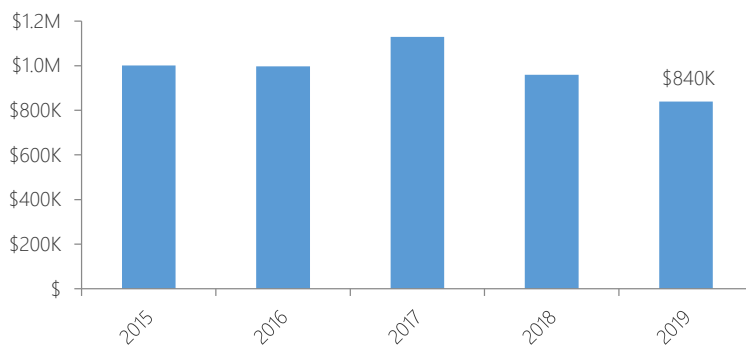


RESIDENTIAL STATS

Median Sale Price by Quarter

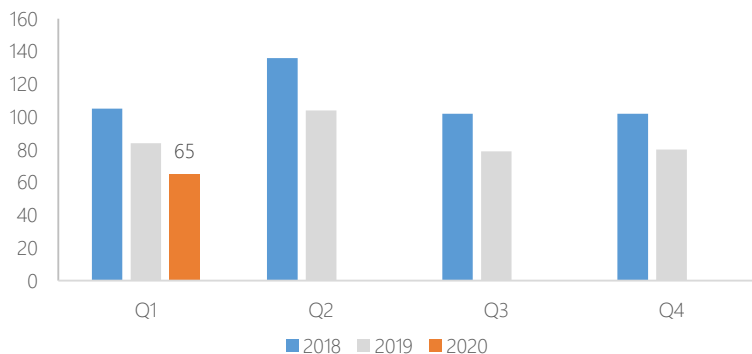


Median Sale Price by Year



Number of Transactions

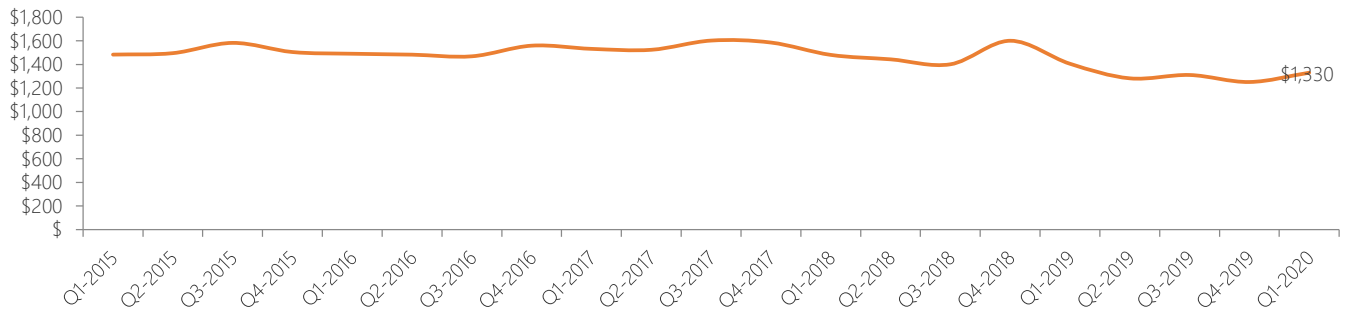
Quarter	2015	2016	2017	2018	2019	2020
Q1	141	111	124	105	84	65
Q2	171	163	155	136	104	
Q3	166	139	168	102	79	
Q4	187	127	150	102	80	



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Median Sale Price per Square Foot

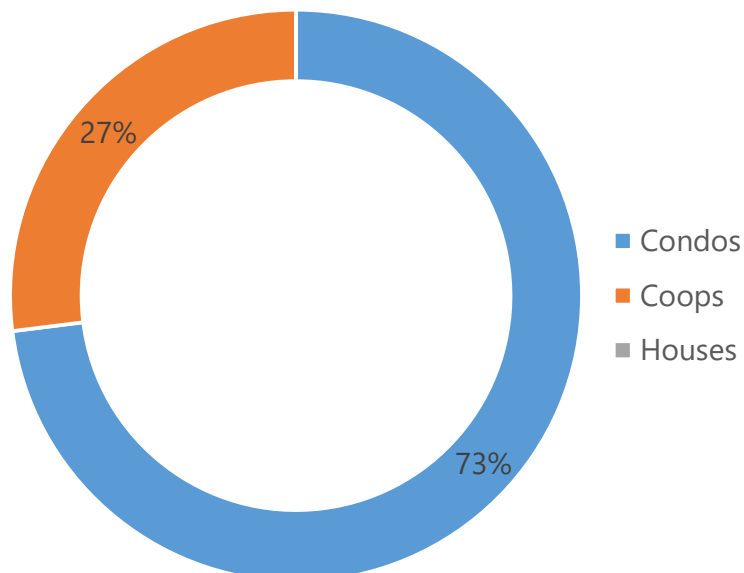


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$960,000	-16%	\$1,348	-9%	46
Coops	\$473,500	-17%	\$928	-1%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
425 W 50th St #16A	1-01060-1154	30-Jan-20	\$6,125,000	Condo	2,277
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
322 W 57th St #34M	1-01047-2307	18-Feb-20	\$2,385,000	Condo	1,355
425 W 50th St #14G	1-01060-1146	3-Feb-20	\$2,300,000	Condo	1,380
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
529 W 42nd St #2T, U	1-01071-1401	7-Feb-20	\$1,800,000	Coop	2,000
438-448 W 37th St #8B	1-00734-1026	13-Mar-20	\$1,770,000	Condo	1,892
450 W 42nd St #51L	1-01051-1312	27-Feb-20	\$1,680,113	Condo	695
350 W 42nd St #47D	1-01032-1437	6-Feb-20	\$1,635,000	Condo	1,215
635 W 42nd St #42F	1-01090-1246	10-Jan-20	\$1,550,000	Condo	1,024
446 W 47th St #5A	1-01056-1024	28-Feb-20	\$1,550,000	Condo	790
425 W 53rd St #508	1-01063-1157	21-Jan-20	\$1,550,000	Condo	1,150
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
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
400 W 58th St #3G, H	1-01067-0033	3-Mar-20	\$1,182,000	Coop	1,175
333 W 56th St #6F	1-01047-1394	9-Jan-20	\$1,075,000	Condo	914
322 W 57th St #43D	1-01047-2418	17-Jan-20	\$1,060,000	Condo	667
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
500 W 43rd St #37C	1-01071-1288	7-Jan-20	\$920,000	Condo	765
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
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
433 W 34th St #7J	1-00732-0016	6-Jan-20	\$740,000	Coop	750
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
325 W 45th St #316	1-01036-0014	9-Mar-20	\$710,000	Coop	
464 W 44th St #4J	1-01053-1226	18-Mar-20	\$700,000	Condo	564
406 W 46th St #4C	1-01055-0038	18-Mar-20	\$640,000	Coop	700
464 W 44th St #3A	1-01053-1209	5-Feb-20	\$626,000	Condo	576
333 W 57th St #702	1-01048-3003	19-Mar-20	\$616,000	Coop	
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
393 W 49th St #2W	1-01040-1543	10-Mar-20	\$500,000	Condo	475



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Address	BBL	Sale date	Sale price	Property type	Sqft
500 W 43rd St #8H	1-01071-1060	20-Jan-20	\$499,000	Condo	390
315 W 55th St #1A	1-01046-0023	31-Jan-20	\$490,000	Coop	
454 W 46th St #N 1D	1-01055-0001	5-Mar-20	\$487,000	Coop	
529 W 42nd St #8B	1-01071-1401	10-Feb-20	\$460,000	Coop	
408 W 57th St #2F	1-01066-0037	5-Feb-20	\$440,000	Coop	
465 W 46th St #3N	1-01056-0001	10-Mar-20	\$422,500	Coop	
522 W 50th St #E3	1-01078-0046	30-Jan-20	\$417,500	Coop	450
522 W 50th St #A2	1-01078-0046	12-Feb-20	\$390,000	Coop	
316 W 47th St #W 3R	1-01037-0043	6-Mar-20	\$346,380	Coop	
312 W 49th St #W 5R	1-01039-0042	7-Feb-20	\$340,000	Coop	
426 W 46th St #4D	1-01055-0048	27-Feb-20	\$317,500	Coop	



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