

CHELSEA-CLINTON

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

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Chelsea/Clinton, Manhattan

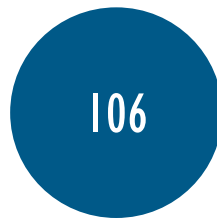
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



12% YoY

MEDIAN PRICE/SQ.FT.



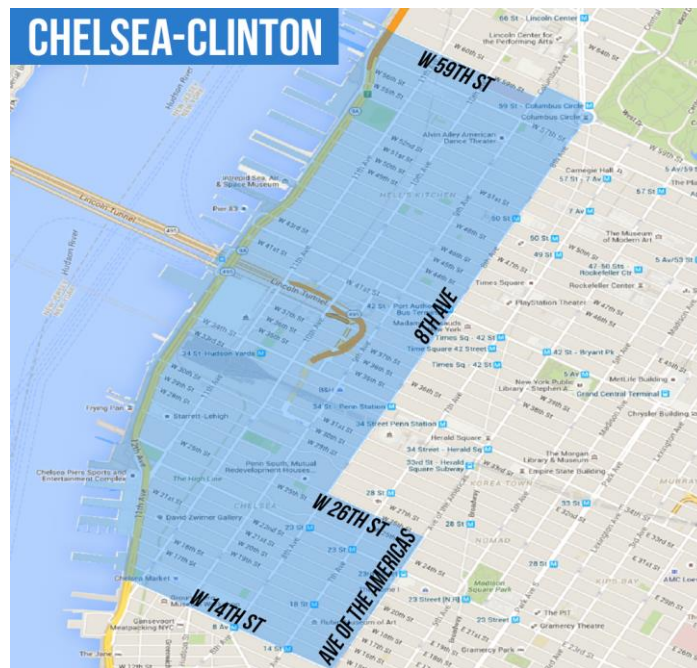
3% YoY

MANHATTAN
MEDIAN SALE PRICE



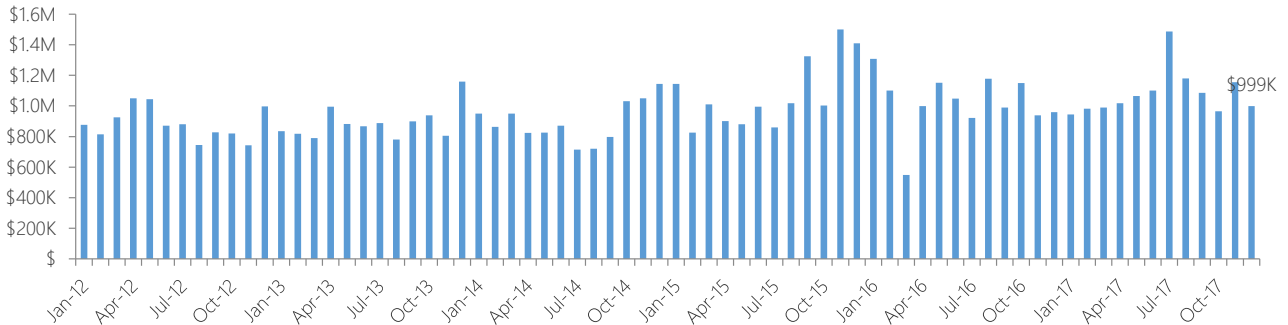
18% YoY

NEIGHBORHOOD BOUNDARIES

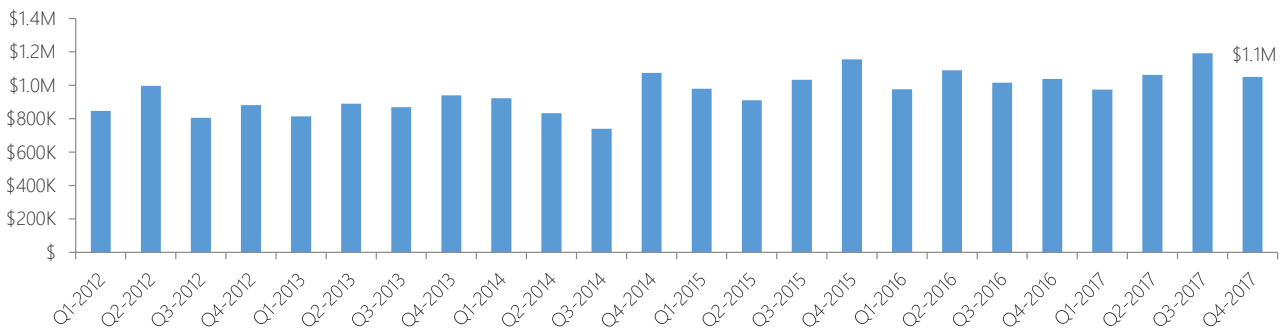


RESIDENTIAL STATS

Median Sale Price by Month

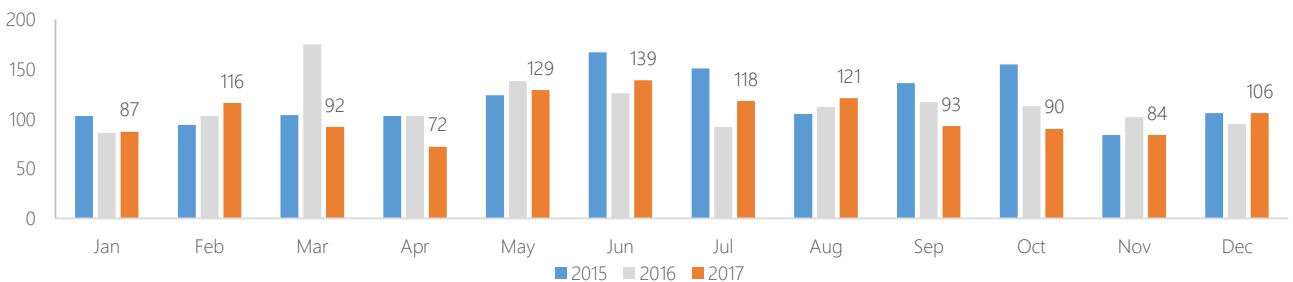


Median Sale Price by Quarter

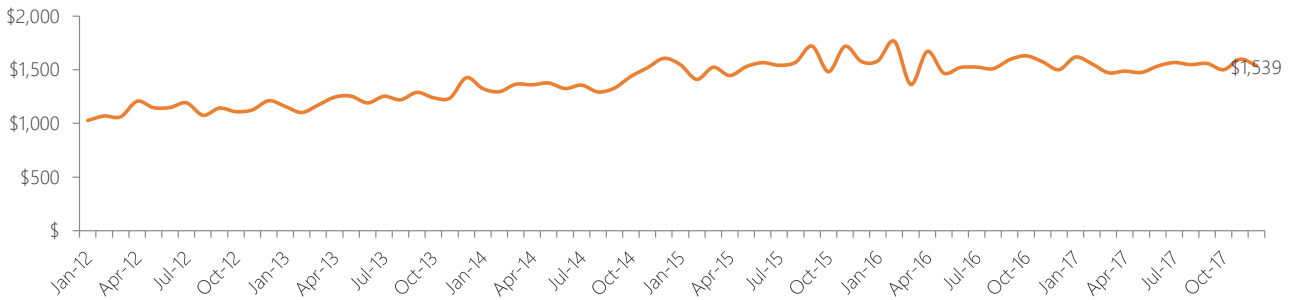


Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2012 | 97 | 90 | 95 | 122 | 126 | 117 | 128 | 132 | 98 | 97 | 93 | 151 |
| 2013 | 94 | 70 | 89 | 110 | 176 | 137 | 145 | 150 | 130 | 112 | 104 | 142 |
| 2014 | 110 | 84 | 100 | 106 | 141 | 129 | 157 | 145 | 105 | 114 | 101 | 132 |
| 2015 | 103 | 94 | 104 | 103 | 124 | 167 | 151 | 105 | 136 | 155 | 84 | 106 |
| 2016 | 86 | 103 | 175 | 103 | 138 | 126 | 92 | 112 | 117 | 113 | 102 | 95 |
| 2017 | 87 | 116 | 92 | 72 | 129 | 139 | 118 | 121 | 93 | 90 | 84 | 106 |



Median Sale Price per Square Foot

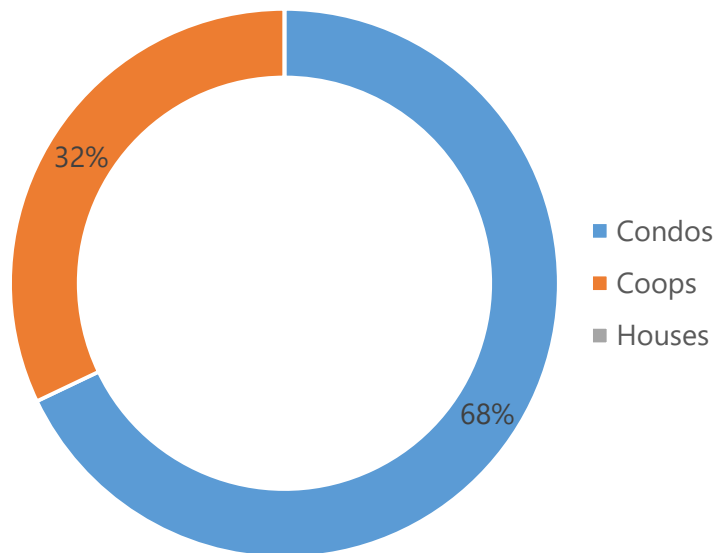


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,519,773 | 11% | \$1,566 | -1% | 72 |
| Coops | \$647,500 | 43% | \$1,152 | -7% | 34 |
| Houses | - | - | - | - | 0 |

Number of Sales by Building Type



LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|--------------------------------|--------------|-----------|-------------|---------------|-------|
| 551 W 21 St #7C | 1-00693-1122 | 18-Dec-17 | \$7,850,000 | Condo | |
| 520 W 28 St #6 | 1-00699-1308 | 19-Dec-17 | \$6,453,750 | Condo | 2,133 |
| 100 11 Ave #12B | 1-00691-1038 | 15-Dec-17 | \$4,300,000 | Condo | 2,060 |
| 322 W 57 St #49U | 1-01047-2500 | 11-Dec-17 | \$4,075,000 | Condo | 1,599 |
| 151 W 17 St #PH12G | 1-00793-1252 | 29-Dec-17 | \$4,047,750 | Condo | 2,284 |
| 245 7 Ave #9B | 1-00800-1024 | 21-Dec-17 | \$3,725,000 | Condo | 2,258 |
| 525 W 22 St #2F | 1-00694-1010 | 22-Dec-17 | \$3,640,000 | Condo | 2,938 |
| 121 W 19 St #8G | 1-00795-1048 | 20-Dec-17 | \$3,550,000 | Condo | 1,915 |
| 421 W 22 St #ONE | 1-00720-1301 | 21-Dec-17 | \$3,485,000 | Condo | 1,868 |
| 322 W 57 St #52D | 1-01047-2525 | 18-Dec-17 | \$3,325,000 | Condo | 1,434 |
| 322 W 57 St #50S | 1-01047-2510 | 14-Dec-17 | \$3,098,000 | Condo | 1,599 |
| 425 W 53 St #PH4 | 1-01063-1169 | 18-Dec-17 | \$2,998,000 | Condo | 1,854 |
| 246 W 17 St #5B | 1-00766-1416 | 15-Dec-17 | \$2,950,000 | Condo | 1,529 |
| 151 W 17 St #6G | 1-00793-1243 | 21-Dec-17 | \$2,933,333 | Condo | 1,884 |
| 261 W 25 St #7B | 1-00775-1231 | 20-Dec-17 | \$2,877,000 | Condo | 1,459 |
| 310 W 52 St #40B | 1-01042-1303 | 12-Dec-17 | \$2,850,000 | Condo | 1,331 |
| 456 W 19 St #5D | 1-00716-1412 | 18-Dec-17 | \$2,700,000 | Condo | 1,466 |
| 456 W 19 St #4 | 1-00716-1412 | 18-Dec-17 | \$2,700,000 | Condo | 1,466 |
| 151 W 21 St #6B | 1-00797-1824 | 6-Dec-17 | \$2,400,000 | Condo | 1,272 |
| 655 Avenue Of The Americas #2A | 1-00796-1302 | 21-Dec-17 | \$2,400,000 | Condo | 1,366 |
| 130 W 19 St #3E | 1-00794-1010 | 8-Dec-17 | \$2,300,000 | Condo | 1,496 |
| 635 W 42 St #33K | 1-01090-1413 | 18-Dec-17 | \$2,175,000 | Condo | 1,017 |
| 236 W 24 St #3 | 1-00773-1203 | 15-Dec-17 | \$2,067,048 | Condo | |
| 270 W 19 St #3B | 1-00768-1407 | 29-Dec-17 | \$2,050,000 | Condo | 1,085 |
| 150 W 26 St #202 | 1-00801-1103 | 7-Dec-17 | \$1,905,000 | Condo | 1,742 |
| 322 W 57 St #37G | 1-01047-2339 | 19-Dec-17 | \$1,807,394 | Condo | 757 |
| 315-323 W 23 St #6E | 1-00747-0028 | 14-Dec-17 | \$1,780,000 | Coop | 1,141 |
| 406-408 W 45 St #2C | 1-01054-1107 | 18-Dec-17 | \$1,750,000 | Condo | 1,207 |
| 334 W 17 St #3E | 1-00740-0050 | 5-Dec-17 | \$1,750,000 | Coop | |
| 555 W 23 St #N12 | 1-00695-1583 | 22-Dec-17 | \$1,725,000 | Condo | 1,172 |
| 462 W 58 St #2C | 1-01067-1210 | 27-Dec-17 | \$1,725,000 | Condo | 1,312 |
| 555 W 23 St #PHD | 1-00695-1630 | 8-Dec-17 | \$1,670,000 | Condo | 1,004 |
| 252 7 Ave #9N | 1-00774-1175 | 14-Dec-17 | \$1,650,000 | Condo | 983 |
| 148-156 W 23 St #3K | 1-00798-0071 | 20-Dec-17 | \$1,580,000 | Coop | |
| 245 7 Ave #7B | 1-00800-1018 | 22-Dec-17 | \$1,553,716 | Condo | 2,002 |
| 450 W 42 St #PH 3A | 1-01051-1420 | 15-Dec-17 | \$1,485,830 | Condo | |
| 405 W 23 St #8IL | 1-00721-1062 | 4-Dec-17 | \$1,475,000 | Coop | |
| 252 7 Ave #11M | 1-00774-1226 | 19-Dec-17 | \$1,450,000 | Condo | 982 |
| 310 W 52 St #4J | 1-01042-1115 | 21-Dec-17 | \$1,435,000 | Condo | 901 |
| 500 W 43 St #34E | 1-01071-1272 | 5-Dec-17 | \$1,300,000 | Condo | 984 |
| 350 W 53 St #4H | 1-01043-1240 | 22-Dec-17 | \$1,250,000 | Condo | 836 |
| 520-522 W 23 St #10C | 1-00694-0042 | 21-Dec-17 | \$1,200,000 | Coop | 891 |
| 301 W 53 St #23G | 1-01044-1234 | 22-Dec-17 | \$1,184,875 | Condo | 678 |
| 301 W 53 St #25H | 1-01044-1257 | 19-Dec-17 | \$1,184,839 | Condo | 667 |
| 340 W 57 St #5J | 1-01047-1061 | 29-Dec-17 | \$1,170,000 | Condo | 955 |
| 420-424 W 23 St #8B | 1-00720-1033 | 20-Dec-17 | \$1,023,975 | Condo | 654 |
| 350 W 50 St #23C | 1-01040-1390 | 20-Dec-17 | \$999,000 | Condo | 585 |
| 254-258 W 25 St #2B | 1-00774-0069 | 1-Dec-17 | \$998,000 | Coop | |
| 360 W 28 St #7B | 1-00751-1015 | 20-Dec-17 | \$988,500 | Condo | 720 |
| 261-265 W 22 St #21 | 1-00772-0012 | 15-Dec-17 | \$970,000 | Coop | |



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------|--------------|-----------|------------|---------------|------|
| 223-231 W 21 St #5K | 1-00771-0023 | 18-Dec-17 | \$965,000 | Coop | |
| 350 W 50 St #27H | 1-01040-1431 | 8-Dec-17 | \$930,000 | Condo | 585 |
| 306-312 W 56 St #11A | 1-01046-0038 | 11-Dec-17 | \$910,000 | Coop | |
| 635 W 42 St #3H | 1-01090-1296 | 15-Dec-17 | \$900,000 | Condo | 638 |
| 405 W 21 St #2F | 1-00719-0036 | 21-Dec-17 | \$885,000 | Coop | |
| 635 W 42 St #4F | 1-01090-1209 | 27-Dec-17 | \$875,000 | Condo | 758 |
| 219 W 25 St #6E | 1-00775-0022 | 13-Dec-17 | \$875,000 | Coop | |
| 635 W 42 St #4E | 1-01090-1165 | 15-Dec-17 | \$860,000 | Condo | 666 |
| 517 W 46 St #50S | 1-01075-1239 | 20-Dec-17 | \$850,000 | Condo | 606 |
| 140 W 22 St #4E | 1-00797-1718 | 18-Dec-17 | \$850,000 | Condo | 532 |
| 414 W 54 St #1F | 1-01063-1006 | 28-Dec-17 | \$830,000 | Condo | 766 |
| 416 W 52 St #724 | 1-01061-1247 | 27-Dec-17 | \$803,399 | Condo | |
| 249 8 Ave #9E | 1-00746-1202 | 26-Dec-17 | \$785,000 | Coop | |
| 502 9 Ave #8A | 1-00762-1128 | 18-Dec-17 | \$785,000 | Condo | 486 |
| 416 W 52 St #624 | 1-01061-1223 | 27-Dec-17 | \$772,852 | Condo | |
| 350 W 42 St #24J | 1-01032-1258 | 8-Dec-17 | \$770,000 | Condo | 525 |
| 408-418 W 57 St #4L | 1-01066-0037 | 20-Dec-17 | \$769,154 | Coop | |
| 424 W 49 St #5A | 1-01058-1106 | 4-Dec-17 | \$750,000 | Condo | 620 |
| 445 W 19 St #4A | 1-00717-1105 | 28-Dec-17 | \$730,000 | Condo | 489 |
| 140 7 Ave #7S | 1-00768-1210 | 6-Dec-17 | \$727,500 | Condo | 479 |
| 635 W 42 St #11M | 1-01090-1455 | 27-Dec-17 | \$705,000 | Condo | 610 |
| 465 W 23 St #11G | 1-00721-1008 | 8-Dec-17 | \$695,000 | Coop | 900 |
| 350 W 50 St #4Y | 1-01040-1168 | 4-Dec-17 | \$665,000 | Condo | 475 |
| 188-194 7 Ave #15J | 1-00771-0038 | 19-Dec-17 | \$650,000 | Coop | |
| 465 W 23 St #4I | 1-00721-1008 | 7-Dec-17 | \$645,000 | Coop | |
| 85 8 Ave #5N | 1-00738-1003 | 7-Dec-17 | \$645,000 | Coop | 560 |
| 500 W 43 St #25G | 1-01071-1205 | 29-Dec-17 | \$620,000 | Condo | 415 |
| 350 W 50 St #2QQ | 1-01040-1097 | 15-Dec-17 | \$615,000 | Condo | 399 |
| 393 W 49 St #4EE | 1-01040-1632 | 11-Dec-17 | \$550,000 | Condo | 407 |
| 465 W 23 St #16I | 1-00721-1008 | 15-Dec-17 | \$530,000 | Coop | |
| 345 W 21 St #3B | 1-00745-0012 | 1-Dec-17 | \$530,000 | Coop | |
| 408-418 W 57 St #10K | 1-01066-0037 | 22-Dec-17 | \$500,000 | Coop | 425 |
| 425-427 W 24 St #3B | 1-00722-0022 | 20-Dec-17 | \$490,000 | Coop | |
| 408-418 W 57 St #10B | 1-01066-0037 | 19-Dec-17 | \$490,000 | Coop | 500 |
| 249 8 Ave #6D | 1-00746-1202 | 7-Dec-17 | \$475,000 | Coop | |
| 788 9 Ave #2B | 1-01043-0003 | 5-Dec-17 | \$436,500 | Coop | |
| 228 W 16 St #C | 1-00765-0059 | 12-Dec-17 | \$430,000 | Coop | |
| 514 W 50 St #4RE | 1-01078-0042 | 8-Dec-17 | \$415,000 | Coop | |
| 457 W 57 St #140S | 1-01067-0008 | 8-Dec-17 | \$400,000 | Coop | 350 |
| 301 W 57 St #16E | 1-01048-2006 | 31-Dec-17 | \$362,500 | Condo | 428 |
| 421 W 22 St #2R | 1-00720-1303 | 12-Dec-17 | \$336,023 | Condo | 445 |
| 326 W 17 St #4E | 1-00740-0046 | 20-Dec-17 | \$180,000 | Coop | |
| 455-459 W 35 St #4W | 1-00733-0005 | 12-Dec-17 | \$166,037 | Coop | |
| 322 W 17 St #1FW | 1-00740-0044 | 20-Dec-17 | \$70,000 | Coop | |



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

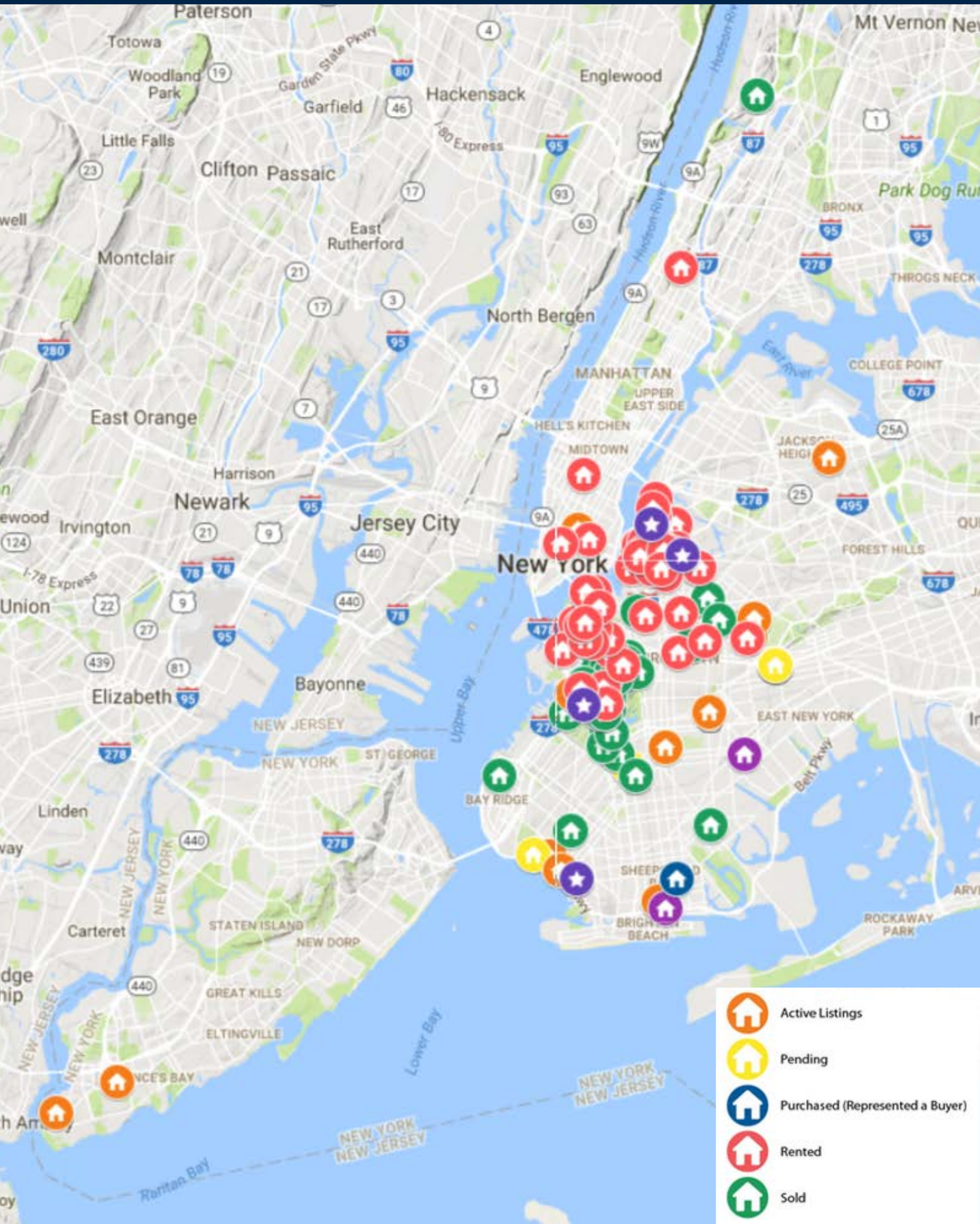
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



| | | | |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expediters | Interior Designers | Restoration Specialists |
| Architects | Exterminators | Ironwork Professionals | Roofers |
| Artist & Artisans | Fences & Gates Specialists | Kitchen & Bathroom Specialists | Rubbish Removal Companies |
| Attorneys | Fireplaces | Landscape Design | School Consultants |
| Bankers | Floor & Carpet Professionals | Landscapers & Gardeners | Spiritual Experts |
| Cabinets | Furniture | Lawn & Sprinklers Experts | Stair Building & Repair Specialists |
| Carpenters | Garage & Driveway | Lighting Experts | Stone & Tile Professionals |
| Chimney & Fireplace Specialists | General Contractors | Locksmith | Structural Engineers |
| Cleaners | Glass & Shower Doors | Mortgage Professionals | Surveyors |
| Closet Design | Handymen | Moving & Storage Experts | Title Companies |
| CO Experts | Home Automation Specialists | Painters & Plasterers | Wealth Managers |
| Decks & Patios Specialists | Home Security Professionals | Plumbing Contractors | Window Professionals |
| Demolition Experts | Home Stagers | Property Compliance | Wine Cellars |
| Door Experts | Hvac Professionals | Property Managers | Zoning & Land Use Experts |
| Electricians | | Renewable Energy Specialists | |

www.BrooklynMade.Blog/vendors





THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com