

CHELSEA-CLINTON

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

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Chelsea/Clinton, Manhattan

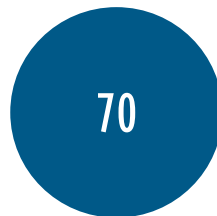
SUMMARY

MEDIAN SALE PRICE



-13% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



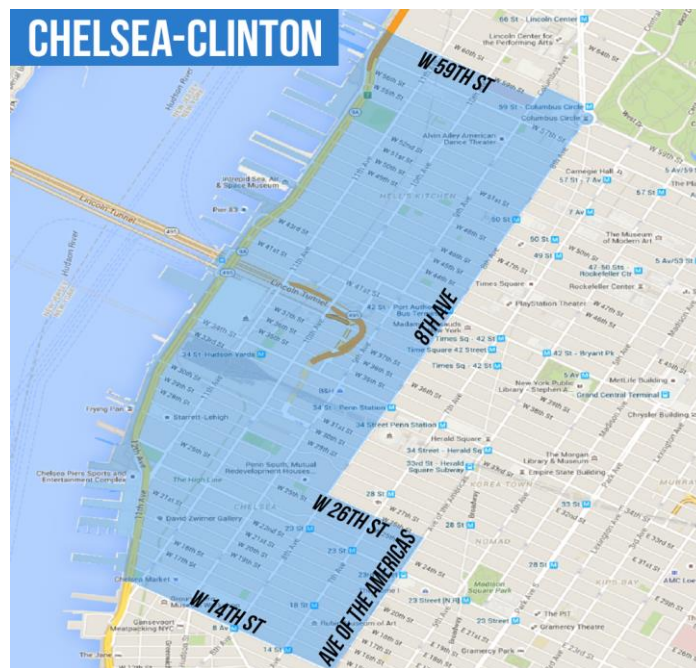
-13% YoY

MANHATTAN
MEDIAN SALE PRICE



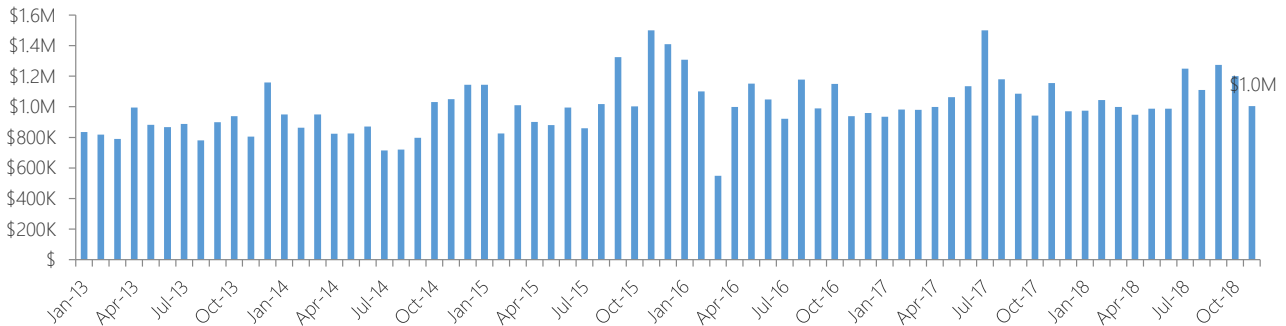
-6% YoY

NEIGHBORHOOD BOUNDARIES

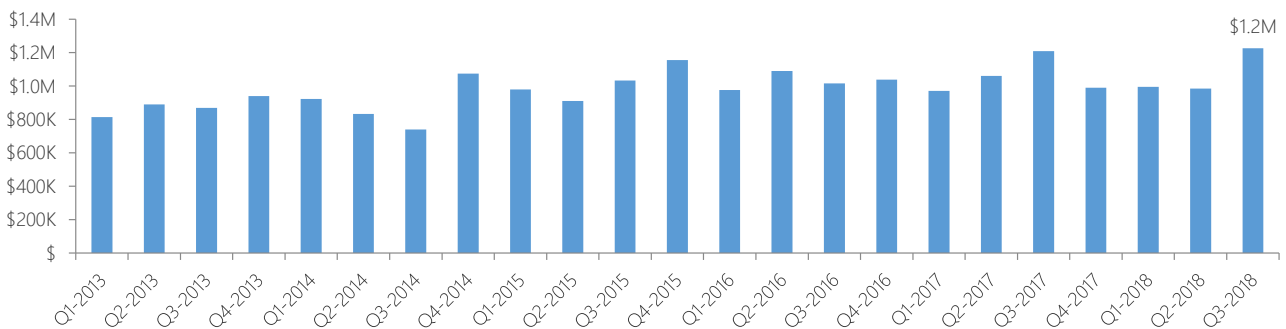


RESIDENTIAL STATS

Median Sale Price by Month

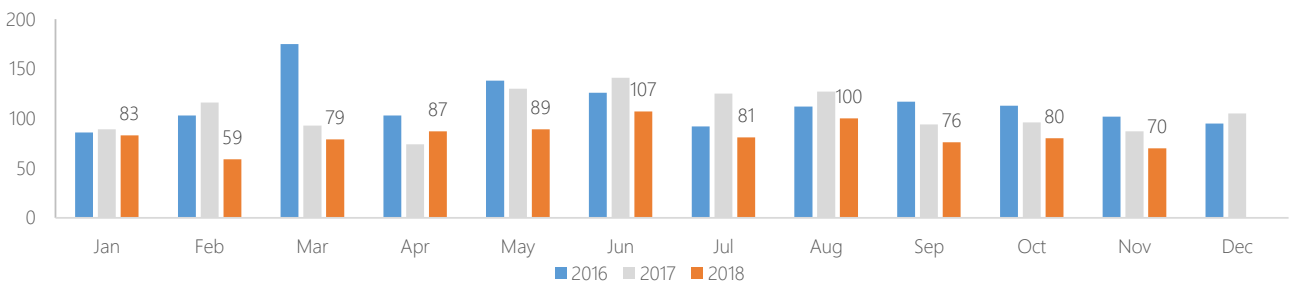


Median Sale Price by Quarter

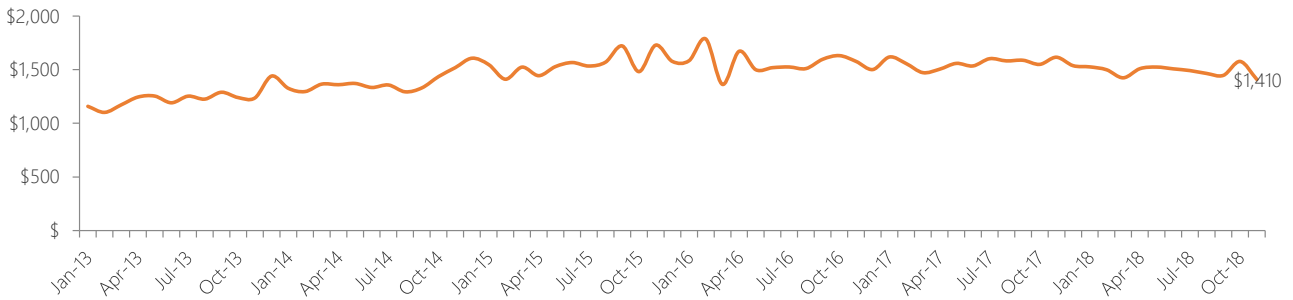


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	89	116	93	74	130	141	125	127	94	96	87	105
2018	83	59	79	87	89	107	81	100	76	80	70	



Median Sale Price per Square Foot

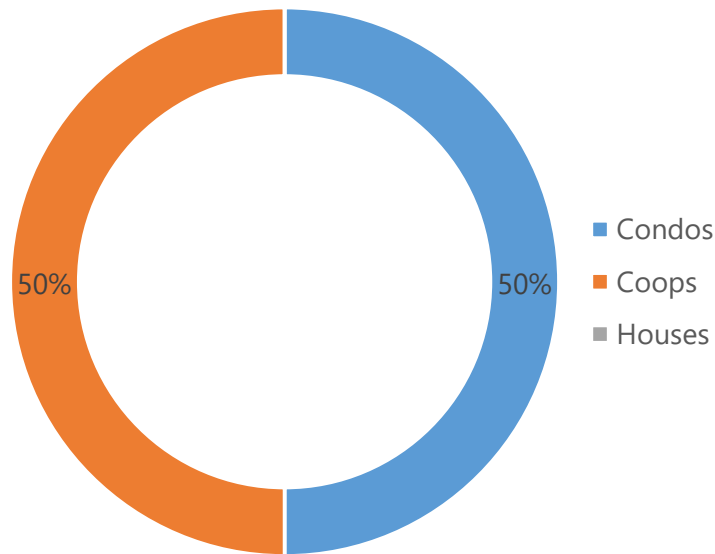


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,227,000	-7%	\$1,542	-5%	35
Coops	\$749,000	25%	\$1,175	-2%	35
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
263 Ninth Ave #PHD	1-00723-1049	9-Nov-18	\$4,275,000	Condo	2,257
209 W 14th St #6A	1-00764-1314	8-Nov-18	\$3,975,000	Condo	
217-221 W 19th St #7S	1-00769-1409	20-Nov-18	\$3,800,000	Condo	2,027
444 W 19th St #PH1	1-00716-1140	9-Nov-18	\$3,172,500	Condo	1,428
319 W 14th St #4	1-00738-0024	1-Nov-18	\$2,950,000	Coop	1,450
151 W 17th St #3H	1-00793-1238	2-Nov-18	\$2,675,000	Condo	1,683
150 W 26th St #602	1-00801-1115	19-Nov-18	\$2,118,000	Condo	1,743
261 W 25th St #3C	1-00775-1212	12-Nov-18	\$2,045,000	Condo	1,122
77 Seventh Ave #9M	1-00790-0001	5-Nov-18	\$1,950,000	Coop	1,250
347 W 22nd St #3	1-00746-0012	14-Nov-18	\$1,900,000	Coop	1,450
140 Seventh Ave #3L	1-00768-1171	16-Nov-18	\$1,883,000	Condo	1,114
77 Seventh Ave #14M	1-00790-0001	28-Nov-18	\$1,825,000	Coop	
635 W 42nd St #25E	1-01090-1185	30-Nov-18	\$1,750,000	Condo	1,014
125 W 22nd St #4B	1-00798-1411	19-Nov-18	\$1,668,150	Condo	1,685
416 W 52nd St #723	1-01061-1248	9-Nov-18	\$1,600,000	Condo	
310 W 52nd St #35A	1-01042-1277	14-Nov-18	\$1,535,000	Condo	787
635 W 42nd St #25E	1-01090-1185	9-Nov-18	\$1,435,733	Condo	1,014
315 W 23rd St #8A	1-00747-0028	30-Nov-18	\$1,425,000	Coop	
420 W 25th St #4H	1-00722-1036	8-Nov-18	\$1,400,000	Condo	1,257
425 W 53rd St #308	1-01063-1127	14-Nov-18	\$1,249,000	Condo	893
416 W 52nd St #502	1-01061-1181	30-Nov-18	\$1,244,302	Condo	
635 W 42nd St #44G	1-01090-1292	1-Nov-18	\$1,227,000	Condo	666
416 W 52nd St #402	1-01061-1155	30-Nov-18	\$1,208,663	Condo	
416 W 52nd St #422	1-01061-1172	30-Nov-18	\$1,195,426	Condo	
301 W 53rd St #25I	1-01044-1258	1-Nov-18	\$1,165,333	Condo	667
310 W 52nd St #14C	1-01042-1171	14-Nov-18	\$1,150,000	Condo	738
420 W 25th St #4F	1-00722-1034	13-Nov-18	\$1,115,000	Condo	900
454 W 46th St #2BS	1-01055-0001	27-Nov-18	\$1,086,000	Coop	1,086
344 W 49th St #3F	1-01039-0057	14-Nov-18	\$1,080,000	Coop	
210 W 21st St #3FE	1-00770-0048	28-Nov-18	\$1,070,000	Coop	
301 W 53rd St #4G	1-01044-1025	1-Nov-18	\$1,035,000	Condo	678
322 W 57th St #27A	1-01047-2198	9-Nov-18	\$1,035,000	Condo	582
419 W 55th St #3C	1-01065-0021	21-Nov-18	\$1,025,000	Coop	1,274
77 Seventh Ave #9J	1-00790-0001	5-Nov-18	\$982,575	Coop	700
148 W 23rd St #4F	1-00798-0071	7-Nov-18	\$975,000	Coop	
416 W 52nd St #508	1-01061-1202	1-Nov-18	\$957,000	Condo	
148 W 23rd St #9J	1-00798-0071	5-Nov-18	\$950,000	Coop	
416 W 52nd St #308	1-01061-1150	2-Nov-18	\$945,000	Condo	
365 W 20th St #12C	1-00744-0001	8-Nov-18	\$941,881	Coop	
301 W 57th St #26F	1-01048-2055	9-Nov-18	\$920,000	Condo	537
342 W 21st St #A	1-00744-0063	8-Nov-18	\$830,000	Coop	
433 W 34th St #14G	1-00732-0016	20-Nov-18	\$790,000	Coop	800
365 W 20th St #3D	1-00744-0001	20-Nov-18	\$770,000	Coop	
365 W 20th St #12D	1-00744-0001	20-Nov-18	\$749,000	Coop	
310 W 56th St #3B	1-01046-0038	7-Nov-18	\$712,500	Coop	
340 W 57th St #14H	1-01047-1139	15-Nov-18	\$690,000	Condo	512
233 W 21st St #5E	1-00771-0020	9-Nov-18	\$680,000	Coop	
340 W 57th St #15E	1-01047-1146	26-Nov-18	\$670,000	Condo	554
460 W 23rd St #11H	1-00720-0077	16-Nov-18	\$641,000	Coop	
350 W 57th St #2C	1-01047-1177	9-Nov-18	\$630,000	Condo	512



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Address	BBL	Sale date	Sale price	Property type	Sqft
314 W 56th St #4C	1-01046-0042	14-Nov-18	\$590,000	Coop	675
332 W 17th St #3E	1-00740-0049	27-Nov-18	\$574,000	Coop	
393 W 49th St #3DD	1-01040-1590	21-Nov-18	\$555,000	Condo	399
252 W 20th St #4B	1-00769-0066	14-Nov-18	\$520,000	Coop	500
635 W 42nd St #9F	1-01090-1214	30-Nov-18	\$505,000	Condo	758
234 W 16th St #2B	1-00765-0062	7-Nov-18	\$499,000	Coop	
310 W 56th St #14B	1-01046-0038	27-Nov-18	\$445,000	Coop	
433 W 34th St #14F	1-00732-0016	28-Nov-18	\$439,000	Coop	
347 W 44th St #2FW	1-01035-0008	13-Nov-18	\$430,000	Coop	
433 W 34th St #7D	1-00732-0016	7-Nov-18	\$414,000	Coop	
516 W 47th St #S1	1-01075-1015	2-Nov-18	\$395,000	Condo	446
433 W 34th St #16D	1-00732-0016	15-Nov-18	\$385,000	Coop	
347 W 44th St #1RW	1-01035-0008	20-Nov-18	\$377,500	Coop	
457 W 57th St #404	1-01067-0008	30-Nov-18	\$360,000	Coop	
325 W 45th St #1003A	1-01036-0014	1-Nov-18	\$318,000	Coop	200
453 W 43rd St #1B	1-01053-0009	14-Nov-18	\$290,000	Coop	



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THE RATNER TEAM



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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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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

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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
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