

CHELSEA-CLINTON

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

Ist Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Chelsea/Clinton, Manhattan

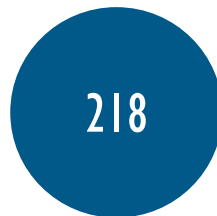
SUMMARY

MEDIAN SALE PRICE



22% YoY

NO. OF TRANSACTIONS



-2% YoY

MEDIAN PRICE/SQ.FT.



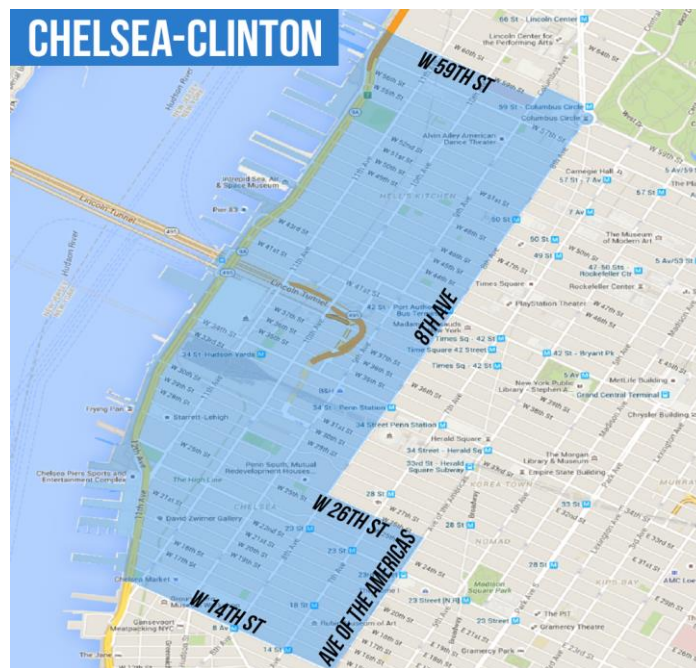
3% YoY

MANHATTAN
MEDIAN SALE PRICE



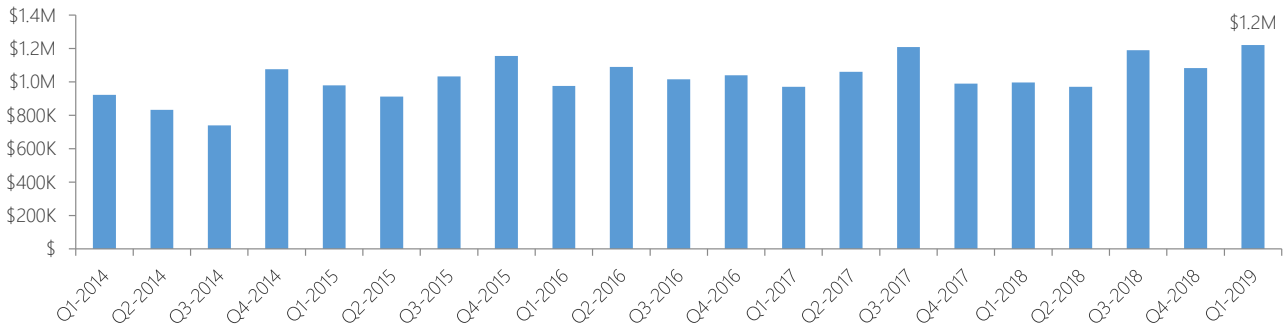
3% YoY

NEIGHBORHOOD BOUNDARIES

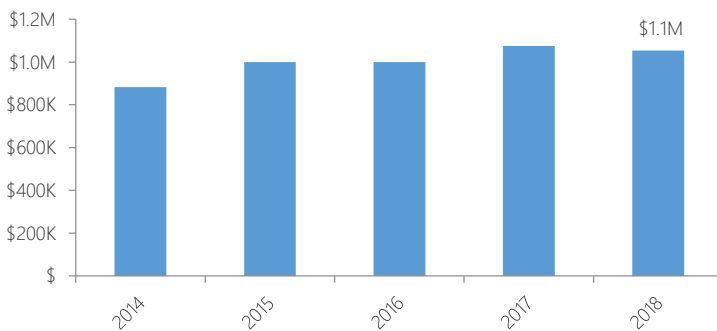


RESIDENTIAL STATS

Median Sale Price by Quarter

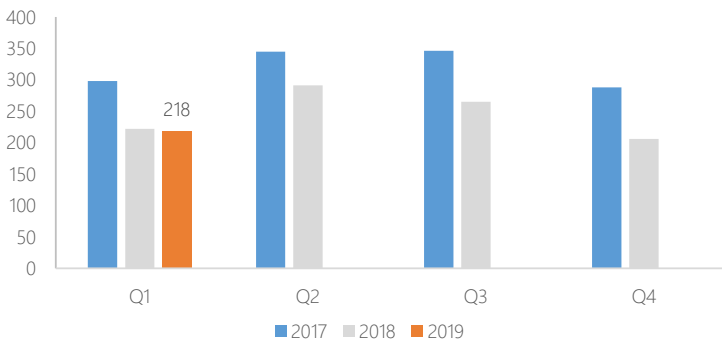


Median Sale Price by Year

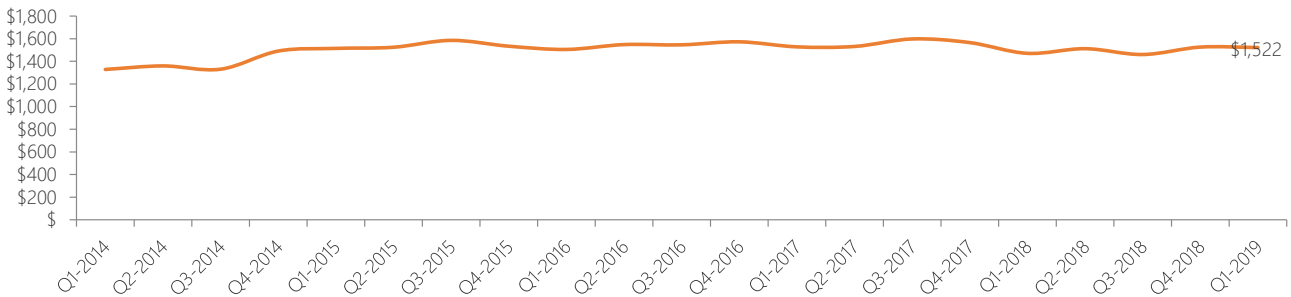


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	294	301	364	298	222	218
Q2	376	394	367	345	291	
Q3	407	392	321	346	265	
Q4	347	345	310	288	206	



Median Sale Price per Square Foot

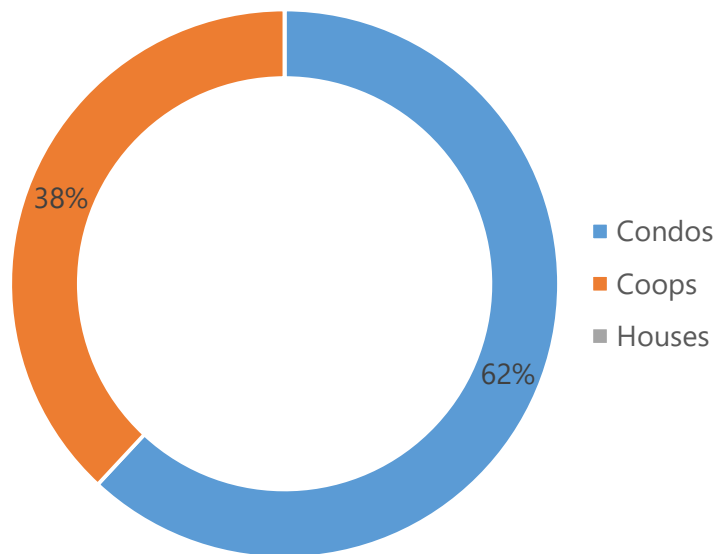


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,080,000	40%	\$1,706	8%	135
Coops	\$650,000	1%	\$1,174	9%	83
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
80 Columbus Cir #NT75E	1-01049-1198	16-Jan-19	\$20,400,000	Condo	1,561
508 W 24th St #PHN	1-00695-2012	4-Feb-19	\$10,700,000	Condo	3,263
465 W 23rd St #RCU1	1-00721-1008	12-Mar-19	\$7,367,000	Coop	
117 W 21st St #3	1-00797-1903	3-Jan-19	\$5,243,947	Condo	
545 W 30th St #35A	1-00702-1107	19-Mar-19	\$5,044,088	Condo	1,777
545 W 30th St #31A	1-00702-1071	6-Mar-19	\$4,937,824	Condo	1,780
545 W 30th St #29G	1-00702-1059	25-Feb-19	\$4,348,750	Condo	1,464
545 W 30th St #28G	1-00702-1050	22-Mar-19	\$4,332,250	Condo	1,464
545 W 30th St #26G	1-00702-1032	14-Feb-19	\$4,304,750	Condo	1,464
417 W 53rd St #TH417	1-01063-1107	10-Jan-19	\$4,100,000	Condo	2,746
252 Seventh Ave #10P	1-00774-1203	18-Jan-19	\$4,000,000	Condo	2,154
322 W 57th St #48H	1-01047-2480	8-Feb-19	\$4,000,000	Condo	1,588
318 W 47th St #1	1-01037-1101	13-Mar-19	\$3,990,000	Condo	
146 W 22nd St #4	1-00797-1404	21-Mar-19	\$3,915,000	Condo	2,603
545 W 30th St #34D	1-00702-1101	18-Mar-19	\$3,878,750	Condo	1,564
545 W 30th St #31D	1-00702-1074	27-Mar-19	\$3,868,699	Condo	1,074
545 W 30th St #35D	1-00702-1110	25-Mar-19	\$3,855,850	Condo	1,563
545 W 30th St #32D	1-00702-1083	12-Mar-19	\$3,849,250	Condo	1,567
545 W 30th St #27D	1-00702-1038	7-Mar-19	\$3,825,353	Condo	1,571
177 Ninth Ave #3H	1-00718-1004	13-Feb-19	\$3,800,000	Coop	1,787
350 W 42nd St #58H	1-01032-1529	13-Mar-19	\$3,800,000	Condo	794
545 W 30th St #28D	1-00702-1047	26-Feb-19	\$3,754,250	Condo	1,571
500 W 53rd St #7B	1-01081-1105	5-Feb-19	\$3,500,000	Condo	2,210
141 W 24th St #RES6	1-00800-1206	10-Jan-19	\$3,375,000	Condo	2,500
121 W 19th St #3E	1-00795-1012	30-Jan-19	\$3,250,000	Condo	2,427
454 W 54th St #PHA	1-01063-1295	16-Jan-19	\$3,100,000	Condo	1,702
209 W 14th St #6B	1-00764-1315	20-Mar-19	\$3,026,953	Condo	
146 W 22nd St #10	1-00797-1410	30-Jan-19	\$3,025,000	Condo	1,626
545 W 30th St #33J	1-00702-1097	22-Mar-19	\$2,916,076	Condo	1,155
545 W 30th St #32J	1-00702-1088	5-Mar-19	\$2,908,669	Condo	1,157
545 W 30th St #30J	1-00702-1070	18-Mar-19	\$2,794,755	Condo	1,161
545 W 30th St #27J	1-00702-1043	20-Mar-19	\$2,747,934	Condo	1,161
545 W 30th St #26J	1-00702-1034	25-Feb-19	\$2,732,660	Condo	1,166
545 W 30th St #25J	1-00702-1025	28-Feb-19	\$2,717,386	Condo	1,166
101 W 24th St #28D	1-00800-1436	25-Jan-19	\$2,665,000	Condo	1,286
521 W 23rd St #7FLF	1-00695-1209	22-Feb-19	\$2,625,000	Condo	1,650
545 W 30th St #33E	1-00702-1093	28-Mar-19	\$2,561,882	Condo	986
245 Tenth Ave #14	1-00696-1114	22-Mar-19	\$2,550,000	Condo	1,375
245 Tenth Ave #7E	1-00696-1114	22-Mar-19	\$2,550,000	Condo	1,375
450 W 42nd St #56F	1-01051-1366	11-Mar-19	\$2,518,000	Condo	1,020
315-325 W 36th St #11D	1-00760-1004	12-Feb-19	\$2,500,000	Condo	1,837
465 W 23rd St #RCU1	1-00721-1008	28-Mar-19	\$2,500,000	Coop	
545 W 30th St #38F	1-00702-1139	29-Mar-19	\$2,485,000	Condo	1,043
545 W 30th St #33F	1-00702-1094	29-Mar-19	\$2,483,689	Condo	1,044
545 W 30th St #36E	1-00702-1120	21-Mar-19	\$2,478,098	Condo	983
252 Seventh Ave #10V	1-00774-1207	21-Feb-19	\$2,475,000	Condo	1,468
214 W 17th St #4B	1-00766-0053	15-Feb-19	\$2,475,000	Coop	1,840
545 W 30th St #26E	1-00702-1030	11-Mar-19	\$2,463,098	Condo	991
545 W 30th St #35F	1-00702-1112	25-Mar-19	\$2,462,824	Condo	1,043
545 W 30th St #31F	1-00702-1076	27-Feb-19	\$2,462,824	Condo	1,044



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Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 30th St #29F	1-00702-1058	22-Mar-19	\$2,442,459	Condo	1,044
545 W 30th St #28F	1-00702-1049	15-Mar-19	\$2,433,276	Condo	1,044
545 W 30th St #32E	1-00702-1084	21-Mar-19	\$2,418,003	Condo	988
425 W 50th St #11E	1-01060-1125	14-Jan-19	\$2,400,000	Condo	1,104
525 W 22nd St #4B	1-00694-1018	4-Feb-19	\$2,400,000	Condo	1,196
545 W 30th St #31E	1-00702-1075	21-Mar-19	\$2,397,979	Condo	988
545 W 30th St #30F	1-00702-1067	12-Mar-19	\$2,387,455	Condo	1,044
545 W 30th St #28E	1-00702-1048	22-Feb-19	\$2,355,908	Condo	991
420 W 25th St #1F	1-00722-1006	14-Jan-19	\$2,350,000	Condo	1,949
545 W 30th St #31B	1-00702-1072	29-Mar-19	\$2,341,134	Condo	850
545 W 30th St #27F	1-00702-1040	15-Mar-19	\$2,340,634	Condo	1,044
545 W 30th St #26F	1-00702-1031	28-Feb-19	\$2,325,860	Condo	1,044
545 W 30th St #25E	1-00702-1021	11-Mar-19	\$2,310,086	Condo	991
245 Tenth Ave #63E	1-00696-1106	15-Mar-19	\$2,250,000	Condo	1,355
545 W 30th St #26B	1-00702-1027	13-Feb-19	\$2,213,853	Condo	851
147 W 22nd St #3S	1-00798-0017	30-Jan-19	\$2,159,967	Coop	2,200
545 W 30th St #30B	1-00702-1063	4-Mar-19	\$2,112,528	Condo	851
101 W 24th St #12B	1-00800-1347	13-Mar-19	\$2,100,000	Condo	1,242
462 W 58th St #2A	1-01067-1208	14-Feb-19	\$2,080,000	Condo	1,637
545 W 30th St #27B	1-00702-1036	11-Feb-19	\$2,035,159	Condo	851
301 W 57th St #18D	1-01048-1963	18-Feb-19	\$2,000,000	Condo	1,033
505 W 19th St #7D	1-00691-1130	2-Jan-19	\$2,000,000	Condo	1,077
322 W 57th St #22S	1-01047-2128	17-Jan-19	\$1,950,000	Condo	1,014
416 W 52nd St #506	1-01061-1186	4-Jan-19	\$1,936,407	Condo	1,386
340 W 55th St #11D	1-01045-0051	26-Feb-19	\$1,900,000	Coop	1,550
315-325 W 36th St #14A	1-00760-1009	7-Mar-19	\$1,870,000	Condo	1,365
438-448 W 37th St #12B	1-00734-1052	9-Jan-19	\$1,850,000	Condo	1,892
100 Eleventh Ave #5C	1-00691-1013	19-Mar-19	\$1,850,000	Condo	1,240
177 Ninth Ave #3F	1-00718-1004	13-Feb-19	\$1,835,000	Coop	
655 Sixth Ave #3G	1-00796-1320	15-Feb-19	\$1,825,000	Condo	1,231
224 W 18th St #4A	1-00767-1312	5-Mar-19	\$1,800,000	Condo	1,905
442 W 23rd St #C	1-00720-0068	7-Jan-19	\$1,800,000	Coop	1,250
130 W 19th St #7F	1-00794-1036	20-Mar-19	\$1,800,000	Condo	1,250
245 W 19th St #2S	1-00769-1603	21-Mar-19	\$1,750,000	Condo	1,217
315 W 23rd St #8C	1-00747-0028	9-Jan-19	\$1,730,000	Coop	1,230
125 W 21st St #10C	1-00797-1644	20-Feb-19	\$1,707,000	Condo	945
322 W 57th St #22A	1-01047-2130	11-Feb-19	\$1,700,000	Condo	1,127
154 W 18th St #7A	1-00793-0067	16-Jan-19	\$1,700,000	Coop	
458 W 23rd St #4B	1-00720-0076	11-Jan-19	\$1,600,000	Coop	
252 Seventh Ave #7C	1-00774-1112	3-Jan-19	\$1,600,000	Condo	992
301 W 57th St #19B	1-01048-1874	13-Mar-19	\$1,595,000	Condo	779
635 W 42nd St #31J	1-01090-1367	13-Feb-19	\$1,550,000	Condo	959
345 W 58th St #14MS	1-01049-0001	8-Mar-19	\$1,550,000	Coop	
555 W 23rd St #N3	1-00695-1309	11-Mar-19	\$1,550,000	Condo	1,080
350 W 42nd St #25G	1-01032-1268	15-Mar-19	\$1,495,000	Condo	1,070
311 W 20th St #2	1-00744-0031	22-Jan-19	\$1,475,000	Coop	1,000
201 W 17th St #6D	1-00767-1221	25-Mar-19	\$1,440,000	Condo	969
138 W 17th St #16G	1-00792-1102	11-Mar-19	\$1,410,000	Coop	
301 W 53rd St #24B	1-01044-1240	4-Feb-19	\$1,369,414	Condo	796
416 W 52nd St #507	1-01061-1187	25-Feb-19	\$1,268,000	Condo	



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THE RATNER TEAM



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Commercial & Residential
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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals 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

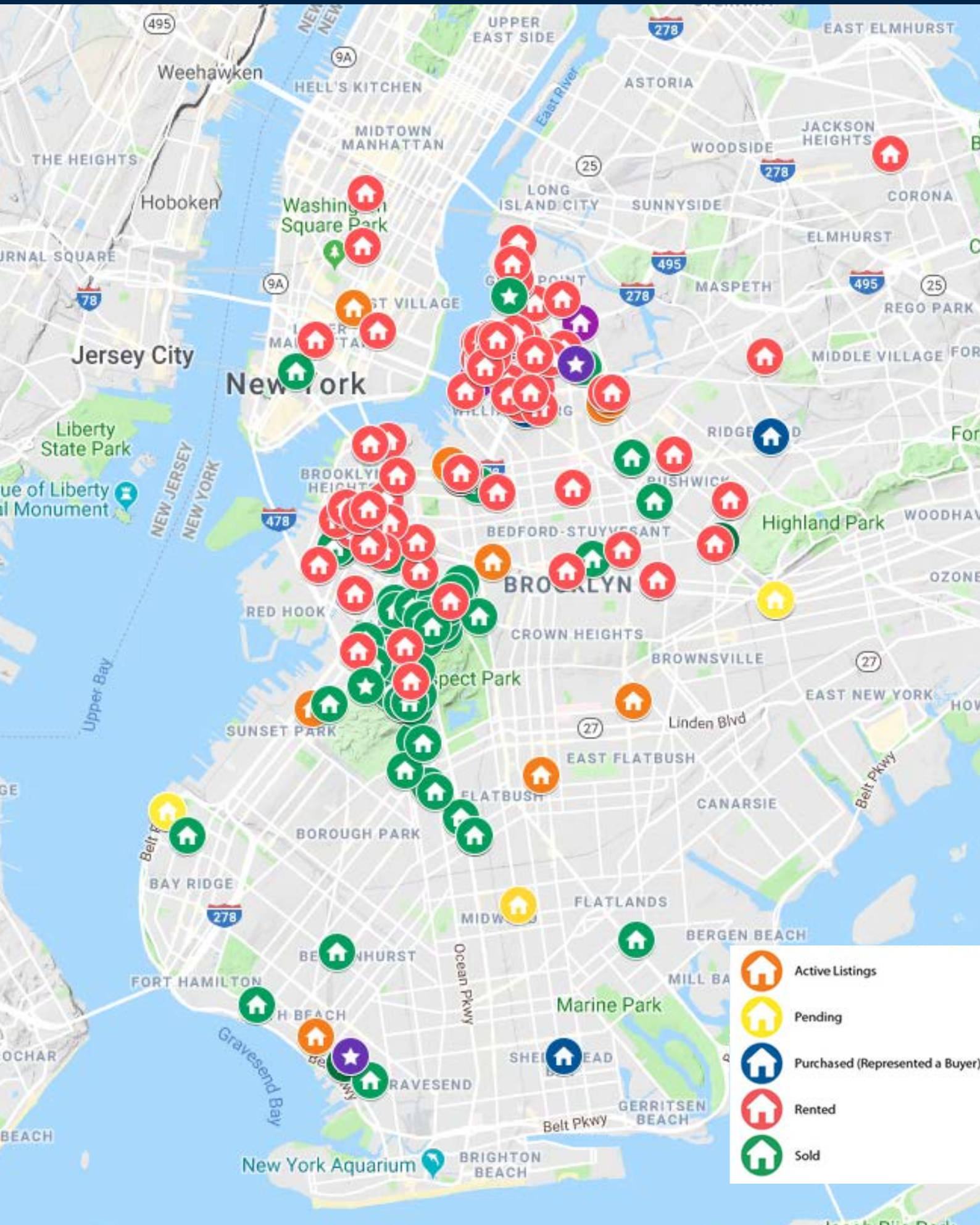
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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

[READ MORE REVIEWS](#)





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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	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	

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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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