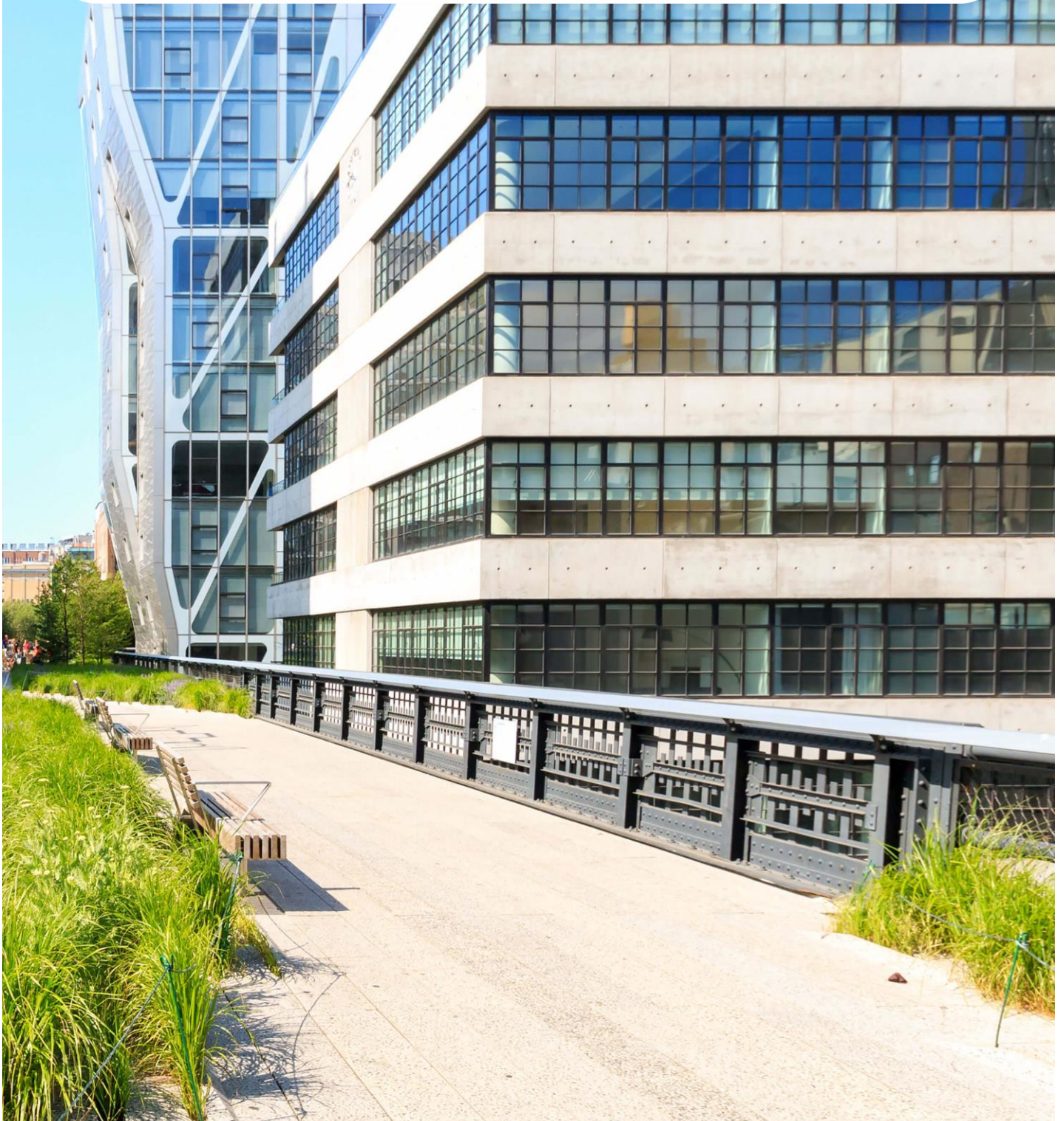


The RATNER Team Market Reports

CHELSEA

A monthly analysis of residential sales
in Chelsea, Manhattan

June 2016



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The RATNER Team Market Reports

Residential Market Report, June 2016

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.19M

-21% YoY

NO. OF TRANSACTIONS

53

-45% YoY

MEDIAN PRICE/SQ.FT.

\$1,516

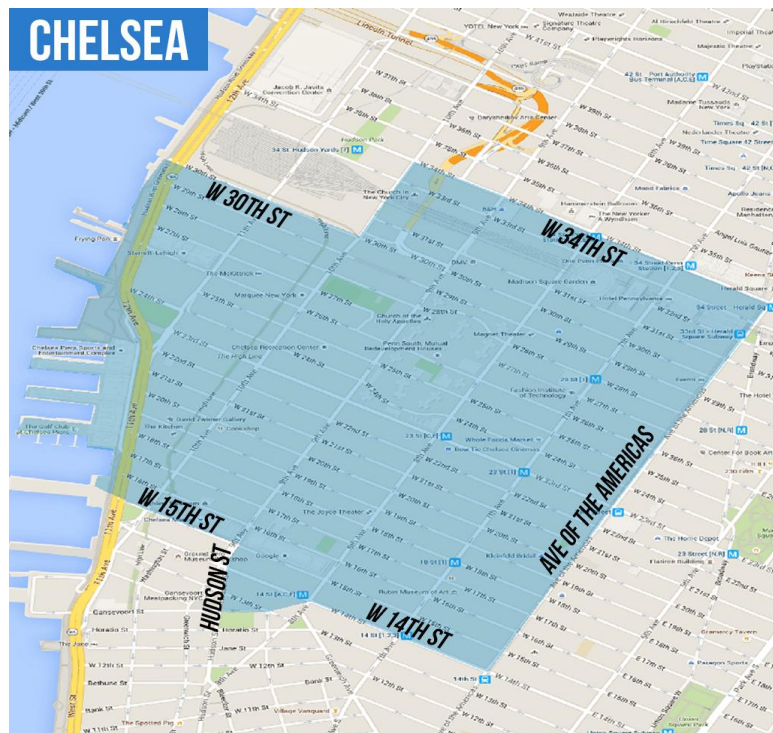
-13% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



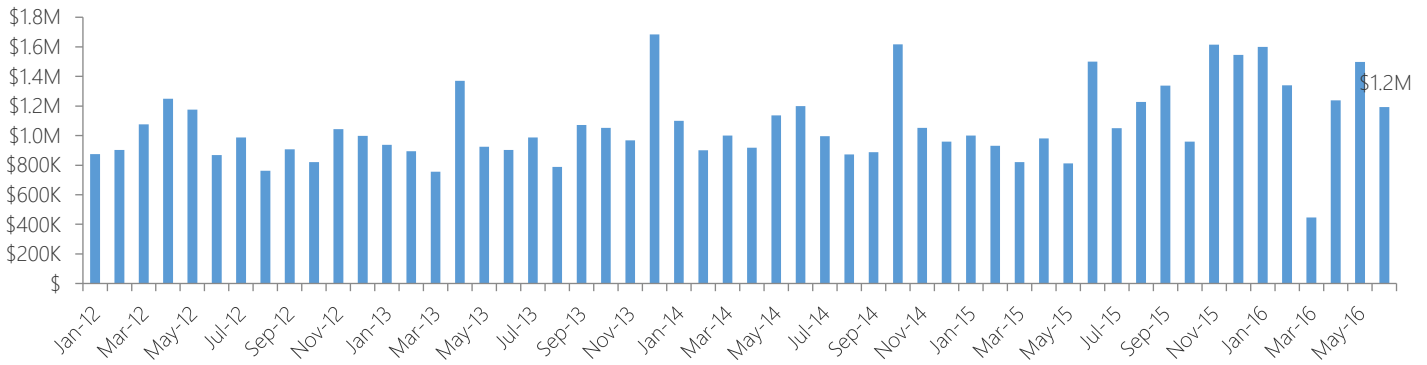
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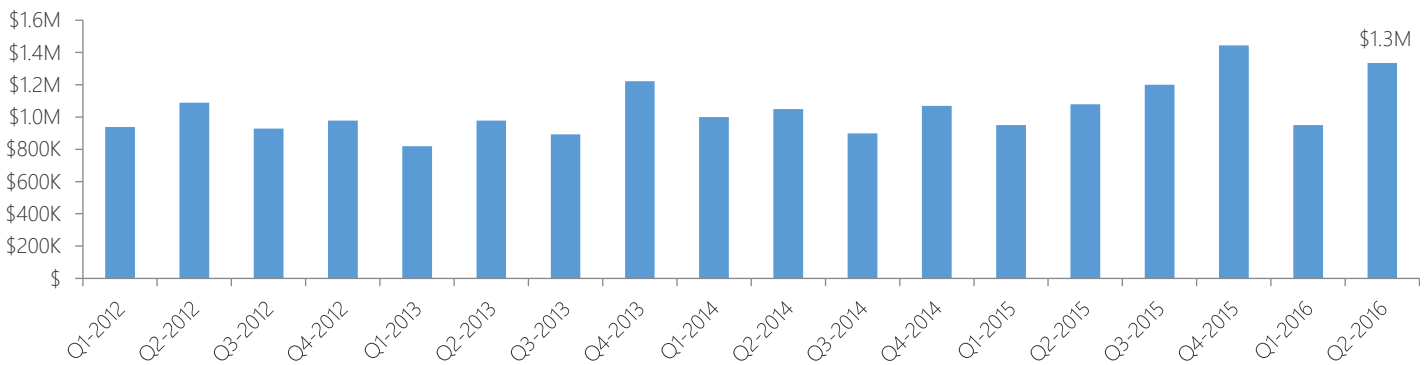
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RESIDENTIAL STATS

Median Sale Price by Month

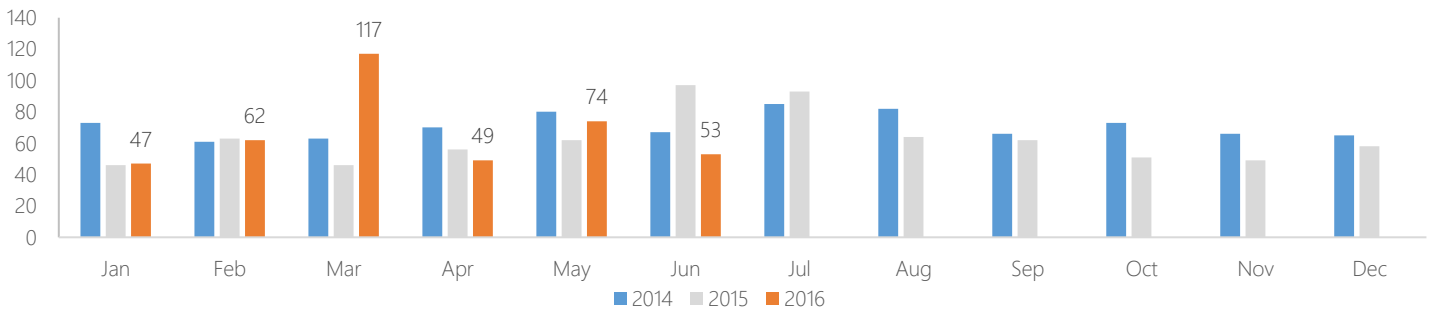


Median Sale Price by Quarter



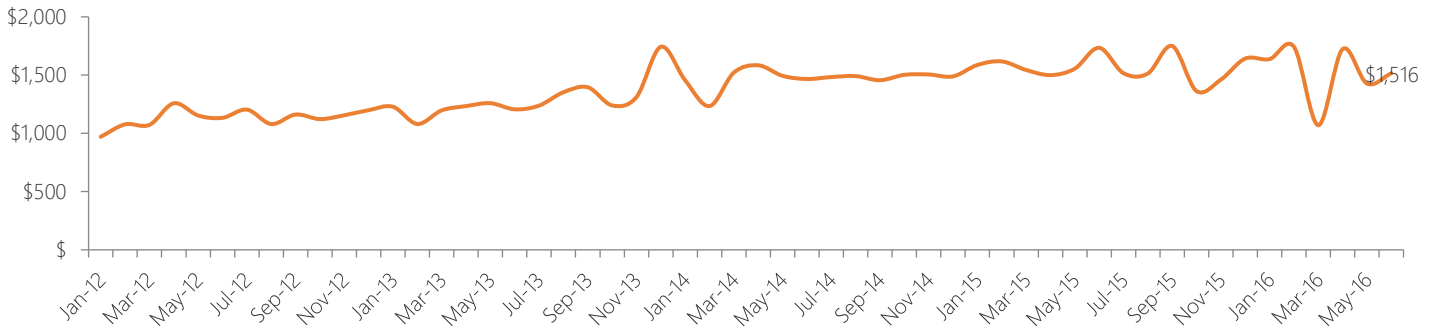
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	52	50	58	60	51	66	70	79	68	58	53	59
2012	61	45	57	70	83	64	71	67	62	46	54	106
2013	54	34	51	62	113	98	94	86	82	58	66	95
2014	73	61	63	70	80	67	85	82	66	73	66	65
2015	46	63	46	56	62	97	93	64	62	51	49	58
2016	47	62	117	49	74	53						



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Median Sale Price per Square Foot

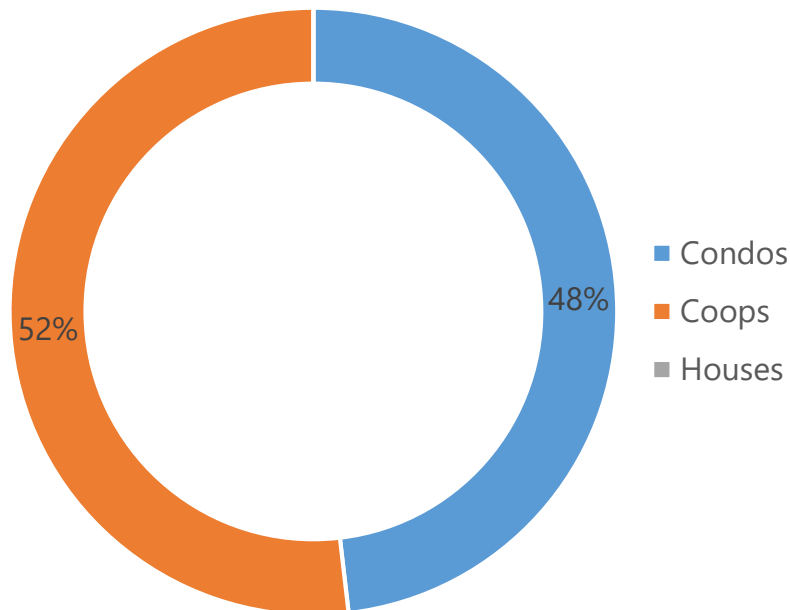


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,475,350	-21%	\$1,586	-21%	26
Coops	\$940,000	83%	\$1,366	15%	28
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 West 18 Street #PH2	1-00767-1555	10-Jun-16	\$45,000,000	Condo	6,738
245 West 14 Street #T3	1-00764-1227	1-Jun-16	\$6,559,313	Condo	
551 West 21 Street #7A	1-00693-1120	20-Jun-16	\$6,264,988	Condo	
551 West 21 Street #6A	1-00693-1117	30-Jun-16	\$5,959,513	Condo	
205-209 W 19 St #6F	1-00769-0031	9-Jun-16	\$5,000,000	Coop	3,300
345 West 13 Street #4A	1-00629-1228	17-Jun-16	\$4,720,000	Condo	2,373
252 7 Avenue #12D	1-00774-1243	7-Jun-16	\$4,600,000	Condo	1,897
252 7 Avenue #14A	1-00774-1265	10-Jun-16	\$3,750,000	Condo	2,089
551 West 21 Street #4C	1-00693-1110	13-Jun-16	\$3,558,479	Condo	
551 West 21 Street #4D	1-00693-1111	10-Jun-16	\$2,955,675	Condo	
655 Avenue Of The Amer #3E	1-00796-1318	27-Jun-16	\$2,925,000	Condo	1,597
263 9 Avenue #6B	1-00723-1027	6-Jun-16	\$2,500,000	Condo	1,536
551 West 21 Street #3D	1-00693-1104	16-Jun-16	\$2,475,350	Condo	
263 9 Avenue #5D	1-00723-1024	21-Jun-16	\$2,220,000	Condo	1,489
360 West 22 Street #2E	1-00745-1104	30-Jun-16	\$2,075,000	Coop	1,350
61-77 7 Ave #2AB	1-00790-0001	30-Jun-16	\$1,950,000	Coop	
61-77 7 Ave #4R	1-00790-0001	14-Jun-16	\$1,940,000	Coop	
245 West 14 Street #3C	1-00764-1207	17-Jun-16	\$1,858,306	Condo	
228-232 W 21 St #7	1-00770-0056	15-Jun-16	\$1,625,000	Coop	
520-522 W 23 St #14F	1-00694-0042	23-Jun-16	\$1,620,000	Coop	964
255-263 W 23 St #4HE	1-00773-0012	10-Jun-16	\$1,591,000	Coop	
420 West 25 Street #1C	1-00722-1003	15-Jun-16	\$1,580,000	Condo	1,118
323 W 23 St #3C	1-00747-0028	24-Jun-16	\$1,575,000	Coop	1,200
140 7 Avenue #7H	1-00768-1155	21-Jun-16	\$1,200,000	Condo	645
520-522 W 23 St #9D	1-00694-0042	27-Jun-16	\$1,185,000	Coop	835
405 West 23 Street #6J	1-00721-1062	9-Jun-16	\$1,175,000	Coop	
405 West 23 Street #19D	1-00721-1062	7-Jun-16	\$1,100,000	Coop	
344 West 23 Street #2D	1-00746-1108	10-Jun-16	\$1,100,000	Condo	732
555 West 23 Street #N3	1-00695-1312	30-Jun-16	\$1,035,000	Condo	670
188-194 7 Ave #15F	1-00771-0038	9-Jun-16	\$960,000	Coop	
354 W 23 St #GC	1-00746-0071	29-Jun-16	\$940,000	Coop	
130-134 W 16 St #54	1-00791-0062	22-Jun-16	\$910,000	Coop	600
218 West 19 Street #1D	1-00768-1014	15-Jun-16	\$875,000	Condo	864
315 7 Avenue #17D	1-00803-1073	21-Jun-16	\$875,000	Condo	530
540 West 28 Street #5A	1-00699-1229	7-Jun-16	\$865,000	Condo	567
170 West 23 Street #5G	1-00798-1090	30-Jun-16	\$850,000	Condo	576
127 8 Avenue #5B	1-00740-1102	7-Jun-16	\$780,000	Coop	
100 11 Avenue #3A	1-00691-1002	15-Jun-16	\$650,000	Condo	430
360 West 22 Street #4S	1-00745-1104	21-Jun-16	\$646,000	Coop	
307-309 W 20 St #8F	1-00744-0032	17-Jun-16	\$585,000	Coop	500
188-194 7 Ave #6K	1-00771-0038	14-Jun-16	\$585,000	Coop	
465 West 23 Street #6I	1-00721-1008	13-Jun-16	\$580,000	Coop	500
188-194 7 Ave #11H	1-00771-0038	21-Jun-16	\$560,000	Coop	
408 W 34 St #2E	1-00731-0050	14-Jun-16	\$496,000	Coop	525
100-104 7 Ave #14C	1-00766-0039	9-Jun-16	\$489,000	Coop	
408 W 34 St #5K	1-00731-0050	10-Jun-16	\$485,000	Coop	
408 W 34 St #4E	1-00731-0050	13-Jun-16	\$430,000	Coop	550
310 W 18 St #4B	1-00741-0041	16-Jun-16	\$289,000	Coop	

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