

CHELSEA

A monthly analysis of residential sales
in Chelsea, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Chelsea, Manhattan

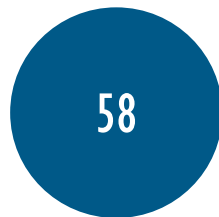
SUMMARY

MEDIAN SALE PRICE



64% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



6% YoY

MANHATTAN
MEDIAN SALE PRICE



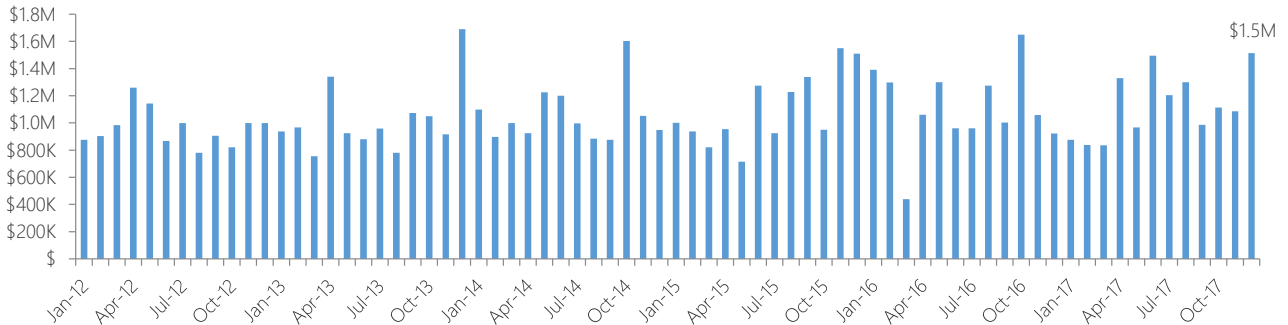
18% YoY

NEIGHBORHOOD BOUNDARIES

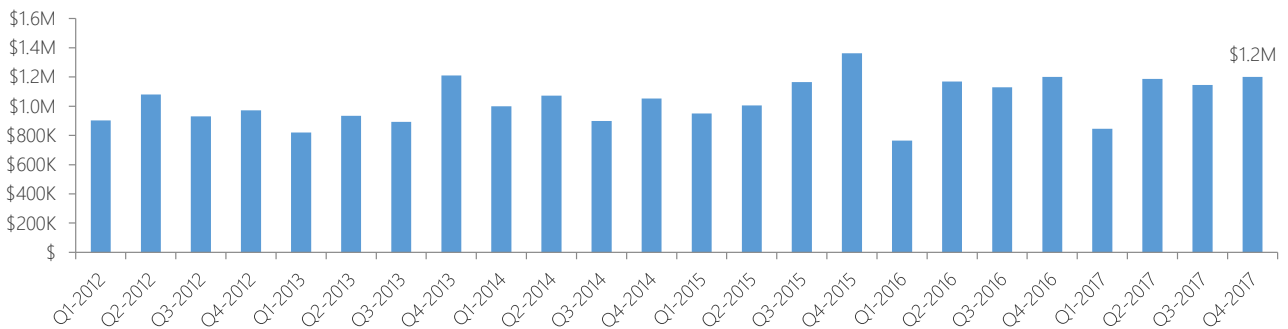


RESIDENTIAL STATS

Median Sale Price by Month

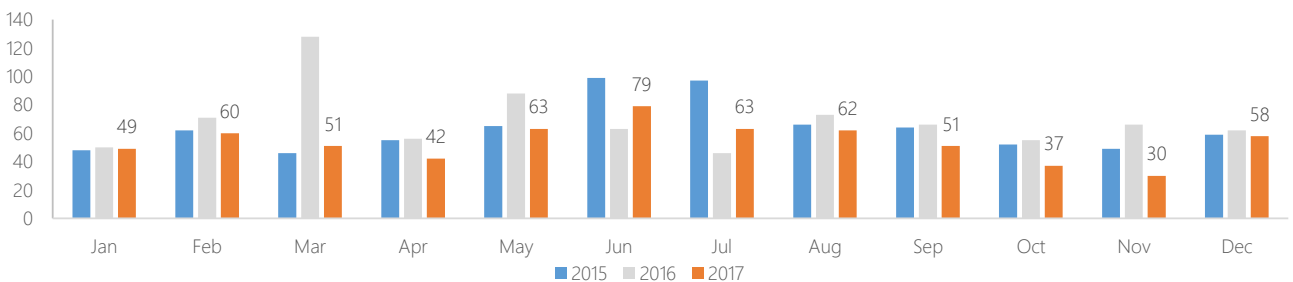


Median Sale Price by Quarter

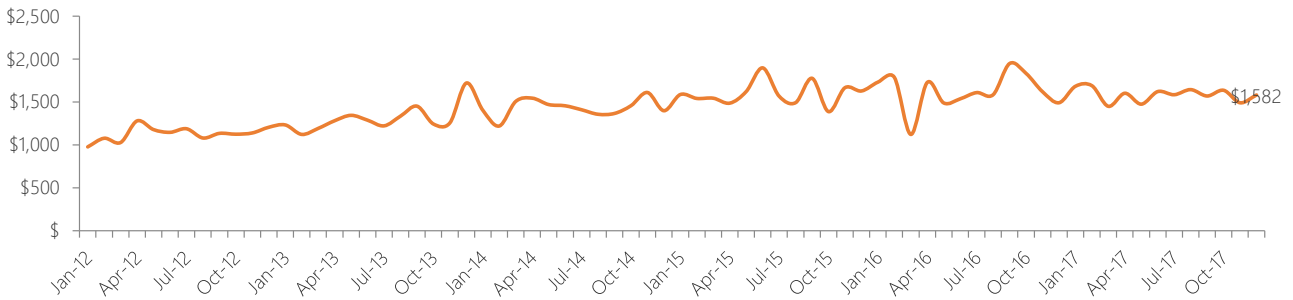


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	61	45	55	69	81	64	69	68	62	46	53	105
2013	54	35	51	63	113	97	92	84	82	57	65	94
2014	72	60	63	69	81	66	85	84	65	72	66	66
2015	48	62	46	55	65	99	97	66	64	52	49	59
2016	50	71	128	56	88	63	46	73	66	55	66	62
2017	49	60	51	42	63	79	63	62	51	37	30	58



Median Sale Price per Square Foot

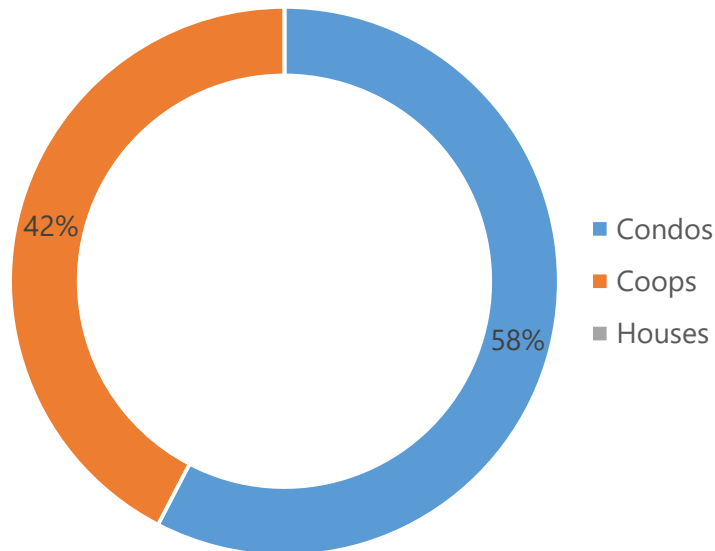


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,350,000	-1%	\$1,657	8%	34
Coops	\$740,000	48%	\$1,249	-3%	25
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
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
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
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
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
315-323 W 23 St #6E	1-00747-0028	14-Dec-17	\$1,780,000	Coop	1,141
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
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
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
520-522 W 23 St #10C	1-00694-0042	21-Dec-17	\$1,200,000	Coop	891
420-424 W 23 St #8B	1-00720-1033	20-Dec-17	\$1,023,975	Condo	654
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	
223-231 W 21 St #5K	1-00771-0023	18-Dec-17	\$965,000	Coop	
405 W 21 St #2F	1-00719-0036	21-Dec-17	\$885,000	Coop	
219 W 25 St #6E	1-00775-0022	13-Dec-17	\$875,000	Coop	
140 W 22 St #4E	1-00797-1718	18-Dec-17	\$850,000	Condo	532
249 8 Ave #9E	1-00746-1202	26-Dec-17	\$785,000	Coop	
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
465 W 23 St #11G	1-00721-1008	8-Dec-17	\$695,000	Coop	900
188-194 7 Ave #15J	1-00771-0038	19-Dec-17	\$650,000	Coop	
85 8 Ave #5N	1-00738-1003	7-Dec-17	\$645,000	Coop	560
465 W 23 St #4I	1-00721-1008	7-Dec-17	\$645,000	Coop	
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	
425-427 W 24 St #3B	1-00722-0022	20-Dec-17	\$490,000	Coop	
249 8 Ave #6D	1-00746-1202	7-Dec-17	\$475,000	Coop	
228 W 16 St #C	1-00765-0059	12-Dec-17	\$430,000	Coop	
421 W 22 St #2R	1-00720-1303	12-Dec-17	\$336,023	Condo	445



Address	BBL	Sale date	Sale price	Property type	Sqft
326 W 17 St #4E	1-00740-0046	20-Dec-17	\$180,000	Coop	
322 W 17 St #1FW	1-00740-0044	20-Dec-17	\$70,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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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

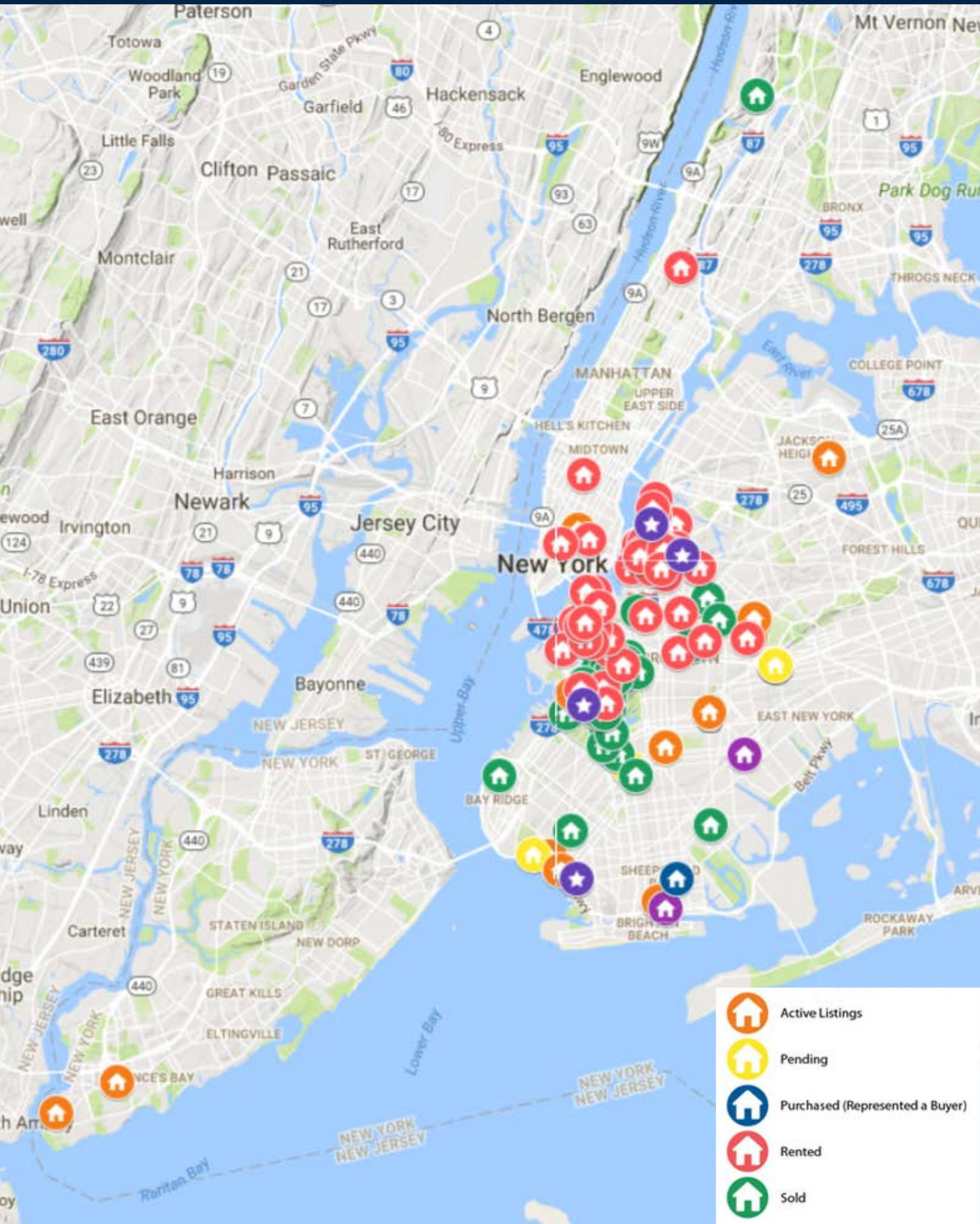
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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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
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Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
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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
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