

# CHELSEA

A quarterly analysis of residential sales  
in Chelsea, Manhattan

Ist Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 1st Quarter 2019

## Chelsea, Manhattan

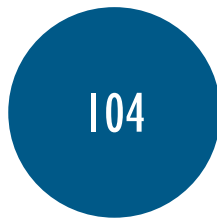
### SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



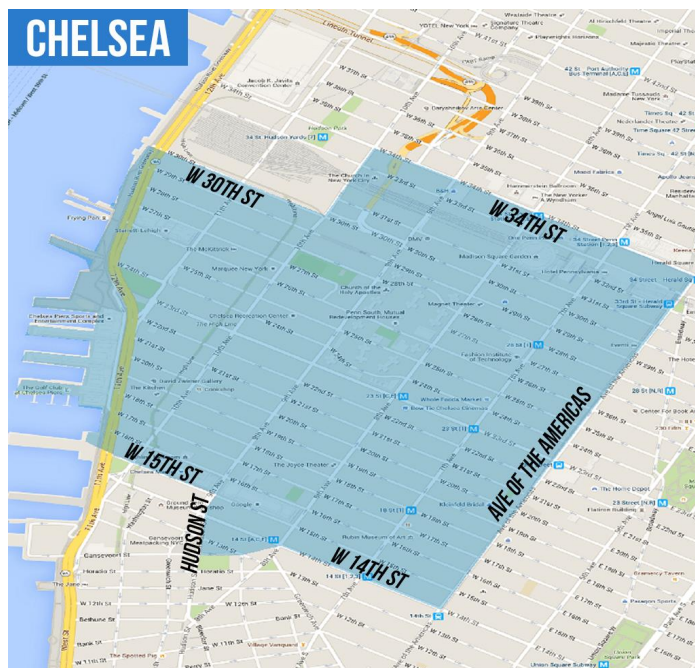
-3% YoY

MANHATTAN  
MEDIAN SALE PRICE



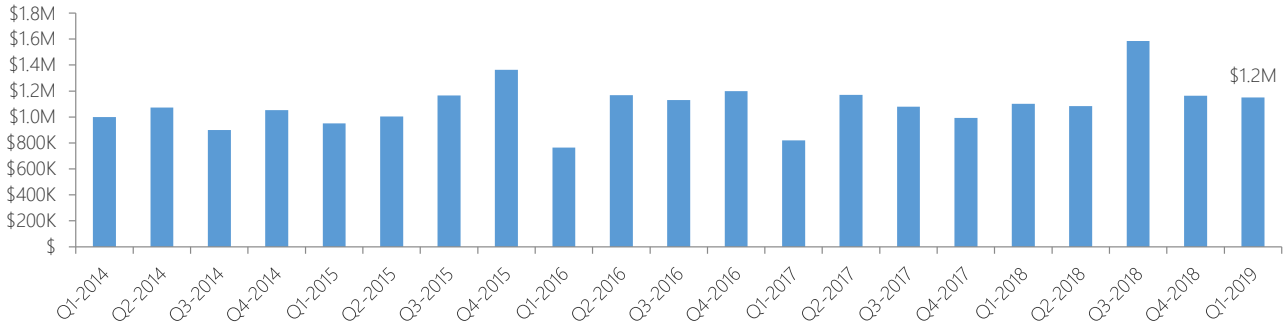
3% YoY

### NEIGHBORHOOD BOUNDARIES

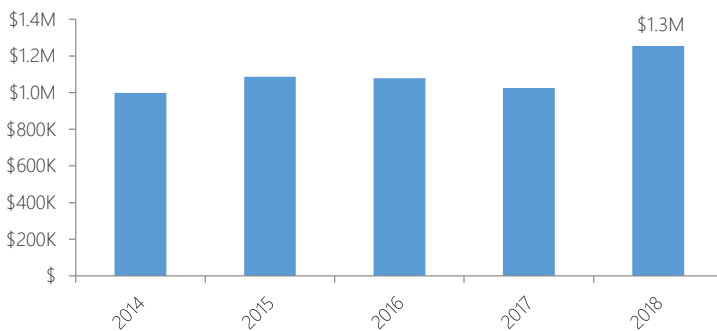


RESIDENTIAL STATS

Median Sale Price by Quarter

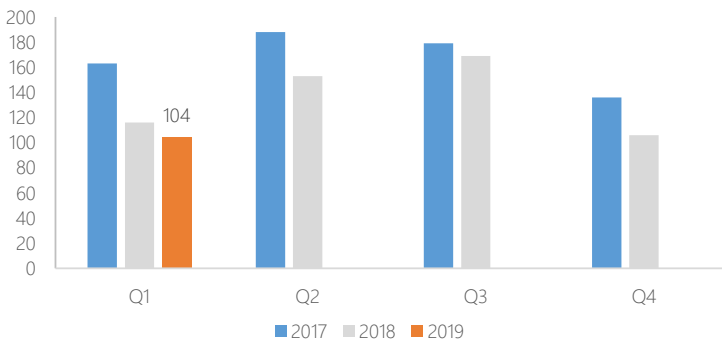


Median Sale Price by Year



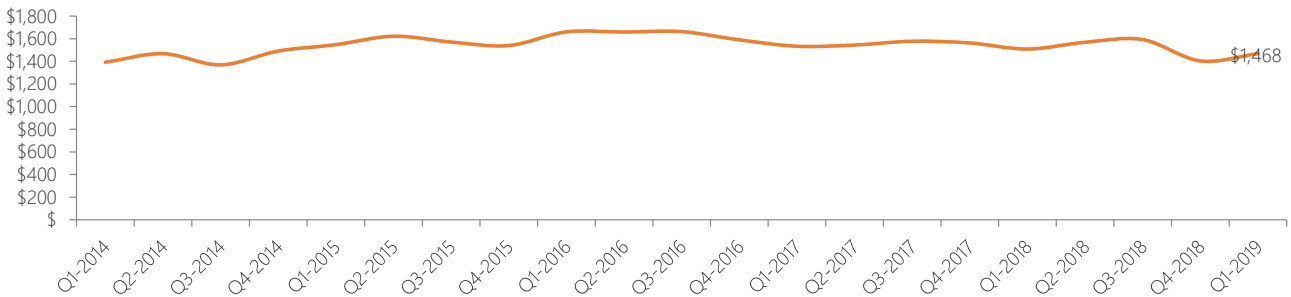
Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	195	156	249	163	116	104
Q2	216	219	207	188	153	
Q3	234	227	185	179	169	
Q4	204	160	183	136	106	





Median Sale Price per Square Foot

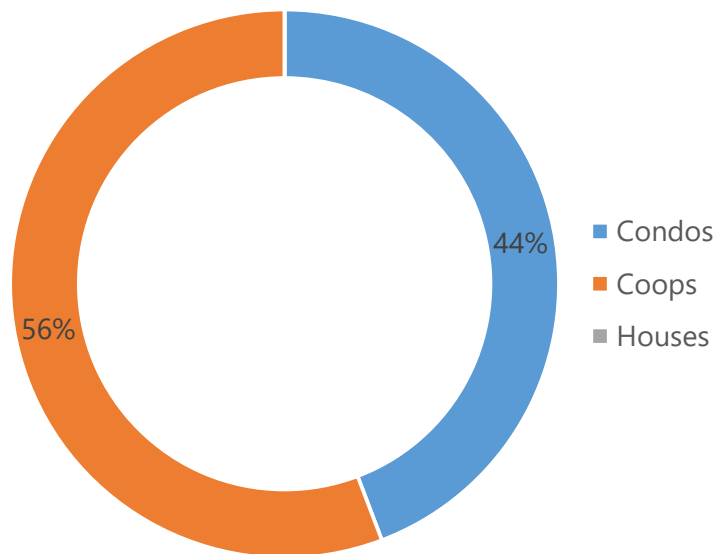


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,000,000	-11%	\$1,591	-7%	46
Coops	\$712,500	-8%	\$1,202	4%	58
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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	
252 Seventh Ave #10P	1-00774-1203	18-Jan-19	\$4,000,000	Condo	2,154
146 W 22nd St #4	1-00797-1404	21-Mar-19	\$3,915,000	Condo	2,603
177 Ninth Ave #3H	1-00718-1004	13-Feb-19	\$3,800,000	Coop	1,787
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
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
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
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
465 W 23rd St #RCU1	1-00721-1008	28-Mar-19	\$2,500,000	Coop	
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
525 W 22nd St #4B	1-00694-1018	4-Feb-19	\$2,400,000	Condo	1,196
420 W 25th St #1F	1-00722-1006	14-Jan-19	\$2,350,000	Condo	1,949
245 Tenth Ave #63E	1-00696-1106	15-Mar-19	\$2,250,000	Condo	1,355
147 W 22nd St #3S	1-00798-0017	30-Jan-19	\$2,159,967	Coop	2,200
101 W 24th St #12B	1-00800-1347	13-Mar-19	\$2,100,000	Condo	1,242
505 W 19th St #7D	1-00691-1130	2-Jan-19	\$2,000,000	Condo	1,077
261 W 28th St #2E	1-00778-1005	16-Jan-19	\$1,850,000	Condo	1,238
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
130 W 19th St #7F	1-00794-1036	20-Mar-19	\$1,800,000	Condo	1,250
442 W 23rd St #C	1-00720-0068	7-Jan-19	\$1,800,000	Coop	1,250
224 W 18th St #4A	1-00767-1312	5-Mar-19	\$1,800,000	Condo	1,905
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
154 W 18th St #7A	1-00793-0067	16-Jan-19	\$1,700,000	Coop	
250 W 27th St #6D	1-00776-0065	30-Jan-19	\$1,650,000	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
555 W 23rd St #N3	1-00695-1309	11-Mar-19	\$1,550,000	Condo	1,080
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	
255-263 W 23rd St #2CE	1-00773-0012	28-Feb-19	\$1,265,000	Coop	850
315 Seventh Ave #21C	1-00803-1091	8-Mar-19	\$1,250,000	Condo	491
450 W 17th St #1606	1-00714-1090	28-Mar-19	\$1,200,000	Condo	531
181 Seventh Ave #14C	1-00796-1045	8-Jan-19	\$1,150,000	Condo	618
250 W 27th St #4E	1-00776-0065	30-Jan-19	\$1,105,000	Coop	900
305 W 16th St #5L	1-00740-1102	22-Feb-19	\$1,100,000	Coop	
422 W 20th St #3C	1-00717-1018	25-Jan-19	\$1,075,000	Condo	612
210 W 21st St #2RW	1-00770-0048	9-Jan-19	\$1,000,000	Coop	
249 W 29th St #3W	1-00779-0010	14-Jan-19	\$985,000	Coop	1,000



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Address	BBL	Sale date	Sale price	Property type	Sqft
77 Seventh Ave #16G	1-00790-0001	14-Feb-19	\$965,000	Coop	900
555 W 23rd St #S6	1-00695-1417	13-Mar-19	\$955,000	Condo	755
255-263 W 23rd St #6FE	1-00773-0012	18-Mar-19	\$950,000	Coop	500
270 W 17th St #4K	1-00766-1152	1-Mar-19	\$945,000	Condo	585
223 W 21st St #4G	1-00771-0023	12-Feb-19	\$903,000	Coop	
337 W 20th St #1A	1-00744-0018	13-Mar-19	\$875,000	Coop	695
225 W 25th St #5H	1-00775-0022	14-Feb-19	\$860,000	Coop	725
315 Seventh Ave #17C	1-00803-1072	14-Jan-19	\$860,000	Condo	612
210 W 19th St #6F	1-00768-1066	13-Mar-19	\$830,000	Condo	920
160-162 Ninth Ave #2	1-00743-0080	18-Mar-19	\$825,000	Coop	
445 W 19th St #2F	1-00717-1148	13-Mar-19	\$795,000	Condo	548
138 W 17th St #12A	1-00792-1102	16-Jan-19	\$785,000	Coop	
555 W 23rd St #N6	1-00695-1404	9-Jan-19	\$750,000	Condo	508
405 W 21st St #2R	1-00719-0036	1-Mar-19	\$750,000	Coop	550
410 W 23rd St #6B	1-00720-0049	7-Mar-19	\$715,000	Coop	
329 W 21st St #4R	1-00745-0019	4-Feb-19	\$710,000	Coop	
77 Seventh Ave #11L	1-00790-0001	14-Jan-19	\$705,000	Coop	600
405 W 23rd St #11L	1-00721-1062	9-Jan-19	\$675,000	Coop	
165 W 20th St #3G	1-00796-0001	14-Feb-19	\$675,000	Coop	575
305 W 18th St #1B	1-00742-1007	9-Jan-19	\$672,550	Condo	458
319 W 18th St #4B	1-00742-0022	18-Jan-19	\$670,000	Coop	550
335 W 21st St #2FE	1-00745-0016	15-Jan-19	\$640,000	Coop	
405 W 23rd St #5A	1-00721-1062	28-Feb-19	\$633,309	Coop	
210 W 21st St #1FW	1-00770-0048	8-Jan-19	\$625,000	Coop	550
221 W 21st St #4B	1-00771-0028	12-Mar-19	\$603,140	Coop	
256 W 21st St #2B	1-00770-0070	8-Feb-19	\$585,000	Coop	360
465 W 23rd St #2F	1-00721-1008	14-Mar-19	\$580,000	Coop	500
234 W 16th St #2D	1-00765-0062	30-Jan-19	\$579,000	Coop	
405 W 23rd St #5C	1-00721-1062	11-Feb-19	\$575,000	Coop	
465 W 23rd St #14E	1-00721-1008	4-Mar-19	\$563,000	Coop	
201 W 21st St #10G	1-00771-0038	4-Jan-19	\$545,000	Coop	
465 W 23rd St #12C	1-00721-1008	11-Mar-19	\$520,000	Coop	
200 W 20th St #916	1-00769-1104	30-Jan-19	\$515,000	Coop	525
309 W 20th St #4F	1-00744-0032	4-Feb-19	\$510,000	Coop	
201 W 16th St #12E	1-00766-0039	5-Feb-19	\$490,000	Coop	420
249 Eighth Ave #11A	1-00746-1202	25-Feb-19	\$480,000	Coop	
410 W 23rd St #6F	1-00720-0049	24-Jan-19	\$470,000	Coop	
200 W 20th St #611	1-00769-1104	4-Feb-19	\$466,000	Coop	475
166 W 22nd St #4D	1-00797-0076	25-Feb-19	\$465,000	Coop	400
345 W 21st St #5C	1-00745-0012	31-Jan-19	\$440,076	Coop	
430 W 34th St #4A	1-00731-0060	20-Mar-19	\$416,000	Coop	
334 W 17th St #BW	1-00740-0050	28-Mar-19	\$377,000	Coop	
310 W 18th St #1A	1-00741-0041	4-Feb-19	\$323,000	Coop	



## The RATNER Team Market Report

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# THE RATNER TEAM



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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)"

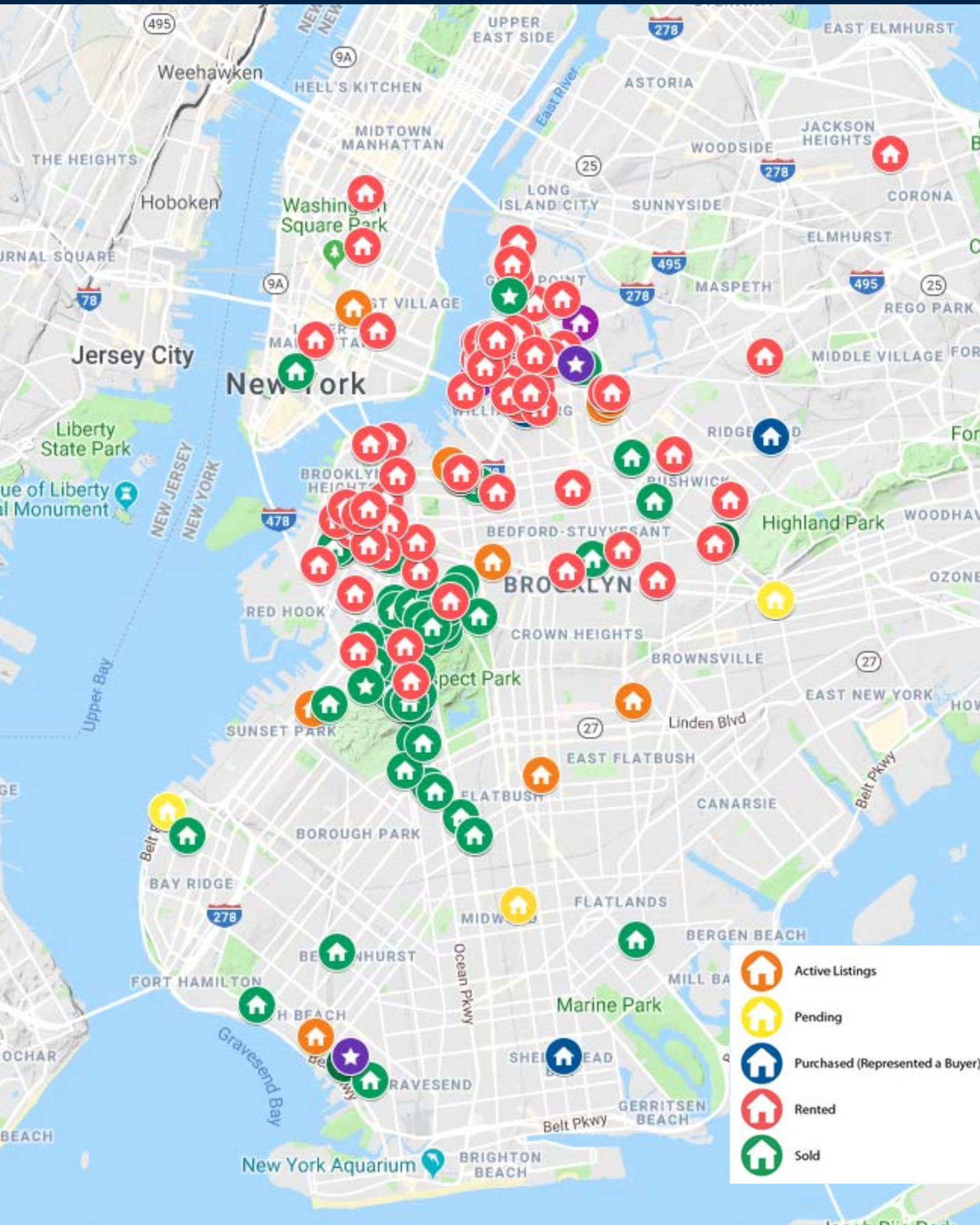
"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The 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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**SPARTAN RENOVATIONS**



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