

CLINTON - HELL'S KITCHEN

A monthly analysis of residential sales
in Clinton - Hell's Kitchen, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Clinton - Hell's Kitchen, Manhattan

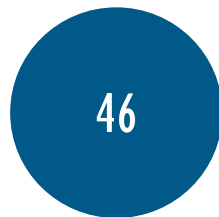
SUMMARY

MEDIAN SALE PRICE



-17% YoY

NO. OF TRANSACTIONS



31% YoY

MEDIAN PRICE/SQ.FT.



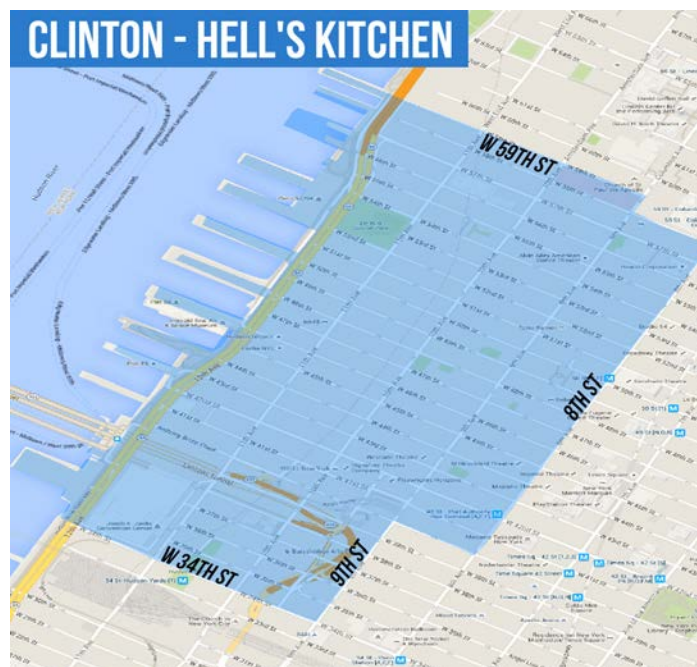
-7% YoY

MANHATTAN
MEDIAN SALE PRICE



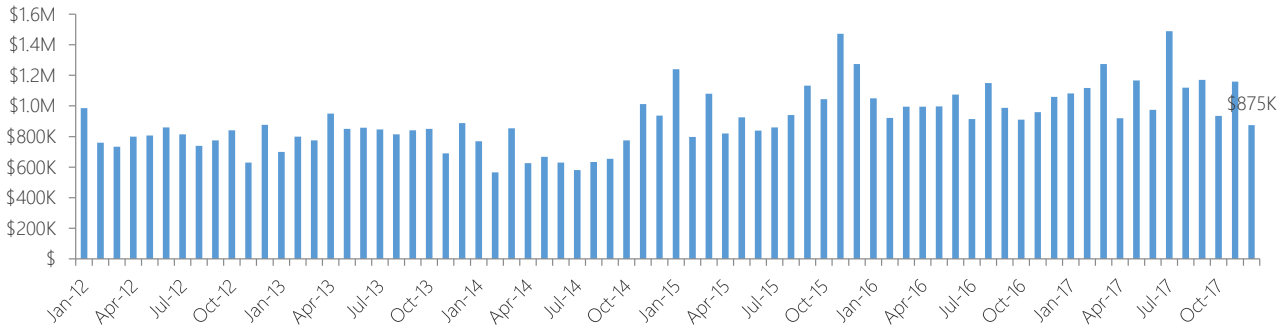
18% YoY

NEIGHBORHOOD BOUNDARIES

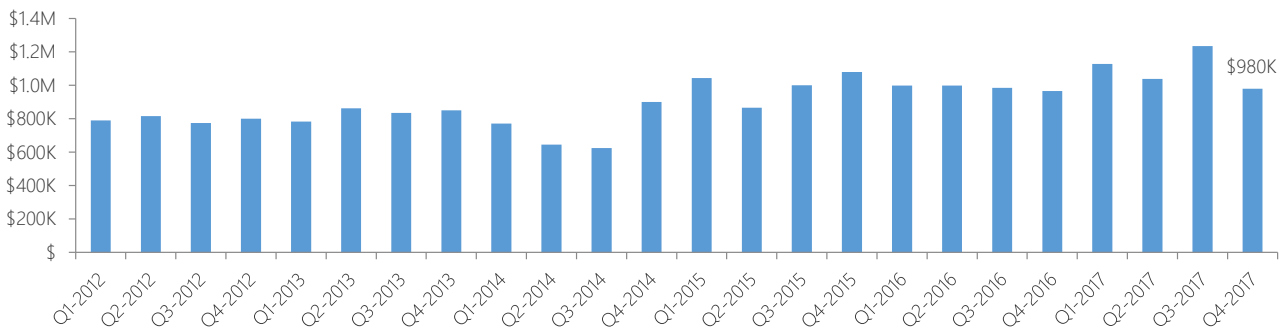


RESIDENTIAL STATS

Median Sale Price by Month

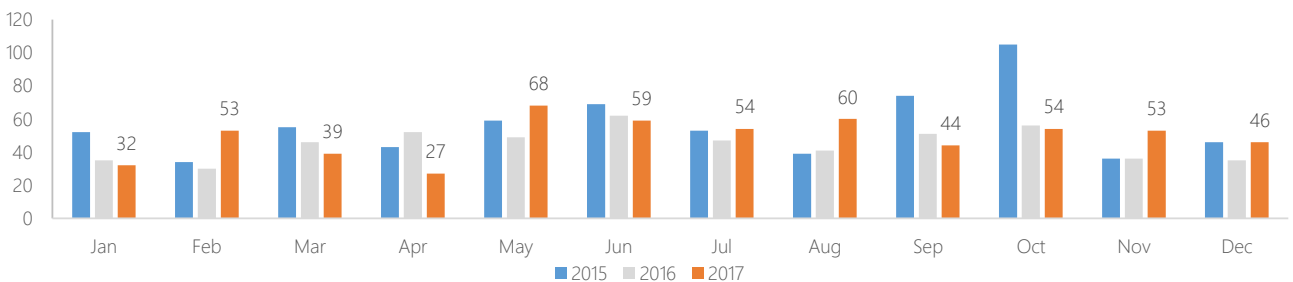


Median Sale Price by Quarter

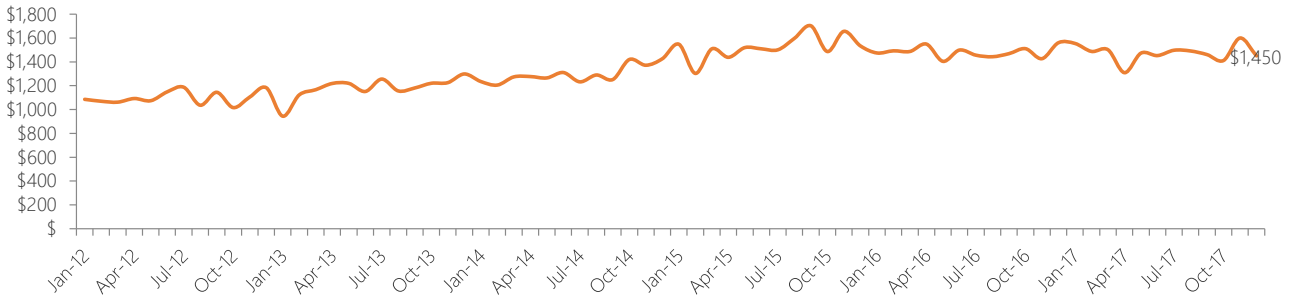


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	36	41	40	51	46	52	63	61	37	46	41	53
2013	39	33	40	49	63	42	55	57	49	53	40	47
2014	38	22	32	34	62	60	72	65	41	39	34	46
2015	52	34	55	43	59	69	53	39	74	105	36	46
2016	35	30	46	52	49	62	47	41	51	56	36	35
2017	32	53	39	27	68	59	54	60	44	54	53	46



Median Sale Price per Square Foot

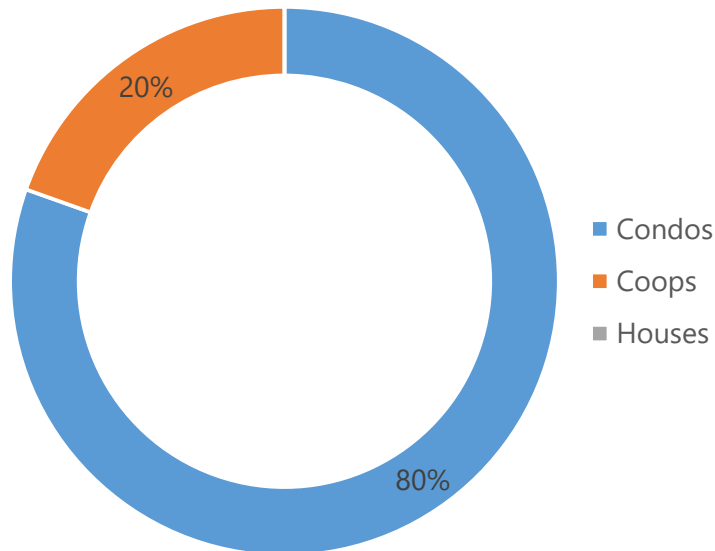


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$999,000	-9%	\$1,480	-10%	37
Coops	\$463,250	38%	\$1,143	30%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
322 W 57 St #49U	1-01047-2500	11-Dec-17	\$4,075,000	Condo	1,599
322 W 57 St #52D	1-01047-2525	18-Dec-17	\$3,325,000	Condo	1,434
322 W 57 St #50S	1-01047-2510	14-Dec-17	\$3,098,000	Condo	1,599
425 W 53 St #PH4	1-01063-1169	18-Dec-17	\$2,998,000	Condo	1,854
310 W 52 St #40B	1-01042-1303	12-Dec-17	\$2,850,000	Condo	1,331
635 W 42 St #33K	1-01090-1413	18-Dec-17	\$2,175,000	Condo	1,017
322 W 57 St #37G	1-01047-2339	19-Dec-17	\$1,807,394	Condo	757
406-408 W 45 St #2C	1-01054-1107	18-Dec-17	\$1,750,000	Condo	1,207
462 W 58 St #2C	1-01067-1210	27-Dec-17	\$1,725,000	Condo	1,312
450 W 42 St #PH 3A	1-01051-1420	15-Dec-17	\$1,485,830	Condo	
310 W 52 St #4J	1-01042-1115	21-Dec-17	\$1,435,000	Condo	901
500 W 43 St #34E	1-01071-1272	5-Dec-17	\$1,300,000	Condo	984
350 W 53 St #4H	1-01043-1240	22-Dec-17	\$1,250,000	Condo	836
301 W 53 St #23G	1-01044-1234	22-Dec-17	\$1,184,875	Condo	678
301 W 53 St #25H	1-01044-1257	19-Dec-17	\$1,184,839	Condo	667
340 W 57 St #5J	1-01047-1061	29-Dec-17	\$1,170,000	Condo	955
350 W 50 St #23C	1-01040-1390	20-Dec-17	\$999,000	Condo	585
350 W 50 St #27H	1-01040-1431	8-Dec-17	\$930,000	Condo	585
306-312 W 56 St #11A	1-01046-0038	11-Dec-17	\$910,000	Coop	
635 W 42 St #3H	1-01090-1296	15-Dec-17	\$900,000	Condo	638
635 W 42 St #4F	1-01090-1209	27-Dec-17	\$875,000	Condo	758
635 W 42 St #4E	1-01090-1165	15-Dec-17	\$860,000	Condo	666
517 W 46 St #50S	1-01075-1239	20-Dec-17	\$850,000	Condo	606
414 W 54 St #1F	1-01063-1006	28-Dec-17	\$830,000	Condo	766
416 W 52 St #724	1-01061-1247	27-Dec-17	\$803,399	Condo	
416 W 52 St #624	1-01061-1223	27-Dec-17	\$772,852	Condo	
350 W 42 St #24J	1-01032-1258	8-Dec-17	\$770,000	Condo	525
408-418 W 57 St #4L	1-01066-0037	20-Dec-17	\$769,154	Coop	
424 W 49 St #5A	1-01058-1106	4-Dec-17	\$750,000	Condo	620
635 W 42 St #11M	1-01090-1455	27-Dec-17	\$705,000	Condo	610
350 W 50 St #4Y	1-01040-1168	4-Dec-17	\$665,000	Condo	475
500 W 43 St #25G	1-01071-1205	29-Dec-17	\$620,000	Condo	415
350 W 50 St #2QQ	1-01040-1097	15-Dec-17	\$615,000	Condo	399
393 W 49 St #4EE	1-01040-1632	11-Dec-17	\$550,000	Condo	407
408-418 W 57 St #10K	1-01066-0037	22-Dec-17	\$500,000	Coop	425
408-418 W 57 St #10B	1-01066-0037	19-Dec-17	\$490,000	Coop	500
788 9 Ave #2B	1-01043-0003	5-Dec-17	\$436,500	Coop	
514 W 50 St #4RE	1-01078-0042	8-Dec-17	\$415,000	Coop	
457 W 57 St #1405	1-01067-0008	8-Dec-17	\$400,000	Coop	350
301 W 57 St #16E	1-01048-2006	31-Dec-17	\$362,500	Condo	428
455-459 W 35 St #4W	1-00733-0005	12-Dec-17	\$166,037	Coop	



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THE RATNER TEAM



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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

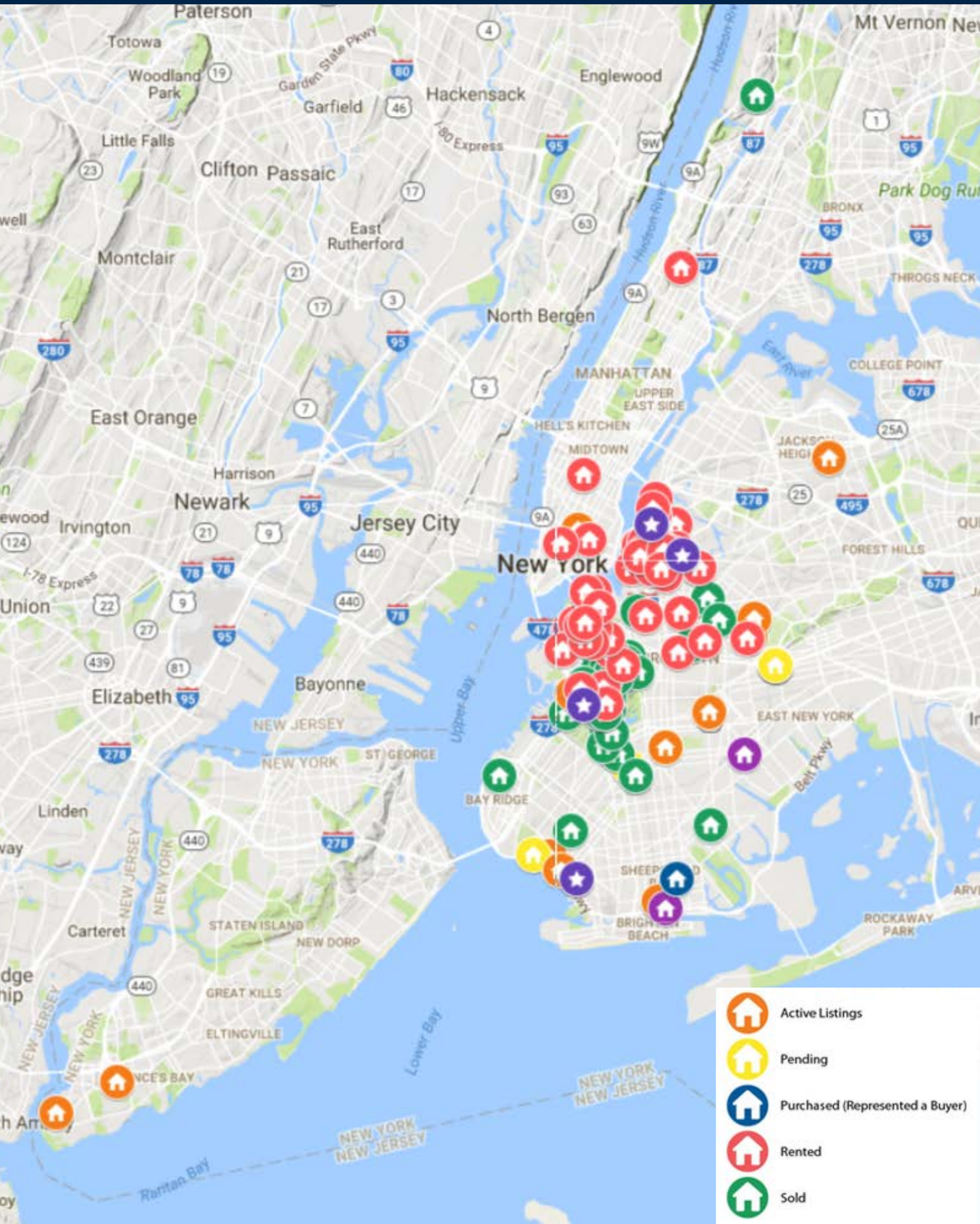
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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
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