

CLINTON - HELL'S KITCHEN

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

November 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2018

Clinton - Hell's Kitchen, Manhattan

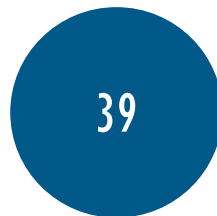
SUMMARY

MEDIAN SALE PRICE



-21% YoY

NO. OF TRANSACTIONS



-26% YoY

MEDIAN PRICE/SQ.FT.



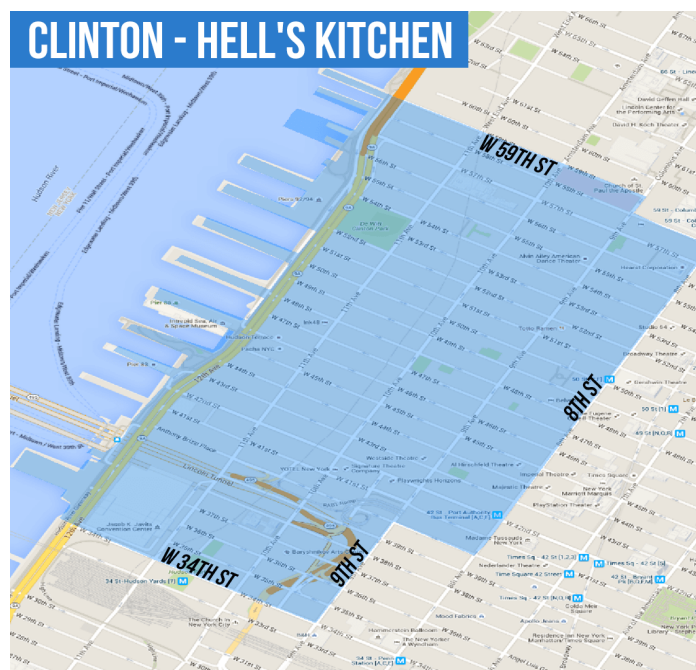
-14% YoY

MANHATTAN
MEDIAN SALE PRICE



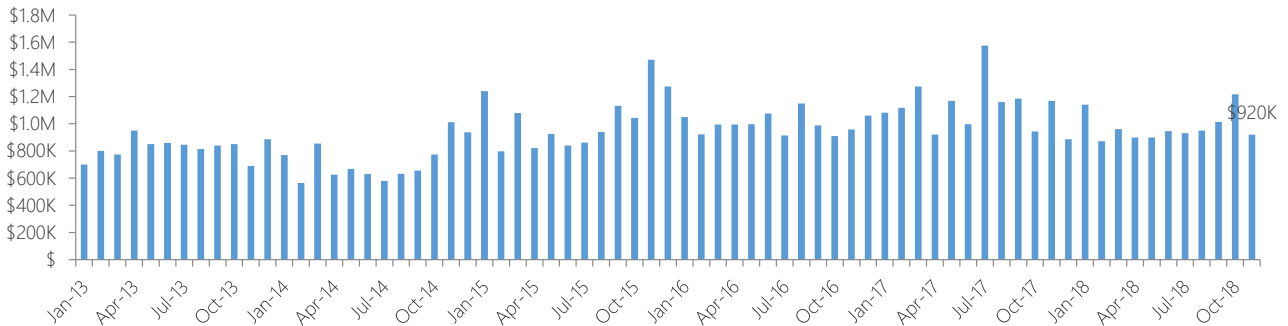
-6% YoY

NEIGHBORHOOD BOUNDARIES

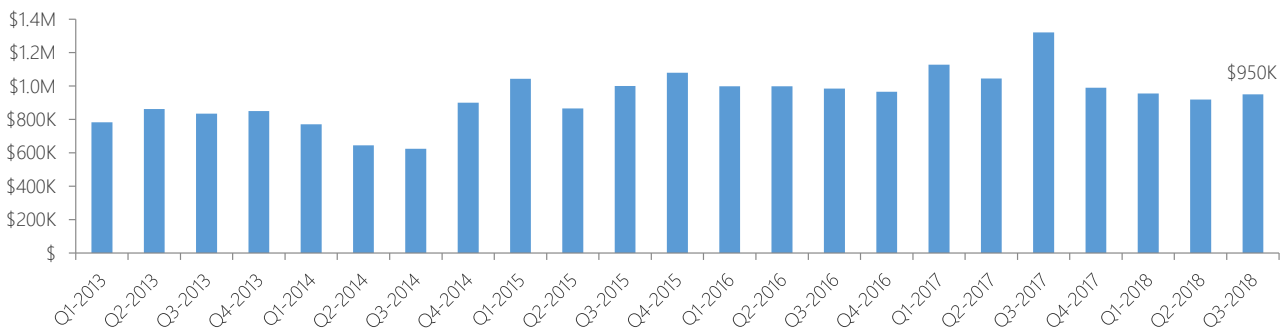


RESIDENTIAL STATS

Median Sale Price by Month

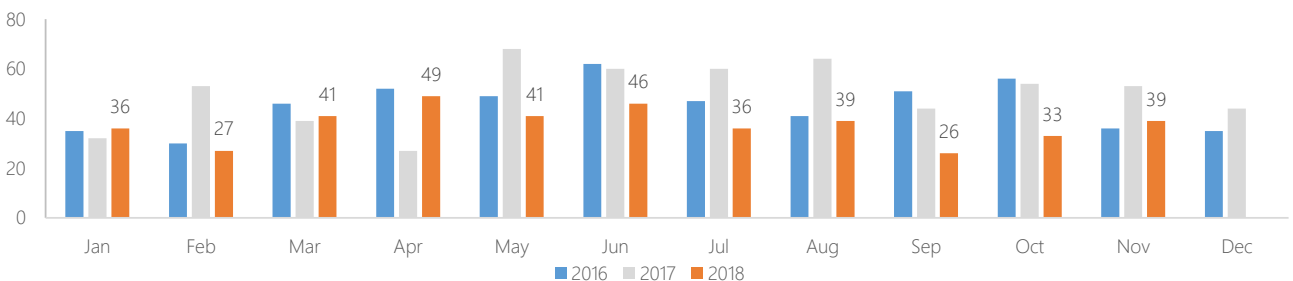


Median Sale Price by Quarter

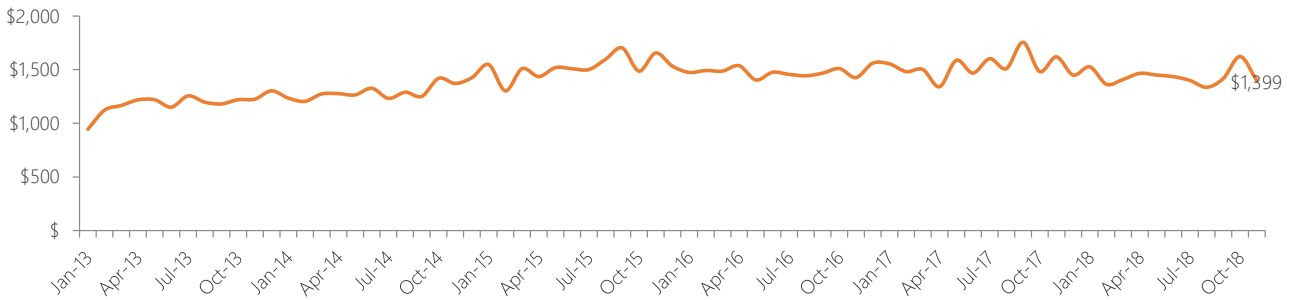


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	60	60	64	44	54	53	44
2018	36	27	41	49	41	46	36	39	26	33	39	



Median Sale Price per Square Foot

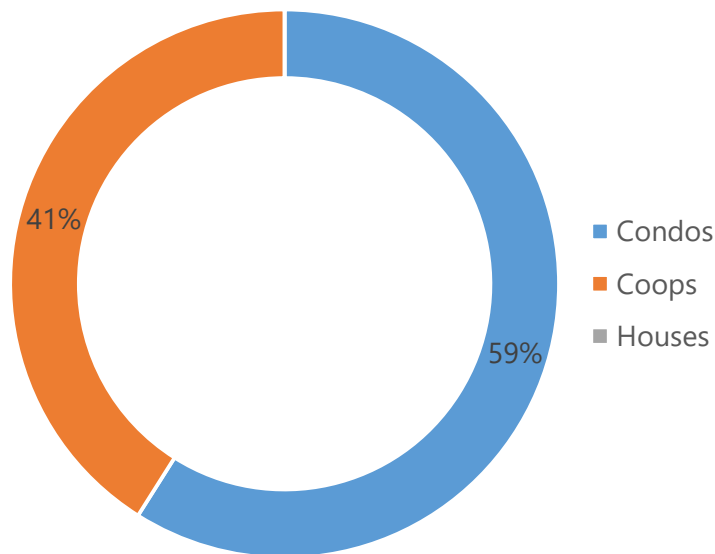


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,092,500	-9%	\$1,471	-9%	23
Coops	\$439,000	11%	\$988	46%	16
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
635 W 42nd St #25E	1-01090-1185	30-Nov-18	\$1,750,000	Condo	1,014
416 W 52nd St #723	1-01061-1248	9-Nov-18	\$1,600,000	Condo	
310 W 52nd St #35A	1-01042-1277	14-Nov-18	\$1,535,000	Condo	787
635 W 42nd St #25E	1-01090-1185	9-Nov-18	\$1,435,733	Condo	1,014
425 W 53rd St #308	1-01063-1127	14-Nov-18	\$1,249,000	Condo	893
416 W 52nd St #502	1-01061-1181	30-Nov-18	\$1,244,302	Condo	
635 W 42nd St #44G	1-01090-1292	1-Nov-18	\$1,227,000	Condo	666
416 W 52nd St #402	1-01061-1155	30-Nov-18	\$1,208,663	Condo	
416 W 52nd St #422	1-01061-1172	30-Nov-18	\$1,195,426	Condo	
301 W 53rd St #25I	1-01044-1258	1-Nov-18	\$1,165,333	Condo	667
310 W 52nd St #14C	1-01042-1171	14-Nov-18	\$1,150,000	Condo	738
454 W 46th St #2BS	1-01055-0001	27-Nov-18	\$1,086,000	Coop	1,086
344 W 49th St #3F	1-01039-0057	14-Nov-18	\$1,080,000	Coop	
301 W 53rd St #4G	1-01044-1025	1-Nov-18	\$1,035,000	Condo	678
322 W 57th St #27A	1-01047-2198	9-Nov-18	\$1,035,000	Condo	582
419 W 55th St #3C	1-01065-0021	21-Nov-18	\$1,025,000	Coop	1,274
416 W 52nd St #508	1-01061-1202	1-Nov-18	\$957,000	Condo	
416 W 52nd St #308	1-01061-1150	2-Nov-18	\$945,000	Condo	
301 W 57th St #26F	1-01048-2055	9-Nov-18	\$920,000	Condo	537
433 W 34th St #14G	1-00732-0016	20-Nov-18	\$790,000	Coop	800
310 W 56th St #3B	1-01046-0038	7-Nov-18	\$712,500	Coop	
340 W 57th St #14H	1-01047-1139	15-Nov-18	\$690,000	Condo	512
340 W 57th St #15E	1-01047-1146	26-Nov-18	\$670,000	Condo	554
350 W 57th St #2C	1-01047-1177	9-Nov-18	\$630,000	Condo	512
314 W 56th St #4C	1-01046-0042	14-Nov-18	\$590,000	Coop	675
393 W 49th St #3DD	1-01040-1590	21-Nov-18	\$555,000	Condo	399
635 W 42nd St #9F	1-01090-1214	30-Nov-18	\$505,000	Condo	758
310 W 56th St #14B	1-01046-0038	27-Nov-18	\$445,000	Coop	
433 W 34th St #14F	1-00732-0016	28-Nov-18	\$439,000	Coop	
347 W 44th St #2FW	1-01035-0008	13-Nov-18	\$430,000	Coop	
433 W 34th St #7D	1-00732-0016	7-Nov-18	\$414,000	Coop	
516 W 47th St #S1	1-01075-1015	2-Nov-18	\$395,000	Condo	446
433 W 34th St #16D	1-00732-0016	15-Nov-18	\$385,000	Coop	
347 W 44th St #1RW	1-01035-0008	20-Nov-18	\$377,500	Coop	
457 W 57th St #404	1-01067-0008	30-Nov-18	\$360,000	Coop	
325 W 45th St #1003A	1-01036-0014	1-Nov-18	\$318,000	Coop	200
453 W 43rd St #1B	1-01053-0009	14-Nov-18	\$290,000	Coop	



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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](#)



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



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	

www.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com