

CLINTON - HELL'S KITCHEN

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

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Clinton - Hell's Kitchen, Manhattan

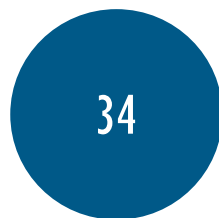
SUMMARY

MEDIAN SALE PRICE



47% YoY

NO. OF TRANSACTIONS



-23% YoY

MEDIAN PRICE/SQ.FT.



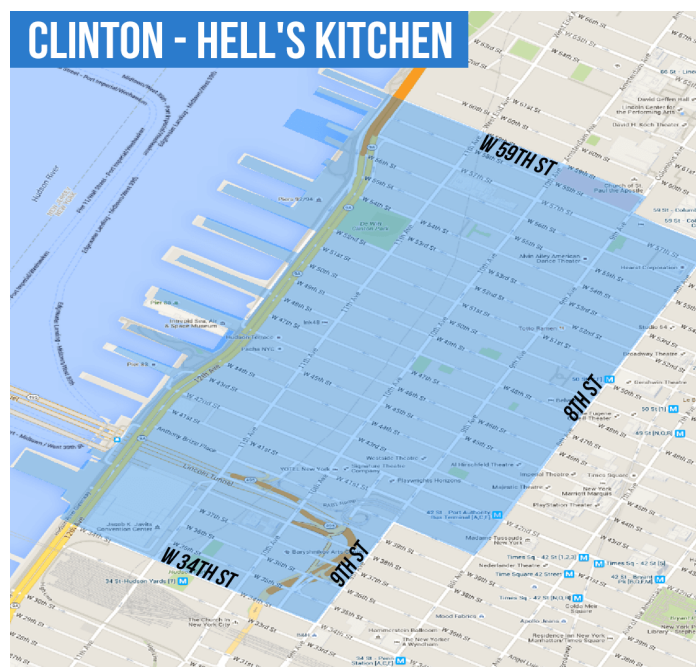
12% YoY

MANHATTAN
MEDIAN SALE PRICE



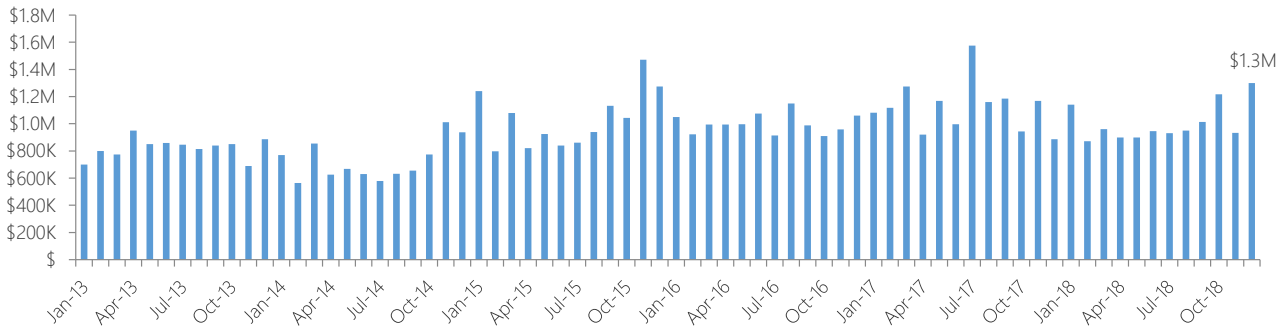
-8% YoY

NEIGHBORHOOD BOUNDARIES

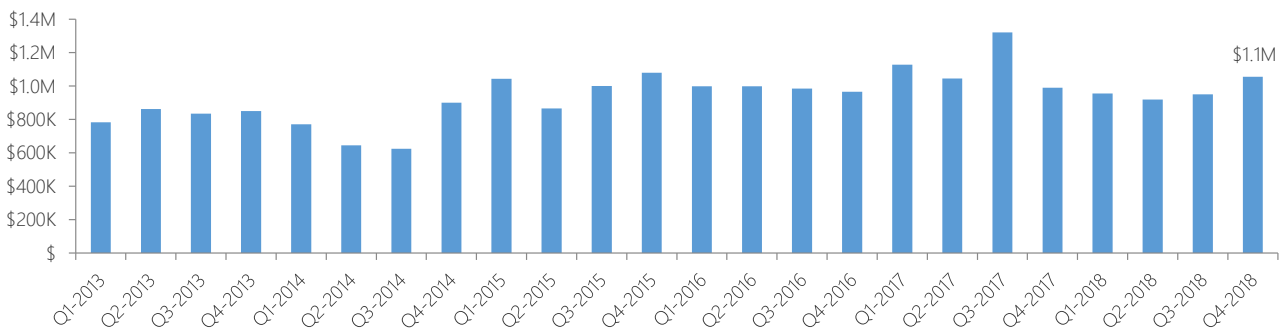


RESIDENTIAL STATS

Median Sale Price by Month

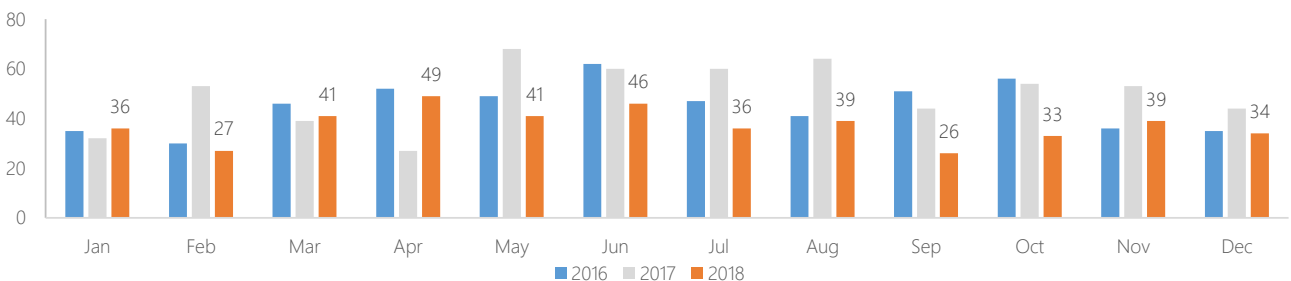


Median Sale Price by Quarter

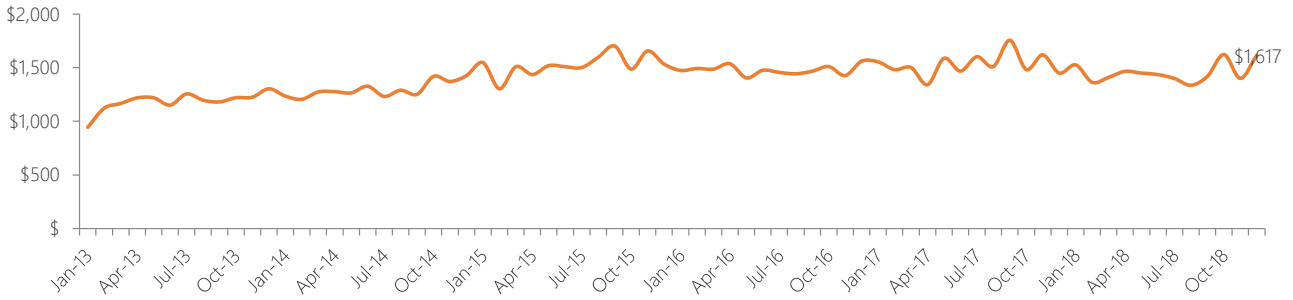


Number of Transactions

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	34



Median Sale Price per Square Foot

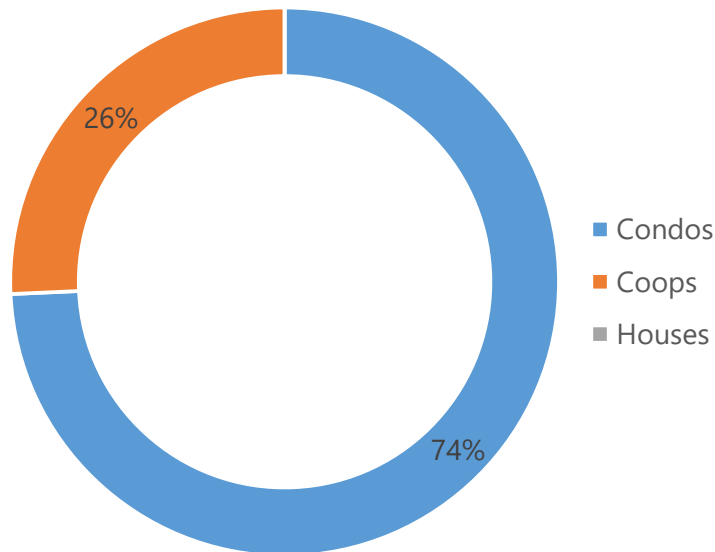


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,635,000	51%	\$1,653	12%	26
Coops	\$500,000	8%	\$1,160	2%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
421 W 54th St #PHC	1-01064-1127	4-Dec-18	\$6,100,000	Condo	3,548
425 W 50th St #10F	1-01060-1117	12-Dec-18	\$3,700,000	Condo	1,821
322 W 57th St #28H	1-01047-2220	21-Dec-18	\$3,100,000	Condo	1,647
450 W 42nd St #55F	1-01051-1354	28-Dec-18	\$2,495,000	Condo	1,020
301 W 57th St #22D	1-01048-1967	18-Dec-18	\$2,025,000	Condo	1,033
322 W 57th St #17S	1-01047-2039	17-Dec-18	\$1,850,000	Condo	1,014
301 W 57th St #7D	1-01048-1953	12-Dec-18	\$1,787,500	Condo	1,033
322 W 57th St #34P	1-01047-2308	13-Dec-18	\$1,750,000	Condo	1,179
438-448 W 37th St #8A	1-00734-1025	20-Dec-18	\$1,700,000	Condo	1,840
301 W 57th St #21A	1-01048-1831	20-Dec-18	\$1,675,000	Condo	789
347 W 57th St #17C	1-01048-1097	19-Dec-18	\$1,635,000	Condo	1,011
301 W 57th St #23B	1-01048-1878	4-Dec-18	\$1,635,000	Condo	779
301 W 57th St #19A	1-01048-1829	6-Dec-18	\$1,565,000	Condo	789
310 W 52nd St #PHC	1-01042-1314	19-Dec-18	\$1,500,000	Condo	1,822
350 W 42nd St #38A	1-01032-1362	5-Dec-18	\$1,325,000	Condo	885
310 W 52nd St #24A	1-01042-1222	18-Dec-18	\$1,300,800	Condo	787
301 W 53rd St #19B	1-01044-1185	11-Dec-18	\$1,278,850	Condo	796
416 W 52nd St #419	1-01061-1174	27-Dec-18	\$1,208,598	Condo	
333 W 56th St #8M	1-01047-1429	21-Dec-18	\$1,150,000	Condo	797
301 W 53rd St #13J	1-01044-1127	14-Dec-18	\$995,000	Condo	678
350 W 50th St #17D	1-01040-1337	7-Dec-18	\$975,000	Condo	639
416 W 52nd St #603	1-01061-1208	27-Dec-18	\$862,458	Condo	
419 W 48th St #2E	1-01058-0021	3-Dec-18	\$740,000	Coop	600
433 W 34th St #2A	1-00732-0016	20-Dec-18	\$735,000	Coop	
340 W 55th St #4C	1-01045-0051	6-Dec-18	\$700,000	Coop	
350 W 53rd St #6B	1-01043-1254	5-Dec-18	\$660,000	Condo	422
415 W 57th St #4B	1-01067-0026	17-Dec-18	\$565,000	Coop	
433 W 34th St #15D	1-00732-0016	20-Dec-18	\$435,000	Coop	400
812 Tenth Ave #4A	1-01064-0001	18-Dec-18	\$360,000	Coop	
415 W 57th St #4E	1-01067-0026	6-Dec-18	\$336,648	Coop	
457 W 57th St #1609	1-01067-0008	10-Dec-18	\$320,000	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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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
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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