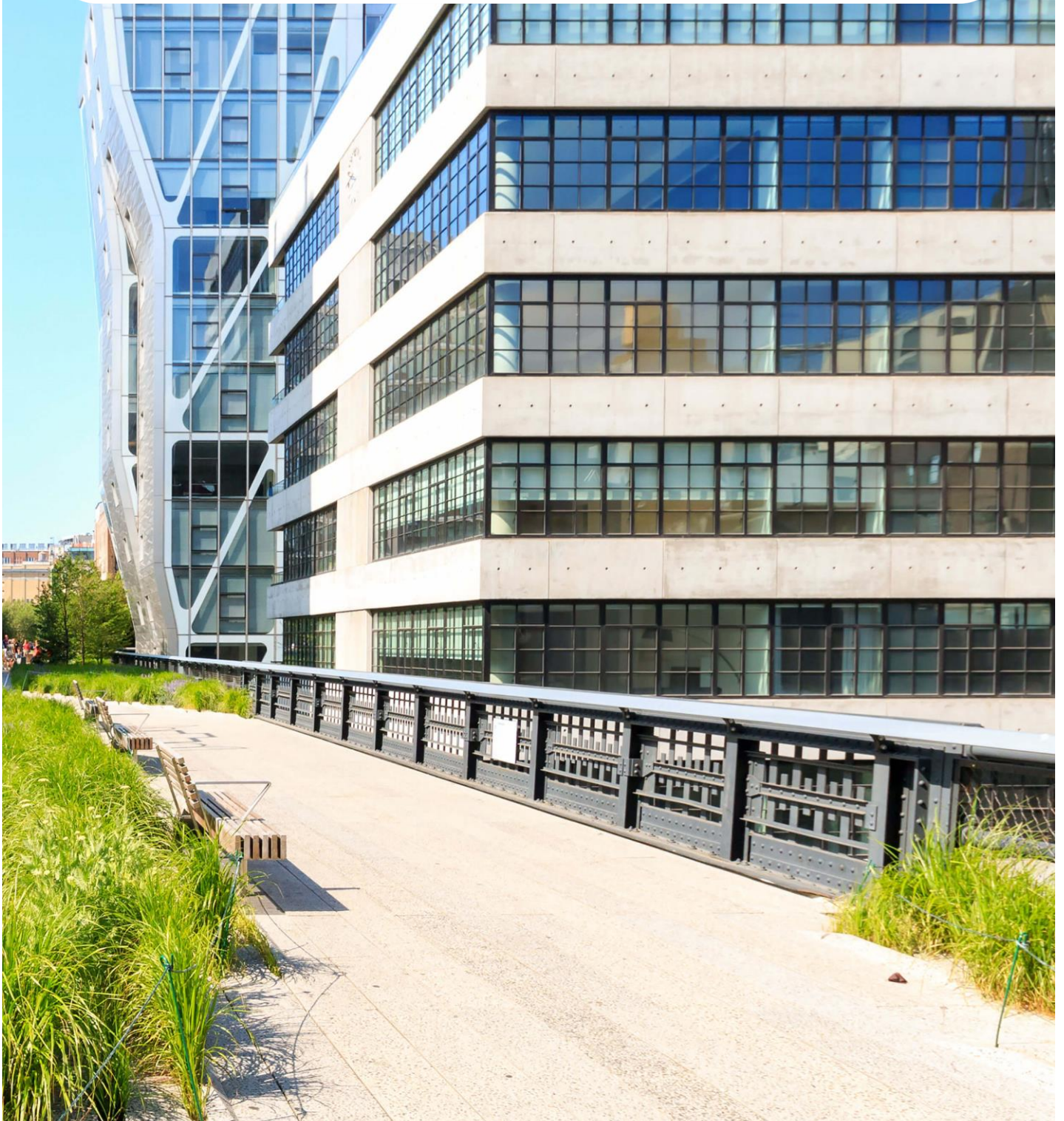


CHELSEA-CLINTON

A monthly analysis of residential sales
in Chelsea-Clinton, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.1M

10% YoY

NO. OF TRANSACTIONS

110

-33% YoY

MEDIAN PRICE/SQ.FT.

\$1,507

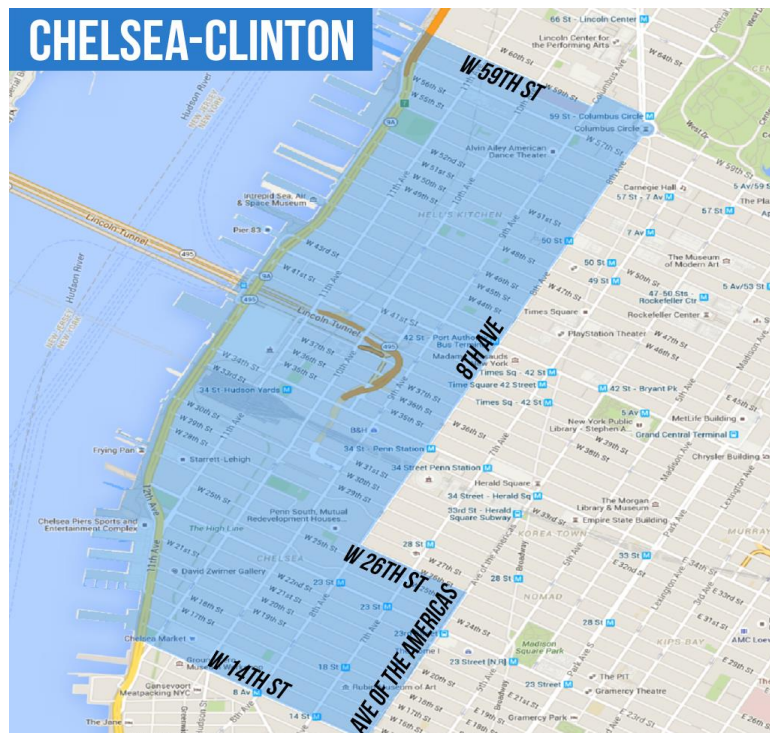
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



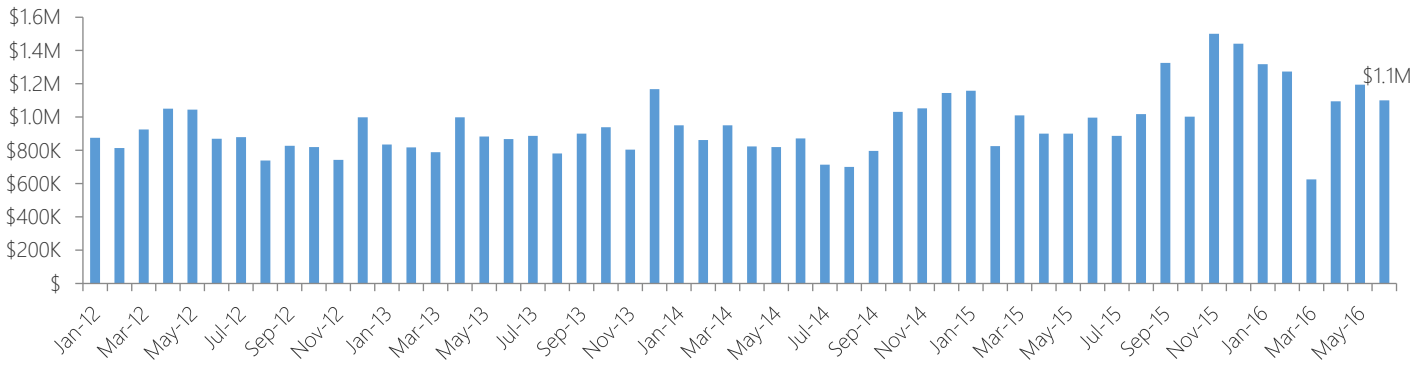
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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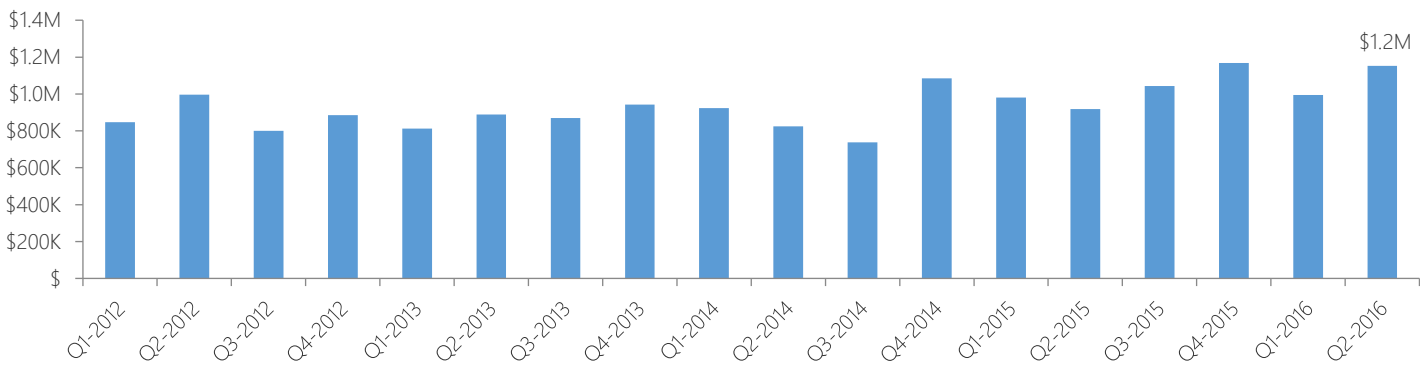
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RESIDENTIAL STATS

Median Sale Price by Month

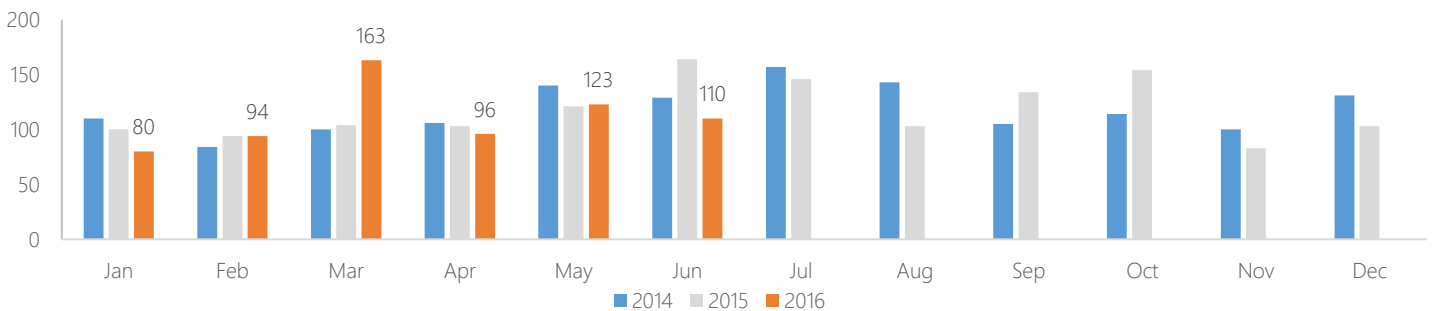


Median Sale Price by Quarter



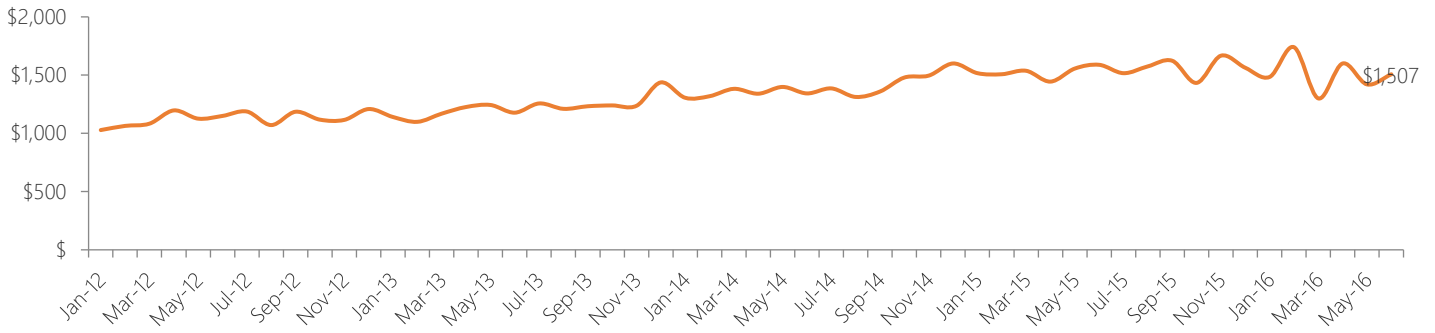
Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2011 | 101 | 99 | 85 | 115 | 104 | 128 | 117 | 137 | 97 | 92 | 83 | 94 |
| 2012 | 97 | 90 | 95 | 122 | 126 | 117 | 128 | 131 | 98 | 97 | 93 | 150 |
| 2013 | 94 | 69 | 89 | 109 | 176 | 137 | 145 | 150 | 130 | 112 | 104 | 141 |
| 2014 | 110 | 84 | 100 | 106 | 140 | 129 | 157 | 143 | 105 | 114 | 100 | 131 |
| 2015 | 100 | 94 | 104 | 103 | 121 | 164 | 146 | 103 | 134 | 154 | 83 | 103 |
| 2016 | 80 | 94 | 163 | 96 | 123 | 110 | | | | | | |



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Median Sale Price per Square Foot

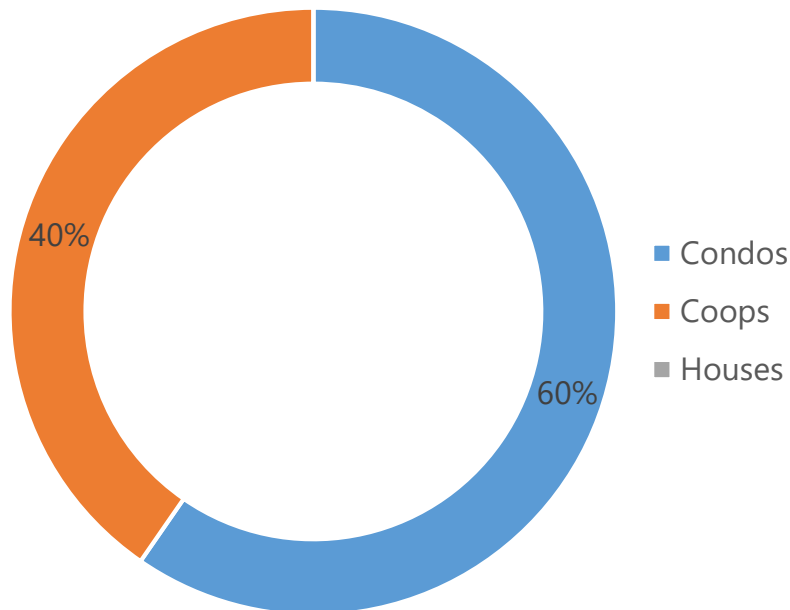


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,374,000 | -19% | \$1,526 | -8% | 65 |
| Coops | \$607,000 | 31% | \$1,165 | 3% | 44 |
| Houses | - | - | - | - | 0 |

Number of Sales by Building Type



The RATNER Team Market Reports

LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------------|--------------|-----------|--------------|---------------|-------|
| 212 West 18 Street #PH2 | 1-00767-1555 | 10-Jun-16 | \$45,000,000 | Condo | 6,738 |
| 245 West 14 Street #T3 | 1-00764-1227 | 1-Jun-16 | \$6,559,313 | Condo | |
| 551 West 21 Street #7A | 1-00693-1120 | 20-Jun-16 | \$6,264,988 | Condo | |
| 551 West 21 Street #6A | 1-00693-1117 | 30-Jun-16 | \$5,959,513 | Condo | |
| 205-209 W 19 St #6F | 1-00769-0031 | 9-Jun-16 | \$5,000,000 | Coop | 3,300 |
| 252 7 Avenue #12D | 1-00774-1243 | 7-Jun-16 | \$4,600,000 | Condo | 1,897 |
| 425 West 50 Street #11G | 1-01060-1127 | 14-Jun-16 | \$3,923,263 | Condo | 1,880 |
| 252 7 Avenue #14A | 1-00774-1265 | 10-Jun-16 | \$3,750,000 | Condo | 2,089 |
| 551 West 21 Street #4C | 1-00693-1110 | 13-Jun-16 | \$3,558,479 | Condo | |
| 540 West 49 Street #PH1N | 1-01077-1056 | 23-Jun-16 | \$3,054,750 | Condo | 1,625 |
| 551 West 21 Street #4D | 1-00693-1111 | 10-Jun-16 | \$2,955,675 | Condo | |
| 655 Avenue Of The Amer #3E | 1-00796-1318 | 27-Jun-16 | \$2,925,000 | Condo | 1,597 |
| 408 West 45 Street #PHA | 1-01054-1121 | 17-Jun-16 | \$2,600,000 | Condo | 1,018 |
| 263 9 Avenue #6B | 1-00723-1027 | 6-Jun-16 | \$2,500,000 | Condo | 1,536 |
| 551 West 21 Street #3D | 1-00693-1104 | 16-Jun-16 | \$2,475,350 | Condo | |
| 263 9 Avenue #5D | 1-00723-1024 | 21-Jun-16 | \$2,220,000 | Condo | 1,489 |
| 350 West 42 Street #37G | 1-01032-1360 | 3-Jun-16 | \$2,160,000 | Condo | 1,320 |
| 301 West 53 Street #24K | 1-01044-1249 | 30-Jun-16 | \$2,102,510 | Condo | 1,040 |
| 360 West 22 Street #2E | 1-00745-1104 | 30-Jun-16 | \$2,075,000 | Coop | 1,350 |
| 301 West 53 Street #24F | 1-01044-1244 | 7-Jun-16 | \$1,997,510 | Condo | 1,040 |
| 61-77 7 Ave #2AB | 1-00790-0001 | 30-Jun-16 | \$1,950,000 | Coop | |
| 61-77 7 Ave #4R | 1-00790-0001 | 14-Jun-16 | \$1,940,000 | Coop | |
| 301 West 53 Street #11K | 1-01044-1106 | 8-Jun-16 | \$1,882,070 | Condo | 1,040 |
| 245 West 14 Street #3C | 1-00764-1207 | 17-Jun-16 | \$1,858,306 | Condo | |
| 301 West 53 Street #10F | 1-01044-1090 | 10-Jun-16 | \$1,803,279 | Condo | 1,040 |
| 301 West 53 Street #10E | 1-01044-1089 | 29-Jun-16 | \$1,797,029 | Condo | 1,039 |
| 301 West 53 Street #7F | 1-01044-1057 | 28-Jun-16 | \$1,741,935 | Condo | 1,040 |
| 322 West 57 Street #39Q | 1-01047-2371 | 14-Jun-16 | \$1,665,000 | Condo | 875 |
| 228-232 W 21 St #7 | 1-00770-0056 | 15-Jun-16 | \$1,625,000 | Coop | |
| 520-522 W 23 St #14F | 1-00694-0042 | 23-Jun-16 | \$1,620,000 | Coop | 964 |
| 255-263 W 23 St #4HE | 1-00773-0012 | 10-Jun-16 | \$1,591,000 | Coop | |
| 420 West 25 Street #1C | 1-00722-1003 | 15-Jun-16 | \$1,580,000 | Condo | 1,118 |
| 323 W 23 St #3C | 1-00747-0028 | 24-Jun-16 | \$1,575,000 | Coop | 1,200 |
| 500 West 43 Street #33E | 1-01071-1266 | 22-Jun-16 | \$1,502,500 | Condo | 984 |
| 301 West 53 Street #13D | 1-01044-1121 | 6-Jun-16 | \$1,460,057 | Condo | 789 |
| 301 West 53 Street #7B | 1-01044-1053 | 30-Jun-16 | \$1,385,309 | Condo | 796 |
| 310 West 52 Street #25C | 1-01042-1229 | 6-Jun-16 | \$1,380,000 | Condo | 729 |
| 426 West 52 Street #2A | 1-01061-1008 | 9-Jun-16 | \$1,374,000 | Condo | 1,189 |
| 350 West 42 Street #55F | 1-01032-1503 | 6-Jun-16 | \$1,350,000 | Condo | 768 |
| 462 West 58 Street #9C | 1-01067-1259 | 15-Jun-16 | \$1,250,000 | Condo | 979 |
| 350 West 42 Street #17A | 1-01032-1158 | 24-Jun-16 | \$1,225,000 | Condo | 741 |
| 350 West 42 Street #22D | 1-01032-1226 | 30-Jun-16 | \$1,225,000 | Condo | 729 |
| 140 7 Avenue #7H | 1-00768-1155 | 21-Jun-16 | \$1,200,000 | Condo | 645 |
| 520-522 W 23 St #9D | 1-00694-0042 | 27-Jun-16 | \$1,185,000 | Coop | 835 |
| 405 West 23 Street #6J | 1-00721-1062 | 9-Jun-16 | \$1,175,000 | Coop | |
| 502 9 Avenue #6B | 1-00762-1121 | 7-Jun-16 | \$1,150,000 | Condo | 845 |
| 350 West 42 Street #15C | 1-01032-1134 | 20-Jun-16 | \$1,140,000 | Condo | 712 |
| 405 West 23 Street #19D | 1-00721-1062 | 7-Jun-16 | \$1,100,000 | Coop | |
| 545 West 48 Street #503S | 1-01077-1096 | 21-Jun-16 | \$1,100,000 | Condo | 753 |
| 344 West 23 Street #2D | 1-00746-1108 | 10-Jun-16 | \$1,100,000 | Condo | 732 |

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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-------------------------|--------------|-----------|-------------|---------------|------|
| 353 West 56 Street #7M | 1-01047-1548 | 9-Jun-16 | \$1,090,000 | Condo | 797 |
| 505 West 47 Street #6DN | 1-01076-1098 | 7-Jun-16 | \$1,060,000 | Condo | 841 |
| 555 West 23 Street #N3 | 1-00695-1312 | 30-Jun-16 | \$1,035,000 | Condo | 670 |
| 350 West 53 Street #2D | 1-01043-1216 | 30-Jun-16 | \$998,000 | Condo | 710 |
| 350 West 42 Street #7F | 1-01032-1046 | 3-Jun-16 | \$985,000 | Condo | 690 |
| 529 West 42 Street #1C | 1-01071-1401 | 1-Jun-16 | \$960,000 | Coop | |
| 188-194 7 Ave #15F | 1-00771-0038 | 9-Jun-16 | \$960,000 | Coop | |
| 300 West 53 Street #6B | 1-01043-1111 | 7-Jun-16 | \$957,500 | Condo | 830 |
| 354 W 23 St #GC | 1-00746-0071 | 29-Jun-16 | \$940,000 | Coop | |
| 464 West 44 Street #4E | 1-01053-1222 | 14-Jun-16 | \$939,000 | Condo | 636 |
| 130-134 W 16 St #54 | 1-00791-0062 | 22-Jun-16 | \$910,000 | Coop | 600 |
| 350 West 50 Street #28H | 1-01040-1440 | 28-Jun-16 | \$890,000 | Condo | 585 |
| 464 West 44 Street #2E | 1-01053-1206 | 9-Jun-16 | \$879,000 | Condo | 636 |
| 464 West 44 Street #2E | 1-01053-1206 | 9-Jun-16 | \$879,000 | Condo | 636 |
| 393 West 49 Street #4F | 1-01040-1608 | 30-Jun-16 | \$875,000 | Condo | 673 |
| 218 West 19 Street #1D | 1-00768-1014 | 15-Jun-16 | \$875,000 | Condo | 864 |
| 540 West 28 Street #5A | 1-00699-1229 | 7-Jun-16 | \$865,000 | Condo | 567 |
| 170 West 23 Street #5G | 1-00798-1090 | 30-Jun-16 | \$850,000 | Condo | 576 |
| 347 West 57 Street #11B | 1-01048-1050 | 8-Jun-16 | \$850,000 | Condo | 625 |
| 127 8 Avenue #5B | 1-00740-1102 | 7-Jun-16 | \$780,000 | Coop | |
| 414 West 54 Street #PHD | 1-01063-1033 | 2-Jun-16 | \$780,000 | Condo | 668 |
| 433-441 W 34 St #8A | 1-00732-0016 | 7-Jun-16 | \$758,000 | Coop | |
| 326 W 43 St #1FE | 1-01033-0046 | 15-Jun-16 | \$675,000 | Coop | 940 |
| 333 West 56 Street #7K | 1-01047-1413 | 8-Jun-16 | \$660,000 | Condo | 585 |
| 100 11 Avenue #3A | 1-00691-1002 | 15-Jun-16 | \$650,000 | Condo | 430 |
| 360 West 22 Street #4S | 1-00745-1104 | 21-Jun-16 | \$646,000 | Coop | |
| 529 West 42 Street #9T | 1-01071-1401 | 23-Jun-16 | \$629,000 | Coop | 600 |
| 350 West 50 Street #6R | 1-01040-1245 | 9-Jun-16 | \$600,000 | Condo | 453 |
| 393 West 49 Street #4NN | 1-01040-1641 | 1-Jun-16 | \$600,000 | Condo | 407 |
| 188-194 7 Ave #6K | 1-00771-0038 | 14-Jun-16 | \$585,000 | Coop | |
| 307-309 W 20 St #8F | 1-00744-0032 | 17-Jun-16 | \$585,000 | Coop | 500 |
| 465 West 23 Street #6I | 1-00721-1008 | 13-Jun-16 | \$580,000 | Coop | 500 |
| 413-415 W 57 St #2C | 1-01067-0026 | 9-Jun-16 | \$575,000 | Coop | |
| 188-194 7 Ave #11H | 1-00771-0038 | 21-Jun-16 | \$560,000 | Coop | |
| 857 9 Ave #5A | 1-01065-0034 | 30-Jun-16 | \$549,000 | Coop | |
| 404 W 48 St #5B | 1-01057-0037 | 17-Jun-16 | \$530,000 | Coop | |
| 345 W 58 St #4L | 1-01049-0001 | 21-Jun-16 | \$512,000 | Coop | |
| 788 9 Ave #4B | 1-01043-0003 | 17-Jun-16 | \$500,000 | Coop | 600 |
| 404 W 48 St #3D | 1-01057-0037 | 29-Jun-16 | \$500,000 | Coop | |
| 408 W 34 St #2E | 1-00731-0050 | 14-Jun-16 | \$496,000 | Coop | 525 |
| 100-104 7 Ave #14C | 1-00766-0039 | 9-Jun-16 | \$489,000 | Coop | |
| 408 W 34 St #5K | 1-00731-0050 | 10-Jun-16 | \$485,000 | Coop | |
| 306-312 W 56 St #9H | 1-01046-0038 | 15-Jun-16 | \$465,000 | Coop | 450 |
| 424 W 46 St #2A | 1-01055-0047 | 8-Jun-16 | \$450,216 | Coop | |
| 408 W 34 St #4E | 1-00731-0050 | 13-Jun-16 | \$430,000 | Coop | 550 |
| 433-441 W 34 St #5E | 1-00732-0016 | 13-Jun-16 | \$364,900 | Coop | |
| 433-441 W 34 St #13F | 1-00732-0016 | 27-Jun-16 | \$350,000 | Coop | |
| 408-418 W 57 St #4F | 1-01066-0037 | 8-Jun-16 | \$300,000 | Coop | |
| 310 W 18 St #4B | 1-00741-0041 | 16-Jun-16 | \$289,000 | Coop | |

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