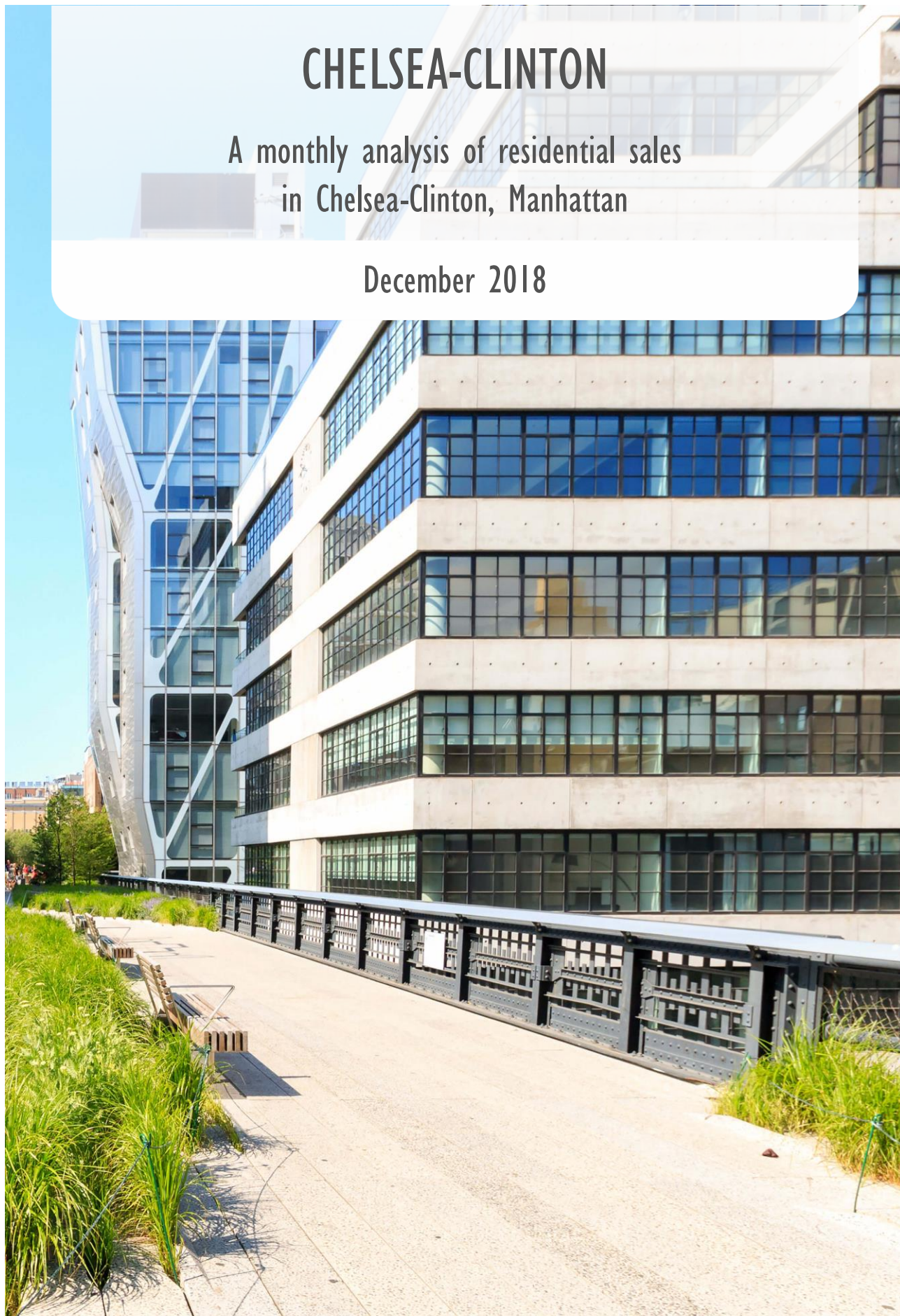


CHELSEA-CLINTON

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

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Chelsea/Clinton, Manhattan

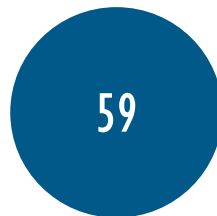
SUMMARY

MEDIAN SALE PRICE



25% YoY

NO. OF TRANSACTIONS



-44% YoY

MEDIAN PRICE/SQ.FT.



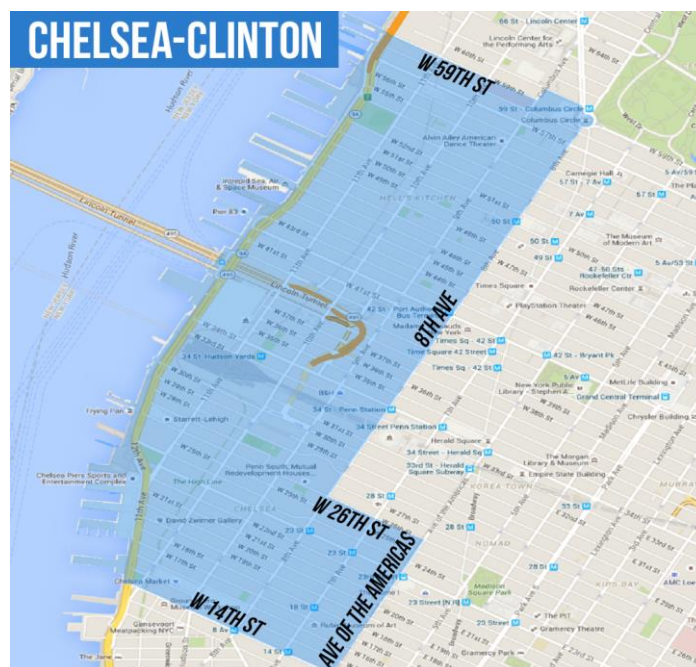
0% YoY

MANHATTAN
MEDIAN SALE PRICE



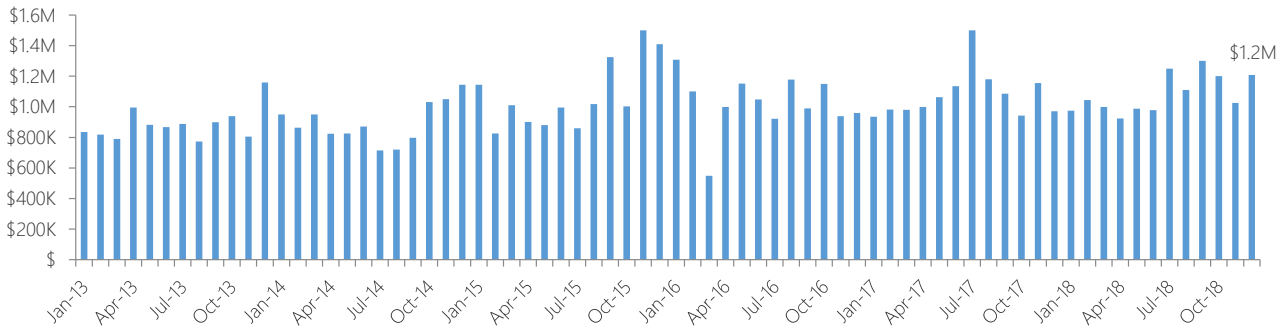
-8% YoY

NEIGHBORHOOD BOUNDARIES

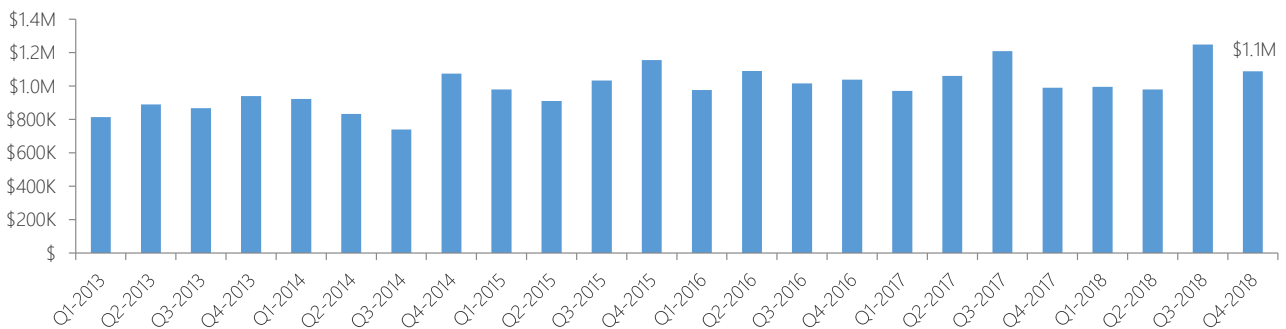


RESIDENTIAL STATS

Median Sale Price by Month

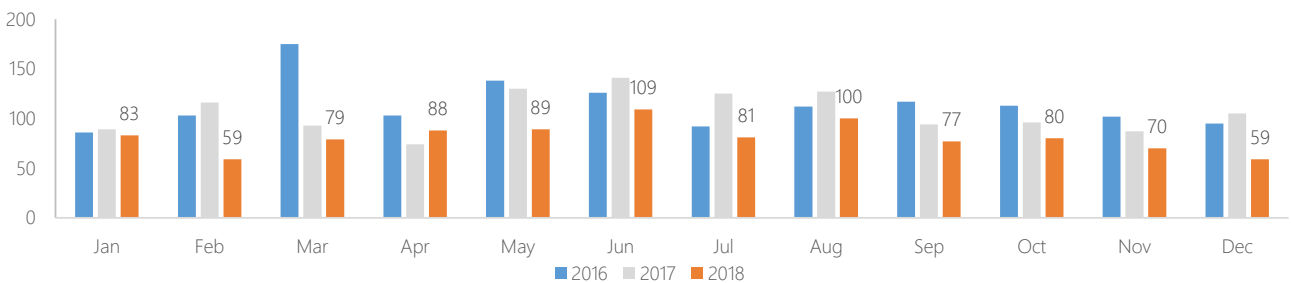


Median Sale Price by Quarter

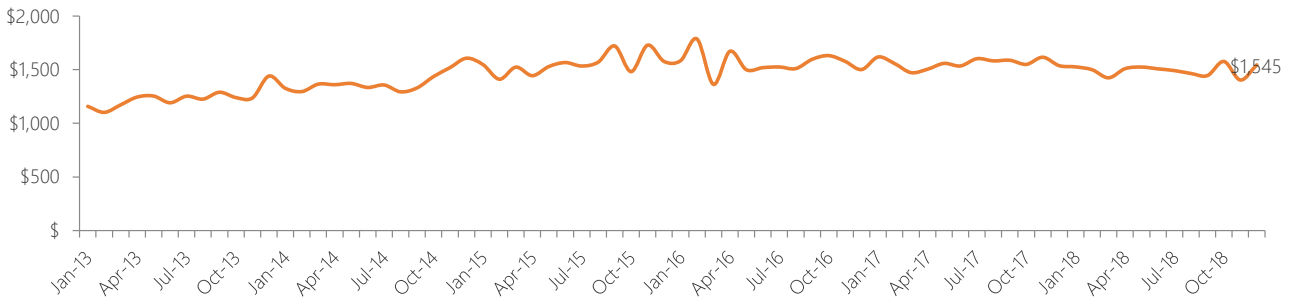


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	94	70	89	110	176	137	145	151	130	112	104	142
2014	110	84	100	106	141	129	157	145	105	114	101	132
2015	103	94	104	103	124	167	151	105	136	155	84	106
2016	86	103	175	103	138	126	92	112	117	113	102	95
2017	89	116	93	74	130	141	125	127	94	96	87	105
2018	83	59	79	88	89	109	81	100	77	80	70	59



Median Sale Price per Square Foot

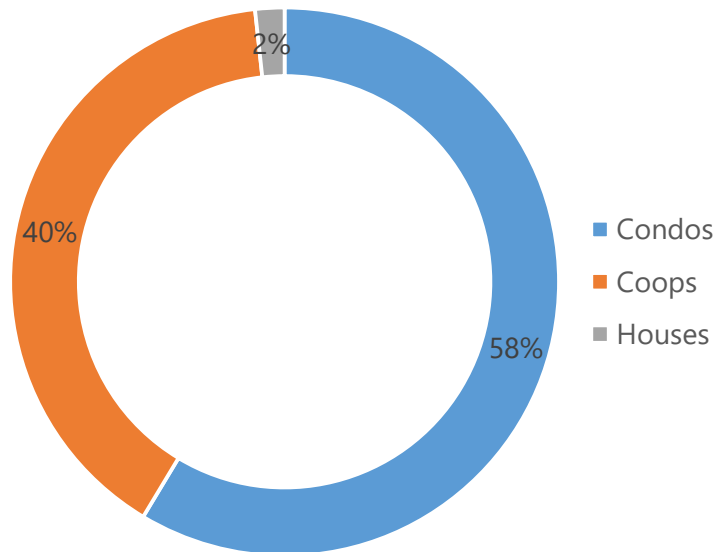


RESIDENTIAL SALES BREAKDOWN

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	5%	\$1,653	6%	34
Coops	\$565,000	7%	\$1,103	-4%	23
Houses	\$5,500,000	-	\$1,282	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
80 Columbus Cir #NT72C	1-01049-1185	14-Dec-18	\$16,600,000	Condo	3,165
421 W 54th St #PHC	1-01064-1127	4-Dec-18	\$6,100,000	Condo	3,548
462 W 25th St	1-00722-0073	18-Dec-18	\$5,500,000	House	4,290
217-221 W 19th St #10	1-00769-1412	6-Dec-18	\$5,200,000	Condo	2,400
120 Eleventh Ave #2B	1-00692-1004	7-Dec-18	\$5,000,000	Condo	3,724
246 W 17th St #4A	1-00766-1412	21-Dec-18	\$4,250,000	Condo	2,033
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
147 W 15th St #4N	1-00791-0013	13-Dec-18	\$2,500,000	Coop	
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
345 W 58th St #9Y	1-01049-0001	6-Dec-18	\$1,751,000	Coop	
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
450 W 17th St #1115	1-00714-1036	28-Dec-18	\$1,497,500	Condo	688
245 Seventh Ave #7C	1-00800-1019	10-Dec-18	\$1,335,000	Condo	981
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
470 W 23rd St #5E	1-00720-0082	10-Dec-18	\$1,075,000	Coop	
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
360 W 22nd St #5K	1-00745-1104	12-Dec-18	\$880,000	Coop	
160-162 Ninth Ave #4	1-00743-0080	19-Dec-18	\$870,000	Coop	600
416 W 52nd St #603	1-01061-1208	27-Dec-18	\$862,458	Condo	
140 W 22nd St #2E	1-00797-1706	10-Dec-18	\$810,000	Condo	532
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
345 W 58th St #15H	1-01049-0001	10-Dec-18	\$615,000	Coop	550
101 Seventh Ave #12D	1-00792-1302	5-Dec-18	\$605,000	Coop	
415 W 57th St #4B	1-01067-0026	17-Dec-18	\$565,000	Coop	
308 W 30th St #1A	1-00753-1101	31-Dec-18	\$565,000	Condo	432
249 Eighth Ave #14D	1-00746-1202	6-Dec-18	\$540,000	Coop	575
430 W 34th St #17K	1-00731-0060	6-Dec-18	\$490,000	Coop	
201 W 20th St #201	1-00770-0036	6-Dec-18	\$485,000	Coop	
160 Seventh Ave #702	1-00769-1104	19-Dec-18	\$480,000	Coop	500
433 W 34th St #15D	1-00732-0016	20-Dec-18	\$435,000	Coop	400
249 Eighth Ave #9F	1-00746-1202	7-Dec-18	\$400,000	Coop	
812 Tenth Ave #4A	1-01064-0001	18-Dec-18	\$360,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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	
255-263 W 23rd St #P1	1-00773-0012	18-Dec-18	\$153,500	Coop	



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THE RATNER TEAM



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Brooklyn Expert

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Nate Pfaff

Residential Sales &
Rental 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

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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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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
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