

RESIDENTIAL

**Warren
Lewis**

Sotheby's

INTERNATIONAL REALTY

Chelsea Report

A monthly analysis of residential sales
in Chelsea, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.6M

69% Y-o-Y

NO. OF TRANSACTIONS

51

-20% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,592

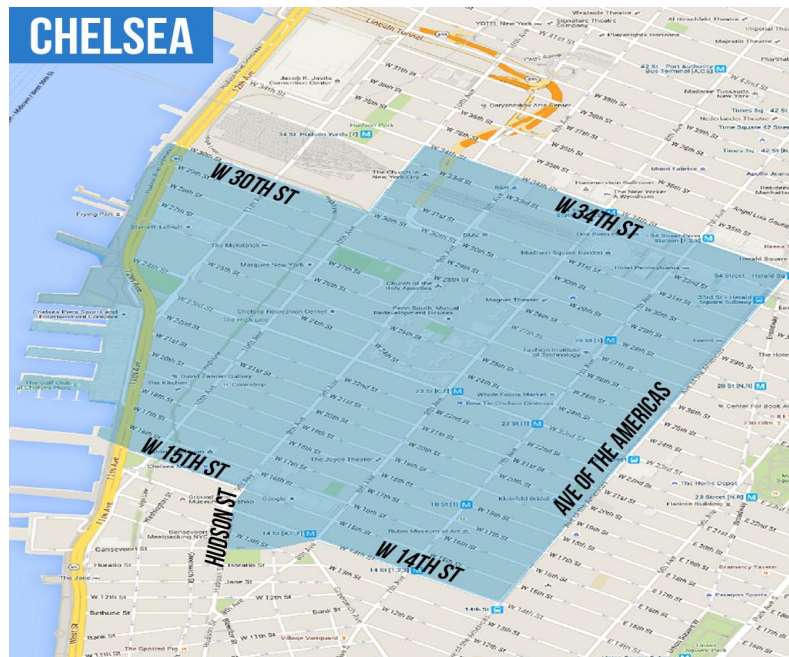
7% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

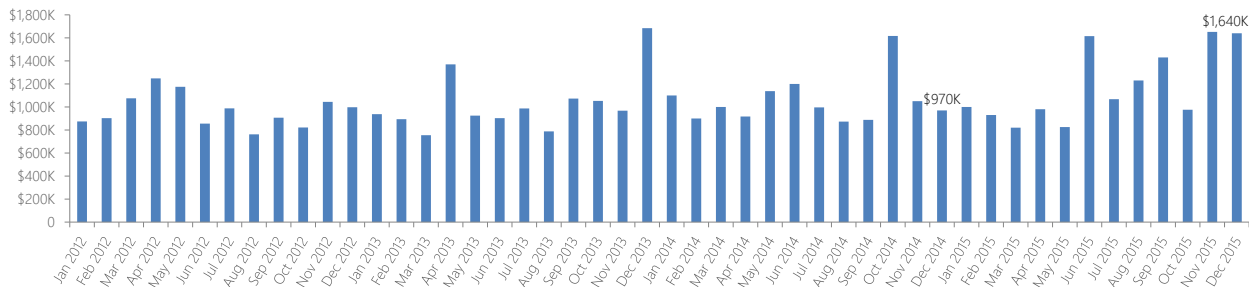
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

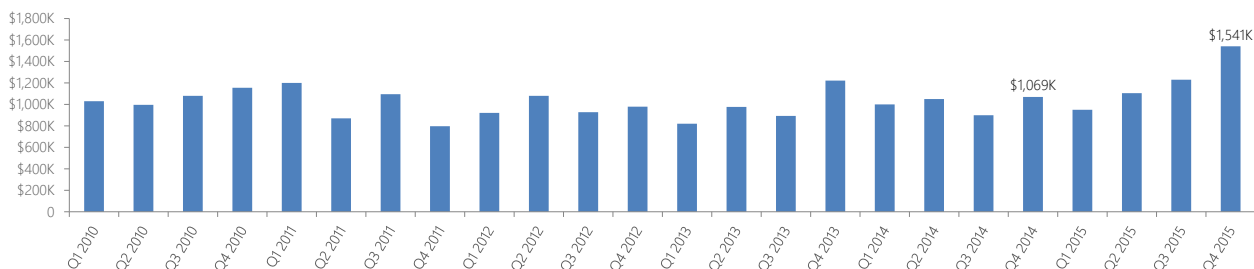


RESIDENTIAL STATS

Median Sale Price by Month

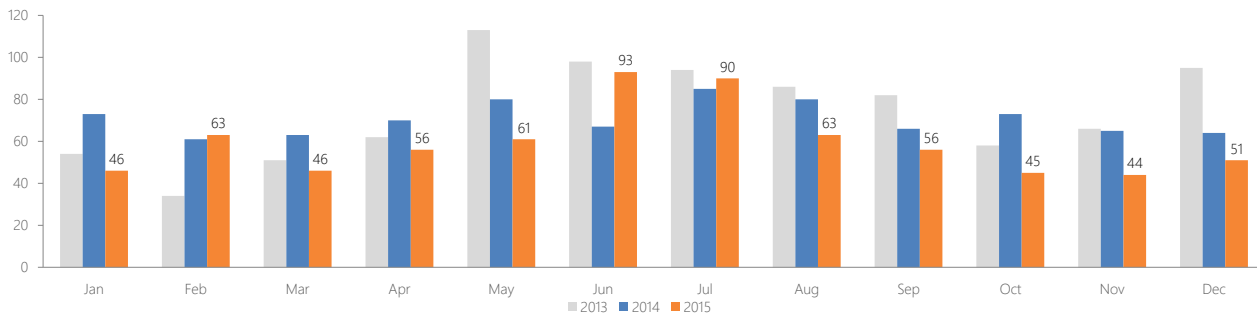


Median Sale Price by Quarter

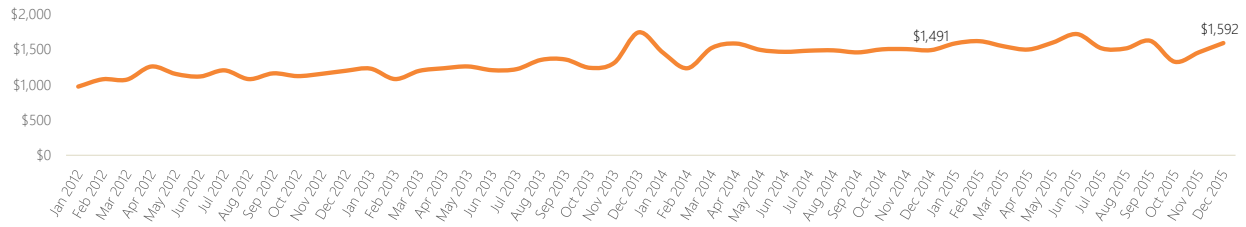


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	42	52	60	54	73	46
Feb	41	50	45	34	61	63
Mar	69	58	57	51	63	46
Apr	66	60	70	62	70	56
May	60	51	83	113	80	61
Jun	92	66	63	98	67	93
Jul	63	70	71	94	85	90
Aug	60	78	67	86	80	63
Sep	52	68	62	82	66	56
Oct	49	58	46	58	73	45
Nov	43	53	54	66	65	44
Dec	67	59	106	95	64	51



▶ Median Price per Square Foot

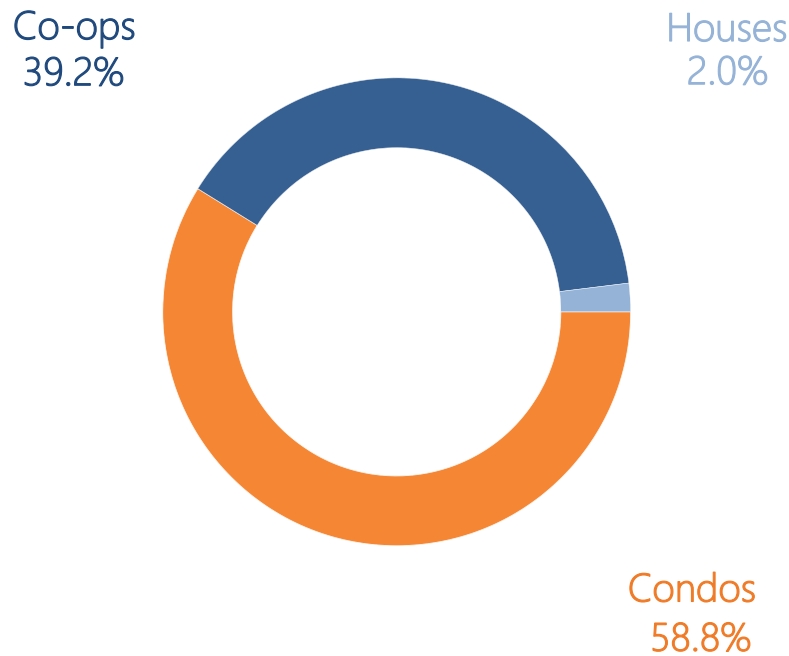


CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$2,037,500	18%	\$1,671	4%	30
Co-ops	\$1,142,500	110%	\$1,260	18%	20
Houses	\$8,800,000	n/a	\$2,486	n/a	1

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
505 West 19 Street #TH	1-00691-1107	03-Dec-15	\$12,371,738	Condo	n/a
224 W 22 St	1-00771-0052	11-Dec-15	\$8,800,000	House	3,540
505 West 19 Street #5W	1-00691-1123	18-Dec-15	\$7,484,138	Condo	n/a
124 West 23 Street #PH1	1-00798-1730	29-Dec-15	\$6,495,000	Condo	2,025
505 West 19 Street #7A	1-00691-1132	15-Dec-15	\$5,702,200	Condo	n/a
77 8 Avenue #501	1-00629-1311	30-Dec-15	\$5,400,000	Condo	3,240
505 West 19 Street #6C	1-00691-1124	07-Dec-15	\$4,215,555	Condo	n/a
79-89 7 Ave #7H	1-00791-0001	14-Dec-15	\$3,850,000	Coop	n/a
252 7 Avenue #3R	1-00774-1031	02-Dec-15	\$3,800,000	Condo	2,268
405 West 23 Street #19B	1-00721-1062	04-Dec-15	\$2,850,000	Coop	n/a
233 10 Avenue #8A	1-00695-1714	01-Dec-15	\$2,787,500	Condo	1,421
540 West 28 Street #11D	1-00699-1282	18-Dec-15	\$2,700,000	Condo	1,466
505 West 19 Street #8D	1-00691-1135	15-Dec-15	\$2,688,180	Condo	n/a
101 West 24 Street #14	1-00800-1450	18-Dec-15	\$2,520,000	Condo	1,113
163 West 18 Street #4A	1-00794-1108	10-Dec-15	\$2,455,000	Condo	1,148
200 West 24 Street #9A	1-00773-1016	07-Dec-15	\$2,417,500	Condo	1,348
252 7 Avenue #14J	1-00774-1274	18-Dec-15	\$2,400,000	Condo	1,344
420 West 25 Street #1H	1-00722-1008	15-Dec-15	\$2,175,000	Condo	1,668
420 West 25 Street #9B	1-00722-1078	18-Dec-15	\$1,900,000	Condo	1,061
127 7 Avenue #4A	1-00793-1610	15-Dec-15	\$1,850,000	Condo	937
655 Avenue Of The Amer #4J	1-00796-1334	15-Dec-15	\$1,845,000	Condo	984
130 West 19 Street #5C	1-00794-1021	02-Dec-15	\$1,825,000	Condo	1,100
125 West 22 Street #2C	1-00798-1406	16-Dec-15	\$1,735,000	Condo	1,090
101 West 24 Street #22H	1-00800-1496	15-Dec-15	\$1,717,500	Condo	834
575-577 Avenue Of The Americas #9A	1-00792-0033	03-Dec-15	\$1,700,000	Coop	n/a
136-138 W 16 St #1FW	1-00791-0066	09-Dec-15	\$1,640,000	Coop	n/a
252 7 Avenue #7S	1-00774-1134	17-Dec-15	\$1,560,000	Condo	958
421 West 22 Street #PHS	1-00720-1308	29-Dec-15	\$1,532,466	Condo	n/a
121-125 W 17 St #4A	1-00793-0022	03-Dec-15	\$1,510,000	Coop	n/a
333 W 22 St #5D	1-00746-0018	14-Dec-15	\$1,415,000	Coop	n/a
107-113 W 25 St #3E	1-00801-0030	16-Dec-15	\$1,375,000	Coop	n/a
227-231 W 16 St #2WF	1-00766-0023	15-Dec-15	\$1,350,000	Coop	n/a
253-259 W 16 St #1A	1-00766-0009	04-Dec-15	\$1,333,908	Coop	n/a
100-104 7 Ave #4B	1-00766-0039	11-Dec-15	\$1,170,000	Coop	n/a
315 7 Avenue #3D	1-00803-1011	10-Dec-15	\$1,125,000	Condo	956
465 West 23 Street #15G	1-00721-1008	21-Dec-15	\$1,115,000	Coop	n/a
171-177 7 Ave #2L	1-00796-0001	10-Dec-15	\$940,000	Coop	n/a
315 7 Avenue #7D	1-00803-1028	11-Dec-15	\$815,000	Condo	530
430-432 W 34 St #PHB	1-00731-0060	09-Dec-15	\$812,500	Coop	n/a
270 West 19 Street #4A	1-00768-1408	01-Dec-15	\$799,410	Condo	1,415
520-522 W 23 St #3G	1-00694-0042	29-Dec-15	\$790,000	Coop	n/a
555 West 23 Street #S11	1-00695-1580	07-Dec-15	\$765,000	Condo	462
227-231 W 16 St #1EF	1-00766-0023	03-Dec-15	\$760,000	Coop	n/a
555 West 23 Street #N5	1-00695-1380	01-Dec-15	\$755,000	Condo	490
340-342 W 19 St #25	1-00742-0060	23-Dec-15	\$694,500	Coop	n/a
100-104 7 Ave #2F	1-00766-0039	02-Dec-15	\$675,000	Coop	n/a
445 West 19 Street #4H	1-00717-1167	10-Dec-15	\$670,000	Condo	489
333 W 21 St #1FE	1-00745-0017	04-Dec-15	\$655,000	Coop	n/a
170 West 23 Street #3T	1-00798-1053	10-Dec-15	\$617,500	Condo	438
255-263 W 23 St #4DE	1-00773-0012	08-Dec-15	\$525,000	Coop	n/a
333 W 21 St #1RW	1-00745-0017	15-Dec-15	\$435,000	Coop	n/a