

CHELSEA

A quarterly analysis of residential sales
in Chelsea, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Chelsea, Manhattan

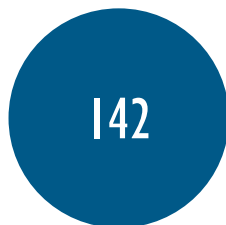
SUMMARY

MEDIAN SALE PRICE



-23% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



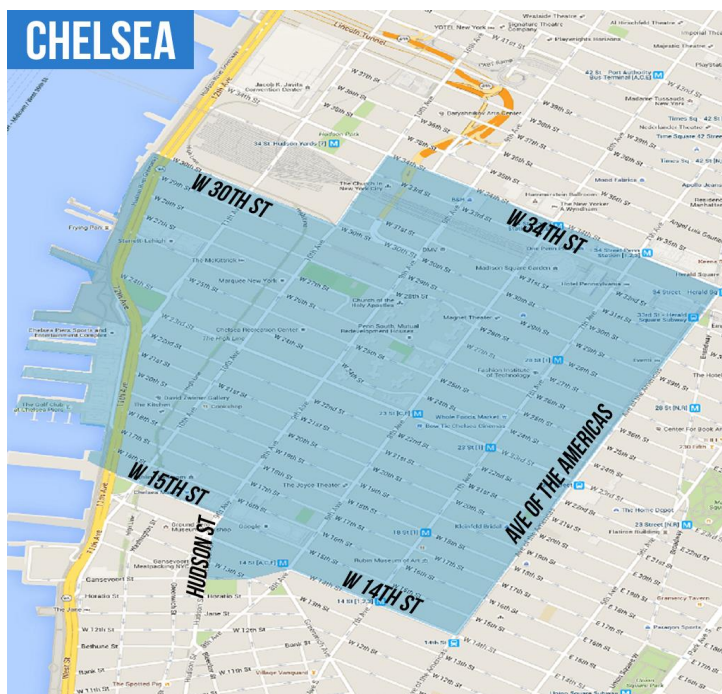
-13% YoY

MANHATTAN
MEDIAN SALE PRICE



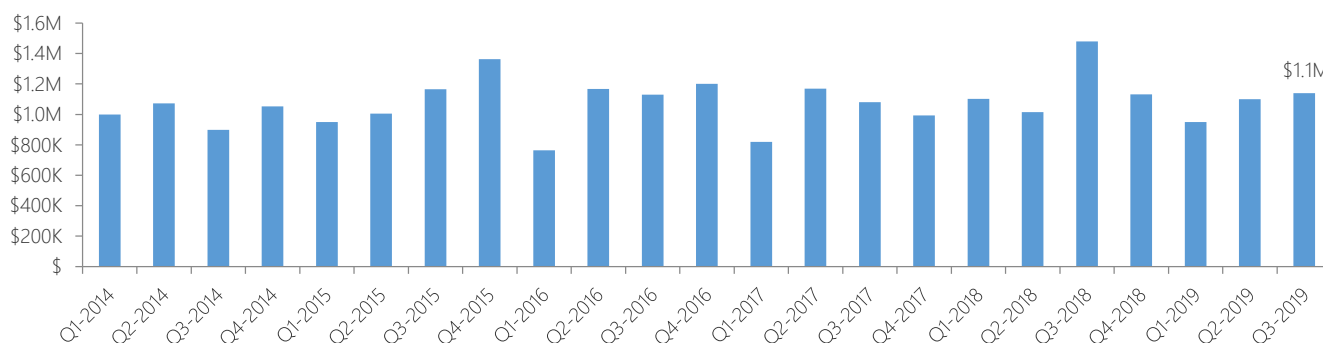
-9% YoY

NEIGHBORHOOD BOUNDARIES

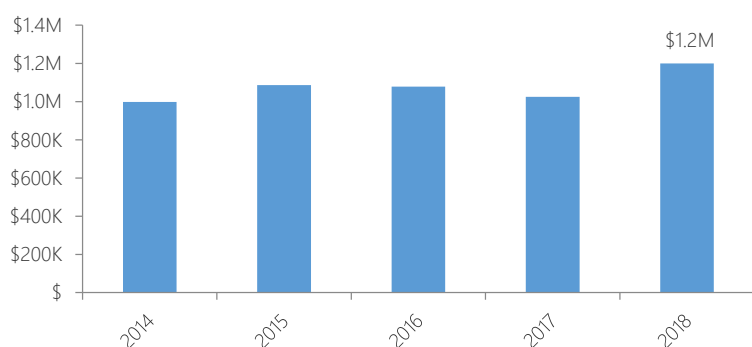


RESIDENTIAL STATS

Median Sale Price by Quarter

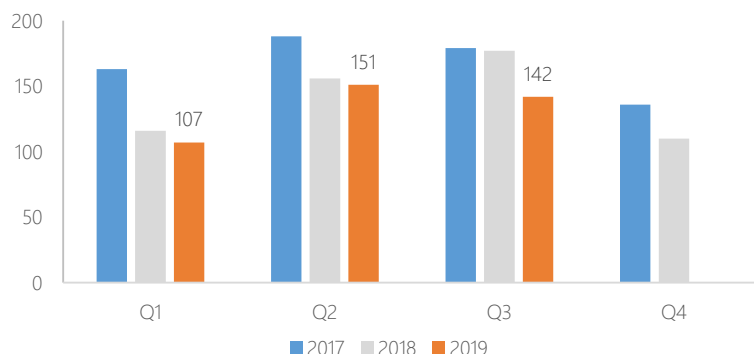


Median Sale Price by Year

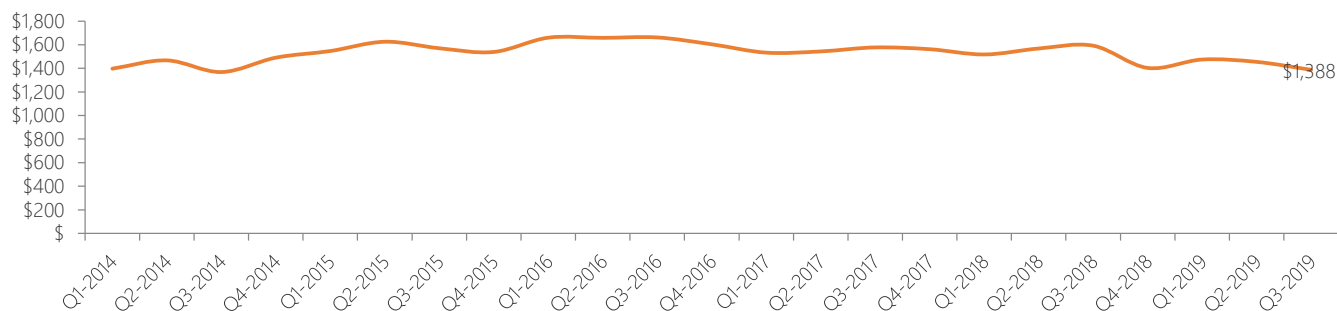


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	195	156	249	163	116	107
Q2	216	219	207	188	156	151
Q3	234	227	185	179	177	142
Q4	204	160	183	136	110	



Median Sale Price per Square Foot

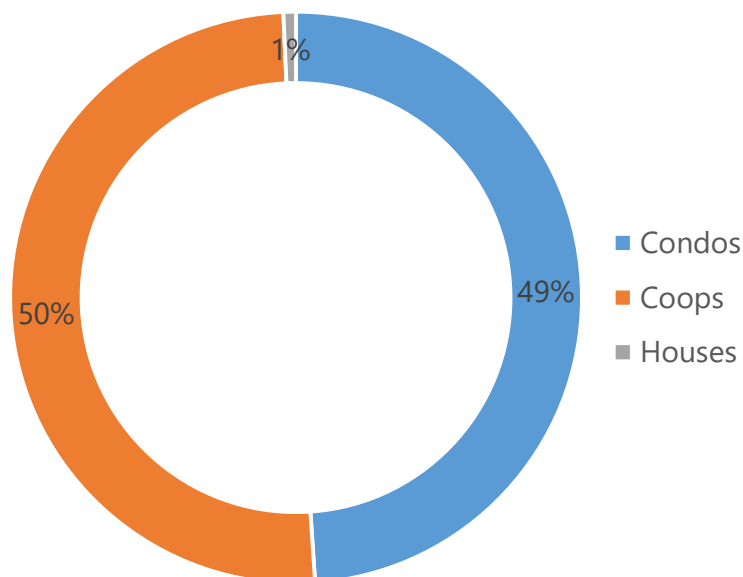


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,708,900	-28%	\$1,471	-18%	69
Coops	\$780,000	-5%	\$1,121	-6%	71
Houses	\$6,725,000	-10%	\$1,620	-34%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
483 W 22nd St	1-00720-0006	3-Sep-19	\$6,725,000	House	4,150
212 W 18th St #9D	1-00767-1516	27-Sep-19	\$6,450,000	Condo	1,730
224 W 18th St #PHB	1-00767-1332	5-Sep-19	\$6,340,000	Condo	4,570
132 W 22nd St #9	1-00797-1211	21-Aug-19	\$5,050,000	Condo	2,875
177 Ninth Ave #PHB	1-00718-1004	30-Sep-19	\$4,990,000	Coop	2,049
209 W 14th St #TH	1-00764-1303	5-Aug-19	\$4,700,000	Condo	
151 W 17th St #PHB	1-00793-1229	22-Aug-19	\$4,225,000	Condo	2,705
155 W 18th St #401	1-00794-1308	12-Aug-19	\$3,777,000	Condo	1,951
209 W 14th St #2A	1-00764-1304	20-Aug-19	\$3,768,813	Condo	
475 W 22nd St #1	1-00720-0010	26-Aug-19	\$2,998,500	Coop	
471 W 22nd St #C	1-00720-0012	24-Jul-19	\$2,950,000	Coop	
209 W 14th St #5B	1-00764-1313	20-Sep-19	\$2,945,000	Condo	
234 W 20th St #1B	1-00769-1502	28-Aug-19	\$2,925,000	Condo	2,223
461 W 22nd St #A	1-00720-0016	28-Aug-19	\$2,825,000	Coop	1,600
133 W 22nd St #11E	1-00798-1556	24-Jul-19	\$2,800,000	Condo	1,299
430 W 23rd St #C	1-00720-0063	12-Sep-19	\$2,750,000	Coop	
447 W 18th St #GD1	1-00716-1201	29-Aug-19	\$2,730,000	Condo	2,994
440 W 23rd St #B	1-00720-0067	19-Sep-19	\$2,650,000	Coop	1,458
500 W 21st St #4C	1-00692-1116	15-Jul-19	\$2,650,000	Condo	1,057
101 W 24th St #18D	1-00800-1426	29-Jul-19	\$2,595,000	Condo	1,286
130 W 30th St #12B	1-00805-1036	14-Aug-19	\$2,525,000	Condo	2,027
133 W 22nd St #9B	1-00798-1520	19-Aug-19	\$2,500,000	Condo	1,231
101 W 24th St #20B	1-00800-1354	19-Aug-19	\$2,400,000	Condo	1,242
100 W 18th St #9D	1-00793-1544	26-Aug-19	\$2,215,000	Condo	1,163
100 W 18th St #9D	1-00793-1544	26-Aug-19	\$2,215,000	Condo	1,163
252 W 30th St #3B	1-00779-1005	5-Sep-19	\$2,200,000	Condo	1,705
101 W 24th St #31E	1-00800-1467	30-Jul-19	\$2,180,000	Condo	1,113
161 W 15th St #6C	1-00791-0001	9-Sep-19	\$2,165,000	Coop	1,400
447 W 18th St #7A	1-00716-1230	9-Sep-19	\$2,100,000	Condo	1,431
252 W 30th St #6B	1-00779-1011	29-Jul-19	\$2,050,000	Condo	1,711
136 W 17th St #6A	1-00792-1506	27-Sep-19	\$2,050,000	Condo	1,266
447 W 18th St #GD2	1-00716-1202	27-Sep-19	\$2,050,000	Condo	2,277
245 Tenth Ave #42E	1-00696-1104	7-Aug-19	\$1,990,000	Condo	1,353
161 W 15th St #4I	1-00791-0001	8-Jul-19	\$1,950,000	Coop	1,450
249 Eighth Ave #18IJ	1-00746-1202	28-Aug-19	\$1,850,000	Coop	1,320
555 W 23rd St #S14	1-00695-1613	9-Jul-19	\$1,850,000	Condo	1,234
270 W 19th St #5B	1-00768-1411	5-Sep-19	\$1,850,000	Condo	1,085
112 W 18th St #185B	1-00793-1032	23-Sep-19	\$1,780,000	Condo	1,380
151 W 28th St #8W	1-00804-0008	12-Aug-19	\$1,775,000	Coop	1,741
426 W 23rd St #1R	1-00720-0060	20-Aug-19	\$1,750,000	Coop	
140 W 22nd St #6A	1-00797-1726	19-Aug-19	\$1,725,000	Condo	1,005
100 W 18th St #5B	1-00793-1520	30-Jul-19	\$1,692,800	Condo	1,058
125 W 21st St #4B	1-00797-1613	26-Jul-19	\$1,685,000	Condo	992
420 W 25th St #6D	1-00722-1052	21-Aug-19	\$1,650,000	Condo	1,339
130 W 19th St #6B	1-00794-1026	30-Jul-19	\$1,650,000	Condo	1,100
133 W 22nd St #8C	1-00798-1531	9-Jul-19	\$1,625,000	Condo	791
360 W 22nd St #5M	1-00745-1104	16-Sep-19	\$1,620,000	Coop	975
154 W 18th St #6A	1-00793-0067	29-Aug-19	\$1,610,000	Coop	1,200
519 W 23rd St #R1	1-00695-1101	28-Aug-19	\$1,600,000	Condo	1,050
224 W 18th St #5B	1-00767-1317	18-Jul-19	\$1,580,000	Condo	1,196



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Address	BBL	Sale date	Sale price	Property type	Sqft
520 W 23rd St #15F	1-00694-0042	3-Jul-19	\$1,525,000	Coop	1,000
450 W 17th St #1122	1-00714-1043	18-Jul-19	\$1,520,000	Condo	766
201 W 16th St #4A	1-00766-0039	5-Sep-19	\$1,495,000	Coop	
420 W 25th St #3A	1-00722-1019	28-Aug-19	\$1,400,000	Condo	830
344 W 23rd St #3A	1-00746-1110	2-Aug-19	\$1,400,000	Condo	1,056
430 W 34th St #7DE	1-00731-0060	18-Jul-19	\$1,360,000	Coop	
159 W 24th St #1A	1-00800-1601	24-Sep-19	\$1,335,000	Condo	1,151
420 W 25th St #2B	1-00722-1010	8-Jul-19	\$1,310,000	Condo	1,036
420 W 23rd St #6D	1-00720-1027	9-Aug-19	\$1,215,000	Condo	1,045
250 W 16th St #LA	1-00765-0070	15-Aug-19	\$1,211,500	Coop	900
151 W 21st St #4C	1-00797-1815	22-Aug-19	\$1,200,000	Condo	640
161 W 16th St #11H	1-00792-1302	4-Sep-19	\$1,195,000	Coop	800
422 W 20th St #2C	1-00717-1010	5-Sep-19	\$1,145,000	Condo	612
210 W 21st St #4FW	1-00770-0048	25-Jul-19	\$1,134,150	Coop	
155 W 20th St #4E	1-00796-0007	29-Jul-19	\$1,075,000	Coop	
130 W 20th St #6D	1-00795-1122	20-Aug-19	\$1,050,000	Condo	620
540 W 28th St #3E	1-00699-1215	31-Jul-19	\$1,035,000	Condo	776
250 W 15th St #6F	1-00764-0062	18-Sep-19	\$1,025,000	Coop	
234 W 21st St #55	1-00770-0059	9-Jul-19	\$999,000	Coop	
308 W 30th St #8B	1-00753-1142	11-Sep-19	\$997,500	Condo	731
234 W 21st St #45	1-00770-0059	22-Aug-19	\$995,000	Coop	
405 W 23rd St #10L	1-00721-1062	26-Sep-19	\$980,000	Coop	
308 W 30th St #3B	1-00753-1112	24-Jul-19	\$976,500	Condo	737
325 W 21st St #10	1-00745-0021	19-Sep-19	\$965,000	Coop	850
270 W 17th St #3F	1-00766-1126	23-Jul-19	\$962,500	Condo	525
358 W 23rd St #2C	1-00746-1004	17-Jul-19	\$949,000	Condo	677
270 W 17th St #2I	1-00766-1140	6-Aug-19	\$940,000	Condo	585
340 W 19th St #22	1-00742-0060	24-Jul-19	\$930,000	Coop	850
357 W 30th St #3	1-00754-1003	15-Aug-19	\$929,000	Condo	746
261 W 22nd St #1	1-00772-0012	10-Sep-19	\$925,275	Coop	800
355 W 29th St #1A	1-00753-0008	16-Sep-19	\$925,000	Coop	
305 W 18th St #5F	1-00742-1035	27-Sep-19	\$920,000	Condo	609
555 W 23rd St #S8	1-00695-1492	20-Aug-19	\$890,000	Condo	634
210 W 19th St #2B	1-00768-1022	26-Aug-19	\$870,000	Condo	767
255-263 W 23rd St #6GW	1-00773-0012	19-Jul-19	\$850,000	Coop	
422 W 20th St #3C	1-00717-1018	24-Sep-19	\$849,698	Condo	612
249 Eighth Ave #14G	1-00746-1202	11-Jul-19	\$835,000	Coop	800
330 W 17th St #1W	1-00740-0048	7-Aug-19	\$830,000	Coop	750
170 W 23rd St #4V	1-00798-1079	15-Jul-19	\$825,000	Condo	585
411 W 22nd St #2F	1-00720-0042	19-Aug-19	\$800,000	Coop	
85 Eighth Ave #2L	1-00738-1003	16-Aug-19	\$790,000	Coop	800
520 W 23rd St #9H	1-00694-0042	8-Aug-19	\$780,000	Coop	650
342 W 21st St #4A	1-00744-0063	8-Aug-19	\$773,870	Coop	
170 W 23rd St #4D	1-00798-1063	8-Aug-19	\$755,000	Condo	576
249 Eighth Ave #15K	1-00746-1202	5-Sep-19	\$745,000	Coop	
342 W 21st St #2D	1-00744-0063	14-Aug-19	\$738,231	Coop	
465 W 23rd St #16A	1-00721-1008	6-Sep-19	\$730,000	Coop	
140 Seventh Ave #3R	1-00768-1199	26-Jul-19	\$717,500	Condo	516
161 W 16th St #10A	1-00792-1302	18-Jul-19	\$716,000	Coop	550
160-162 Ninth Ave #3F	1-00743-0080	30-Jul-19	\$707,000	Coop	500



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THE RATNER TEAM



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Residential Sales &
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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

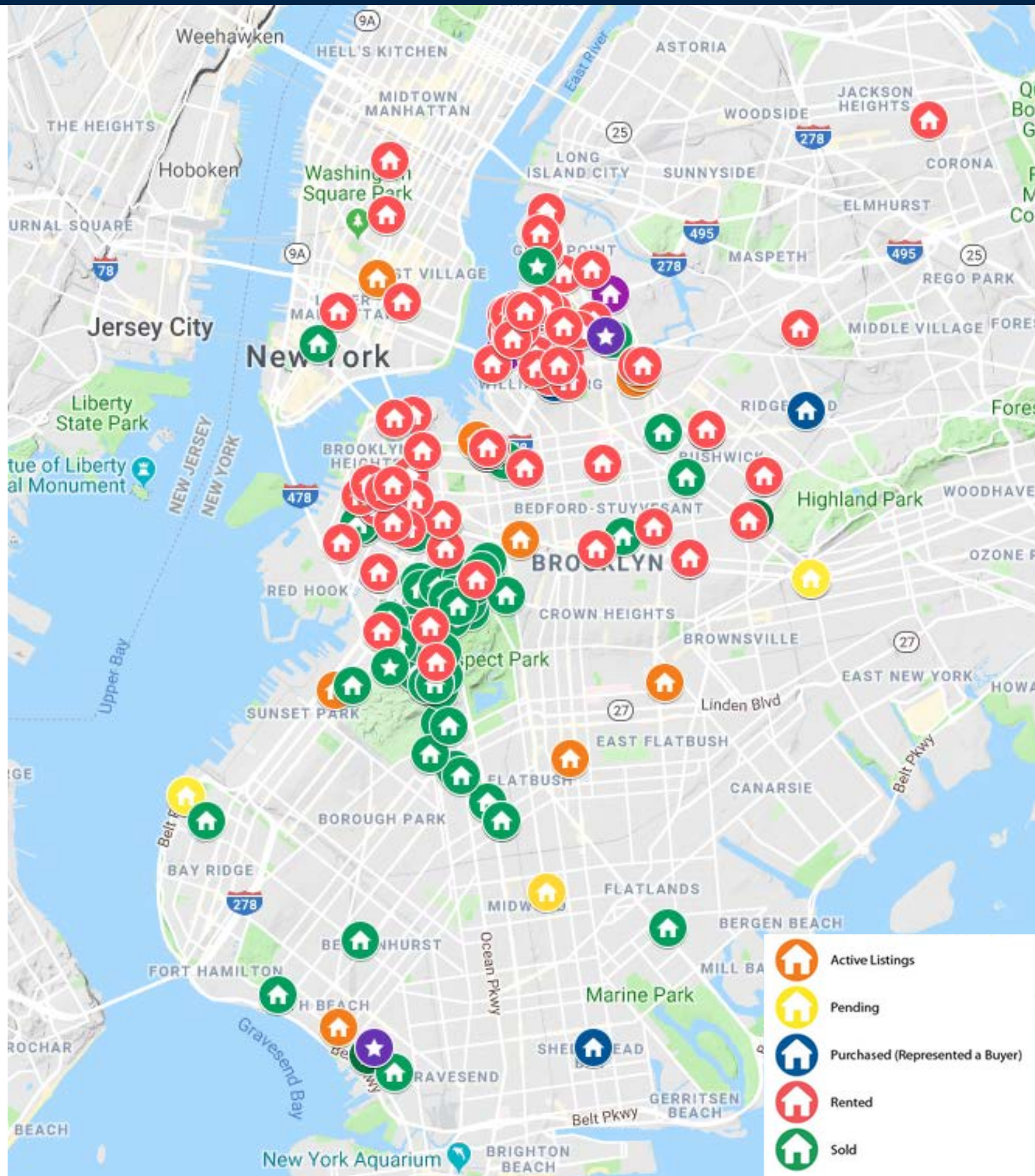
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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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	

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