

## CLINTON - HELL'S KITCHEN

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

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Clinton - Hell's Kitchen, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$985K**

18% YoY

NO. OF TRANSACTIONS

**57**

-16% YoY

MEDIAN PRICE/SQ.FT.

**\$1,476**

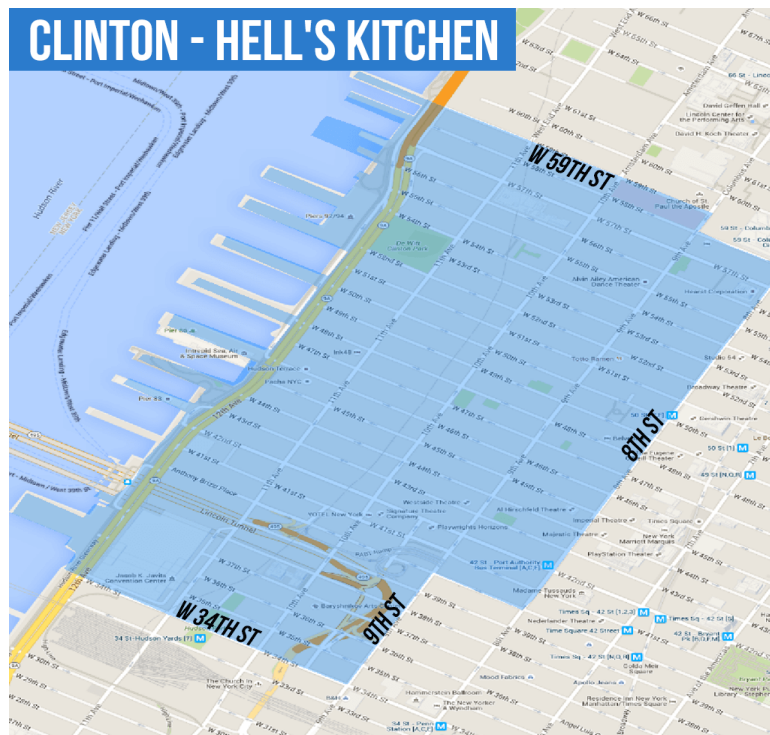
-4% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



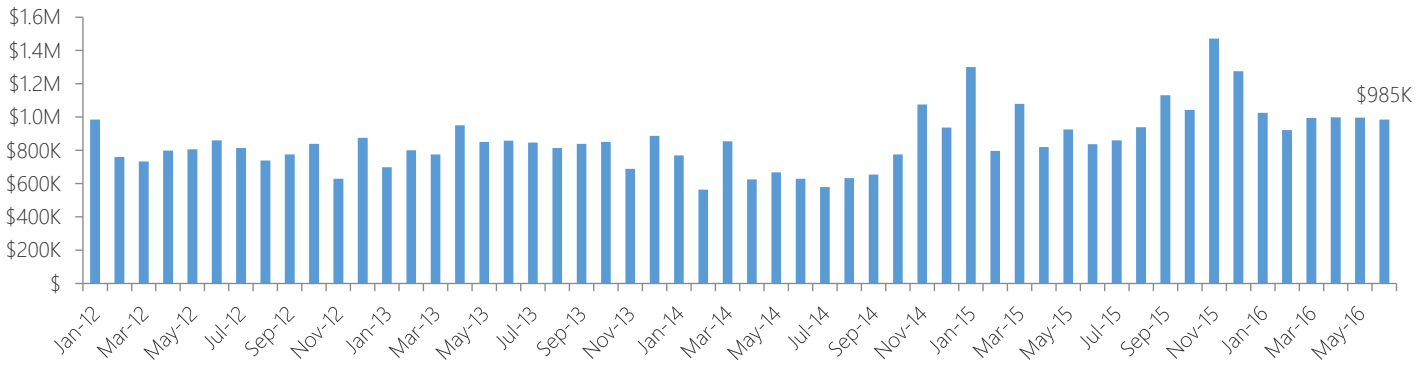
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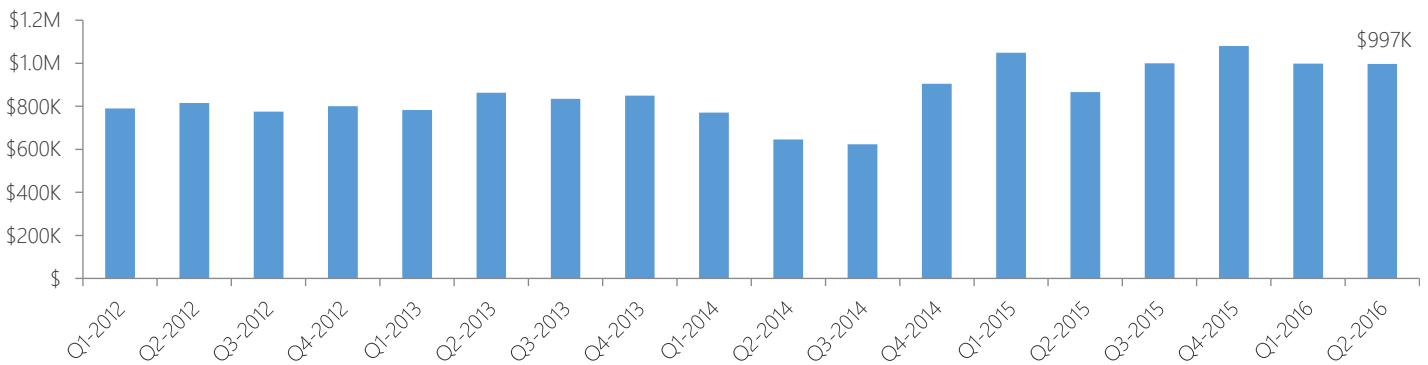
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## RESIDENTIAL STATS

### Median Sale Price by Month

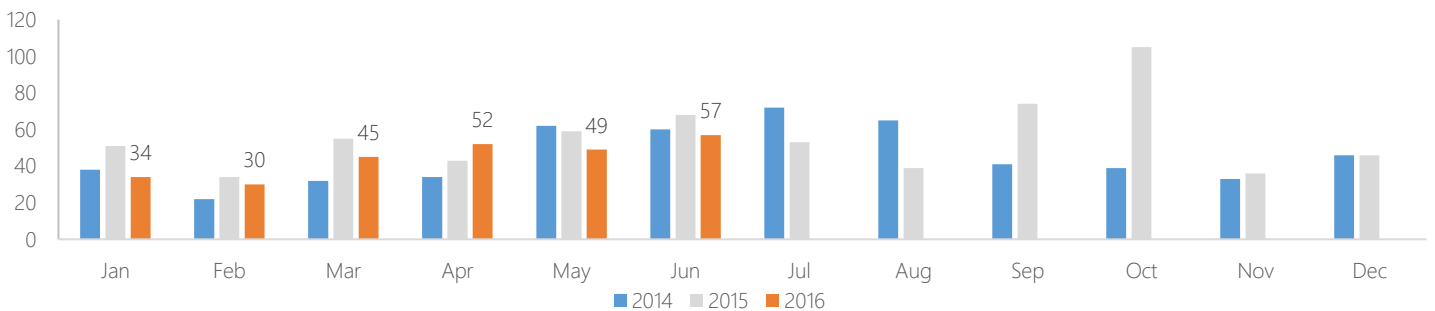


### Median Sale Price by Quarter



### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	48	50	32	59	52	60	47	57	32	35	31	40
2012	36	41	40	51	46	52	63	61	37	46	41	53
2013	39	33	40	49	63	42	55	57	49	53	40	47
2014	38	22	32	34	62	60	72	65	41	39	33	46
2015	51	34	55	43	59	68	53	39	74	105	36	46
2016	34	30	45	52	49	57						

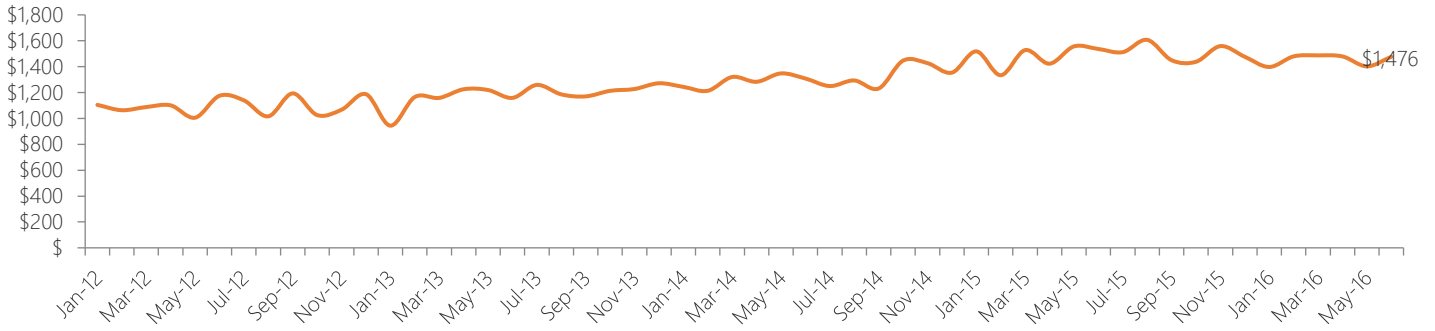


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## Median Sale Price per Square Foot

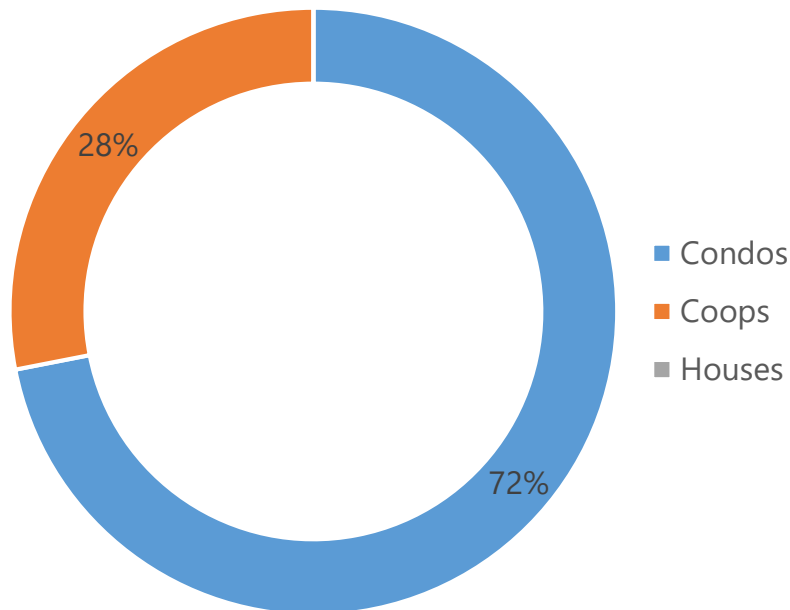


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,225,000	34%	\$1,527	-1%	41
Coops	\$515,000	16%	\$933	15%	16
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
425 West 50 Street #11G	1-01060-1127	14-Jun-16	\$3,923,263	Condo	1,880
540 West 49 Street #PH1N	1-01077-1056	23-Jun-16	\$3,054,750	Condo	1,625
408 West 45 Street #PHA	1-01054-1121	17-Jun-16	\$2,600,000	Condo	1,018
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
301 West 53 Street #24F	1-01044-1244	7-Jun-16	\$1,997,510	Condo	1,040
301 West 53 Street #11K	1-01044-1106	8-Jun-16	\$1,882,070	Condo	1,040
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
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 #22D	1-01032-1226	30-Jun-16	\$1,225,000	Condo	729
350 West 42 Street #17A	1-01032-1158	24-Jun-16	\$1,225,000	Condo	741
350 West 42 Street #15C	1-01032-1134	20-Jun-16	\$1,140,000	Condo	712
545 West 48 Street #503S	1-01077-1096	21-Jun-16	\$1,100,000	Condo	753
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
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	
300 West 53 Street #6B	1-01043-1111	7-Jun-16	\$957,500	Condo	830
464 West 44 Street #4E	1-01053-1222	14-Jun-16	\$939,000	Condo	636
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
347 West 57 Street #11B	1-01048-1050	8-Jun-16	\$850,000	Condo	625
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
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
413-415 W 57 St #2C	1-01067-0026	9-Jun-16	\$575,000	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	
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	
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	
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	

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Address	BBL	Sale date	Sale price	Property type	Sqft
408-418 W 57 St #4F	1-01066-0037	8-Jun-16	\$300,000	Coop	