

CHELSEA-CLINTON

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

October 2017



The RATNER Team Market Report

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Residential Market Report, October 2017

Chelsea/Clinton, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$968K

-16% YoY

NO. OF TRANSACTIONS

95

-16% YoY

MEDIAN PRICE/SQ.FT.

\$1,501

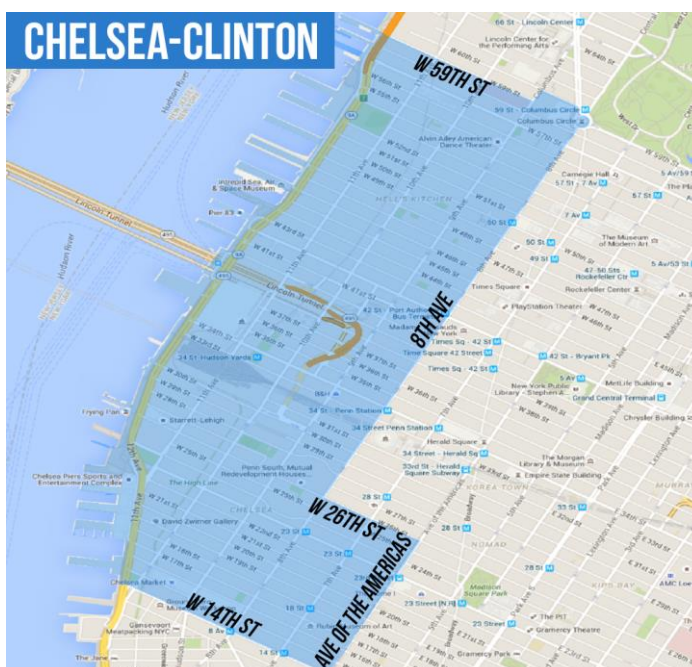
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

0% YoY

NEIGHBORHOOD BOUNDARIES

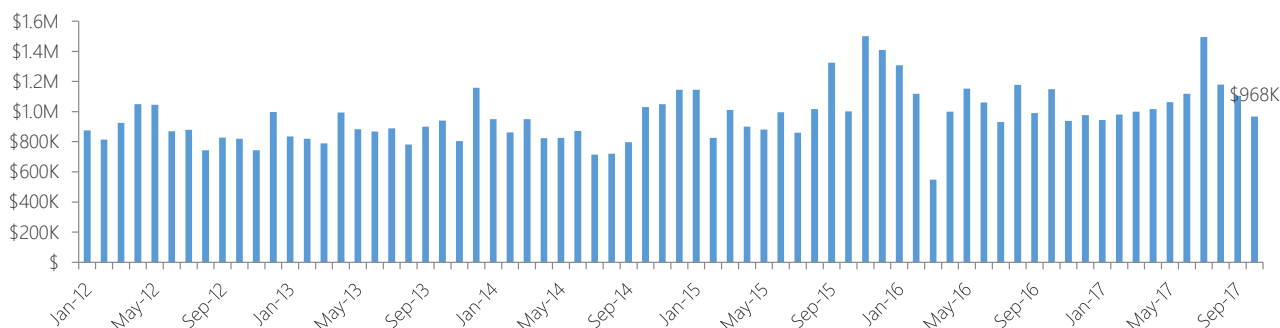


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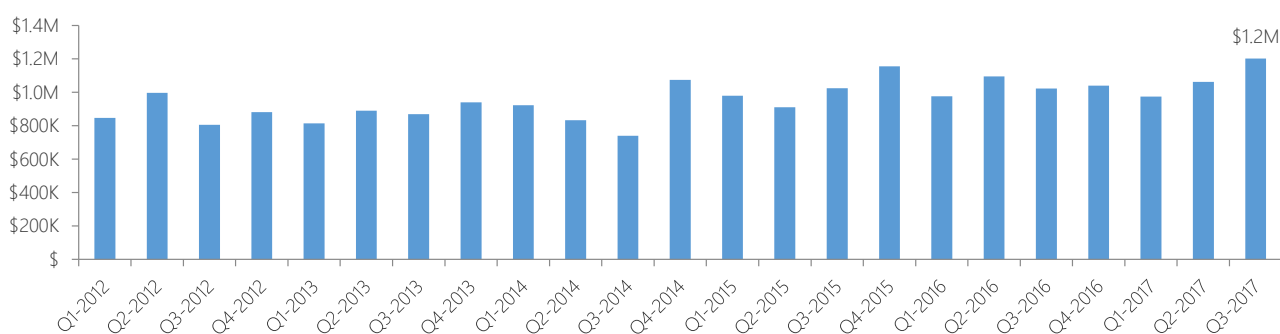
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RESIDENTIAL STATS

Median Sale Price by Month

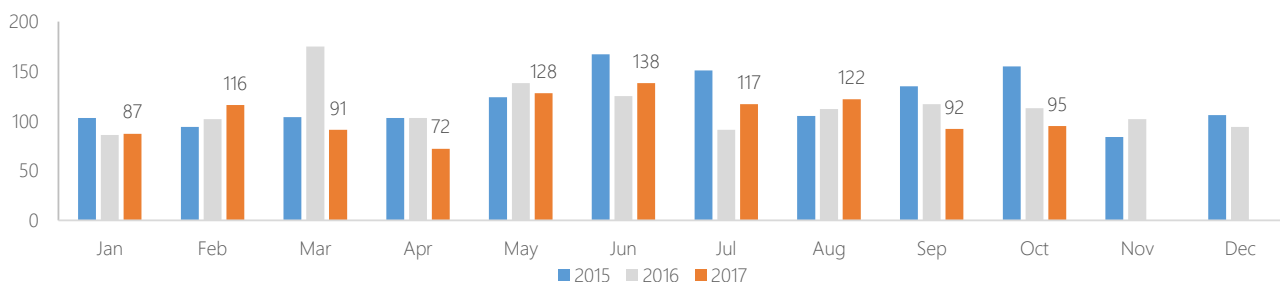


Median Sale Price by Quarter



Number of Transactions

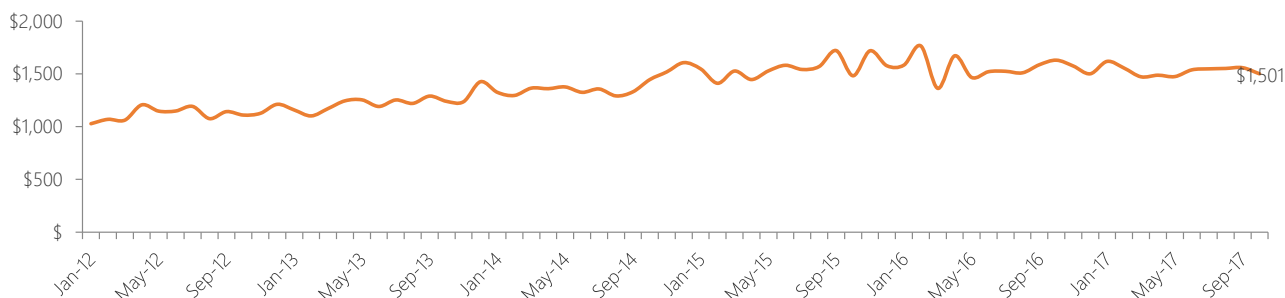
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	97	90	95	122	126	117	128	132	98	97	93	151
2013	94	70	89	110	176	137	145	150	130	112	104	142
2014	110	84	100	106	141	129	157	145	105	114	101	132
2015	103	94	104	103	124	167	151	105	135	155	84	106
2016	86	102	175	103	138	125	91	112	117	113	102	94
2017	87	116	91	72	128	138	117	122	92	95		



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Median Sale Price per Square Foot

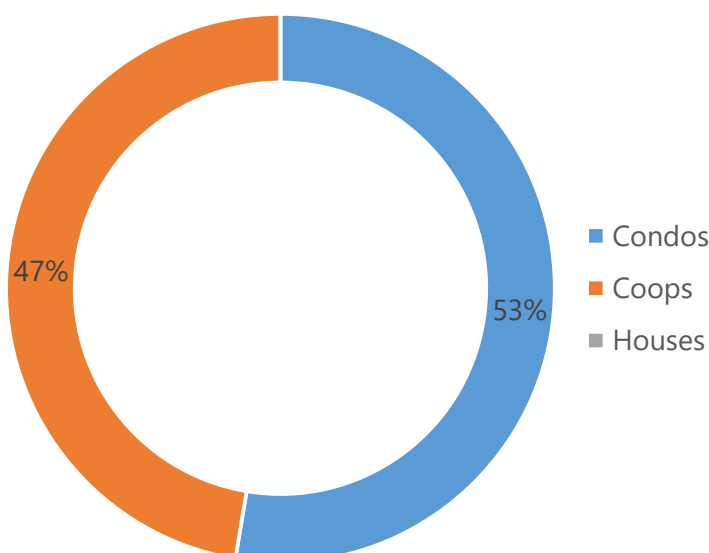


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,540,000	5%	\$1,538	-9%	50
Coops	\$640,000	-9%	\$1,143	-10%	45
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
551 W 21 St #PH20	1-00693-1144	31-Oct-17	\$38,053,728	Condo	
551 W 21 St #16A	1-00693-1138	6-Oct-17	\$17,000,000	Condo	
520 W 28 St #24	1-00699-1326	30-Oct-17	\$15,313,889	Condo	
465 W 23 St #PHB	1-00721-1008	27-Oct-17	\$4,250,000	Coop	
450 W 42 St #PH 1J	1-01051-1446	30-Oct-17	\$3,950,810	Condo	
417 W 22 St #1	1-00720-0039	12-Oct-17	\$3,365,000	Coop	1,815
465 W 23 St #10CD	1-00721-1008	10-Oct-17	\$2,400,000	Coop	
151 W 21 St #5B	1-00797-1819	2-Oct-17	\$2,280,000	Condo	1,272
182 9 Ave #2	1-00745-1402	18-Oct-17	\$2,175,000	Condo	1,015
440 W 23 St #C	1-00720-0067	23-Oct-17	\$2,100,000	Coop	
552 W 43 St #6A	1-01071-1508	11-Oct-17	\$2,100,000	Condo	1,686
552 W 43 St #5A	1-01071-1508	11-Oct-17	\$2,100,000	Condo	1,686
347 W 57 St #42E	1-01048-1202	16-Oct-17	\$2,094,110	Condo	1,265
540 W 28 St #4D	1-00699-1223	27-Oct-17	\$1,900,000	Condo	1,161
422 W 20 St #2G	1-00717-1014	25-Oct-17	\$1,825,000	Condo	930
301 W 53 St #21A	1-01044-1206	27-Oct-17	\$1,807,269	Condo	1,039
301 W 53 St #15A	1-01044-1140	10-Oct-17	\$1,789,138	Condo	1,039
310 W 52 St #16B	1-01042-1182	2-Oct-17	\$1,785,000	Condo	976
635 W 42 St #23E	1-01090-1183	31-Oct-17	\$1,738,889	Condo	1,014
350 W 50 St #27B	1-01040-1425	26-Oct-17	\$1,690,000	Condo	1,091
340 W 57 St #5G	1-01047-1058	24-Oct-17	\$1,630,000	Condo	1,165
425-427 W 24 St #1A	1-00722-0022	16-Oct-17	\$1,500,000	Coop	
245 W 14 St #2B	1-00764-1203	11-Oct-17	\$1,450,000	Condo	
450 W 42 St	1-01051-1368	4-Oct-17	\$1,425,550	Condo	62,360
505 W 47 St #6GS	1-01076-1047	12-Oct-17	\$1,400,000	Condo	967
465 W 23 St #5C	1-00721-1008	17-Oct-17	\$1,375,000	Coop	427
350 W 42 St #8L	1-01032-1065	12-Oct-17	\$1,300,000	Condo	957
416 W 52 St #702	1-01061-1231	11-Oct-17	\$1,258,557	Condo	
420-424 W 23 St #4A	1-00720-1016	31-Oct-17	\$1,253,750	Condo	808
520-522 W 23 St #8D	1-00694-0042	19-Oct-17	\$1,170,000	Coop	835
555 W 23 St #S6	1-00695-1425	20-Oct-17	\$1,125,000	Condo	726
181 7 Ave #10B	1-00796-1035	25-Oct-17	\$1,100,000	Condo	601
130-134 W 16 St #67	1-00791-0062	3-Oct-17	\$1,060,000	Coop	
505 W 47 St #PH1-S	1-01076-1049	4-Oct-17	\$1,050,000	Condo	541
363-367 W 20 St #14E	1-00744-0001	2-Oct-17	\$1,030,000	Coop	
426 W 52 St #7F	1-01061-1053	12-Oct-17	\$999,888	Condo	683
350 W 53 St #1ETHE	1-01043-1209	30-Oct-17	\$990,000	Condo	758
322 W 57 St #30E	1-01047-2248	11-Oct-17	\$968,000	Condo	600
333 W 56 St #3N	1-01047-1360	30-Oct-17	\$961,000	Condo	819
360 W 22 St #11K	1-00745-1104	10-Oct-17	\$951,000	Coop	750
635 W 42 St #20L	1-01090-1444	19-Oct-17	\$950,000	Condo	633
635 W 42 St #6D	1-01090-1123	18-Oct-17	\$935,753	Condo	678
306-312 W 56 St #12F	1-01046-0038	11-Oct-17	\$895,000	Coop	550
333 W 57 St #4K	1-01048-3003	17-Oct-17	\$875,000	Coop	
306-312 W 56 St #PHC	1-01046-0038	24-Oct-17	\$790,000	Coop	525
555 W 23 St #S4	1-00695-1362	25-Oct-17	\$780,000	Condo	511
408-418 W 57 St #2H	1-01066-0037	25-Oct-17	\$750,000	Coop	
333 W 56 St #5H	1-01047-1382	16-Oct-17	\$749,000	Condo	549
138 W 17 St #14A	1-00792-1102	26-Oct-17	\$732,000	Coop	
148-156 W 23 St #11H	1-00798-0071	6-Oct-17	\$725,000	Coop	650



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Address	BBL	Sale date	Sale price	Property type	Sqft
350 W 50 St #3ZZ	1-01040-1125	19-Oct-17	\$710,000	Condo	496
326 W 43 St #1RE	1-01033-0046	12-Oct-17	\$710,000	Coop	
301 W 57 St #21E	1-01048-2011	27-Oct-17	\$700,000	Condo	428
465 W 23 St #6B	1-00721-1008	26-Oct-17	\$663,000	Coop	580
221 W 21 St #5A	1-00771-0028	19-Oct-17	\$660,000	Coop	
170 W 23 St #6R	1-00798-1123	2-Oct-17	\$650,000	Condo	432
342-344 W 56 St #3D	1-01046-0054	4-Oct-17	\$645,000	Coop	
170-176 9 Ave #2F	1-00744-0003	17-Oct-17	\$640,000	Coop	
101 7 Ave #9A	1-00792-1302	5-Oct-17	\$620,000	Coop	
85 8 Ave #4G	1-00738-1003	30-Oct-17	\$610,000	Coop	
350 W 50 St #11A	1-01040-1289	3-Oct-17	\$605,000	Condo	417
325-337 W 45 St #1000	1-01036-0014	30-Oct-17	\$585,000	Coop	
857 9 Ave #5A	1-01065-0034	12-Oct-17	\$580,000	Coop	
312-320 W 23 St #1K	1-00746-1515	25-Oct-17	\$575,000	Condo	342
465 W 23 St #9E	1-00721-1008	11-Oct-17	\$562,000	Coop	
249 8 Ave #9D	1-00746-1202	16-Oct-17	\$550,000	Coop	
316 W 56 St #2A	1-01046-0042	26-Oct-17	\$550,000	Coop	
319 W 54 St #2B	1-01045-0020	27-Oct-17	\$535,000	Coop	
357 W 55 St #5N	1-01046-0001	2-Oct-17	\$529,000	Coop	550
393 W 49 St #4M	1-01040-1615	27-Oct-17	\$525,000	Condo	372
408-418 W 57 St #6G	1-01066-0037	23-Oct-17	\$505,000	Coop	500
304-318 W 55 St #4B	1-01045-0037	5-Oct-17	\$455,000	Coop	
227-231 W 16 St #2EF	1-00766-0023	3-Oct-17	\$440,000	Coop	400
408-418 W 57 St #3P	1-01066-0037	6-Oct-17	\$430,000	Coop	
498-502 W 55 St #2S	1-01083-0035	5-Oct-17	\$430,000	Coop	
430-432 W 34 St #4L	1-00731-0060	11-Oct-17	\$425,000	Coop	
433 W 54 St #8	1-01064-0014	23-Oct-17	\$400,000	Coop	450
342-344 W 56 St #2B	1-01046-0054	27-Oct-17	\$400,000	Coop	
347 W 44 St #4FW	1-01035-0008	6-Oct-17	\$385,000	Coop	
661 10 Ave #2A	1-01075-0033	4-Oct-17	\$375,000	Coop	450
320 W 47 St #5E	1-01037-0045	2-Oct-17	\$180,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &
New Development Expert



Sandra Levykh

Residential Sales &
Rental Specialist



Nate Pfaff

Residential Sales &
Rental Specialist



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David Ratner

Commercial & Residential
Brooklyn Expert

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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New York City explorer and real estate curator

Sandra Levykh

Residential Sales &
Rental Specialist

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

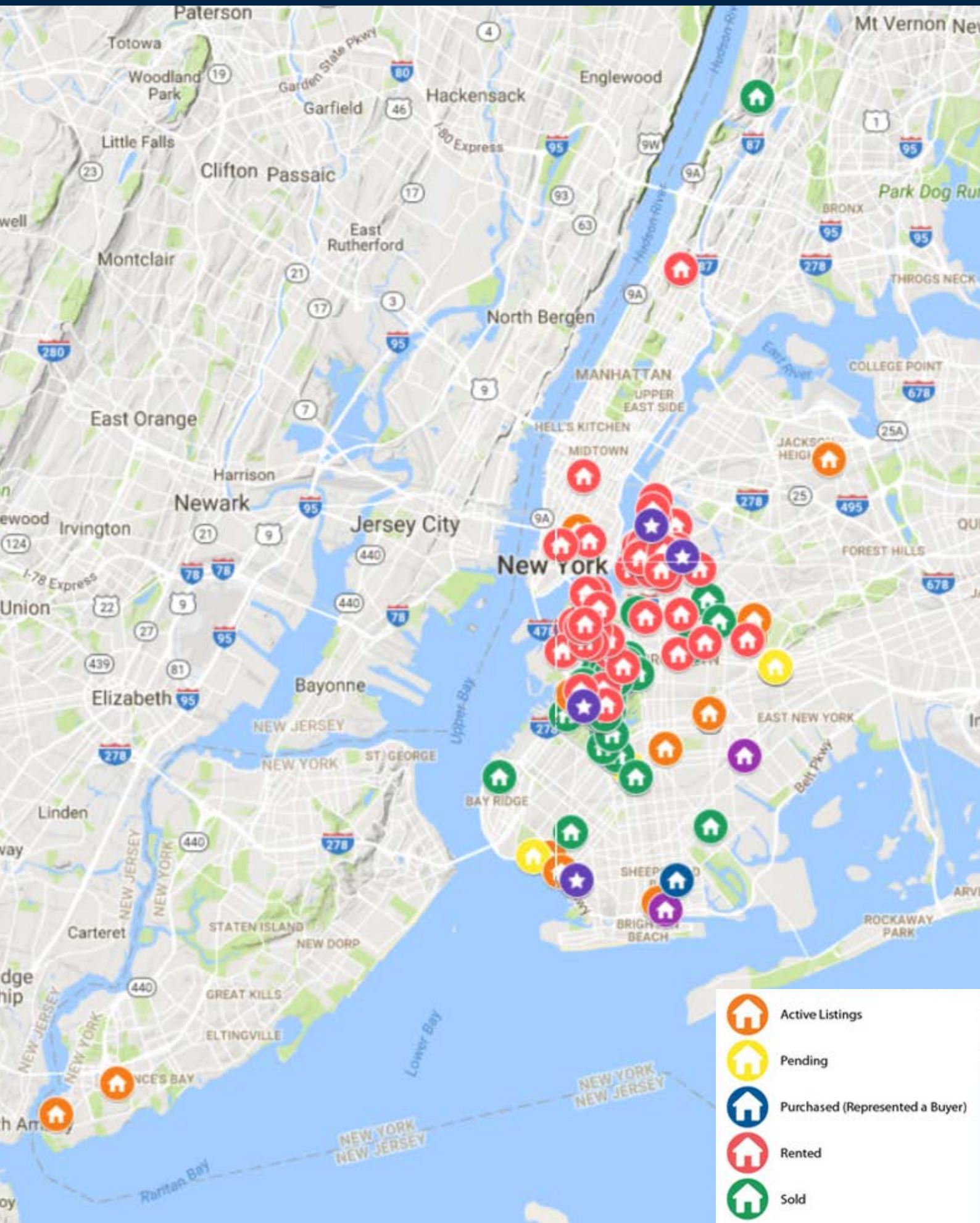
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
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Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



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THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



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