

CHELSEA-CLINTON

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

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Chelsea/Clinton, Manhattan

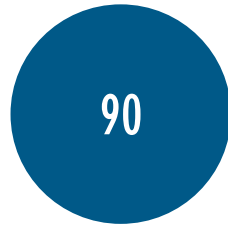
SUMMARY

MEDIAN SALE PRICE



-7% YoY

NO. OF TRANSACTIONS



-31% YoY

MEDIAN PRICE/SQ.FT.



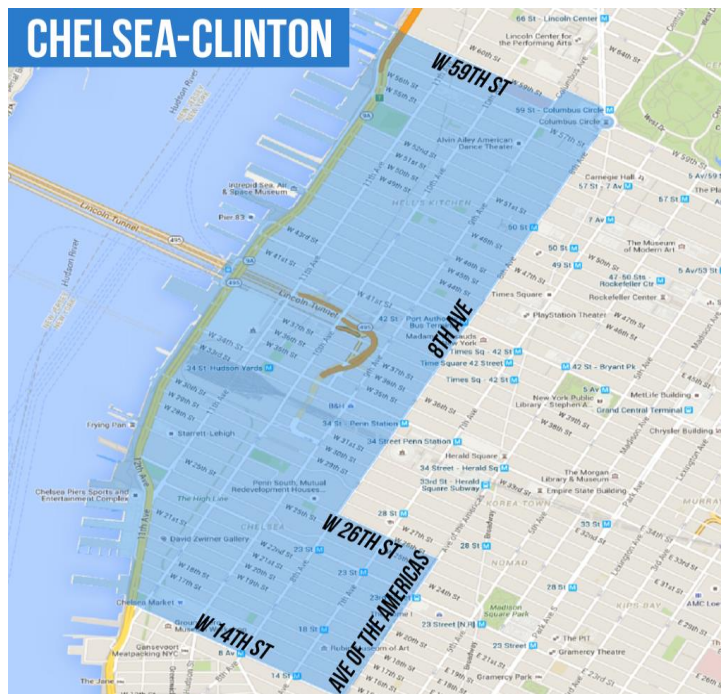
3% YoY

MANHATTAN MEDIAN SALE PRICE



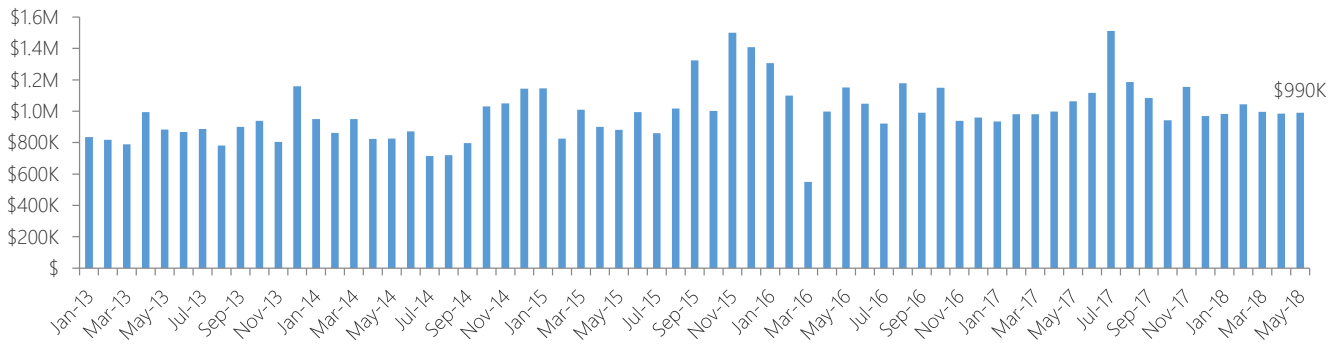
-5% YoY

NEIGHBORHOOD BOUNDARIES

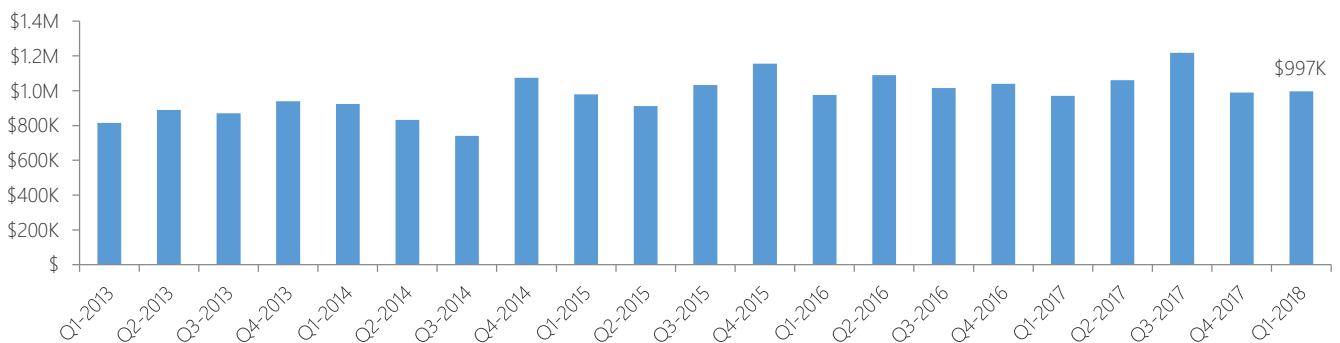


RESIDENTIAL STATS

Median Sale Price by Month

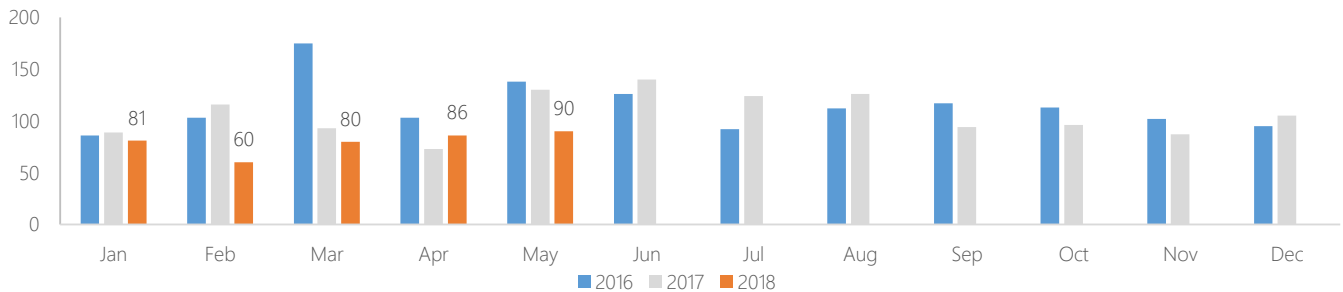


Median Sale Price by Quarter



Number of Transactions

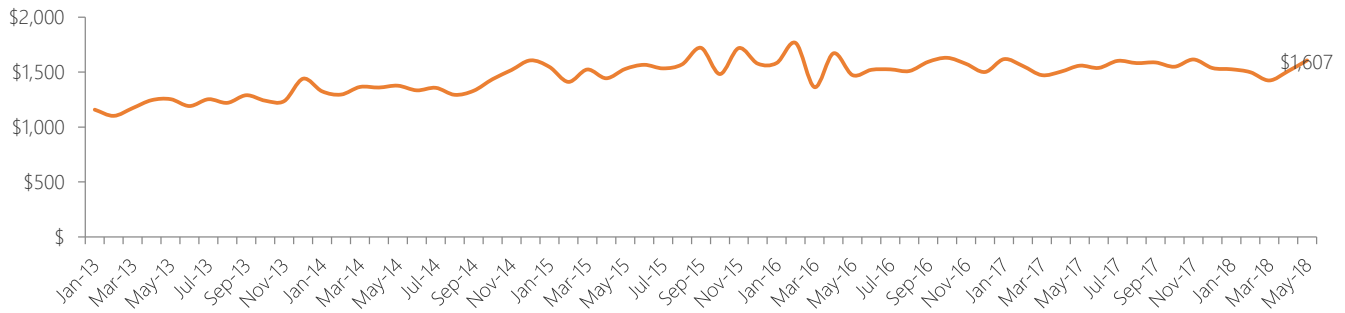
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	94	70	89	110	176	137	145	150	130	112	104	142
2014	110	84	100	106	141	129	157	145	105	114	101	132
2015	103	94	104	103	124	167	151	105	136	155	84	106
2016	86	103	175	103	138	126	92	112	117	113	102	95
2017	89	116	93	73	130	140	124	126	94	96	87	105
2018	81	60	80	86	90							



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Median Sale Price per Square Foot

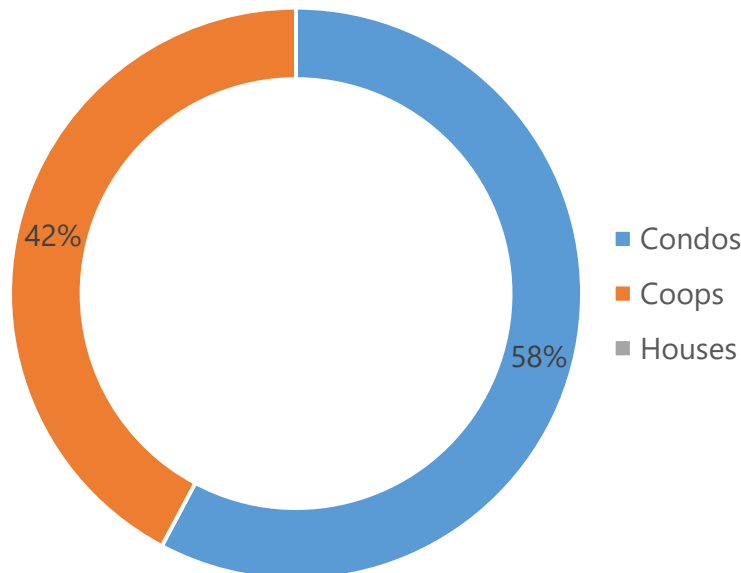


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	-7%	\$1,676	3%	52
Coops	\$764,375	50%	\$1,206	1%	38
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
25 Columbus Cir #ST67C	1-01049-1099	24-May-18	\$10,250,000	Condo	2,416
425 W 50th St #11F	1-01060-1126	22-May-18	\$3,707,500	Condo	1,809
345 W 14th St #7A	1-00738-1325	30-May-18	\$3,550,000	Condo	1,427
520 W 19th St #7B	1-00690-1018	24-May-18	\$3,420,000	Condo	2,041
100 W 18th St #3C	1-00793-1507	11-May-18	\$3,225,000	Condo	1,782
310 W 52nd St #41B	1-01042-1308	21-May-18	\$3,000,000	Condo	1,331
101 W 24th St #6E	1-00800-1443	3-May-18	\$2,775,000	Condo	1,107
454 W 46th St #5ES	1-01055-0001	15-May-18	\$2,550,000	Coop	1,875
130 W 19th St #5A	1-00794-1019	17-May-18	\$2,525,000	Condo	1,571
502 Ninth Ave #10B	1-00762-1137	8-May-18	\$2,430,000	Condo	1,164
447 W 18th St #6C	1-00716-1227	17-May-18	\$2,400,000	Condo	1,379
163 W 18th St #10B	1-00794-1123	30-May-18	\$2,350,000	Condo	1,051
310 W 52nd St #22B	1-01042-1213	25-May-18	\$2,260,000	Condo	1,331
101 W 24th St #16E	1-00800-1452	31-May-18	\$2,150,000	Condo	1,113
301 W 53rd St #15E	1-01044-1144	24-May-18	\$1,970,000	Condo	1,039
322 W 57th St #24S	1-01047-2161	10-May-18	\$1,950,000	Condo	1,014
301 W 53rd St #14A	1-01044-1129	22-May-18	\$1,757,036	Condo	1,039
425 W 50th St #12D	1-01060-1133	25-May-18	\$1,725,000	Condo	1,020
322 W 57th St #31H	1-01047-2265	24-May-18	\$1,665,000	Condo	757
252 Seventh Ave #11N	1-00774-1227	24-May-18	\$1,657,500	Condo	983
138 W 17th St #17D	1-00792-1102	31-May-18	\$1,645,000	Coop	
416 W 52nd St #623	1-01061-1224	18-May-18	\$1,590,000	Condo	
322 W 57th St #49N	1-01047-2496	21-May-18	\$1,550,000	Condo	818
416 W 52nd St #313	1-01061-1132	18-May-18	\$1,542,649	Condo	
555 W 23rd St #S3	1-00695-1329	7-May-18	\$1,512,500	Condo	1,079
345 W 58th St #14MN	1-01049-0001	17-May-18	\$1,475,000	Coop	
345 W 58th St #4M	1-01049-0001	25-May-18	\$1,450,000	Coop	
270 W 17th St #4C	1-00766-1115	8-May-18	\$1,400,000	Condo	847
146 W 16th St #3B	1-00791-0070	23-May-18	\$1,375,000	Coop	
322 W 57th St #20G	1-01047-2089	11-May-18	\$1,370,000	Condo	757
405 W 23rd St #14E	1-00721-1062	29-May-18	\$1,360,000	Coop	809
210-212 W 21st St #7FE	1-00770-0048	31-May-18	\$1,355,000	Coop	775
244-252 W 15th St #3C	1-00764-0062	7-May-18	\$1,260,000	Coop	850
445 W 54th St #4D	1-01064-1017	3-May-18	\$1,250,000	Condo	980
635 W 42nd St #41H	1-01090-1333	11-May-18	\$1,180,000	Condo	774
360 W 22nd St #1K	1-00745-1104	2-May-18	\$1,155,000	Coop	
420 W 25th St #3K	1-00722-1028	3-May-18	\$1,100,000	Condo	830
405 W 23rd St #7H	1-00721-1062	21-May-18	\$1,100,000	Coop	
438 W 47th St #2A	1-01056-0051	4-May-18	\$1,051,777	Coop	1,050
350 W 42nd St #7D	1-01032-1044	30-May-18	\$998,889	Condo	729
322 W 57th St #18F	1-01047-2048	8-May-18	\$990,000	Condo	572
445 W 54th St #7B	1-01064-1027	3-May-18	\$988,500	Condo	991
130 W 20th St #4A	1-00795-1111	21-May-18	\$988,000	Condo	555
360 W 28th St #8B	1-00751-1017	16-May-18	\$985,000	Condo	720
250-252 W 22nd St #4C	1-00771-0065	16-May-18	\$930,000	Coop	800
308 W 30th St #9F	1-00753-1152	14-May-18	\$925,000	Condo	566
555 W 23rd St #S12	1-00695-1594	17-May-18	\$915,000	Condo	706
500 W 43rd St #31F	1-01071-1255	21-May-18	\$900,000	Condo	765
188-194 Seventh Ave #2F	1-00771-0038	30-May-18	\$880,000	Coop	750
635 W 42nd St #18K	1-01090-1398	2-May-18	\$880,000	Condo	579



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Address	BBL	Sale date	Sale price	Property type	Sqft
135 W 16th St #662	1-00792-1043	21-May-18	\$870,000	Condo	528
453 W 19th St #5A	1-00717-0009	18-May-18	\$840,000	Coop	650
304-318 W 55th St #5D	1-01045-0037	15-May-18	\$827,142	Coop	
155-159 W 15th St #2D	1-00791-0009	3-May-18	\$799,000	Coop	
516 W 47th St #S5	1-01075-1033	9-May-18	\$790,000	Condo	611
254-258 W 25th St #1D	1-00774-0069	31-May-18	\$775,000	Coop	
350 W 42nd St #23H	1-01032-1243	24-May-18	\$755,000	Condo	522
408-418 W 57th St #7E	1-01066-0037	21-May-18	\$753,750	Coop	
138 W 17th St #12E	1-00792-1102	10-May-18	\$751,000	Coop	
170-176 Ninth Ave #5L	1-00744-0003	30-May-18	\$750,000	Coop	500
301 W 57th St #26E	1-01048-2016	3-May-18	\$725,000	Condo	428
426 W 52nd St #6E	1-01061-1044	4-May-18	\$715,000	Condo	436
350 W 50th St #6P	1-01040-1243	24-May-18	\$712,000	Condo	490
406 W 46th St #4A	1-01055-0038	31-May-18	\$700,000	Coop	
233-237 W 21st St #2E	1-00771-0020	15-May-18	\$660,000	Coop	550
138 W 17th St #5I	1-00792-1102	1-May-18	\$640,000	Coop	
457 W 57th St #1402	1-01067-0008	29-May-18	\$625,000	Coop	650
256 W 21st St #4L	1-00770-0070	24-May-18	\$618,000	Coop	
500 W 43rd St #17G	1-01071-1133	17-May-18	\$587,000	Condo	415
347 W 57th St #24E	1-01048-1185	24-May-18	\$580,000	Condo	458
500 W 43rd St #25D	1-01071-1202	7-May-18	\$579,000	Condo	390
339-345 W 55th St #2F	1-01046-0013	30-May-18	\$575,000	Coop	
249 Eighth Ave #19N	1-00746-1202	31-May-18	\$545,000	Coop	450
325-337 W 45th St #209	1-01036-0014	24-May-18	\$505,000	Coop	
306-312 W 56th St #4G	1-01046-0038	18-May-18	\$490,000	Coop	450
160-162 Ninth Ave #4C	1-00743-0080	15-May-18	\$455,000	Coop	
408 W 34th St #6A	1-00731-0050	3-May-18	\$447,225	Coop	
457 W 57th St #811	1-01067-0008	2-May-18	\$345,000	Coop	
463 W 44th St #5C	1-01054-0002	15-May-18	\$330,000	Coop	286
454 W 54th St #1C	1-01063-1205	10-May-18	\$223,968	Condo	1,561
322 W 17th St #1FW	1-00740-0044	23-May-18	\$70,000	Coop	



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THE RATNER TEAM



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Nate Pfaff

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

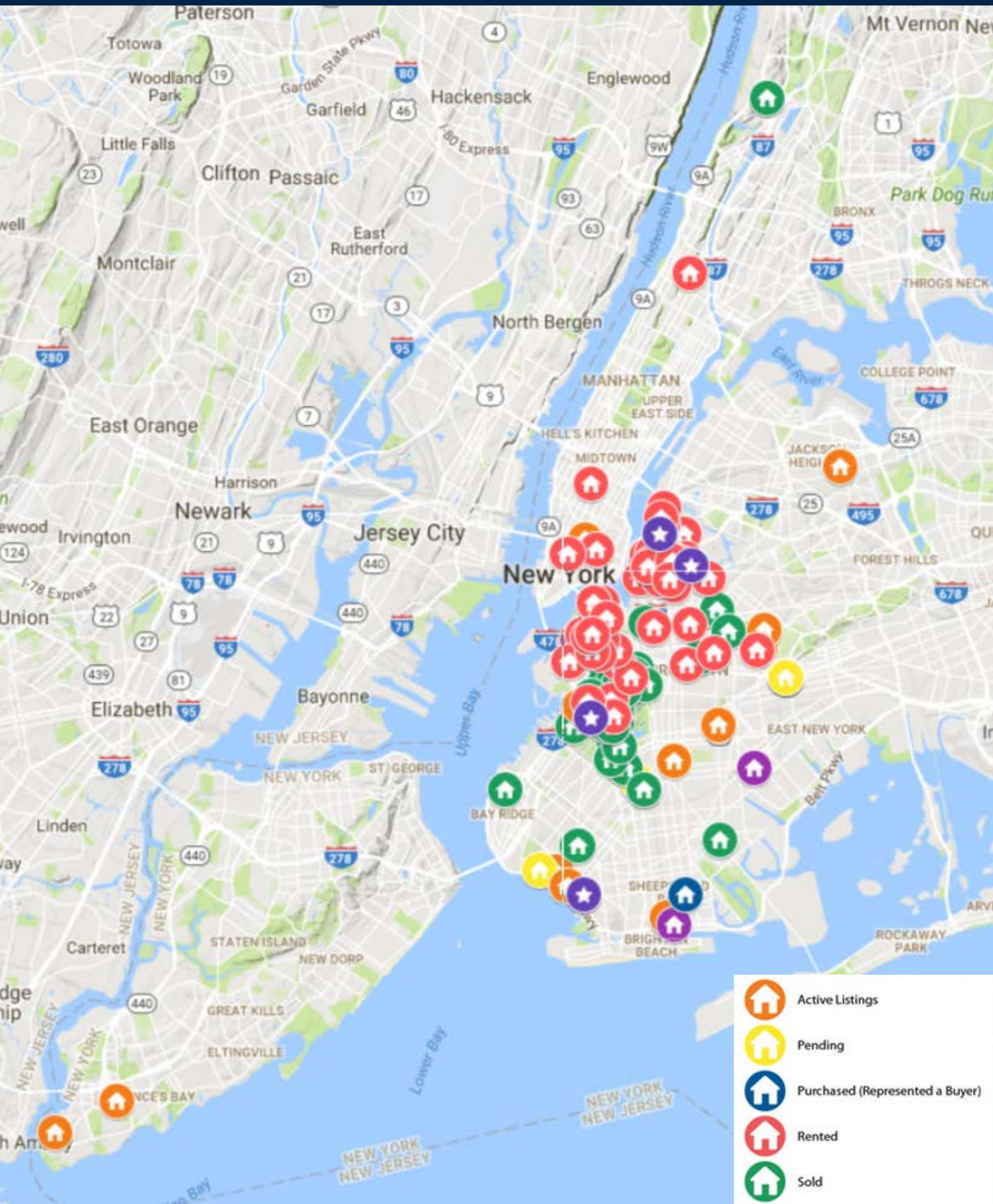
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
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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 |
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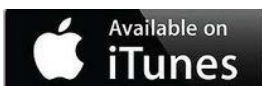
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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