

# CHELSEA

A monthly analysis of residential sales  
in Chelsea, Manhattan

August 2017



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, August 2017

## Chelsea, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.39M**

6% YoY

NO. OF TRANSACTIONS

**60**

-17% YoY

MEDIAN PRICE/SQ.FT.

**\$1,644**

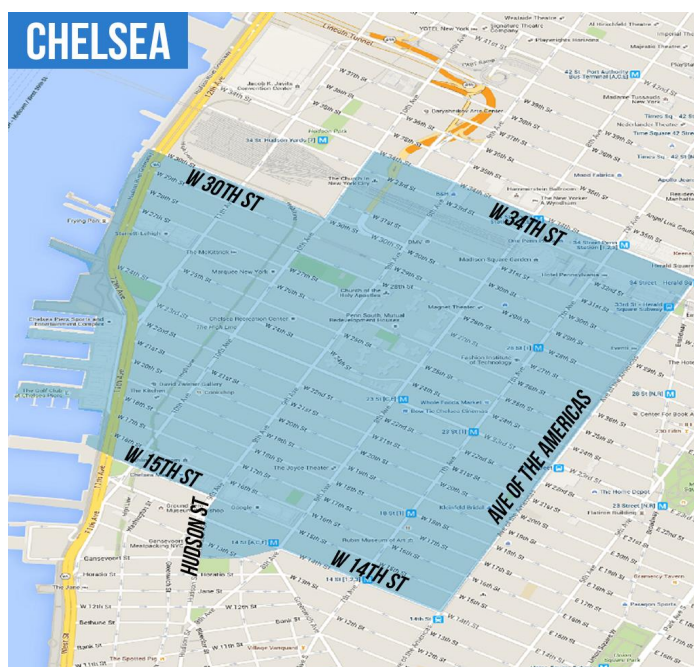
4% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.12M**

15% YoY

### NEIGHBORHOOD BOUNDARIES

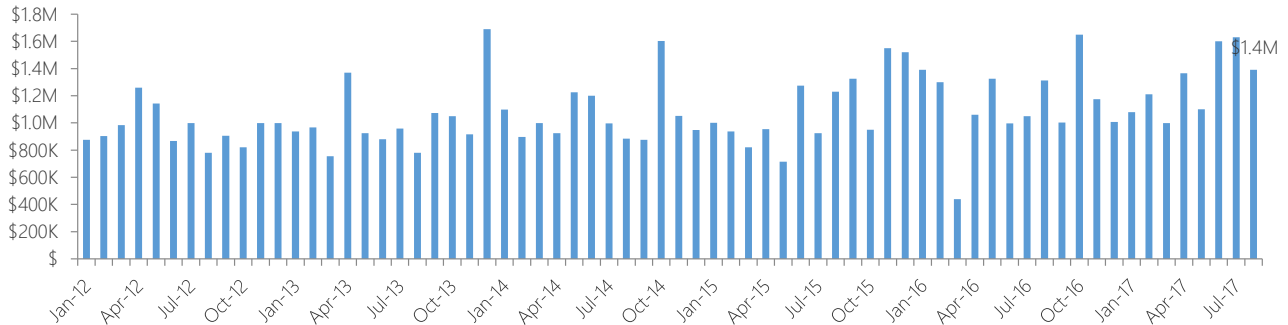


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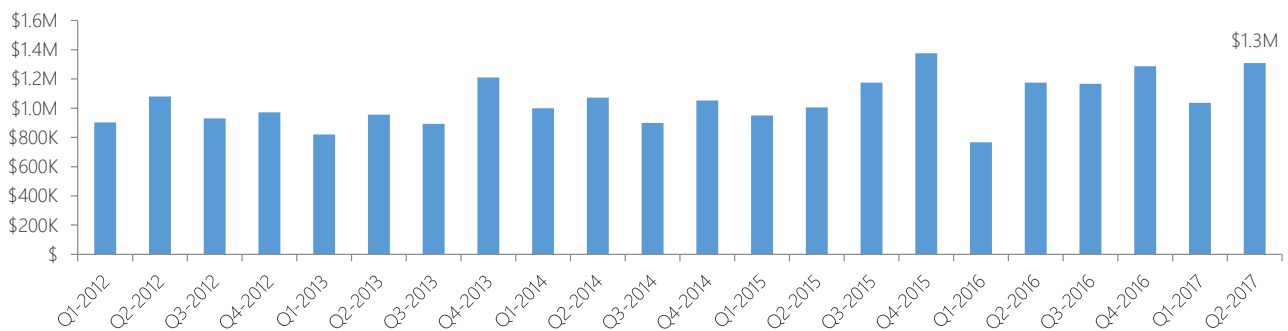
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## RESIDENTIAL STATS

### Median Sale Price by Month

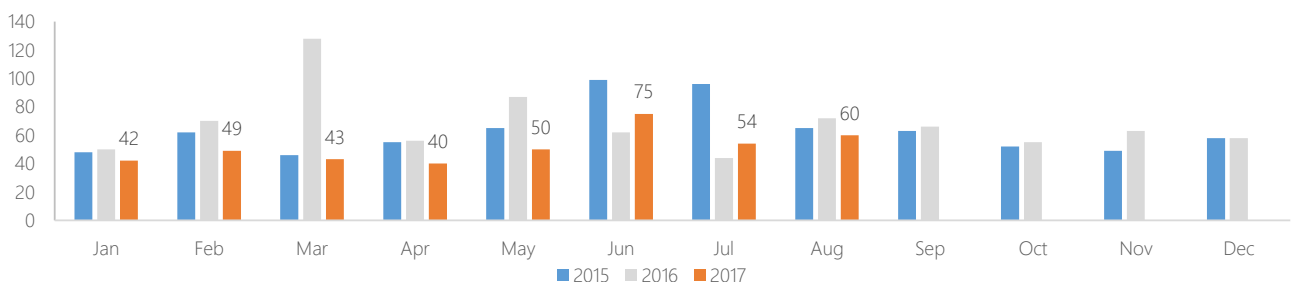


### Median Sale Price by Quarter



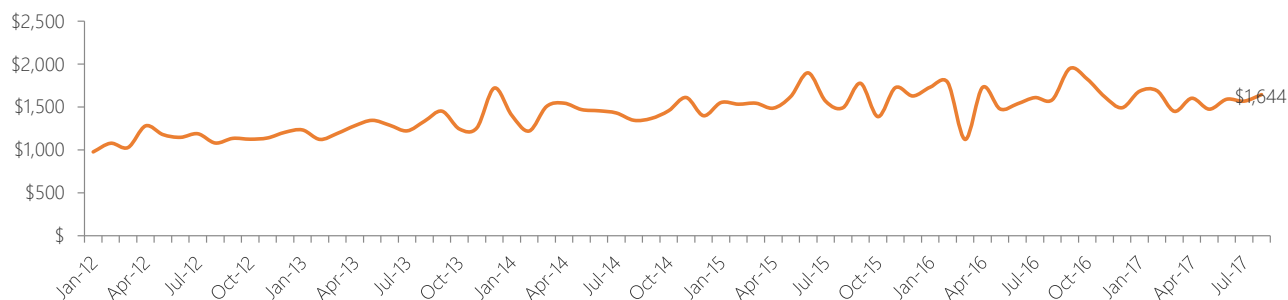
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	61	45	55	69	81	64	69	68	62	46	53	105
2013	54	35	51	62	113	97	92	84	82	57	65	94
2014	72	60	63	69	81	66	85	84	65	72	66	66
2015	48	62	46	55	65	99	96	65	63	52	49	58
2016	50	70	128	56	87	62	44	72	66	55	63	58
2017	42	49	43	40	50	75	54	60				





## Median Sale Price per Square Foot

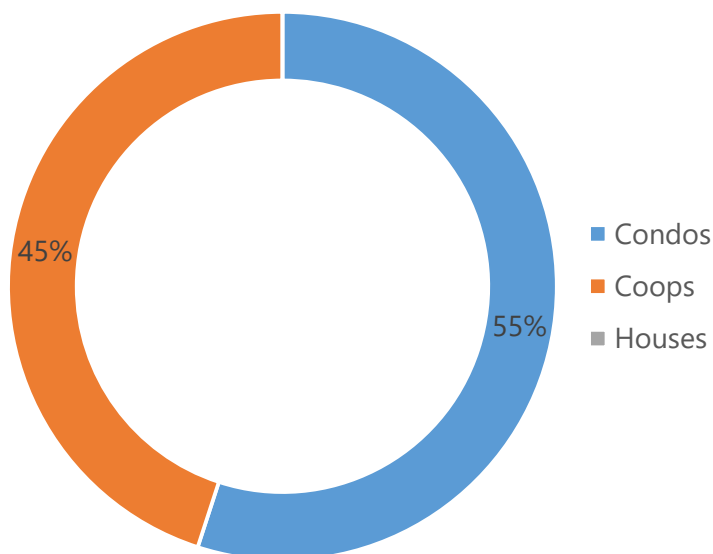


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,022,500	-16%	\$1,783	7%	33
Coops	\$780,000	3%	\$1,222	-7%	27
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
505 W 19 St #PH1	1-00691-1139	23-Aug-17	\$15,350,000	Condo	5,622
520 W 28 St #15	1-00699-1317	21-Aug-17	\$14,504,000	Condo	4,223
520 W 28 St #4	1-00699-1306	9-Aug-17	\$7,165,843	Condo	
520 W 28 St #7	1-00699-1309	2-Aug-17	\$4,937,074	Condo	
450 W 17 St #1509	1-00714-1082	22-Aug-17	\$4,700,000	Condo	1,637
245 10 Ave #1810W	1-00696-1118	11-Aug-17	\$4,650,000	Condo	2,243
132 W 22 St #6	1-00797-1205	1-Aug-17	\$4,000,000	Condo	2,875
130 W 30 St #19A	1-00805-1048	9-Aug-17	\$3,850,000	Condo	2,988
520 W 19 St #5B	1-00690-1012	1-Aug-17	\$3,699,000	Condo	2,041
130 W 30 St #8B	1-00805-1024	11-Aug-17	\$2,962,500	Condo	2,150
540 W 28 St #10C	1-00699-1276	11-Aug-17	\$2,900,000	Condo	1,380
140 W 22 St #9B	1-00797-1741	1-Aug-17	\$2,835,000	Condo	1,557
438 W 23 St #A	1-00720-0066	25-Aug-17	\$2,575,000	Coop	
211 W 18 St #2	1-00768-1302	21-Aug-17	\$2,450,000	Condo	1,312
252 7 Ave #9J	1-00774-1171	15-Aug-17	\$2,275,000	Condo	1,344
100 W 18 St #5D	1-00793-1522	18-Aug-17	\$2,270,000	Condo	1,397
127 8 Ave #3K	1-00740-1102	10-Aug-17	\$2,100,000	Coop	1,004
249 8 Ave #4E	1-00746-1202	3-Aug-17	\$1,945,000	Coop	1,800
101 W 24 St #25C	1-00800-1396	17-Aug-17	\$1,775,000	Condo	793
365 W 19 St #3R	1-00743-0006	9-Aug-17	\$1,700,000	Coop	
107-113 W 25 St #5D	1-00801-0030	29-Aug-17	\$1,700,000	Coop	
125 W 21 St #6B	1-00797-1623	30-Aug-17	\$1,682,500	Condo	992
107-113 W 25 St #6E	1-00801-0030	21-Aug-17	\$1,645,000	Coop	1,100
261 W 25 St #10A	1-00775-1243	10-Aug-17	\$1,600,000	Condo	810
140 W 22 St #3D	1-00797-1711	15-Aug-17	\$1,475,000	Condo	909
163 W 18 St #8B	1-00794-1118	3-Aug-17	\$1,470,000	Condo	696
422 W 20 St #4D	1-00717-1027	14-Aug-17	\$1,440,000	Condo	785
555 W 23 St #N3	1-00695-1317	30-Aug-17	\$1,340,000	Condo	705
160 7 Ave #711	1-00769-1104	3-Aug-17	\$1,300,000	Coop	
540 W 28 St #7C	1-00699-1249	4-Aug-17	\$1,300,000	Condo	741
224 W 18 St #3C	1-00767-1310	28-Aug-17	\$1,230,000	Condo	748
433-435 W 24 St #1F	1-00722-0018	24-Aug-17	\$1,200,000	Coop	850
422 W 20 St #5C	1-00717-1034	10-Aug-17	\$1,180,000	Condo	612
405 W 23 St #14M	1-00721-1062	8-Aug-17	\$1,100,000	Coop	900
125 W 21 St #2C	1-00797-1604	30-Aug-17	\$1,015,000	Condo	605
420-424 W 23 St #4B	1-00720-1017	18-Aug-17	\$999,000	Condo	654
255-263 W 23 St #5BW	1-00773-0012	7-Aug-17	\$975,000	Coop	700
408 W 34 St #2B	1-00731-0050	10-Aug-17	\$950,000	Coop	
125 W 21 St #8C	1-00797-1634	22-Aug-17	\$939,000	Condo	605
468 W 23 St #4B	1-00720-1109	22-Aug-17	\$925,000	Condo	697
170 W 23 St #2G	1-00798-1018	9-Aug-17	\$900,000	Condo	576
244-252 W 15 St #I	1-00764-0062	17-Aug-17	\$785,000	Coop	725
360 W 22 St #12T	1-00745-1104	1-Aug-17	\$775,000	Coop	
318-322 W 19 St #4F	1-00742-0049	14-Aug-17	\$750,000	Coop	500
138 W 17 St #10J	1-00792-1102	2-Aug-17	\$725,000	Coop	
319-325 W 18 St #2I	1-00742-0022	17-Aug-17	\$635,000	Coop	550
405 W 23 St #14G	1-00721-1062	24-Aug-17	\$620,000	Coop	600
61-77 7 Ave #15U	1-00790-0001	28-Aug-17	\$615,000	Coop	
360 W 22 St #5N	1-00745-1104	2-Aug-17	\$580,000	Coop	
100-104 7 Ave #9C	1-00766-0039	29-Aug-17	\$550,000	Coop	450



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Address	BBL	Sale date	Sale price	Property type	Sqft
264 W 22 St #10	1-00771-0073	25-Aug-17	\$540,000	Coop	
249 8 Ave #13F	1-00746-1202	18-Aug-17	\$515,000	Coop	
227-231 W 16 St #5W	1-00766-0023	31-Aug-17	\$480,000	Coop	
430-432 W 34 St #6B	1-00731-0060	23-Aug-17	\$436,000	Coop	

# THE RATNER TEAM



David Ratner

Investment Sales  
Retail Leasing  
Residential Sales & Rentals



Nate Pfaff

Residential Sales &  
Rental Specialist



Sandra Levykh

Residential Sales &  
Rental Specialist



John D. "Dan" Connolly

Residential &  
Commercial Sales



Jessie Torres

NYC Condo, Co-op &  
New Development Expert



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## David Ratner

Investment Sales  
Retail Leasing Residential  
Sales & Rentals

### 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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**John D. "Dan"  
Connolly**

Residential &  
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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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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## 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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## New York City explorer and real estate curator

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.

### Sandra Levykh

Residential Sales &  
Rental Specialist

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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Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
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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
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Electricians	Insurance Agents	Renovation Professionals	

[www.RatnerTeamVendors.com](http://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](http://www.TheBrooklynMadeShow.com)



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