

CHELSEA

A monthly analysis of residential sales
in Chelsea, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Chelsea, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.42M

47% YoY

NO. OF TRANSACTIONS

33

0% YoY

MEDIAN PRICE/SQ.FT.

\$1,560

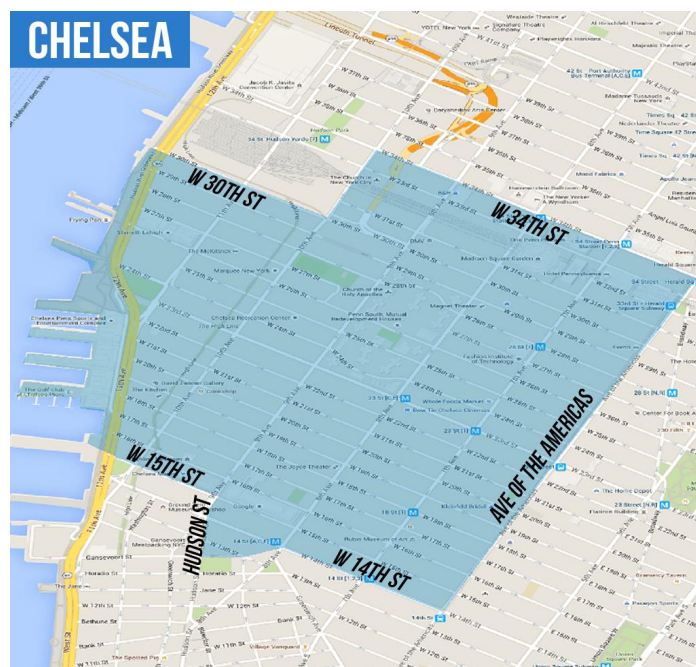
5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.03M

-6% YoY

NEIGHBORHOOD BOUNDARIES

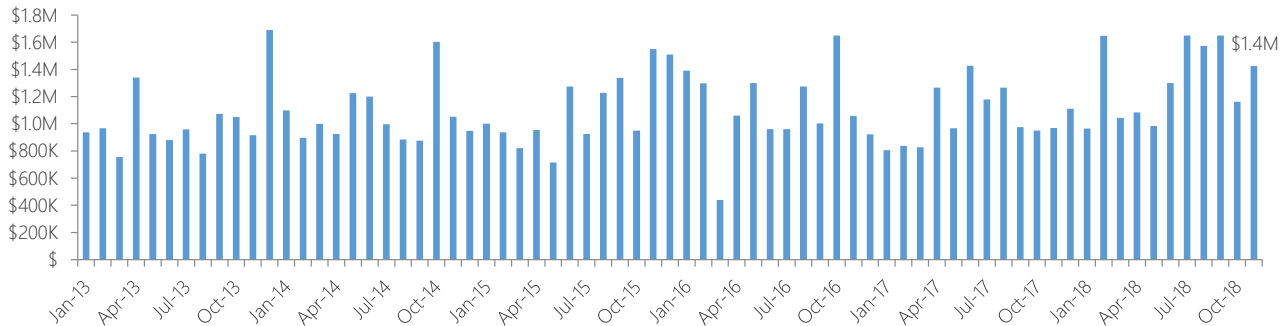


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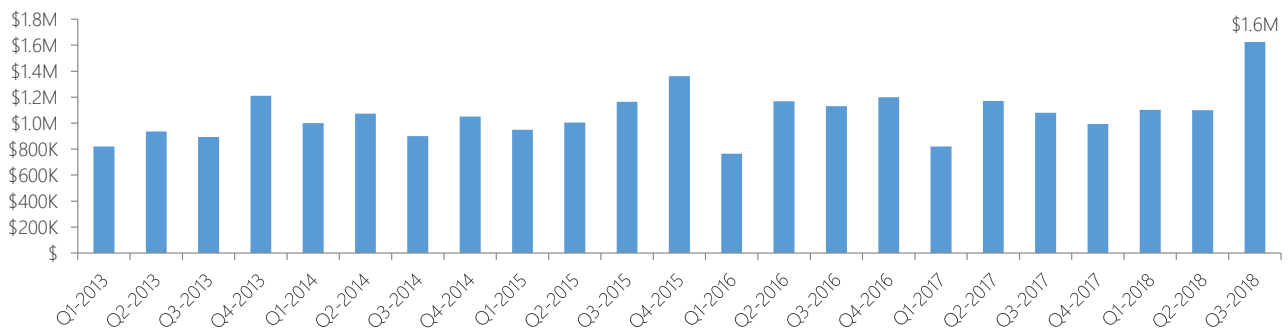
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RESIDENTIAL STATS

Median Sale Price by Month

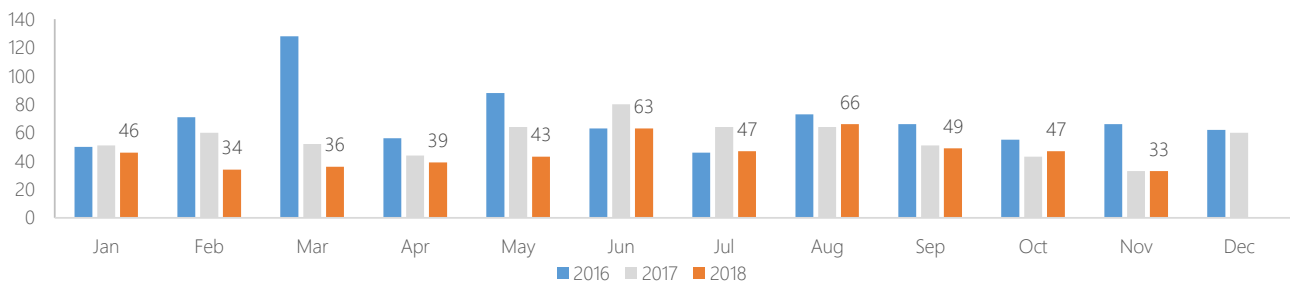


Median Sale Price by Quarter



Number of Transactions

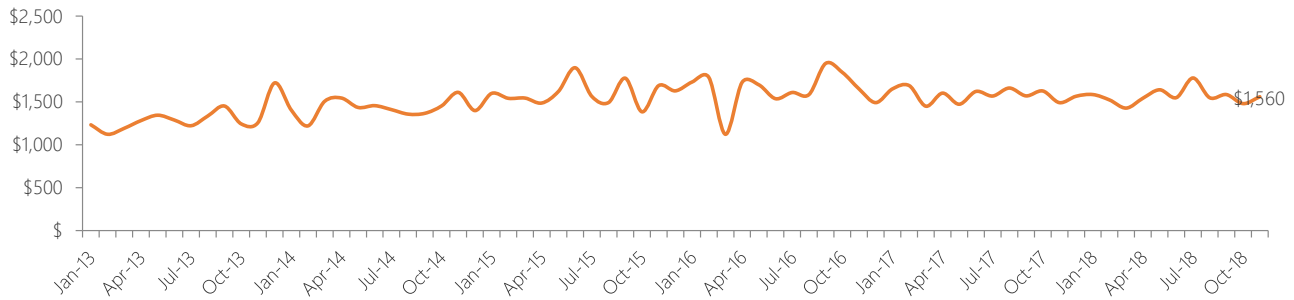
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	54	35	51	63	113	97	92	84	82	57	65	94
2014	72	60	63	69	81	66	85	84	65	72	66	66
2015	48	62	46	55	65	99	97	66	64	52	49	59
2016	50	71	128	56	88	63	46	73	66	55	66	62
2017	51	60	52	44	64	80	64	64	51	43	33	60
2018	46	34	36	39	43	63	47	66	49	47	33	



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Median Sale Price per Square Foot

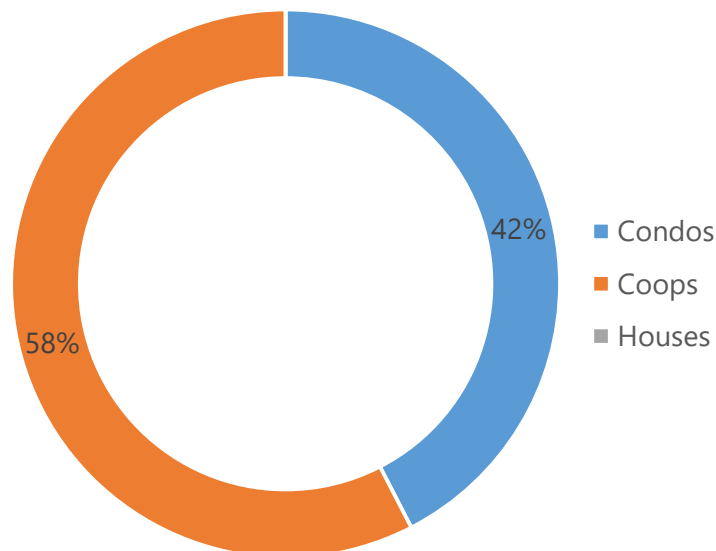


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,304,589	17%	\$1,640	3%	14
Coops	\$945,941	44%	\$1,404	17%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
263 Ninth Ave #PHD	1-00723-1049	9-Nov-18	\$4,275,000	Condo	2,257
209 W 14th St #6A	1-00764-1314	8-Nov-18	\$3,975,000	Condo	
217-221 W 19th St #7S	1-00769-1409	20-Nov-18	\$3,800,000	Condo	2,027
444 W 19th St #PH1	1-00716-1140	9-Nov-18	\$3,172,500	Condo	1,428
319 W 14th St #4	1-00738-0024	1-Nov-18	\$2,950,000	Coop	1,450
151 W 17th St #3H	1-00793-1238	2-Nov-18	\$2,675,000	Condo	1,683
150 W 26th St #602	1-00801-1115	19-Nov-18	\$2,118,000	Condo	1,743
261 W 25th St #3C	1-00775-1212	12-Nov-18	\$2,045,000	Condo	1,122
77 Seventh Ave #9M	1-00790-0001	5-Nov-18	\$1,950,000	Coop	1,250
347 W 22nd St #3	1-00746-0012	14-Nov-18	\$1,900,000	Coop	1,450
140 Seventh Ave #3L	1-00768-1171	16-Nov-18	\$1,883,000	Condo	1,114
77 Seventh Ave #14M	1-00790-0001	28-Nov-18	\$1,825,000	Coop	
125 W 22nd St #4B	1-00798-1411	19-Nov-18	\$1,668,150	Condo	1,685
315 W 23rd St #8A	1-00747-0028	30-Nov-18	\$1,425,000	Coop	
420 W 25th St #4H	1-00722-1036	8-Nov-18	\$1,400,000	Condo	1,257
420 W 25th St #4F	1-00722-1034	13-Nov-18	\$1,115,000	Condo	900
210 W 21st St #3FE	1-00770-0048	28-Nov-18	\$1,070,000	Coop	
77 Seventh Ave #9J	1-00790-0001	5-Nov-18	\$982,575	Coop	700
148 W 23rd St #4F	1-00798-0071	7-Nov-18	\$975,000	Coop	
148 W 23rd St #9J	1-00798-0071	5-Nov-18	\$950,000	Coop	
365 W 20th St #12C	1-00744-0001	8-Nov-18	\$941,881	Coop	
342 W 21st St #A	1-00744-0063	8-Nov-18	\$830,000	Coop	
365 W 20th St #3D	1-00744-0001	20-Nov-18	\$770,000	Coop	
365 W 20th St #12D	1-00744-0001	20-Nov-18	\$749,000	Coop	
233 W 21st St #5E	1-00771-0020	9-Nov-18	\$680,000	Coop	
460 W 23rd St #11H	1-00720-0077	16-Nov-18	\$641,000	Coop	
332 W 17th St #3E	1-00740-0049	27-Nov-18	\$574,000	Coop	
252 W 20th St #4B	1-00769-0066	14-Nov-18	\$520,000	Coop	500
234 W 16th St #2B	1-00765-0062	7-Nov-18	\$499,000	Coop	



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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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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
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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