

CHELSEA

A monthly analysis of residential sales
in Chelsea, Manhattan

May 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, May 2018

Chelsea, Manhattan

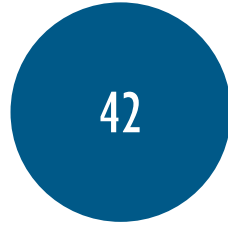
SUMMARY

MEDIAN SALE PRICE



8% YoY

NO. OF TRANSACTIONS



-34% YoY

MEDIAN PRICE/SQ.FT.



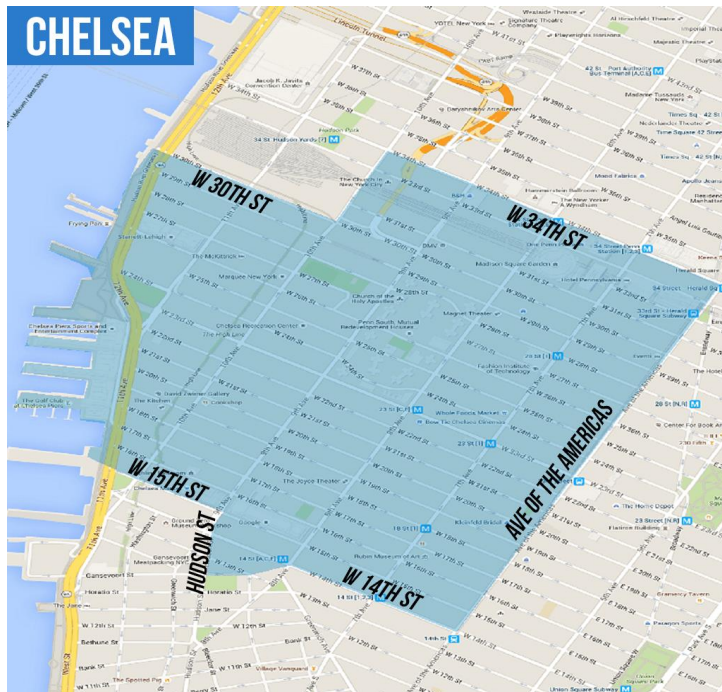
11% YoY

MANHATTAN MEDIAN SALE PRICE



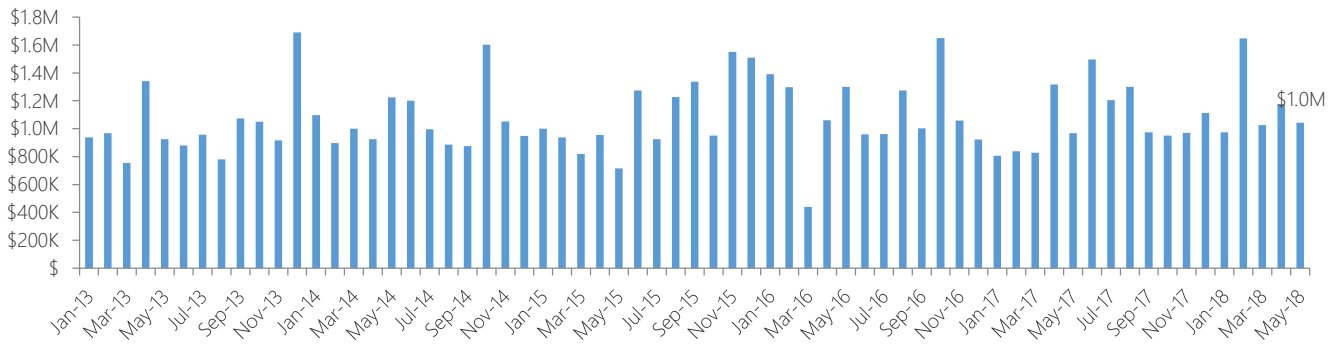
-5% YoY

NEIGHBORHOOD BOUNDARIES

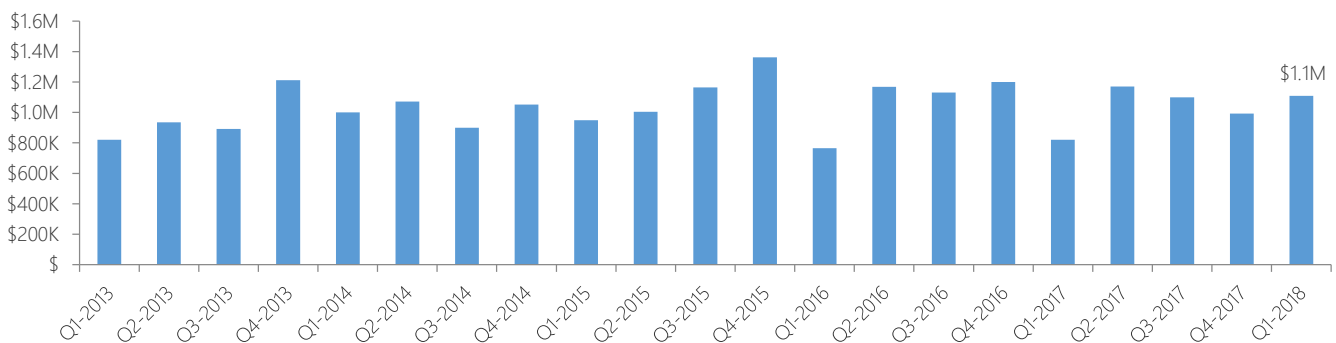


RESIDENTIAL STATS

Median Sale Price by Month

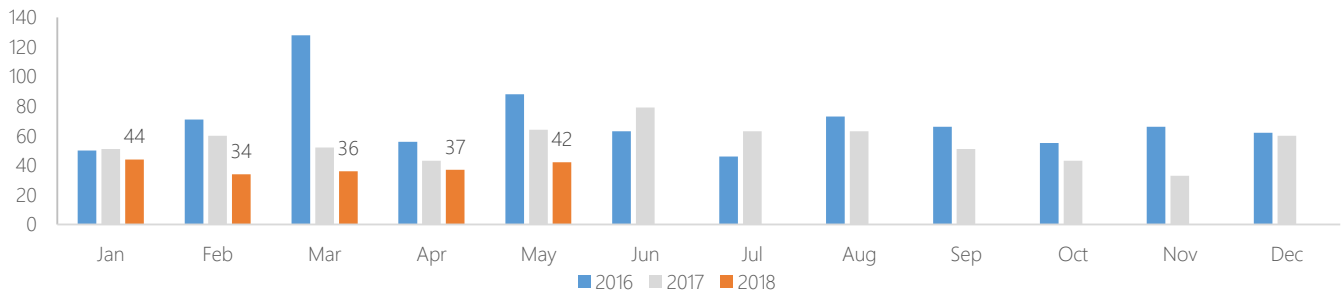


Median Sale Price by Quarter

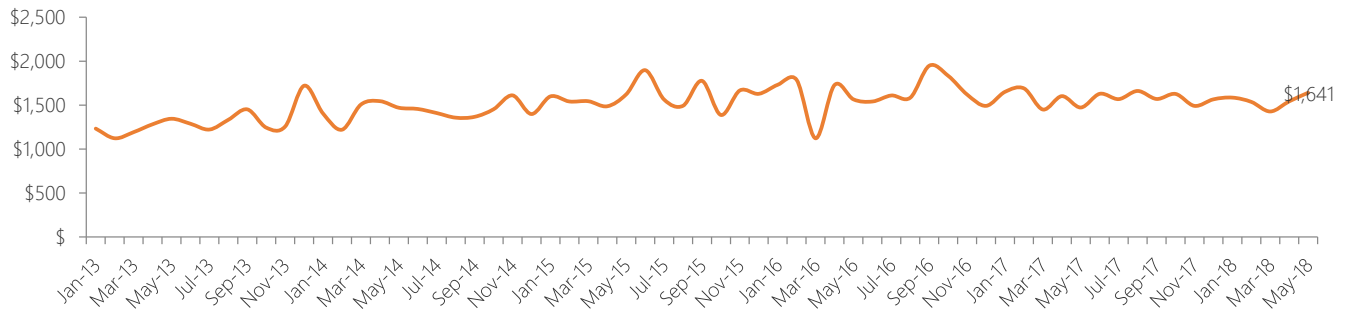


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	43	64	79	63	63	51	43	33	60
2018	44	34	36	37	42							



Median Sale Price per Square Foot

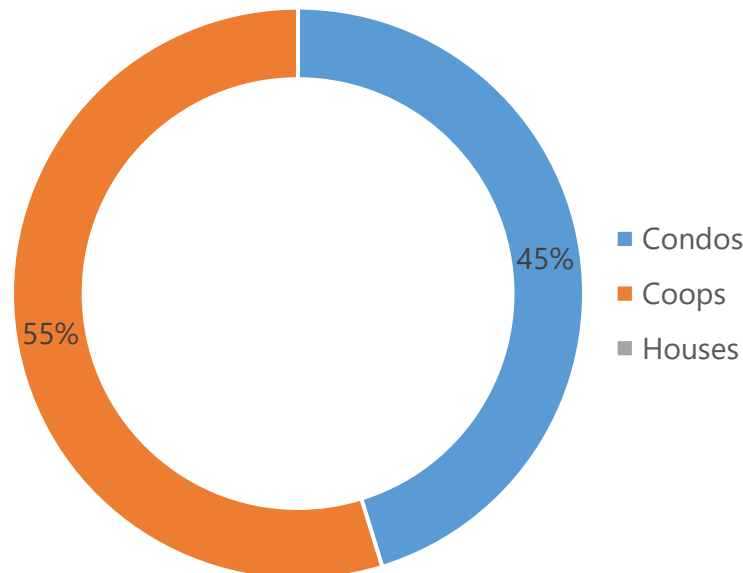


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,657,500	-15%	\$1,676	-3%	19
Coops	\$799,000	40%	\$1,292	4%	23
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
101 W 24th St #6E	1-00800-1443	3-May-18	\$2,775,000	Condo	1,107
130 W 19th St #5A	1-00794-1019	17-May-18	\$2,525,000	Condo	1,571
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
101 W 24th St #16E	1-00800-1452	31-May-18	\$2,150,000	Condo	1,113
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	
555 W 23rd St #S3	1-00695-1329	7-May-18	\$1,512,500	Condo	1,079
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	
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
360 W 22nd St #1K	1-00745-1104	2-May-18	\$1,155,000	Coop	
405 W 23rd St #7H	1-00721-1062	21-May-18	\$1,100,000	Coop	
420 W 25th St #3K	1-00722-1028	3-May-18	\$1,100,000	Condo	830
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
188-194 Seventh Ave #2F	1-00771-0038	30-May-18	\$880,000	Coop	750
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
155-159 W 15th St #2D	1-00791-0009	3-May-18	\$799,000	Coop	
254-258 W 25th St #1D	1-00774-0069	31-May-18	\$775,000	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
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	
256 W 21st St #4L	1-00770-0070	24-May-18	\$618,000	Coop	
249 Eighth Ave #19N	1-00746-1202	31-May-18	\$545,000	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	
322 W 17th St #1FW	1-00740-0044	23-May-18	\$70,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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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

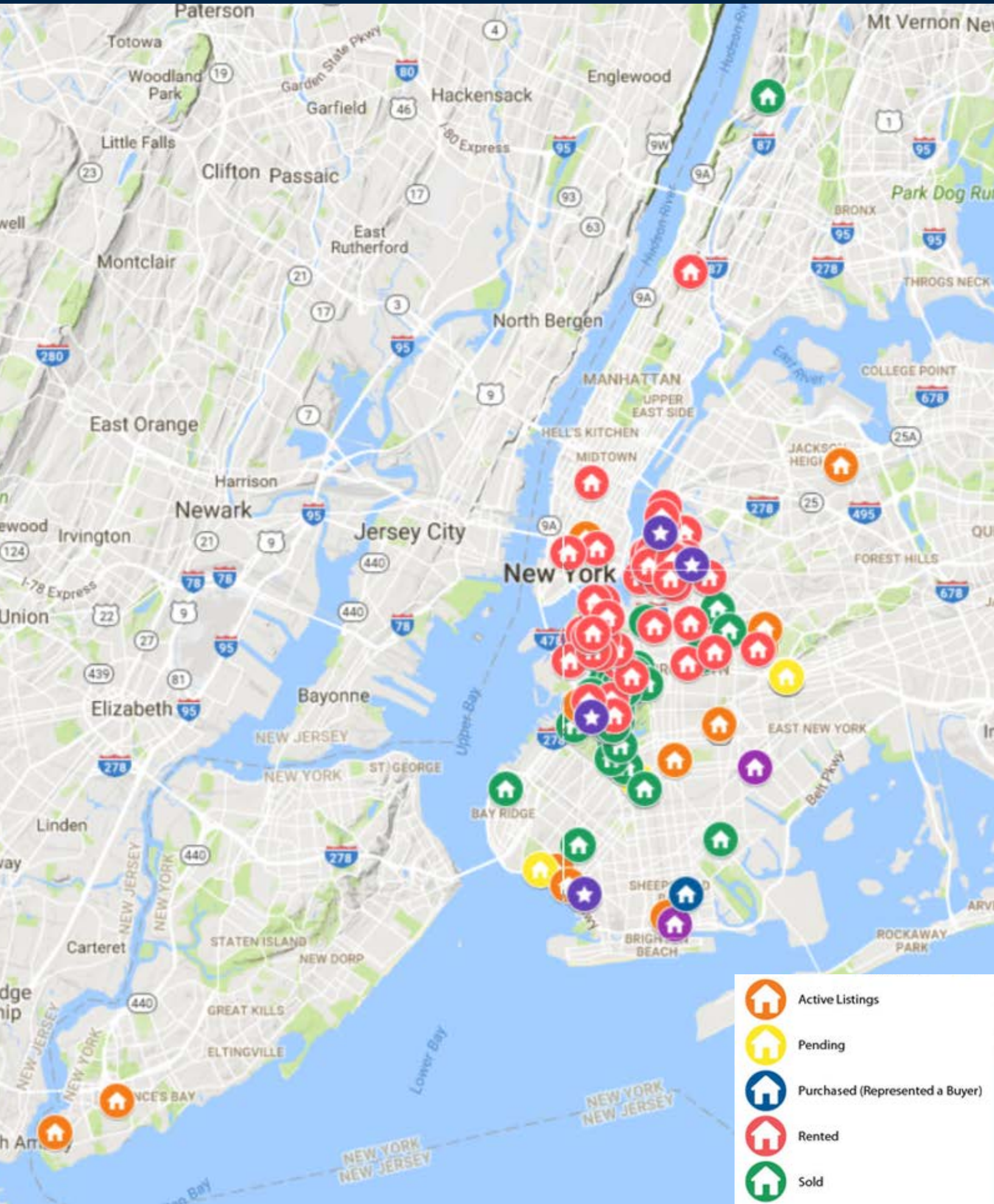
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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 |
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