

# CLINTON - HELL'S KITCHEN

A monthly analysis of residential sales  
in Clinton - Hell's Kitchen, Manhattan

May 2018



**The RATNER Team Market Report**

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# Residential Market Report, May 2018

## Clinton - Hell's Kitchen, Manhattan

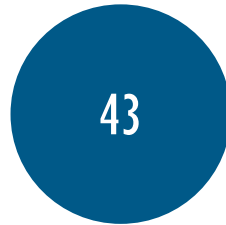
### SUMMARY

MEDIAN SALE PRICE



-23% YoY

NO. OF TRANSACTIONS



-37% YoY

MEDIAN PRICE/SQ.FT.



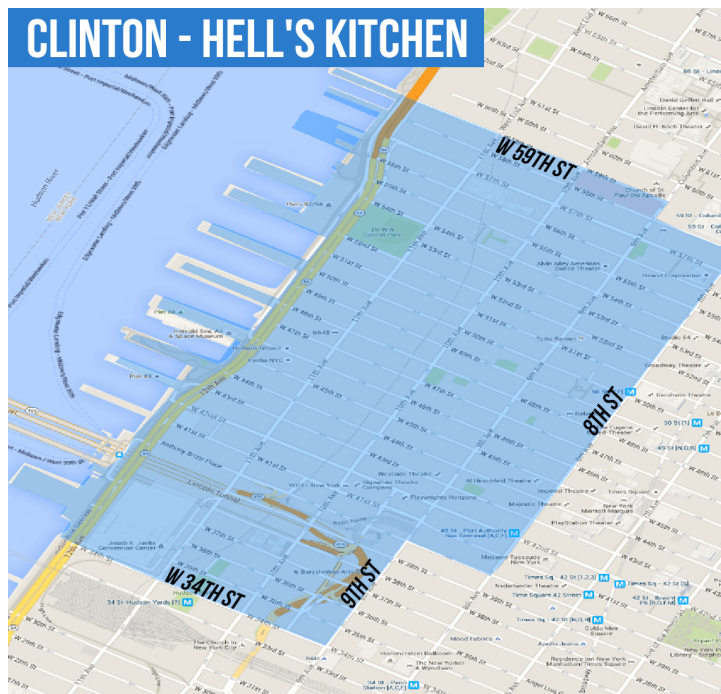
-6% YoY

MANHATTAN MEDIAN SALE PRICE



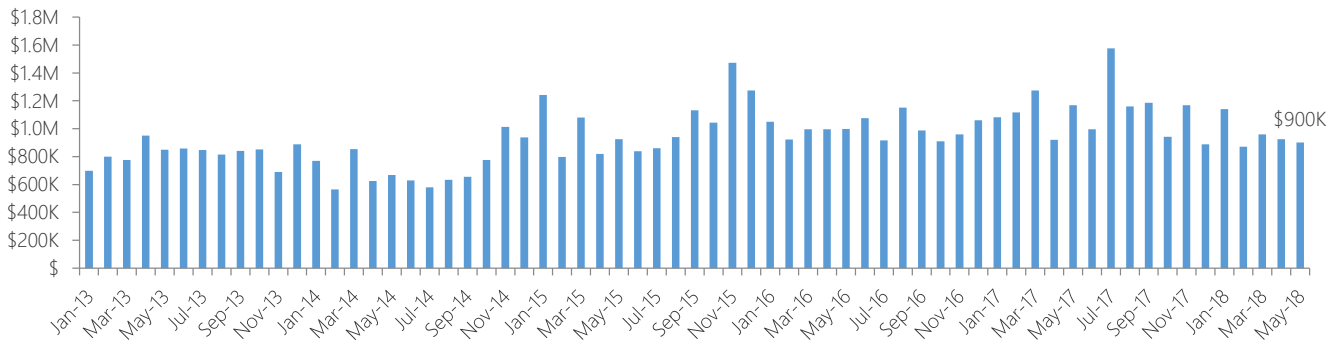
-5% YoY

### NEIGHBORHOOD BOUNDARIES

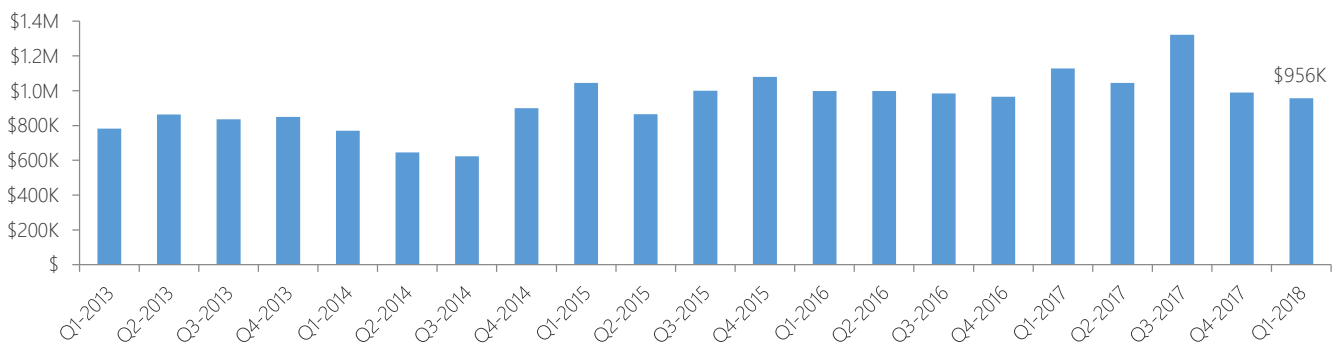


## RESIDENTIAL STATS

### Median Sale Price by Month

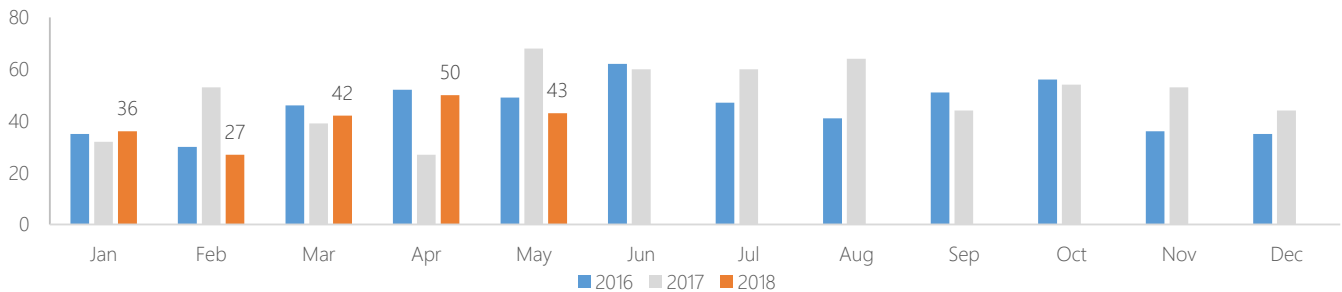


### Median Sale Price by Quarter

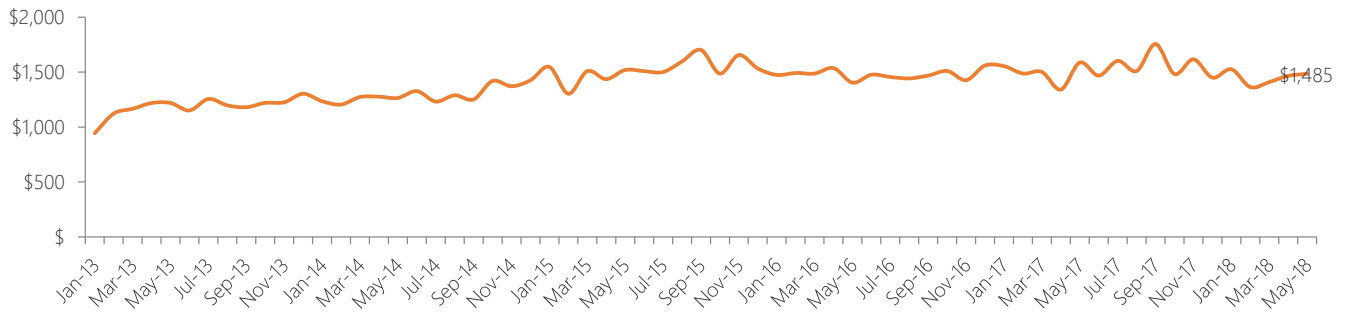


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	39	33	40	49	63	42	55	57	49	53	40	47
2014	38	22	32	34	62	60	72	65	41	39	34	46
2015	52	34	55	43	59	69	53	39	74	105	36	46
2016	35	30	46	52	49	62	47	41	51	56	36	35
2017	32	53	39	27	68	60	60	64	44	54	53	44
2018	36	27	42	50	43							



Median Sale Price per Square Foot

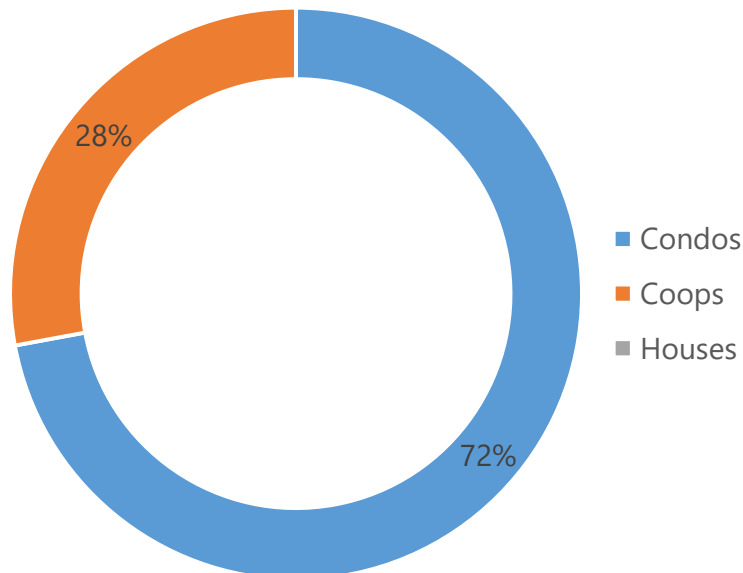


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,089,444	-25%	\$1,582	-1%	31
Coops	\$625,000	40%	\$1,089	10%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
425 W 50th St #11F	1-01060-1126	22-May-18	\$3,707,500	Condo	1,809
310 W 52nd St #41B	1-01042-1308	21-May-18	\$3,000,000	Condo	1,331
454 W 46th St #5ES	1-01055-0001	15-May-18	\$2,550,000	Coop	1,875
310 W 52nd St #22B	1-01042-1213	25-May-18	\$2,260,000	Condo	1,331
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
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	
322 W 57th St #20G	1-01047-2089	11-May-18	\$1,370,000	Condo	757
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
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
500 W 43rd St #31F	1-01071-1255	21-May-18	\$900,000	Condo	765
635 W 42nd St #18K	1-01090-1398	2-May-18	\$880,000	Condo	579
304-318 W 55th St #5D	1-01045-0037	15-May-18	\$827,142	Coop	
516 W 47th St #S5	1-01075-1033	9-May-18	\$790,000	Condo	611
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	
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	
457 W 57th St #1402	1-01067-0008	29-May-18	\$625,000	Coop	650
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	
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
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



## The RATNER Team Market Report

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# THE RATNER TEAM



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New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

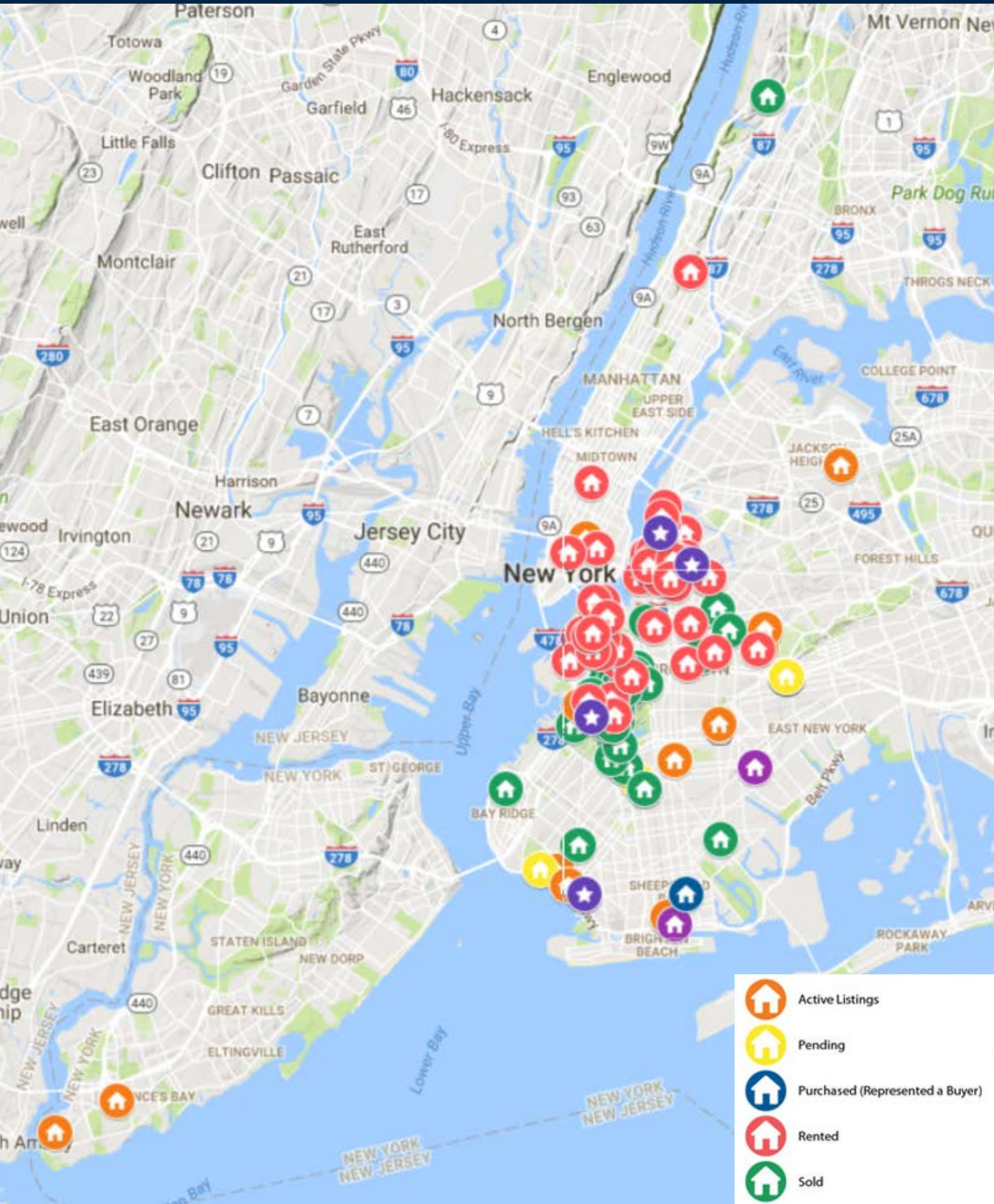
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

[READ MORE REVIEWS](#)



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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | Interior Designers             | Restoration Specialists             |
| 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                |
| Cleaners                        | Glass & Shower Doors         | Mortgage Professionals         | Surveyors                           |
| Closet Design                   | Handymen                     | Moving & Storage Experts       | Title Companies                     |
| CO Experts                      | Home Automation Specialists  | Painters & Plasterers          | Wealth Managers                     |
| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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## THE BROOKLYN MADE SHOW

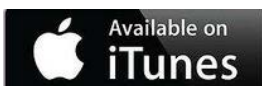
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