

# 10 Year Report | Chelsea

## 2009-2018 Condo Decade Stats<sup>1</sup>

**-3.7%**

ANNUALIZED RATE OF  
CHANGE IN NUMBER OF SALES

**+6.8%**

ANNUALIZED RATE OF  
CHANGE IN AVERAGE PRICE

**+5.8%**

ANNUALIZED RATE OF  
CHANGE IN MEDIAN PRICE

**+5.2%**

ANNUALIZED RATE OF CHANGE  
IN PRICE PER SQUARE FOOT

### NUMBER OF SALES

	STUDIO	1 BR	2 BR	3 BR	4 BR+	All <sup>2</sup>
2009	26	147	159	55	9	402
2010	22	136	131	63	7	365
2011	31	132	137	60	9	379
2012	28	181	155	58	10	451
2013	21	157	159	63	12	421
2014	16	161	149	57	13	403
2015	31	121	131	50	16	352
2016	26	133	116	77	21	389
2017	21	112	105	45	6	292
2018	9	118	94	42	16	286

### MEDIAN PRICE<sup>1</sup>

	STUDIO	1 BR	2 BR	3 BR	4 BR+	All <sup>3</sup>
2009	\$593K	\$900K	\$1.575M	\$2.806M	\$4.168M	\$1.2902M
2010	\$508K	\$1.061M	\$1.725M	\$3.400M	\$5.650M	\$1.530M
2011	\$525K	\$1.075M	\$1.780M	\$3.050M	\$4.582M	\$1.575M
2012	\$586K	\$967K	\$1.788M	\$3.075M	\$6.113M	\$1.350M
2013	\$540K	\$1.325M	\$2.300M	\$4.500M	\$7.950M	\$1.825M
2014	\$668K	\$1,000K	\$2.200M	\$4.39M	\$8.600M	\$1.799M
2015	\$733K	\$1.495M	\$2.779M	\$4.788M	\$7.628M	\$2.220M
2016	\$875K	\$1.450M	\$2.720M	\$4.600M	\$13.240M	\$2.400M
2017	\$740K	\$1.322M	\$2.444M	\$4.048M	\$14.982M	\$2.033M
2018	\$880K	\$1.457M	\$2.535M	\$4.198M	\$7.775M	\$2.150M

### AVERAGE PRICE<sup>1</sup>

	STUDIO	1 BR	2 BR	3 BR	4 BR+	All <sup>3</sup>
2009	\$581K	\$924K	\$1.682M	\$3.492M	\$5.588M	\$1.662M
2010	\$501K	\$1.127M	\$1.939M	\$3.863M	\$6.3617M	\$1.963M
2011	\$618K	\$1.124M	\$1.989M	\$3.745M	\$4.959M	\$1.9615M
2012	\$587K	\$1.092M	\$1.882M	\$3.428M	\$8.099M	\$1.796M
2013	\$531K	\$1.283M	\$2.639M	\$5.082M	\$8.326M	\$2.523M
2014	\$731K	\$1.216M	\$2.376M	\$5.107M	\$14.843M	\$2.712M
2015	\$785K	\$1.505M	\$3.018M	\$5.614M	\$8.465M	\$2.936M
2016	\$893K	\$1.493M	\$3.0319M	\$5.862M	\$13.684M	\$3.54M
2017	\$893K	\$1.479M	\$2.941M	\$6.163M	\$14.315M	\$2.966M
2018	\$923K	\$1.429M	\$2.6404M	\$4.5102M	\$11.944M	\$3.01M

### PRICE PER SQUARE FOOT<sup>1</sup>

	STUDIO	1 BR	2 BR	3 BR	4 BR+	All <sup>3</sup>
2009	\$1,127	\$1,143	\$1,239	\$1,564	\$1,362	\$1,286
2010	\$1,026	\$1,112	\$1,248	\$1,611	\$1,840	\$1,338
2011	\$1,128	\$1,144	\$1,346	\$1,631	\$1,388	\$1,272
2012	\$1,077	\$1,177	\$1,328	\$1,501	\$2,130	\$1,334
2013	\$1,149	\$1,426	\$1,836	\$2,186	\$2,267	\$1,840
2014	\$1,392	\$1,496	\$1,715	\$2,219	\$3,666	\$2,004
2015	\$1,501	\$1,766	\$2,037	\$2,392	\$2,451	\$2,113
2016	\$1,711	\$1,839	\$1,959	\$2,478	\$3,495	\$2,314
2017	\$1,539	\$1,687	\$1,986	\$2,488	\$3,294	\$2,128
2018	\$1,698	\$1,756	\$1,902	\$1,975	\$2,766	\$2,032

## Major Residential New Developments

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
The Caledonia Chelsea Modern 100 Eleventh The Cammeyer	100 Eleventh The Cammeyer	The Cammeyer		345meatpacking Walker Tower	Walker Tower 345meatpacking		The Seymour 551 West 21st The Flynn Village Green West	520 West 28th 551 West 21st	The NOMA d'Orsay The Twenty1 Soori High Line 520 West 28th

1. Price figures may be skewed based on available inventory and the number of closed transactions. | 2. Reflects total sales with bedroom classification but is not inclusive of all sales. | 3. Figures include all sales, including those without a bedroom classification. | All information is compiled using market-wide data aggregated by Corcoran from sources deemed reliable. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.