

# The Vermeer

## CHELSEA, MANHATTAN

Report Date: January 28th, 2026



**21**

Floors

**354**

Units

**1980**

Year Converted

**\$449K - \$3.2M**

Sold Last 24-Months

<b>Building Type:</b>	Co-op
<b>Building Stage:</b>	Resale
<b>Block &amp; Lot:</b>	790   1
<b>Year Built:</b>	1963
<b>Year Converted:</b>	1980
<b>Access:</b>	Elevator
<b>Service Level:</b>	Full Service
<b>Floor Area:</b>	371,863 sqft
<b>Lot Size:</b>	25,812 sqft
<b>Alternate Addresses:</b>	61 - 77 7th Avenue, 151 - 169 West 14th Street, 160 - 162 West 15th Street

## SUMMARY


The Vermeer, located at 77 Seventh Avenue in Chelsea, is a 21-floor cooperative building constructed in 1963 and converted in 1980. Developed by The Vermeer Owners Inc, it consists of 354 units. The building features a range of amenities including concierge and doorman services, elevator access, a garden, a roof deck, parking facilities, and is pet-friendly. Nestled in Chelsea, residents benefit from proximity to Union Square, the

West Village, and the Meatpacking District, offering abundant dining, entertainment, and cultural options. Transportation options nearby include the 1/2/3, F/M, A/C/E, L, PATH trains, and the 14th Street crosstown bus. The combination of these amenities and neighborhood features provide a comfortable mixed urban living experience.

## AMENITIES

 Concierge

 Doorman

 Elevator

 Garden

 Roof Deck

 Parking

 Pets Allowed

 Bike Storage

 Storage

 Terrace

 Full Service

 Lobby Attendant

 Pied A Terre

 Sublet Allowed

 Laundry

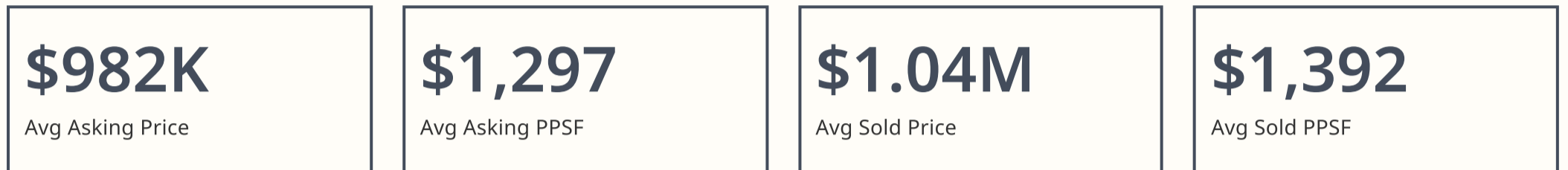
 Kitchen

 Bicycle-Room

# The Vermeer

## BUILDING ANALYSIS

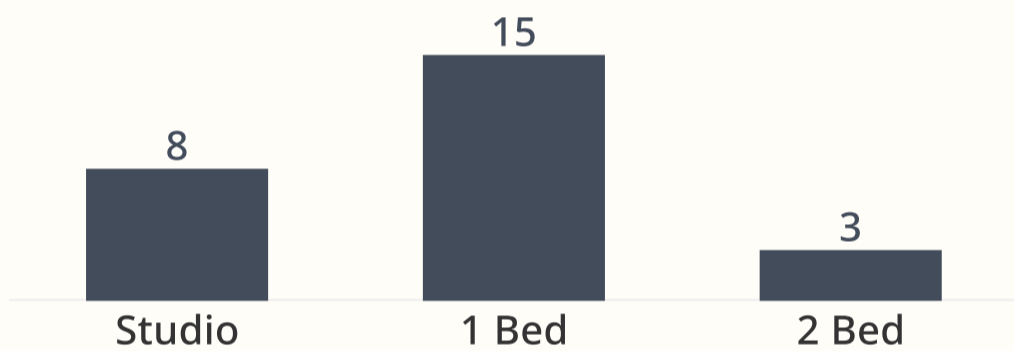
### PRICING OVERVIEW (24-MONTHS)



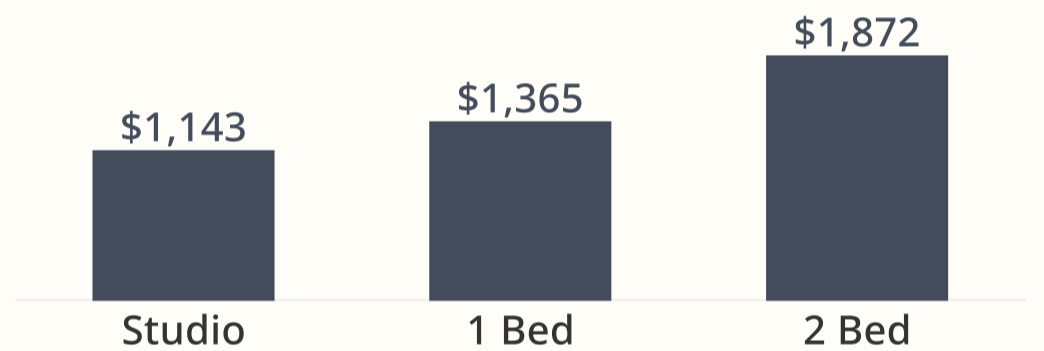
The Vermeer has an average asking price of \$925K and an average sold price of \$1.04M reflecting resale activity over the last 24 months. The building comprises 354 cooperative units. The average price per square foot for asking and sold units are \$1,297 and \$1,392 respectively. These figures indicate that the

building's sold prices tend to be higher than the asking prices, reflecting potentially strong demand or market adjustments during sales. Overall, prices suggest a mid-market positioning within the cooperative segment of Chelsea.

### # OF SALES (24-MONTHS)



### SOLD PPSF (24-MONTHS)



### RECENT SALES IN THIS BUILDING

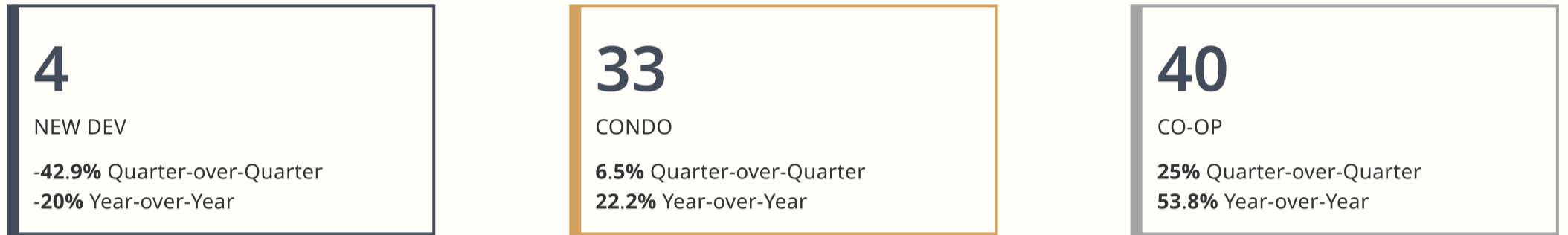
DATE	UNIT	BED/BATH	SQ FT	SOLD PRICE	SOLD PPSF
01/14/2026 (sold)	APT 9T	0 / 1	--	\$657,500	--
01/13/2026 (sold)	APT 14F	2 / 2	1,200 Sq ft	\$1,840,000	\$1,533
12/8/2025 (sold)	APT 16U	--	--	\$545,000	--
08/20/2025 (sold)	APT 10P	1 / 1	--	\$945,000	--
08/19/2025 (sold)	APT 7K	1 / 1	700 Sq ft	\$975,000	\$1,393
07/30/2025 (sold)	APT 10L	0 / 1	600 Sq ft	\$699,000	\$1,165
07/23/2025 (sold)	APT 14S	1 / 1	875 Sq ft	\$1,275,000	\$1,457
07/17/2025 (sold)	APT 15S	1 / 1	--	\$1,350,000	--
07/15/2025 (sold)	APT 18K	1 / 1	750 Sq ft	\$999,000	\$1,332
06/4/2025 (sold)	APT 15C	0 / 1	--	\$680,000	--

# CHELSEA

## NEIGHBORHOOD ANALYSIS

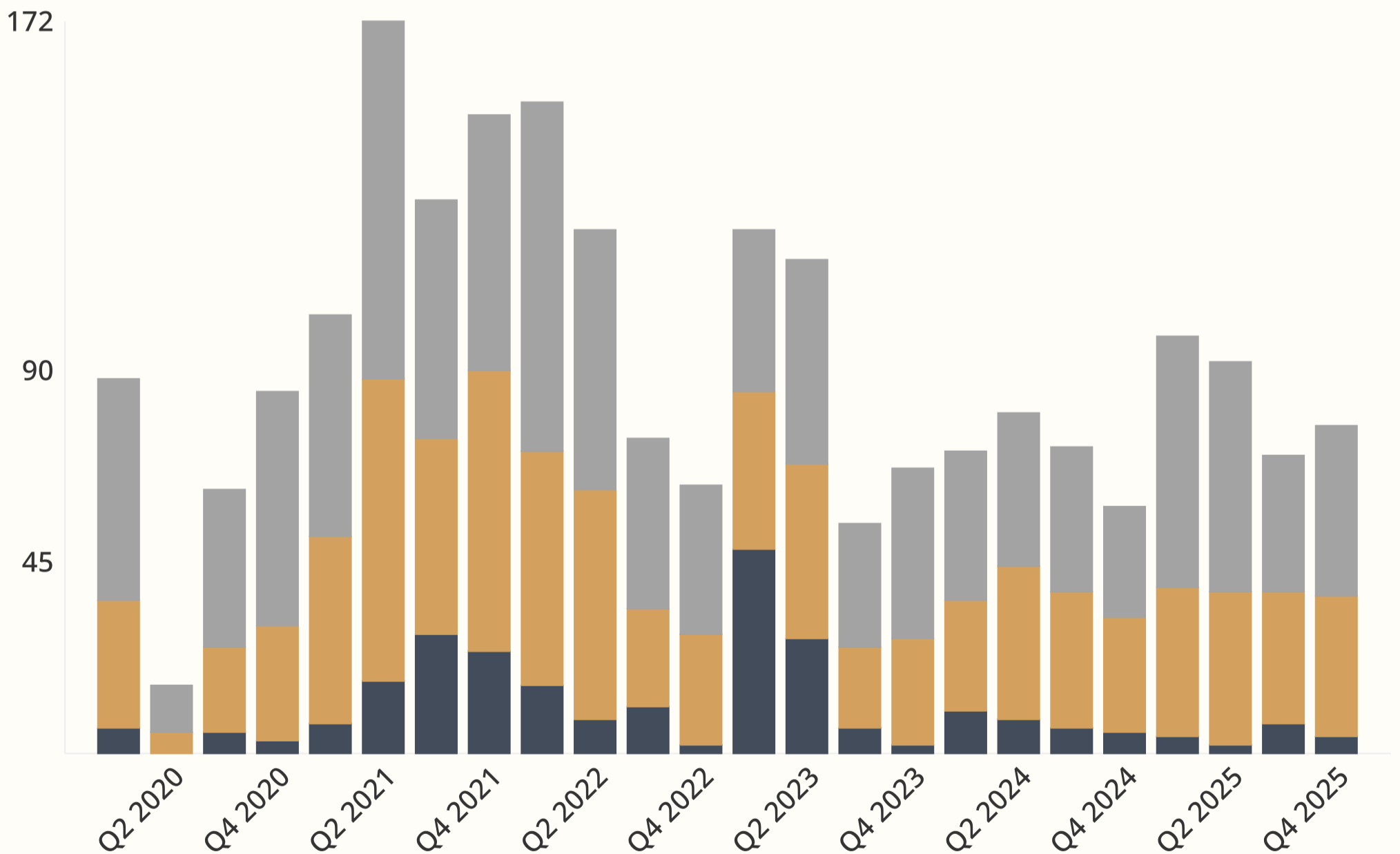
### CONTRACTS

#### Sales Contract Activity in Chelsea / Q4 2025



In the last quarter, Chelsea saw 82 contracts across 63 buildings, including 4 new developments, 33 resale condos, and 40 resale coops. Comparing year-over-year quarterly data, contract activity increased from 61 to 82, indicating higher market activity. New development contracts decreased slightly

from 5 to 4, whereas resale condo contracts increased from 27 to 33 and resale coop contracts from 26 to 40. This suggests growing demand in the resale sector, particularly for coops, contributing to a more active market overall.



# CHELSEA

## NEIGHBORHOOD ANALYSIS

### PRICE

Average Sold Price / SF in Chelsea / Q4 2025



In the last completed quarter, Chelsea's average price per square foot for condos was \$1,738, for coops \$1,218, and for new developments \$1,663. Compared to the year-over-year quarter, where averages were \$1,544 for condos, \$1,206 for coops, and \$1,641 for new developments, all segments show an

upward price trend. The Vermeer's average sold price per square foot of \$1,392 is below the neighborhood coop average of \$1,218 last quarter, indicating it trades slightly above market average ppsf for coops in Chelsea. This trend reflects improving market conditions in the area.

