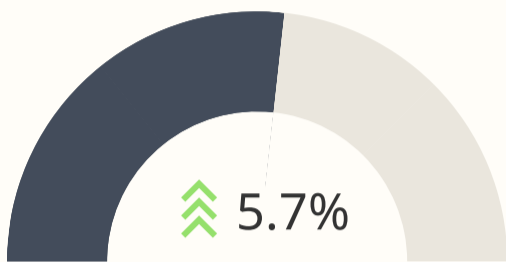


CHELSEA AND WEST CHELSEA MARKET OVERVIEW

CONDO, CO-OP AND SINGLE-FAMILY HOMES

Date Range
Q4 2024 vs. Q4 2025

CONTRACTS

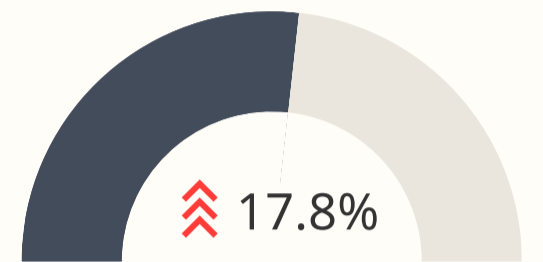


VOLUME

130	Q4 2025	119 Days
123	Q4 2024	101 Days

AVG DOM

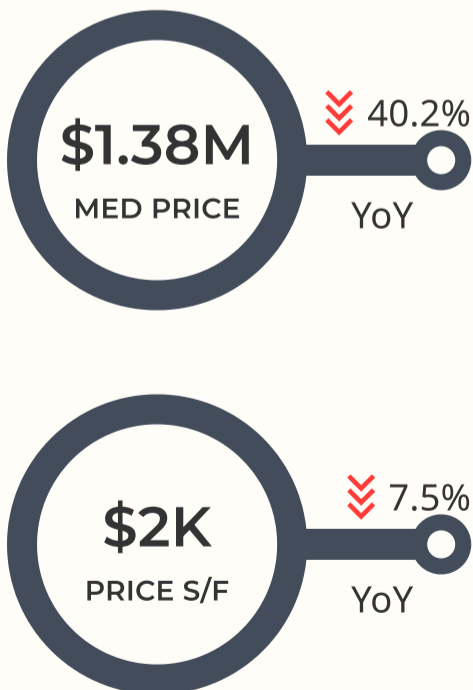
DAYS ON MARKET



PRICE RANGE	Q4 2025	Q4 2024	% CHANGE
UNDER \$1M	49	29	69%
\$1M - \$2M	26	27	-3.7%
\$2M - \$4M	33	39	-15.4%
\$4M - \$10M	18	18	0%
OVER \$10M	4	10	-60%

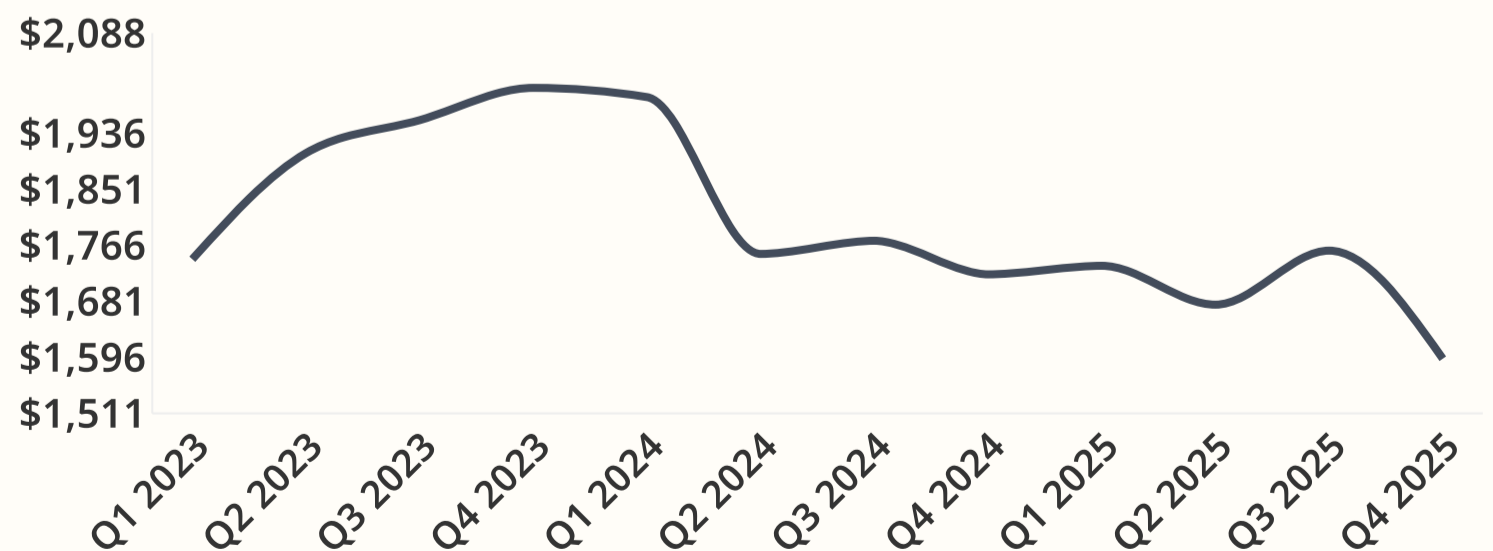
Contracts signed in Chelsea and West Chelsea increased slightly from 123 to 130, with a noticeable rise in average DOM from 105 to 125 days. Prices per square foot declined from 1,728 to 1,648, indicating a possible easing in pricing power for sellers. This suggests a cooling trend, with more buyers taking longer to finalize deals and slightly lower listing prices.

CLOSINGS



Recorded sales prices dropped significantly from around \$2.3M to \$1.4M, with median price down by nearly 40%. The decline in median price and ppsf suggests a shift toward more affordable sales or a correction following previous high values, reflecting a buyer's market shift.

MEDIAN PRICE / SF



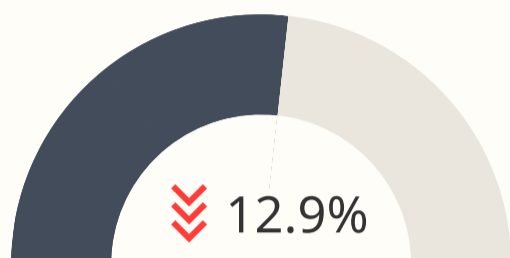
CHELSEA AND WEST CHELSEA

CONDO

NEW AND RESALE CONDOS

Date Range
Q4 2024 vs. Q4 2025

CONTRACTS

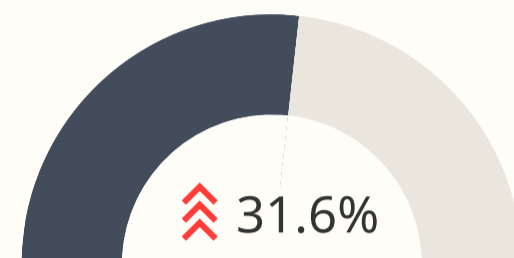


VOLUME

74	Q4 2025	152 Days
85	Q4 2024	116 Days

AVG DOM

DAYS ON MARKET

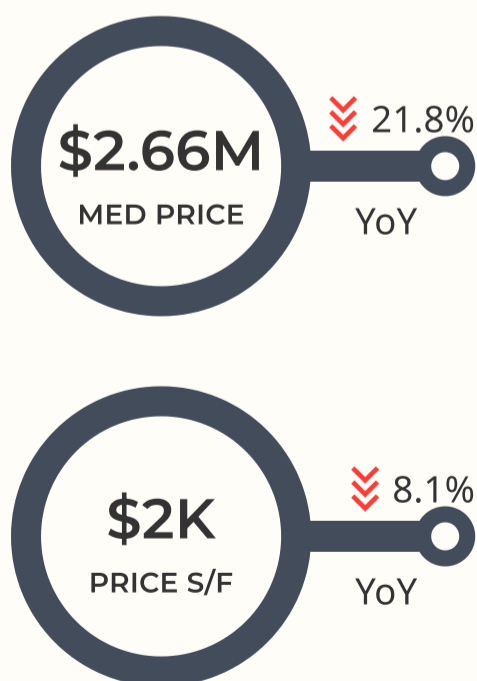


PRICE RANGE	Q4 2025	Q4 2024	% CHANGE
UNDER \$1M	13	7	85.7%
\$1M - \$2M	12	19	-36.8%
\$2M - \$4M	28	33	-15.2%
\$4M - \$10M	18	16	12.5%
OVER \$10M	3	10	-70%

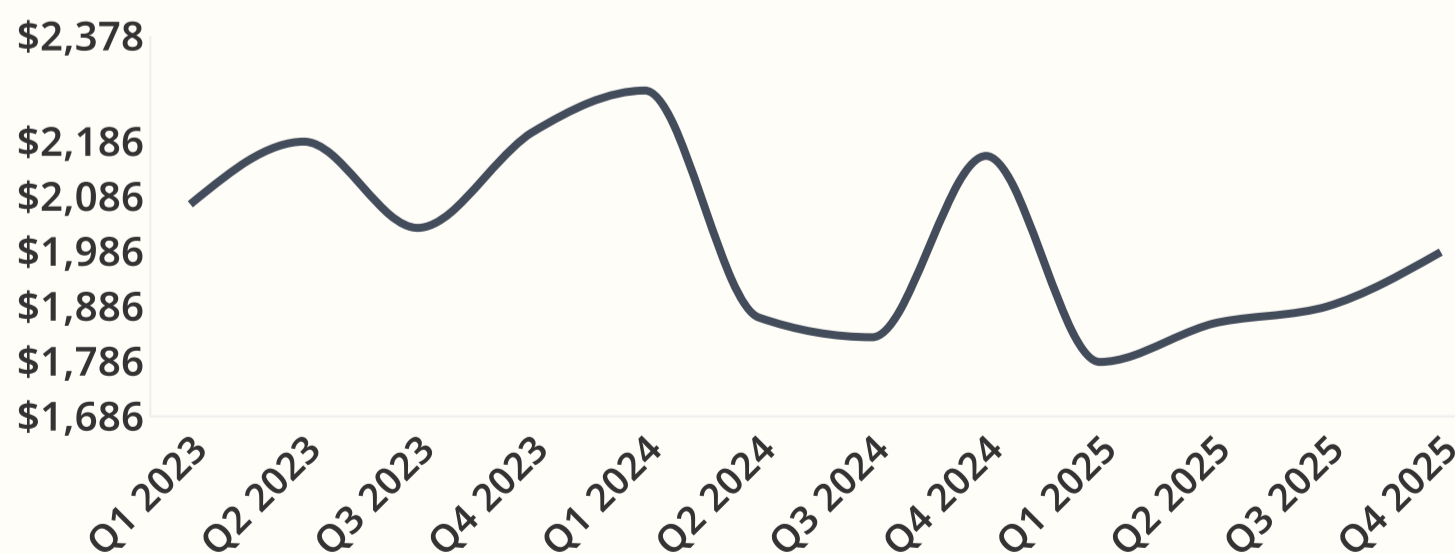
Condo contract signings decreased from 85 to 74, with median DOM increasing from 68 to 70 days. The price per square foot also fell from over \$2,131 to roughly \$1,820, pointing to softer demand and more negotiations happening before contracts are signed.

CLOSINGS

Median condo prices declined from \$3.4M to about \$2.66M, with the ppsf decreasing from 2,160 to 1,820. This indicates a notable cooling in luxury condo sales, with buyers securing lower prices compared to last year.



MEDIAN PRICE / SF

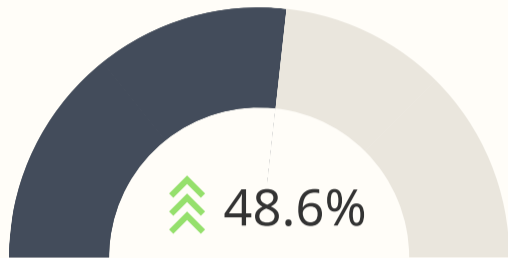


CHELSEA AND WEST CHELSEA CO-OP

NEW AND RESALE CO-OPS

Date Range
Q4 2024 vs. Q4 2025

CONTRACTS

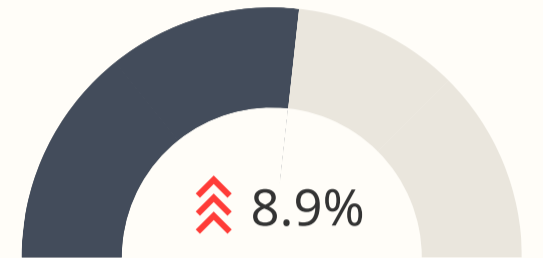


VOLUME

55	Q4 2025	92 Days
37	Q4 2024	85 Days

AVG DOM

DAYS ON MARKET

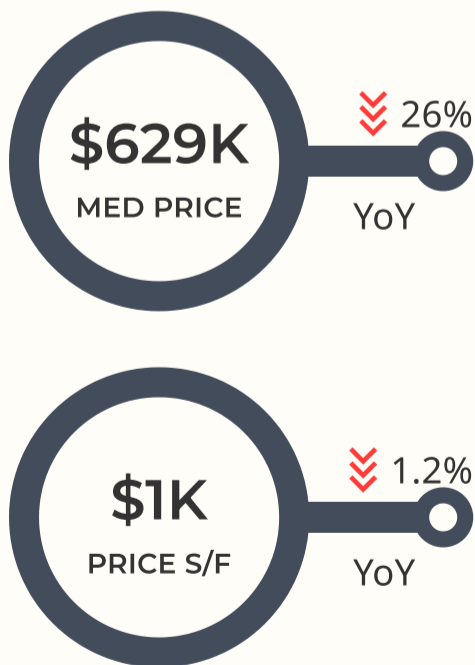


PRICE RANGE	Q4 2025	Q4 2024	% CHANGE
UNDER \$1M	36	22	63.6%
\$1M - \$2M	14	8	75%
\$2M - \$4M	5	6	-16.7%
\$4M - \$10M	0	1	-100%
OVER \$10M	0	0	--%

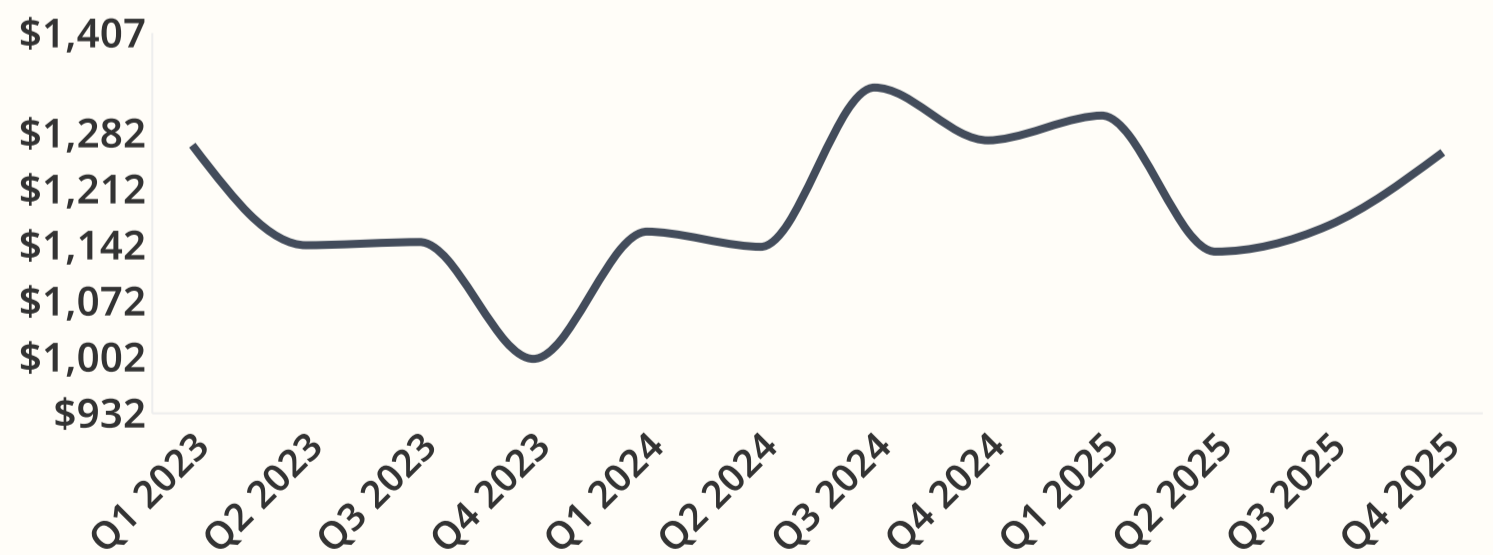
Coop contracts signed rose from 37 to 55, with DOM increasing from 36 to 54 days. The median price per square foot was relatively stable, slightly rising from about \$1,205 to \$1,227, suggesting steady demand despite longer negotiation timelines.

CLOSINGS

Median coop sale prices decreased from \$850K to about \$629K, with a slight dip in ppsf. The data indicates a softening in the coop market, with buyers paying less on average compared to last year.



MEDIAN PRICE / SF



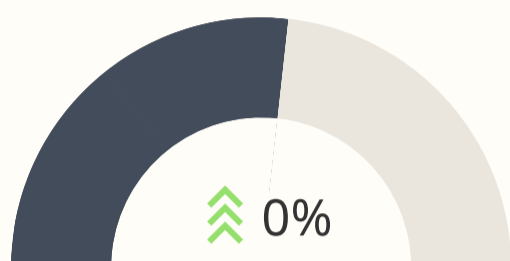
CHELSEA AND WEST CHELSEA

SINGLE-FAMILY

TOWNHOUSES AND DETACHED SINGLE-FAMILY HOMES

Date Range
Q4 2024 vs. Q4 2025

CONTRACTS



VOLUME

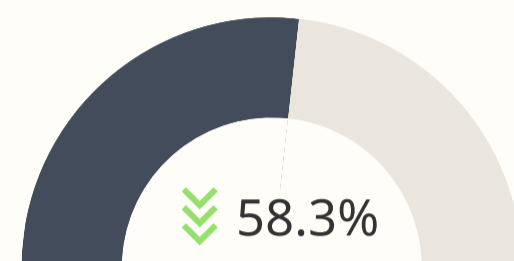
Q4 2025	Q4 2024
1	1

AVG DOM

225 Days

539 Days

DAYS ON MARKET



PRICE RANGE

Q4 2025

Q4 2024

% CHANGE

UNDER \$1M

0

0

--%

\$1M - \$2M

0

0

--%

\$2M - \$4M

0

0

--%

\$4M - \$10M

0

1

-100%

OVER \$10M

1

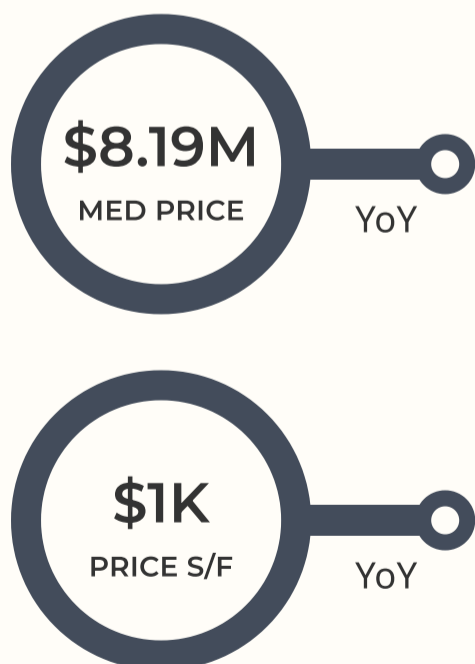
0

--%

The single-family market saw a slight increase in contracts signed from 1 to 1, with DOM jumping from 539 to 225 days —indicating more patience and longer closing periods. The median price remained high at \$8.2M, with no significant price fluctuation.

CLOSINGS

The two recorded sales maintained a high median price at about \$8.2M, suggesting stability at the ultra-luxury level despite a slow market in this segment.



MEDIAN PRICE / SF

