

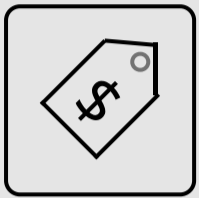


15 Hudson Yards - 24F

WEST CHELSEA, MANHATTAN

COMPARABLE SALES REPORT

September 2025



SUGGESTED LIST PRICE

\$2,250,000

RANGE

\$2.02M - \$2.48M

HOW IS THE PRICE DETERMINED?

The suggested price for the subject property was derived from its last listed sale at \$2.2M in December 2024, adjusted by a market appreciation factor of about 1.27%, reflecting West Chelsea's steady growth since then. Similar properties have experienced consistent appreciation, supporting the valuation trend while considering recent market dynamics.

Current on-market comps range from \$1.69M to \$2.8M, with PPSF between \$1,637 and \$2,491. Larger units with premium amenities and higher floors sell for more, while smaller or lower-floor units tend to be less expensive. These comparisons help refine the suggested valuation considering size, location, and features.

136 Days

TYPICAL DAYS ON MARKET

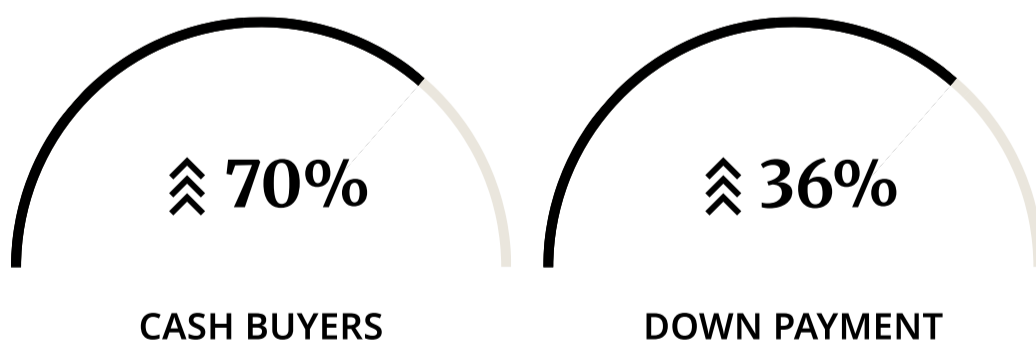
Average days on market for similar properties over the last 6 months is 136, slightly lower than last year's 148 days, indicating a stable market with moderate inventory turnover and recent consistent demand in West Chelsea.

5.1%

TYPICAL DISCOUNT

The average discount over the last 6 months is about 5.1%, slightly below last year's 6.02%. Properties are selling close to asking prices, reflecting a balanced market with steady buyer interest and limited negotiation margins.

BUYERS OF SIMILAR PROPERTIES



Approximately 70% of buyers are paying cash, indicating strong liquidity in the market. The average down payment of 36% shows most buyers are making substantial investments, which supports stable transaction activity and confidence in the West Chelsea market.

PRICING STRATEGY

Considering the current market data, the pricing range from \$2.025M to \$2.475M aligns with recent discounts and days on market trends. Pricing at the lower end could attract quicker sales given recent market conditions, while pricing at the high end may appeal to motivated sellers aiming for top dollar in a stable environment.



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COMPARABLE PROPERTIES ON THE MARKET

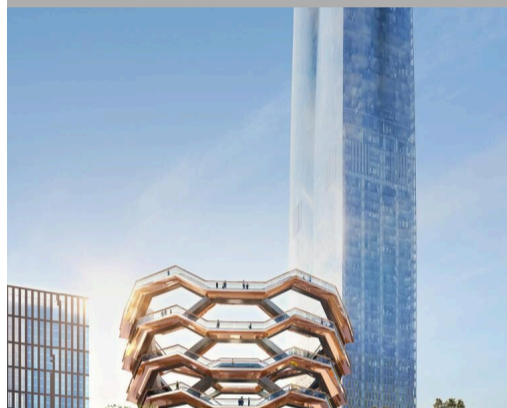

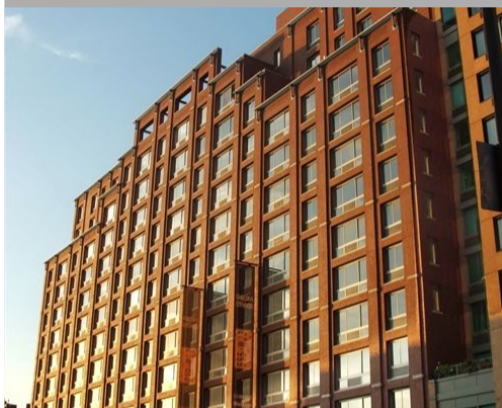
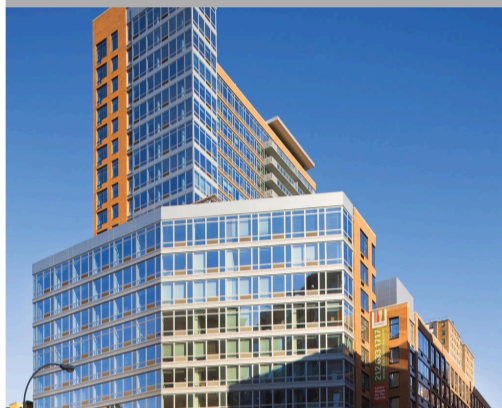
Active comps in West Chelsea vary mainly due to differences in size, amenities, and floors. Larger, newer units with luxury features command prices closer to or above the suggested \$2.25M, such as units on higher floors with river views and extensive building amenities. Smaller or less updated units tend to be below the suggested price point but are attractive to value-focused buyers.

\$1.96M

Average Asking Price

\$2,180

Average Asking PSF

★ SUBJECT	COMP (On the Market)	COMP (On the Market)	COMP (On the Market)
			
<p>15 HUDSON YARDS - APT 24F West Chelsea</p> <p>See Details</p>	<p>15 HUDSON YARDS - APT 72C West Chelsea</p> <p>See Details</p>	<p>555 WEST 23RD STREET - APT S5R West Chelsea</p> <p>See Details</p>	<p>450 WEST 17TH STREET - APT 1910 West Chelsea</p> <p>See Details</p>
<p>Condo Year Built: 2018 Distance: --</p>	<p>Condo Year Built: 2018 Distance: 0.00 mi</p>	<p>Condo Year Built: 2005 Distance: 0.30 mi</p>	<p>Condo Year Built: 2008 Distance: 0.65 mi</p>
<p>1 Bed / 1 Bath 1,044 SF</p>	<p>1 Bed / 1.5 Bath 1,159 SF</p>	<p>1 Bed / 1 Bath 852 SF</p>	<p>1 Bed / 1 Bath 689 SF</p>
<p>\$2.2M Last Asking Price (12/10/2024)</p>	<p>\$2.8M Asking Price (9/24/2025)</p>	<p>\$1.4M Asking Price (8/16/2025)</p>	<p>\$1.69M Asking Price (9/19/2025)</p>
<p>\$2,107 Last Asking PSF (12/10/2024)</p>	<p>\$2,416 Asking PSF (9/24/2025)</p>	<p>\$1,637 Asking PSF (8/16/2025)</p>	<p>\$2,453 Asking PSF (9/19/2025)</p>
<p>136 Expected DOM</p>	<p>18 Days on Market</p>	<p>63 Days on Market</p>	<p>155 Days on Market</p>



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RECENTLY SOLD COMPARABLE PROPERTIES

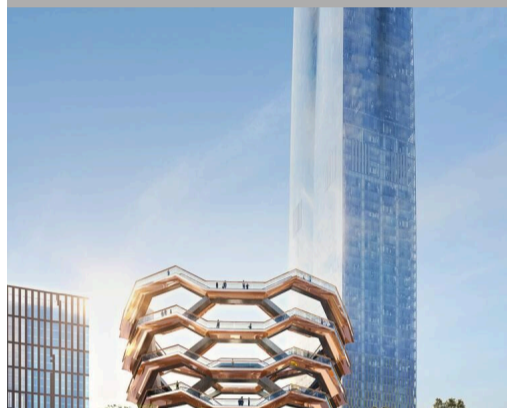

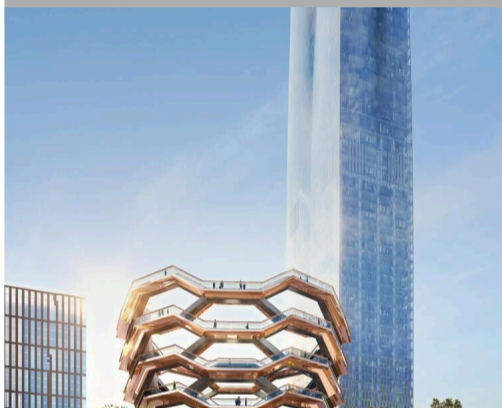
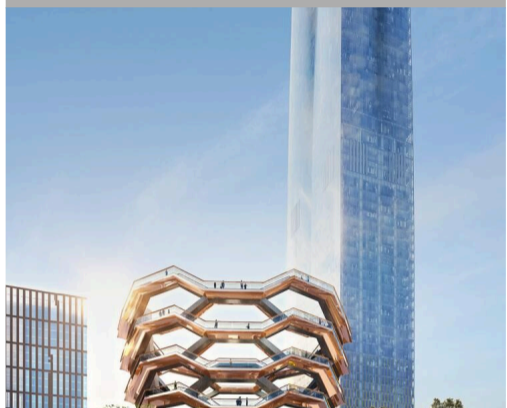
Sold comps have recent prices from \$1.69M to \$2.8M, with PPSF from \$1,637 to \$2,491. The most expensive units are newer, larger, or on higher floors with premium amenities, while smaller or older units are priced lower. Recent sales mostly cluster around \$2.2M to \$2.4M, consistent with the suggested valuation and indicating a balanced market with no significant over- or underpricing trends.

\$2.5M

Average Sold Price

\$2,374

Average Sold PSF

★ SUBJECT	COMP (Sold)	COMP (Sold)	COMP (Sold)
			
<p>15 HUDSON YARDS - APT 24F West Chelsea</p> <p>See Details</p>	<p>15 HUDSON YARDS - APT 27F West Chelsea</p> <p>See Details</p>	<p>15 HUDSON YARDS - APT 78C West Chelsea</p> <p>See Details</p>	<p>15 HUDSON YARDS - APT 25E West Chelsea</p> <p>See Details</p>
<p>Condo Year Built: 2018 Distance: --</p>	<p>Condo Year Built: 2018 Distance: 0.00 mi</p>	<p>Condo Year Built: 2018 Distance: 0.00 mi</p>	<p>Condo Year Built: 2018 Distance: 0.00 mi</p>
<p>1 Bed / 1 Bath 1,044 SF</p>	<p>1 Bed / 1 Bath 1,044 SF</p>	<p>1 Bed / 1.5 Bath 1,124 SF</p>	<p>1 Bed / 1.5 Bath 991 SF</p>
<p>\$2.2M Last Sold Price (8/3/2023)</p>	<p>\$2.38M Sold Price (10/26/2023)</p>	<p>\$2.8M Sold Price (7/29/2025)</p>	<p>\$2.32M Sold Price (4/16/2025)</p>
<p>\$2,107 Last Sold PSF (8/3/2023)</p>	<p>\$2,280 Sold PSF (10/26/2023)</p>	<p>\$2,491 Sold PSF (7/29/2025)</p>	<p>\$2,341 Sold PSF (4/16/2025)</p>



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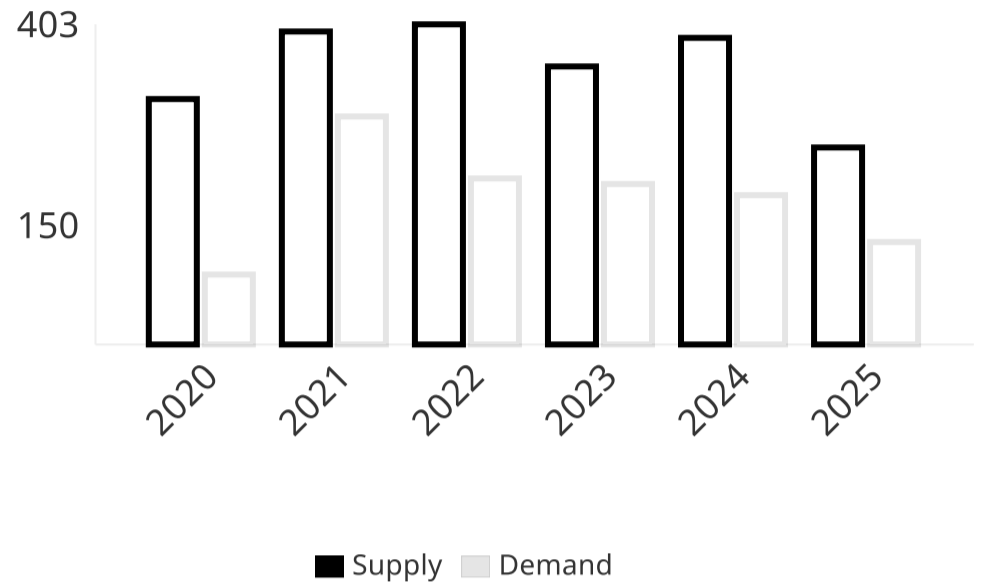
NEIGHBORHOOD ANALYSIS

September 2025

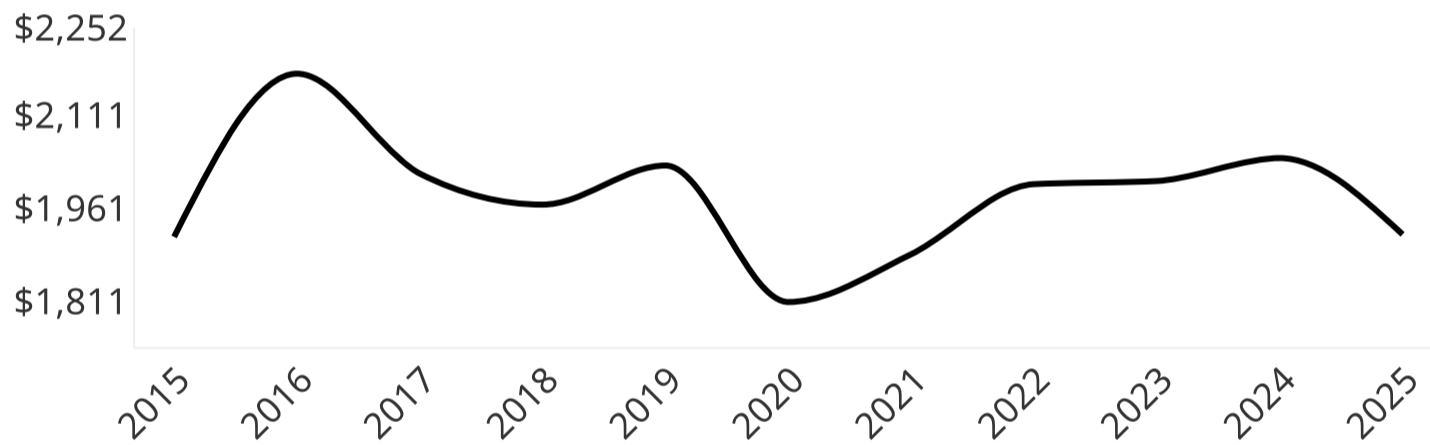
SUPPLY & DEMAND

Supply, represented by new condo listings in West Chelsea, peaked in 2022 with 403 new units, before decreasing to 248 in 2025. Demand, measured by contracts signed, has generally declined from 287 in 2021 to 129 in 2025, reflecting a slowdown possibly due to higher mortgage rates and economic factors.

The decline in both new listings and contracts signed over recent years suggests a cooling market influenced by rising mortgage rates, inflation, and broader economic uncertainties. Despite reduced supply, demand remains moderate, indicating stability but less urgency among buyers in West Chelsea currently.



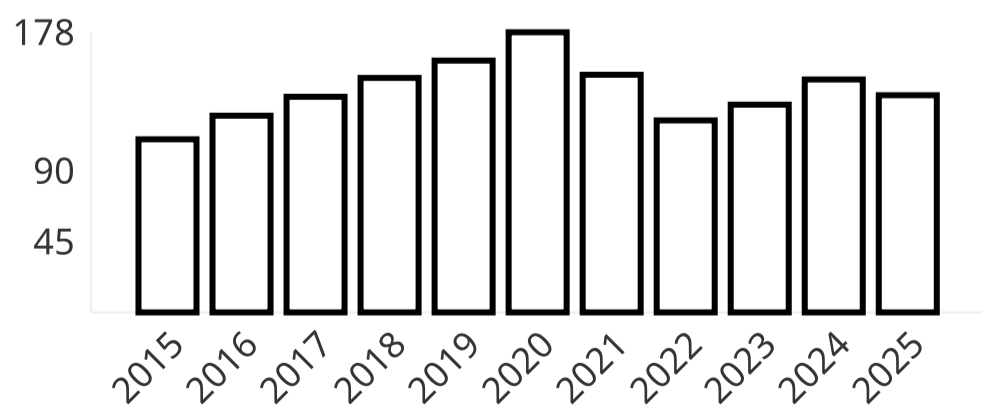
PRICE TRENDS



The PPSF in West Chelsea has ranged from a high of \$2,178 in 2016 to lows of \$1,810 in 2020, with recent years showing slight recovery and stabilization. External factors like COVID-19, mortgage rate fluctuations, and economic conditions have impacted price levels, causing some volatility but a generally steady trend since 2021 at around \$2,000 to \$2,042.

DAYS ON MARKET

Days on market have decreased from 178 in 2020 to around 138 in 2025. The trend indicates properties are selling more quickly in recent years, reflecting stable demand amid moderate supply. Slight fluctuations suggest a balanced market with healthy buyer activity.



DISCOUNT

The average discount has decreased from over 9% in 2020 to about 5.1% last 6 months. The lower discounts indicate tighter seller-buyer negotiations, possibly driven by increased buyer confidence and limited inventory in West Chelsea.

