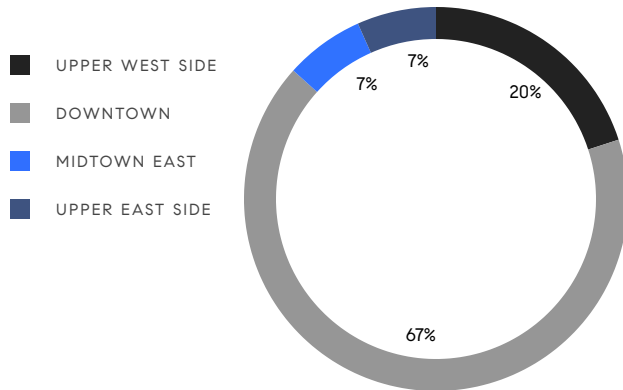


MANHATTAN WEEKLY LUXURY REPORT



40 MERCER ST #PH7, PHOTO BY SHANNON DUPRE

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$172,270,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 13 condos, 1 co-op, and 1 house. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$11,484,667

AVERAGE ASKING PRICE

\$10,500,000

MEDIAN ASKING PRICE

\$3,742

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$172,270,000

TOTAL VOLUME

55

AVERAGE DAYS ON MARKET

Unit 37A at 15 Central Park West entered contract this week, with a last asking price of \$26,000,000. Built in 2007, this half-floor condo spans 3,105 square feet with 3 beds and 3 full baths. It features triple exposures with views of the park, river, and city views, 16-foot bay windows, a 24-foot-wide corner living room, a primary suite with multiple walk-in closets and en-suite bath, hardwood floors, and much more. The building provides a 24-hour doorman and concierge, an on-site garage and motor court, an expansive fitness center and indoor pool, a private theater, and many other amenities.

Also signed this week was Unit 22AW at 555 West 22nd Street in Chelsea, with a last asking price of \$23,500,000. This new development condo spans 4,091 square feet with 5 beds and 5 full baths. It features an open living plan with a 28-foot corner great room, unobstructed river views, a windowed eat-in kitchen, wood flooring, a windowed eat-in kitchen, floor-to-ceiling windows, two fireplaces, and much more. The building provides bike storage, a roof deck, a fitness club and pool, a full-time doorman and concierge, an attended lobby, and many other amenities.

13

CONDO DEAL(S)

1

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$12,021,154

AVERAGE ASKING PRICE

\$5,495,000

AVERAGE ASKING PRICE

\$10,500,000

AVERAGE ASKING PRICE

\$10,600,000

MEDIAN ASKING PRICE

\$5,495,000

MEDIAN ASKING PRICE

\$10,500,000

MEDIAN ASKING PRICE

\$4,131

AVERAGE PPSF

\$1,207

AVERAGE PPSF

2,835

AVERAGE SQFT

8,700

AVERAGE SQFT



15 CENTRAL PARK WEST #37A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,000,000	INITIAL	\$28,000,000
SQFT	3,105	PPSF	\$8,374	BEDS	3.5	BATHS	3.5
FEES	\$12,163	DOM	66				



555 WEST 22ND ST #22AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,500,000	INITIAL	\$23,500,000
SQFT	4,091	PPSF	\$5,745	BEDS	5.5	BATHS	5.5
FEES	\$17,187	DOM	2				



555 WEST 22ND ST #22BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,750,000	INITIAL	\$16,750,000
SQFT	2,933	PPSF	\$5,711	BEDS	3.5	BATHS	3.5
FEES	\$12,315	DOM	2				



155 WEST 11TH ST #PH7W

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$15,000,000
SQFT	2,516	PPSF	\$5,962	BEDS	3.5	BATHS	3.5
FEES	\$10,719	DOM	1				



555 WEST 22ND ST #19AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	3,004	PPSF	\$4,162	BEDS	4.5	BATHS	4.5
FEES	\$11,424	DOM	2				



225 WEST 86TH ST #501

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	N/A
SQFT	4,212	PPSF	\$2,553	BEDS	5	BATHS	5
FEES	\$10,343	DOM	N/A				

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555 WEST 22ND ST #20CW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,600,000	INITIAL	\$10,600,000
SQFT	2,430	PPSF	\$4,363	BEDS	3	BATHS	3.5
FEES	\$9,351	DOM	2				



226 EAST 49TH ST

Midtown East

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	N/A
SQFT	8,700	PPSF	\$1,207	BEDS	6	BATHS	5.5
FEES	\$5,138	DOM	N/A				



555 WEST 22ND ST #8BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	3,015	PPSF	\$3,317	BEDS	4	BATHS	4.5
FEES	\$10,549	DOM	2				



555 WEST 22ND ST #7DW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$7,900,000
SQFT	2,228	PPSF	\$3,546	BEDS	3	BATHS	3.5
FEES	\$8,037	DOM	2				



555 WEST 22ND ST #9HW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,450,000	INITIAL	\$7,450,000
SQFT	2,760	PPSF	\$2,700	BEDS	3	BATHS	3.5
FEES	\$9,092	DOM	2				

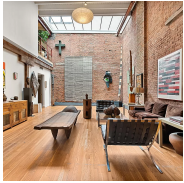


200 AMSTERDAM AVE #21B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$5,550,000
SQFT	2,139	PPSF	\$2,595	BEDS	2	BATHS	2.5
FEES	\$5,654	DOM	148				

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14 HARRISON ST #6-May

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	4,515	PPSF	\$1,218	BEDS	3	BATHS	2
FEES	\$3,227	DOM	59				



427 EAST 90TH ST #PH9

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,175,000	INITIAL	\$4,850,000
SQFT	2,317	PPSF	\$2,234	BEDS	3	BATHS	2.5
FEES	\$6,203	DOM	422				



555 WEST 22ND ST #6EW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	2,095	PPSF	\$2,435	BEDS	2	BATHS	2.5
FEES	\$6,782	DOM	2				

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