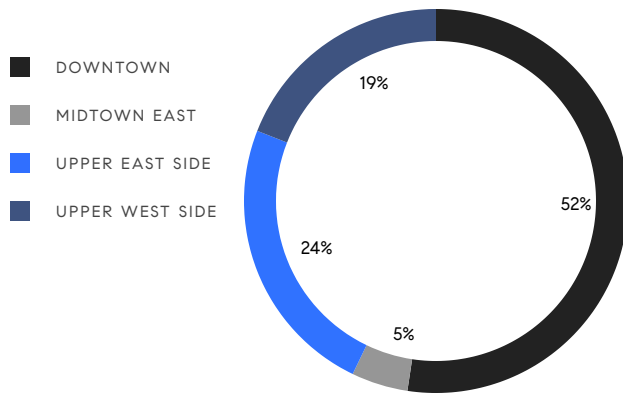


MANHATTAN WEEKLY LUXURY REPORT



551 W 21ST ST, UNIT 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21
CONTRACTS SIGNED
THIS WEEK

\$274,420,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 15 condos, 4 co-ops, and 2 houses. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$13,067,620

AVERAGE ASKING PRICE

\$11,000,000

MEDIAN ASKING PRICE

\$3,361

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$274,420,000

TOTAL VOLUME

198

AVERAGE DAYS ON MARKET

Unit PH at 23 East 22nd Street in Flatiron entered contract this week, with a last asking price of \$28,500,000. Built in 2009, this triplex penthouse condo spans 7,143 square feet with 5 beds and 6 full baths. It features high ceilings, a 586-square-foot terrace, a formal dining room and gourmet kitchen with high-end appliances, a circular staircase, a primary bedroom with en-suite marble bath and dressing room, a private internal elevator, a library, and much more. The building provides a full-time doorman and concierge, a state-of-the-art fitness center and pool, social lounges, and many other amenities.

Also signed this week was Unit WPH32B at 500 West 18th Street in Chelsea, with a last asking price of \$23,600,000. Built in 2022, this penthouse condo spans 5,210 square feet with 4 beds and 4 full baths. It features a custom chef's kitchen with quartzite countertops and backsplash, a corner primary bedroom with floor-to-ceiling windows and en-suite bath, multiple loggias, a corner great room, northern, eastern, and western exposures, and much more. The building provides a fitness center and 75-foot lap pool, a spa with steam room and sauna, on-site parking and storage, hotel services, and many other amenities.

15

CONDO DEAL(S)

4

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$14,381,667

AVERAGE ASKING PRICE

\$10,986,250

AVERAGE ASKING PRICE

\$7,375,000

AVERAGE ASKING PRICE

\$14,455,000

MEDIAN ASKING PRICE

\$9,825,000

MEDIAN ASKING PRICE

\$7,375,000

MEDIAN ASKING PRICE

\$3,794

AVERAGE PPSF

\$2,254

AVERAGE PPSF

3,818

AVERAGE SQFT

3,195

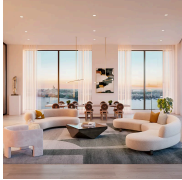
AVERAGE SQFT



23 EAST 22ND ST #PH

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$28,500,000	INITIAL	\$38,500,000
SQFT	7,143	PPSF	\$3,990	BEDS	5	BATHS	6.5
FEES	\$32,991	DOM	192				



500 WEST 18TH ST #WPH32B

West Chelsea

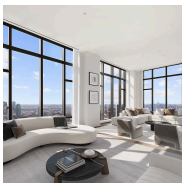
TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,600,000	INITIAL	\$23,600,000
SQFT	5,210	PPSF	\$4,530	BEDS	4	BATHS	4
FEES	\$20,160	DOM	230				



555 WEST 22ND ST #21AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	\$21,500,000
SQFT	4,091	PPSF	\$5,256	BEDS	5	BATHS	5.5
FEES	\$18,812	DOM	847				



430 EAST 58TH ST #PH71

Sutton Place

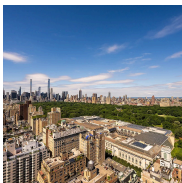
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$19,500,000
SQFT	4,765	PPSF	\$4,093	BEDS	4	BATHS	4.5
FEES	\$15,783	DOM	110				



550 PARK AVE #10

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$18,800,000	INITIAL	\$23,500,000
SQFT	7,000	PPSF	\$2,686	BEDS	6	BATHS	7
FEES	N/A	DOM	575				



30 EAST 85TH ST #PH

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,500,000	INITIAL	\$18,500,000
SQFT	5,425	PPSF	\$3,411	BEDS	5	BATHS	5.5
FEES	\$18,109	DOM	116				

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555 WEST 22ND ST #21BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,250,000	INITIAL	\$15,250,000
SQFT	2,933	PPSF	\$5,200	BEDS	3	BATHS	3.5
FEES	\$12,493	DOM	6				



93 CHARLES ST #TH1

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,750,000	INITIAL	\$14,750,000
SQFT	6,261	PPSF	\$2,356	BEDS	5	BATHS	4
FEES	\$13,838	DOM	30				



500 WEST 18TH ST #W28B

West Chelsea

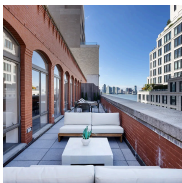
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,455,000	INITIAL	\$14,170,000
SQFT	3,141	PPSF	\$4,603	BEDS	3	BATHS	3
FEES	\$11,702	DOM	756				



888 PARK AVE #12B

Upper East Side

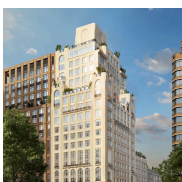
TYPE	COOP	STATUS	CONTRACT	ASK	\$12,250,000	INITIAL	\$14,000,000
SQFT	3,825	PPSF	\$3,203	BEDS	5	BATHS	4
FEES	\$9,624	DOM	379				



92 LAIGHT ST #PHC

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$11,000,000
SQFT	3,256	PPSF	\$3,379	BEDS	3	BATHS	3
FEES	\$12,624	DOM	N/A				

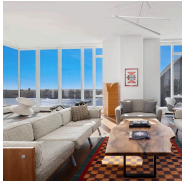


211 WEST 84TH ST #12E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,525,000	INITIAL	\$10,425,000
SQFT	3,104	PPSF	\$3,391	BEDS	4	BATHS	4
FEES	N/A	DOM	15				

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1 WEST END AVE #29C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	3,917	PPSF	\$2,553	BEDS	4	BATHS	4.5
FEES	\$5,237	DOM	152				



19 DOWNING ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	3,890	PPSF	\$2,507	BEDS	4	BATHS	4.5
FEES	\$5,744	DOM	63				



20 EAST 76TH ST #12B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	2,101	PPSF	\$4,641	BEDS	2	BATHS	2
FEES	\$8,767	DOM	4				



150 CHARLES ST #5AS

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,340	PPSF	\$3,417	BEDS	3	BATHS	3.5
FEES	\$8,480	DOM	34				



765 PARK AVE #9A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$7,400,000
SQFT	3,600	PPSF	\$2,056	BEDS	4	BATHS	4
FEES	N/A	DOM	36				



26 EAST 22ND ST #2/3

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,375,000
SQFT	4,500	PPSF	\$1,221	BEDS	4	BATHS	2.5
FEES	\$4,600	DOM	300				

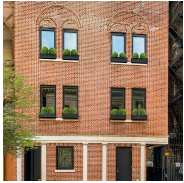
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211 WEST 84TH ST #4B

Upper West Side

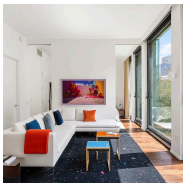
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,250,000
SQFT	2,196	PPSF	\$2,460	BEDS	3	BATHS	3.5
FEES	\$6,453	DOM	17				



2 EAST 78TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,500	PPSF	\$2,000	BEDS	3	BATHS	1
FEES	\$5,397	DOM	51				



40 BOND ST #4B

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	1,382	PPSF	\$3,618	BEDS	2	BATHS	2.5
FEES	\$5,063	DOM	30				

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