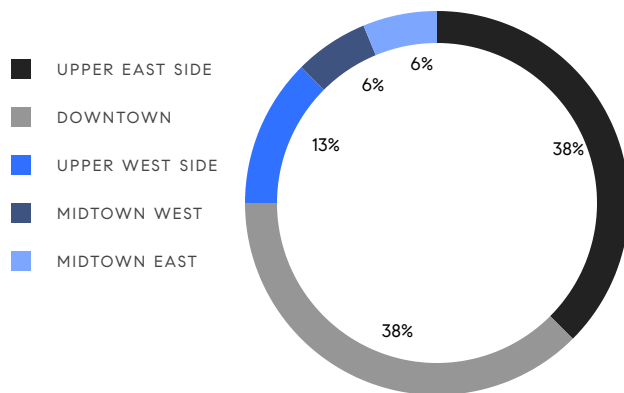


MANHATTAN WEEKLY LUXURY REPORT



551 W 21ST ST, UNIT 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$129,734,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 16 contracts signed this week, made up of 11 condos, 4 co-ops, and 1 house. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$8,108,375

AVERAGE ASKING PRICE

\$6,472,500

MEDIAN ASKING PRICE

\$2,594

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$129,734,000

TOTAL VOLUME

137

AVERAGE DAYS ON MARKET

Unit 14A at 20 East 76th Street in Lenox Hill entered contract this week, with a last asking price of \$24,250,000. Originally built in 1926 and newly re-opened, this condo unit spans 4,997 square feet with 3 beds and 4 full baths. It features pocket doors, a library and adjacent office, a kitchen with pantry and large island, a private terrace, a primary bedroom with en-suite bath, walk-in closet, and attached sitting room, a lengthy entry gallery and much more.

Also signed this week was Unit 15AW at 555 West 22nd Street in Chelsea, with a last asking price of \$11,250,000. Built in 2022, this condo unit spans 3,004 square feet with 4 beds and 4 full baths. It features an open living and dining area, unobstructed river views, a 29-foot corner great room, a windowed eat-in kitchen, wood flooring, floor-to-ceiling windows, and much more.

11

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,790,000

AVERAGE ASKING PRICE

\$6,236,000

AVERAGE ASKING PRICE

\$8,100,000

AVERAGE ASKING PRICE

\$6,450,000

MEDIAN ASKING PRICE

\$5,999,500

MEDIAN ASKING PRICE

\$8,100,000

MEDIAN ASKING PRICE

\$2,908

AVERAGE PPSF

\$1,500

AVERAGE PPSF

2,923

AVERAGE SQFT

5,400

AVERAGE SQFT



20 EAST 76TH ST #14A

Lenox Hill

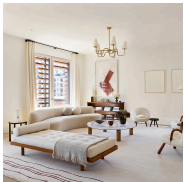
TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,250,000	INITIAL	\$24,250,000
SQFT	4,997	PPSF	\$4,853	BEDS	3	BATHS	4.5
FEES	\$21,158	DOM	4				



555 WEST 22ND ST #15AW

Chelsea

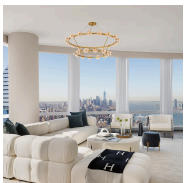
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$11,250,000
SQFT	3,004	PPSF	\$3,746	BEDS	4	BATHS	4.5
FEES	\$12,171	DOM	147				



470 COLUMBUS AVE #4

Upper West Side

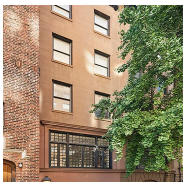
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,225,000	INITIAL	\$10,225,000
SQFT	3,570	PPSF	\$2,865	BEDS	4	BATHS	4.5
FEES	\$9,831	DOM	N/A				



35 HUDSON YARDS #7603

Hudson Yards

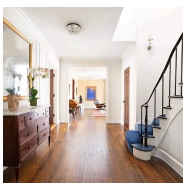
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,975,000	INITIAL	\$8,995,000
SQFT	3,436	PPSF	\$2,613	BEDS	4	BATHS	4.5
FEES	\$12,943	DOM	463				



138 EAST 71ST ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,100,000	INITIAL	\$8,100,000
SQFT	5,400	PPSF	\$1,500	BEDS	5	BATHS	3.5
FEES	\$7,006	DOM	37				



1088 PARK AVE #PHE

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	6				

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620 PARK AVE #2

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,499,000	INITIAL	\$6,850,000
SQFT	4,000	PPSF	\$1,625	BEDS	5	BATHS	4
FEES	\$11,002	DOM	148				



255 EAST 77TH ST #23B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	2,540	PPSF	\$2,558	BEDS	3	BATHS	3.5
FEES	\$7,413	DOM	N/A				



217 WEST 57TH ST #35F

Midtown

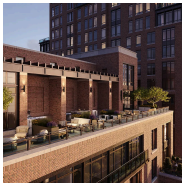
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	2,114	PPSF	\$3,052	BEDS	2	BATHS	2.5
FEES	\$7,643	DOM	35				



390 WEST END AVE #4J

Upper West Side

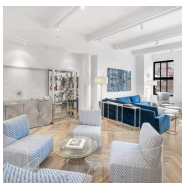
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	3,069	PPSF	\$2,020	BEDS	3	BATHS	3
FEES	\$8,548	DOM	590				



555 WEST 22ND ST #19BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	1,599	PPSF	\$3,722	BEDS	2	BATHS	2.5
FEES	\$6,149	DOM	2				



415 GREENWICH ST #5G

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,895,000	INITIAL	\$5,895,000
SQFT	2,693	PPSF	\$2,189	BEDS	3	BATHS	3.5
FEES	\$6,303	DOM	13				

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388 WEST BROADWAY #3

Soho

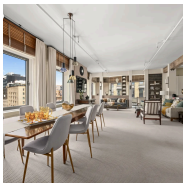
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,948	PPSF	\$1,951	BEDS	2	BATHS	2.5
FEES	\$8,823	DOM	19				



69 WOOSTER ST #3

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	4,581	PPSF	\$1,201	BEDS	2	BATHS	1
FEES	\$5,301	DOM	293				



652 HUDSON ST #5EW

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,986	DOM	16				



201 EAST 74TH ST #18A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,179	PPSF	\$2,410	BEDS	3	BATHS	3
FEES	\$7,519	DOM	145				

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