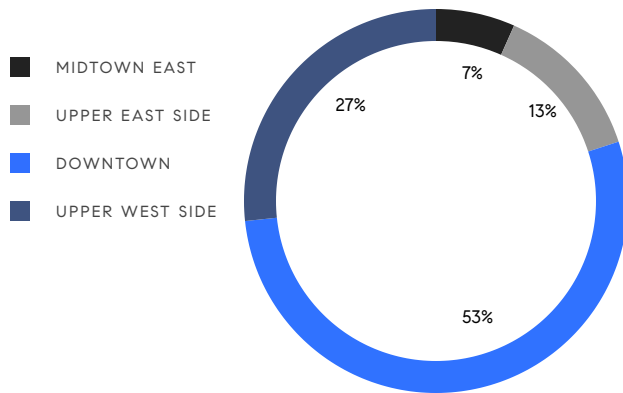


# MANHATTAN WEEKLY LUXURY REPORT



18 GRAMERCY PARK SOUTH BY EVAN JOSEPH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



15  
CONTRACTS SIGNED  
THIS WEEK

\$116,867,499  
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 10 condos, 3 co-ops, and 2 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

**\$7,791,167**

AVERAGE ASKING PRICE

**\$6,495,000**

MEDIAN ASKING PRICE

**\$2,677**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$116,867,499**

TOTAL VOLUME

**175**

AVERAGE DAYS ON MARKET

Unit 92W at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$19,054,000. Built in 2020, this condo unit spans 3,073 square feet with 3 beds and 3 full baths. It features high ceilings, north, west, and south-facing views, floor-to-ceiling perimeter-spanning windows, en-suite bathrooms, a corner primary bedroom with views and walk-in closet, and much more. The building provides a fitness center, bike storage, a private club and dining room, and many other amenities.

Also signed this week was Unit 14C at 170 East End Avenue on the Upper East Side, with a last asking price of \$9,995,000. Built in 2008, this condo unit spans 3,619 square feet with 4 beds and 5 full baths. It features 135 square feet of outdoor space, floor-to-ceiling windows throughout, high ceilings, hardwood oak floors, home automation systems, a custom kitchen with high-end appliances, and much more. The building provides a fully-equipped gym, a library, a movie theater, on-site-parking, a full-time doorman, and many other amenities.

**10**

CONDO DEAL(S)

**3**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$8,638,750**

AVERAGE ASKING PRICE

**\$6,063,334**

AVERAGE ASKING PRICE

**\$6,145,000**

AVERAGE ASKING PRICE

**\$7,700,000**

MEDIAN ASKING PRICE

**\$5,995,000**

MEDIAN ASKING PRICE

**\$6,145,000**

MEDIAN ASKING PRICE

**\$3,051**

AVERAGE PPSF

**\$1,582**

AVERAGE PPSF

**2,925**

AVERAGE SQFT

**4,682**

AVERAGE SQFT



### 217 WEST 57TH ST #92W

Midtown

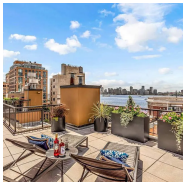
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,054,000	INITIAL	\$19,054,000
SQFT	3,073	PPSF	\$6,201	BEDS	3	BATHS	3
FEES	\$13,002	DOM	91				



### 170 EAST END AVE #14C

Upper East Side

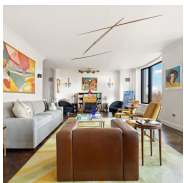
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	3,619	PPSF	\$2,762	BEDS	4	BATHS	5
FEES	\$9,268	DOM	31				



### 111 JANE ST #PH

West Village

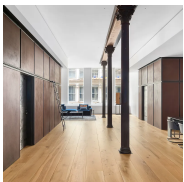
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$10,495,000
SQFT	5,256	PPSF	\$1,902	BEDS	4	BATHS	3
FEES	\$7,263	DOM	189				



### 279 CENTRAL PK W #8/9A

Upper West Side

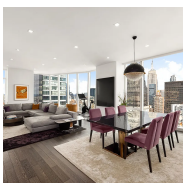
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	N/A	DOM	48				



### 20 GREENE ST #2B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,999,999	INITIAL	\$7,999,999
SQFT	2,630	PPSF	\$3,042	BEDS	3	BATHS	2.5
FEES	\$4,115	DOM	56				



### 45 EAST 22ND ST #48A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$7,400,000
SQFT	2,482	PPSF	\$2,982	BEDS	3	BATHS	3
FEES	\$8,896	DOM	31				

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### 110 CHARLTON ST #21C

Hudson Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,643,500	INITIAL	N/A
SQFT	2,029	PPSF	\$3,275	BEDS	3	BATHS	3.5
FEES	\$6,372	DOM	N/A				



### 16 WEST 77TH ST #10/11F

Upper West Side

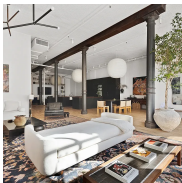
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$5,368	DOM	178				



### 249 WAVERLY PL

West Village

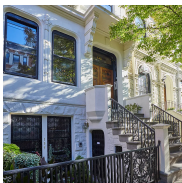
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,950,000
SQFT	2,800	PPSF	\$2,249	BEDS	4	BATHS	3.5
FEES	\$6,217	DOM	209				



### 112 GREENE ST #3

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,295,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$1,899	DOM	174				



### 135 WEST 81ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,500,000
SQFT	6,563	PPSF	\$914	BEDS	6	BATHS	4
FEES	\$2,097	DOM	149				



### 109 E 79 ST #5N

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,335,000
SQFT	1,874	PPSF	\$3,176	BEDS	2	BATHS	2.5
FEES	\$5,783	DOM	565				

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### 14 WOOSTER ST #2

Soho

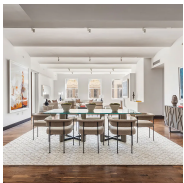
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	3,800	PPSF	\$1,500	BEDS	3	BATHS	3
FEES	\$4,919	DOM	63				



### 50 RIVERSIDE BLVD #10C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,353	PPSF	\$2,338	BEDS	4	BATHS	4
FEES	\$2,878	DOM	139				



### 151 WOOSTER ST #6A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$7,350,000
SQFT	3,009	PPSF	\$1,778	BEDS	3	BATHS	3.5
FEES	\$9,695	DOM	518				

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