

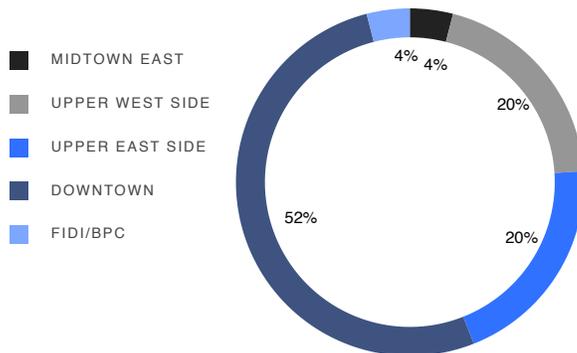
COMPASS

MANHATTAN WEEKLY LUXURY REPORT



2166 BROADWAY #PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



25

CONTRACTS SIGNED
THIS WEEK

\$266,979,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 25 contracts signed this week, made up of 18 condos, 6 co-ops, and 1 house. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$10,679,160	\$7,300,000	\$3,174
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
3%	\$266,979,000	272
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

Unit 84E at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$34,264,000. Built in 2020, this condo unit spans 4,251 square feet with 4 beds and 4 full baths. It features triple exposures, a floor-to-ceiling glass perimeter, a gourmet kitchen with high-end appliances, high ceilings, bedrooms with en-suite baths, and much more. The building provides a private club, a wine bar, a cigar lounge, full-service staff, and many other amenities.

Also signed this week was Unit PH50A at 1 Central Park West on the Upper West Side, with a last asking price of \$27,000,000. Originally built in 1960, this penthouse condo unit spans 4,489 square feet with 5 beds and 6 full baths. It features floor-to-ceiling windows, park, river and skyline views, an open loft-like layout, a spacious library, an eat-in kitchen and breakfast room, custom closets, and much more. The building provides a 24-hour doorman and concierge, a live-in resident manager, a roof deck, a fitness center, maid and valet service, and many other amenities.

18	6	1
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$11,026,334	\$10,459,167	\$5,750,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$6,900,000	\$8,150,000	\$5,750,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$3,397		\$1,907
AVERAGE PPSF		AVERAGE PPSF
3,033		3,016
AVERAGE SQFT		AVERAGE SQFT



217 WEST 57TH ST #84E

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$34,264,000	INITIAL	N/A
SQFT	4,251	PPSF	\$8,060	BEDS	4	BATHS	4
FEES	\$15,653	DOM	N/A				



1 CENTRAL PARK WEST #PH50A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$27,000,000	INITIAL	N/A
SQFT	4,489	PPSF	\$6,015	BEDS	5	BATHS	6
FEES	\$18,530	DOM	N/A				



378 WEST END AVE #PHA

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$26,000,000
SQFT	6,169	PPSF	\$4,053	BEDS	5	BATHS	5
FEES	\$16,073	DOM	720				



115 CENTRAL PARK WEST #19EF

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	\$27,500,000
SQFT	6,000	PPSF	\$4,084	BEDS	5	BATHS	6
FEES	\$11,568	DOM	141				



525 PARK AVE #PHA

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$19,775,000
SQFT	4,410	PPSF	\$3,401	BEDS	3	BATHS	4.5
FEES	\$21,180	DOM	591				



235 WEST 75TH ST #PH3

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	3,438	PPSF	\$3,055	BEDS	4	BATHS	4.5
FEES	\$12,805	DOM	N/A				

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812 PARK AVE #9/10B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	152				



1 MORTON SQUARE #12DW

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	3,141	PPSF	\$2,945	BEDS	4	BATHS	4.5
FEES	\$11,789	DOM	21				



1228 MADISON AVE #8

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$10,985,000
SQFT	3,999	PPSF	\$2,239	BEDS	4	BATHS	5.5
FEES	N/A	DOM	474				



25 WEST 28TH ST #PH43D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	1,848	PPSF	\$4,600	BEDS	2	BATHS	2.5
FEES	\$8,282	DOM	94				



565 BROOME ST #N27A

Hudson Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	2,244	PPSF	\$3,543	BEDS	3	BATHS	3.5
FEES	\$7,888	DOM	596				



1228 MADISON AVE #5

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	3,136	PPSF	\$2,344	BEDS	4	BATHS	3.5
FEES	N/A	DOM	249				

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15 MERCER ST #2

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,300,000	INITIAL	\$7,300,000
SQFT	2,944	PPSF	\$2,480	BEDS	2	BATHS	2
FEES	\$4,200	DOM	121				



260 WEST BROADWAY #4B/5B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,750,000
SQFT	2,862	PPSF	\$2,272	BEDS	4	BATHS	4
FEES	\$5,473	DOM	111				



115 SPRING ST #2

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	3,000	PPSF	\$2,165	BEDS	3	BATHS	2.5
FEES	\$3,750	DOM	70				



500 WEST 18TH ST #WEST12A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,455,000	INITIAL	\$6,455,000
SQFT	2,165	PPSF	\$2,982	BEDS	3	BATHS	3
FEES	\$7,537	DOM	N/A				



555 WEST 22ND ST #6CW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,108	PPSF	\$2,965	BEDS	3	BATHS	3.5
FEES	\$7,191	DOM	N/A				



450 WASHINGTON ST #1102

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$6,220,000	INITIAL	\$6,220,000
SQFT	2,077	PPSF	\$2,995	BEDS	3	BATHS	3.5
FEES	N/A	DOM	N/A				

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515 WEST 18TH ST #906

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$7,250,000
SQFT	2,091	PPSF	\$2,963	BEDS	3	BATHS	2.5
FEES	\$7,817	DOM	396				



310 EAST 86TH ST #10C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,650	PPSF	\$2,227	BEDS	4	BATHS	4.5
FEES	\$6,337	DOM	N/A				



38 BEDFORD ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,995,000
SQFT	3,016	PPSF	\$1,907	BEDS	3	BATHS	2
FEES	\$2,594	DOM	78				



1 MANHATTAN SQ #68J

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,575,000	INITIAL	\$5,575,000
SQFT	2,347	PPSF	\$2,376	BEDS	3	BATHS	3.5
FEES	\$3,313	DOM	602				



20 RIVER TERRACE #27BC

Battery Park City

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,460,000	INITIAL	\$5,460,000
SQFT	2,380	PPSF	\$2,295	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



500 WEST 18TH ST #WEST5C

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,320,000	INITIAL	\$5,320,000
SQFT	2,054	PPSF	\$2,591	BEDS	2	BATHS	2.5
FEES	\$7,305	DOM	183				

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251 WEST 89TH ST #12AB

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,300,000
SQFT	3,300	PPSF	\$1,607	BEDS	5	BATHS	3.5
FEES	\$7,528	DOM	23				

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