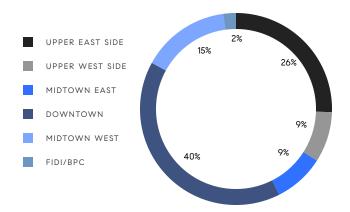
MANHATTAN WEEKLY LUXURY REPORT



21 WEST 20TH ST #PH, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS \$3.5 MILLION AND UP





\$257,669,000 TOTAL CONTRACT VOLUME

CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 47 contracts signed this week, made up of 24 condos, 19 co-ops, and 4 houses. The previous week saw 47 deals. For more information or data, please reach out to a Compass agent.

\$5.482.320 \$4.995.000 \$2.428 AVERAGE ASKING PRICE MEDIAN ASKING PRICE

3%

AVERAGE DISCOUNT

AVERAGE PPSF

\$257.669.000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

177

Unit 9 at 66 East 79th Street on the Upper East Side entered contract this week with a last asking price of \$11,950,000. Originally built in 1926, this full-floor co-op has 4 beds and 4 full baths. It features four corner exposures, 25 windows, a private elevator, limestone flooring, 11-foot ceilings, an eat-in chef's kitchen with window and high-end appliances, a wood-burning fireplace, a library, and much more. The building provides a 24-hour doorman, a live-in super, storage, a gym, and many other amenities.

Also signed this week was Unit 2 at 635 Park Avenue on the Upper East Side, with a last asking price of \$10,500,000. This full-floor co-op was originally built in 1913 and has 3 beds and 4 full baths. It features a private elevator, a circular gallery, a large dining room, four wood-burning fireplaces, high ceilings, large windows facing Park Avenue, an eat-in kitchen and large butler's pantry, and much more.

94 CONDO DEAL(S)

\$5.498.917

AVERAGE ASKING PRICE

\$5.522.500

MEDIAN ASKING PRICE

\$2,566

AVERAGE PPSF

2.213 AVERAGE SQFT 19

CO-OP DEAL(S)

\$5.347.369

AVERAGE ASKING PRICE

\$4.750.000

MEDIAN ASKING PRICE

4

TOWNHOUSE DEAL(S)

\$6.023.750

AVERAGE ASKING PRICE

\$5.997.500 MEDIAN ASKING PRICE

\$1,325

AVERAGE PPSF

5.084 AVERAGE SQFT

MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

66 EA	ST 79TH ST	#9				Lenox H	ill
TYPE SQFT FEES	COOP N/A N/A	STATUS PPSF DOM	CONTRACT N/A 15	ASK BEDS	\$11,950,000 4	INITIAL BATHS	\$11,950,000 4.5
635 PA	ARK AVE #2	2				Lenox H	ill
TYPE SQFT FEES	COOP N/A \$9,605	STATUS PPSF DOM	CONTRACT N/A 234	ASK BEDS	\$10,500,000 3	INITIAL BATHS	\$11,000,000 4.5
15 CEN	NTRAL PAR	K WES	T #10K			Lincoln	Square
TYPE SQFT FEES	CONDO 2,519 \$10,071	STATUS PPSF DOM	CONTRACT \$3,732 312	ASK BEDS	\$9,400,000 3	INITIAL BATHS	\$10,500,000 3.5
695 FI	RST AVE #4	40K				Tudor Ci	ity
695 FI Type sqft fees	RST AVE #4 CONDO 3,831 \$12,408	40K status ppsf dom	CONTRACT \$2,376 445	ASK BEDS	\$9,100,000 4		ity \$10,400,000 4.5
TYPE SQFT FEES	CONDO 3,831	STATUS PPSF DOM	\$2,376			INITIAL	\$10,400,000 4.5
TYPE SQFT FEES	CONDO 3,831 \$12,408	STATUS PPSF DOM	\$2,376			INITIAL BATHS Carnegie	\$10,400,000 4.5
TYPE SQFT FEES 1100 P TYPE SQFT FEES	CONDO 3,831 \$12,408 ARK AVE # COOP N/A	STATUS PPSF DOM 8A STATUS PPSF DOM	\$2,376 445 CONTRACT N/A	BEDS	4 \$8,000,000	INITIAL BATHS Carnegie	\$10,400,000 4.5 Hill \$8,000,000 4

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

150 CH	HARLES ST	#3HS				West Vil	lage
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	N/A
SQFT	2,772	PPSF	\$2,524	BEDS	3	BATHS	3.5
FEES	\$8,718	DOM	N/A				
35 HU	DSON YAR	DS #720	02			Hudson	Yards
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,975,000	INITIAL	\$6,975,000
SQFT	2,022	PPSF	\$3,450	BEDS	2	BATHS	2.5
FEES	\$6,272	DOM	1				
114 EA	AST 30TH ST	Г				Nomad	
ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,800,000
SQFT	6,000	PPSF	\$1,084	BEDS	5	BATHS	3
FEES	\$4,357	DOM	965				
45 WE	CST 10TH ST	T #PHA	В			Greenwi	ch Village
45 WE type	CST 10TH ST		B CONTRACT	ASK	\$6,495,000		ch Village \$6,495,000
				A S K B E D S	\$6,495,000 4		-
ТҮРЕ	COOP	STATUS	CONTRACT			INITIAL	\$6,495,000
TYPE SQFT FEES	COOP N/A	STATUS PPSF DOM	CONTRACT N/A 11			INITIAL	\$6,495,000 3
TYPE SQFT FEES	COOP N/A \$5,259	STATUS PPSF DOM	CONTRACT N/A 11			INITIAL BATHS Upper W	\$6,495,000 3
type sqft fees 245 W	COOP N/A \$5,259 TEST 99TH 5	STATUS PPSF DOM ST #30B	CONTRACT N/A 11	BEDS	4	INITIAL BATHS Upper W	\$6,495,000 3 Vest Side
type sqft fees 245 W type	COOP N/A \$5,259 TEST 99TH S CONDO	STATUS PPSF DOM STATUS	CONTRACT N/A 11 CONTRACT	BEDS	4 \$5,999,000	INITIAL BATHS Upper W	\$6,495,000 3 Vest Side \$5,999,000
type sqft fees 245 W type sqft fees	COOP N/A \$5,259 EST 99TH 5 CONDO 2,881	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT N/A 11 CONTRACT \$2,083 42	BEDS	4 \$5,999,000	INITIAL BATHS Upper W	\$6,495,000 3 Zest Side \$5,999,000 3.5
type sqft fees 245 W type sqft fees	COOP N/A \$5,259 EST 99TH 5 CONDO 2,881 \$6,426	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT N/A 11 CONTRACT \$2,083 42	BEDS	4 \$5,999,000	INITIAL BATHS Upper W INITIAL BATHS Upper W	\$6,495,000 3 Zest Side \$5,999,000 3.5
TYPE SQFT FEES 245 W TYPE SQFT FEES 200 A	COOP N/A \$5,259 TEST 99TH S CONDO 2,881 \$6,426 MSTER DA N	STATUS PPSF DOM STATUS PPSF DOM 1 AVE #	CONTRACT N/A 11 CONTRACT \$2,083 42 16B	BEDS ASK BEDS	4 \$5,999,000 4	INITIAL BATHS Upper W INITIAL BATHS Upper W	\$6,495,000 3 /est Side \$5,999,000 3.5
TYPE SQFT FEES 245 W TYPE SQFT FEES 200 A TYPE	COOP N/A \$5,259 TEST 99TH 8 CONDO 2,881 \$6,426 MSTER DAN CONDO	STATUS PPSF DOM ST #30B STATUS PPSF DOM 1 AVE # STATUS	CONTRACT N/A 11 CONTRACT \$2,083 42 16B CONTRACT	BEDS ASK BEDS ASK	4 \$5,999,000 4 \$5,900,000	INITIAL BATHS Upper W INITIAL BATHS Upper W INITIAL	\$6,495,000 3 Vest Side \$5,999,000 3.5 Vest Side \$5,800,000

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

-i	35 HU	JDSON YA	RDS #580)2			Hudson	Yards
TATE	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	\$5,875,000
	SQFT	2,174	PPSF	\$2,702	BEDS	2	BATHS	2.5
	FEES	\$6,620	DOM	1				
	122 G	REENWIC	H AVE #I	РНЕ			West Vil	lage
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$5,795,000
	SQFT	2,234	PPSF	\$2,595	BEDS	2	BATHS	3
	FEES	\$8,703	DOM	111				
	175 CI	HRYSTIE S	ST #9				Lower Ea	ast Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
	SQFT	2,397	PPSF		BEDS	3	BATHS	3
	FEES	\$6,415	DOM	13				
	15 HU	DSON YA	RDS #76D)			Hudson	Yards
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,635,000	INITIAL	\$5,635,000
	SQFT	1,747	PPSF	\$3,226	BEDS	2	BATHS	2.5
	FEES	\$4,612	DOM	423				
	15 HU	dson ya	RDS #74D)			Hudson	Yards
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,595,000
	SQFT	1,759	PPSF	\$3,181	BEDS	2	BATHS	2.5
	FEES	\$4,620	DOM	1				
	15 EA	ST 30TH S	ST #48D				Nomad	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$5,390,000
	SQFT	1,860	PPSF	\$2,984	BEDS	3	BATHS	3
	FEES	\$6,343	DOM	59				

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

N AN	15 HUI	DSON YARI	DS #29H	I			Hudson	Yards
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
	SQFT	2,221	PPSF	\$2,475	BEDS	3	BATHS	3
	FEES	\$5,596	DOM	51				
	243 E <i>F</i>	AST 48TH S	Т				Turtle Ba	ay
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
	SQFT	3,850	PPSF	\$1,428	BEDS	5	BATHS	4.5
N Y N	FEES	\$4,651	DOM	47				
	147 LU	DLOW ST #	[#] PH				Lower Ea	ast Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
	SQFT	2,356	PPSF	\$2,333	BEDS	4	BATHS	3.5
A N	FEES	\$6,785	DOM	251				
	515 W]	EST 18TH S'	Г #602				Chelsea	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,495,000
	SQFT	1,941	PPSF	\$2,654	BEDS	3	BATHS	3
		/ -				0	DAINS	
	FEES	\$6,286	DOM	432		0	DAINS	
			DOM	432			Sutton P	lace
		\$6,286	DOM	432 CONTRACT	ASK	\$4,995,000		
	200 EA	\$6,286 AST 59TH S	оом Т #21Е	-	ASK BEDS		Sutton P	
	200 EA	\$6,286 AST 59TH S CONDO	DOM T #21E STATUS	CONTRACT		\$4,995,000	Sutton P	N/A
	200 EA TYPE SQFT FEES	\$6,286 AST 59TH S CONDO 1,720	dom T #21E status ppsf dom	CONTRACT \$2,905		\$4,995,000	Sutton P	N/A 2.5
	200 EA TYPE SQFT FEES	\$6,286 AST 59TH S CONDO 1,720 \$6,407	dom T #21E status ppsf dom	CONTRACT \$2,905		\$4,995,000	Sutton P INITIAL BATHS Upper Ea	N/A 2.5
	200 EA TYPE SQFT FEES 940 PA	\$6,286 AST 59TH S CONDO 1,720 \$6,407 ARK AVE #1	DOM T #21E STATUS PPSF DOM 1A	CONTRACT \$2,905 N/A	BEDS	\$4,995,000 2	Sutton P INITIAL BATHS Upper Ea	N/A 2.5 ast Side
	200 EA TYPE SQFT FEES 940 PA	\$6,286 AST 59TH S CONDO 1,720 \$6,407 ARK AVE #1 COOP	DOM T #21E STATUS PPSF DOM 1A STATUS	CONTRACT \$2,905 N/A CONTRACT	BEDS	\$4,995,000 2 \$4,995,000	Sutton P INITIAL BATHS Upper Ea	N/A 2.5 ast Side \$4,995,000

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CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

4	35 HU	DSON YAR	DS #700)2			Hudson	Yards
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
	SQFT	2,022	PPSF	\$2,449	BEDS	2	BATHS	2.5
	FEES	\$6,262	DOM	91				
	129 EA	АST 69TH S	T #10B				Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
	FEES	\$4	DOM	25				
	24 CE	NTRAL PA	RK SOU	TH #11E			Midtowr	1
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,325,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
	FEES	N/A	DOM	192				
	116 W	EST 29TH S	ST #9				Chelsea	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,850,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
BEER	FEES	\$4,201	DOM	17				
	1010 F	IFTH AVE	#1B				Upper Ea	ast Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$7,500,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
	FEES	\$8,042	DOM	423				
	136 EA	AST 79TH S	T #10A				Upper Ea	ast Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
	FEES	\$8,870	DOM	1				
					BEDS	3	BATHS	3

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

/	655 PA	ARK AVE #	3E				Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,750,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
	FEES	\$7,612	DOM	349				
:	39 VE	STRY ST #4	4A				Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,350,000
	SQFT	2,230	PPSF	\$2,018	BEDS	3	BATHS	2.5
Luke and	FEES	\$4,171	DOM	102				
	136 EA	AST 79TH S	ST #10B				Upper Ea	ast Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,450,000	INITIAL	\$4,450,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
AN AN A	FEES	\$9,829	DOM	N/A				
	123 EA	AST 26TH S	ST				Nomad	
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
	FEES	N/A	DOM	7				
• • •	7 EAS	T 17TH ST	#4S				Flatiron	District
i sanan	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
	SQFT	2,950	PPSF	\$1,355	BEDS	1	BATHS	3.5
	FEES	\$4,932	DOM	21				
	14 HO	RATIO ST	#17FG				West Vil	lage
In	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
VI C	0 0(1 1							

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CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

	900 F	IFTH AVE	#5B				Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
₽ ₽ ₽	FEES	\$6,583	DOM	21				
	25 W	EST 28TH S	ST #41C				Nomad	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
	SQFT	989	PPSF	\$3,994	BEDS	1	BATHS	1.5
R	FEES	\$3,811	DOM	33				
	301 W	EST 57TH	ST #37C				Clinton	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,895,000	INITIAL	\$3,895,000
	SQFT	1,460	PPSF	\$2,668	BEDS	2	BATHS	2
	FEES	\$4,492	DOM	38				
	100 G	REENE ST	#2				Soho	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,875,000	INITIAL	\$3,875,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
	FEES	\$4,000	DOM	30				
	20 RI	VER TERR	ACE #19	В			Battery I	Park
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,840,000	INITIAL	N/A
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
AL A	FEES	N/A	DOM	N/A				
	227 T	ENTH AVE	#PH				Chelsea	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,785,000	INITIAL	\$4,500,000
	SQFT	2,068	PPSF	\$1,831	BEDS	3	BATHS	3
HERET	FEES	\$3,790	DOM	695				

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CONTRACTS \$3.5M AND ABOVE APR 25 - MAY 01, 2022

1. 1	6 WES	ST 71ST ST #	#1AB				Lincoln	Square
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$4,299,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
	FEES	\$5,382	DOM	665				
	14 EAS	ST 90TH ST	#9D				Carnegie	Hill
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,695,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
	FEES	\$5,082	DOM	28				
	31 EAS	ST 28TH ST	#PHW				Nomad	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
	SQFT	2,370	PPSF	\$1,519	BEDS	3	BATHS	3
	FEES	\$5,495	DOM	70				
	550 W	EST 29TH S	ST #3A				Chelsea	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	N/A
	SQFT	2,180	PPSF	\$1,650	BEDS	3	BATHS	3.5
	FEES	\$6,928	DOM	N/A				
	38 NO	RTH MOOR	RE ST #5	5E			Tribeca	
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,995,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
	FEES	\$3,295	DOM	371				

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