MANHATTAN WEEKLY LUXURY REPORT



18 GRAMERCY PARK SOUTH BY EVAN JOSEPH

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$176,710,000 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE APR 17 - 23, 2023

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 17 condos, 4 co-ops, and 1 house. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$8,032,273

\$6,572,500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

E AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$176,710,000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

204

\$2.834

Unit 5H at 443 Greenwich Street in TriBeCa entered contract this week, with a last asking price of \$15,900,000. Originally built in 1882, this condo unit spans 3,949 square feet with 4 beds and 4 full baths. It features high ceilings, preserved original details, a large kitchen with high-end appliances, an open-plan living and dining room, northern and western exposures, a primary bedroom with two walk-in closets and en-suite bathroom, and much more. The building provides a 24-hour doorman, concierge, valet, and more, a 70-foot indoor swimming pool, a top-of-the-line fitness center, and many other amenities.

Also signed this week was Unit PH at 190 Riverside Drive on the Upper West Side, with a last asking price of \$15,000,000. Originally built in 1911, this penthouse condo spans approximately 4,500 square feet with 5 beds and 5 full baths. It features a stone and glass gas fireplace, glass walls and angled skylights, a chef's kitchen with terrace access and high-end appliances, a large 730 square foot terrace, a primary bedroom with a private terrace and spa-like en-suite bathroom, and much more. The building provides a full-time doorman, garage, storage, bike room, live-in superintendent, and many other amenities.

17 4 1 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$8,569,118 \$6,308,750 \$5,800,000 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$7.475.000 \$6.345.000 \$5.800.000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE \$944 \$2.964 AVERAGE PPSF AVERAGE PPSF 3.005 6.150

AVERAGE SQFT

AVERAGE SQFT

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

APR 17 - 23, 2023

443 GREENWICH ST #5H						Tribeca		
T Y P E S Q F T	CONDO 3,949	STAT U S P P S F	CONTRACT \$4,027	A S K B E D S	\$15,900,000 4	INITIAL BATHS	\$15,900,000 4	
FEES	\$15,558	DOM	70					
190 RI	VERSIDE D	R #PH				Upper W	est Side	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	N/A	
SQFT	4,500	PPSF	\$3,334	BEDS	5	BATHS	5.5	
FEES	\$12,282	DOM	N/A					
53 WE	ST 53RD ST	Г #57В				Midtown	l	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$14,140,000	INITIAL	\$14,140,000	
SQFT	3,273	PPSF	\$4,321	BEDS	3	BATHS	3.5	
FEES	\$13,367	DOM	327					
2150 B	ROADWAY	#9B				Upper W	est Side	
2150 В	ROADWAY	#9B status	CONTRACT	ASK	\$10,500,000		/est Side \$10,995,000	
			CONTRACT \$2,488	A S K B E D S	\$10,500,000 4			
ТҮРЕ	CONDO	STATUS				INITIAL	\$10,995,000	
TYPE SQFT FEES	CONDO 4,221	STATUS PPSF DOM	\$2,488 791			INITIAL	\$10,995,000 5	
TYPE SQFT FEES	CONDO 4,221 \$10,034	STATUS PPSF DOM	\$2,488 791 82B		4	INITIAL BATHS Hudson	\$10,995,000 5 Yards	
type sqft fees 15 HU	CONDO 4,221 \$10,034 DSON YAR	status ppsf dom DS #PH3	\$2,488 791 82B	BEDS	4	INITIAL BATHS Hudson	\$10,995,000 5	
type sqft fees 15 HU type	CONDO 4,221 \$10,034 DSON YAR	status ppsf dom DS #PH3 status	\$2,488 791 82B CONTRACT	BEDS	4 \$10,500,000	INITIAL BATHS Hudson	\$10,995,000 5 Yards \$12,775,000	
type sqft fees 15 HU type sqft fees	CONDO 4,221 \$10,034 DSON YAR CONDO 3,203	STATUS PPSF DOM DS #PH3 STATUS PPSF DOM	\$2,488 791 82B CONTRACT \$3,279	BEDS	4 \$10,500,000	INITIAL BATHS Hudson	\$10,995,000 5 Yards \$12,775,000	
type sqft fees 15 HU type sqft fees	CONDO 4,221 \$10,034 DSON YAR CONDO 3,203 \$9,343 ARREN ST #	STATUS PPSF DOM DS #PH3 STATUS PPSF DOM	\$2,488 791 82B CONTRACT \$3,279 104	BEDS ASK BEDS	4 \$10,500,000 4	INITIAL BATHS Hudson INITIAL BATHS Tribeca	\$10,995,000 5 Yards \$12,775,000 4.5	
TYPE SQFT FEES 15 HU TYPE SQFT FEES 101 WA	CONDO 4,221 \$10,034 DSON YAR CONDO 3,203 \$9,343	STATUS PPSF DOM DS #PH3 STATUS PPSF DOM	\$2,488 791 82B CONTRACT \$3,279	BEDS	4 \$10,500,000	INITIAL BATHS Hudson INITIAL BATHS	\$10,995,000 5 Yards \$12,775,000 4.5	
TYPE SQFT FEES 15 HU TYPE SQFT FEES 101 WA	CONDO 4,221 \$10,034 DSON YAR CONDO 3,203 \$9,343 ARREN ST 5 CONDO	STATUS PPSF DOM DS #PH3 STATUS PPSF DOM #5K STATUS	\$2,488 791 82B CONTRACT \$3,279 104 CONTRACT	BEDS ASK BEDS	4 \$10,500,000 4 \$9,950,000	INITIAL BATHS Hudson INITIAL BATHS Tribeca INITIAL	\$10,995,000 5 Yards \$12,775,000 4.5 \$10,800,000	

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	217 W	EST 57TH S'	Г #61N				Midtowr	1
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	N/A
	SQFT	1,435	PPSF	\$6,272	BEDS	2	BATHS	2.5
	FEES	\$5,411	DOM	N/A				
	200 EA	AST 95TH S	T #7B				Upper Ea	ast Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
	SQFT	3,387	PPSF	\$2,289	BEDS	5	BATHS	5.5
	FEES	\$4,640	DOM	102				
	65 WE	ST 13TH ST	#2B				Greenwi	ch Village
. 1	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,475,000	INITIAL	\$7,750,000
T	SQFT	3,383	PPSF	\$2,210	BEDS	4	BATHS	3
	FEES	\$6,307	DOM	210				
	1035 5	TH AVE #60	С				Upper Ea	ast Side
	1035 5 Type	TH AVE #60 COOP	C status	CONTRACT	ASK	\$7,350,000		ast Side \$7,750,000
				CONTRACT N/A	ASK BEDS	\$7,350,000 5		
	ΤΥΡΕ	COOP	STATUS				INITIAL	\$7,750,000
	TYPE SQFT FEES	COOP N/A	STATUS PPSF DOM	N/A			INITIAL	\$7,750,000 6
	TYPE SQFT FEES	COOP N/A N/A	STATUS PPSF DOM	N/A			INITIAL BATHS Upper Ea	\$7,750,000 6
	type sqft fees 655 PA	COOP N/A N/A N/A	status ppsf dom E	N/A 83	BEDS	5	INITIAL BATHS Upper Ea	\$7,750,000 6 ast Side
	type sqft fees 655 PA type	COOP N/A N/A RK AVE #7 COOP	status ppsf dom E status	N/A 83 CONTRACT	BEDS	5 \$6,995,000	INITIAL BATHS Upper Ea	\$7,750,000 6 ast Side \$6,995,000
	type sqft fees 655 PA type sqft fees	COOP N/A N/A ARK AVE #7 COOP N/A	STATUS PPSF DOM E STATUS PPSF DOM	N/A 83 CONTRACT N/A	BEDS	5 \$6,995,000	INITIAL BATHS Upper Ea	\$7,750,000 6 ast Side \$6,995,000 5.5
	type sqft fees 655 PA type sqft fees	COOP N/A N/A ARK AVE #7 COOP N/A \$6,683	STATUS PPSF DOM E STATUS PPSF DOM	N/A 83 CONTRACT N/A	BEDS	5 \$6,995,000	INITIAL BATHS Upper Ea INITIAL BATHS Upper W	\$7,750,000 6 ast Side \$6,995,000 5.5
	TYPE SQFT FEES 655 PA TYPE SQFT FEES 251 W	COOP N/A N/A RK AVE #7 COOP N/A \$6,683 EST 91ST ST	STATUS PPSF DOM E STATUS PPSF DOM	N/A 83 CONTRACT N/A 84	BEDS ASK BEDS	5 \$6,995,000 4	INITIAL BATHS Upper Ea INITIAL BATHS Upper W	\$7,750,000 6 ast Side \$6,995,000 5.5
	TYPE SQFT FEES 655 PA TYPE SQFT FEES 251 W TYPE	COOP N/A N/A RK AVE #7 COOP N/A \$6,683 EST 91ST ST CONDO	STATUS PPSF DOM E STATUS PPSF DOM	N/A 83 CONTRACT N/A 84 CONTRACT	BEDS ASK BEDS	5 \$6,995,000 4 \$6,150,000	INITIAL BATHS Upper Ea INITIAL BATHS Upper W INITIAL	\$7,750,000 6 ast Side \$6,995,000 5.5 Yest Side \$6,380,000

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	45 CHRISTOPHER ST #PHD							West Village	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	N/A	
	SQFT	N/A	PPSF	N/A	BEDS	1	BATHS	1	
	FEES	N/A	DOM	N/A					
	235 W	EST 75TH S	ST #502				Upper W	/est Side	
: 🛛 📊	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,995,000	
	SQFT	2,975	PPSF	\$2,000	BEDS	4	BATHS	4	
	FEES	\$8,644	DOM	90					
T	35 HU	DSON YAR	DS #550)1			Hudson	Yards	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,925,000	INITIAL	\$5,925,000	
	SQFT	2,453	PPSF	\$2,416	BEDS	3	BATHS	3.5	
	FEES	\$7,968	DOM	N/A					
	460 WEST 51ST ST							Clinton	
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$6,500,000	
	SQFT	6,150	PPSF	\$944	BEDS	12	BATHS	5	
	FEES	\$3,011	DOM	137					
	60 GR	AMERCY P	ARK NO	ORTH #15A	۱		Flatiron	District	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,695,000	INITIAL	\$6,500,000	
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5	
	FEES	\$4,736	DOM	227					
	141 E <i>A</i>	AST 88TH ST	Г #9F				Upper East Side		
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,595,000	
	SQFT	2,615	PPSF	\$2,140	BEDS	4	BATHS	3.5	
	FEES	\$6,599	DOM	10					

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CONTRACTS \$5M AND ABOVE

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N EU	15 HUDSON YARDS #30H							Hudson Yards	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000	
	SQFT	2,220	PPSF	\$2,476	BEDS	3	BATHS	3	
	FEES	\$5,955	DOM	351					
*	00 11/1								
-	92 WA	ARREN ST #	t3E				Tribeca		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,395,000	
	SQFT	2,517	PPSF	\$2,144	BEDS	2	BATHS	3	
	FEES	\$6,563	DOM	49					
	100 D						West Vil	10.000	
	100 BA	ARROW ST	#6C				West Vil	lage	
	100 BA	ARROW ST	# 6C status	CONTRACT	ASK	\$5,195,000		lage \$5,195,000	
				CONTRACT \$2,644	ASK BEDS	\$5,195,000 2			
	ΤΥΡΕ	COOP	STATUS				INITIAL	\$5,195,000	
	TYPE SQFT FEES	COOP 1,965 \$5,381	STATUS PPSF DOM	\$2,644 57			INITIAL BATHS	\$5,195,000 2.5	
	TYPE SQFT FEES	COOP 1,965	STATUS PPSF DOM	\$2,644 57			INITIAL	\$5,195,000 2.5	
	TYPE SQFT FEES	COOP 1,965 \$5,381	STATUS PPSF DOM	\$2,644 57		2	INITIAL BATHS West Ch	\$5,195,000 2.5	
	type sqft fees 555 W	COOP 1,965 \$5,381 YEST 22ND S	status ppsf dom ST #9EV	\$2,644 57 V	BEDS	2	INITIAL BATHS West Ch	\$5,195,000 2.5 elsea	

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