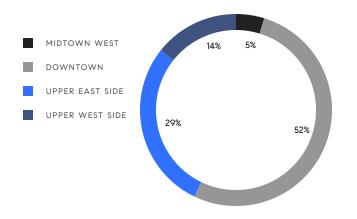
# MANHATTAN WEEKLY LUXURY REPORT



2166 BROADWAY #PH

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$161,780,000 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE JUN 12 - 18, 2023

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 13 condos, 7 co-ops, and 1 house. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

### \$7,703,810

### \$7,395,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$2.516

3%

AVERAGE DISCOUNT

\$161,780,000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

198

Unit 8401 at 35 Hudson Yards entered contract this week, with a last asking price of \$13,850,000. Built in 2019, this condo unit spans 4,621 square feet with 5 beds and 6 full baths. It features high ceilings, wideplank oak floors, a formal dining room, a windowed eat-in kitchen with high-end appliances, a corner primary bedroom with an en-suite bath, a utility room, and much more. The building provides a fitness center, a meditation room, a private dining room, a grand terrace, and many other amenities.

Also signed this week was 141 East 18th Street in Gramercy, with a last asking price of \$11,700,000. Originally built in 1910, this townhouse spans approximately 4,200 square feet with 4 beds and 4 full baths. It features a recent renovation, oversized windows, high ceilings, a modern kitchen with high-end commercial appliances, a rear deck, a private garden, a central sweeping staircase with custom banister and spindles, a full-floor primary suite with custom oak millwork, a glass skylight and private roof, and much more.

13 CONDO DEAL(S)

\$7,695,385

AVERAGE ASKING PRICE

\$7,395,000 median asking price

\$2,539

AVERAGE PPSF

**3,061** Average sqft 7 CO-OP DEAL(S)

\$7.148.572

AVERAGE ASKING PRICE

\$6,795,000

MEDIAN ASKING PRICE

1 TOWNHOUSE DEAL(S)

\$11,700,000 Average asking price

**\$11,700,000** Median asking price

\$2,786

AVERAGE PPSF

4,200

#### MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

JUN 12 - 18, 2023

	35 HUDSON YARDS #8401							Hudson Yards	
S	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$13,850,000	INITIAL	\$13,850,000	
	SQFT	4,621	PPSF	\$2,998	BEDS	5	BATHS	6.5	
	FEES	\$16,007	DOM	N/A					
	141 EAST 18TH ST							Gramercy	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,700,000	INITIAL	\$11,700,000	
	SQFT	4,200	PPSF	\$2,786	BEDS	4	BATHS	4.5	
ifield	FEES	\$3,486	DOM	40					
	500 W	VEST 18TH	ST #WES	ST-21A			West Ch	elsea	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$10,465,000	INITIAL	\$10,465,000	
	SQFT	2,572	PPSF	\$4,069	BEDS	3	BATHS	3.5	
	FEES	\$9,299	DOM	N/A					
	200 EAST 79TH ST #14A								
	200 E	AST 79TH S	ST #14A				Upper Ea	ast Side	
	<b>200</b> Е <sub>туре</sub>	AST 79TH S		CONTRACT	ASK	\$9,800,000			
				CONTRACT \$2,355	A S K B E D S	\$9,800,000 5		ast Side \$9,800,000 5.5	
	ТҮРЕ	CONDO	STATUS				INITIAL	\$9,800,000	
	TYPE SQFT FEES	CONDO 4,162	STATUS PPSF DOM	\$2,355 28			INITIAL	\$9,800,000 5.5	
	TYPE SQFT FEES	CONDO 4,162 \$13,437 ENTRAL PA	STATUS PPSF DOM	\$2,355 28 ST #5G		5	INITIAL BATHS Upper W	\$9,800,000 5.5 /est Side	
	type sqft fees 211 CI	CONDO 4,162 \$13,437	STATUS PPSF DOM	\$2,355 28 ST #5G	BEDS		INITIAL BATHS Upper W	\$9,800,000 5.5	
	type sqft fees <b>211 CF</b> type	CONDO 4,162 \$13,437 ENTRAL PA COOP	status ppsf dom ARK WES status	\$2,355 28 ST #5G CONTRACT	BEDS	5 \$8,950,000	INITIAL BATHS Upper W	\$9,800,000 5.5 //est Side \$8,950,000	
	type sqft fees <b>211 CH</b> type sqft fees	CONDO 4,162 \$13,437 ENTRAL PA COOP N/A	STATUS PPSF DOM ARK WES STATUS PPSF DOM	\$2,355 28 ST #5G CONTRACT N/A	BEDS	5 \$8,950,000	INITIAL BATHS Upper W	\$9,800,000 5.5 Vest Side \$8,950,000 5	
	type sqft fees <b>211 CH</b> type sqft fees	CONDO 4,162 \$13,437 ENTRAL PA COOP N/A N/A	STATUS PPSF DOM ARK WES STATUS PPSF DOM	\$2,355 28 ST #5G CONTRACT N/A	BEDS	5 \$8,950,000	Upper W INITIAL BATHS Upper Ea	\$9,800,000 5.5 Vest Side \$8,950,000 5	
	type sqft fees 211 CP type sqft fees 1160 F	CONDO 4,162 \$13,437 ENTRAL PA COOP N/A N/A PARK AVE #	STATUS PPSF DOM ARK WES STATUS PPSF DOM	\$2,355 28 ST #5G CONTRACT N/A 83	BEDS ASK BEDS	5 \$8,950,000 4	Upper W INITIAL BATHS Upper Ea	\$9,800,000 5.5 /est Side \$8,950,000 5	

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CONTRACTS \$5M AND ABOVE

JUN 12 - 18, 2023

	378 WEST END AVE #2B							Upper West Side	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$8,150,000	INITIAL	\$8,150,000	
	SQFT	3,304	PPSF	\$2,467	BEDS	4	BATHS	4.5	
	FEES	\$8,293	DOM	386					
-	520 W	EST 28TH	ST #21				Chelsea		
I CEAN	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000	
	SQFT	2,924	PPSF	\$2,735	BEDS	3	BATHS	3.5	
1 A	FEES	\$12,089	DOM	91					
	515 W		Chelsea						
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$11,475,000	
	SQFT	2,737	PPSF	\$2,905	BEDS	4	BATHS	4.5	
	FEES	\$10,400	DOM	658					
	124 EAST 13TH ST #PH							Greenwich Village	
	124 EA	AST 13TH S	T #PH				Greenwi	ch Village	
	<b>124</b> ЕА	AST 13TH S	T #PH status	CONTRACT	ASK	\$7,395,000		ch Village \$7,750,000	
				CONTRACT \$1,996	A S K B E D S	\$7,395,000 4		-	
	ТҮРЕ	CONDO	STATUS				INITIAL	\$7,750,000	
	TYPE SQFT FEES	CONDO 3,705	STATUS PPSF DOM	\$1,996			INITIAL	\$7,750,000 3	
	TYPE SQFT FEES	CONDO 3,705 \$9,622	STATUS PPSF DOM	\$1,996			INITIAL BATHS Upper Ea	\$7,750,000 3	
	type sqft fees <b>885</b> PA	CONDO 3,705 \$9,622 ARK AVE #	status ppsf dom 6C	\$1,996 222	BEDS	4	INITIAL BATHS Upper Ea	\$7,750,000 3 ast Side	
	type sqft fees <b>885 P</b> A type	CONDO 3,705 \$9,622 ARK AVE # COOP	STATUS PPSF DOM 6C STATUS	\$1,996 222 CONTRACT	BEDS	4 \$7,395,000	INITIAL BATHS Upper Ea	\$7,750,000 3 ast Side \$7,650,000	
	type sqft fees <b>885 P</b> A type sqft fees	CONDO 3,705 \$9,622 ARK AVE # COOP N/A	STATUS PPSF DOM 6C STATUS PPSF DOM	\$1,996 222 CONTRACT N/A 119	BEDS	4 \$7,395,000	INITIAL BATHS Upper Ea	\$7,750,000 3 ast Side \$7,650,000	
	type sqft fees <b>885 P</b> A type sqft fees	CONDO 3,705 \$9,622 ARK AVE # COOP N/A N/A	STATUS PPSF DOM 6C STATUS PPSF DOM	\$1,996 222 CONTRACT N/A 119	BEDS	4 \$7,395,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	\$7,750,000 3 ast Side \$7,650,000	
	type sqft fees <b>885 P</b> A type sqft fees <b>90 WH</b>	CONDO 3,705 \$9,622 ARK AVE # COOP N/A N/A EST BROAD	STATUS PPSF DOM 6C STATUS PPSF DOM	\$1,996 222 CONTRACT N/A 119	BEDS ASK BEDS	4 \$7,395,000 4	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	\$7,750,000 3 ast Side \$7,650,000 4	
	type sqft fees <b>885 P</b> type sqft fees <b>90 WI</b> type	CONDO 3,705 \$9,622 ARK AVE # COOP N/A N/A EST BROAD COOP	STATUS PPSF DOM 6C STATUS PPSF DOM WAY #1 STATUS	\$1,996 222 CONTRACT N/A 119 1 CONTRACT	BEDS ASK BEDS ASK	4 \$7,395,000 4 \$6,795,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca INITIAL	\$7,750,000 3 ast Side \$7,650,000 4 \$6,795,000	

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#### MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

JUN 12 - 18, 2023

1150 5TH AVE #11B							Upper East Side		
ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$6,650,000	INITIAL	\$6,650,000		
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5		
FEES	N/A	DOM	34						
129 GRAND ST #2							Soho		
ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000		
SQFT	3,250	PPSF	\$2,000	BEDS	4	BATHS	2.5		
FEES	\$5,381	DOM	47						
515 W		Chelsea							
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$7,975,000		
SQFT	2,091	PPSF	\$3,059	BEDS	3	BATHS	2.5		
FEES	\$8,127	DOM	679						
 765 PARK AVE #8D							Upper East Side		
765 PA	ARK AVE #8	3D				Upper Ea	ast Side		
<b>765 РА</b> түре	ARK AVE #8	3D status	CONTRACT	ASK	\$5,750,000		ast Side \$5,750,000		
			CONTRACT N/A	ASK BEDS	\$5,750,000 3				
ТҮРЕ	COOP	STATUS				INITIAL	\$5,750,000		
TYPE SQFT FEES	COOP N/A	STATUS PPSF DOM	N/A			INITIAL	\$5,750,000 3		
TYPE SQFT FEES	COOP N/A N/A	STATUS PPSF DOM	N/A			INITIAL BATHS	\$5,750,000 3 ast Side		
type sqft fees <b>114 E</b> A	COOP N/A N/A AST 72ND S	status ppsf dom T #PH	N/A 69	BEDS	3	INITIAL BATHS Upper Ea	\$5,750,000 3 ast Side		
type sqft fees <b>114 E</b> A type	COOP N/A N/A AST 72ND ST COOP	status ppsf dom <b>f</b> # <b>PH</b> status	N/A 69 CONTRACT	BEDS	3 \$5,600,000	INITIAL BATHS Upper Ea	\$5,750,000 3 ast Side N/A		
type sqft fees <b>114 E</b> A type sqft fees	COOP N/A N/A AST 72ND ST COOP N/A	STATUS PPSF DOM T #PH STATUS PPSF DOM	N/A 69 CONTRACT N/A	BEDS	3 \$5,600,000	INITIAL BATHS Upper Ea	\$5,750,000 3 ast Side N/A		
type sqft fees <b>114 E</b> A type sqft fees	COOP N/A N/A AST 72ND ST COOP N/A \$7,688	STATUS PPSF DOM T #PH STATUS PPSF DOM	N/A 69 CONTRACT N/A	BEDS	3 \$5,600,000	INITIAL BATHS Upper Ea INITIAL BATHS	\$5,750,000 3 ast Side N/A 3.5		
type sqft fees <b>114 E</b> A type sqft fees <b>12 WA</b>	COOP N/A N/A ST 72ND ST COOP N/A \$7,688	STATUS PPSF DOM T #PH STATUS PPSF DOM	N/A 69 CONTRACT N/A N/A	BEDS ASK BEDS	3 \$5,600,000 3	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	\$5,750,000 3 ast Side N/A 3.5		
type sqft fees <b>114 EA</b> type sqft fees <b>12 WA</b> type	COOP N/A N/A ST 72ND ST COOP N/A \$7,688 RREN ST # CONDO	STATUS PPSF DOM T #PH STATUS PPSF DOM	N/A 69 CONTRACT N/A N/A CONTRACT	BEDS ASK BEDS ASK	3 \$5,600,000 3 \$5,595,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca INITIAL	\$5,750,000 3 ast Side N/A 3.5		

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CONTRACTS \$5M AND ABOVE JUN 12 - 18, 2023

II	482 GF	REENWICH	Tribeca						
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000	
	SQFT	2,488	PPSF	\$2,211	BEDS	3	BATHS	3.5	
they bet	FEES	\$3,617	DOM	51					
44	200 WEST END AVE #21BC								
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	N/A	
	SQFT	3,212	PPSF	\$1,635	BEDS	5	BATHS	3.5	
LETT	FEES	\$9,156	DOM	N/A					
	30 PARK PL #41A						Tribeca		
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,750,000	
6	SQFT	2,219	PPSF	\$2,342	BEDS	3	BATHS	3.5	
	FEES	\$8,636	DOM	421					

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