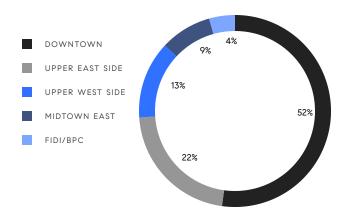
MANHATTAN WEEKLY LUXURY REPORT



23 E 22ND ST, UNIT PH

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$188,736,250 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE APR 29 - MAY 5, 2024

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 23 contracts signed this week, made up of 18 condos, 4 co-ops, and 1 house. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$8,205,924

\$8,880,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

4%

AVERAGE DISCOUNT

\$188,736,250

TOTAL VOLUME

AVERAGE DAYS ON MARKET

242

\$2.917

AVERAGE PPSF

Unit W25D at 500 West 18th Street in Chelsea entered contract this week, with a last asking price of \$13,770,000. Built in 2022, this condo unit spans 3,881 square feet with 4 beds and 4 full baths. It features north, east, and south exposures, river and city views, an open kitchen with quartzite countertops and backsplash, a southeast-facing primary bedroom with en-suite bath and floor-to-ceiling windows, a home automation system, and much more. The building provides a fitness center and lap pool, on-site parking and storage, a spa with steam and sauna rooms, premier hotel services, and many other amenities.

Also signed this week was Unit 16AW at 555 West 22nd Street in Chelsea, with a last asking price of \$11,250,000. Built in 2022, this condo unit spans 3,004 square feet with 4 beds and 4 full baths. It features open living and dining areas, unobstructed river views, a 29-foot corner great room, an eat-in kitchen with wood flooring and floor-to-ceiling windows, multiple balconies, a primary bedroom with en-suite bath and large walk-in closet, and much more. The building provides a doorman, concierge, a roof deck, a fitness center and pool, storage space, parking and valet, and many other amenities.

18 4 1 TOWNHOUSE DEAL(S) CONDO DEAL(S) CO-OP DEAL(S) \$8.327.292 \$8,086,250 \$6,500,000 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$8.940.000 \$8.247.500 \$6.500.000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE N/A \$3.006 AVERAGE PPSF AVERAGE PPSF 2,843 N/AAVERAGE SQFT AVERAGE SQFT

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE APR 29 - MAY 5, 2024

500 W	EST 18TH	ST #W25	5D			Chelsea	
TYPE SQFT FEES	CONDO 3,881 \$14,292	STATUS PPSF DOM	CONTRACT \$3,549 48	ASK BEDS	\$13,770,000 4	INITIAL BATHS	\$13,500,000 4
555 W	EST 22ND	ST #16A	W			Chelsea	
TYPE SQFT FEES	CONDO 3,004 \$11,408	STATUS PPSF DOM	CONTRACT \$3,746 7	ASK BEDS	\$11,250,000 4	INITIAL BATHS	\$11,250,000 4.5
555 W	EST 22ND	ST #12A	W			Chelsea	
TYPE SQFT FEES	CONDO 3,004 \$11,156	STATUS PPSF DOM	CONTRACT \$3,579 383	ASK BEDS	\$10,750,000 4	INITIAL BATHS	\$10,750,000 4.5
200 E	AST 75TH S	ST #10A				Upper Ea	ast Side
200 E type sqft fees	AST 75TH 5 CONDO 3,662 \$10,415	ST #10A status ppsf dom	CONTRACT \$2,909 N/A	ASK BEDS	\$10,650,000 6		ast Side \$10,650,000 6
TYPE SQFT FEES	CONDO 3,662	STATUS PPSF DOM	\$2,909 N/A			INITIAL	\$10,650,000 6
TYPE SQFT FEES	CONDO 3,662 \$10,415	STATUS PPSF DOM	\$2,909 N/A		6	INITIAL BATHS Upper W	\$10,650,000 6
type sqft fees 257 C type sqft fees	CONDO 3,662 \$10,415 ENTRAL PA COOP N/A	STATUS PPSF DOM ARK WE STATUS PPSF DOM	\$2,909 N/A ST #11AB CONTRACT N/A	BEDS	6 \$10,000,000	INITIAL BATHS Upper W	\$10,650,000 6 /est Side \$11,000,000

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE APR 29 - MAY 5, 2024

1049 5	TH AVE #17	7B				Upper Ea	ast Side
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,995,000
SQFT	2,918	PPSF	\$3,426	BEDS	4	BATHS	4
FEES	\$12,919	DOM	344				
50 WE	EST 66TH ST	Г #3С				Upper W	est Side
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,025,000
SQFT	3,223	PPSF	\$3,088	BEDS	4	BATHS	4
FEES	N/A	DOM	350				
100 EA	AST 53RD S'	T #55A				Midtowr	1
ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	3,385	PPSF	\$2,881	BEDS	3	BATHS	3.5
FEES	\$13,199	DOM	231				
215 EAST 19TH ST #17A							
215 E <i>A</i>	AST 19TH ST	Г #17А				Gramero	У
215 EA	AST 19TH ST CONDO	Г # 17 А status	CONTRACT	ASK	\$9,565,000		y \$9,565,000
			CONTRACT \$3,001	A S K B E D S	\$9,565,000 3		
ΤΥΡΕ	CONDO	STATUS				INITIAL	\$9,565,000
TYPE SQFT FEES	CONDO 3,187	STATUS PPSF DOM	\$3,001			INITIAL	\$9,565,000
TYPE SQFT FEES	CONDO 3,187 \$10,606	STATUS PPSF DOM	\$3,001			INITIAL BATHS Tribeca	\$9,565,000
type sqft fees 52 LIS	CONDO 3,187 \$10,606 PENARD ST	status ppsf dom f # 2	\$3,001 63	BEDS	3	INITIAL BATHS Tribeca	\$9,565,000 3.5
type sqft fees 52 LIS type	CONDO 3,187 \$10,606 PENARD ST CONDO	status ppsf dom f # 2 status	\$3,001 63 CONTRACT	BEDS	3 \$9,000,000	INITIAL BATHS Tribeca	\$9,565,000 3.5 \$8,995,000
type sqft fees 52 LIS type sqft fees	CONDO 3,187 \$10,606 PENARD ST CONDO 3,804	STATUS PPSF DOM F # 2 STATUS PPSF DOM	\$3,001 63 CONTRACT \$2,366 699	BEDS	3 \$9,000,000	INITIAL BATHS Tribeca	\$9,565,000 3.5 \$8,995,000 3
type sqft fees 52 LIS type sqft fees	CONDO 3,187 \$10,606 PENARD ST CONDO 3,804 \$6,809	STATUS PPSF DOM F # 2 STATUS PPSF DOM	\$3,001 63 CONTRACT \$2,366 699	BEDS	3 \$9,000,000	INITIAL BATHS Tribeca INITIAL BATHS West Ch	\$9,565,000 3.5 \$8,995,000 3
TYPE SQFT FEES 52 LIS TYPE SQFT FEES 500 W	CONDO 3,187 \$10,606 PENARD ST CONDO 3,804 \$6,809	STATUS PPSF DOM T #2 STATUS PPSF DOM	\$3,001 63 CONTRACT \$2,366 699	BEDS ASK BEDS	3 \$9,000,000 4	INITIAL BATHS Tribeca INITIAL BATHS West Ch	\$9,565,000 3.5 \$8,995,000 3
TYPE SQFT FEES 52 LIS TYPE SQFT FEES 500 W TYPE	CONDO 3,187 \$10,606 PENARD ST CONDO 3,804 \$6,809 ZEST 18TH S CONDO	STATUS PPSF DOM T #2 STATUS PPSF DOM ST #W19 STATUS	\$3,001 63 CONTRACT \$2,366 699 OA CONTRACT	BEDS ASK BEDS	3 \$9,000,000 4 \$8,880,000	INITIAL BATHS Tribeca INITIAL BATHS West Char INITIAL	\$9,565,000 3.5 \$8,995,000 3 elsea \$8,705,000

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE APR 29 - MAY 5, 2024

	156 EA	AST 71ST ST	ı				Upper Ea	ast Side
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$8,800,000
	SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	5
	FEES	\$6,064	DOM	382				
	888 PA	ARK AVE #	6A				Upper Ea	ast Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$11,500,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
	FEES	N/A	DOM	369				
	500 W	EST 18TH S	ST #W20)D			West Ch	elsea
Berning and	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,325,000	INITIAL	\$6,325,000
	SQFT	2,109	PPSF	\$3,000	BEDS	2	BATHS	2
	FEES	\$7,568	DOM	74				
	520 5	ГН AVE #65	5A				Midtowr	1
	520 57	TH AVE #65 condo	5A status	CONTRACT	ASK	\$6,250,000		n \$6,250,000
				CONTRACT \$3,337	A S K B E D S	\$6,250,000 3		
	ТҮРЕ	CONDO	STATUS				INITIAL	\$6,250,000
	TYPE SQFT FEES	CONDO 1,873	STATUS PPSF DOM	\$3,337 N/A			INITIAL	\$6,250,000 3.5
	TYPE SQFT FEES	CONDO 1,873 \$7,033	STATUS PPSF DOM	\$3,337 N/A			INITIAL BATHS Upper W	\$6,250,000 3.5
	type sqft fees 210 W	CONDO 1,873 \$7,033 YEST 77TH S	status ppsf dom ST #11W	\$3,337 N/A	BEDS	3	INITIAL BATHS Upper W	\$6,250,000 3.5 /est Side
	type sqft fees 210 W type	CONDO 1,873 \$7,033 YEST 77TH S CONDO	status ppsf dom ST #11W status	\$3,337 N/A CONTRACT	BEDS	3 \$5,995,000	INITIAL BATHS Upper W	\$6,250,000 3.5 Vest Side \$5,995,000
	type sqft fees 210 W type sqft fees	CONDO 1,873 \$7,033 YEST 77TH S CONDO 2,625	status ppsf dom ST #11W status ppsf dom	\$3,337 N/A CONTRACT \$2,284	BEDS	3 \$5,995,000	INITIAL BATHS Upper W	\$6,250,000 3.5 Vest Side \$5,995,000 4
	type sqft fees 210 W type sqft fees	CONDO 1,873 \$7,033 YEST 77TH S CONDO 2,625 \$8,049	status ppsf dom ST #11W status ppsf dom	\$3,337 N/A CONTRACT \$2,284	BEDS	3 \$5,995,000	INITIAL BATHS Upper W INITIAL BATHS Upper Ea	\$6,250,000 3.5 Vest Side \$5,995,000 4
	TYPE SQFT FEES 210 W TYPE SQFT FEES 133 EA	CONDO 1,873 \$7,033 YEST 77TH S CONDO 2,625 \$8,049 AST 80TH S	STATUS PPSF DOM ST #11W STATUS PPSF DOM T #3A	\$3,337 N/A CONTRACT \$2,284 117	BEDS ASK BEDS	3 \$5,995,000 4	INITIAL BATHS Upper W INITIAL BATHS Upper Ea	\$6,250,000 3.5 /est Side \$5,995,000 4
	TYPE SQFT FEES 210 W TYPE SQFT FEES 133 EA TYPE	CONDO 1,873 \$7,033 YEST 77TH S CONDO 2,625 \$8,049 AST 80TH S COOP	STATUS PPSF DOM STATUS PPSF DOM T #3A STATUS	\$3,337 N/A CONTRACT \$2,284 117 CONTRACT	BEDS ASK BEDS ASK	3 \$5,995,000 4 \$5,850,000	Upper W INITIAL BATHS Upper Ea INITIAL	\$6,250,000 3.5 Vest Side \$5,995,000 4 ast Side \$5,850,000

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CONTRACTS \$5M AND ABOVE APR 29 - MAY 5, 2024

	449 W	VASHINGT	Tribeca					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$6,200,000
	SQFT	3,157	PPSF	\$1,838	BEDS	3	BATHS	2.5
	FEES	\$6,501	DOM	69				
*	160 L	EROY ST #	West Village					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$6,300,000
	SQFT	1,644	PPSF	\$3,403	BEDS	2	BATHS	2.5
	FEES	\$6,262	DOM	113				
	110 CI	HARLTON	ST #27C				Soho	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,536,250	INITIAL	\$5,536,250
	SQFT	2,046	PPSF	\$2,706	BEDS	3	BATHS	3.5
	FEES	\$5,962	DOM	N/A				
	33 PA	33 PARK ROW #11A					Financial District	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,530,000	INITIAL	\$5,530,000
	SQFT	2,371	PPSF	\$2,333	BEDS	3	BATHS	3.5
<u>× ×</u>	FEES	\$8,216	DOM	91				
	115 W	EST BROA	Tribeca					
	ТҮРЕ	CONDOP	STATUS	TEMP OFF	ASK	\$5,300,000	INITIAL	\$5,595,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
	FEES	N/A	DOM	710				

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