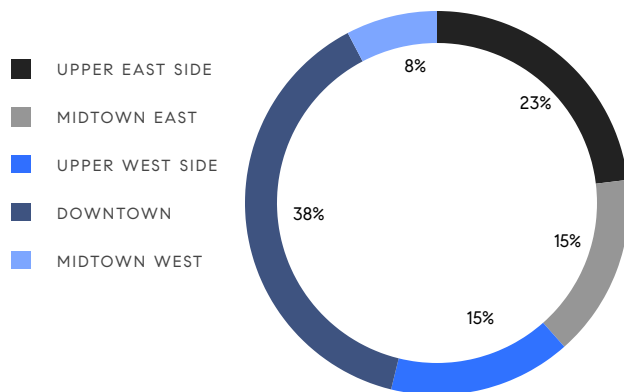


MANHATTAN WEEKLY LUXURY REPORT



27 WOOSTER ST #PH, PHOTO BY WILL ELLIS

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$111,925,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 9 condos, 2 co-ops, and 2 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$8,609,616

AVERAGE ASKING PRICE

\$7,100,000

MEDIAN ASKING PRICE

\$2,865

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$111,925,000

TOTAL VOLUME

246

AVERAGE DAYS ON MARKET

Unit 20A at 737 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$13,750,000. Originally built in 1940, this condo unit spans 4,337 with 4 beds and 4 full baths. It features a private elevator, wraparound open city views, a library with private terrace access, a large custom kitchen with a large island, a primary bedroom suite with walk-in closets and windowed en-suite bath, and much more. The building provides a 24-hour doorman and lobby staff, a private gym, a garden room with courtyard and catering kitchen, bicycle storage, and many other amenities.

Also signed this week was Unit 54B at 53 West 53rd Street in Midtown East, with a last asking price of \$13,245,000. Built in 2018, this condo unit spans 3,339 square feet with 3 beds and 3 full baths. It features high ceilings, Thierry Despont interiors, a custom marble kitchen, a corner primary suite with south- and west-facing views and windowed bath, and much more. The building provides a full-time doorman, a gym and pool, a concierge, private storage, and many other amenities.

9

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$8,914,445

AVERAGE ASKING PRICE

\$6,375,000

AVERAGE ASKING PRICE

\$9,472,500

AVERAGE ASKING PRICE

\$8,125,000

MEDIAN ASKING PRICE

\$6,375,000

MEDIAN ASKING PRICE

\$9,472,500

MEDIAN ASKING PRICE

\$3,089

AVERAGE PPSF

\$1,908

AVERAGE PPSF

2,868

AVERAGE SQFT

4,850

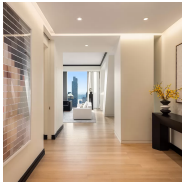
AVERAGE SQFT



737 PARK AVE #20A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$15,000,000
SQFT	4,337	PPSF	\$3,171	BEDS	4.5	BATHS	4.5
FEES	\$11,326	DOM	116				



53 WEST 53RD ST #54B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,245,000	INITIAL	\$13,245,000
SQFT	3,339	PPSF	\$3,967	BEDS	3.5	BATHS	3.5
FEES	\$15,757	DOM	923				



9 WEST 84TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$12,950,000
SQFT	5,250	PPSF	\$2,467	BEDS	5	BATHS	5
FEES	\$9,118	DOM	80				



90 LEXINGTON AVE #PHA

Nomad

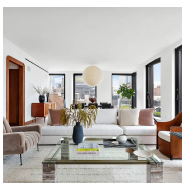
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$11,500,000
SQFT	3,368	PPSF	\$3,265	BEDS	4	BATHS	4
FEES	\$12,426	DOM	280				



515 WEST 18TH ST #PH1016

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$8,495,000
SQFT	2,353	PPSF	\$3,611	BEDS	2	BATHS	2
FEES	\$8,602	DOM	359				



505 WEST 19TH ST #8W

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,125,000	INITIAL	N/A
SQFT	2,996	PPSF	\$2,712	BEDS	3.5	BATHS	3.5
FEES	\$10,308	DOM	N/A				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



200 AMSTERDAM AVE #28C

Upper West Side

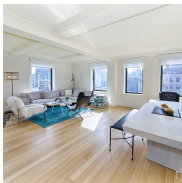
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,100,000
SQFT	2,092	PPSF	\$3,394	BEDS	2	BATHS	2.5
FEES	\$7,007	DOM	74				



900 FIFTH AVE #18/19B

Upper East Side

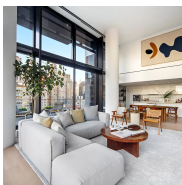
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$11,300	DOM	282				



15 EAST 69TH ST #11C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,295,000
SQFT	2,310	PPSF	\$2,726	BEDS	3	BATHS	3
FEES	\$7,993	DOM	75				



695 FIRST AVE #28E

Tudor City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,835	PPSF	\$2,205	BEDS	3	BATHS	3.5
FEES	\$9,282	DOM	251				



241 WEST 20TH ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,495,000
SQFT	4,450	PPSF	\$1,348	BEDS	6	BATHS	3.5
FEES	\$4,031	DOM	171				



35 HUDSON YARDS #6202

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$5,975,000
SQFT	2,174	PPSF	\$2,749	BEDS	2	BATHS	2
FEES	\$6,641	DOM	N/A				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



55 GREAT JONES ST #6

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	2,100	PPSF	\$2,762	BEDS	2	BATHS	2
FEES	\$1,400	DOM	88				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

© 2022 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)