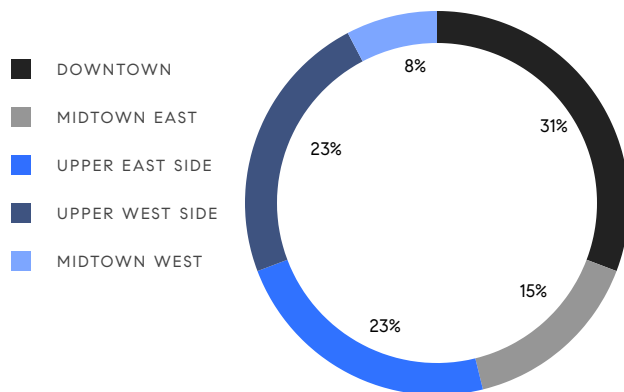


MANHATTAN WEEKLY LUXURY REPORT



443 GREENWICH ST #PHB, PHOTO BY HAYLEY DAY, DDREPS

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$114,250,000
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 11 condos, and 2 co-ops. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$8,788,462

AVERAGE ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$2,930

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$114,250,000

TOTAL VOLUME

171

AVERAGE DAYS ON MARKET

150 Wooster Street in SoHo entered contract this week, with a last asking price of \$18,000,000. Built in 2017, this full-floor condo unit spans 4,271 square feet with 4 beds and 4 full baths. It features a private entry gallery, high ceilings, wide-plank fumed white oak flooring, oversized windows with western and eastern exposures, an east-facing 184 square foot balcony, a large primary bedroom with marble en-suite bath, a gas fireplace, and much more. The building provides a full-time doorman, laundry and storage, and many other amenities.

Also signed this week was Unit 46C at 157 West 57th Street in Midtown East, with a last asking price of \$13,900,000. Built in 2013, this condo unit spans 3,466 square feet with 4 beds and 4 full baths. It features high ceilings, floor-to-ceiling windows, triple exposures with city skyline views, a chef's kitchen with high-end appliances and custom cabinetry, a primary suite with Central Park views and custom walk-in closet, and much more. The building provides a full-time doorman, a gym with yoga studio and pool, a steam room, a billiards room, and many other amenities.

11

CONDO DEAL(S)

2

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$8,734,091

AVERAGE ASKING PRICE

\$9,087,500

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$9,087,500

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,934

AVERAGE PPSF

\$0

AVERAGE PPSF

2,875

AVERAGE SQFT

0

AVERAGE SQFT



150 WOOSTER ST #5

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,000,000	INITIAL	\$18,000,000
SQFT	4,271	PPSF	\$4,215	BEDS	4	BATHS	4.5
FEES	\$12,022	DOM	41				



157 WEST 57TH ST #46C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,900,000	INITIAL	N/A
SQFT	3,466	PPSF	\$4,011	BEDS	4	BATHS	4.5
FEES	\$10,538	DOM	N/A				



800 PARK AVE #14

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,975,000	INITIAL	\$12,975,000
SQFT	4,500	PPSF	\$2,884	BEDS	5	BATHS	5
FEES	N/A	DOM	120				



30 PARK PL #70A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,900,000
SQFT	3,699	PPSF	\$3,245	BEDS	4	BATHS	5.5
FEES	\$16,595	DOM	97				



1165 MADISON AVE #3S

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,625,000	INITIAL	\$8,625,000
SQFT	2,665	PPSF	\$3,237	BEDS	2	BATHS	3
FEES	\$6,019	DOM	109				



160 LEROY ST #SOUTH8B

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,750,000
SQFT	2,351	PPSF	\$3,382	BEDS	3	BATHS	3.5
FEES	\$7,633	DOM	274				

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.



390 WEST END AVE #9C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$8,250,000
SQFT	3,100	PPSF	\$2,097	BEDS	3	BATHS	3.5
FEES	\$8,257	DOM	756				



225 WEST 86TH ST #910

Upper West Side

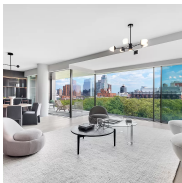
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,100,000
SQFT	2,444	PPSF	\$2,558	BEDS	3	BATHS	3.5
FEES	\$6,082	DOM	207				



210 WEST 77TH ST #10W

Upper West Side

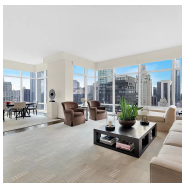
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,750,000
SQFT	2,720	PPSF	\$2,298	BEDS	4	BATHS	4.5
FEES	\$8,365	DOM	128				



175 CHRYSTIE ST #8

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,518	PPSF	\$2,324	BEDS	3	BATHS	3
FEES	\$6,570	DOM	159				



151 EAST 58TH ST #34D

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,210	PPSF	\$2,602	BEDS	2	BATHS	2.5
FEES	\$7,676	DOM	49				



30 EAST 62ND ST #11EF

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	104				

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.



35 HUDSON YARDS #5502

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,174	PPSF	\$2,300	BEDS	2	BATHS	2.5
FEES	\$6,615	DOM	1				

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)