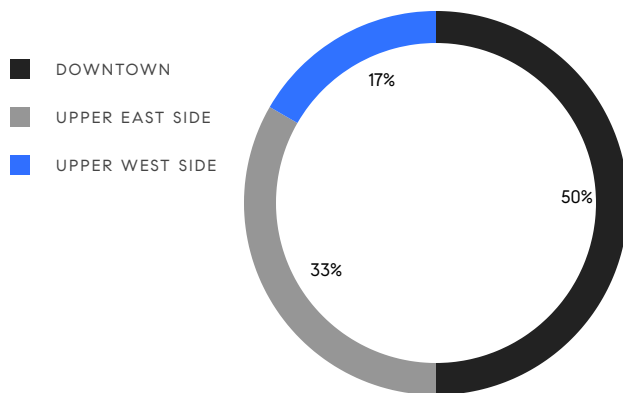


# MANHATTAN WEEKLY LUXURY REPORT



33 PARK ROW, UNIT PH3

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



6

CONTRACTS SIGNED  
THIS WEEK

\$37,090,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 6 contracts signed this week, made up of 4 condos, and 2 co-ops. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

**\$6,181,667**

AVERAGE ASKING PRICE

**\$5,797,500**

MEDIAN ASKING PRICE

**\$2,665**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$37,090,000**

TOTAL VOLUME

**243**

AVERAGE DAYS ON MARKET

Unit 1104 at 515 West 18th Street in Chelsea entered contract this week, with a last asking price of \$8,750,000. Built in 2020, this condo unit spans 2,536 square feet with 3 beds and 3 full baths. It features 1,158 square feet of outdoor terrace space, south, west, and north exposures, a custom kitchen with high-end appliances, wide plank oak flooring, high ceilings, and much more. The building provides a 75-foot swimming pool, sauna and massage rooms, an outdoor courtyard, a rooftop terrace, a state-of-the-art fitness center, and many other amenities.

Also signed this week was Unit N23B at 565 Broome Street in Hudson Square, with a last asking price of \$5,995,000. Built in 2019, this condo unit spans 1,923 square feet with 2 beds and 2 full baths. It features high ceilings, wide plank oak flooring throughout, floor-to-ceiling glass exterior walls, an open kitchen with high-end appliances, and much more. The building provides a 24-hour doorman and concierge, a 55-foot indoor heated lap pool, a fitness center, a landscaped lounge, and many other amenities.

**4**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$6,522,500**

AVERAGE ASKING PRICE

**\$5,500,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$5,995,000**

MEDIAN ASKING PRICE

**\$5,500,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,803**

AVERAGE PPSF

**\$0**

AVERAGE PPSF

**2,337**

AVERAGE SQFT

**0**

AVERAGE SQFT



### 515 WEST 18TH ST #1104

Chelsea

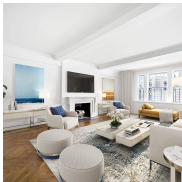
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	2,536	PPSF	\$3,451	BEDS	3	BATHS	3.5
FEES	\$11,657	DOM	56				



### 565 BROOME ST #N23B

Hudson Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	1,923	PPSF	\$3,118	BEDS	2	BATHS	2
FEES	\$6,636	DOM	299				



### 40 EAST 66TH ST #9B

Upper East Side

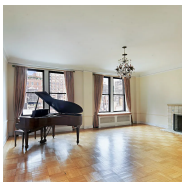
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,455	PPSF	\$2,442	BEDS	3	BATHS	4
FEES	\$8,061	DOM	126				



### 147 WEST 15TH ST #PH9S

Chelsea

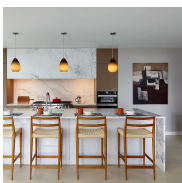
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$6,600,000
SQFT	2,654	PPSF	\$2,111	BEDS	2	BATHS	2.5
FEES	N/A	DOM	666				



### 993 PARK AVE #9E/8D

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	7
FEES	N/A	DOM	124				



### 200 AMSTERDAM AVE #12C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,350,000
SQFT	2,434	PPSF	\$2,199	BEDS	3	BATHS	3.5
FEES	\$7,990	DOM	183				

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