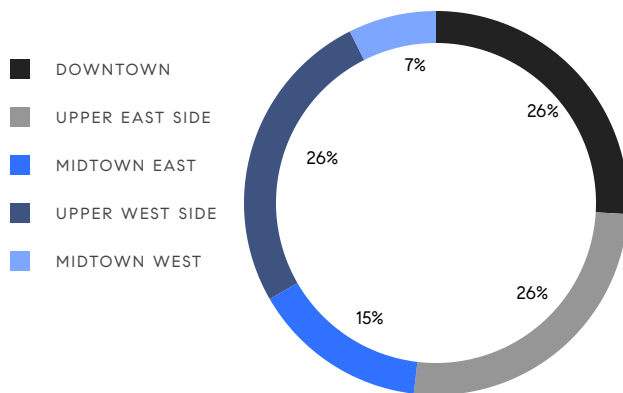


# MANHATTAN WEEKLY LUXURY REPORT



2166 BROADWAY #PH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



27

CONTRACTS SIGNED  
THIS WEEK

\$256,848,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 27 contracts signed this week, made up of 16 condos, and 11 co-ops. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

**\$9,512,889**

AVERAGE ASKING PRICE

**\$6,995,000**

MEDIAN ASKING PRICE

**\$2,944**

AVERAGE PPSF

**5%**

AVERAGE DISCOUNT

**\$256,848,000**

TOTAL VOLUME

**260**

AVERAGE DAYS ON MARKET

Unit WPH35A at 500 West 18th Street in West Chelsea, with a last asking price of \$30,000,000. Built in 2022, this penthouse condo unit spans 5,783 square feet with 5 beds and 5 full baths. It features a 322 square-foot loggia, a custom chef's kitchen, a west-facing primary bedroom with floor-to-ceiling windows and en-suite bath, river and skyline views, and much more. The building provides a lap pool and jacuzzi, a spa with steam room and sauna, a fitness center, private dining, and many other amenities.

Also signed this week was Unit 10/11C at 740 Park Avenue on the Upper East Side, with a last asking price of \$23,750,000. Originally built in 1929, this pre-war co-op unit has 4 beds and 5 full baths. It features a private elevator, a large gallery, high ceilings, wide-plank oak hardwood floors, a large chef's kitchen with high-end appliances, and much more. The building provides full-service staff, a fitness center, private storage, and many other amenities.

**16**

CONDO DEAL(S)

**11**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$9,166,438**

AVERAGE ASKING PRICE

**\$10,016,819**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$6,937,500**

MEDIAN ASKING PRICE

**\$6,995,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$3,093**

AVERAGE PPSF

**\$0**

AVERAGE PPSF

**2,875**

AVERAGE SQFT

**0**

AVERAGE SQFT



### 500 WEST 18TH ST #WPH35A

West Chelsea

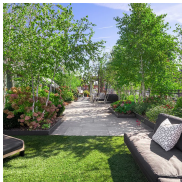
TYPE	CONDO	STATUS	CONTRACT	ASK	\$30,000,000	INITIAL	\$30,000,000
SQFT	5,783	PPSF	\$5,188	BEDS	5	BATHS	5.5
FEES	\$22,284	DOM	N/A				



### 740 PARK AVE #10/11C

Upper East Side

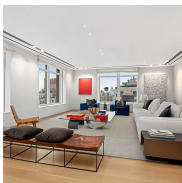
TYPE	COOP	STATUS	CONTRACT	ASK	\$23,750,000	INITIAL	\$27,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	294				



### 80 WOOSTER ST #PH

Soho

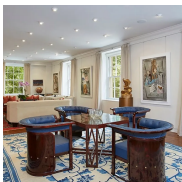
TYPE	COOP	STATUS	CONTRACT	ASK	\$18,500,000	INITIAL	\$18,500,000
SQFT	4,800	PPSF	\$3,855	BEDS	5	BATHS	4.5
FEES	\$2,992	DOM	241				



### 515 PARK AVE #18

Upper East Side

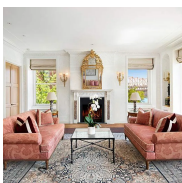
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$13,995,000
SQFT	3,257	PPSF	\$4,297	BEDS	4	BATHS	4
FEES	\$11,326	DOM	78				



### 920 5TH AVE #2A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	5
FEES	\$12,684	DOM	55				



### 1 SUTTON PL SOUTH #6A

Sutton Place

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$13,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	N/A	DOM	253				

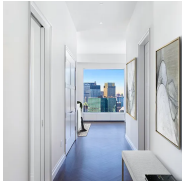
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### 200 AMSTERDAM AVE #34B

Upper West Side

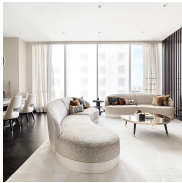
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$10,600,000
SQFT	2,692	PPSF	\$3,697	BEDS	3	BATHS	3
FEES	\$9,748	DOM	672				



### 432 PARK AVE #50B

Midtown

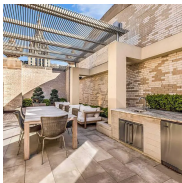
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$14,000,000
SQFT	2,224	PPSF	\$4,384	BEDS	3	BATHS	3
FEES	\$12,258	DOM	776				



### 217 WEST 57TH ST #32A

Midtown

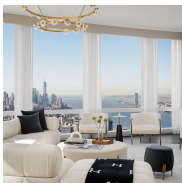
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,500,000
SQFT	2,439	PPSF	\$3,896	BEDS	3	BATHS	3.5
FEES	\$8,664	DOM	613				



### 49 CHAMBERS ST #PHB

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,995,000
SQFT	3,924	PPSF	\$2,293	BEDS	3	BATHS	3
FEES	\$11,501	DOM	400				



### 35 HUDSON YARDS #6704

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,795,000	INITIAL	\$9,975,000
SQFT	3,099	PPSF	\$2,839	BEDS	3	BATHS	3.5
FEES	\$10,177	DOM	469				



### 53 EAST 66TH ST #5AB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$5,957	DOM	386				

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### 515 WEST 18TH ST #1604

Chelsea

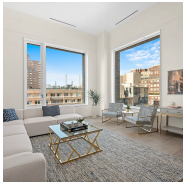
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,300,000	INITIAL	\$7,300,000
SQFT	2,167	PPSF	\$3,369	BEDS	3	BATHS	3
FEES	\$8,186	DOM	N/A				



### 550 PARK AVE #11W

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	N/A	DOM	259				



### 180 EAST 88TH ST #18B

Upper East Side

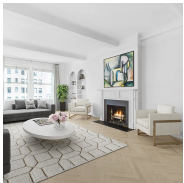
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,575,000	INITIAL	N/A
SQFT	2,366	PPSF	\$2,779	BEDS	4	BATHS	3.5
FEES	\$7,911	DOM	N/A				



### 300 WEST END AVE #3A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,995,000
SQFT	3,600	PPSF	\$1,805	BEDS	4	BATHS	4
FEES	\$4,911	DOM	225				



### 911 PARK AVE #8A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$7,600,000
SQFT	3,400	PPSF	\$1,898	BEDS	4	BATHS	4
FEES	N/A	DOM	264				



### 111 MURRAY ST #41A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,500,000
SQFT	1,926	PPSF	\$3,297	BEDS	3	BATHS	3
FEES	\$6,865	DOM	89				

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### 50 WEST 66TH ST #7B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,225,000	INITIAL	\$6,225,000
SQFT	2,427	PPSF	\$2,565	BEDS	3	BATHS	3
FEES	N/A	DOM	12				



### 45 WARREN ST #4

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,998,000	INITIAL	\$5,998,000
SQFT	3,100	PPSF	\$1,935	BEDS	3	BATHS	3.5
FEES	\$5,081	DOM	50				



### 225 WEST 86TH ST #1117

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,050,000
SQFT	2,226	PPSF	\$2,694	BEDS	3	BATHS	3.5
FEES	\$5,736	DOM	481				



### 35 HUDSON YARDS #5401

Hudson Yards

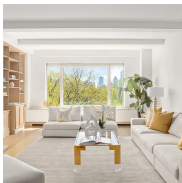
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,125,000
SQFT	2,453	PPSF	\$2,444	BEDS	3	BATHS	3.5
FEES	\$7,963	DOM	145				



### 160 WEST 86TH ST #PH3

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$7,250,000
SQFT	3,041	PPSF	\$1,970	BEDS	4	BATHS	4
FEES	\$7,717	DOM	350				



### 75 CENTRAL PARK WEST #8B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$5,773	DOM	41				

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### 24 5TH AVE #1801

Greenwich Village

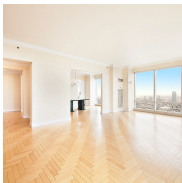
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	22				



### 115 CENTRAL PARK WEST #2G

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	3,000	PPSF	\$1,832	BEDS	3	BATHS	4.5
FEES	\$3,600	DOM	50				



### 845 1ST AVE #57B

Midtown East

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,871	PPSF	\$1,829	BEDS	3	BATHS	3.5
FEES	\$9,363	DOM	15				

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