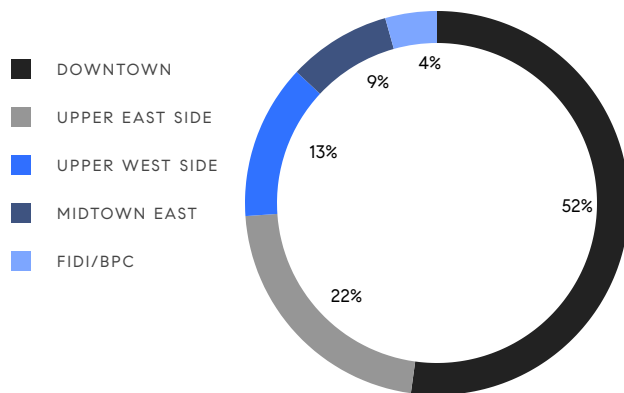


MANHATTAN WEEKLY LUXURY REPORT



23 E 22ND ST, UNIT PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



23

CONTRACTS SIGNED
THIS WEEK

\$188,736,250

TOTAL CONTRACT VOLUME

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

AVERAGE ASKING PRICE

\$8,880,000

MEDIAN ASKING PRICE

\$2,917

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$188,736,250

TOTAL VOLUME

242

AVERAGE DAYS ON MARKET

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

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,327,292

AVERAGE ASKING PRICE

\$8,086,250

AVERAGE ASKING PRICE

\$6,500,000

AVERAGE ASKING PRICE

\$8,940,000

MEDIAN ASKING PRICE

\$8,247,500

MEDIAN ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$3,006

AVERAGE PPSF

N/A

AVERAGE PPSF

2,843

AVERAGE SQFT

N/A

AVERAGE SQFT



500 WEST 18TH ST #W25D

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,770,000	INITIAL	\$13,500,000
SQFT	3,881	PPSF	\$3,549	BEDS	4	BATHS	4
FEES	\$14,292	DOM	48				



555 WEST 22ND ST #16AW

Chelsea

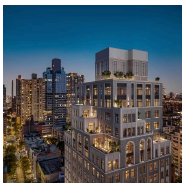
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$11,250,000
SQFT	3,004	PPSF	\$3,746	BEDS	4	BATHS	4.5
FEES	\$11,408	DOM	7				



555 WEST 22ND ST #12AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$10,750,000
SQFT	3,004	PPSF	\$3,579	BEDS	4	BATHS	4.5
FEES	\$11,156	DOM	383				



200 EAST 75TH ST #10A

Upper East Side

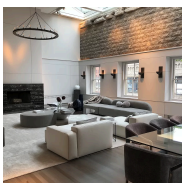
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,650,000	INITIAL	\$10,650,000
SQFT	3,662	PPSF	\$2,909	BEDS	6	BATHS	6
FEES	\$10,415	DOM	N/A				



257 CENTRAL PARK WEST #11AB

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$11,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$6,222	DOM	172				



142 DUANE ST #PH1

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	7,200	PPSF	\$1,389	BEDS	4	BATHS	3.5
FEES	\$10,716	DOM	44				

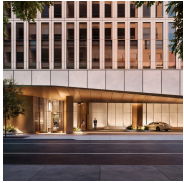
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1049 5TH AVE #17B

Upper East Side

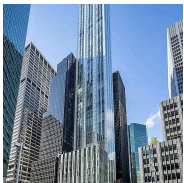
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,995,000
SQFT	2,918	PPSF	\$3,426	BEDS	4	BATHS	4
FEES	\$12,919	DOM	344				



50 WEST 66TH ST #3C

Upper West Side

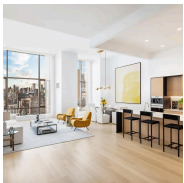
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,025,000
SQFT	3,223	PPSF	\$3,088	BEDS	4	BATHS	4
FEES	N/A	DOM	350				



100 EAST 53RD ST #55A

Midtown

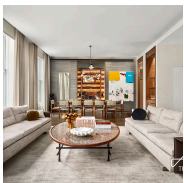
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	3,385	PPSF	\$2,881	BEDS	3	BATHS	3.5
FEES	\$13,199	DOM	231				



215 EAST 19TH ST #17A

Gramercy

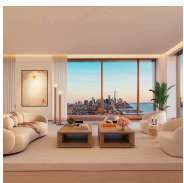
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,565,000	INITIAL	\$9,565,000
SQFT	3,187	PPSF	\$3,001	BEDS	3	BATHS	3.5
FEES	\$10,606	DOM	63				



52 LISPENARD ST #2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$8,995,000
SQFT	3,804	PPSF	\$2,366	BEDS	4	BATHS	3
FEES	\$6,809	DOM	699				



500 WEST 18TH ST #W19A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,880,000	INITIAL	\$8,705,000
SQFT	2,429	PPSF	\$3,656	BEDS	3	BATHS	3
FEES	\$8,700	DOM	474				

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156 EAST 71ST ST

Upper East Side

TYPE	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 PARK AVE #6A

Upper East Side

TYPE	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 WEST 18TH ST #W20D

West Chelsea

TYPE	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 5TH AVE #65A

Midtown

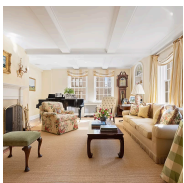
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	1,873	PPSF	\$3,337	BEDS	3	BATHS	3.5
FEES	\$7,033	DOM	N/A				



210 WEST 77TH ST #11W

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,625	PPSF	\$2,284	BEDS	4	BATHS	4
FEES	\$8,049	DOM	117				

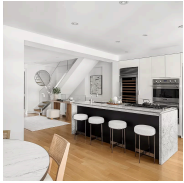


133 EAST 80TH ST #3A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	82				

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449 WASHINGTON ST #PH

Tribeca

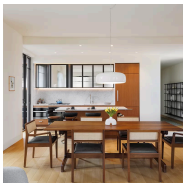
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$6,200,000
SQFT	3,157	PPSF	\$1,838	BEDS	3	BATHS	2.5
FEES	\$6,501	DOM	69				



160 LEROY ST #S6C

West Village

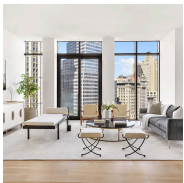
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$6,300,000
SQFT	1,644	PPSF	\$3,403	BEDS	2	BATHS	2.5
FEES	\$6,262	DOM	113				



110 CHARLTON ST #27C

Soho

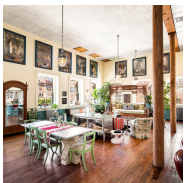
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,536,250	INITIAL	\$5,536,250
SQFT	2,046	PPSF	\$2,706	BEDS	3	BATHS	3.5
FEES	\$5,962	DOM	N/A				



33 PARK ROW #11A

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,530,000	INITIAL	\$5,530,000
SQFT	2,371	PPSF	\$2,333	BEDS	3	BATHS	3.5
FEES	\$8,216	DOM	91				



115 WEST BROADWAY #PH5N

Tribeca

TYPE	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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