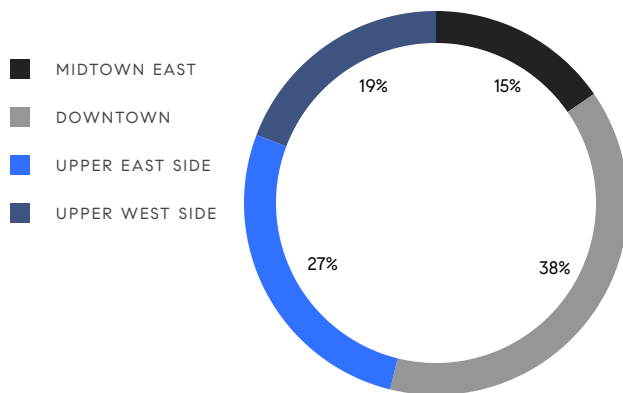


MANHATTAN WEEKLY LUXURY REPORT



23 E 22ND ST, UNIT PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



26

CONTRACTS SIGNED
THIS WEEK

\$308,505,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 26 contracts signed this week, made up of 16 condos, 6 co-ops, and 4 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$11,865,577

AVERAGE ASKING PRICE

\$9,225,000

MEDIAN ASKING PRICE

\$3,154

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$308,505,000

TOTAL VOLUME

218

AVERAGE DAYS ON MARKET

Unit 86 at 157 West 57th Street in Midtown entered contract this week, with a last asking price of \$38,500,000. Built in 2013, this full-floor condo unit spans 6,240 square feet with 4 beds and 5 full baths. It features a private landing with keyed elevator, a 26-foot-wide grand foyer with Brazilian wood floors, 58 feet of linear Central Park frontage with floor-to-ceiling windows, an open-concept family room and kitchen, a primary bedroom with 22-foot-long walk-in closet and dual en-suite baths, and much more. The building provides a state-of-the-art health club and pool, a spa, dining and entertaining rooms, a library and billiards room, and many other amenities.

Also signed this week was Unit PH70 at 138 East 50th Street in Midtown East, with a last asking price of \$24,950,000. Built in 2019, this penthouse condo unit spans 5,388 square feet with 5 beds and 5 full baths. It features a private elevator landing, high ceilings, oversized windows, park, bridge, and city views, a corner library north and west exposures, a windowed eat-in kitchen with high-end appliances, a primary bedroom with multiple closets and en-suite bath, and much more. The building provides a fitness center and lap pool, a yoga room, an all-season terrace, private dining, and many other amenities.

16

CONDO DEAL(S)

6

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$11,314,688

AVERAGE ASKING PRICE

\$11,831,667

AVERAGE ASKING PRICE

\$14,120,000

AVERAGE ASKING PRICE

\$8,222,500

MEDIAN ASKING PRICE

\$12,247,500

MEDIAN ASKING PRICE

\$15,495,000

MEDIAN ASKING PRICE

\$3,380

AVERAGE PPSF

\$2,488

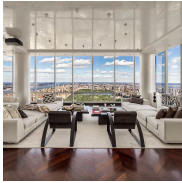
AVERAGE PPSF

3,091

AVERAGE SQFT

6,224

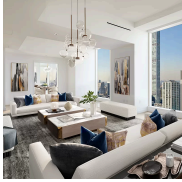
AVERAGE SQFT



157 WEST 57TH ST #86

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$38,500,000	INITIAL	\$38,500,000
SQFT	6,240	PPSF	\$6,170	BEDS	4	BATHS	5
FEES	\$30,522	DOM	73				



138 EAST 50TH ST #PH70

Midtown East

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,950,000	INITIAL	\$24,950,000
SQFT	5,388	PPSF	\$4,631	BEDS	5	BATHS	5.5
FEES	\$20,652	DOM	685				



118 WEST 12TH ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$18,995,000	INITIAL	\$18,995,000
SQFT	6,600	PPSF	\$2,879	BEDS	5	BATHS	3
FEES	\$4,030	DOM	20				



920 5TH AVE #5A

Upper East Side

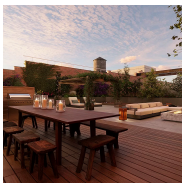
TYPE	COOP	STATUS	CONTRACT	ASK	\$18,000,000	INITIAL	\$18,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	59				



4 EAST 77TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$17,995,000	INITIAL	\$25,000,000
SQFT	11,395	PPSF	\$1,580	BEDS	6	BATHS	7
FEES	\$16,585	DOM	340				



73 WOOSTER ST #PHA

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$19,750,000
SQFT	4,856	PPSF	\$3,604	BEDS	4	BATHS	3.5
FEES	\$18,445	DOM	278				

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944 5TH AVE #6

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$16,995,000	INITIAL	\$16,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5.5
FEES	\$19,879	DOM	301				



200 CENTRAL PARK SOUTH #20DEF

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$13,500,000
SQFT	3,665	PPSF	\$3,684	BEDS	3	BATHS	5
FEES	\$7,670	DOM	238				



25 PERRY ST

West Village

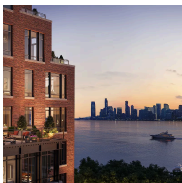
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$13,950,000
SQFT	4,100	PPSF	\$3,170	BEDS	5	BATHS	4.5
FEES	\$3,093	DOM	225				



79 EAST 79TH ST #10

Upper East Side

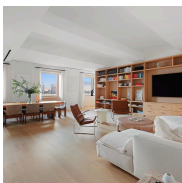
TYPE	COOP	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$11,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	181				



555 WEST 22ND ST #17CW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
SQFT	2,430	PPSF	\$4,219	BEDS	3	BATHS	3.5
FEES	\$9,329	DOM	4				



67 VESTRY ST #7S

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,995,000
SQFT	2,713	PPSF	\$3,685	BEDS	3	BATHS	2.5
FEES	\$8,587	DOM	105				

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100 EAST 53RD ST #54A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,600,000	INITIAL	\$9,600,000
SQFT	3,385	PPSF	\$2,837	BEDS	3	BATHS	3.5
FEES	\$13,199	DOM	25				



737 PARK AVE #9C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,850,000	INITIAL	\$8,850,000
SQFT	2,915	PPSF	\$3,037	BEDS	3	BATHS	3.5
FEES	\$8,109	DOM	87				



111 WOOSTER ST #PHE

Soho

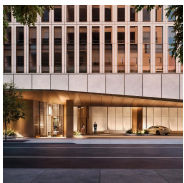
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$9,950,000
SQFT	2,276	PPSF	\$3,733	BEDS	3	BATHS	3
FEES	\$6,055	DOM	616				



555 WEST 22ND ST #12AE

Chelsea

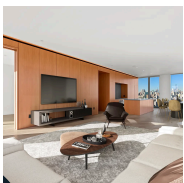
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	2,476	PPSF	\$3,211	BEDS	3	BATHS	3.5
FEES	\$8,745	DOM	321				



50 WEST 66TH ST #15E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,800,000	INITIAL	\$7,800,000
SQFT	2,488	PPSF	\$3,136	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				

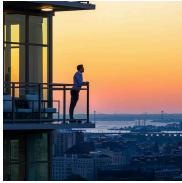


215 CHRYSTIE ST #28E

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	2,243	PPSF	\$3,277	BEDS	3	BATHS	3
FEES	\$7,945	DOM	57				

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15 WEST 96TH ST #24

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	2,662	PPSF	\$2,593	BEDS	3	BATHS	3
FEES	\$8,660	DOM	N/A				



2 GREENWICH MEWS

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$7,350,000
SQFT	2,800	PPSF	\$2,320	BEDS	4	BATHS	3
FEES	\$3,368	DOM	419				



54 RIVERSIDE DR #16A/PHA

Upper West Side

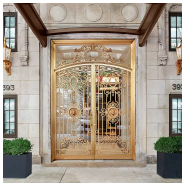
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,900,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	5
FEES	N/A	DOM	335				



200 EAST 75TH ST #3A

Upper East Side

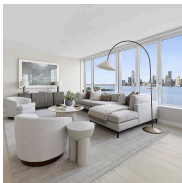
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$6,100,000
SQFT	2,458	PPSF	\$2,482	BEDS	4	BATHS	4.5
FEES	\$6,991	DOM	N/A				



393 WEST END AVE #5C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,149,000
SQFT	2,815	PPSF	\$2,114	BEDS	4	BATHS	4
FEES	\$6,780	DOM	219				



450 WASHINGTON ST #903

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,570,000	INITIAL	\$5,570,000
SQFT	1,883	PPSF	\$2,959	BEDS	3	BATHS	2
FEES	N/A	DOM	381				

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250 WEST 96TH ST #18D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,275,000	INITIAL	\$5,275,000
SQFT	2,220	PPSF	\$2,377	BEDS	3	BATHS	3.5
FEES	\$7,163	DOM	1				



33 EAST 70TH ST #9C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	3,130	PPSF	\$1,678	BEDS	4	BATHS	3
FEES	N/A	DOM	38				

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