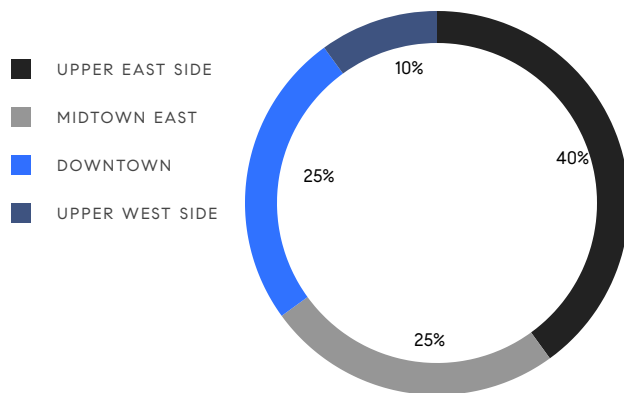


MANHATTAN WEEKLY LUXURY REPORT



23 E 22ND ST, UNIT PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



20

CONTRACTS SIGNED
THIS WEEK

\$203,190,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 12 condos, 7 co-ops, and 1 house. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$10,159,500

AVERAGE ASKING PRICE

\$6,672,500

MEDIAN ASKING PRICE

\$2,845

AVERAGE PPSF

7%

AVERAGE DISCOUNT

\$203,190,000

TOTAL VOLUME

301

AVERAGE DAYS ON MARKET

Unit 15/16 at 515 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$25,000,000. Built in 1998, this dual condo unit spans 6,514 square feet with 7 beds and 6 full baths. It features a private elevator landing and impressive gallery, a corner living room with fireplace and French doors, 2,000 square feet of terrace space, a large eat-in kitchen with high-end appliances and adjoining breakfast room, a formal dining room, and much more. The building provides a full-time doorman, a concierge, storage, a gym, and many other amenities.

Also signed this week was Unit 56 at 111 West 57th Street in Midtown, with a last asking price of \$21,500,000. Built in 2016, this full-floor condo spans 4,183 square feet with 3 beds and 3 full baths. It features a direct elevator entry and formal gallery with stone floors, park and skyline views, custom oak floors, high ceilings, floor-to-ceiling windows, a south-facing kitchen with breakfast area and custom cabinetry, a primary bedroom with dual walk-in closets and windowed bath, and much more. The building provides a fitness center and two-lane swimming pool, a private dining room, 24-hour attended entrances, and many other amenities.

12

CONDO DEAL(S)

7

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$12,287,917

AVERAGE ASKING PRICE

\$5,847,858

AVERAGE ASKING PRICE

\$14,800,000

AVERAGE ASKING PRICE

\$11,125,000

MEDIAN ASKING PRICE

\$5,750,000

MEDIAN ASKING PRICE

\$14,800,000

MEDIAN ASKING PRICE

\$3,279

AVERAGE PPSF

\$1,737

AVERAGE PPSF

3,622

AVERAGE SQFT

8,524

AVERAGE SQFT



515 PARK AVE #15/16

Upper East Side

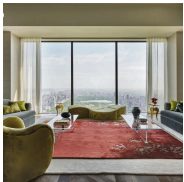
TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$27,000,000
SQFT	6,514	PPSF	\$3,838	BEDS	7	BATHS	6
FEEES	\$21,980	DOM	358				



111 WEST 57TH ST #56

Midtown

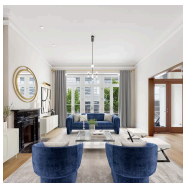
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	\$25,000,000
SQFT	4,183	PPSF	\$5,140	BEDS	3	BATHS	3.5
FEEES	\$20,747	DOM	135				



111 WEST 57TH ST #65

Midtown

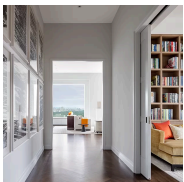
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$22,750,000
SQFT	3,873	PPSF	\$5,035	BEDS	3	BATHS	3.5
FEEES	\$19,854	DOM	135				



135 EAST 15TH ST

Gramercy

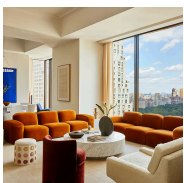
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$14,800,000	INITIAL	\$14,900,000
SQFT	8,524	PPSF	\$1,737	BEDS	8	BATHS	8
FEEES	\$3,824	DOM	1,046				



432 PARK AVE #36A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,750,000	INITIAL	\$14,750,000
SQFT	4,003	PPSF	\$3,685	BEDS	3	BATHS	4
FEEES	\$19,267	DOM	9				



111 WEST 57TH ST #30

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$13,750,000
SQFT	4,492	PPSF	\$3,061	BEDS	3	BATHS	3.5
FEEES	\$20,126	DOM	N/A				

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.



47 GREENE ST #LOFT2

Soho

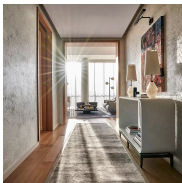
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$13,750,000
SQFT	3,834	PPSF	\$3,000	BEDS	4	BATHS	3.5
FEES	\$6,195	DOM	218				



1289 LEXINGTON AVE #15A

Upper East Side

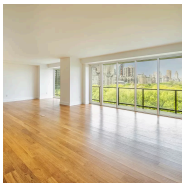
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$10,750,000
SQFT	4,236	PPSF	\$2,538	BEDS	5	BATHS	5
FEES	\$12,673	DOM	215				



565 BROOME ST #S27B

Soho

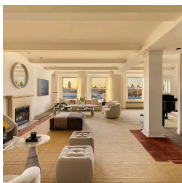
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,365,000	INITIAL	\$7,365,000
SQFT	2,191	PPSF	\$3,362	BEDS	2	BATHS	2
FEES	\$7,049	DOM	685				



210 CENTRAL PARK SOUTH #12AB

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$6,850,000
SQFT	2,200	PPSF	\$3,114	BEDS	3	BATHS	3.5
FEES	N/A	DOM	52				



1010 5TH AVE #11BW

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$8,750,000
SQFT	3,200	PPSF	\$2,030	BEDS	4	BATHS	4
FEES	N/A	DOM	266				

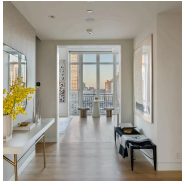


300 CENTRAL PARK WEST #16B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	746				

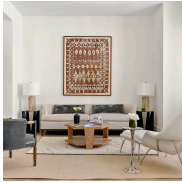
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



408 EAST 79TH ST #PHA

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	3,560	PPSF	\$1,684	BEDS	4	BATHS	3
FEES	\$11,139	DOM	236				



378 WEST END AVE #7D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,468	PPSF	\$2,430	BEDS	3	BATHS	3.5
FEES	\$8,095	DOM	77				



555 WEST 22ND ST #PH15AE

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	1,928	PPSF	\$3,087	BEDS	2	BATHS	2.5
FEES	\$6,903	DOM	420				



465 WEST BROADWAY #5N

Soho

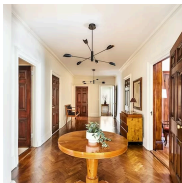
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$6,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	N/A	DOM	137				



201 EAST 74TH ST #20A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	2,179	PPSF	\$2,479	BEDS	3	BATHS	3
FEES	\$7,590	DOM	164				



1220 PARK AVE #11A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,795,000
SQFT	3,200	PPSF	\$1,655	BEDS	5	BATHS	3
FEES	N/A	DOM	435				

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.



605 PARK AVE #8BC

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,375,000
SQFT	3,000	PPSF	\$1,765	BEDS	3	BATHS	4
FEES	\$7,810	DOM	293				



784 PARK AVE #17B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,385,000
SQFT	3,200	PPSF	\$1,563	BEDS	4	BATHS	4
FEES	N/A	DOM	86				

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.