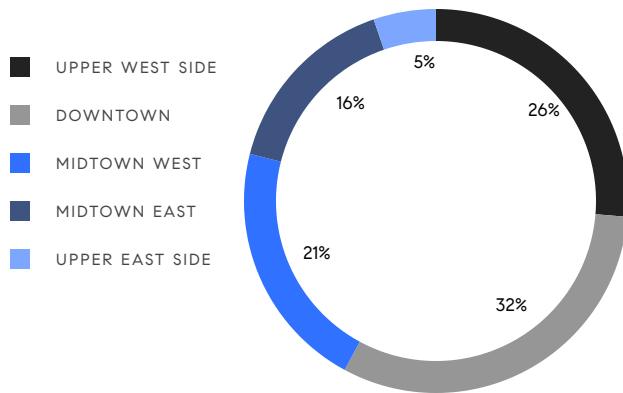


# MANHATTAN WEEKLY LUXURY REPORT



551 W 21ST ST, UNIT 10B

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



19  
CONTRACTS SIGNED  
THIS WEEK

\$195,095,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 19 contracts signed this week, made up of 16 condos, and 3 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

**\$10,268,158**

AVERAGE ASKING PRICE

**\$7,995,000**

MEDIAN ASKING PRICE

**\$2,881**

AVERAGE PPSF

**5%**

AVERAGE DISCOUNT

**\$195,095,000**

TOTAL VOLUME

**231**

AVERAGE DAYS ON MARKET

Unit PHA at 211 West 84th Street on the Upper West Side entered contract this week, with a last asking price of \$26,950,000. This penthouse condo spans 6,679 square feet with 6 beds and 6 full baths. It features a large southern terrace, park and city views, a formal library, a dining room with curved glass bay window, an eat-in chef's kitchen with high-end appliances, white oak floors, and much more. The building provides multiple outdoor spaces, a lounge and private garden, a state-of-the-art fitness center, a spa with steam room and sauna, and many other amenities.

Also signed this week was Unit PHD at 211 West 84th Street. This penthouse condo spans 5,314 square feet with 5 beds and 5 full baths. It features a south-facing formal dining room, a corner eat-in kitchen, a northwest corner primary bedroom with en-suite bath, terrace, and large dual closets, white oak floors, and much more.

**16**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$10,547,188**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$8,780,000**

AVERAGE ASKING PRICE

**\$7,995,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$7,850,000**

MEDIAN ASKING PRICE

**\$3,082**

AVERAGE PPSF

**\$1,808**

AVERAGE PPSF

**3,288**

AVERAGE SQFT

**4,796**

AVERAGE SQFT



### 211 WEST 84TH ST #PHA

Upper West Side

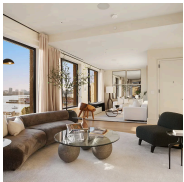
TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,950,000	INITIAL	\$26,950,000
SQFT	6,679	PPSF	\$4,036	BEDS	6	BATHS	6.5
FEES	\$20,470	DOM	N/A				



### 211 WEST 84TH ST #PHD

Upper West Side

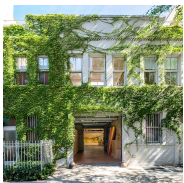
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	\$21,500,000
SQFT	5,314	PPSF	\$4,046	BEDS	5	BATHS	5.5
FEES	\$15,985	DOM	N/A				



### 465 WASHINGTON ST #PH10

Tribeca

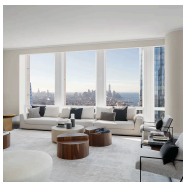
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$12,995,000
SQFT	3,920	PPSF	\$3,316	BEDS	5	BATHS	4.5
FEES	\$6,784	DOM	32				



### 245 WEST 18TH ST

Chelsea

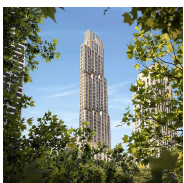
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,495,000	INITIAL	\$16,500,000
SQFT	5,834	PPSF	\$2,142	BEDS	2	BATHS	2
FEES	\$7,038	DOM	361				



### 35 HUDSON YARDS #8001

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,100,000	INITIAL	\$12,100,000
SQFT	3,848	PPSF	\$3,145	BEDS	4	BATHS	4.5
FEES	\$14,521	DOM	N/A				



### 520 5TH AVE #PH75

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,950,000	INITIAL	\$11,950,000
SQFT	3,095	PPSF	\$3,862	BEDS	3	BATHS	3.5
FEES	\$11,196	DOM	3				

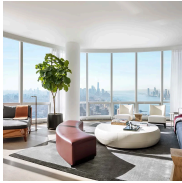
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### 1 CENTRAL PARK SOUTH #909

Central Park South

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$14,150,000
SQFT	2,900	PPSF	\$3,792	BEDS	3	BATHS	2.5
FEES	\$10,083	DOM	382				



### 15 HUDSON YARDS #PH85B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,895,000	INITIAL	\$10,500,000
SQFT	3,166	PPSF	\$3,126	BEDS	4	BATHS	4.5
FEES	\$9,451	DOM	222				



### 100 EAST 53RD ST #49A

Midtown

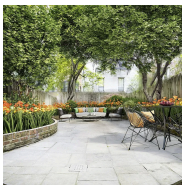
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,895,000
SQFT	3,385	PPSF	\$2,362	BEDS	3	BATHS	3.5
FEES	\$13,522	DOM	327				



### 35 HUDSON YARDS #6604

Hudson Yards

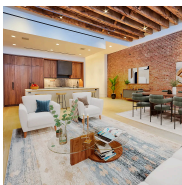
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,099	PPSF	\$2,580	BEDS	3	BATHS	3.5
FEES	\$11,248	DOM	207				



### 115 EAST 81ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,850,000	INITIAL	\$8,795,000
SQFT	4,000	PPSF	\$1,963	BEDS	4	BATHS	3.5
FEES	\$6,164	DOM	710				



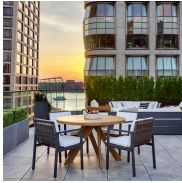
### 62 WOOSTER ST #2A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,785,000	INITIAL	\$7,785,000
SQFT	3,109	PPSF	\$2,505	BEDS	3	BATHS	2.5
FEES	\$7,912	DOM	N/A				

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### 515 WEST 18TH ST #PH1015

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,395,000	INITIAL	\$7,395,000
SQFT	2,153	PPSF	\$3,435	BEDS	3	BATHS	3
FEES	\$9,003	DOM	21				



### 35 HUDSON YARDS #8603

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,595,000	INITIAL	\$6,595,000
SQFT	2,581	PPSF	\$2,556	BEDS	3	BATHS	3.5
FEES	\$9,593	DOM	N/A				



### 279 CENTRAL PARK WEST #14B

Upper West Side

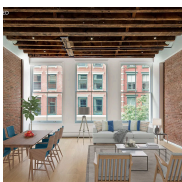
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,200,000
SQFT	2,215	PPSF	\$2,935	BEDS	3	BATHS	3.5
FEES	\$8,207	DOM	412				



### 50 WEST 66TH ST #5B

Upper West Side

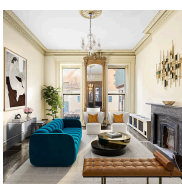
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,225,000	INITIAL	N/A
SQFT	2,427	PPSF	\$2,565	BEDS	3	BATHS	3.5
FEES	\$6,294	DOM	N/A				



### 62 WOOSTER ST #3B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,180,000	INITIAL	\$5,950,000
SQFT	2,411	PPSF	\$2,564	BEDS	2	BATHS	3
FEES	\$6,295	DOM	88				



### 331 WEST 18TH ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,749,000
SQFT	4,554	PPSF	\$1,317	BEDS	5	BATHS	4
FEES	\$2,849	DOM	223				

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### 211 WEST 84TH ST #5B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	2,292	PPSF	\$2,487	BEDS	3	BATHS	3.5
FEES	\$6,729	DOM	13				

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