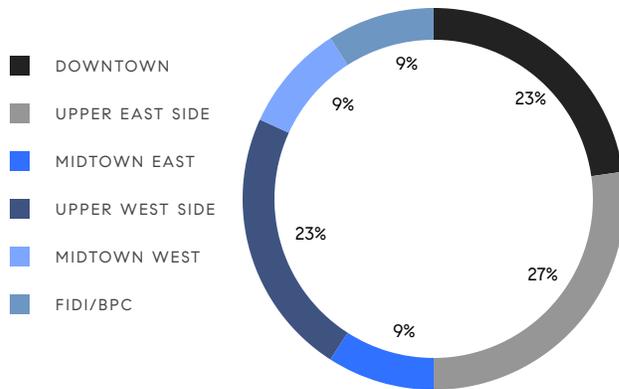


# MANHATTAN WEEKLY LUXURY REPORT



551 WEST 21ST STREET, 10B

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



22

CONTRACTS SIGNED  
THIS WEEK

\$206,255,989

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 13 condos, 3 co-ops, and 6 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$9,375,273**

AVERAGE ASKING PRICE

**\$7,197,500**

MEDIAN ASKING PRICE

**\$2,668**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$206,255,989**

TOTAL VOLUME

**293**

AVERAGE DAYS ON MARKET

Penthouse 54 at 277 5th Avenue in NoMad entered contract this week, with a last asking price of \$20,000,000. Built in 2019, this condo spans 4,520 square feet with 4 beds and 4 full baths. It features panoramic skyline views across four exposures from floor-to-ceiling windows, a 780-square-foot loggia, high ceilings, an eat-in kitchen with high-end appliances and marble counters, a primary bedroom wing with dressing room and windowed bath, and much more. The building provides a library, a fitness center, a steam room and sauna, and many other amenities.

Also signed this week was 160 East 83rd Street on the Upper East Side, with a last asking price of \$17,500,000. This townhouse spans approximately 8,000 square feet with 5 beds and 6 full baths. It features a limestone facade, a spiral staircase, dormer windows, a large backyard, an elevator, multiple gas fireplaces, mahogany flooring, state-of-the art mechanicals, high ceilings, and much more.

**13**

CONDO DEAL(S)

**3**

CO-OP DEAL(S)

**6**

TOWNHOUSE DEAL(S)

**\$8,958,923**

AVERAGE ASKING PRICE

**\$9,333,334**

AVERAGE ASKING PRICE

**\$10,298,334**

AVERAGE ASKING PRICE

**\$6,645,000**

MEDIAN ASKING PRICE

**\$9,500,000**

MEDIAN ASKING PRICE

**\$8,250,000**

MEDIAN ASKING PRICE

**\$3,190**

AVERAGE PPSF

**\$1,623**

AVERAGE PPSF

**2,762**

AVERAGE SQFT

**6,091**

AVERAGE SQFT



### 277 5TH AVE #PH54

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$20,000,000
SQFT	4,520	PPSF	\$4,425	BEDS	4	BATHS	4.5
FEES	\$17,747	DOM	253				



### 160 EAST 83RD ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$18,500,000
SQFT	8,000	PPSF	\$2,188	BEDS	5	BATHS	6.5
FEES	\$9,725	DOM	602				



### 1 BEACON COURT #PH54W

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,999,999	INITIAL	\$17,999,000
SQFT	4,494	PPSF	\$3,783	BEDS	3	BATHS	4.5
FEES	\$20,681	DOM	590				



### 38 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	8,300	PPSF	\$1,988	BEDS	5	BATHS	6
FEES	\$6,410	DOM	98				



### 1016 5TH AVE #PHE

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	446				



### 155 WEST 11TH ST #14B

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	2,547	PPSF	\$4,516	BEDS	3	BATHS	3
FEES	\$9,590	DOM	N/A				

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### 500 WEST 18TH ST #E21A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,005,000	INITIAL	\$10,005,000
SQFT	2,777	PPSF	\$3,603	BEDS	3	BATHS	3
FEES	\$9,974	DOM	N/A				



### 166 EAST 64TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	6,800	PPSF	\$1,471	BEDS	5	BATHS	3
FEES	\$7,793	DOM	370				



### 635 PARK AVE #9

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$11,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	342				



### 35 HUDSON YARDS #7303

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,900,000	INITIAL	\$9,850,000
SQFT	3,436	PPSF	\$2,591	BEDS	4	BATHS	4.5
FEES	\$12,909	DOM	280				



### 704 BROADWAY #8

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



### 500 WEST 18TH ST #E23C

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,645,000	INITIAL	\$6,645,000
SQFT	1,918	PPSF	\$3,465	BEDS	2	BATHS	2.5
FEES	\$6,953	DOM	325				

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### 160 WEST 66TH ST #59D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,600,000
SQFT	1,825	PPSF	\$3,617	BEDS	3	BATHS	3
FEES	\$5,224	DOM	169				



### 240 EAST 62ND ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	4,076	PPSF	\$1,595	BEDS	5	BATHS	3
FEES	\$6,413	DOM	244				



### 77 GREENWICH ST #39A

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,070,000	INITIAL	\$6,070,000
SQFT	2,277	PPSF	\$2,666	BEDS	4	BATHS	3.5
FEES	\$8,163	DOM	N/A				



### 12 WEST 72ND ST #20B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	\$8,219	DOM	1				



### 161 WEST 73RD ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	5,675	PPSF	\$1,057	BEDS	8	BATHS	7.5
FEES	\$8,345	DOM	973				



### 520 5TH AVE #63A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,800,000
SQFT	1,951	PPSF	\$3,050	BEDS	3	BATHS	3.5
FEES	\$6,954	DOM	182				

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### 201 WEST 72ND ST #PH4A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$6,000,000
SQFT	2,489	PPSF	\$2,190	BEDS	3	BATHS	3
FEES	\$8,712	DOM	201				



### 35 HUDSON YARDS #6503

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	2,724	PPSF	\$1,983	BEDS	3	BATHS	3.5
FEES	\$9,606	DOM	56				



### 236 EAST 72ND ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	3,692	PPSF	\$1,435	BEDS	4	BATHS	3.5
FEES	\$6,239	DOM	7				



### 130 WILLIAM ST #51C

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,990	INITIAL	\$5,195,990
SQFT	2,180	PPSF	\$2,384	BEDS	4	BATHS	3
FEES	\$6,350	DOM	132				

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