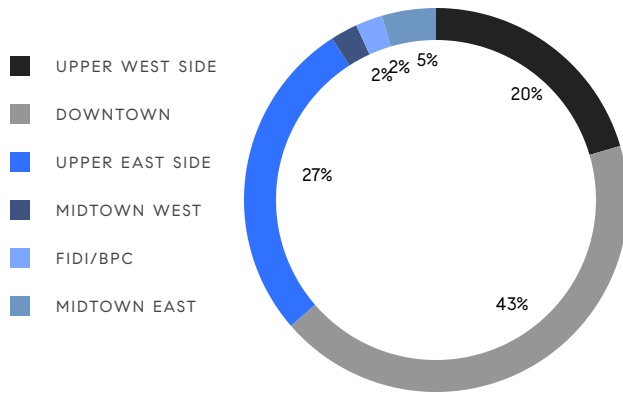


MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



44

CONTRACTS SIGNED
THIS WEEK

\$296,058,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 44 contracts signed this week, made up of 29 condos, 10 co-ops, and 5 houses. The previous week saw 41 deals. For more information or data, please reach out to a Compass agent.

\$6,728,591

AVERAGE ASKING PRICE

\$5,575,000

MEDIAN ASKING PRICE

\$2,517

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$296,058,000

TOTAL VOLUME

203

AVERAGE DAYS ON MARKET

Unit 34A at 15 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$21,950,000. Built in 2007, this condo spans 3,103 square feet with 3 beds and 3 full baths. It features park, river, and city views, a primary bedroom with two walk-in closets and a luxurious marble bathroom, a windowed eat-in kitchen with high-end appliances and marble countertops, high ceilings, hardwood floors, crown moldings, central A/C, and much more. The building provides a fitness center, a 75-foot lap pool, a library, a private screening room, an outdoor terrace, full staff, and many other amenities.

Also signed this week was Unit 15B at 551 West 21st Street in Chelsea, with a last asking price of \$13,750,000. Built in 2015, this condo spans 3,860 square feet with 3 beds and 3 full baths. It features 11-foot floor-to-ceiling windows, a library, an eat-in kitchen with oak cabinetry and marble slab countertops and backsplash, a primary suite with landmark views and a spa-like en-suite bathroom, and much more. The building provides a full-time doorman, concierge, porter and valet services, a state-of-the-art fitness center, bike storage, and many other amenities.

29

CONDO DEAL(S)

10

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$6,532,380

AVERAGE ASKING PRICE

\$6,057,500

AVERAGE ASKING PRICE

\$9,208,800

AVERAGE ASKING PRICE

\$5,500,000

MEDIAN ASKING PRICE

\$5,147,500

MEDIAN ASKING PRICE

\$10,250,000

MEDIAN ASKING PRICE

\$2,571

AVERAGE PPSF

\$2,213

AVERAGE PPSF

2,504

AVERAGE SQFT

4,177

AVERAGE SQFT



15 CPW #34A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,950,000	INITIAL	\$21,950,000
SQFT	3,103	PPSF	\$7,074	BEDS	3	BATHS	3.5
FEES	\$11,045	DOM	3				



551 W 21 ST #15B

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$13,750,000
SQFT	3,860	PPSF	\$3,563	BEDS	3	BATHS	3.5
FEES	\$14,831	DOM	205				



920 5 AVE #3A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$13,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$13,051	DOM	308				



247 W 13 ST

West Village

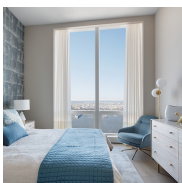
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$14,000,000
SQFT	6,500	PPSF	\$1,993	BEDS	5	BATHS	6
FEES	\$6,960	DOM	400				



53 W 71 ST

Lincoln Square

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,850,000	INITIAL	N/A
SQFT	5,139	PPSF	\$2,501	BEDS	5	BATHS	4
FEES	\$5,475	DOM	N/A				



15 HUDSON YARDS #78B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,090,000	INITIAL	\$12,090,000
SQFT	2,961	PPSF	\$4,084	BEDS	4	BATHS	4
FEES	\$7,840	DOM	2				

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527 W 27 ST #9S

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,800,000	INITIAL	\$10,800,000
SQFT	3,663	PPSF	\$2,949	BEDS	3	BATHS	3.5
FEES	\$12,140	DOM	15				



2 1/2 GROVE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
SQFT	3,000	PPSF	\$3,417	BEDS	4	BATHS	3.5
FEES	\$18,557	DOM	9				



109 E 79 ST #5W

Upper East Side

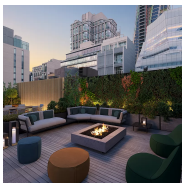
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,650,000	INITIAL	\$9,650,000
SQFT	3,145	PPSF	\$3,069	BEDS	3	BATHS	3.5
FEES	\$7,979	DOM	60				



830 PK AVE #1A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$8,176	DOM	N/A				



532 W 20 ST #3

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,150,000	INITIAL	\$7,150,000
SQFT	2,662	PPSF	\$2,686	BEDS	4	BATHS	3.5
FEES	\$11,383	DOM	171				

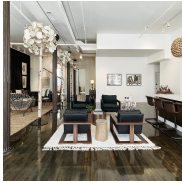


30 RIVERSIDE BLVD #34B

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,110,000	INITIAL	\$7,110,000
SQFT	2,251	PPSF	\$3,159	BEDS	4	BATHS	4.5
FEES	\$3,301	DOM	89				

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9 MERCER ST #3A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,995,000
SQFT	4,150	PPSF	\$1,541	BEDS	3	BATHS	2
FEES	\$7,185	DOM	266				



222 E 81 ST #RES3

Yorkville

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$7,500,000
SQFT	3,434	PPSF	\$1,834	BEDS	3	BATHS	4.5
FEES	\$8,066	DOM	326				



214 W 15 ST #TH2

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,600,000
SQFT	2,776	PPSF	\$2,268	BEDS	3	BATHS	2.5
FEES	\$5,758	DOM	290				



222 E 81 ST #3

Yorkville

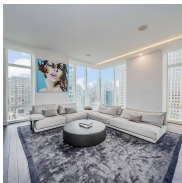
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$7,500,000
SQFT	3,434	PPSF	\$1,834	BEDS	3	BATHS	4
FEES	\$8,066	DOM	291				



121 E 22 ST #N1302

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$7,435,000
SQFT	2,655	PPSF	\$2,298	BEDS	4	BATHS	4.5
FEES	\$9,552	DOM	821				



45 E 22 ST #25A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,237	PPSF	\$2,680	BEDS	3	BATHS	3
FEES	\$6,786	DOM	21				

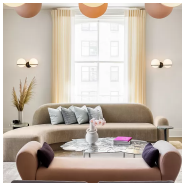
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150 E 77 ST #8EF

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$4,484	DOM	99				



225 W 86 ST #908

Upper West Side

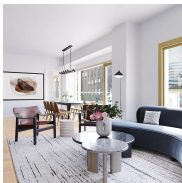
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$6,400,000
SQFT	2,258	PPSF	\$2,569	BEDS	3	BATHS	3.5
FEES	\$5,579	DOM	707				



1136 5 AVE #8A

Carnegie Hill

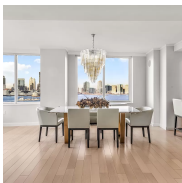
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,179	DOM	21				



30 WARREN ST #9A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	2,349	PPSF	\$2,406	BEDS	3	BATHS	3
FEES	\$6,656	DOM	13				



212 WARREN ST #16C

Battery Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,595	PPSF	\$2,120	BEDS	4	BATHS	3.5
FEES	\$7,374	DOM	16				



173 RIVERSIDE DR #13D

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$6,532	DOM	212				

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482 GREENWICH ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,488	PPSF	\$2,010	BEDS	3	BATHS	3.5
FEES	\$3,349	DOM	181				



260 5 AVE #8

Nomad

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	3
FEES	\$6,793	DOM	305				



88 LEXINGTON AVE #1406

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	2,244	PPSF	\$2,206	BEDS	3	BATHS	3.5
FEES	\$6,950	DOM	16				



200 E 83 ST #6E

Yorkville

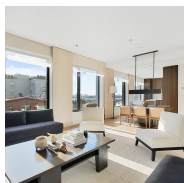
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,510,000	INITIAL	\$4,510,000
SQFT	1,959	PPSF	\$2,303	BEDS	3	BATHS	3
FEES	\$5,821	DOM	103				



225 W 86 ST #114

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	2,242	PPSF	\$2,005	BEDS	3	BATHS	3.5
FEES	\$5,748	DOM	70				



465 WASHINGTON ST #8

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,795,000
SQFT	1,960	PPSF	\$2,294	BEDS	3	BATHS	2.5
FEES	\$4,773	DOM	335				

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465 PK AVE #10CD

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3.5
FEES	\$11,081	DOM	270				



710 PK AVE #11A

Lenox Hill

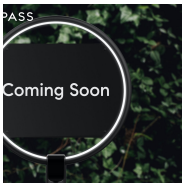
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$8,067	DOM	94				



519 BROADWAY #4

Soho

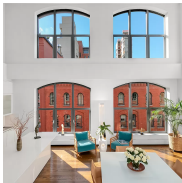
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,395,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$6,597	DOM	59				



66 LEONARD ST #7A

Tribeca

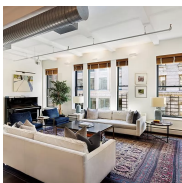
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$4,983	DOM	40				



415 WASHINGTON ST #5A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	2,029	PPSF	\$2,095	BEDS	3	BATHS	3
FEES	\$6,013	DOM	21				



9 W 20 ST #11

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	N/A
SQFT	2,154	PPSF	\$1,950	BEDS	3	BATHS	2
FEES	\$4,333	DOM	N/A				

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30 RIVERSIDE BLVD #31C

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,080,000	INITIAL	N/A
SQFT	1,569	PPSF	\$2,601	BEDS	2	BATHS	2.5
FEES	\$2,269	DOM	N/A				



170 E 87 ST #W21C

Carnegie Hill

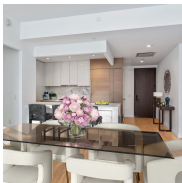
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$4,525,000
SQFT	2,196	PPSF	\$1,822	BEDS	3	BATHS	3
FEES	\$6,825	DOM	584				



450 E 83 ST #26D

Yorkville

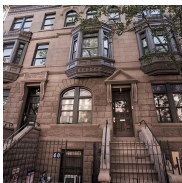
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,790,000	INITIAL	\$3,790,000
SQFT	1,934	PPSF	\$1,960	BEDS	3	BATHS	3.5
FEES	\$5,150	DOM	122				



30 RIVERSIDE BLVD #32G

Lincoln Square

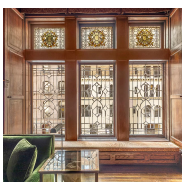
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,790,000	INITIAL	\$3,790,000
SQFT	1,419	PPSF	\$2,671	BEDS	2	BATHS	2
FEES	\$2,062	DOM	698				



40 W 106 ST

Manhattan Valley

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,699,000	INITIAL	\$3,899,000
SQFT	2,808	PPSF	\$1,318	BEDS	6	BATHS	4
FEES	N/A	DOM	147				



23 PK AVE #2C

Murray Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$4,150,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$3,775	DOM	498				

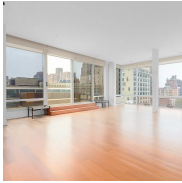
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170 E END AVE #3H

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,750	PPSF	\$2,058	BEDS	3	BATHS	3.5
FEES	\$4,743	DOM	20				



135 W 14 ST #8

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,740,000
SQFT	2,050	PPSF	\$1,708	BEDS	2	BATHS	2
FEES	\$3,856	DOM	193				

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