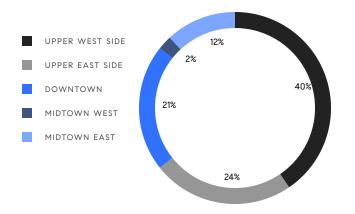
MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS \$3.5 MILLION AND UP







CONTRACTS \$3.5M AND ABOVE FEB 7 - 13, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 42 contracts signed this week, made up of 27 condos, 13 co-ops, and 2 houses. The previous week saw 44 deals. For more information or data, please reach out to a Compass agent.

\$6,445,143

\$4,825,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$2,723 AVERAGE PPSF

0%

\$270,695,999

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

188

Unit 56 at 23 East 22nd Street in Flatiron entered contract this week, with a last asking price of \$16,995,000. Built in 2009, this gut-renovated condo spans 3,310 square feet with 4 beds and 3 full baths. It features 360-degree park, river, and city views, a private foyer with south-facing view, a primary suite with en-suite bathroom and walk-in closet, hardwood floors, and much more. The building provides a full-time doorman and concierge, a state-of-the-art fitness center, an indoor pool, a steam room, a parlor room, and many other amenities.

Also signed this week was Unit 36B at 15 Central Park West on the Upper West Side, with a last asking price of \$15,250,000. Built in 2007, this condo spans 2,367 square feet with 2 beds and 2 full baths. It features unobstructed park views, floor-to-ceiling windows, custom white rift oak shelving and storage throughout, a paneled wall that accommodates a gas fireplace, an open eat-in kitchen with high-end appliances, a west-facing primary suite with en-suite bathroom, and much more. The building provides a large fitness center, a lap pool, a private restaurant/catering, and many other amenities.

2 27 13 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$6,580,037 \$5,725,770 \$9,300,000 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$4.750.000 \$4.800.000 \$9.300.000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE \$2.782 \$1.919 AVERAGE PPSF AVERAGE PPSF 2.348 4.750

AVERAGE SQFT

4,750 Average sqft

MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE FEB 7 - 13, 2022

| 23 E 2 Type SQFT FEES | 2 ST #56 CONDO 3,310 \$13,957 | STATUS PPSF DOM | CONTRACT \$5,135 119 | ASK BEDS | \$16,995,000 4 | Flatiron INITIAL BATHS | \$16,995,000 3.5 |
|--------------------------------------|---|---------------------------------|---------------------------------|-------------|-------------------|-------------------------------|--------------------------------|
| 15 CPV TYPE SQFT FEES | V #36B CONDO 2,367 \$9,115 | STATUS PPSF DOM | CONTRACT \$6,443 127 | ASK BEDS | \$15,250,000 2 | Lincoln S | |
| 390 W TYPE SQFT FEES | EST END A CONDO 5,340 \$14,147 | VE #9A status ppsf dom | B CONTRACT \$2,808 111 | ASK BEDS | \$14,999,999 4 | Upper W INITIAL BATHS | |
| 51 W 8 TYPE SQFT FEES | 33 ST TOWNHOUSE 6,300 \$2,230 | STATUS PPSF DOM | CONTRACT \$2,040 191 | ASK BEDS | \$12,850,000 6 | Upper W INITIAL BATHS | ″est Side \$12,850,000 7 |
| 1228 M TYPE SQFT FEES | 1ADISON A COOP N/A \$17,643 | VE #9 status ppsf dom | CONTRACT N/A 473 | ASK BEDS | \$11,385,000 5 | Carnegie INITIAL BATHS | e Hill \$11,385,000 6 |
| 200 E TYPE SQFT FEES | 83 ST #32A CONDO 2,979 \$8,852 | STATUS PPSF DOM | CONTRACT \$3,643 81 | ASK BEDS | \$10,850,000 4 | Yorkville initial baths | \$10,850,000 4.5 |

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

FEB 7 - 13, 2022

| | 285 C | ENTRAL PI | K W #78 | | | | Upper W | est Side |
|---------|---|--|--------------------------------------|--|----------------------------|--------------------------------------|--|---|
| · 🗾 5/2 | ТҮРЕ | COOP | STATUS | CONTRACT | ASK | \$10,000,000 | INITIAL | \$12,000,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 5 | BATHS | 3 |
| | FEES | \$8,858 | DOM | 358 | | | | |
| | ONE C | CENTRAL F | PK W #3 | 6A | | | Lincoln | Square |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$9,250,000 | INITIAL | \$9,250,000 |
| | SQFT | 2,094 | PPSF | \$4,418 | BEDS | 3 | BATHS | 3.5 |
| | FEES | \$8,118 | DOM | 53 | | | | |
| | 151 E 8 | 35 ST #11A | | | | | Upper Ea | ast Side |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$8,750,000 | INITIAL | \$8,950,000 |
| | SQFT | 3,478 | PPSF | \$2,516 | BEDS | 5 | BATHS | 5 |
| | FEES | \$9,537 | DOM | 148 | | | | |
| | 160 W | 12 ST #44 | | | | | Greenwi | ch Village |
| | | 00100 | | CONTRACT | | | | ¢0, 000, 000 |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$8,300,000 | INITIAL | \$8,300,000 |
| | T Y P E S Q F T | 2,818 | PPSF | \$2,946 | ASK BEDS | \$8,300,000 4 | INITIAL BATHS | \$8,300,000 4 |
| TT | | | | | | | | |
| | SQFT FEES | 2,818 | PPSF DOM | \$2,946 | | | | 4 |
| | SQFT FEES | 2,818 \$9,903 | PPSF DOM | \$2,946 | | | Gramero | 4 |
| | sqft fees 150 E | 2,818 \$9,903 23 ST #PHC | PPSF DOM | \$2,946 592 | BEDS | 4 | Gramero | 4 У |
| | sqft fees 150 E type | 2,818 \$9,903 23 ST #PHC CONDO | PPSF DOM STATUS | \$2,946 592 CONTRACT | BEDS | 4 \$8,150,000 | BATHS Gramero | 4 Y \$8,150,000 |
| | SQFT FEES 150 E TYPE SQFT FEES | 2,818 \$9,903 23 ST #PHC CONDO 2,722 | PPSF DOM STATUS PPSF | \$2,946 592 CONTRACT \$2,995 | BEDS | 4 \$8,150,000 | BATHS Gramero | 4 y \$8,150,000 3.5 |
| | SQFT FEES 150 E TYPE SQFT FEES | 2,818 \$9,903 23 ST #PHC CONDO 2,722 \$8,965 7 ST #12C | PPSF DOM STATUS PPSF | \$2,946 592 CONTRACT \$2,995 882 | BEDS | 4 \$8,150,000 3 | BATHS Gramero INITIAL BATHS Lenox H | 4 y \$8,150,000 3.5 |
| | SQFT FEES 150 E SQFT FEES 50 E 7 | 2,818 \$9,903 23 ST #PHC CONDO 2,722 \$8,965 7 ST #12C COOP | PPSF DOM STATUS PPSF DOM | \$2,946 592 CONTRACT \$2,995 | BEDS ASK BEDS | 4 \$8,150,000 | BATHS Gramero INITIAL BATHS Lenox H | 4 <i>y</i> \$8,150,000 3.5 ill \$7,850,000 |
| | SQFT FEES 150 E S SQFT FEES 50 E 7 TYPE | 2,818 \$9,903 23 ST #PHC CONDO 2,722 \$8,965 7 ST #12C | PPSF DOM STATUS PPSF DOM | \$2,946 592 CONTRACT \$2,995 882 CONTRACT | BEDS ASK BEDS ASK | 4 \$8,150,000 3 \$7,850,000 | BATHS Gramero INITIAL BATHS Lenox H INITIAL | 4 y \$8,150,000 3.5 |

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE FEB 7 - 13, 2022

| 11 | 515 W | 18 ST #1401 | | | | | Chelsea | |
|--------|--------|-------------|---------|----------|------|-------------|----------|-------------|
| | ΤΥΡΕ | CONDO | STATUS | CONTRACT | ASK | \$7,495,000 | INITIAL | \$7,495,000 |
| | SQFT | 2,103 | PPSF | \$3,564 | BEDS | 3 | BATHS | 3.5 |
| CO III | FEES | \$7,836 | DOM | 591 | | | | |
| | 476 BR | XOADWAY # | 4F | | | | Soho | |
| | TYPE | | STATUS | CONTRACT | ASK | \$6,995,000 | | \$6 005 000 |
| | | | PPSF | \$1,735 | BEDS | 2 | BATHS | 3 |
| | FEES | | DOM | 315 | DEDG | 2 | DATITO | 0 |
| | | 00,001 | | 010 | | | | |
| | 955 PK | X AVE #2 | | | | | Upper Ea | ast Side |
| I g T | ТҮРЕ | COOP | STATUS | CONTRACT | ASK | \$5,975,000 | INITIAL | \$5,975,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 7 | BATHS | 6.5 |
| | FEES | N/A | DOM | 11 | | | | |
| T | 280 W | 25 ST | | | | | Chelsea | |
| | TYPE | TOWNHOUSE | 2117472 | CONTRACT | ASK | \$5,750,000 | | \$5,750,000 |
| | SQFT | | PPSF | \$1,797 | BEDS | 5 | BATHS | 3.5 |
| | FEES | | DOM | 95 | DLDJ | 5 | DATITS | 5.5 |
| | | 00,000 | | | | | | |
| • | 876 PK | X AVE #28 | | | | | Lenox H | ill |
| | ΤΥΡΕ | COOP | STATUS | CONTRACT | ASK | \$5,495,000 | INITIAL | \$5,790,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 4 |
| | FEES | \$7,367 | DOM | 280 | | | | |
| | 905 W | 76 ST #804 | | | | | Upper W | lest Side |
| | | | | | | | | |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$5,495,000 | | \$5,495,000 |
| | SQFT | 2,398 | PPSF | \$2,292 | BEDS | 4 | BATHS | 3.5 |
| | FEES | \$6,863 | DOM | 18 | | | | |
| | | | | | | | | |

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MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

| F | E | В | 7 | - | 13 | , | 2 | 0 | 2 | 2 |
|---|---|---|---|---|----|---|---|---|---|---|
| | | | | | | | | | | |

| Maleliului | 15 HU | DSON YAR | RDS #34H | ł | | | Hudson | Yards |
|------------|--|--|---|---|---------------------|--------------------------------------|---|---|
| | ΤΥΡΕ | CONDO | STATUS | CONTRACT | ASK | \$5,495,000 | INITIAL | \$5,495,000 |
| | SQFT | 2,217 | PPSF | \$2,479 | BEDS | 3 | BATHS | 3 |
| | FEES | \$5,368 | DOM | 20 | | | | |
| ă și | 225 C | ENTRAL P | •K W #15 | 01 | | | Upper W | /est Side |
| | TYPE | COOP | STATUS | CONTRACT | ASK | \$4,995,000 | INITIAL | \$4,995,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 2 |
| | FEES | \$4,770 | DOM | 498 | | | | |
| | 200 A | MSTERDA | M AVE # | 21A | | | Upper W | Vest Side |
| | ΤΥΡΕ | CONDO | STATUS | CONTRACT | ASK | \$4,850,000 | INITIAL | N/A |
| | SQFT | 1,769 | PPSF | \$2,742 | BEDS | 2 | BATHS | 2.5 |
| - | FEES | \$4,806 | DOM | N/A | | | | |
| -5 | 910 W | 78 ST #PF | IΛ | | | | Upper W | /est Side |
| | 210 W | 10 01 #FI | 1A | | | | opper w | estorae |
| | TYPE | C00P | STATUS | CONTRACT | ASK | \$4,800,000 | | \$4,800,000 |
| | | | | CONTRACT N/A | A S K B E D S | \$4,800,000 3 | | |
| | ТҮРЕ | COOP | STATUS | | | | INITIAL | \$4,800,000 |
| | TYPE SQFT FEES | COOP N/A | STATUS PPSF DOM | N/A | | | INITIAL | \$4,800,000 2.5 |
| | TYPE SQFT FEES | COOP N/A N/A | STATUS PPSF DOM | N/A | | | INITIAL BATHS Turtle Ba | \$4,800,000 2.5 |
| | type sqft fees 400 E | COOP N/A N/A 51 ST #28E | status ppsf dom | N/A 103 | BEDS | 3 | INITIAL BATHS Turtle Ba | \$4,800,000 2.5 ay |
| | type sqft fees 400 E type | COOP N/A N/A 51 ST #28E CONDO | STATUS PPSF DOM B STATUS | N/A 103 CONTRACT | BEDS | 3 \$4,750,000 | INITIAL BATHS Turtle Ba INITIAL | \$4,800,000 2.5 ay \$4,750,000 |
| | type sqft fees 400 E type sqft fees | COOP N/A N/A 51 ST #28F CONDO 2,347 | STATUS PPSF DOM STATUS PPSF DOM | N/A 103 CONTRACT \$2,024 38 | BEDS | 3 \$4,750,000 | INITIAL BATHS Turtle Ba INITIAL | \$4,800,000 2.5 ay \$4,750,000 3.5 |
| | type sqft fees 400 E type sqft fees | COOP N/A N/A 51 ST #28E CONDO 2,347 \$7,417 | STATUS PPSF DOM STATUS PPSF DOM | N/A 103 CONTRACT \$2,024 38 | BEDS | 3 \$4,750,000 | INITIAL BATHS Turtle Ba INITIAL BATHS | \$4,800,000 2.5 ay \$4,750,000 3.5 |
| | TYPE SQFT FEES 400 E TYPE SQFT FEES 200 R | COOP N/A N/A 51 ST #28F CONDO 2,347 \$7,417 | STATUS PPSF DOM B STATUS PPSF DOM BLVD #1 | N/A 103 CONTRACT \$2,024 38 7H | BEDS ASK BEDS | 3 \$4,750,000 3 | INITIAL BATHS Turtle Ba INITIAL BATHS | \$4,800,000 2.5 ay \$4,750,000 3.5 Square |
| | TYPE SQFT FEES 400 E TYPE SQFT FEES 200 R TYPE | COOP N/A N/A 51 ST #28E CONDO 2,347 \$7,417 IVERSIDE CONDO | STATUS PPSF DOM STATUS PPSF DOM BLVD #1 STATUS | N/A 103 CONTRACT \$2,024 38 7H CONTRACT | BEDS ASK BEDS | 3 \$4,750,000 3 \$4,495,000 | INITIAL BATHS Turtle Ba INITIAL BATHS Lincoln a INITIAL | \$4,800,000 2.5 ay \$4,750,000 3.5 Square \$4,495,000 |

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CONTRACTS \$3.5M AND ABOVE FEB 7 - 13, 2022

| | 45 E 6 | 6 ST #7W | | | | | Lenox H | ill |
|---------------------|--|--|---|--|----------------------------|--------------------------------------|---|---|
| | ТҮРЕ | COOP | STATUS | CONTRACT | ASK | \$4,475,000 | INITIAL | \$4,475,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 3 |
| | FEES | \$6,871 | DOM | 149 | | | | |
| | 84 ME | CRCER ST #4 | 4C | | | | Soho | |
| | ТҮРЕ | COOP | STATUS | CONTRACT | ASK | \$4,395,000 | INITIAL | \$4,395,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 3 |
| | FEES | \$6,597 | DOM | 136 | | | | |
| | 6951 | AVE #36E | | | | | Tudor C | ity |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$4,150,000 | INITIAL | \$4,150,000 |
| British score (9 | SQFT | 2,156 | PPSF | \$1,925 | BEDS | 3 | BATHS | 3.5 |
| HAR HAR ANTA | FEES | \$6,403 | DOM | 14 | | | | |
| | | | | | | | | |
| 0 | 174 E 7 | 74 ST #14AG | Ì | | | | Lenox H | ill |
| | 174 Е 7 түре | 74 ST #14AG COOP | STATUS | CONTRACT | ASK | \$3,995,000 | | ill \$4,195,000 |
| | | | | CONTRACT N/A | A S K B E D S | \$3,995,000 4 | | |
| | ΤΥΡΕ | COOP | STATUS | | | | INITIAL | \$4,195,000 |
| A55 | TYPE SQFT FEES | COOP N/A | STATUS PPSF DOM | N/A | | | INITIAL | \$4,195,000 |
| PASS Coming Soon | TYPE SQFT FEES | COOP N/A \$4,182 | STATUS PPSF DOM | N/A | | | INITIAL BATHS Tribeca | \$4,195,000 |
| PASS Coming Soon | type sqft fees 124 H | COOP N/A \$4,182 UDSON ST # | status ppsf dom | N/A 197 | BEDS | 4 | INITIAL BATHS Tribeca | \$4,195,000 4 |
| PASS Coming Soon | type sqft fees 124 HI type | COOP N/A \$4,182 UDSON ST # CONDO | status ppsf dom # 3D status | N/A 197 CONTRACT | BEDS | 4 \$3,950,000 | INITIAL BATHS Tribeca | \$4,195,000 4 \$3,950,000 |
| ASS Coming Soon | type sqft fees 124 H type sqft fees | COOP N/A \$4,182 UDSON ST # CONDO 2,105 | STATUS PPSF DOM #3D STATUS PPSF DOM | N/A 197 CONTRACT \$1,877 50 | BEDS | 4 \$3,950,000 | INITIAL BATHS Tribeca | \$4,195,000 4 \$3,950,000 2 |
| ASS Coming Soon | type sqft fees 124 H type sqft fees | COOP N/A \$4,182 UDSON ST # CONDO 2,105 \$4,068 | STATUS PPSF DOM #3D STATUS PPSF DOM | N/A 197 CONTRACT \$1,877 50 | BEDS | 4 \$3,950,000 | INITIAL BATHS Tribeca INITIAL BATHS | \$4,195,000 4 \$3,950,000 2 Square |
| 245 Coming Soon | TYPE SQFT FEES 124 HI TYPE SQFT FEES 30 RIV | COOP N/A \$4,182 UDSON ST # CONDO 2,105 \$4,068 | STATUS PPSF DOM #3D STATUS PPSF DOM XD #31 | N/A 197 CONTRACT \$1,877 50 D | BEDS ASK BEDS | 4 \$3,950,000 2 | INITIAL BATHS Tribeca INITIAL BATHS Lincoln | \$4,195,000 4 \$3,950,000 2 Square |
| ASS Coming Soon | TYPE SQFT FEES 124 HU TYPE SQFT FEES 30 RIV TYPE | COOP N/A \$4,182 UDSON ST # CONDO 2,105 \$4,068 VERSIDE BL CONDO | STATUS PPSF DOM #3D STATUS PPSF DOM | N/A 197 CONTRACT \$1,877 50 D CONTRACT | BEDS ASK BEDS ASK | 4 \$3,950,000 2 \$3,915,000 | INITIAL BATHS Tribeca INITIAL BATHS Lincoln INITIAL | \$4,195,000 4 \$3,950,000 2 Square N/A |

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CONTRACTS \$3.5M AND ABOVE FEB 7 - 13, 2022

| | 200 E | 59 ST #18A | Ą | | | | Midtowr | 1 |
|--|-------|------------|----------|----------|------|-------------|-----------|-------------|
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,877,000 | INITIAL | \$3,877,000 |
| | SQFT | 1,416 | PPSF | \$2,737 | BEDS | 2 | BATHS | 2.5 |
| | FEES | \$5,206 | DOM | N/A | | | | |
| 0 | 200 E | 83 ST #17A | Δ | | | | Yorkville | e |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,850,000 | INITIAL | \$3,850,000 |
| | SQFT | 1,511 | PPSF | \$2,548 | BEDS | 2 | BATHS | 2.5 |
| | FEES | \$4,490 | DOM | 8 | | | | |
| | 310 E | 53 ST #10C | 2 | | | | Turtle Ba | ay |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,800,000 | INITIAL | N/A |
| | SQFT | 2,313 | PPSF | \$1,643 | BEDS | 3 | BATHS | 3 |
| | FEES | \$5,839 | DOM | N/A | | | | |
| 1 2 2 | 90 LE | XINGTON | AVE #110 | 2 | | | Nomad | |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,750,000 | INITIAL | \$3,750,000 |
| | SQFT | 1,534 | PPSF | \$2,445 | BEDS | 2 | BATHS | 2.5 |
| III III III III III III III III III II | FEES | \$5,110 | DOM | 273 | | | | |
| | 900 5 | AVE #4B | | | | | Upper Ea | ast Side |
| | ТҮРЕ | COOP | STATUS | CONTRACT | ASK | \$3,750,000 | INITIAL | \$3,600,000 |
| | SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 4 |
| 1 | FEES | \$7,081 | DOM | 185 | | | | |
| | 15 W | 61 ST #3J | | | | | Lincoln | Square |
| | ТҮРЕ | CONDO | STATUS | CONTRACT | ASK | \$3,725,000 | INITIAL | \$3,725,000 |
| | | | | | | | | |
| | SQFT | 1,396 | PPSF | \$2,669 | BEDS | 2 | BATHS | 2 |

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| 138 E Type sqft fees | 50 ST #16A CONDO 1,446 \$4,134 | STATUS PPSF DOM | CONTRACT \$2,576 N/A | A S K B E D S | \$3,724,000 2 | Turtle Bainitial baths | |
|---------------------------------------|--|---------------------------------------|-----------------------------|------------------|------------------|-----------------------------|---------------------------------|
| 590 W TYPE SQFT FEES | 7 END AVE COOP N/A \$3,917 | # PHD status ppsf dom | CONTRACT N/A 95 | ASK BEDS | \$3,695,000 2 | Upper W INITIAL BATHS | 7est Side \$3,695,000 2.5 |
| 322 C Type sqft fees | ENTRAL PI COOP N/A \$6,214 | K W #16 status ppsf dom | A CONTRACT N/A 145 | ASK BEDS | \$3,625,000 3 | Upper W INITIAL BATHS | Vest Side \$3,625,000 3 |
| 245 W type sqft fees | 7 99 ST #26 CONDO 2,526 \$6,105 | A status ppsf dom | CONTRACT \$1,426 20 | ASK BEDS | \$3,600,000 4 | Upper W INITIAL BATHS | Vest Side \$3,600,000 3.5 |
| 136 SU TYPE SQFT FEES | ULLIVAN ST CONDO 1,300 \$3,009 | T # 4 STATUS PPSF DOM | CONTRACT \$2,770 135 | ASK BEDS | \$3,600,000 2 | Soho initial baths | \$3,700,000 2 |
| 225 W TYPE SQFT FEES | 7 86 ST #30 CONDO 1,509 \$3,658 | 8 status ppsf dom | CONTRACT \$2,385 N/A | ASK BEDS | \$3,600,000 2 | Upper W INITIAL BATHS | |

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