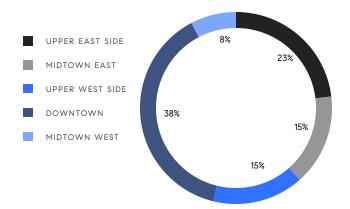
MANHATTAN WEEKLY LUXURY REPORT



27 WOOSTER ST #PH, PHOTO BY WILL ELLIS

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$111,925,000

TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE JUL 18 - 24, 2022

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 9 condos, 2 co-ops, and 2 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$8,609,616

\$7.100.000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

3%

\$111.925.000

946

AVERAGE PPSF

\$2.865

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

Unit 20A at 737 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$13,750,000. Originally built in 1940, this condo unit spans 4,337 with 4 beds and 4 full baths. It features a private elevator, wraparound open city views, a library with private terrace access, a large custom kitchen with a large island, a primary bedroom suite with walk-in closets and windowed en-suite bath, and much more. The building provides a 24-hour doorman and lobby staff, a private gym, a garden room with courtyard and catering kitchen, bicycle storage, and many other amenities.

Also signed this week was Unit 54B at 53 West 53rd Street in Midtown East, with a last asking price of \$13,245,000. Built in 2018, this condo unit spans 3,339 square feet with 3 beds and 3 full baths. It features high ceilings, Thierry Despont interiors, a custom marble kitchen, a corner primary suite with south- and west-facing views and windowed bath, and much more. The building provides a full-time doorman, a gym and pool, a concierge, private storage, and many other amenities.

9 2 2 CO-OP DEAL(S) TOWNHOUSE DEAL(S) CONDO DEAL(S) \$6.375.000 \$9.472.500 AVERAGE ASKING PRICE AVERAGE ASKING PRICE

\$9.472.500 MEDIAN ASKING PRICE

\$1.908

AVERAGE PPSF

4.850 AVERAGE SQFT

\$8.914.445

AVERAGE ASKING PRICE

\$8,125,000 MEDIAN ASKING PRICE

> \$3.089 AVERAGE PPSF

2.868AVERAGE SQFT \$6,375,000

MEDIAN ASKING PRICE

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

JUL 18 - 24, 2022

k .	737 PARK AVE #20A						Upper East Side		
	TYPE SQFT FEES	CONDO 4,337 \$11,326	STATUS PPSF DOM	CONTRACT \$3,171 116	ASK BEDS	\$13,750,000 4.5	INITIAL BATHS	\$15,000,000 4.5	
	53 WEST 53RD ST #54B							Midtown	
	TYPE SQFT FEES	CONDO 3,339 \$15,757	STATUS PPSF DOM	CONTRACT \$3,967 923	ASK BEDS	\$13,245,000 3.5	INITIAL BATHS	\$13,245,000 3.5	
	9 WEST 84TH ST						Upper West Side		
	TYPE SQFT FEES	TOWNHOUSE 5,250 \$9,118	STATUS PPSF DOM	CONTRACT \$2,467 80	ASK BEDS	\$12,950,000 5	INITIAL BATHS	\$12,950,000 5	
	90 LEXINGTON AVE #PHA								
	90 LE	XINGTON A	AVE #PH	IA			Nomad		
	90 LE type sqft fees	XINGTON A CONDO 3,368 \$12,426		IA CONTRACT \$3,265 280	A S K B E D S	\$10,995,000 4		\$11,500,000 4	
	TYPE SQFT FEES	CONDO 3,368	STATUS PPSF DOM	CONTRACT \$3,265 280			INITIAL		
	TYPE SQFT FEES	CONDO 3,368 \$12,426	STATUS PPSF DOM	CONTRACT \$3,265 280			INITIAL BATHS Chelsea		
	type sqft fees 515 W type sqft fees	CONDO 3,368 \$12,426 TEST 18TH S CONDO 2,353	STATUS PPSF DOM ST #PH10 STATUS PPSF DOM	CONTRACT \$3,265 280 D16 CONTRACT \$3,611	BEDS	4 \$8,495,000	INITIAL BATHS Chelsea INITIAL	4 \$8,495,000	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE JUL 18 - 24, 2022

200 AMSTERDAM AVE #28C						Upper West Side	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,100,000
SQFT	2,092	PPSF	\$3,394	BEDS	2	BATHS	2.5
FEES	\$7,007	DOM	74				
900 FIFTH AVE #18/19B						Upper East Side	
ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$11,300	DOM	282				
15 EAST 69TH ST #11C						Upper Ea	ast Side
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,295,000
SQFT	2,310	PPSF	\$2,726	BEDS	3	BATHS	3
FEES	\$7,993	DOM	75				
695 FIRST AVE #28E						Tudor City	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,835	PPSF	\$2,205	BEDS	3	BATHS	3.5
FEES	\$9,282	DOM	251				
241 WEST 20TH ST						Chelsea	
ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,495,000
SQFT	4,450	PPSF	\$1,348	BEDS	6	BATHS	3.5
FEES	\$4,031	DOM	171				
35 HUDSON YARDS #6202						Hudson Yards	
35 HU	DOON IAK	00 11 020					
35 HU	CONDO	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$5,975,000
			CONTRACT \$2,749	A S K B E D S	\$5,975,000 2	INITIAL BATHS	\$5,975,000 2
	TYPE SQFT FEES 900 FI TYPE SQFT FEES 15 EAS TYPE SQFT FEES 695 FI TYPE SQFT FEES 241 W TYPE SQFT	ТҮРЕ CONDO SQFT 2,092 FEES \$7,007 900 FIFTH AVE # TYPE COOP SQFT N/A FEES \$11,300 15 EAST 69TH ST TYPE CONDO SQFT 2,310 FEES \$7,993 695 FIRST AVE # TYPE CONDO SQFT 2,835 FEES \$9,282 241 WEST 20TH ST TYPE TOWNHOUSE SQFT 4,450	ТҮРЕ CONDO STATUS SQFT 2,092 PPSF FEES \$7,007 DOM ODO FJFTH AVE #J9B TYPE COOP STATUS SQFT N/A PPSF FEES \$11,300 DOM STATUS SQFT 2,310 PPSF FEES \$7,993 DOM GONDO STATUS SQFT 2,310 PPSF FEES \$7,993 DOM GONDO STATUS SQFT 2,835 PPSF FEES \$9,282 DOM STATUS STATUS SQFT 2,835 PPSF FEES \$9,282 DOM STATUS STATUS SQFT Z,835 PPSF FEES \$9,282 DOM STATUS SQFT Z,4350 PPSF	ТҮРЕ CONDO STATUS CONTRACT SQFT 2,092 PPSF \$3,394 FEES \$7,007 DOM 74 ODO FIFTH AVE #/19B TYPE COOP STATUS CONTRACT SQFT N/A PPSF N/A FEES \$11,300 DOM 282 IS EAST FOTH ST #ITC TYPE CONDO STATUS CONTRACT SQFT 2,310 PPSF \$2,726 FEES \$7,993 DOM 75 GONTRACT SQFT 2,835 PPSF \$2,205 FEES \$9,282 DOM 251 CONTRACT SQFT 2,835 PPSF \$2,205 FEES \$9,282 DOM 251 CONTRACT SQFT 2,835 PPSF \$2,205 FEES \$9,282 DOM 251	TYPECONDOSTATUSCONTRACTASKSQFT2,092PPSF\$3,394BEDSFEES\$7,007DOM74BEDSODOF IFTH AVE #19BTYPECOOPSTATUSCONTRACTASKSQFTN/APPSFN/ABEDSSQFTN/APPSFN/ABEDSFEES\$11,300DOM282ASKCONDOSTATUSCONTRACTASKSQFT2,310PPSF\$2,726BEDSFEES\$7,993DOM75BEDSCONDOSTATUSCONTRACTASKSQFT2,835PPSF\$2,205BEDSFEES\$9,282DOM251BEDSCUNNHOUSESTATUSCONTRACTASKSQFTYPSF\$1,348BEDS	TYPECONDOSTATUSCONTRACTASK\$7,100,000SQFT2,092PPSF\$3,394BEDS2PEES\$7,007DOM74BEDS2OMO FIFTH AVE #19BTYPECOOPSTATUSCONTRACTASK\$6,950,000SQFTN/APPSFN/ABEDS3FEES\$11,300DOM2823IS EATUSCONTRACTASK\$6,295,000SQFT2,310PPSF\$2,726BEDS3FEES\$7,993DOM753GONDOSTATUSCONTRACTASK\$6,250,000SQFT2,310PPSF\$2,205BEDS3FEES\$7,993DOM75CONDOSTATUSCONTRACTASK\$6,250,000SQFT2,835PPSF\$2,205BEDS3FEES\$9,282DOM251TYPETOWNHOUSESTATUSCONTRACTASK\$5,995,000SQFT4,450PPSF\$1,348BEDS6	TYPECONDOSTATUSCONTRACTASK\$7,100,000INITIALSQFT2,092PPSF\$3,394BEDS2BATHSFEES\$7,007DOM74Upper Ea900 FIFTH AVE #18/19BUpper EaTYPECOOPSTATUSCONTRACTASK\$6,950,000INITIALSQFTN/APPSFN/ABEDS3BATHSFEES\$11,300DOM2822Upper EaTYPECONDOSTATUSCONTRACTASK\$6,295,000INITIALSQFT2,310PPSF\$2,726BEDS3BATHSFEES\$7,993DOM7575Tudor ClG95 FIRST AVE #28ETudor ClASK\$6,250,000INITIALSQFT2,835PPSF\$2,205BEDS3BATHSFEES\$9,282DOM251241VEST 20TH STChelseaTYPETOWNHOUSESTATUSCONTRACTASK\$5,995,000INITIALSQFT4,450PPSF\$1,348BEDS6BATHS

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CONTRACTS \$5M AND ABOVE

JUL 18 - 24, 2022

	55 GREAT JONES ST #6						Noho	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
X	SQFT	2,100	PPSF	\$2,762	BEDS	2	BATHS	2
	FEES	\$1,400	DOM	88				

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