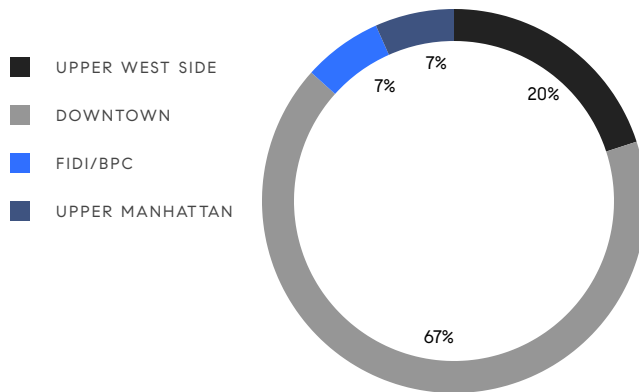


# MANHATTAN WEEKLY LUXURY REPORT



443 GREENWICH ST #PHB, PHOTO BY HAYLEY DAY, DDREPS

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



15  
CONTRACTS SIGNED  
THIS WEEK

\$122,220,990  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 11 condos, 1 co-op, and 3 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

**\$8,148,066**

AVERAGE ASKING PRICE

**\$7,500,000**

MEDIAN ASKING PRICE

**\$2,633**

AVERAGE PPSF

**8%**

AVERAGE DISCOUNT

**\$122,220,990**

TOTAL VOLUME

**309**

AVERAGE DAYS ON MARKET

182 East 64th Street on the Upper East Side entered contract this week, with a last asking price of \$10,950,000. This 25-foot-wide single-family townhouse spans approximately 7,000 square feet with 6 beds and 6 full baths. It features a private 3-car garage, a large basement, an elevator, 13-foot ceilings, double-height windows with southern views, a terrace, a brick patio/garden, and much more.

Also signed this week was Unit 3DE/3EE at 555 West 22nd Street in Chelsea, with a last asking price of \$10,600,000. This combined condo unit was built in 2022 and spans 3,928 square feet with 6 beds and 6 full baths. It features a 2,714 square foot private terrace, an outdoor kitchen, floor-to-ceiling windows, wood flooring, open-plan living and dining areas, a 28-foot great room, and much more. The building provides a full-time doorman, a concierge, garage parking, storage, a roof deck, a gym with pool, and many other amenities.

**11**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$8,167,818**

AVERAGE ASKING PRICE

**\$9,985,000**

AVERAGE ASKING PRICE

**\$7,463,334**

AVERAGE ASKING PRICE

**\$7,500,000**

MEDIAN ASKING PRICE

**\$9,985,000**

MEDIAN ASKING PRICE

**\$5,950,000**

MEDIAN ASKING PRICE

**\$2,991**

AVERAGE PPSF

**\$1,362**

AVERAGE PPSF

**2,803**

AVERAGE SQFT

**5,423**

AVERAGE SQFT



### 182 EAST 64TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$10,950,000
SQFT	7,000	PPSF	\$1,565	BEDS	6	BATHS	6
FEES	\$14,294	DOM	151				



### 555 WEST 22ND ST #3DE/3EE

Chelsea

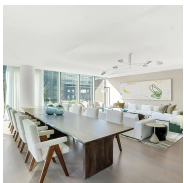
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,600,000	INITIAL	N/A
SQFT	3,928	PPSF	\$2,699	BEDS	6	BATHS	6
FEES	\$13,682	DOM	N/A				



### 555 WEST 22ND ST #19CW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	N/A
SQFT	2,430	PPSF	\$4,219	BEDS	3	BATHS	3.5
FEES	\$9,237	DOM	N/A				



### 510 WEST 28TH ST #10

Chelsea

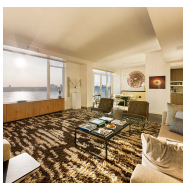
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$12,500,000
SQFT	4,220	PPSF	\$2,370	BEDS	5	BATHS	4.5
FEES	\$16,136	DOM	494				



### 88 CENTRAL PARK WEST #7/8N

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,985,000	INITIAL	\$10,850,000
SQFT	4,000	PPSF	\$2,497	BEDS	4	BATHS	3
FEES	\$10,050	DOM	217				



### 400 WEST 12TH ST #15B

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,995,000
SQFT	2,169	PPSF	\$4,148	BEDS	3	BATHS	3.5
FEES	\$7,585	DOM	116				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 32 EAST 1ST ST #PHC

East Village

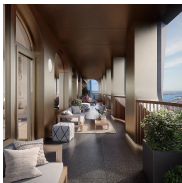
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$9,995,000
SQFT	2,887	PPSF	\$3,031	BEDS	3	BATHS	3.5
FEES	\$11,814	DOM	682				



### 555 WEST 22ND ST #10DW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	N/A
SQFT	2,228	PPSF	\$3,367	BEDS	3	BATHS	3.5
FEES	\$7,811	DOM	N/A				



### 130 WILLIAM ST #PH60B

Financial District

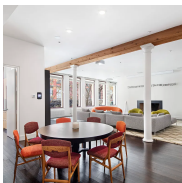
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,990	INITIAL	\$7,250,990
SQFT	2,470	PPSF	\$2,936	BEDS	3	BATHS	3.5
FEES	\$7,403	DOM	121				



### 555 WEST 22ND ST #8HW

Chelsea

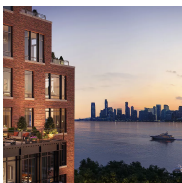
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,150,000	INITIAL	N/A
SQFT	2,760	PPSF	\$2,591	BEDS	3	BATHS	3.5
FEES	\$8,994	DOM	N/A				



### 388 WEST BROADWAY #2

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	N/A
SQFT	2,948	PPSF	\$2,358	BEDS	3	BATHS	2.5
FEES	\$7,596	DOM	N/A				



### 555 WEST 22ND ST #8AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	N/A
SQFT	2,512	PPSF	\$2,568	BEDS	3	BATHS	3.5
FEES	\$8,241	DOM	N/A				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 159 WEST 91ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,750,000
SQFT	4,064	PPSF	\$1,465	BEDS	4	BATHS	4
FEES	\$1,807	DOM	367				



### 522 WEST 29TH ST #5B

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,400,000
SQFT	2,278	PPSF	\$2,612	BEDS	3	BATHS	3.5
FEES	\$7,126	DOM	494				



### 290 MANHATTAN AVE

Upper Manhattan

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,490,000	INITIAL	\$5,875,000
SQFT	5,205	PPSF	\$1,055	BEDS	5	BATHS	3
FEES	\$2,709	DOM	139				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.