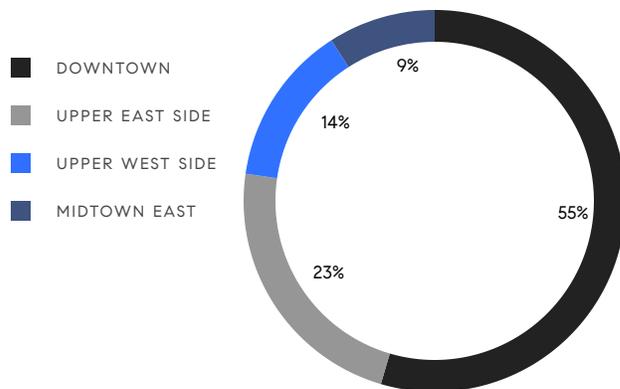


MANHATTAN WEEKLY LUXURY REPORT



2166 BROADWAY #PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$216,493,999

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 14 condos, 7 co-ops, and 1 house. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$9,840,637

AVERAGE ASKING PRICE

\$6,997,000

MEDIAN ASKING PRICE

\$2,803

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$216,493,999

TOTAL VOLUME

278

AVERAGE DAYS ON MARKET

Unit WEST-PH36 at 500 West 18th Street in West Chelsea entered contract this week, with a last asking price of \$52,000,000. Built in 2022, this full-floor penthouse condo spans 6,933 square feet with 6 beds and 7 full baths. It features 360 degree views, a 4,870-square-foot wraparound terrace, a custom chef's kitchen with high-end appliances, floor-to-ceiling windows, a north- and west-facing primary bedroom with en-suite windowed bath, and much more. The building provides a lap pool, a spa and sauna, a fitness center, private dining, parking, storage, and many other amenities.

Also signed this week was Unit 12 at 515 Park Avenue on the Upper East Side, with a last asking price of \$14,999,999. Originally built in 1998, this full-floor condo unit spans approximately 5,000 square feet with 6 beds and 5 full baths. It features Park Avenue views, herringbone hardwood floors, quadruple exposures, elegant crown molding, high ceilings, a private elevator landing, a formal dining room and large living room, an eat-in kitchen with granite countertops, a primary bedroom with built-ins, walk-in closets, and an en-suite bathroom, and much more. The building provides a 24-hour concierge, a fitness center, a catering kitchen and wine cellar, and many other amenities.

14

CONDO DEAL(S)

7

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$11,293,858

AVERAGE ASKING PRICE

\$6,861,429

AVERAGE ASKING PRICE

\$10,350,000

AVERAGE ASKING PRICE

\$7,649,500

MEDIAN ASKING PRICE

\$6,495,000

MEDIAN ASKING PRICE

\$10,350,000

MEDIAN ASKING PRICE

\$3,280

AVERAGE PPSF

\$1,614

AVERAGE PPSF

3,155

AVERAGE SQFT

6,414

AVERAGE SQFT



500 WEST 18TH ST #WEST-PH36

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$52,000,000	INITIAL	\$52,000,000
SQFT	6,933	PPSF	\$7,501	BEDS	6	BATHS	7.5
FEES	\$30,589	DOM	N/A				



515 PARK AVE #12

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,999,999	INITIAL	\$14,999,999
SQFT	5,000	PPSF	\$3,000	BEDS	6	BATHS	5
FEES	\$15,411	DOM	122				



56 LEONARD ST #41AE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$10,950,000
SQFT	2,684	PPSF	\$4,080	BEDS	3	BATHS	3.5
FEES	\$7,987	DOM	93				



378 WEST END AVE #15C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,350,000
SQFT	3,133	PPSF	\$3,352	BEDS	5	BATHS	4.5
FEES	\$7,793	DOM	802				



64 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,350,000	INITIAL	\$10,350,000
SQFT	6,414	PPSF	\$1,614	BEDS	5	BATHS	5
FEES	\$2,346	DOM	37				



285 CENTRAL PARK WEST #6S

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,900,000	INITIAL	\$9,900,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$9,442	DOM	6				

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555 WEST 22ND ST #7BW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	3,015	PPSF	\$3,234	BEDS	4	BATHS	4.5
FEES	\$10,468	DOM	372				



25 NORTH MOORE ST #9A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	2,907	PPSF	\$2,924	BEDS	4	BATHS	3.5
FEES	\$5,717	DOM	93				



685 5TH AVE #17A

Midtown

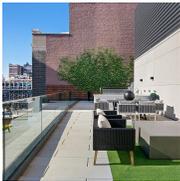
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,300,000	INITIAL	\$8,300,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$7,427	DOM	N/A				



885 PARK AVE #8B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,745,000	INITIAL	\$8,495,000
SQFT	3,400	PPSF	\$2,278	BEDS	4	BATHS	4.5
FEES	N/A	DOM	292				



121 EAST 22ND ST #SPH

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,999,000	INITIAL	\$9,975,000
SQFT	3,248	PPSF	\$2,155	BEDS	4	BATHS	4.5
FEES	\$12,062	DOM	1,247				



983 PARK AVE #7B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,900,000
SQFT	3,500	PPSF	\$1,999	BEDS	4	BATHS	4
FEES	\$9,077	DOM	443				

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565 BROOME ST #N19B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	2,399	PPSF	\$2,814	BEDS	3	BATHS	3.5
FEES	\$8,567	DOM	351				



53 WEST 53RD ST #35C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,700,000	INITIAL	\$6,700,000
SQFT	2,488	PPSF	\$2,693	BEDS	3	BATHS	3.5
FEES	\$9,516	DOM	519				



10 GRACIE SQUARE #10A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,950,000
SQFT	4,750	PPSF	\$1,368	BEDS	5	BATHS	5.5
FEES	N/A	DOM	217				



105 5TH AVE #3AB

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	3,100	PPSF	\$2,017	BEDS	3	BATHS	3
FEES	\$5,179	DOM	45				



415 GREENWICH ST #THA

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,995,000
SQFT	3,540	PPSF	\$1,694	BEDS	4	BATHS	4
FEES	\$7,690	DOM	456				



500 WEST 18TH ST #EAST-21F

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,770,000	INITIAL	\$5,770,000
SQFT	1,666	PPSF	\$3,464	BEDS	2	BATHS	2.5
FEES	\$6,024	DOM	N/A				

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160 WEST 12TH ST #61

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	1,595	PPSF	\$3,543	BEDS	2	BATHS	2.5
FEES	\$6,550	DOM	13				



812 PARK AVE #PHC

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,395,000
SQFT	2,500	PPSF	\$2,158	BEDS	2	BATHS	2.5
FEES	N/A	DOM	141				



40-50 EAST 10TH ST #8GH

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,650	PPSF	\$1,982	BEDS	3	BATHS	3
FEES	N/A	DOM	32				



199 CHRYSTIE ST #8N

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,405	PPSF	\$2,183	BEDS	3	BATHS	3.5
FEES	\$6,882	DOM	1				

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