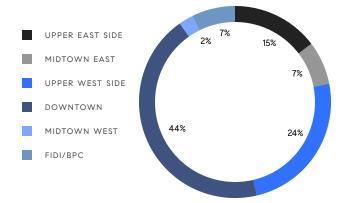
# MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS \$3.5 MILLION AND UP







CONTRACTS \$3.5M AND ABOVE JAN 24 - 30, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 41 contracts signed this week, made up of 28 condos, 12 co-ops, and 1 house. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

### \$9,194,903

### \$6,210,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$2,592

3%

AVERAGE DISCOUNT

\$376.990.990

TOTAL VOLUME

AVERAGE DAYS ON MARKET

282

12 East 63rd Street in Lenox Hill entered contract this week, with a last asking price of \$63,000,000. Originally built in the early 1900s, this 7-story mansion townhouse spans approximately 13,000 square feet with 7 beds and 8 full baths. It features an internal elevator accessing each floor, a landscaped roof garden, a fourth-floor library, a well-appointed chef's kitchen with marble floors and large work island, a full-floor primary suite with private planted terrace, a lower-level fitness center with a 20-foot swimming pool, radiant heat, a security system, and much more.

Also signed this week was Unit PH51/52W at 151 East 58th Street in Sutton Place entered contract this week, with a last asking price of \$36,000,000. Built in 2005, this duplex penthouse condo spans approximately 9,000 square feet with 5 beds and 6 full baths. It features 24-foot ceilings, city and Central Park views, maple floors, white plaster walls, a state-of-the-art chef's kitchen with absolute black honed granite counters, a 2,000 square foot primary suite, a glass and steel staircase, and much more. The building provides a fitness center, concierge, full-time doorman, resident lounge, and many other amenities.

28	12	1
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$8,434,179	\$6,486,167	\$63,000,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$6,180,000	\$5,997,000	\$63,000,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$2,730		\$4,308
AVERAGE PPSF		AVERAGE PPSF
2,841		13,000

AVERAGE SQFT

AVERAGE SQFT

#### MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

JAN 24 - 30, 20	2	2
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	12 E 6	3 ST					Lenox H	ill
	TYPE SQFT FEES	TOWNHOUSE 13,000 \$15,416	STATUS PPSF DOM	CONTRACT \$4,308 137	ASK BEDS	\$63,000,000 7	INITIAL BATHS	\$65,000,000 8
	151 E 5	58 ST #PH5	1/52W				Sutton P	lace
	TYPE SQFT FEES	CONDO 9,000 \$35,817	STATUS PPSF DOM	CONTRACT \$4,000 110	ASK BEDS	\$36,000,000 5	INITIAL BATHS	\$36,000,000 6.5
al de	15 E 6	9 ST #PH					Lenox H	ill
	TYPE SQFT FEES	CONDO 6,241 \$20,915	STATUS PPSF DOM	CONTRACT \$5,128 134	ASK BEDS	\$32,000,000 4	INITIAL BATHS	\$32,000,000 5
	109 E	79 ST #15W	T				Upper Ea	ast Side
	109 E type sqft fees	79 ST #15W CONDO 4,129 \$10,490	STATUS PPSF DOM	CONTRACT \$4,106 N/A	ASK BEDS	\$16,950,000 5		
	TYPE SQFT FEES	CONDO 4,129	STATUS PPSF DOM	\$4,106			INITIAL	N/A 5.5
	TYPE SQFT FEES	CONDO 4,129 \$10,490	STATUS PPSF DOM	\$4,106		5	INITIAL BATHS Upper W	N/A 5.5
	type sqft fees <b>498 W</b> type sqft fees	CONDO 4,129 \$10,490 7 END AVE CONDO 3,646	STATUS PPSF DOM # <b>PH</b> STATUS PPSF DOM	\$4,106 N/A CONTRACT \$3,456	BEDS	5 \$12,600,000	Upper W	N/A 5.5 /est Side \$14,950,000

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	146 CH	ENTRAL PK	W #2E				Upper W	est Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
	SQFT	4,200	PPSF	\$2,381	BEDS	4	BATHS	4.5
No.	FEES	\$9,080	DOM	850				
	300 CI	ENTRAL PK	X W #18	/19F			Upper W	est Side
a da a litera da Al Marana da K	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$9,900,000	INITIAL	\$13,995,000
indologi - Cristolo ita	SQFT	5,400	PPSF	\$1,834	BEDS	7	BATHS	5
	FEES	\$11,097	DOM	579				
	67 FR.	ANKLIN ST	#7A				Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
	SQFT	4,250	PPSF	\$2,059	BEDS	4	BATHS	4
	FEES	\$10,507	DOM	115				
1.11.1	10 MA	DISON SQ V	W #11E				Flatiron	District
	10 MA	DISON SQ V CONDO	W #11E status	CONTRACT	ASK	\$8,500,000		District \$8,500,000
				CONTRACT \$3,622	ASK BEDS	\$8,500,000 3		
	ТҮРЕ	CONDO	STATUS				INITIAL	\$8,500,000
	TYPE SQFT FEES	CONDO 2,347	STAT U S P P S F	\$3,622			INITIAL BATHS	\$8,500,000
	TYPE SQFT FEES	CONDO 2,347 \$7,638	STAT U S P P S F	\$3,622			INITIAL BATHS Greenwi	\$8,500,000 3
	type sqft fees 160 W	CONDO 2,347 \$7,638 12 ST #76	STATUS PPSF DOM	\$3,622 314	BEDS	3	INITIAL BATHS Greenwi	\$8,500,000 3 ch Village
	type sqft fees <b>160 W</b> type	CONDO 2,347 \$7,638 12 ST #76 CONDO	STATUS PPSF DOM STATUS	\$3,622 314 CONTRACT	BEDS	3 \$8,250,000	INITIAL BATHS Greenwie INITIAL	\$8,500,000 3 ch Village \$8,250,000
	type sqft fees <b>160 W</b> type sqft fees	CONDO 2,347 \$7,638 12 ST #76 CONDO 2,522	STATUS PPSF DOM STATUS PPSF DOM	\$3,622 314 CONTRACT \$3,272	BEDS	3 \$8,250,000	INITIAL BATHS Greenwie INITIAL	\$8,500,000 3 ch Village \$8,250,000
	type sqft fees <b>160 W</b> type sqft fees	CONDO 2,347 \$7,638 12 ST #76 CONDO 2,522 \$10,072	STATUS PPSF DOM STATUS PPSF DOM	\$3,622 314 CONTRACT \$3,272	BEDS	3 \$8,250,000	INITIAL BATHS Greenwi INITIAL BATHS	\$8,500,000 3 ch Village \$8,250,000 3.5
	type sqft fees 160 W type sqft fees 147 W	CONDO 2,347 \$7,638 12 ST #76 CONDO 2,522 \$10,072 15 ST #7N/8	STATUS PPSF DOM STATUS PPSF DOM	\$3,622 314 CONTRACT \$3,272 122	BEDS ASK BEDS	3 \$8,250,000 3	INITIAL BATHS Greenwi INITIAL BATHS Chelsea	\$8,500,000 3 ch Village \$8,250,000 3.5
	TYPE SQFT FEES 160 W TYPE SQFT FEES 147 W TYPE	CONDO 2,347 \$7,638 12 ST #76 CONDO 2,522 \$10,072 15 ST #7N/3 COOP	STATUS PPSF DOM STATUS PPSF DOM	\$3,622 314 CONTRACT \$3,272 122 CONTRACT	BEDS ASK BEDS ASK	3 \$8,250,000 3 \$8,100,000	INITIAL BATHS Greenwi INITIAL BATHS Chelsea INITIAL	\$8,500,000 3 ch Village \$8,250,000 3.5

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PASS	16 DES	SBROSSES S	T #4S/3	5C			Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,999,000	INITIAL	\$7,999,000
	SQFT	3,200	PPSF	\$2,500	BEDS	5	BATHS	3
	FEES	\$5,508	DOM	101				
the second se	910 5	AVE #14BC					Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
	SQFT	3,800	PPSF	\$2,104	BEDS	5	BATHS	3
ato and a second s	FEES	\$14,413	DOM	69				
	1040 5	5 AVE #7/8B					Upper Ea	ast Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
74	FEES	N/A	DOM	14				
	515 W	18 ST #1704	-				Chelsea	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$7,850,000	INITIAL	\$7,850,000
10	SQFT	2,167	PPSF	\$3,623	BEDS	3	BATHS	3
Carlo Va	FEES	\$8,119	DOM	573				
	15 HU	DSON YARI	OS #76E	1			Hudson	Yards
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,670,000	INITIAL	N/A
	SQFT	2,257	PPSF	\$3,399	BEDS	3	BATHS	3.5
And the be		_ ,		<i></i>	DLDO	5	571110	
	FEES	\$5,707	DOM	N/A		5	27.1110	
			DOM			5	Soho	
		\$5,707	DOM		ASK	\$7,500,000		
	38 CR	\$5,707 OSBY ST #5	dom F	N/A			Soho	
	38 CR	\$5,707 OSBY ST #5 condo	dom F status	N/A CONTRACT	ASK	\$7,500,000	Soho	N/A

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532 W type sqft fees	20 ST #10 CONDO 2,694 \$10,733	STATUS PPSF DOM	CONTRACT \$2,738 280	ASK BEDS	\$7,375,000 3	Chelsea INITIAL BATHS	\$7,375,000 3.5
550 W Type sqft fees	29 ST #PH CONDO 2,945 \$11,142	C STATUS PPSF DOM	CONTRACT \$2,165 137	A S K B E D S	\$6,375,000 3	Chelsea INITIAL BATHS	\$6,375,000 3.5
10 RIV TYPE SQFT FEES	VERSIDE BL CONDO 2,188 \$4,524	-	B CONTRACT \$2,839 N/A	ASK BEDS	\$6,210,000 3	Lincoln S INITIAL BATHS	
515 W Type sqft fees	29 ST #7S CONDO 2,262 \$8,429	STATUS PPSF DOM	CONTRACT \$2,719 113	A S K B E D S	\$6,150,000 3	Chelsea INITIAL BATHS	\$6,150,000 3
<b>378 W</b> TYPE SQFT FEES	END AVE # CONDO 2,468 \$6,296	5D status ppsf dom	CONTRACT \$2,401 N/A	A S K B E D S	\$5,925,000 3	Upper W INITIAL BATHS	
225 W Type sqft fees	86 ST #410 CONDO 2,445 \$5,946	STATUS PPSF DOM	CONTRACT \$2,414 138	A S K B E D S	\$5,900,000 3	Upper W INITIAL BATHS	Vest Side \$5,900,000 3.5

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CONTRACTS \$3.5M AND ABOVE

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	25 PK	ROW #18C					Financia	l District
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,505,000	INITIAL	\$4,505,000
	SQFT	2,075	PPSF	\$2,172	BEDS	3	BATHS	3.5
	FEES	\$6,574	DOM	140				
	252 7	AVE #PHS					Chelsea	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,800,000
	SQFT	2,002	PPSF	\$2,196	BEDS	3	BATHS	2.5
	FEES	\$4,088	DOM	332				
	138 E	50 ST #36B					Turtle Ba	ay
-	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,228,000	INITIAL	N/A
	SQFT	1,518	PPSF	\$2,786	BEDS	2	BATHS	2.5
	FEES	\$4,510	DOM	N/A				
	129 LA	AFAYETTE S	ST #2A				Chinator	wn
	<b>129</b> LA	AFAYETTE S	ST #2A	CONTRACT	ASK	\$3,999,000		wn \$4,200,000
				CONTRACT \$1,693	A S K B E D S	\$3,999,000 3		
	ΤΥΡΕ	CONDO	STATUS				INITIAL	\$4,200,000
	TYPE SQFT FEES	CONDO 2,363	STATUS PPSF DOM	\$1,693 490			INITIAL	\$4,200,000 3
	TYPE SQFT FEES	CONDO 2,363 \$4,870	STATUS PPSF DOM	\$1,693 490			INITIAL BATHS Upper W	\$4,200,000 3
	type sqft fees 118 RI	CONDO 2,363 \$4,870 VERSIDE D	status ppsf dom R #6CD	\$1,693 490	BEDS	3	INITIAL BATHS Upper W	\$4,200,000 3 //est Side
	type sqft fees <b>118 RI</b> type	CONDO 2,363 \$4,870 VERSIDE D COOP	status ppsf dom R #6CD status	\$1,693 490 CONTRACT	BEDS	3 \$3,999,000	INITIAL BATHS Upper W	\$4,200,000 3 Vest Side \$4,795,000
	type sqft fees <b>118 RI</b> type sqft fees	CONDO 2,363 \$4,870 VERSIDE D COOP 3,300	STATUS PPSF DOM R #6CD STATUS PPSF	\$1,693 490 CONTRACT \$1,212	BEDS	3 \$3,999,000	INITIAL BATHS Upper W	\$4,200,000 3 Vest Side \$4,795,000 4
	type sqft fees <b>118 RI</b> type sqft fees	CONDO 2,363 \$4,870 VERSIDE D COOP 3,300 \$6,769	STATUS PPSF DOM R #6CD STATUS PPSF	\$1,693 490 CONTRACT \$1,212	BEDS	3 \$3,999,000	INITIAL BATHS Upper W INITIAL BATHS Flatiron	\$4,200,000 3 Vest Side \$4,795,000 4
	TYPE SQFT FEES 118 RI TYPE SQFT FEES 36 E 2	CONDO 2,363 \$4,870 VERSIDE D COOP 3,300 \$6,769 2 ST #7FL	STATUS PPSF DOM R #6CD STATUS PPSF DOM	\$1,693 490 CONTRACT \$1,212 98	BEDS ASK BEDS	3 \$3,999,000 4	INITIAL BATHS Upper W INITIAL BATHS Flatiron	\$4,200,000 3 /est Side \$4,795,000 4 District
	TYPE SQFT FEES 118 RI TYPE SQFT FEES 36 E 2 TYPE	CONDO 2,363 \$4,870 VERSIDE D COOP 3,300 \$6,769 2 ST #7FL CONDO	STATUS PPSF DOM R #6CD STATUS PPSF DOM	\$1,693 490 CONTRACT \$1,212 98 CONTRACT	BEDS ASK BEDS ASK	3 \$3,999,000 4 \$3,995,000	INITIAL BATHS Upper W INITIAL BATHS Flatiron INITIAL	\$4,200,000 3 Vest Side \$4,795,000 4 District \$3,995,000

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R	215 W	88 ST #11F					Upper W	Vest Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
	SQFT	2,132	PPSF	\$1,874	BEDS	4	BATHS	4.5
	FEES	\$4,862	DOM	97				
×	30 E 2	.9 ST #31A					Nomad	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,710,000
	SQFT	1,500	PPSF	\$2,664	BEDS	2	BATHS	2
	FEES	\$4,782	DOM	777				
	30 RI	VERSIDE BI	ND #33	D			Lincoln	Square
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
	SQFT	1,491	PPSF	\$2,680	BEDS	2	BATHS	2.5
	FEES	\$2,177	DOM	292				
•	200 W	/ HOUSTON	ST #3C				Greenwi	ch Village
	200 W	/ HOUSTON	ST #3C		ASK	\$3,995,000		ch Village \$4,250,000
					A S K B E D S	\$3,995,000 3		-
	ΤΥΡΕ	COOP	STATUS	CONTRACT			INITIAL	\$4,250,000
	TYPE SQFT FEES	COOP 2,600	STATUS PPSF	CONTRACT \$1,537			INITIAL	\$4,250,000
	TYPE SQFT FEES	COOP 2,600 \$4,148	STATUS PPSF	CONTRACT \$1,537			INITIAL BATHS Chelsea	\$4,250,000
	type sqft fees <b>245 10</b>	COOP 2,600 \$4,148 • AVE #6W	STATUS PPSF DOM	CONTRACT \$1,537 60	BEDS	3	INITIAL BATHS Chelsea	\$4,250,000 3
	type sqft fees <b>245 10</b> type	COOP 2,600 \$4,148 O AVE #6W CONDO	STATUS PPSF DOM STATUS	CONTRACT \$1,537 60 CONTRACT	BEDS	3 \$3,950,000	INITIAL BATHS Chelsea INITIAL	\$4,250,000 3 \$4,400,000
	type sqft fees <b>245 10</b> type sqft fees	COOP 2,600 \$4,148 O AVE #6W CONDO 2,469	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT \$1,537 60 CONTRACT \$1,600	BEDS	3 \$3,950,000	INITIAL BATHS Chelsea INITIAL	\$4,250,000 3 \$4,400,000 3
	type sqft fees <b>245 10</b> type sqft fees	COOP 2,600 \$4,148 O AVE #6W CONDO 2,469 \$7,583	STATUS PPSF DOM STATUS PPSF DOM	CONTRACT \$1,537 60 CONTRACT \$1,600	BEDS	3 \$3,950,000	INITIAL BATHS Chelsea INITIAL BATHS Turtle Ba	\$4,250,000 3 \$4,400,000 3
	TYPE SQFT FEES 245 10 TYPE SQFT FEES 860 U	COOP 2,600 \$4,148 O AVE #6W CONDO 2,469 \$7,583 N PLZ #35/	STATUS PPSF DOM STATUS PPSF DOM 36E	CONTRACT \$1,537 60 CONTRACT \$1,600 448	BEDS ASK BEDS	3 \$3,950,000 3	INITIAL BATHS Chelsea INITIAL BATHS Turtle Ba	\$4,250,000 3 \$4,400,000 3
	TYPE SQFT FEES 245 10 TYPE SQFT FEES 860 U TYPE	COOP 2,600 \$4,148 O AVE #6W CONDO 2,469 \$7,583 N PLZ #35/ COOP	STATUS PPSF DOM STATUS PPSF DOM 36E STATUS	CONTRACT \$1,537 60 CONTRACT \$1,600 448 CONTRACT	BEDS ASK BEDS ASK	3 \$3,950,000 3 \$3,800,000	INITIAL BATHS Chelsea INITIAL BATHS Turtle Ba	\$4,250,000 3 \$4,400,000 3 ay \$3,800,000

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K	1136 5	AVE #12C					Carnegie	e Hill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
	FEES	\$3,573	DOM	16				
	90 RIV	VERSIDE DI	R #7AA				Upper W	/est Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,995,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
	FEES	N/A	DOM	60				
	130 W	ILLIAM ST	#55B				Financia	l District
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,595,990	INITIAL	\$3,595,990
	SQFT	1,415	PPSF	\$2,542	BEDS	2	BATHS	2.5
	FEES	\$3,122	DOM	138				
	77 GR	EENWICH S	ST #22A				Financia	l District
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,975,000
BLass	SQFT	1,721	PPSF	\$2,034	BEDS	3	BATHS	2.5
-	FEES	\$4,042	DOM	844				
*	17 W 10 ST #5						Greenwich Village	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,800,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
	FEES	\$4,002	DOM	141				

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