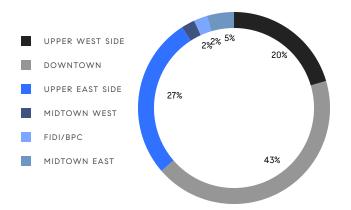
MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS \$3.5 MILLION AND UP







CONTRACTS \$3.5M AND ABOVE JAN 31 - FEB 6, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 44 contracts signed this week, made up of 29 condos, 10 co-ops, and 5 houses. The previous week saw 41 deals. For more information or data, please reach out to a Compass agent.

\$6,728,591

\$5,575,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$2.517

4%

\$296,058,000

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

203

Unit 34A at 15 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$21,950,000. Built in 2007, this condo spans 3,103 square feet with 3 beds and 3 full baths. It features park, river, and city views, a primary bedroom with two walk-in closets and a luxurious marble bathroom, a windowed eat-in kitchen with high-end appliances and marble countertops, high ceilings, hardwood floors, crown moldings, central A/C, and much more. The building provides a fitness center, a 75-foot lap pool, a library, a private screening room, an outdoor terrace, full staff, and many other amenities.

Also signed this week was Unit 15B at 551 West 21st Street in Chelsea, with a last asking price of \$13,750,000. Built in 2015, this condo spans 3,860 square feet with 3 beds and 3 full baths. It features 11-foot floor-to-ceiling windows, a library, an eat-in kitchen with oak cabinetry and marble slab countertops and backsplash, a primary suite with landmark views and a spa-like en-suite bathroom, and much more. The building provides a full-time doorman, concierge, porter and valet services, a state-of-the-art fitness center, bike storage, and many other amenities.

29	10	5
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$6,532,380	\$6,057,500	\$9,208,800
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$5,500,000	\$5,147,500	\$10,250,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$2,571		\$2,213
AVERAGE PPSF		AVERAGE PPSF
2,504		4,177

AVERAGE SQFT

4,177 Average sqft

MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

JAN 31 - FEB 6, 2022

P	15 CPV	W #34A					Lincoln	Square
	TYPE SQFT FEES	CONDO 3,103 \$11,045	STATUS PPSF DOM	CONTRACT \$7,074 3	ASK BEDS	\$21,950,000 3	INITIAL BATHS	\$21,950,000 3.5
	551 W	21 ST #15B					Chelsea	
	TYPE SQFT FEES	CONDO 3,860 \$14,831	STATUS PPSF DOM	CONTRACT \$3,563 205	ASK BEDS	\$13,750,000 3	INITIAL BATHS	\$13,750,000 3.5
	920 5	AVE #3A					Lenox H	ill
	TYPE SQFT FEES	COOP N/A \$13,051	STATUS PPSF DOM	CONTRACT N/A 308	ASK BEDS	\$13,500,000 4	INITIAL BATHS	\$13,500,000 4.5
	_	47.00					11 7 . 1 7 1 1	larro
	247 W	13 ST					West Vil	lage
	247 W Type sqft fees	13 ST TOWNHOUSE 6,500 \$6,960	STATUS PPSF DOM	CONTRACT \$1,993 400	ASK BEDS	\$12,950,000 5		-
	T Y P E S Q F T	TOWNHOUSE 6,500 \$6,960	PPSF	\$1,993			INITIAL	\$14,000,000 6
	TYPE SQFT FEES	TOWNHOUSE 6,500 \$6,960	PPSF	\$1,993			INITIAL BATHS	\$14,000,000 6 Square
	TYPE SQFT FEES 53 W 7 TYPE SQFT FEES	TOWNHOUSE 6,500 \$6,960 71 ST TOWNHOUSE 5,139	PPSF DOM STATUS PPSF DOM	\$1,993 400 CONTRACT \$2,501 N/A	BEDS	5 \$12,850,000	INITIAL BATHS Lincoln S	\$14,000,000 6 Square N/A 4

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	527 W	27 ST #9S					Chelsea	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$10,800,000	INITIAL	\$10,800,000
	SQFT	3,663	PPSF	\$2,949	BEDS	3	BATHS	3.5
	FEES	\$12,140	DOM	15				
	2 1/2 0	GROVE ST					West Vil	lage
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
	SQFT	3,000	PPSF	\$3,417	BEDS	4	BATHS	3.5
	FEES	\$18,557	DOM	9				
	100 F	79 ST #5W					Upper Ea	ast Side
	ТҮРЕ	CONDO	STATUS		ASK	,,		\$9,650,000
	SQFT	3,145	PPSF	\$3,069	BEDS	3	BATHS	3.5
	FEES	\$7,979	DOM	60				
111 100	830 PI	K AVE #1A					Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
T								
	FEES	\$8,176	DOM	N/A				
			DOM	N/A			Chelsea	
	532 W	20 ST #3					Chelsea	
	532 W	20 ST #3 condo	STATUS	CONTRACT		\$7,150,000	INITIAL	
	532 W type sqft	7 20 ST #3 CONDO 2,662	STATUS PPSF	CONTRACT \$2,686	ASK BEDS	\$7,150,000 4		
	532 W	20 ST #3 condo	STATUS	CONTRACT			INITIAL	
	532 W TYPE SQFT FEES	7 20 ST #3 CONDO 2,662	STATUS PPSF DOM	CONTRACT \$2,686 171			INITIAL	3.5
	532 W TYPE SQFT FEES	7 20 ST #3 CONDO 2,662 \$11,383	STATUS PPSF DOM	CONTRACT \$2,686 171			INITIAL BATHS	3.5
	532 W TYPE SQFT FEES 30 RIV	20 ST #3 CONDO 2,662 \$11,383 VERSIDE BI	status ppsf dom ND #34	CONTRACT \$2,686 171 B	BEDS	4	INITIAL BATHS	3.5 Square
	532 W TYPE SQFT FEES 30 RIV	20 ST #3 CONDO 2,662 \$11,383 VERSIDE BI CONDO	status ppsf dom ND #34 status	CONTRACT \$2,686 171 B CONTRACT	BEDS	4 \$7,110,000	INITIAL BATHS Lincoln S	3.5 Square \$7,110,000

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	9 MER	CER ST #34	A				Soho	
A ML INT	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,995,000
	SQFT	4,150	PPSF	\$1,541	BEDS	3	BATHS	2
A HANNER	FEES	\$7,185	DOM	266				
	222 E	81 ST #RES	3				Yorkville	;
	ΤΥΡΕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$7,500,000
	SQFT	3,434	PPSF	\$1,834	BEDS	3	BATHS	4.5
	FEES	\$8,066	DOM	326				
	214 W	15 ST #TH2					Chelsea	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,600,000
	SQFT	2,776	PPSF	\$2,268	BEDS	3	BATHS	2.5
	FEES	\$5,758	DOM	290				
	222 E	81 ST #3					Yorkville	
	222 E 3	81 ST #3 CONDOP	STATUS	CONTRACT	ASK	\$6,295,000		\$7,500,000
			STAT U S PPSF	CONTRACT \$1,834	ASK BEDS	\$6,295,000 3		
	ТҮРЕ	CONDOP					INITIAL	\$7,500,000
	TYPE SQFT FEES	CONDOP 3,434	PPSF DOM	\$1,834			INITIAL	\$7,500,000 4
	TYPE SQFT FEES	CONDOP 3,434 \$8,066	PPSF DOM	\$1,834 291			INITIAL BATHS Flatiron	\$7,500,000 4
	type sqft fees 121 E 2	CONDOP 3,434 \$8,066 22 ST #N130	ppsf dom 2	\$1,834 291	BEDS	3	INITIAL BATHS Flatiron	\$7,500,000 4 District
	type sqft fees 121 E 2 type	CONDOP 3,434 \$8,066 22 ST #N130 CONDO	ppsf dom 2 status	\$1,834 291 CONTRACT	BEDS	3 \$6,100,000	INITIAL BATHS Flatiron	\$7,500,000 4 District \$7,435,000
	TYPE SQFT FEES 121 E 2 TYPE SQFT FEES	CONDOP 3,434 \$8,066 22 ST #N130 CONDO 2,655	PPSF DOM 2 STATUS PPSF	\$1,834 291 CONTRACT \$2,298	BEDS	3 \$6,100,000	INITIAL BATHS Flatiron	\$7,500,000 4 District \$7,435,000 4.5
	TYPE SQFT FEES 121 E 2 TYPE SQFT FEES	CONDOP 3,434 \$8,066 22 ST #N130 CONDO 2,655 \$9,552	PPSF DOM 2 STATUS PPSF	\$1,834 291 CONTRACT \$2,298	BEDS	3 \$6,100,000	INITIAL BATHS Flatiron INITIAL BATHS Flatiron	\$7,500,000 4 District \$7,435,000 4.5
	TYPE SQFT FEES 121 E 2 TYPE SQFT FEES 45 E 25	CONDOP 3,434 \$8,066 22 ST #N130 CONDO 2,655 \$9,552 2 ST #25A	PPSF DOM 2 STATUS PPSF DOM	\$1,834 291 CONTRACT \$2,298 821	BEDS ASK BEDS	3 \$6,100,000 4	INITIAL BATHS Flatiron INITIAL BATHS Flatiron	\$7,500,000 4 District \$7,435,000 4.5 District
	TYPE SQFT FEES 121 E 2 TYPE SQFT FEES 45 E 25 TYPE	CONDOP 3,434 \$8,066 22 ST #N130 CONDO 2,655 \$9,552 2 ST #25A CONDO	PPSF DOM 2 STATUS PPSF DOM STATUS	\$1,834 291 CONTRACT \$2,298 821 CONTRACT	BEDS ASK BEDS	3 \$6,100,000 4 \$5,995,000	INITIAL BATHS Flatiron INITIAL BATHS Flatiron	\$7,500,000 4 District \$7,435,000 4.5 District \$5,995,000

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	150 E 7	77 ST #8EF					Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
	FEES	\$4,484	DOM	99				
	225 W	86 ST #908	3				Upper W	vest Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$6,400,000
1 mm	SQFT	2,258	PPSF	\$2,569	BEDS	3	BATHS	3.5
	FEES	\$5,579	DOM	707				
	1136 5	AVE #8A					Carnegie	eHill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
	FEES	\$7,179	DOM	21				
	30 WA	.RREN ST #	9A				Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
	SQFT	2,349	PPSF	\$2,406	BEDS	3	BATHS	3
	FEES	\$6,656	DOM	13				
1	212 W	ARREN ST ;	#16C				Battery I	Park
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
	SQFT	2,595	PPSF	\$2,120	BEDS	4	BATHS	3.5
	FEES	\$7,374	DOM	16				
	173 RI	VERSIDE D	R #13D				Upper W	vest Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,950,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
States 1	FEES	\$6,532	DOM	212				

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	482 G	REENWICH	ST #3				Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
	SQFT	2,488	PPSF	\$2,010	BEDS	3	BATHS	3.5
	FEES	\$3,349	DOM	181				
	260 5	AVE #8					Nomad	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,995,000
	SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	3
"INPIT I	FEES	\$6,793	DOM	305				
2	88 LEI	XINGTON A	NE #140	06			Nomad	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
	SQFT	2,244	PPSF	\$2,206	BEDS	3	BATHS	3.5
	FEES	\$6,950	DOM	16				
	200 E	83 ST #6E					Yorkville	
	200 E	83 ST #6E condo	STATUS	CONTRACT	ASK	\$4,510,000		\$4,510,000
			STATUS PPSF	CONTRACT \$2,303	A S K B E D S	\$4,510,000 3		
	ΤΥΡΕ	CONDO					INITIAL	\$4,510,000
	TYPE SQFT FEES	CONDO 1,959	PPSF	\$2,303			INITIAL	\$4,510,000 3
	TYPE SQFT FEES	CONDO 1,959 \$5,821	PPSF	\$2,303			INITIAL BATHS Upper W	\$4,510,000 3
	type sqft fees 225 W	CONDO 1,959 \$5,821 7 86 ST #114	PPSF DOM	\$2,303 103	BEDS	3	INITIAL BATHS Upper W	\$4,510,000 3 Vest Side
	type sqft fees 225 W type	CONDO 1,959 \$5,821 7 86 ST #114 CONDO	PPSF DOM STATUS	\$2,303 103 CONTRACT	BEDS	3 \$4,495,000	INITIAL BATHS Upper W	\$4,510,000 3 Vest Side \$4,495,000
	TYPE SQFT FEES 225 W TYPE SQFT FEES	CONDO 1,959 \$5,821 7 86 ST #114 CONDO 2,242	PPSF DOM STATUS PPSF DOM	\$2,303 103 CONTRACT \$2,005 70	BEDS	3 \$4,495,000	INITIAL BATHS Upper W	\$4,510,000 3 Vest Side \$4,495,000
	TYPE SQFT FEES 225 W TYPE SQFT FEES	CONDO 1,959 \$5,821 7 86 ST #114 CONDO 2,242 \$5,748	PPSF DOM STATUS PPSF DOM	\$2,303 103 CONTRACT \$2,005 70	BEDS	3 \$4,495,000	INITIAL BATHS Upper W INITIAL BATHS Tribeca	\$4,510,000 3 Vest Side \$4,495,000
	TYPE SQFT FEES 225 W TYPE SQFT FEES 465 W	CONDO 1,959 \$5,821 7 86 ST #114 CONDO 2,242 \$5,748 7 ASHINGTO	ppsf dom status ppsf dom N ST #8	\$2,303 103 CONTRACT \$2,005 70	BEDS ASK BEDS	3 \$4,495,000 3	INITIAL BATHS Upper W INITIAL BATHS Tribeca	\$4,510,000 3 /est Side \$4,495,000 3.5
	TYPE SQFT FEES 225 W TYPE SQFT FEES 465 W TYPE	CONDO 1,959 \$5,821 7 86 ST #114 CONDO 2,242 \$5,748 7 ASHINGTO CONDO	ppsf dom status ppsf dom N ST #8 status	\$2,303 103 CONTRACT \$2,005 70 CONTRACT	BEDS ASK BEDS	3 \$4,495,000 3 \$4,495,000	INITIAL BATHS Upper W INITIAL BATHS Tribeca INITIAL	\$4,510,000 3 Vest Side \$4,495,000 3.5 \$4,795,000

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. do	465 PK	X AVE #10C	D				Midtowr	L
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,995,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3.5
	FEES	\$11,081	DOM	270				
	710 PK	AVE #11A					Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,750,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
	FEES	\$8,067	DOM	94				
	519 BR	OADWAY #	4				Soho	
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,395,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
Constant of the second	FEES	\$6,597	DOM	59				
PASS	66 LEO	DNARD ST #	#7A				Tribeca	
Coming Soon	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
	FEES	\$4,983	DOM	40				
	415 WA	ASHINGTO	N ST #5.	A			Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
	SQFT	2,029	PPSF	\$2,095	BEDS	3	BATHS	3
	FEES	\$6,013	DOM	21				
	9 W 20) ST #11					Flatiron	District
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	N/A
	SQFT	2,154	PPSF	\$1,950	BEDS	3	BATHS	2
	FEES	\$4,333	DOM	N/A				

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	30 RI	VERSIDE B	LVD #31	С			Lincoln	Square
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,080,000	INITIAL	N/A
	SQFT	1,569	PPSF	\$2,601	BEDS	2	BATHS	2.5
	FEES	\$2,269	DOM	N/A				
	170 E a	87 ST #W21	C				Carnegie	e Hill
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$4,525,000
	SQFT	2,196	PPSF	\$1,822	BEDS	3	BATHS	3
	FEES	\$6,825	DOM	584				
	450 E	83 ST #26E)				Yorkville	2
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,790,000	INITIAL	\$3,790,000
	SQFT	1,934	PPSF	\$1,960	BEDS	3	BATHS	3.5
	FEES	\$5,150	DOM	122				
	30 R I	VERSIDE B	LVD #32	G			Lincoln	Square
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$3,790,000	INITIAL	\$3,790,000
	SQFT	1,419	PPSF	\$2,671	BEDS	2	BATHS	2
	FEES	\$2,062	DOM	698				
<u>EE</u>	40 W	106 ST					Manhatt	an Valley
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,699,000	INITIAL	\$3,899,000
	SQFT	2,808	PPSF	\$1,318	BEDS	6	BATHS	4
	FEES	N/A	DOM	147				
	23 PK	AVE #2C					Murray	Hill
	-							
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$4,150,000
		COOP N/A	STAT U S P P S F	CONTRACT N/A	ASK BEDS	\$3,650,000 2	INITIAL BATHS	\$4,150,000 2.5

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CONTRACTS \$3.5M AND ABOVE

JAN 31 - FEB 6, 2022

170 E I	END AVE #3	ЗH				Yorkville	e
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,750	PPSF	\$2,058	BEDS	3	BATHS	3.5
FEES	\$4,743	DOM	20				
135 W	14 ST #8					Greenwi	ch Village
135 W	14 ST #8 condo	STATUS	CONTRACT	ASK	\$3,500,000	Greenwi	ch Village \$3,740,000
		STAT U S P P S F	CONTRACT \$1,708	A S K B E D S	\$3,500,000 2		0
ТҮРЕ	CONDO					INITIAL	\$3,740,000

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