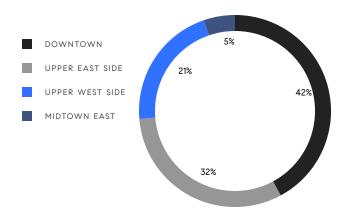
# MANHATTAN WEEKLY LUXURY REPORT



21 WEST 20TH ST #PH, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE MAY 16 - 22, 2022

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 19 contracts signed this week, made up of 10 condos, 6 co-ops, and 3 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

### \$9.380.790

### \$8.145.000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$3.211 AVERAGE PPSF

2%

\$3.098

AVERAGE PPSF

3.491

AVERAGE SQFT

\$178.235.000

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

193

Unit 16ABC at Atalanta, located at 25 North Moore Street in TriBeCa, entered contract this week, with a last asking price of \$22,000,000. This full-floor loft condo spans 7,080 square feet with 5 beds and 5 full baths. It features a recent gut renovation, smart home automation throughout, a private entry landing, Manhattan skyline views, a guest suite with separate entrance, and much more. The building provides a 24-hour doorman, an updated rooftop terrace, a full-time super, private storage, and many other amenities.

Also signed this week was Unit 2W at 1030 Fifth Avenue on the Upper East Side, with a last asking price of \$13,250,000. Built in 1925, this co-op unit has 4 beds and 4 full baths and has been fully renovated. It features high ceilings, views of Central Park, two wood-burning fireplaces, large windows, central air, an eat-in kitchen with custom cabinetry, and much more. The building provides a full-time doorman, a live-in resident manager, a gym, and many other amenities.

6 3 10 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$10.430.000 \$7.555.834 \$9.533.334 AVERAGE ASKING PRICE AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$8.995.000 \$6,297,500 \$9,100,000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE

\$3.588

AVERAGE PPSF

2.797AVERAGE SQFT

MEDIAN ASKING PRICE

#### MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE MAY 16 - 22, 2022

	25 NC	ORTH MOO	Tribeca						
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$22,000,000	INITIAL	\$22,000,000	
	SQFT	7,080	PPSF	\$3,108	BEDS	5	BATHS	5	
1411	FEES	\$19,965	DOM	50					
	1030 I	FIFTH AVE	#2W				Upper Ea	ast Side	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$13 250 000	ΙΝΙΤΙΔΙ	\$13,250,000	
	SQFT	N/A	PPSF	N/A	BEDS	4.5	BATHS	4.5	
	FEES	N/A	DOM	47	DLDO	4.5	DATITO	4.0	
	TLLJ	N/ A	DOM	47					
	200 AMSTERDAM AVE #33B							Upper West Side	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$12,050,000	INITIAL	\$12,050,000	
	SQFT	2,692	PPSF	\$4,477	BEDS	3	BATHS	3	
	FEES	\$8,064	DOM	N/A		·		•	
	483 W	EST 22ND	ST				Chelsea		
-				001170407		A4A AAA AAA			
	ТҮРЕ	TOWNHOUSE		CONTRACT	ASK			\$12,000,000	
	SQFT	4,150	PPSF	\$2,892	BEDS	4	BATHS	4	
	FEES	\$4,914	DOM	33					
	1 MORTON SQUARE #PHAE							West Village	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$11,995.000	INITIAL	\$12,995,000	
	SQFT	5,725	PPSF	\$1,921	BEDS	2	BATHS	2	
	FEES	\$17,744	DOM	N/A					
		· · · · · ·							
	200 A	MSTERDA	M AVE #	34B			Upper W	/est Side	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$10,600,000	INITIAL	\$10,600,000	
	SQFT	2,692	PPSF	\$3,938	BEDS	3.5	BATHS	3.5	
	FEES	\$7,740	DOM	294					
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CONTRACTS \$5M AND ABOVE

MAY 16 - 22, 2022

	279 WEST 4TH ST							West Village	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,100,000	INITIAL	\$9,100,000	
	SQFT	2,040	PPSF	\$4,461	BEDS	4	BATHS	2	
	FEES	\$2,060	DOM	229					
	ONE C	CENTRAL P	ARK W	EST #34A			Lincoln	Square	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000	
	SQFT	2,094	PPSF	\$4,296	BEDS	3	BATHS	3.5	
	FEES	\$7,926	DOM	25					
	101 WEST 24TH ST #34CE								
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,500,000	
	SQFT	3,400	PPSF	\$2,646	BEDS	4	BATHS	3.5	
	FEES	\$8,507	DOM	218					
	1 WEST END AVE #37B								
	1 WES	T END AVE	#37B				Lincoln	Square	
	1 WES	T END AVE	# <b>37B</b> status	CONTRACT	ASK	\$8,145,000		Square \$8,145,000	
				CONTRACT \$2,894	ASK BEDS	\$8,145,000 4			
	ΤΥΡΕ	CONDO	STATUS				INITIAL	\$8,145,000	
	TYPE SQFT FEES	CONDO 2,815	STATUS PPSF DOM	\$2,894			INITIAL	\$8,145,000 4	
	TYPE SQFT FEES	CONDO 2,815 \$3,553	STATUS PPSF DOM	\$2,894			INITIAL BATHS Carnegie	\$8,145,000 4	
	type sqft fees 141 EA	CONDO 2,815 \$3,553 ST 88TH ST	status ppsf dom T #PHN	\$2,894 200	BEDS	4	INITIAL BATHS Carnegie	\$8,145,000 4 Hill	
	type sqft fees <b>141 EA</b> type	CONDO 2,815 \$3,553 ST 88TH ST CONDO	status ppsf dom <b>f</b> # <b>PHN</b> status	\$2,894 200 CONTRACT	BEDS	4 \$7,995,000	INITIAL BATHS Carnegie	\$8,145,000 4 Hill \$7,995,000	
<image/>	type sqft fees <b>141 EA</b> type sqft	CONDO 2,815 \$3,553 ST 88TH ST CONDO 2,912 \$6,237	STATUS PPSF DOM <b>F</b> # <b>PHN</b> STATUS PPSF	\$2,894 200 CONTRACT \$2,746	BEDS	4 \$7,995,000	INITIAL BATHS Carnegie	\$8,145,000 4 Hill \$7,995,000 3	
	type sqft fees <b>141 EA</b> type sqft fees	CONDO 2,815 \$3,553 ST 88TH ST CONDO 2,912 \$6,237	STATUS PPSF DOM <b>F</b> # <b>PHN</b> STATUS PPSF	\$2,894 200 CONTRACT \$2,746	BEDS	4 \$7,995,000	INITIAL BATHS Carnegie INITIAL BATHS West Vil	\$8,145,000 4 Hill \$7,995,000 3	
<image/>	TYPE SQFT FEES 141 EA TYPE SQFT FEES 4 GRO	CONDO 2,815 \$3,553 ST 88TH ST CONDO 2,912 \$6,237 OVE ST	STATUS PPSF DOM T #PHN STATUS PPSF DOM	\$2,894 200 CONTRACT \$2,746 11	BEDS ASK BEDS	4 \$7,995,000 3	INITIAL BATHS Carnegie INITIAL BATHS West Vil	\$8,145,000 4 Hill \$7,995,000 3	
<image/>	TYPE SQFT FEES 141 EA TYPE SQFT FEES 4 GRO TYPE	CONDO 2,815 \$3,553 ST 88TH ST CONDO 2,912 \$6,237 OVE ST TOWNHOUSE	STATUS PPSF DOM T #PHN STATUS PPSF DOM	\$2,894 200 CONTRACT \$2,746 11 CONTRACT	BEDS ASK BEDS ASK	4 \$7,995,000 3 \$7,500,000	INITIAL BATHS Carnegie INITIAL BATHS West Vil INITIAL	\$8,145,000 4 Hill \$7,995,000 3 lage \$7,500,000	

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#### MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE MAY 16 - 22, 2022

	857 FI	FTH AVE #	Lenox Hill					
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
	FEES	N/A	DOM	214				
	30 WA	ARREN ST #	PH3				Tribeca	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$7,360,000	INITIAL	\$7,360,000
	SQFT	2,652	PPSF	\$2,776	BEDS	3	BATHS	3
	FEES	\$8,398	DOM	403				
	1130 PARK AVE #102							e Hill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$6,400,000	INITIAL	\$6,400,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
	FEES	N/A	DOM	22				
	4 SUTTON PL #10/11							
- And a state	4 SUT	TON PL #10	0/11				Sutton P	lace
	4 SUT	TON PL #10 COOP	D/11 status	CONTRACT	ASK	\$6,195,000		lace \$8,950,000
				CONTRACT N/A	A S K B E D S	\$6,195,000 5		
	ΤΥΡΕ	COOP	STATUS				INITIAL	\$8,950,000
	TYPE SQFT FEES	COOP N/A	STATUS PPSF DOM	N/A			INITIAL	\$8,950,000 6.5
	TYPE SQFT FEES	COOP N/A N/A	STATUS PPSF DOM	N/A			INITIAL BATHS Gramero	\$8,950,000 6.5
	type sqft fees <b>215</b> EA	COOP N/A N/A AST 19TH ST	status ppsf dom T #11C	N/A 1,052	BEDS	5	INITIAL BATHS Gramero	\$8,950,000 6.5 <sup>2</sup> Y
	type sqft fees <b>215 E</b> A type	COOP N/A N/A AST 19TH ST CONDO	status ppsf dom <b>f</b> #11C status	N/A 1,052 CONTRACT	BEDS	5 \$6,165,000	INITIAL BATHS Gramero	\$8,950,000 6.5 <sup>E</sup> Y \$6,165,000
	type sqft fees <b>215 E</b> A type sqft fees	COOP N/A N/A AST 19TH ST CONDO 2,839	STATUS PPSF DOM	N/A 1,052 CONTRACT \$2,172 N/A	BEDS	5 \$6,165,000	INITIAL BATHS Gramero	\$8,950,000 6.5 29 \$6,165,000 4.5
	type sqft fees <b>215 E</b> A type sqft fees	COOP N/A N/A AST 19TH ST CONDO 2,839 \$6,383	STATUS PPSF DOM	N/A 1,052 CONTRACT \$2,172 N/A	BEDS	5 \$6,165,000	INITIAL BATHS Gramero INITIAL BATHS	\$8,950,000 6.5 29 \$6,165,000 4.5 2 Hill
	TYPE SQFT FEES 215 EA TYPE SQFT FEES 4 EAS	COOP N/A N/A AST 19TH ST CONDO 2,839 \$6,383 T 95TH ST	STATUS PPSF DOM F #11C STATUS PPSF DOM #PH9/10	N/A 1,052 CONTRACT \$2,172 N/A	BEDS ASK BEDS	5 \$6,165,000 4	INITIAL BATHS Gramero INITIAL BATHS Carnegio	\$8,950,000 6.5 29 \$6,165,000 4.5 2 Hill
	TYPE SQFT FEES 215 EA TYPE SQFT FEES 4 EAS	COOP N/A N/A AST 19TH ST CONDO 2,839 \$6,383 T 95TH ST COOP	STATUS PPSF DOM T #11C STATUS PPSF DOM #PH9/10 STATUS	N/A 1,052 CONTRACT \$2,172 N/A O CONTRACT	BEDS ASK BEDS	5 \$6,165,000 4 \$5,995,000	INITIAL BATHS Gramero INITIAL BATHS Carnegio INITIAL	\$8,950,000 6.5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5

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MAY 16 - 22, 2022

876 PARK AVE #9S							Lenox Hill	
ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000	
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5	
FEES	N/A	DOM	27					

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