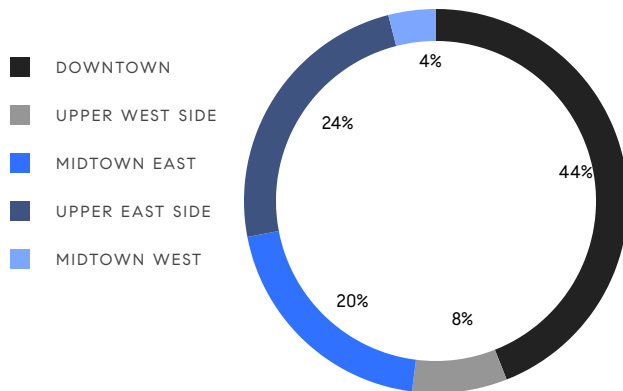


MANHATTAN WEEKLY LUXURY REPORT



23 E 22ND ST, UNIT PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



25

CONTRACTS SIGNED
THIS WEEK

\$194,310,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 25 contracts signed this week, made up of 21 condos, 3 co-ops, and 1 house. The previous week saw 26 deals. For more information or data, please reach out to a Compass agent.

\$7,772,400

AVERAGE ASKING PRICE

\$6,750,000

MEDIAN ASKING PRICE

\$2,611

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$194,310,000

TOTAL VOLUME

171

AVERAGE DAYS ON MARKET

Unit W27A at 500 West 18th Street in Chelsea entered contract this week, with a last asking price of \$17,915,000. Built in 2022, this condo unit spans 3,474 square feet with 4 beds and 4 full baths. It features southern and western exposures, river and city views, an open kitchen with high-end appliances, a west-facing primary bedroom with floor-to-ceiling windows and en-suite bath, home automation, and much more. The building provides a fitness center and lap pool, a spa with steam room and sauna, private dining, and many other amenities.

Also signed this week was 45 West 70th Street on the Upper West Side, with a last asking price of \$14,900,000. Originally built in 1891, this townhouse spans 8,550 square feet with 5 beds and 4 full baths. It features a 20-foot-wide footprint with 6 stories, double-height coffered ceilings, a mahogany staircase, a chef's kitchen with high-end appliances and marble countertops, an outdoor area with custom planters, central air, smart home wiring, an all-level elevator, and much more.

21

CONDO DEAL(S)

3

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$7,493,572

AVERAGE ASKING PRICE

\$7,348,334

AVERAGE ASKING PRICE

\$14,900,000

AVERAGE ASKING PRICE

\$6,395,000

MEDIAN ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$14,900,000

MEDIAN ASKING PRICE

\$2,768

AVERAGE PPSF

\$1,743

AVERAGE PPSF

2,868

AVERAGE SQFT

8,550

AVERAGE SQFT



500 WEST 18TH ST #W27A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,915,000	INITIAL	\$17,565,000
SQFT	3,474	PPSF	\$5,157	BEDS	4	BATHS	4
FEES	\$12,885	DOM	208				



45 WEST 70TH ST

Upper West Side

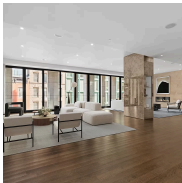
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$14,900,000	INITIAL	\$17,500,000
SQFT	8,550	PPSF	\$1,743	BEDS	5	BATHS	4
FEES	\$7,083	DOM	514				



30 CROSBY ST #5B

Soho

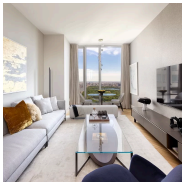
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$10,950,000
SQFT	4,164	PPSF	\$2,630	BEDS	3	BATHS	4
FEES	\$10,636	DOM	406				



25 BOND ST #4E

Noho

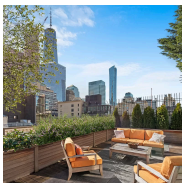
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$12,000,000
SQFT	3,704	PPSF	\$2,835	BEDS	3	BATHS	3.5
FEES	\$13,470	DOM	163				



217 WEST 57TH ST #69N

Midtown

TYPE	CONDO	STATUS	TEMP OFF	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	1,435	PPSF	\$6,969	BEDS	2	BATHS	2
FEES	\$5,542	DOM	N/A				



77 READE ST #PHE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,280,000	INITIAL	\$9,280,000
SQFT	4,198	PPSF	\$2,211	BEDS	5	BATHS	5.5
FEES	\$13,730	DOM	69				

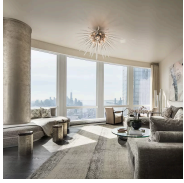
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812 PARK AVE #7/8C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	3,425	PPSF	\$2,701	BEDS	4	BATHS	4.5
FEES	\$6,512	DOM	57				



35 HUDSON YARDS #6404

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,099	PPSF	\$2,580	BEDS	3	BATHS	3.5
FEES	\$11,248	DOM	N/A				



1295 MADISON AVE #6A

Upper East Side

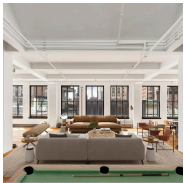
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,995,000
SQFT	2,936	PPSF	\$2,724	BEDS	4	BATHS	4.5
FEES	\$11,407	DOM	302				



430 EAST 58TH ST #57B

Sutton Place

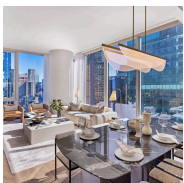
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,050,000	INITIAL	\$7,050,000
SQFT	2,116	PPSF	\$3,332	BEDS	3	BATHS	3.5
FEES	\$7,007	DOM	N/A				



38 WEST 26TH ST #PH12

Nomad

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,450,000
SQFT	5,500	PPSF	\$1,272	BEDS	3	BATHS	2
FEES	\$5,690	DOM	89				



217 WEST 57TH ST #36D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,800,000	INITIAL	\$6,800,000
SQFT	1,897	PPSF	\$3,585	BEDS	2	BATHS	2.5
FEES	\$6,637	DOM	22				

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100 EAST 53RD ST #6C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	4,607	PPSF	\$1,466	BEDS	3	BATHS	3.5
FEES	\$17,965	DOM	244				



155 WEST 11TH ST #4D

West Village

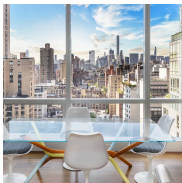
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,395,000
SQFT	1,871	PPSF	\$3,418	BEDS	2	BATHS	2.5
FEES	\$8,151	DOM	17				



225 WEST 86TH ST #106

Upper West Side

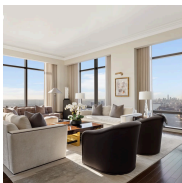
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	2,573	PPSF	\$2,468	BEDS	4	BATHS	4
FEES	\$6,478	DOM	60				



151 EAST 85TH ST #18J

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,800,000
SQFT	2,717	PPSF	\$2,207	BEDS	4	BATHS	5
FEES	\$8,237	DOM	402				



845 UNITED NATIONS PLAZA #75B

Midtown East

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$7,800,000
SQFT	2,857	PPSF	\$2,065	BEDS	3	BATHS	3.5
FEES	\$11,433	DOM	76				



53 GREENE ST #4

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,820,000	INITIAL	\$5,820,000
SQFT	2,771	PPSF	\$2,101	BEDS	2	BATHS	3
FEES	\$6,785	DOM	41				

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1136 5TH AVE #6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	4,092	PPSF	\$1,418	BEDS	4	BATHS	4.5
FEES	N/A	DOM	32				



482 GREENWICH ST #4

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,488	PPSF	\$2,211	BEDS	3	BATHS	3
FEES	\$3,671	DOM	18				



252 SOUTH ST #64J

Lower East Side

TYPE	CONDO	STATUS	UNAVAILA	ASK	\$5,475,000	INITIAL	\$5,475,000
SQFT	2,347	PPSF	\$2,333	BEDS	3	BATHS	4
FEES	\$3,263	DOM	344				



200 EAST 75TH ST #8B

Upper East Side

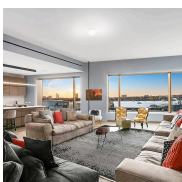
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,118	PPSF	\$2,479	BEDS	3	BATHS	3.5
FEES	\$6,023	DOM	N/A				



322 WEST 23RD ST #PHA

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	3,534	PPSF	\$1,486	BEDS	4	BATHS	4
FEES	\$8,966	DOM	59				



551 WEST 21ST ST #6A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,195,000
SQFT	2,469	PPSF	\$2,105	BEDS	3	BATHS	2.5
FEES	\$10,094	DOM	82				

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1289 LEXINGTON AVE #14E

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,650,000
SQFT	2,835	PPSF	\$1,764	BEDS	3	BATHS	3.5
FEES	\$8,220	DOM	381				

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