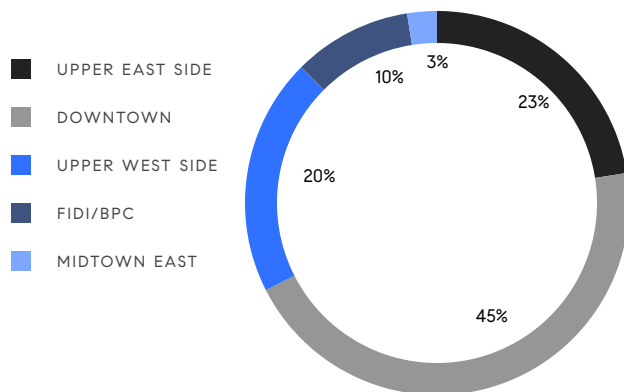


MANHATTAN WEEKLY LUXURY REPORT



240 RIVERSIDE BLVD #12A, ALAN CHORM, PHOTO BY RYAN LAHIFF (RISE MEDIA)

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



40

CONTRACTS SIGNED
THIS WEEK

\$268,458,980

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 40 contracts signed this week, made up of 29 condos, 8 co-ops, and 3 houses. The previous week saw 52 deals. For more information or data, please reach out to a Compass agent.

\$6,711,475

AVERAGE ASKING PRICE

\$4,762,500

MEDIAN ASKING PRICE

\$2,676

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$268,458,980

TOTAL VOLUME

150

AVERAGE DAYS ON MARKET

Unit PH30 at 301 East 80th Street on the Upper East Side entered contract this week, with a last asking price of \$27,495,000. Built in 2019, this full-floor penthouse condo spans 5,452 square feet with 6 beds and 7 full baths. It features three private terraces totaling 893 exterior square feet, 12-foot ceilings throughout, a private elevator, a formal dining room, a windowed eat-in kitchen with high-end appliances, a corner primary suite with a large dressing room and walk-in closet, and much more. The building provides a windowed library lounge, a doorman and concierge, an expansive fitness center, and many other amenities.

Also signed this week was Unit PHN/PHS at 374 Broome Street in NoLita, with a last asking price of \$18,000,000. This combined set of penthouse condos spans more than 6,100 square feet with 6 beds and 6 full baths. It features over 3,300 square feet of outdoor rooftop terrace space, triple exposures, an open kitchen with high-end appliances, 12-foot ceilings, gas fireplaces, a built-in projector, a custom wine cellar, oversized windows, and much more.

29

CONDO DEAL(S)

8

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$6,796,689

AVERAGE ASKING PRICE

\$5,638,750

AVERAGE ASKING PRICE

\$8,748,334

AVERAGE ASKING PRICE

\$4,750,000

MEDIAN ASKING PRICE

\$4,495,000

MEDIAN ASKING PRICE

\$8,300,000

MEDIAN ASKING PRICE

\$2,785

AVERAGE PPSF

\$1,626

AVERAGE PPSF

2,315

AVERAGE SQFT

5,866

AVERAGE SQFT



301 EAST 80TH ST #PH30

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$27,495,000	INITIAL	\$30,000,000
SQFT	5,452	PPSF	\$5,044	BEDS	5	BATHS	7.5
FEES	\$16,699	DOM	337				



374 BROOME ST #PHN/PHS

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,000,000	INITIAL	\$18,000,000
SQFT	6,164	PPSF	\$2,921	BEDS	6	BATHS	6.5
FEES	\$14,913	DOM	85				



109 EAST 79TH ST #8W

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,050,000
SQFT	4,129	PPSF	\$3,997	BEDS	5	BATHS	5.5
FEES	\$10,490	DOM	160				



21 EAST 79TH ST #9

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$12,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	27				



36 BLEECKER ST #5A

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	3,280	PPSF	\$3,353	BEDS	4	BATHS	4.5
FEES	\$12,194	DOM	43				



151 EAST 78TH ST #4

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$11,250,000
SQFT	3,966	PPSF	\$2,773	BEDS	5	BATHS	5
FEES	\$11,938	DOM	85				

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318 WEST 22ND ST

Chelsea

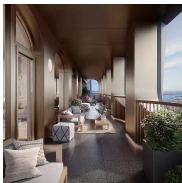
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	7,315	PPSF	\$1,361	BEDS	22	BATHS	7
FEES	\$8,176	DOM	117				



318 WEST 78TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,300,000	INITIAL	\$8,600,000
SQFT	6,795	PPSF	\$1,222	BEDS	6	BATHS	7.5
FEES	\$4,364	DOM	282				



130 WILLIAM ST #PH60A

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,295,990	INITIAL	\$8,295,990
SQFT	2,539	PPSF	\$3,268	BEDS	3	BATHS	3.5
FEES	\$6,060	DOM	34				



4 JANE ST

West Village

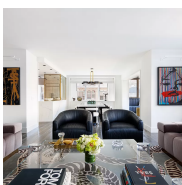
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,486	PPSF	\$2,294	BEDS	6	BATHS	4.5
FEES	\$2,599	DOM	54				



109 EAST 79TH ST #3N

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,185,000	INITIAL	\$6,185,000
SQFT	1,863	PPSF	\$3,320	BEDS	2	BATHS	2.5
FEES	\$4,727	DOM	157				

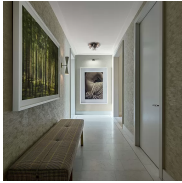


150 EAST 69TH ST #8DE

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$6,350,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$4,839	DOM	406				

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200 AMSTERDAM AVE #6C

Upper West Side

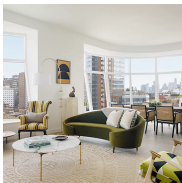
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	2,440	PPSF	\$2,316	BEDS	3	BATHS	3.5
FEES	\$6,210	DOM	91				



515 WEST 18TH ST #702

Chelsea

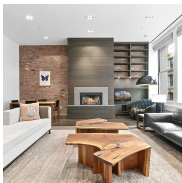
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,941	PPSF	\$2,705	BEDS	3	BATHS	3
FEES	\$6,320	DOM	116				



515 WEST 18TH ST #1402

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,195,000
SQFT	1,654	PPSF	\$3,141	BEDS	2	BATHS	2.5
FEES	\$5,912	DOM	262				



109 GREENE ST #3B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	2,600	PPSF	\$1,962	BEDS	3	BATHS	3.5
FEES	\$7,403	DOM	32				



100 BARCLAY ST #11Q

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,998,000	INITIAL	\$4,998,000
SQFT	2,063	PPSF	\$2,423	BEDS	3	BATHS	3.5
FEES	\$6,136	DOM	78				



225 FIFTH AVE #PHR

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,950,000
SQFT	2,000	PPSF	\$2,498	BEDS	3	BATHS	3
FEES	\$7,111	DOM	61				

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300 CENTRAL PARK WEST #17F

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$6,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	\$5,519	DOM	334				



527 WEST 27TH ST #3S

Chelsea

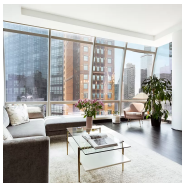
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,775,000	INITIAL	\$4,775,000
SQFT	2,011	PPSF	\$2,375	BEDS	2	BATHS	2.5
FEES	\$6,493	DOM	216				



15 EAST 30TH ST #45D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	N/A
SQFT	1,674	PPSF	\$2,838	BEDS	2	BATHS	2.5
FEES	\$5,710	DOM	N/A				



157 WEST 57TH ST #39E

Midtown

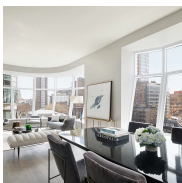
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,749,000	INITIAL	N/A
SQFT	1,351	PPSF	\$3,516	BEDS	1	BATHS	2
FEES	\$3,797	DOM	N/A				



15 EAST 30TH ST #44D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,700,000	INITIAL	N/A
SQFT	1,674	PPSF	\$2,808	BEDS	2	BATHS	2
FEES	\$5,710	DOM	N/A				



515 WEST 18TH ST #606

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,550,000	INITIAL	\$4,550,000
SQFT	1,725	PPSF	\$2,638	BEDS	2	BATHS	2.5
FEES	\$5,855	DOM	5				

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212 WARREN ST #8L

Battery Park

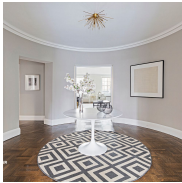
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	2,277	PPSF	\$1,977	BEDS	4	BATHS	3.5
FEES	\$6,400	DOM	8				



101 WEST 12TH ST #8R

Greenwich Village

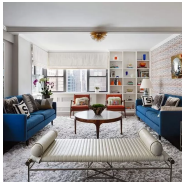
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$4,410	DOM	23				



580 PARK AVE #6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$7,000	DOM	116				



1036 PARK AVE #12DE

Upper East Side

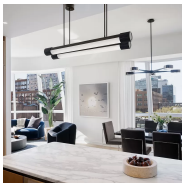
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,600,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	N/A	DOM	81				



565 BROOME ST #S11C

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,275,000	INITIAL	\$4,595,000
SQFT	1,681	PPSF	\$2,544	BEDS	2	BATHS	2.5
FEES	\$4,645	DOM	275				



515 WEST 18TH ST #516

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	N/A
SQFT	1,614	PPSF	\$2,634	BEDS	2	BATHS	2.5
FEES	\$5,546	DOM	N/A				

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445 LAFAYETTE ST #5A

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$8,320	DOM	19				



170 EAST 87TH ST #E8AB

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,100,000	INITIAL	\$4,895,000
SQFT	2,610	PPSF	\$1,571	BEDS	4	BATHS	4
FEES	\$5,694	DOM	509				



30 RIVERSIDE BLVD #34D

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,035,000	INITIAL	\$4,035,000
SQFT	1,491	PPSF	\$2,707	BEDS	2	BATHS	2.5
FEES	\$2,186	DOM	32				



130 WILLIAM ST #49D

Financial District

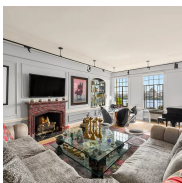
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,025,990	INITIAL	\$4,025,990
SQFT	1,771	PPSF	\$2,274	BEDS	3	BATHS	3
FEES	\$3,806	DOM	3				



15 EAST 30TH ST #37E

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,000,000	INITIAL	\$4,000,000
SQFT	1,402	PPSF	\$2,854	BEDS	2	BATHS	2.5
FEES	\$4,751	DOM	52				



300 CENTRAL PARK WEST #12G2

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,975,000	INITIAL	\$4,750,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,637	DOM	205				

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30 RIVERSIDE BLVD #34G

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,870,000	INITIAL	\$3,870,000
SQFT	1,491	PPSF	\$2,596	BEDS	2	BATHS	2
FEEES	\$2,081	DOM	462				



22 EAST 23RD ST #11A

Upper West Side

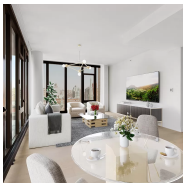
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	1,328	PPSF	\$2,824	BEDS	2	BATHS	2
FEEES	\$4,339	DOM	36				



33 PARK ROW #9B

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,450,000
SQFT	1,413	PPSF	\$2,545	BEDS	2	BATHS	2.5
FEEES	\$4,840	DOM	307				



212 WEST 95TH ST #12A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,525,000	INITIAL	\$3,525,000
SQFT	1,516	PPSF	\$2,326	BEDS	3	BATHS	3
FEEES	\$4,521	DOM	262				

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