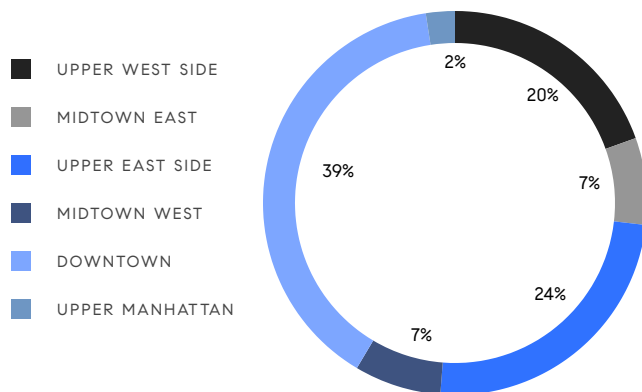


MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



41

CONTRACTS SIGNED
THIS WEEK

\$320,629,990

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 41 contracts signed this week, made up of 27 condos, 10 co-ops, and 4 houses. The previous week saw 49 deals. For more information or data, please reach out to a Compass agent.

\$7,820,244

AVERAGE ASKING PRICE

\$6,495,000

MEDIAN ASKING PRICE

\$2,787

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$320,629,990

TOTAL VOLUME

192

AVERAGE DAYS ON MARKET

32 West 76th Street on the Upper West Side entered contract this week, with a last asking price of \$25,975,000. Recently renovated in 2020, this 22-foot wide townhouse spans more than 11,300 square feet with 6 beds and 6 full baths. It features 2,600 square feet of outdoor space, multiple bedroom terraces and a rooftop terrace, high ceilings, gas fireplaces, a chef's kitchen and breakfast room, a full-width office, an elevator, a self-irrigating garden system, Midtown views, a cellar with full arcade and game room, as well as a double-height basketball court, and much more.

Also signed this week was Unit 56A at 53 West 53rd Street in Midtown, with a last asking price of \$17,750,000. Built in 2018, this condo spans 3,825 square feet with 3 beds and 3 full baths. It features 11-foot ceilings, floor-to-ceiling windows, a windowed custom kitchen with marble countertops and high-end appliances, a primary suite with a walk-in closet and en-suite bath, and much more. The building provides a full-time doorman, concierge, a fitness center and pool, and many other amenities.

27

CONDO DEAL(S)

10

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$7,827,593

AVERAGE ASKING PRICE

\$5,972,000

AVERAGE ASKING PRICE

\$12,391,250

AVERAGE ASKING PRICE

\$5,950,000

MEDIAN ASKING PRICE

\$5,745,000

MEDIAN ASKING PRICE

\$8,495,000

MEDIAN ASKING PRICE

\$2,905

AVERAGE PPSF

\$1,720

AVERAGE PPSF

2,599

AVERAGE SQFT

6,235

AVERAGE SQFT



32 WEST 76TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$25,975,000	INITIAL	\$27,000,000
SQFT	11,300	PPSF	N/A	BEDS	6	BATHS	6
FEES	\$11,152	DOM	237				



53 WEST 53RD ST #56A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,750,000	INITIAL	\$17,750,000
SQFT	3,825	PPSF	\$4,641	BEDS	3	BATHS	3.5
FEES	\$13,046	DOM	73				



988 FIFTH AVE #12

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	\$18,800,000
SQFT	3,400	PPSF	\$4,986	BEDS	3	BATHS	3
FEES	\$12,006	DOM	348				



35 HUDSON YARDS #7501

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$14,995,000
SQFT	3,848	PPSF	\$3,897	BEDS	4	BATHS	4.5
FEES	\$12,541	DOM	44				



275 WEST 10TH ST #4C

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,600,000	INITIAL	\$12,600,000
SQFT	3,809	PPSF	\$3,308	BEDS	4	BATHS	4.5
FEES	\$9,285	DOM	8				



200 AMSTERDAM AVE #39A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,100,000	INITIAL	N/A
SQFT	2,678	PPSF	\$4,519	BEDS	3	BATHS	3.5
FEES	\$8,288	DOM	N/A				

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252 EAST 57TH ST #62B

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$11,995,000
SQFT	3,323	PPSF	\$3,610	BEDS	4	BATHS	4.5
FEES	\$11,840	DOM	6				



225 WEST 86TH ST #1001

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$11,995,000
SQFT	4,243	PPSF	\$2,828	BEDS	4	BATHS	4
FEES	\$10,631	DOM	132				



200 AMSTERDAM AVE #29B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,050,000	INITIAL	N/A
SQFT	2,677	PPSF	\$4,128	BEDS	3	BATHS	3.5
FEES	\$7,838	DOM	N/A				



1035 FIFTH AVE #9A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$11,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$7,920	DOM	250				



214 EAST 18TH ST

Gramercy

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	5,000	PPSF	\$1,999	BEDS	7	BATHS	4
FEES	\$3,782	DOM	351				



2109 BROADWAY #618

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,900,000	INITIAL	\$8,900,000
SQFT	3,250	PPSF	\$2,739	BEDS	4	BATHS	3
FEES	\$7,319	DOM	3				

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176 PERRY ST #3S

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$9,950,000
SQFT	3,785	PPSF	\$2,312	BEDS	3	BATHS	5
FEES	\$16,130	DOM	316				



812 FIFTH AVE #6A

Lenox Hill

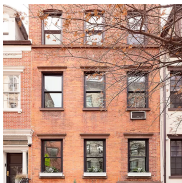
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$7,564	DOM	198				



115 CENTRAL PARK WEST #3D

Lincoln Square

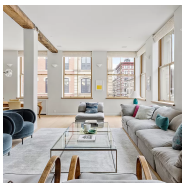
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$8,200,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,414	DOM	762				



116 WASHINGTON PL

West Village

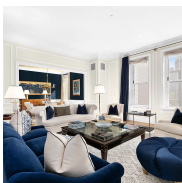
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,450,000
SQFT	4,650	PPSF	\$1,505	BEDS	4	BATHS	4
FEES	N/A	DOM	511				



33 GREENE ST #4E

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$3,412	DOM	14				



1 CENTRAL PARK SOUTH #913

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,975,000	INITIAL	N/A
SQFT	2,418	PPSF	\$2,885	BEDS	2	BATHS	2.5
FEES	\$8,335	DOM	N/A				

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202 BROOME ST #PHA

Lower East Side

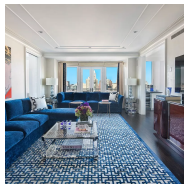
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,689,000	INITIAL	\$6,689,000
SQFT	2,161	PPSF	\$3,096	BEDS	3	BATHS	3.5
FEES	\$7,427	DOM	351				



169 EAST 64TH ST

Lenox Hill

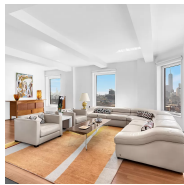
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,950,000
SQFT	3,988	PPSF	\$1,655	BEDS	5	BATHS	3.5
FEES	\$5,896	DOM	123				



188 EAST 78TH ST #28B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,250,000
SQFT	2,845	PPSF	\$2,283	BEDS	4	BATHS	3.5
FEES	\$9,974	DOM	750				



1 FIFTH AVE #25AB

Greenwich Village

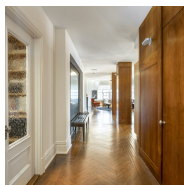
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$7,076	DOM	11				



15 EAST 30TH ST #54B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	2,028	PPSF	\$2,934	BEDS	2	BATHS	2.5
FEES	\$6,917	DOM	106				



2109 BROADWAY #12109/129

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,675,000	INITIAL	\$5,675,000
SQFT	3,150	PPSF	\$1,802	BEDS	5	BATHS	3
FEES	\$9,471	DOM	49				

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551 WEST 21ST ST #6C

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,795,000
SQFT	3,016	PPSF	\$1,822	BEDS	3	BATHS	3
FEES	\$11,283	DOM	295				



2 HORATIO ST #5GH

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,431	DOM	185				



10 RIVERSIDE BLVD #33F

Lincoln Square

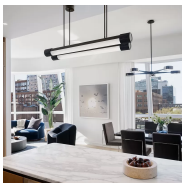
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,135,000	INITIAL	N/A
SQFT	1,824	PPSF	\$2,816	BEDS	3	BATHS	3
FEES	\$3,789	DOM	N/A				



200 EAST 79TH ST #9C

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,995,000
SQFT	2,215	PPSF	\$2,190	BEDS	3	BATHS	3.5
FEES	\$6,609	DOM	205				



515 WEST 18TH ST #816

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,695,000	INITIAL	\$4,695,000
SQFT	1,614	PPSF	\$2,909	BEDS	2	BATHS	2.5
FEES	\$5,635	DOM	294				



40 EAST END AVE #11B

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,665,990	INITIAL	\$4,665,990
SQFT	1,959	PPSF	\$2,382	BEDS	3	BATHS	3.5
FEES	\$5,003	DOM	12				

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15 HUDSON YARDS #25A

Hudson Yards

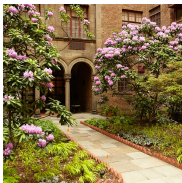
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,625,000	INITIAL	\$4,625,000
SQFT	1,777	PPSF	\$2,603	BEDS	2	BATHS	2.5
FEES	\$4,249	DOM	86				



225 EAST 19TH ST #12B

Gramercy

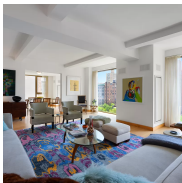
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,270,000	INITIAL	N/A
SQFT	1,804	PPSF	\$2,367	BEDS	2	BATHS	3
FEES	\$4,534	DOM	N/A				



115 EAST 67TH ST #10B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$7,714	DOM	150				



50 GRAMERCY PARK NORTH #14A

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$14,949	DOM	202				



139 EAST 66TH ST #4STH

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	193				



543 WEST 122ND ST #19A

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	2,079	PPSF	\$1,828	BEDS	4	BATHS	3.5
FEES	\$5,783	DOM	67				

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200 EAST 69TH ST #38B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	2,057	PPSF	\$1,848	BEDS	3	BATHS	2.5
FEES	\$8,692	DOM	25				



310 WEST 52ND ST #41B

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,795,000	INITIAL	\$3,795,000
SQFT	1,331	PPSF	\$2,852	BEDS	2	BATHS	2.5
FEES	\$4,204	DOM	54				



147 WAVERLY PL #3W

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	N/A
SQFT	1,458	PPSF	\$2,573	BEDS	2	BATHS	2
FEES	\$5,555	DOM	N/A				



1 MORTON SQ #7CE

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,595,000
SQFT	1,580	PPSF	\$2,276	BEDS	2	BATHS	2.5
FEES	\$4,783	DOM	35				



21 EAST 22ND ST #10DE

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	264				

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