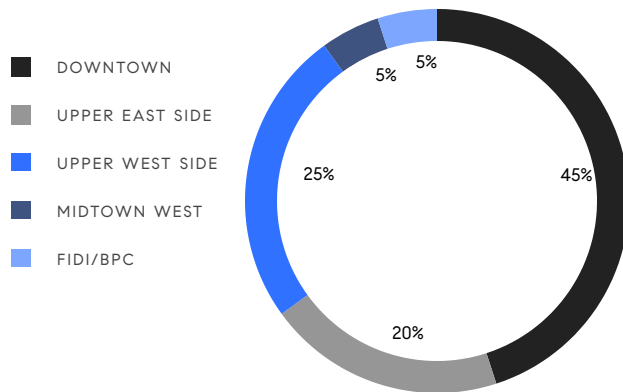


# MANHATTAN WEEKLY LUXURY REPORT



27 WOOSTER ST #PH, PHOTO BY WILL ELLIS

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



20

CONTRACTS SIGNED  
THIS WEEK

\$160,973,949

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 15 condos, 2 co-ops, and 3 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

**\$8,048,698**

AVERAGE ASKING PRICE

**\$6,985,000**

MEDIAN ASKING PRICE

**\$2,692**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$160,973,949**

TOTAL VOLUME

**283**

AVERAGE DAYS ON MARKET

Unit PHA at 299 West 12th Street in the West Village entered contract this week, with a last asking price of \$18,300,000. Originally built in 1930, this two-floor penthouse condo spans approximately 3,000 square feet with 3 beds and 4 full baths. It features 1,950 square feet of outdoor terrace across two floors, high ceilings, an oversized solarium, French doors, an oversized fireplace, and much more. The building provides a full-time doorman and lobby attendant, a bike room, and many other amenities.

Also signed this week was 124 East 64th Street on the Upper East Side, with a last asking price of \$11,650,000. This 20-foot-wide townhouse spans approximately 5,600 square feet across six floors, with 5 beds and 5 full baths. It features radiant heated floors, high ceilings, a whole house generator, multiple outdoor spaces, a primary suite with a spacious terrace, a private south-facing garden, a gourmet eat-in kitchen, a library and media room/office, a basement-level gym, and much more.

**15**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$7,937,264**

AVERAGE ASKING PRICE

**\$7,637,500**

AVERAGE ASKING PRICE

**\$8,880,000**

AVERAGE ASKING PRICE

**\$6,575,000**

MEDIAN ASKING PRICE

**\$7,637,500**

MEDIAN ASKING PRICE

**\$7,995,000**

MEDIAN ASKING PRICE

**\$2,955**

AVERAGE PPSF

**\$1,463**

AVERAGE PPSF

**2,463**

AVERAGE SQFT

**6,200**

AVERAGE SQFT



### 299 WEST 12TH ST #PHA

West Village

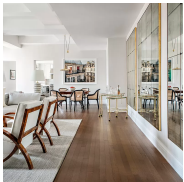
TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,300,000	INITIAL	\$18,300,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$7,204	DOM	38				



### 124 EAST 64TH ST

Upper East Side

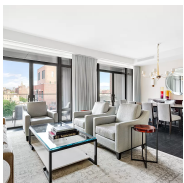
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,650,000	INITIAL	\$11,650,000
SQFT	5,600	PPSF	\$2,081	BEDS	5	BATHS	5
FEES	\$7,750	DOM	38				



### 160 WEST 12TH ST #96

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,999,999	INITIAL	N/A
SQFT	2,847	PPSF	\$3,513	BEDS	3.5	BATHS	3.5
FEES	\$11,484	DOM	N/A				



### 155 WEST 11TH ST #9B

Greenwich Village

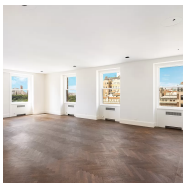
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,999,950	INITIAL	N/A
SQFT	2,398	PPSF	\$4,171	BEDS	3.5	BATHS	3.5
FEES	\$9,912	DOM	N/A				



### 71 LAIGHT ST #4D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$10,500,000
SQFT	3,243	PPSF	\$3,083	BEDS	4.5	BATHS	4.5
FEES	\$8,937	DOM	129				



### 14 EAST 90TH STREET #11A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,975,000	INITIAL	\$9,975,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	23				

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### 131 WEST 77TH ST

Upper West Side

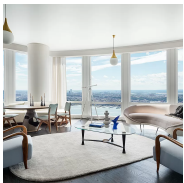
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	6,500	PPSF	\$1,230	BEDS	8	BATHS	6.5
FEES	\$8,328	DOM	52				



### 515 WEST 18TH ST #PH1021

Chelsea

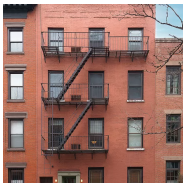
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,975,000	INITIAL	\$7,975,000
SQFT	2,237	PPSF	\$3,566	BEDS	2	BATHS	2.5
FEES	\$8,014	DOM	533				



### 35 HUDSON YARDS #6201

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,975,000	INITIAL	\$7,975,000
SQFT	2,453	PPSF	\$3,252	BEDS	3	BATHS	3
FEES	\$7,661	DOM	N/A				



### 305 WEST 20TH ST

Chelsea

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	6,500	PPSF	\$1,077	BEDS	9	BATHS	11.5
FEES	\$3,968	DOM	143				



### 333 EAST 82ND ST #PH2

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,975,000	INITIAL	N/A
SQFT	2,703	PPSF	\$2,581	BEDS	4	BATHS	3
FEES	\$7,805	DOM	N/A				

### 15 WEST 61ST ST #17A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,575,000	INITIAL	N/A
SQFT	1,916	PPSF	\$3,432	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				

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### 15 WEST 61ST ST #19A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,675,000
SQFT	1,916	PPSF	\$3,390	BEDS	3	BATHS	2
FEES	\$4,665	DOM	105				



### 212 WARREN ST #27G

Battery Park

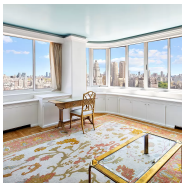
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	2,481	PPSF	\$2,499	BEDS	4	BATHS	3.5
FEES	\$7,310	DOM	82				



### 378 WEST END AVE #6D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,075,000	INITIAL	\$5,950,000
SQFT	2,468	PPSF	\$2,462	BEDS	3	BATHS	3.5
FEES	\$6,284	DOM	471				



### 2000 BROADWAY #24BC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,500,000
SQFT	3,000	PPSF	\$2,000	BEDS	6	BATHS	4
FEES	\$8,206	DOM	312				



### 532 WEST 20TH ST #6

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,950,000
SQFT	2,703	PPSF	\$2,218	BEDS	3	BATHS	3.5
FEES	\$9,156	DOM	336				



### 8 WARREN ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,499,000	INITIAL	\$5,750,000
SQFT	2,378	PPSF	\$2,313	BEDS	3	BATHS	3
FEES	\$5,135	DOM	117				

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### 1111 PARK AVE #10B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,895,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$5,700	DOM	1,026				



### 56 LEONARD ST #15BW

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$4,950,000
SQFT	1,733	PPSF	\$2,886	BEDS	2	BATHS	2
FEES	\$4,327	DOM	840				

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