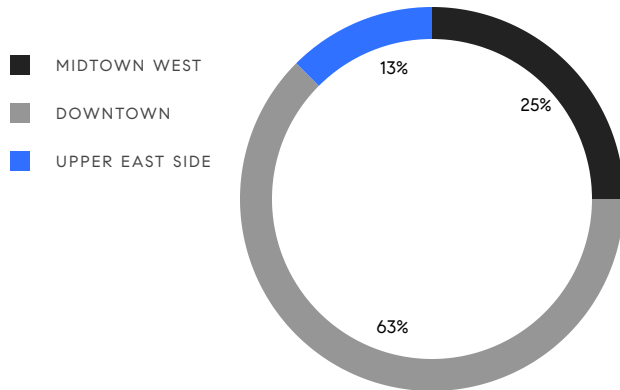


# MANHATTAN WEEKLY LUXURY REPORT



443 GREENWICH ST #PHB, PHOTO BY HAYLEY DAY, DDREPS

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



8  
CONTRACTS SIGNED  
THIS WEEK

\$105,295,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 8 contracts signed this week, made up of 5 condos, 1 co-op, and 2 houses. The previous week saw 5 deals. For more information or data, please reach out to a Compass agent.

**\$13,161,875**

AVERAGE ASKING PRICE

**\$6,722,500**

MEDIAN ASKING PRICE

**\$2,784**

AVERAGE PPSF

**7%**

AVERAGE DISCOUNT

**\$105,295,000**

TOTAL VOLUME

**280**

AVERAGE DAYS ON MARKET

Unit PH90 at 35 Hudson Yards entered contract this week, with a last asking price of \$49,500,000. This full-floor penthouse condo spans 10,171 square feet with 5 beds and 8 full baths. It features 360-degree river and city views, a 454 square foot private terrace, a corner kitchen with custom cabinetry, a library/office, a home gym, a northwest corner primary bedroom with en-suite baths and dual dressing rooms, and much more. The building provides a fitness center, a meditation room, a business center and boardroom, a screening room with wet bar, and many other amenities.

Also signed this week was Unit PH7N at 169 Hudson Street in TriBeCa, with a last asking price of \$16,990,000. Originally built in 1915 and renovated in 2002, this penthouse condo spans 5,095 square feet with 4 beds and 4 full baths. It features approximately 2,500 square feet of private outdoor space, a private keyed elevator, an open floor plan, heated hardwood floors, a wood-burning fireplace, a custom-designed kitchen, and much more. The building provides a 24-hour attended lobby, a fitness room, residential storage, a live-in super, and many other amenities.

**5**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$16,763,000**

AVERAGE ASKING PRICE

**\$8,990,000**

AVERAGE ASKING PRICE

**\$6,245,000**

AVERAGE ASKING PRICE

**\$6,450,000**

MEDIAN ASKING PRICE

**\$8,990,000**

MEDIAN ASKING PRICE

**\$6,245,000**

MEDIAN ASKING PRICE

**\$3,034**

AVERAGE PPSF

**\$2,066**

AVERAGE PPSF

**4,560**

AVERAGE SQFT

**2,661**

AVERAGE SQFT



### 35 HUDSON YARDS #PH90

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$49,500,000	INITIAL	\$59,000,000
SQFT	10,171	PPSF	\$4,867	BEDS	5	BATHS	8
FEES	\$35,893	DOM	1,000				



### 169 HUDSON ST #PH7N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,990,000	INITIAL	\$16,990,000
SQFT	5,095	PPSF	\$3,335	BEDS	4	BATHS	4
FEES	\$19,371	DOM	70				



### 1035 FIFTH AVE #14C

Upper East Side

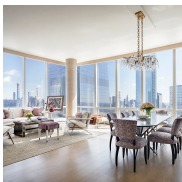
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,990,000	INITIAL	\$11,750,000
SQFT	4,000	PPSF	\$2,248	BEDS	5	BATHS	5
FEES	\$10,350	DOM	573				



### 19 KING ST

Soho

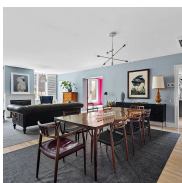
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$2,388	DOM	132				



### 15 HUDSON YARDS #71E

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	2,292	PPSF	\$2,815	BEDS	3	BATHS	3
FEES	\$6,002	DOM	126				



### 125 EAST 12TH ST #PHA

East Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,696	PPSF	\$2,041	BEDS	4	BATHS	4
FEES	\$7,626	DOM	10				

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### 58 DOWNING ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,250,000
SQFT	2,661	PPSF	\$2,066	BEDS	3	BATHS	3
FEES	\$2,083	DOM	219				



### 71 READE ST #5B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,375,000	INITIAL	\$5,375,000
SQFT	2,545	PPSF	\$2,112	BEDS	4	BATHS	3.5
FEES	\$6,344	DOM	103				

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