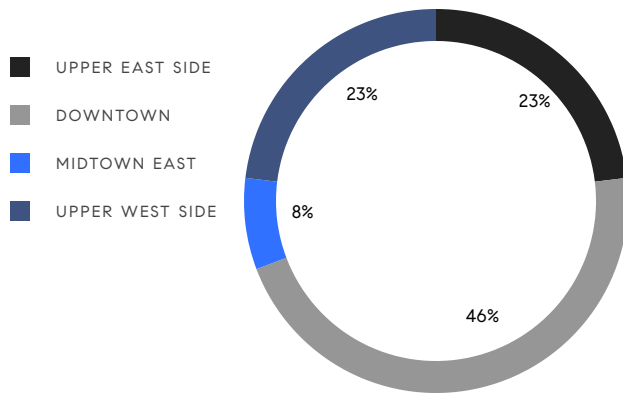


# MANHATTAN WEEKLY LUXURY REPORT



3 EAST 75TH ST #PH, PHOTO BY RISE MEDIA

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



13  
CONTRACTS SIGNED  
THIS WEEK

\$128,370,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 9 condos, 1 co-op, and 3 houses. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

**\$9,874,616**

AVERAGE ASKING PRICE

**\$8,995,000**

MEDIAN ASKING PRICE

**\$2,638**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$128,370,000**

TOTAL VOLUME

**238**

AVERAGE DAYS ON MARKET

Duplex 2 at 3 East 95th Street on the Upper East Side entered contract this week, with a last asking price of \$23,900,000. This duplex condo spans 10,350 square feet with 5 beds and 5 full baths. It features pre-war details, a private elevator and staircase access, a marble foyer and formal gallery, high ceilings, wood-burning fireplaces, arched French doors, hardwood flooring, an eat-in kitchen, a gym, a large primary suite, and much more.

Also signed this week was Unit 11B at 150 Charles Street in the West Village, with a last asking price of \$14,500,000. Built in 2013, this condo unit spans 3,395 square feet with 4 beds and 4 full baths. It features a private elevator, a large chef's kitchen, unobstructed river views, a large primary bedroom with adjoining private study and en-suite bath, hand-cut tile in each bathroom, and much more. The building provides a 24-hour doorman, live-in manager, and concierge, a fitness studio with 75-foot pool, a landscaped private garden, an event room with catering kitchen, and many other amenities.

**9**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$10,631,667**

AVERAGE ASKING PRICE

**\$8,495,000**

AVERAGE ASKING PRICE

**\$8,063,334**

AVERAGE ASKING PRICE

**\$9,000,000**

MEDIAN ASKING PRICE

**\$8,495,000**

MEDIAN ASKING PRICE

**\$6,200,000**

MEDIAN ASKING PRICE

**\$2,862**

AVERAGE PPSF

**\$2,035**

AVERAGE PPSF

**3,960**

AVERAGE SQFT

**4,023**

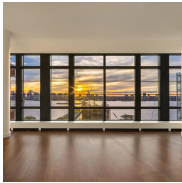
AVERAGE SQFT



### 3 EAST 95TH ST #DUPLEX2

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,900,000	INITIAL	\$23,900,000
SQFT	10,350	PPSF	\$2,310	BEDS	5	BATHS	5
FEES	N/A	DOM	31				



### 150 CHARLES ST #11B

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	\$14,500,000
SQFT	3,395	PPSF	\$4,271	BEDS	4	BATHS	4
FEES	\$6,448	DOM	8				



### 42 EAST 81ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$11,995,000
SQFT	5,262	PPSF	\$2,280	BEDS	6	BATHS	5.5
FEES	\$6,519	DOM	172				



### 12 EAST 12TH ST #6

Greenwich Village

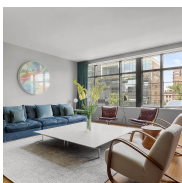
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$12,495,000
SQFT	5,800	PPSF	\$1,896	BEDS	5	BATHS	3.5
FEES	\$7,438	DOM	1,134				



### 121 EAST 22ND ST #N1304

Gramercy Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	3,798	PPSF	\$2,895	BEDS	5	BATHS	5.5
FEES	\$12,990	DOM	226				



### 150 CHARLES ST #4FN

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$9,000,000
SQFT	2,592	PPSF	\$3,473	BEDS	3	BATHS	3.5
FEES	\$8,597	DOM	1				

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### 100 EAST 53RD ST #50A

Midtown East

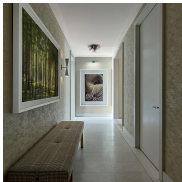
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	3,385	PPSF	\$2,658	BEDS	3	BATHS	3.5
FEES	\$12,385	DOM	168				



### 157 SPRING ST #PH

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$8,495,000
SQFT	3,500	PPSF	\$2,428	BEDS	4	BATHS	3
FEES	N/A	DOM	34				



### 200 AMSTERDAM AVE #22D

Upper West Side

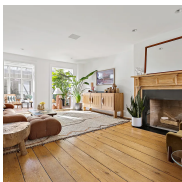
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	2,437	PPSF	\$2,606	BEDS	3	BATHS	3.5
FEES	\$7,069	DOM	50				



### 128 EAST 64TH ST

Upper East Side

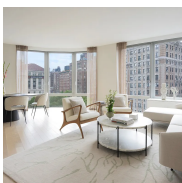
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,495,000
SQFT	4,282	PPSF	\$1,448	BEDS	4	BATHS	4.5
FEES	\$5,274	DOM	482				



### 41 BARROW ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	N/A
SQFT	2,525	PPSF	\$2,375	BEDS	3	BATHS	3
FEES	\$1,871	DOM	N/A				



### 212 WEST 72ND ST #6H

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,900,000
SQFT	2,082	PPSF	\$2,858	BEDS	4	BATHS	3.5
FEES	\$7,224	DOM	399				

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### 111 WEST 67TH ST #29E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,500,000
SQFT	1,794	PPSF	\$2,788	BEDS	3	BATHS	3
FEES	\$4,787	DOM	141				

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