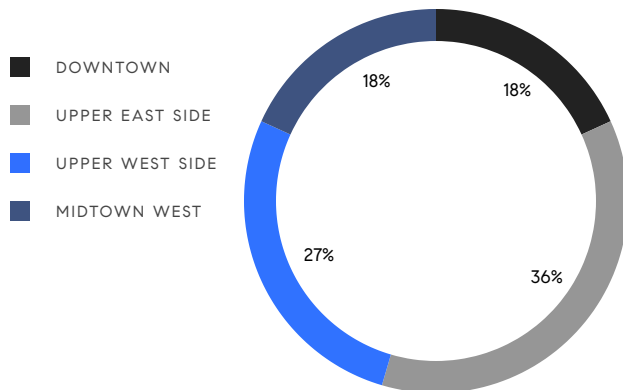


# MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



11  
CONTRACTS SIGNED  
THIS WEEK

\$88,030,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 9 condos, and 2 co-ops. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

**\$8,002,728**

AVERAGE ASKING PRICE

**\$7,250,000**

MEDIAN ASKING PRICE

**\$2,795**

AVERAGE PPSF

**5%**

AVERAGE DISCOUNT

**\$88,030,000**

TOTAL VOLUME

**192**

AVERAGE DAYS ON MARKET

Unit 10A at 250 West Street in TriBeCa entered contract this week, with a last asking price of \$12,250,000. Originally built in 1906, this condo unit spans 4,105 square feet with 4 beds and 4 full baths. It features wide-plank flooring, high ceilings, sunset views, arched windows, a state-of-the-art chef's kitchen with high-end appliances and center island, a primary bedroom with large walk-in closet and 5-fixture en-suite bath, and much more. The building provides a 24-hour doorman, a state-of-the-art fitness center with lap pool, a common roof terrace and many other amenities.

Also signed this week was Unit 5 at 817 5th Avenue on the Upper East Side, with a last asking price of \$11,995,000. Originally built in 1925, this condo unit spans approximately 3,800 square feet with 5 beds and 4 full baths. It features direct Central Park views, large windows, a wood-burning fireplace, a windowed eat-in kitchen, high ceilings, decorative molding, original hardwood floors, a private storage unit, and much more. The building provides a live-in resident manager, a 24-hour doorman and concierge, and many other amenities.

**9**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$8,070,000**

AVERAGE ASKING PRICE

**\$7,700,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$7,250,000**

MEDIAN ASKING PRICE

**\$7,700,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,795**

AVERAGE PPSF

**\$0**

AVERAGE PPSF

**2,861**

AVERAGE SQFT

**0**

AVERAGE SQFT



### 250 WEST ST #10A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,250,000	INITIAL	\$12,250,000
SQFT	4,105	PPSF	\$2,985	BEDS	4	BATHS	4.5
FEES	\$9,082	DOM	27				



### 817 5TH AVE #5

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$12,500,000
SQFT	3,800	PPSF	\$3,157	BEDS	5	BATHS	4.5
FEES	\$12,319	DOM	48				



### 181 EAST 65TH ST #PH

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,975,000	INITIAL	N/A
SQFT	3,160	PPSF	\$3,157	BEDS	2	BATHS	3
FEES	\$12,916	DOM	N/A				



### 720 PARK AVE #3A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,650,000	INITIAL	\$11,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,724	DOM	579				



### 225 WEST 86TH ST #810

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	2,829	PPSF	\$2,599	BEDS	4	BATHS	4.5
FEES	\$7,013	DOM	208				



### 219 WEST 77TH ST #10W

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,995,000
SQFT	2,727	PPSF	\$2,659	BEDS	4	BATHS	4.5
FEES	\$6,867	DOM	496				

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### 35 HUDSON YARDS #6001

Hudson Yards

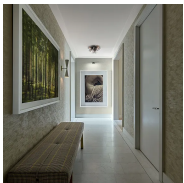
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,115,000	INITIAL	\$6,115,000
SQFT	2,453	PPSF	\$2,493	BEDS	3	BATHS	3
FEES	\$7,995	DOM	34				



### 35 HUDSON YARDS #5901

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,095,000	INITIAL	\$6,095,000
SQFT	2,453	PPSF	\$2,485	BEDS	3	BATHS	3.5
FEES	\$7,989	DOM	48				



### 200 AMSTERDAM AVE #17C

Upper West Side

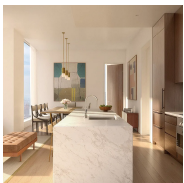
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	N/A
SQFT	2,434	PPSF	\$2,424	BEDS	3	BATHS	3.5
FEES	\$7,655	DOM	N/A				



### 1136 5TH AVE #6B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$6,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$8,387	DOM	226				



### 15 EAST 30TH ST #54C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	1,788	PPSF	\$3,188	BEDS	2	BATHS	2.5
FEES	\$6,099	DOM	60				

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