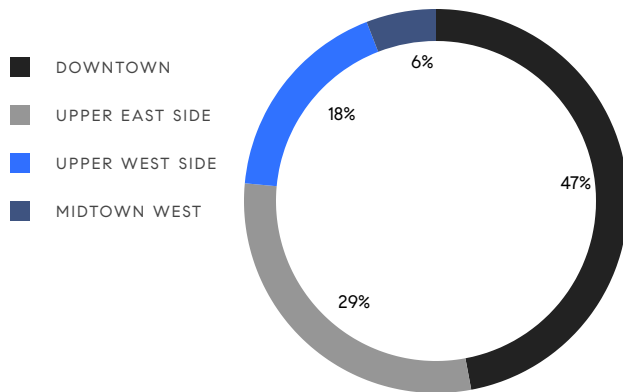


MANHATTAN WEEKLY LUXURY REPORT



63 W 17TH ST #7A, BY GREENHOUSE USA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17
CONTRACTS SIGNED
THIS WEEK

\$147,454,999
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 12 condos, 4 co-ops, and 1 house. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$8,673,824

AVERAGE ASKING PRICE

\$6,250,000

MEDIAN ASKING PRICE

\$2,453

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$147,454,999

TOTAL VOLUME

232

AVERAGE DAYS ON MARKET

267 West 11th Street in the West Village entered contract this week, with a last asking price of \$25,000,000. Originally built in the 1900s, this Green revival townhouse spans 6,144 square feet with 6 beds and 6 full baths. It features a 25-foot-wide lot, a gated horse walk, a carriage house, a recent gut renovation, an elevator, a roof deck, views of the Empire State Building, and much more.

Also signed this week was Unit PH1 at 22 Bond Street in NoHo, with a last asking price of \$17,500,000. This penthouse condo spans 3,840 square feet with 3 beds and 3 full baths. It features high ceilings, abundant wall space, floor-to-ceiling walls of glass, north- and south-facing city views, European oak tongue and groove wood flooring, custom doors, three private outdoor spaces, and much more. The building provides a multi-level garden, an outdoor lounge, a doorman, and many other amenities.

12

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,397,084

AVERAGE ASKING PRICE

\$5,422,500

AVERAGE ASKING PRICE

\$25,000,000

AVERAGE ASKING PRICE

\$7,072,500

MEDIAN ASKING PRICE

\$5,347,500

MEDIAN ASKING PRICE

\$25,000,000

MEDIAN ASKING PRICE

\$2,488

AVERAGE PPSF

\$0

AVERAGE PPSF

3,420

AVERAGE SQFT

0

AVERAGE SQFT



267 WEST 11TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	6
FEES	N/A	DOM	N/A				



22 BOND ST #PH1

Noho

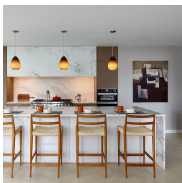
TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$18,000,000
SQFT	3,840	PPSF	\$4,558	BEDS	3	BATHS	3.5
FEES	\$10,808	DOM	224				



515 PARK AVE #34/35/2H

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,490,000	INITIAL	\$19,250,000
SQFT	5,000	PPSF	\$3,298	BEDS	5	BATHS	4
FEES	N/A	DOM	126				



200 AMSTERDAM AVE #15A

Upper West Side

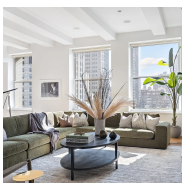
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,999,999	INITIAL	\$7,999,999
SQFT	2,856	PPSF	\$2,802	BEDS	4	BATHS	4.5
FEES	\$9,148	DOM	346				



15 MADISON SQ NORTH #9B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	N/A
SQFT	3,236	PPSF	\$2,471	BEDS	3	BATHS	3
FEES	\$9,873	DOM	N/A				



15 MADISON SQ NORTH #9G

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$7,400,000
SQFT	3,236	PPSF	\$2,287	BEDS	4	BATHS	3
FEES	\$9,873	DOM	31				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



150 CHARLES ST #4EN

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,295,000	INITIAL	\$7,295,000
SQFT	2,182	PPSF	\$3,344	BEDS	3	BATHS	2.5
FEES	\$7,190	DOM	14				



127 EAST 64TH ST #1/2

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$7,200,000
SQFT	3,750	PPSF	\$1,827	BEDS	3	BATHS	5.5
FEES	\$7,173	DOM	184				



5 EAST 16TH ST #8

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	5,322	PPSF	\$1,175	BEDS	5	BATHS	4
FEES	\$5,277	DOM	27				



200 EAST 94TH ST #PHS

Upper East Side

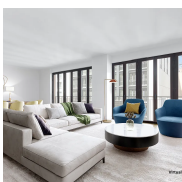
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	3,203	PPSF	\$1,872	BEDS	4	BATHS	4
FEES	\$7,620	DOM	194				



134 WEST 10TH ST #PH

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,500,000
SQFT	3,510	PPSF	\$1,708	BEDS	2	BATHS	2
FEES	\$5,737	DOM	180				



210 WEST 77TH ST #7W

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,720	PPSF	\$2,205	BEDS	4	BATHS	4.5
FEES	\$8,395	DOM	64				

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320 CENTRAL PARK WEST #19A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,242	DOM	545				



55 EAST 66TH ST #PHB

Upper East Side

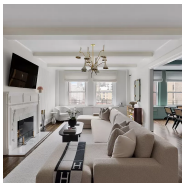
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	244				



59 BARROW ST #3

West Village

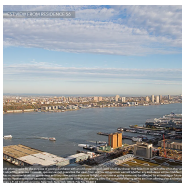
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	2,350	PPSF	\$2,213	BEDS	3	BATHS	2
FEES	\$4,013	DOM	51				



130 EAST 75TH STREET #8B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,250,000
SQFT	2,200	PPSF	\$2,273	BEDS	3	BATHS	3
FEES	\$5,645	DOM	191				



35 HUDSON YARDS #5702

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$4,975,000
SQFT	2,174	PPSF	\$2,300	BEDS	2	BATHS	2
FEES	\$6,892	DOM	1,055				

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