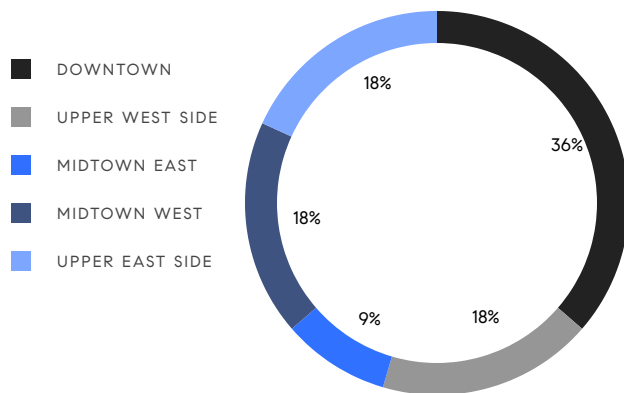


MANHATTAN WEEKLY LUXURY REPORT



18 GRAMERCY PARK SOUTH BY EVAN JOSEPH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$176,710,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 17 condos, 4 co-ops, and 1 house. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$8,032,273

AVERAGE ASKING PRICE

\$6,572,500

MEDIAN ASKING PRICE

\$2,834

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$176,710,000

TOTAL VOLUME

204

AVERAGE DAYS ON MARKET

Unit 5H at 443 Greenwich Street in TriBeCa entered contract this week, with a last asking price of \$15,900,000. Originally built in 1882, this condo unit spans 3,949 square feet with 4 beds and 4 full baths. It features high ceilings, preserved original details, a large kitchen with high-end appliances, an open-plan living and dining room, northern and western exposures, a primary bedroom with two walk-in closets and en-suite bathroom, and much more. The building provides a 24-hour doorman, concierge, valet, and more, a 70-foot indoor swimming pool, a top-of-the-line fitness center, and many other amenities.

Also signed this week was Unit PH at 190 Riverside Drive on the Upper West Side, with a last asking price of \$15,000,000. Originally built in 1911, this penthouse condo spans approximately 4,500 square feet with 5 beds and 5 full baths. It features a stone and glass gas fireplace, glass walls and angled skylights, a chef's kitchen with terrace access and high-end appliances, a large 730 square foot terrace, a primary bedroom with a private terrace and spa-like en-suite bathroom, and much more. The building provides a full-time doorman, garage, storage, bike room, live-in superintendent, and many other amenities.

17

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,569,118

AVERAGE ASKING PRICE

\$6,308,750

AVERAGE ASKING PRICE

\$5,800,000

AVERAGE ASKING PRICE

\$7,475,000

MEDIAN ASKING PRICE

\$6,345,000

MEDIAN ASKING PRICE

\$5,800,000

MEDIAN ASKING PRICE

\$2,964

AVERAGE PPSF

\$944

AVERAGE PPSF

3,005

AVERAGE SQFT

6,150

AVERAGE SQFT



443 GREENWICH ST #5H

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,900,000	INITIAL	\$15,900,000
SQFT	3,949	PPSF	\$4,027	BEDS	4	BATHS	4
FEES	\$15,558	DOM	70				



190 RIVERSIDE DR #PH

Upper West Side

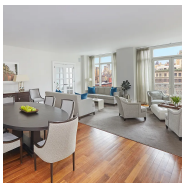
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	N/A
SQFT	4,500	PPSF	\$3,334	BEDS	5	BATHS	5.5
FEES	\$12,282	DOM	N/A				



53 WEST 53RD ST #57B

Midtown

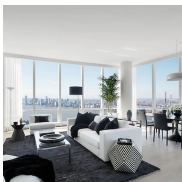
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,140,000	INITIAL	\$14,140,000
SQFT	3,273	PPSF	\$4,321	BEDS	3	BATHS	3.5
FEES	\$13,367	DOM	327				



2150 BROADWAY #9B

Upper West Side

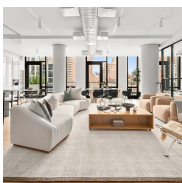
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,995,000
SQFT	4,221	PPSF	\$2,488	BEDS	4	BATHS	5
FEES	\$10,034	DOM	791				



15 HUDSON YARDS #PH82B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$12,775,000
SQFT	3,203	PPSF	\$3,279	BEDS	4	BATHS	4.5
FEES	\$9,343	DOM	104				



101 WARREN ST #5K

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$10,800,000
SQFT	3,300	PPSF	\$3,016	BEDS	4	BATHS	4.5
FEES	\$11,422	DOM	274				

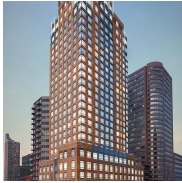
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217 WEST 57TH ST #61N

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	N/A
SQFT	1,435	PPSF	\$6,272	BEDS	2	BATHS	2.5
FEES	\$5,411	DOM	N/A				



200 EAST 95TH ST #7B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	3,387	PPSF	\$2,289	BEDS	5	BATHS	5.5
FEES	\$4,640	DOM	102				



65 WEST 13TH ST #2B

Greenwich Village

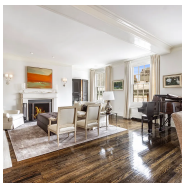
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,475,000	INITIAL	\$7,750,000
SQFT	3,383	PPSF	\$2,210	BEDS	4	BATHS	3
FEES	\$6,307	DOM	210				



1035 5TH AVE #6C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	N/A	DOM	83				



655 PARK AVE #7E

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5.5
FEES	\$6,683	DOM	84				



251 WEST 91ST ST #5A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,380,000
SQFT	2,916	PPSF	\$2,110	BEDS	4	BATHS	3.5
FEES	\$6,146	DOM	500				

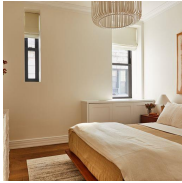
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45 CHRISTOPHER ST #PHD

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	1	BATHS	1
FEES	N/A	DOM	N/A				



235 WEST 75TH ST #502

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,995,000
SQFT	2,975	PPSF	\$2,000	BEDS	4	BATHS	4
FEES	\$8,644	DOM	90				



35 HUDSON YARDS #5501

Hudson Yards

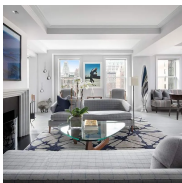
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,925,000	INITIAL	\$5,925,000
SQFT	2,453	PPSF	\$2,416	BEDS	3	BATHS	3.5
FEES	\$7,968	DOM	N/A				



460 WEST 51ST ST

Clinton

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$6,500,000
SQFT	6,150	PPSF	\$944	BEDS	12	BATHS	5
FEES	\$3,011	DOM	137				



60 GRAMERCY PARK NORTH #15A

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,695,000	INITIAL	\$6,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$4,736	DOM	227				



141 EAST 88TH ST #9F

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,595,000
SQFT	2,615	PPSF	\$2,140	BEDS	4	BATHS	3.5
FEES	\$6,599	DOM	10				

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15 HUDSON YARDS #30H

Hudson Yards

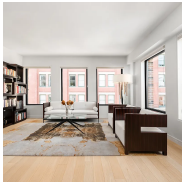
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,220	PPSF	\$2,476	BEDS	3	BATHS	3
FEES	\$5,955	DOM	351				



92 WARREN ST #3E

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,395,000
SQFT	2,517	PPSF	\$2,144	BEDS	2	BATHS	3
FEES	\$6,563	DOM	49				



100 BARROW ST #6C

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,195,000
SQFT	1,965	PPSF	\$2,644	BEDS	2	BATHS	2.5
FEES	\$5,381	DOM	57				



555 WEST 22ND ST #9EW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	1,725	PPSF	\$2,899	BEDS	2	BATHS	2.5
FEES	\$5,847	DOM	N/A				

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