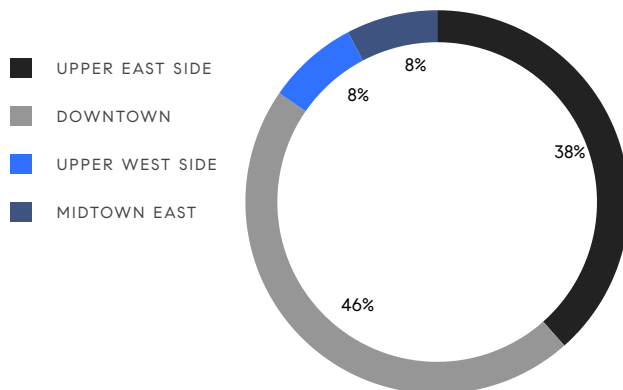


MANHATTAN WEEKLY LUXURY REPORT



200 11TH AVE, UNIT PH1/JG

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$105,680,000
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 6 condos, 6 co-ops, and 1 house. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$8,129,231

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$2,247

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$105,680,000

TOTAL VOLUME

194

AVERAGE DAYS ON MARKET

Unit 6 at 944 5th Avenue on the Upper East Side entered contract this week, with a last asking price of \$17,750,000. Originally built in 1925, this full-floor co-op offers 5 beds and 5 full baths. It features high ceilings, an eat-in kitchen with butler's pantry, a living room with wood-burning fireplace, a wood-paneled primary bedroom with fireplace, park views, and en-suite bath, and much more. The building provides a full-time doorman, a gym, common storage, and many other amenities.

Also signed this week was Unit 14D at 108 Leonard Street in TriBeCa, with a last asking price of \$12,965,000. This condo unit spans 4,150 square feet with 3 beds and 3 full baths. It features high ceilings, a large windowed kitchen with custom cabinetry and marble counters, a primary bedroom with en-suite marble bath, and much more. The building provides valet parking, attended lobbies, a rooftop deck, a pool and sauna, and many other amenities.

6

CONDO DEAL(S)

6

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$7,407,500

AVERAGE ASKING PRICE

\$9,040,000

AVERAGE ASKING PRICE

\$6,995,000

AVERAGE ASKING PRICE

\$5,997,500

MEDIAN ASKING PRICE

\$7,247,500

MEDIAN ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$2,365

AVERAGE PPSF

\$977

AVERAGE PPSF

3,094

AVERAGE SQFT

7,165

AVERAGE SQFT



944 5TH AVE #6

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$17,750,000	INITIAL	\$19,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5.5
FEES	\$19,423	DOM	198				



108 LEONARD #14D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,965,000	INITIAL	\$12,965,000
SQFT	4,150	PPSF	\$3,125	BEDS	3	BATHS	3.5
FEES	\$11,451	DOM	50				



812 5TH AVE #MAISONETTE S

Upper East Side

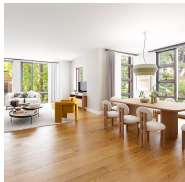
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$9,770	DOM	244				



141 READE ST #17N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,935	PPSF	\$2,725	BEDS	4	BATHS	3.5
FEES	\$6,233	DOM	17				



177 9TH AVE #2A

Chelsea

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$10,999,999
SQFT	3,176	PPSF	\$2,362	BEDS	4	BATHS	4.5
FEES	\$10,873	DOM	369				



920 5TH AVE #11B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$7,480	DOM	243				

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16 WEST 90TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,850,000
SQFT	7,165	PPSF	\$977	BEDS	9	BATHS	6
FEES	\$3,367	DOM	399				



900 5TH AVE #14A

Upper East Side

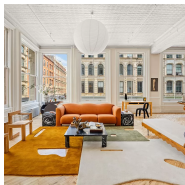
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	36				



46 WHITE ST #2

Tribeca

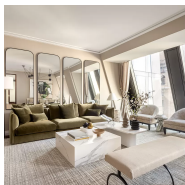
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	2,881	PPSF	\$2,083	BEDS	3	BATHS	2
FEES	\$3,038	DOM	56				



54 GREENE ST #2B

Soho

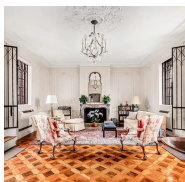
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,561	PPSF	\$2,341	BEDS	2	BATHS	2.5
FEES	\$3,470	DOM	53				



53 WEST 53RD ST #18B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,584	PPSF	\$2,321	BEDS	2	BATHS	2.5
FEES	\$9,131	DOM	653				



44 GRAMERCY PARK NORTH #11AB

Gramercy

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	2,158	PPSF	\$2,688	BEDS	2	BATHS	2.5
FEES	N/A	DOM	56				

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171 EAST 84TH ST #29B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	3,450	PPSF	\$1,593	BEDS	5	BATHS	6
FEEES	\$10,163	DOM	148				

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