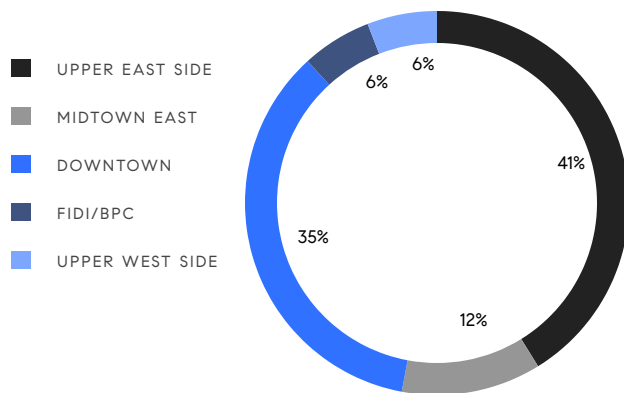


MANHATTAN WEEKLY LUXURY REPORT



20 BANK STREET

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17
CONTRACTS SIGNED
THIS WEEK

\$185,870,000
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 9 condos, 4 co-ops, and 4 houses. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$10,933,530

AVERAGE ASKING PRICE

\$8,995,000

MEDIAN ASKING PRICE

\$2,947

AVERAGE PPSF

9%

AVERAGE DISCOUNT

\$185,870,000

TOTAL VOLUME

343

AVERAGE DAYS ON MARKET

Unit 9 at 778 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$20,000,000. Originally built in 1930, this full-floor co-op unit spans approximately 6,500 square feet with 6 beds and 7 baths. It features an abundance of sound-proof windows and natural light, 11-foot ceilings, custom moldings, custom inlaid hardwood floors, a 40-foot entry gallery, wood-burning fireplaces, a spacious chef's kitchen with high-end appliances, a corner primary suite, and much more. The building provides bicycle storage, a full-time doorman and concierge, and many other amenities.

Also signed this week was 14 East 81st Street on the Upper East Side, with a last asking price of \$19,995,000. Built between 1883 and 1884, this townhouse spans approximately 8,200 square feet with 7 beds and 6 full baths. It features a 20.5-foot footprint, five stories, high ceilings, a commercial-sized elevator, a primary bedroom with south-facing terrace, floor-to-ceiling French doors, and en-suite bath, a built-in sound system, a wine cellar, a landscaped garden, and much more.

9

CONDO DEAL(S)

4

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$10,099,445

AVERAGE ASKING PRICE

\$10,748,750

AVERAGE ASKING PRICE

\$12,995,000

AVERAGE ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$8,622,500

MEDIAN ASKING PRICE

\$11,495,000

MEDIAN ASKING PRICE

\$3,350

AVERAGE PPSF

\$2,437

AVERAGE PPSF

3,012

AVERAGE SQFT

5,365

AVERAGE SQFT



778 PARK AVE #9

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$25,000,000
SQFT	6,500	PPSF	\$3,077	BEDS	6	BATHS	7
FEES	N/A	DOM	142				



14 EAST 81ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$19,995,000	INITIAL	\$22,000,000
SQFT	8,200	PPSF	\$2,439	BEDS	7	BATHS	8
FEES	\$12,597	DOM	196				



217 WEST 57TH ST #69W

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$19,500,000
SQFT	3,165	PPSF	\$6,162	BEDS	3	BATHS	3
FEES	\$12,226	DOM	N/A				



135 EAST 79TH ST #PH15E

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,000,000	INITIAL	\$21,000,000
SQFT	5,188	PPSF	\$3,470	BEDS	5	BATHS	5.5
FEES	\$19,434	DOM	506				



129 EAST 70TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$13,900,000
SQFT	5,608	PPSF	\$2,318	BEDS	4	BATHS	4.5
FEES	\$8,359	DOM	330				



995 5TH AVE #5S

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,250,000
SQFT	4,357	PPSF	\$2,295	BEDS	5	BATHS	5.5
FEES	N/A	DOM	154				

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.



40 LEROY ST

West Village

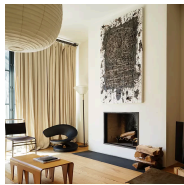
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,500,000
SQFT	3,650	PPSF	\$2,739	BEDS	4	BATHS	3
FEES	\$4,711	DOM	539				



400 WEST 12TH ST #12B

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,850,000	INITIAL	\$9,850,000
SQFT	2,169	PPSF	\$4,542	BEDS	3	BATHS	3
FEES	\$8,213	DOM	43				



45 CANAL ST

Chinatown

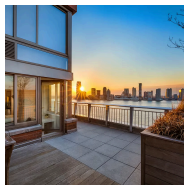
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$10,500,000
SQFT	4,000	PPSF	\$2,249	BEDS	2	BATHS	2
FEES	\$3,337	DOM	154				



500 WEST 18TH ST #EAST-20B

West Chelsea

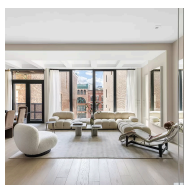
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,255,000	INITIAL	\$8,255,000
SQFT	2,658	PPSF	\$3,106	BEDS	3	BATHS	3.5
FEES	\$9,502	DOM	N/A				



212 WARREN ST #18F

Battery Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,500,000
SQFT	3,346	PPSF	\$2,390	BEDS	5	BATHS	4.5
FEES	\$11,037	DOM	420				



22 BOND ST #6/7

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$10,000,000
SQFT	3,273	PPSF	\$2,292	BEDS	3	BATHS	3
FEES	\$9,192	DOM	693				

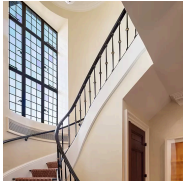
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



20 WEST 53RD ST #30A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,995,000
SQFT	2,303	PPSF	\$3,192	BEDS	3	BATHS	3
FEES	\$9,008	DOM	334				



820 PARK AVE #10/11S

Upper East Side

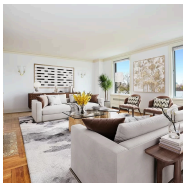
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	510				



93 WORTH ST #PH4

Tribeca

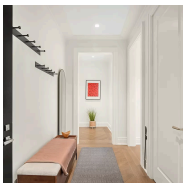
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$7,495,000
SQFT	2,797	PPSF	\$2,430	BEDS	3	BATHS	3.5
FEES	\$7,656	DOM	681				



1120 5TH AVE #9C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$6,995,000
SQFT	3,050	PPSF	\$1,886	BEDS	3	BATHS	3
FEES	N/A	DOM	316				



225 WEST 86TH ST #601

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,750,000
SQFT	2,203	PPSF	\$2,565	BEDS	3	BATHS	2
FEES	\$5,234	DOM	125				

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.