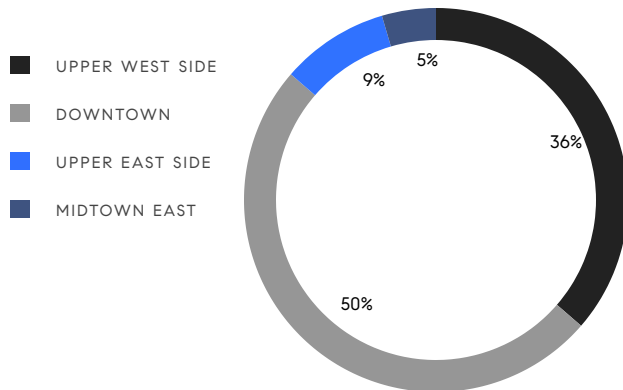


MANHATTAN WEEKLY LUXURY REPORT



20 BANK STREET

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$170,794,995

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 13 condos, 6 co-ops, and 3 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$7,763,409

AVERAGE ASKING PRICE

\$6,495,000

MEDIAN ASKING PRICE

\$2,819

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$170,794,995

TOTAL VOLUME

246

AVERAGE DAYS ON MARKET

Unit 29B at 1 West End Avenue on the Upper West Side entered contract this week, with a last asking price of \$17,950,000. Built in 2017, this condo spans 5,302 square feet with 4 beds and 5 full baths. It features a 3,299-square-foot private terrace, wide walnut plank flooring, high ceilings, floor-to-ceiling windows, skyline views, a kitchen with high-end appliances, coffee bar, and baking station, and much more. The building provides a fitness center and swimming pool, a spa, a large terrace with cabanas, a media and billiards room, on-site parking, and many other amenities.

Also signed this week was Unit 50W at 50 West 66th Street on the Upper West Side, with a last asking price of \$17,700,000. Built in 2024, this condo unit spans 2,770 square feet with 3 beds and 3 full baths. It features a private loggia, river, park, and city views, floor-to-ceiling windows, high ceilings, a custom-designed kitchen with high-end appliances, 12-inch oak flooring, marble bathrooms, abundant closet space, and much more. The building provides a state-of-the-art fitness center with indoor and outdoor pools, sport courts, a sky lounge, and many other amenities.

13

CONDO DEAL(S)

6

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$8,623,462

AVERAGE ASKING PRICE

\$6,774,167

AVERAGE ASKING PRICE

\$6,015,000

AVERAGE ASKING PRICE

\$6,695,000

MEDIAN ASKING PRICE

\$6,472,500

MEDIAN ASKING PRICE

\$6,400,000

MEDIAN ASKING PRICE

\$3,241

AVERAGE PPSF

\$1,370

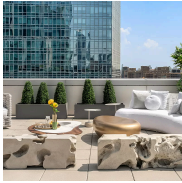
AVERAGE PPSF

2,826

AVERAGE SQFT

4,677

AVERAGE SQFT



1 WEST END AVE #29B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,950,000	INITIAL	\$19,500,000
SQFT	5,302	PPSF	\$3,386	BEDS	4	BATHS	5
FEES	\$6,438	DOM	860				



50 WEST 66TH ST #50W

Upper West Side

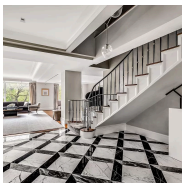
TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,700,000	INITIAL	\$17,700,000
SQFT	2,770	PPSF	\$6,390	BEDS	3	BATHS	3
FEES	N/A	DOM	2				



212 WEST 18TH ST #11C

Chelsea

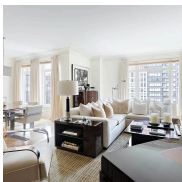
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,595,000	INITIAL	\$14,750,000
SQFT	3,838	PPSF	\$3,543	BEDS	4	BATHS	4.5
FEES	\$11,085	DOM	682				



955 5TH AVE #4/5A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$12,850,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5.5
FEES	N/A	DOM	506				



15 CENTRAL PARK WEST #14L

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,295,000	INITIAL	\$7,995,000
SQFT	1,916	PPSF	\$3,808	BEDS	2	BATHS	2.5
FEES	\$7,918	DOM	224				



103 CENTRAL PARK WEST #11/12G

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	139				

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.



500 WEST 18TH ST #30D

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,935,000	INITIAL	\$6,800,000
SQFT	1,815	PPSF	\$3,821	BEDS	2	BATHS	2.5
FEES	\$6,823	DOM	99				



139 WOOSTER ST #PH1

Soho

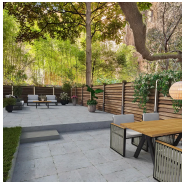
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$7,300,000
SQFT	3,072	PPSF	\$2,230	BEDS	4	BATHS	4
FEES	\$11,889	DOM	144				



515 WEST 18TH ST #1804

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,695,000	INITIAL	\$6,695,000
SQFT	2,167	PPSF	\$3,090	BEDS	3	BATHS	3
FEES	\$9,127	DOM	115				



146 EAST 38TH ST

Murray Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	3,889	PPSF	\$1,671	BEDS	5	BATHS	3
FEES	\$3,917	DOM	318				



285 CENTRAL PARK WEST #5N

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$9,500,000
SQFT	3,260	PPSF	\$1,993	BEDS	4	BATHS	3
FEES	N/A	DOM	295				



15 CENTRAL PARK WEST #7J

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	1,482	PPSF	\$4,383	BEDS	2	BATHS	2.5
FEES	\$6,012	DOM	211				

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.



1175 PARK AVE #5C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$5,662	DOM	12				



335 EAST 18TH ST

Gramercy

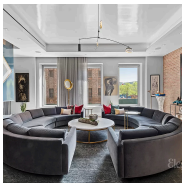
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,400,000	INITIAL	\$7,200,000
SQFT	4,000	PPSF	\$1,600	BEDS	4	BATHS	3.5
FEES	\$3,056	DOM	267				



66 READE ST #PH6

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	4,278	PPSF	\$1,403	BEDS	4	BATHS	3
FEES	\$5,498	DOM	27				



120 11TH AVE #2B

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,749,995	INITIAL	\$6,500,000
SQFT	4,017	PPSF	\$1,432	BEDS	4	BATHS	3.5
FEES	\$9,422	DOM	322				



59 WEST 12TH ST #4EF

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,695,000	INITIAL	\$5,995,000
SQFT	2,000	PPSF	\$2,848	BEDS	3	BATHS	3
FEES	\$5,099	DOM	386				



555 WEST 22ND ST #4AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	2,535	PPSF	\$2,229	BEDS	3	BATHS	3.5
FEES	\$8,264	DOM	49				

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.



80 COLUMBUS CIRCLE #64E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,595,000
SQFT	1,542	PPSF	\$3,564	BEDS	2	BATHS	2
FEEES	\$6,459	DOM	322				



45 CROSBY ST #PHN

Soho

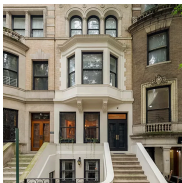
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,100	PPSF	\$2,500	BEDS	2	BATHS	2.5
FEEES	\$1,850	DOM	140				



45 CROSBY ST #7N

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEEES	N/A	DOM	115				



266 WEST 91ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,795,000
SQFT	6,142	PPSF	\$839	BEDS	5	BATHS	2
FEEES	\$2,911	DOM	177				

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.