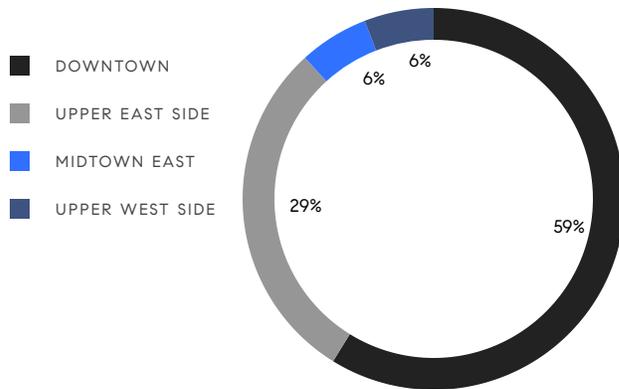


MANHATTAN WEEKLY LUXURY REPORT



551 WEST 21ST STREET, 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17
CONTRACTS SIGNED
THIS WEEK

\$210,370,000
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 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.

\$12,374,706

AVERAGE ASKING PRICE

\$7,900,000

MEDIAN ASKING PRICE

\$3,609

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$210,370,000

TOTAL VOLUME

338

AVERAGE DAYS ON MARKET

Unit PHA at 67 Vestry Street in TriBeCa entered contract this week, with a last asking price of \$48,000,000. This penthouse condo spans 6,207 square feet with 4 beds and 4 full baths. It features 5 outdoor terraces, a sun-drenched great room with gas fireplace and river views, a primary bedroom with en-suite bath and three walk-in closets, a windowed library and river-facing media room, and much more. The building provides a 24-hour attended lobby, a 50-foot swimming pool and state-of-the-art fitness center, steam and sauna rooms, private storage, and many other amenities.

Also signed this week was Unit PH10 at 140 Jane Street in the West Village, with a last asking price of \$41,000,000. This penthouse condo spans 5,511 square feet with 5 beds and 5 full baths. It features private elevator access, a 2,070 square foot roof terrace, an open living/dining room and kitchen, a primary bedroom with private balcony, en-suite bath, and large walk-in closet, and much more. The building provides a porte cochere and automated parking garage, a lap pool and hot tub, a private park, and many other amenities.

12

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$14,031,250

AVERAGE ASKING PRICE

\$8,625,000

AVERAGE ASKING PRICE

\$7,495,000

AVERAGE ASKING PRICE

\$8,247,500

MEDIAN ASKING PRICE

\$8,925,000

MEDIAN ASKING PRICE

\$7,495,000

MEDIAN ASKING PRICE

\$3,829

AVERAGE PPSF

\$1,442

AVERAGE PPSF

3,124

AVERAGE SQFT

5,200

AVERAGE SQFT



67 VESTRY ST #PHA

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$48,000,000	INITIAL	\$50,000,000
SQFT	6,207	PPSF	\$7,734	BEDS	4	BATHS	4
FEES	\$23,674	DOM	231				



140 JANE ST #PH10

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$41,000,000	INITIAL	\$41,000,000
SQFT	5,511	PPSF	\$7,440	BEDS	5	BATHS	5.5
FEES	\$23,604	DOM	N/A				



67 FRANKLIN ST #PHA

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,950,000
SQFT	3,809	PPSF	\$3,151	BEDS	4	BATHS	3.5
FEES	\$14,249	DOM	1,179				



160 WEST 12TH ST #96

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$11,995,000
SQFT	2,847	PPSF	\$4,214	BEDS	3	BATHS	3.5
FEES	\$11,000	DOM	N/A				



1228 MADISON AVE #12

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$10,950,000
SQFT	3,500	PPSF	\$3,129	BEDS	4	BATHS	4.5
FEES	\$19,060	DOM	145				



1120 5TH AVE #PHB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$13,078	DOM	27				

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20 EAST END AVE #16A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	3,088	PPSF	\$2,996	BEDS	3	BATHS	3.5
FEES	\$11,503	DOM	38				



7 BOND ST #PHAB

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$12,495,000
SQFT	3,067	PPSF	\$2,933	BEDS	4	BATHS	3
FEES	\$5,720	DOM	539				



950 PARK AVE #3B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$7,900,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$10,297	DOM	287				



150 WEST 12TH ST #11E

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	2,065	PPSF	\$3,632	BEDS	2	BATHS	2.5
FEES	\$9,446	DOM	96				



35 SPRING ST

Nolita

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,850,000
SQFT	5,200	PPSF	\$1,442	BEDS	3	BATHS	3
FEES	\$2,260	DOM	459				



60 BEACH ST #PH2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,006	PPSF	\$2,328	BEDS	3	BATHS	3.5
FEES	\$8,460	DOM	48				

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520 5TH AVE #67A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$5,950,000
SQFT	1,957	PPSF	\$3,245	BEDS	3	BATHS	3.5
FEES	\$6,975	DOM	251				



111 MURRAY ST #38A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,100,000
SQFT	1,926	PPSF	\$3,113	BEDS	3	BATHS	3.5
FEES	\$5,808	DOM	566				



115 CENTRAL PARK WEST #16G

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	511				



200 EAST 75TH ST #7B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	2,118	PPSF	\$2,456	BEDS	3	BATHS	3.5
FEES	\$6,023	DOM	94				



450 WASHINGTON ST #1009

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,095,000	INITIAL	\$5,495,000
SQFT	1,884	PPSF	\$2,705	BEDS	4	BATHS	3.5
FEES	N/A	DOM	588				

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