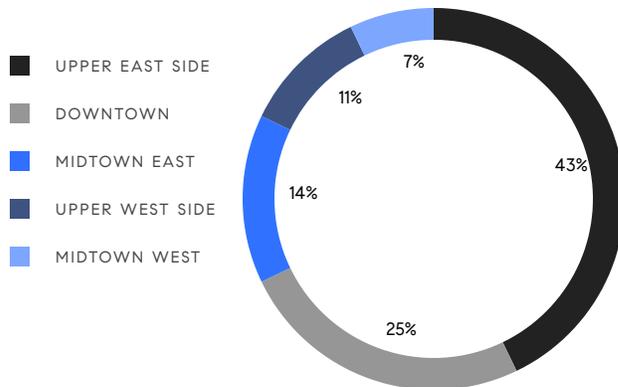


MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



28

CONTRACTS SIGNED
THIS WEEK

\$295,304,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 28 contracts signed this week, made up of 19 condos, 7 co-ops, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$10,546,572

AVERAGE ASKING PRICE

\$7,950,000

MEDIAN ASKING PRICE

\$2,779

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$295,304,000

TOTAL VOLUME

149

AVERAGE DAYS ON MARKET

973 5th Avenue on the Upper East Side entered contract this week, with a last asking price of \$49,900,000. This limestone townhouse spans approximately 16,000 square feet with 11 beds and 10 baths. It features a 25-foot-wide footprint, a recent multi-year renovation, nine wood-burning fireplaces, a modernized elevator, high ceilings, a limestone staircase and flooring, original French stained glass windows, painted wood-beamed ceilings, a rooftop terrace, skyline and park views, and much more.

Also signed this week was Unit 3N at 140 Jane Street in the West Village, with a last asking price of \$22,000,000. This condo spans 4,590 square feet with 4 beds and 5 baths. It features an open living/dining area with expansive views, a kitchen with large island and high-end appliances, a primary bedroom with en-suite bath, dual dressing rooms, and home office, and much more. The building provides an automated parking garage, a private park, a lap pool and hot tub, and many other amenities.

19

CONDO DEAL(S)

7

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$9,042,579

AVERAGE ASKING PRICE

\$9,377,858

AVERAGE ASKING PRICE

\$28,925,000

AVERAGE ASKING PRICE

\$7,495,000

MEDIAN ASKING PRICE

\$8,000,000

MEDIAN ASKING PRICE

\$28,925,000

MEDIAN ASKING PRICE

\$2,949

AVERAGE PPSF

\$2,235

AVERAGE PPSF

3,003

AVERAGE SQFT

10,944

AVERAGE SQFT



973 5TH AVE

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$49,900,000	INITIAL	\$49,900,000
SQFT	16,000	PPSF	\$3,119	BEDS	11	BATHS	7
FEES	\$24,679	DOM	14				



140 JANE ST #3N

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,000,000	INITIAL	\$22,000,000
SQFT	4,590	PPSF	\$4,794	BEDS	4	BATHS	4.5
FEES	\$17,409	DOM	1				



200 EAST 75TH ST #PH3

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,750,000	INITIAL	\$18,750,000
SQFT	4,765	PPSF	\$3,935	BEDS	6	BATHS	6.5
FEES	\$13,779	DOM	N/A				



730 PARK AVE #9A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$16,000,000	INITIAL	\$16,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	7
FEES	\$18,804	DOM	21				



111 WEST 57TH ST #33

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,750,000	INITIAL	\$15,750,000
SQFT	4,492	PPSF	\$3,507	BEDS	3	BATHS	3.5
FEES	\$23,681	DOM	159				



953 5TH AVE #PH

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$18,000,000
SQFT	4,700	PPSF	\$3,192	BEDS	3	BATHS	3
FEES	N/A	DOM	266				

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220 CENTRAL PARK SOUTH #23C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,650,000	INITIAL	\$13,650,000
SQFT	2,455	PPSF	\$5,561	BEDS	2	BATHS	2
FEES	\$16,661	DOM	501				



108 LEONARD ST #14E

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$10,750,000
SQFT	3,697	PPSF	\$2,908	BEDS	3	BATHS	4
FEES	\$10,786	DOM	173				



170 EAST END AVE #16A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,950,000
SQFT	3,600	PPSF	\$2,362	BEDS	4	BATHS	5.5
FEES	\$10,514	DOM	59				



1100 PARK AVE #3A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,150,000	INITIAL	\$8,150,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	\$4,723	DOM	19				



1020 5TH AVE #12

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$10,500,000
SQFT	3,500	PPSF	\$2,286	BEDS	4	BATHS	3
FEES	N/A	DOM	60				



150 WAVERLY PL #A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,999,000	INITIAL	\$8,995,000
SQFT	3,417	PPSF	\$2,341	BEDS	4	BATHS	3
FEES	\$4,958	DOM	145				

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200 AMSTERDAM AVE #7A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,200,000
SQFT	3,455	PPSF	\$2,315	BEDS	5	BATHS	5.5
FEES	\$12,782	DOM	233				



56 LEONARD ST #14BE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,856,000
SQFT	3,000	PPSF	\$2,650	BEDS	4	BATHS	4
FEES	\$9,137	DOM	225				



155 EAST 70TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$10,000,000
SQFT	5,888	PPSF	\$1,351	BEDS	9	BATHS	6.5
FEES	\$8,386	DOM	339				



109 GREENE ST #PH6A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	1,953	PPSF	\$3,838	BEDS	4	BATHS	2.5
FEES	\$9,202	DOM	13				



812 5TH AVE #MAISONETTE-S

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	N/A
SQFT	4,500	PPSF	\$1,500	BEDS	5	BATHS	4.5
FEES	\$10,052	DOM	154				



520 5TH AVE #68A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,550,000	INITIAL	\$6,550,000
SQFT	1,957	PPSF	\$3,347	BEDS	3	BATHS	3.5
FEES	\$6,975	DOM	36				

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1160 PARK AVE #14AC

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,200,000
SQFT	3,000	PPSF	\$1,999	BEDS	4	BATHS	3
FEES	N/A	DOM	92				



199 MOTT ST #2

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	N/A
SQFT	2,907	PPSF	\$2,030	BEDS	3	BATHS	3
FEES	\$15,481	DOM	N/A				



108 LEONARD ST #8N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,995,000
SQFT	2,487	PPSF	\$2,353	BEDS	4	BATHS	4
FEES	\$7,255	DOM	335				



35 HUDSON YARDS #7702

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,871	PPSF	\$2,038	BEDS	3	BATHS	3.5
FEES	\$10,154	DOM	277				



510 PARK AVE #4B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	69				



360 CENTRAL PARK WEST #4B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,400,000
SQFT	2,432	PPSF	\$2,303	BEDS	4	BATHS	4.5
FEES	\$5,545	DOM	82				

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35 HUDSON YARDS #5601

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,453	PPSF	\$2,241	BEDS	3	BATHS	3.5
FEES	\$8,816	DOM	N/A				



212 WEST 72ND ST #5H

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,082	PPSF	\$2,522	BEDS	4	BATHS	3.5
FEES	\$7,799	DOM	N/A				



305 EAST 85TH ST #19B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,718	PPSF	\$1,932	BEDS	4	BATHS	4.5
FEES	\$7,787	DOM	N/A				



200 EAST 59TH ST #25E

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,225,000	INITIAL	\$5,225,000
SQFT	1,720	PPSF	\$3,038	BEDS	2	BATHS	2.5
FEES	\$6,658	DOM	145				

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