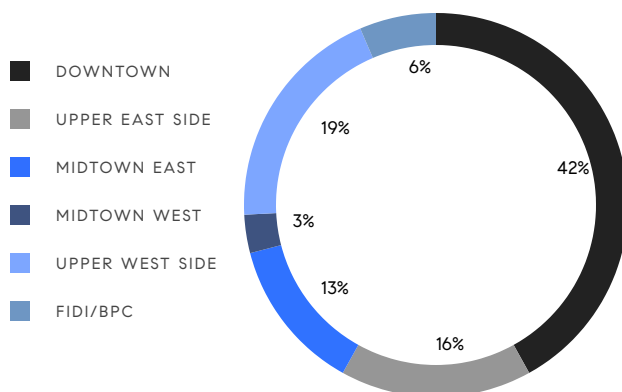


MANHATTAN WEEKLY LUXURY REPORT



20 GREENE STREET, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



31
CONTRACTS SIGNED
THIS WEEK

\$362,884,990
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 31 contracts signed this week, made up of 22 condos, 7 co-ops, and 2 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$11,705,968

AVERAGE ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$2,995

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$362,884,990

TOTAL VOLUME

230

AVERAGE DAYS ON MARKET

Unit 9A at 150 Charles Street in the West Village entered contract this week, with a last asking price of \$60,000,000. This condo spans 5,840 square feet with 5 beds and 5.5 baths. It features more than 3,000 square feet of private terrace space, a custom-designed Italian kitchen with walnut and white marble finishes and high-end appliances, river and city views, a corner primary bedroom with en-suite bath and dual walk-in closets, and much more. The building provides a fitness center, a concierge, a private covered driveway and parking, an event room with kitchen, and many other amenities.

Also signed this week was Unit 6 at 838 5th Avenue in Lenox Hill, with a last asking price of \$24,500,000. This condo spans 5,427 square feet with 4 beds and 6 baths. It features private elevator access, a reception gallery with two closets, park and city views, a wood-paneled library/media room with gold leaf ceiling, a primary bedroom with Juliet balcony, dual en-suite baths and dressing rooms, private storage, separate studio apartment, and much more.

22

CONDO DEAL(S)

7

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$12,644,545

AVERAGE ASKING PRICE

\$9,197,143

AVERAGE ASKING PRICE

\$10,162,500

AVERAGE ASKING PRICE

\$8,162,495

MEDIAN ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$10,162,500

MEDIAN ASKING PRICE

\$3,287

AVERAGE PPSF

\$1,469

AVERAGE PPSF

3,491

AVERAGE SQFT

6,728

AVERAGE SQFT



150 CHARLES ST #9A

West Village

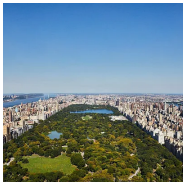
TYPE	CONDO	STATUS	CONTRACT	ASK	\$60,000,000	INITIAL	N/A
SQFT	5,840	PPSF	\$10,274	BEDS	5	BATHS	5
FEES	\$11,827	DOM	N/A				



838 5TH AVE #6

Lenox Hill

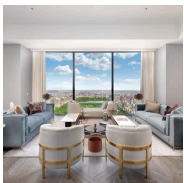
TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	\$24,500,000
SQFT	5,427	PPSF	\$4,515	BEDS	4	BATHS	5.5
FEES	\$26,371	DOM	17				



111 WEST 57TH ST #70

Midtown

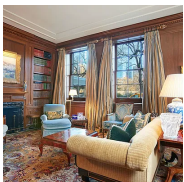
TYPE	CONDO	STATUS	CONTRACT	ASK	\$20,750,000	INITIAL	\$20,750,000
SQFT	3,873	PPSF	\$5,358	BEDS	3	BATHS	3.5
FEES	\$23,602	DOM	4				



111 WEST 57TH ST #69

Midtown

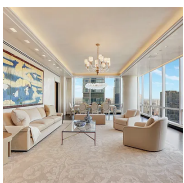
TYPE	CONDO	STATUS	CONTRACT	ASK	\$20,500,000	INITIAL	\$20,500,000
SQFT	3,873	PPSF	\$5,293	BEDS	3	BATHS	4
FEES	\$23,415	DOM	113				



820 5TH AVE #MAISONETTE

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$15,995,000	INITIAL	\$15,995,000
SQFT	5,240	PPSF	\$2,672	BEDS	4	BATHS	6
FEES	\$22,129	DOM	645				

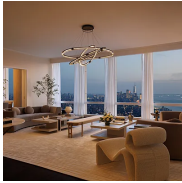


157 WEST 57TH ST #51A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,680,000	INITIAL	\$17,750,000
SQFT	3,228	PPSF	\$4,858	BEDS	3	BATHS	3
FEES	\$12,707	DOM	476				

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35 HUDSON YARDS #8701

Hudson Yards

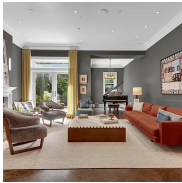
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	N/A
SQFT	4,621	PPSF	\$3,247	BEDS	5	BATHS	5.5
FEES	\$18,635	DOM	N/A				



235 WEST 75TH ST #PH2

Upper West Side

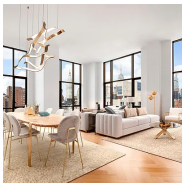
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,950,000	INITIAL	\$13,950,000
SQFT	4,805	PPSF	\$2,904	BEDS	5	BATHS	6.5
FEES	\$18,230	DOM	336				



308 WEST 88TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,850,000	INITIAL	\$13,850,000
SQFT	8,505	PPSF	\$1,629	BEDS	5	BATHS	6.5
FEES	\$6,479	DOM	174				



215 EAST 19TH ST #16B

Gramercy

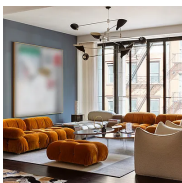
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$15,050,000
SQFT	4,731	PPSF	\$2,907	BEDS	4	BATHS	5.5
FEES	\$16,106	DOM	98				



1010 5TH AVE #12B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,495,000	INITIAL	\$11,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$6,814	DOM	159				



25 BOND ST #3E

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	3,722	PPSF	\$2,955	BEDS	3	BATHS	3.5
FEES	\$14,852	DOM	11				

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225 WEST 86TH ST #M01

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$10,895,000
SQFT	4,550	PPSF	\$2,187	BEDS	5	BATHS	5.5
FEES	\$11,775	DOM	902				



10 SULLIVAN ST #10A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,299,000	INITIAL	\$8,999,000
SQFT	2,950	PPSF	\$3,051	BEDS	3	BATHS	4
FEES	\$14,206	DOM	264				



61 JANE ST #9BCD

West Village

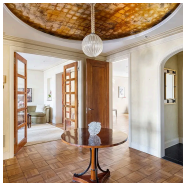
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	45				



1056 5TH AVE #8ABC

Upper East Side

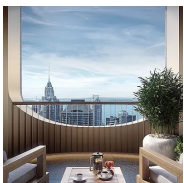
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,450,000
SQFT	4,400	PPSF	\$1,818	BEDS	4	BATHS	4
FEES	\$4,823	DOM	262				



115 CENTRAL PARK WEST #18JK

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	181				



130 WILLIAM ST #PH62B

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,025,990	INITIAL	\$7,025,990
SQFT	2,476	PPSF	\$2,838	BEDS	3	BATHS	3.5
FEES	\$7,549	DOM	N/A				

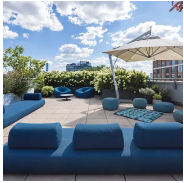
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108 EAST 10TH ST

East Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,475,000	INITIAL	\$6,475,000
SQFT	4,950	PPSF	\$1,309	BEDS	5	BATHS	3.5
FEES	\$2,370	DOM	213				



450 WEST 17TH ST #15091510

Chelsea

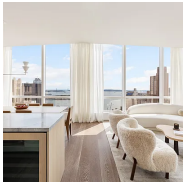
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,950,000
SQFT	2,500	PPSF	\$2,580	BEDS	4	BATHS	2.5
FEES	\$7,014	DOM	190				



1 WEST 72ND ST #75

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2
FEES	N/A	DOM	310				



77 GREENWICH ST #38A

Financial District

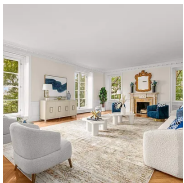
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,277	PPSF	\$2,633	BEDS	4	BATHS	3.5
FEES	\$8,163	DOM	N/A				



200 CHAMBERS ST #6AI

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,823	PPSF	\$2,124	BEDS	4	BATHS	4
FEES	\$6,966	DOM	16				



1 SUTTON PLACE SOUTH #2C

Sutton Place

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	5,405	PPSF	\$1,109	BEDS	6	BATHS	4
FEES	\$16,274	DOM	N/A				

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152 ELIZABETH ST #3E

Nolita

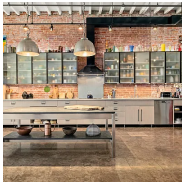
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	1,968	PPSF	\$2,973	BEDS	2	BATHS	3
FEES	\$8,221	DOM	N/A				



60 BEACH ST #6A

Tribeca

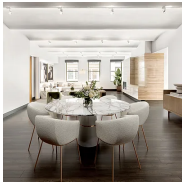
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,297	PPSF	\$2,395	BEDS	2	BATHS	2.5
FEES	\$5,983	DOM	34				



35 WEST 23RD ST #3

Flatiron District

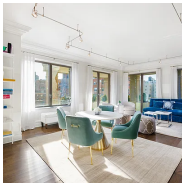
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	3,400	PPSF	\$1,617	BEDS	3	BATHS	2
FEES	\$6,168	DOM	176				



151 WOOSTER ST #4A

Soho

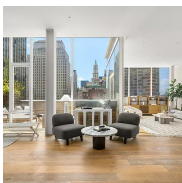
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,995,000
SQFT	3,009	PPSF	\$1,827	BEDS	3	BATHS	3.5
FEES	\$9,237	DOM	344				



145 EAST 76TH ST #11

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,750,000
SQFT	3,256	PPSF	\$1,644	BEDS	5	BATHS	4
FEES	\$13,223	DOM	262				



93 WORTH ST #PH5

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,750,000
SQFT	2,667	PPSF	\$2,006	BEDS	3	BATHS	3.5
FEES	\$7,408	DOM	280				

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60 RIVERSIDE BLVD #1201						Upper West Side	
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,515,000
SQFT	2,505	PPSF	\$2,116	BEDS	4	BATHS	4.5
FEES	\$6,533	DOM	222				

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