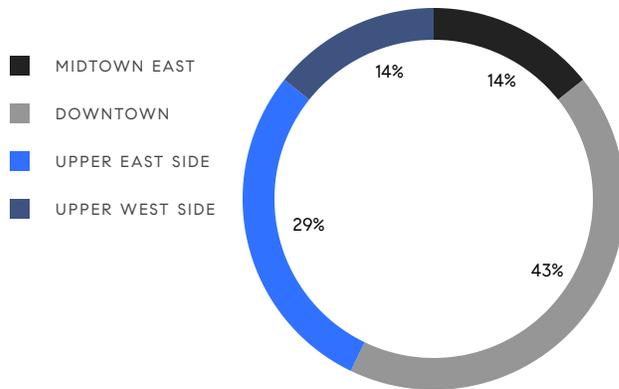


# MANHATTAN WEEKLY LUXURY REPORT



20 GREENE STREET, PH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



28

CONTRACTS SIGNED  
THIS WEEK

\$350,215,800

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 23 condos, 4 co-ops, and 1 house. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

**\$12,507,708**

AVERAGE ASKING PRICE

**\$9,424,500**

MEDIAN ASKING PRICE

**\$3,165**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$350,215,800**

TOTAL VOLUME

**312**

AVERAGE DAYS ON MARKET

Unit PH72 at 111 West 57th Street in Midtown entered contract this week, with a last asking price of \$56,000,000. Built in 2016, this penthouse condo spans 7,256 square feet with 4 beds and 6 baths. It features 1,241 square feet of outdoor space, 14-foot ceilings, a private entry elevator and gallery, floor-to-ceiling windows, custom smoke-gray oak floors, city and park views, a kitchen with custom cabinetry and high-end appliances, and much more. The building provides a private club space, sauna and treatment rooms, an 82-foot swimming pool, concierge services, and many other amenities.

Also signed this week was Unit PHN at 108 Leonard Street in TriBeCa, with a last asking price of \$24,450,000. This penthouse condo spans 6,252 square feet with 5 beds and 5 baths. It features 2,173 square feet of outdoor space, oversized arched windows, a private internal elevator, a fully-equipped kitchen with high-end appliances and custom cabinetry, chevron wood floors, skyline views, a primary suite with marble fireplace, midnight kitchen, and abundant walk-in closet space, and much more. The building provides a full-time doorman, concierge, private valet parking, and many other amenities.

**23**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$12,961,992**

AVERAGE ASKING PRICE

**\$9,397,500**

AVERAGE ASKING PRICE

**\$14,500,000**

AVERAGE ASKING PRICE

**\$8,899,000**

MEDIAN ASKING PRICE

**\$9,245,000**

MEDIAN ASKING PRICE

**\$14,500,000**

MEDIAN ASKING PRICE

**\$3,284**

AVERAGE PPSF

**\$2,133**

AVERAGE PPSF

**3,703**

AVERAGE SQFT

**6,800**

AVERAGE SQFT



### 111 WEST 57TH ST #PH72

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$56,000,000	INITIAL	\$56,000,000
SQFT	7,256	PPSF	\$7,718	BEDS	4	BATHS	5.5
FEES	\$45,895	DOM	39				



### 108 LEONARD ST #PHN

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,450,000	INITIAL	\$23,970,000
SQFT	6,252	PPSF	\$3,911	BEDS	5	BATHS	5
FEES	\$19,824	DOM	1,119				



### 1 CENTRAL PARK SOUTH #1007/1009

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,000,000	INITIAL	\$27,000,000
SQFT	5,302	PPSF	\$4,338	BEDS	5	BATHS	3
FEES	\$20,780	DOM	183				



### 111 WEST 57TH ST #44

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,000,000	INITIAL	\$23,000,000
SQFT	4,492	PPSF	\$5,121	BEDS	4	BATHS	4.5
FEES	\$24,659	DOM	N/A				



### 443 GREENWICH ST #5C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	3,677	PPSF	\$4,488	BEDS	4	BATHS	4.5
FEES	\$12,853	DOM	N/A				



### 16 EAST 94TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	\$15,750,000
SQFT	6,800	PPSF	\$2,133	BEDS	5	BATHS	6.5
FEES	\$5,271	DOM	274				

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### 101 WARREN ST #3210/3240

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$19,700,000
SQFT	6,300	PPSF	\$2,222	BEDS	7	BATHS	6
FEES	\$28,271	DOM	412				



### 775 PARK AVE #7B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$17,000,000
SQFT	5,500	PPSF	\$2,500	BEDS	4	BATHS	7
FEES	\$15,332	DOM	1,204				



### 30 PARK PL #71A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,450,000	INITIAL	\$13,500,000
SQFT	3,699	PPSF	\$3,637	BEDS	4	BATHS	5.5
FEES	\$17,292	DOM	755				



### 200 EAST 83RD ST #34A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$12,950,000
SQFT	3,339	PPSF	\$3,879	BEDS	5	BATHS	4.5
FEES	\$10,610	DOM	295				



### 560 WEST 24TH ST #PH1

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	4,596	PPSF	\$2,611	BEDS	4	BATHS	4.5
FEES	\$23,383	DOM	70				



### 155 EAST 79TH ST #9/10

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$11,250,000
SQFT	4,292	PPSF	\$2,622	BEDS	5	BATHS	5
FEES	\$23,029	DOM	116				

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### 1120 5TH AVE #11B

Upper East Side

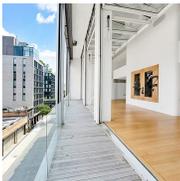
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	\$5,096	DOM	24				



### 201 EAST 74TH ST #16

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	3,815	PPSF	\$2,609	BEDS	5	BATHS	4.5
FEES	\$12,777	DOM	39				



### 524 WEST 19TH ST #6

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,899,000	INITIAL	\$9,395,000
SQFT	4,644	PPSF	\$1,917	BEDS	5	BATHS	4.5
FEES	\$19,724	DOM	230				



### 11 BEACH ST #9A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,650,000	INITIAL	\$8,995,000
SQFT	3,888	PPSF	\$2,225	BEDS	3	BATHS	3.5
FEES	\$10,594	DOM	77				



### 1220 PARK AVE #7B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$8,495,000
SQFT	4,000	PPSF	\$2,124	BEDS	5	BATHS	4
FEES	\$7,188	DOM	14				



### 944 PARK AVE #7

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,530	PPSF	\$2,265	BEDS	4	BATHS	4
FEES	\$11,547	DOM	84				

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### 15 LEONARD ST #6

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,500,000
SQFT	2,621	PPSF	\$3,051	BEDS	4	BATHS	4.5
FEES	\$5,377	DOM	N/A				



### 138 EAST 50TH ST #66

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	2,756	PPSF	\$2,539	BEDS	5	BATHS	3
FEES	\$10,495	DOM	N/A				



### 555 WEST 22ND ST #12CE

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	2,395	PPSF	\$2,902	BEDS	3	BATHS	3.5
FEES	\$9,315	DOM	346				



### 400 WEST 12TH ST #16A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,981,800	INITIAL	\$5,981,800
SQFT	1,441	PPSF	\$4,152	BEDS	2	BATHS	2
FEES	\$5,518	DOM	148				



### 30 EAST 29TH ST #40A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,965,000	INITIAL	\$5,965,000
SQFT	1,656	PPSF	\$3,603	BEDS	3	BATHS	2.5
FEES	\$6,989	DOM	1,087				



### 235 WEST 75TH ST #1220

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,731	PPSF	\$2,106	BEDS	4	BATHS	4
FEES	\$9,063	DOM	N/A				

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### 250 WEST 96TH ST #17D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,625,000	INITIAL	\$5,625,000
SQFT	2,221	PPSF	\$2,533	BEDS	3	BATHS	3.5
FEES	\$7,694	DOM	129				



### 45 EAST 22ND ST #31A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,390,000	INITIAL	\$5,390,000
SQFT	1,994	PPSF	\$2,704	BEDS	2	BATHS	2
FEES	\$7,976	DOM	N/A				



### 211 WEST 84TH ST #3A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,385,000	INITIAL	\$5,385,000
SQFT	2,267	PPSF	\$2,376	BEDS	3	BATHS	3.5
FEES	\$6,661	DOM	154				



### 211 CENTRAL PARK WEST #8K

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,595,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$3,977	DOM	63				

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