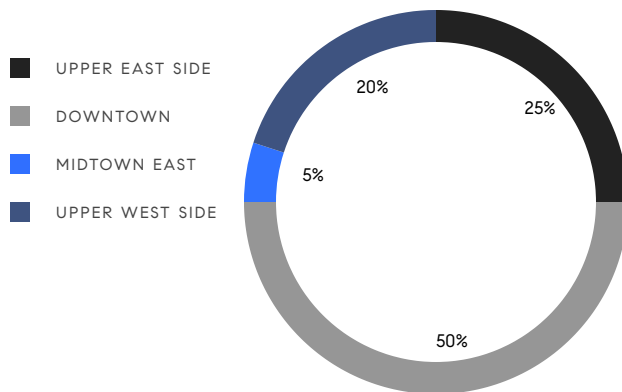


MANHATTAN WEEKLY LUXURY REPORT



2 EAST 70TH ST, UNIT 4A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



20

CONTRACTS SIGNED
THIS WEEK

\$161,785,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 11 condos, 7 co-ops, and 2 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$8,089,250

AVERAGE ASKING PRICE

\$7,150,000

MEDIAN ASKING PRICE

\$2,533

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$161,785,000

TOTAL VOLUME

134

AVERAGE DAYS ON MARKET

Unit 2ADE at 1010 5th Avenue on the Upper East Side entered contract this week, with a last asking price of \$16,900,000. Built in the 1920s, this co-op offers 7 beds and 7 baths. It features an oversized primary bedroom with en-suite bath and dual dressing rooms, a marble gallery with coffered ceilings, a large formal dining room, a chef's kitchen with paneled entertainment bar, and much more. The building provides a full-time doorman, a fitness center, and many other amenities.

Also signed this week was Unit PH38W at 180 East 88th Street on the Upper East Side, with a last asking price of \$12,650,000. Built in 2019, this penthouse condo spans 3,794 square feet with 4 beds and 5 baths. It features high ceilings, an eat-in kitchen with high-end appliances and custom cabinetry, park, river, and city views, tilt-and-turn windows, a primary bedroom with en-suite bath and dressing room, white oak floors throughout, and much more. The building provides a fitness and yoga studio, a residents lounge, bike racks and storage, a full-time doorman and concierge, and many other amenities.

11

CONDO DEAL(S)

7

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$7,280,910

AVERAGE ASKING PRICE

\$8,563,572

AVERAGE ASKING PRICE

\$10,875,000

AVERAGE ASKING PRICE

\$6,950,000

MEDIAN ASKING PRICE

\$6,750,000

MEDIAN ASKING PRICE

\$10,875,000

MEDIAN ASKING PRICE

\$2,658

AVERAGE PPSF

\$1,989

AVERAGE PPSF

2,821

AVERAGE SQFT

5,448

AVERAGE SQFT



1010 5TH AVE #2ADE

Upper East Side

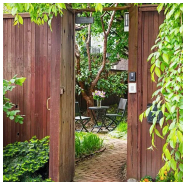
TYPE	COOP	STATUS	CONTRACT	ASK	\$16,900,000	INITIAL	\$16,900,000
SQFT	6,000	PPSF	\$2,817	BEDS	7	BATHS	7
FEES	\$13,393	DOM	193				



180 EAST 88TH ST #PH38W

Upper East Side

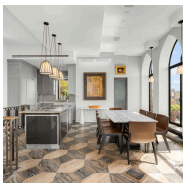
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,650,000	INITIAL	\$12,650,000
SQFT	3,794	PPSF	\$3,335	BEDS	4	BATHS	4.5
FEES	\$14,945	DOM	179				



54 7TH AVE

Greenwich Village

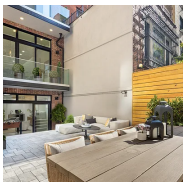
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,250,000	INITIAL	\$12,250,000
SQFT	5,820	PPSF	\$2,105	BEDS	5	BATHS	4
FEES	\$1,575	DOM	149				



450 EAST 52ND ST #PH

Midtown East

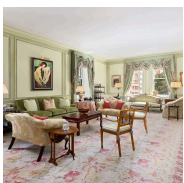
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,800,000	INITIAL	\$9,800,000
SQFT	3,000	PPSF	\$3,267	BEDS	2	BATHS	3
FEES	\$14,377	DOM	66				



256 WEST 75TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,950,000
SQFT	5,075	PPSF	\$1,872	BEDS	5	BATHS	5.5
FEES	\$2,316	DOM	147				



812 PARK AVE #3/4B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,350,000	INITIAL	\$9,850,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	189				

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255 EAST 77TH ST #30B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,625,000	INITIAL	\$8,625,000
SQFT	2,858	PPSF	\$3,018	BEDS	4	BATHS	4.5
FEES	\$8,341	DOM	N/A				



2 PARK PLACE #41A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,282	PPSF	\$2,437	BEDS	3	BATHS	3.5
FEES	\$14,368	DOM	24				



199 CHRYSTIE ST #PH1

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	4,610	PPSF	\$1,682	BEDS	6	BATHS	6
FEES	\$23,367	DOM	N/A				



50 RIVERSIDE BLVD #25A

Upper West Side

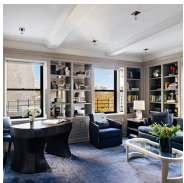
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	3,190	PPSF	\$2,305	BEDS	4	BATHS	4.5
FEES	\$3,748	DOM	77				



500 WEST 18TH ST #E14B

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	2,494	PPSF	\$2,787	BEDS	3	BATHS	3.5
FEES	\$8,723	DOM	388				



14 EAST 90TH ST #5A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	\$5,991	DOM	N/A				

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40 EAST 19TH ST #7

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,400,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$3,635	DOM	N/A				



500 WEST 18TH ST #W19D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,220,000	INITIAL	\$6,220,000
SQFT	2,160	PPSF	\$2,880	BEDS	2	BATHS	2.5
FEES	\$7,713	DOM	329				



30 EAST 29TH ST #39A

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	\$6,646	DOM	3				



50 WEST 66TH ST #11A

Upper West Side

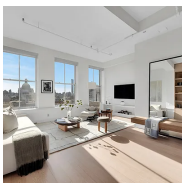
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$6,200,000
SQFT	2,097	PPSF	\$2,814	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



26 EAST 22ND ST #23

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,500,000
SQFT	4,500	PPSF	\$1,222	BEDS	4	BATHS	2
FEES	N/A	DOM	69				



38 CROSBY ST #8

Soho

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,390,000	INITIAL	\$5,390,000
SQFT	2,500	PPSF	\$2,156	BEDS	2	BATHS	2.5
FEES	N/A	DOM	28				

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15 EAST 26TH ST #14F						Nomad	
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	2,390	PPSF	\$2,216	BEDS	3	BATHS	3.5
FEES	\$7,689	DOM	22				



15 WEST 81ST ST #PHE						Upper West Side	
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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