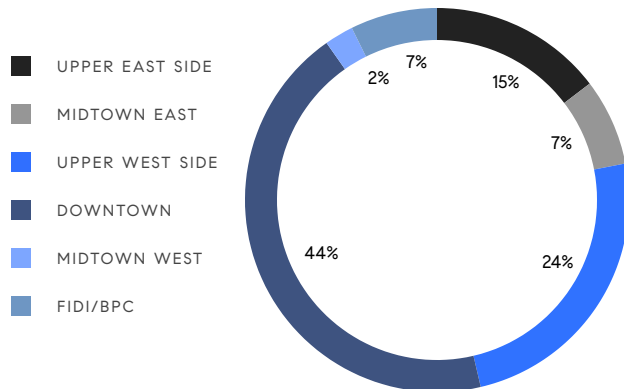


MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



41

CONTRACTS SIGNED
THIS WEEK

\$376,990,990

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 41 contracts signed this week, made up of 28 condos, 12 co-ops, and 1 house. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$9,194,903

AVERAGE ASKING PRICE

\$6,210,000

MEDIAN ASKING PRICE

\$2,592

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$376,990,990

TOTAL VOLUME

282

AVERAGE DAYS ON MARKET

12 East 63rd Street in Lenox Hill entered contract this week, with a last asking price of \$63,000,000. Originally built in the early 1900s, this 7-story mansion townhouse spans approximately 13,000 square feet with 7 beds and 8 full baths. It features an internal elevator accessing each floor, a landscaped roof garden, a fourth-floor library, a well-appointed chef's kitchen with marble floors and large work island, a full-floor primary suite with private planted terrace, a lower-level fitness center with a 20-foot swimming pool, radiant heat, a security system, and much more.

Also signed this week was Unit PH51/52W at 151 East 58th Street in Sutton Place entered contract this week, with a last asking price of \$36,000,000. Built in 2005, this duplex penthouse condo spans approximately 9,000 square feet with 5 beds and 6 full baths. It features 24-foot ceilings, city and Central Park views, maple floors, white plaster walls, a state-of-the-art chef's kitchen with absolute black honed granite counters, a 2,000 square foot primary suite, a glass and steel staircase, and much more. The building provides a fitness center, concierge, full-time doorman, resident lounge, and many other amenities.

28

CONDO DEAL(S)

12

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,434,179

AVERAGE ASKING PRICE

\$6,486,167

AVERAGE ASKING PRICE

\$63,000,000

AVERAGE ASKING PRICE

\$6,180,000

MEDIAN ASKING PRICE

\$5,997,000

MEDIAN ASKING PRICE

\$63,000,000

MEDIAN ASKING PRICE

\$2,730

AVERAGE PPSF

\$4,308

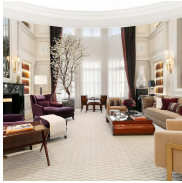
AVERAGE PPSF

2,841

AVERAGE SQFT

13,000

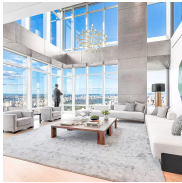
AVERAGE SQFT



12 E 63 ST

Lenox Hill

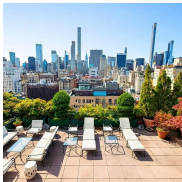
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$63,000,000	INITIAL	\$65,000,000
SQFT	13,000	PPSF	\$4,308	BEDS	7	BATHS	8
FEES	\$15,416	DOM	137				



151 E 58 ST #PH51/52W

Sutton Place

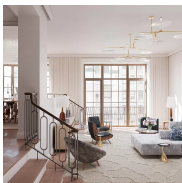
TYPE	CONDO	STATUS	CONTRACT	ASK	\$36,000,000	INITIAL	\$36,000,000
SQFT	9,000	PPSF	\$4,000	BEDS	5	BATHS	6.5
FEES	\$35,817	DOM	110				



15 E 69 ST #PH

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$32,000,000	INITIAL	\$32,000,000
SQFT	6,241	PPSF	\$5,128	BEDS	4	BATHS	5
FEES	\$20,915	DOM	134				



109 E 79 ST #15W

Upper East Side

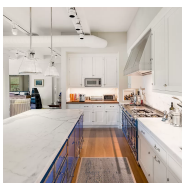
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	N/A
SQFT	4,129	PPSF	\$4,106	BEDS	5	BATHS	5.5
FEES	\$10,490	DOM	N/A				



498 W END AVE #PH

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,600,000	INITIAL	\$14,950,000
SQFT	3,646	PPSF	\$3,456	BEDS	5	BATHS	4.5
FEES	\$11,266	DOM	1,186				



534 LAGUARDIA PL #4

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$11,000,000
BEDS	5	BATHS	4	FEES	\$4,700	DOM	554

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146 CENTRAL PK W #2E

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	4,200	PPSF	\$2,381	BEDS	4	BATHS	4.5
FEES	\$9,080	DOM	850				



300 CENTRAL PK W #18/19F

Upper West Side

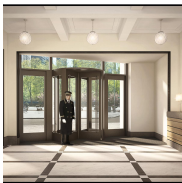
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,900,000	INITIAL	\$13,995,000
SQFT	5,400	PPSF	\$1,834	BEDS	7	BATHS	5
FEES	\$11,097	DOM	579				



67 FRANKLIN ST #7A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	4,250	PPSF	\$2,059	BEDS	4	BATHS	4
FEES	\$10,507	DOM	115				



10 MADISON SQ W #11E

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	2,347	PPSF	\$3,622	BEDS	3	BATHS	3
FEES	\$7,638	DOM	314				



160 W 12 ST #76

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,250,000
SQFT	2,522	PPSF	\$3,272	BEDS	3	BATHS	3.5
FEES	\$10,072	DOM	122				



147 W 15 ST #7N/8

Chelsea

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,100,000	INITIAL	N/A
SQFT	6,528	PPSF	\$1,241	BEDS	5	BATHS	5.5
FEES	N/A	DOM	N/A				

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16 DESBROSSES ST #4S/3C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,999,000	INITIAL	\$7,999,000
SQFT	3,200	PPSF	\$2,500	BEDS	5	BATHS	3
FEES	\$5,508	DOM	101				



910 5 AVE #14BC

Lenox Hill

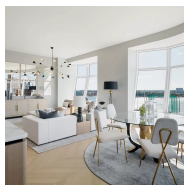
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,800	PPSF	\$2,104	BEDS	5	BATHS	3
FEES	\$14,413	DOM	69				



1040 5 AVE #7/8B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	N/A	DOM	14				



515 W 18 ST #1704

Chelsea

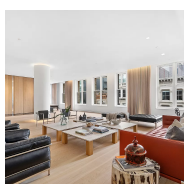
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,850,000	INITIAL	\$7,850,000
SQFT	2,167	PPSF	\$3,623	BEDS	3	BATHS	3
FEES	\$8,119	DOM	573				



15 HUDSON YARDS #76E

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,670,000	INITIAL	N/A
SQFT	2,257	PPSF	\$3,399	BEDS	3	BATHS	3.5
FEES	\$5,707	DOM	N/A				



38 CROSBY ST #5F

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	N/A
SQFT	3,939	PPSF	\$1,905	BEDS	3	BATHS	3
FEES	\$3,151	DOM	N/A				

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532 W 20 ST #10

Chelsea

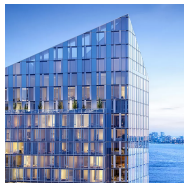
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,375,000	INITIAL	\$7,375,000
SQFT	2,694	PPSF	\$2,738	BEDS	3	BATHS	3.5
FEES	\$10,733	DOM	280				



550 W 29 ST #PHC

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,375,000	INITIAL	\$6,375,000
SQFT	2,945	PPSF	\$2,165	BEDS	3	BATHS	3.5
FEES	\$11,142	DOM	137				



10 RIVERSIDE BLVD #32B

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,210,000	INITIAL	N/A
SQFT	2,188	PPSF	\$2,839	BEDS	3	BATHS	3.5
FEES	\$4,524	DOM	N/A				



515 W 29 ST #7S

Chelsea

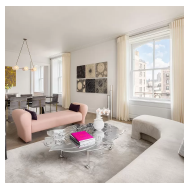
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,262	PPSF	\$2,719	BEDS	3	BATHS	3
FEES	\$8,429	DOM	113				



378 W END AVE #5D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,925,000	INITIAL	N/A
SQFT	2,468	PPSF	\$2,401	BEDS	3	BATHS	3.5
FEES	\$6,296	DOM	N/A				



225 W 86 ST #410

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,445	PPSF	\$2,414	BEDS	3	BATHS	3.5
FEES	\$5,946	DOM	138				

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25 PK ROW #18C

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,505,000	INITIAL	\$4,505,000
SQFT	2,075	PPSF	\$2,172	BEDS	3	BATHS	3.5
FEES	\$6,574	DOM	140				



252 7 AVE #PHS

Chelsea

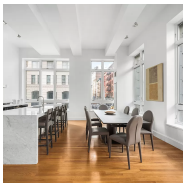
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,800,000
SQFT	2,002	PPSF	\$2,196	BEDS	3	BATHS	2.5
FEES	\$4,088	DOM	332				



138 E 50 ST #36B

Turtle Bay

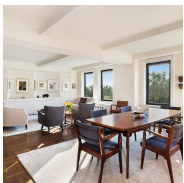
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,228,000	INITIAL	N/A
SQFT	1,518	PPSF	\$2,786	BEDS	2	BATHS	2.5
FEES	\$4,510	DOM	N/A				



129 LAFAYETTE ST #2A

Chinatown

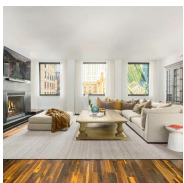
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$4,200,000
SQFT	2,363	PPSF	\$1,693	BEDS	3	BATHS	3
FEES	\$4,870	DOM	490				



118 RIVERSIDE DR #6CD

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$4,795,000
SQFT	3,300	PPSF	\$1,212	BEDS	4	BATHS	4
FEES	\$6,769	DOM	98				



36 E 22 ST #7FL

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,156	PPSF	\$1,853	BEDS	3	BATHS	3
FEES	\$4,621	DOM	22				

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215 W 88 ST #11F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,132	PPSF	\$1,874	BEDS	4	BATHS	4.5
FEES	\$4,862	DOM	97				



30 E 29 ST #31A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,710,000
SQFT	1,500	PPSF	\$2,664	BEDS	2	BATHS	2
FEES	\$4,782	DOM	777				



30 RIVERSIDE BLVD #33D

Lincoln Square

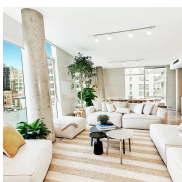
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	1,491	PPSF	\$2,680	BEDS	2	BATHS	2.5
FEES	\$2,177	DOM	292				



200 W HOUSTON ST #3C

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,250,000
SQFT	2,600	PPSF	\$1,537	BEDS	3	BATHS	3
FEES	\$4,148	DOM	60				



245 10 AVE #6W

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,400,000
SQFT	2,469	PPSF	\$1,600	BEDS	3	BATHS	3
FEES	\$7,583	DOM	448				



860 UN PLZ #35/36E

Turtle Bay

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	5.5
FEES	N/A	DOM	85				

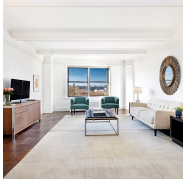
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1136 5 AVE #12C

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$3,573	DOM	16				



90 RIVERSIDE DR #7AA

Upper West Side

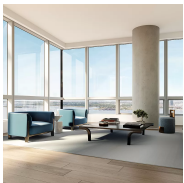
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	N/A	DOM	60				



130 WILLIAM ST #55B

Financial District

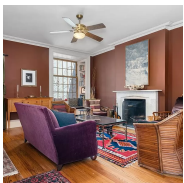
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,990	INITIAL	\$3,595,990
SQFT	1,415	PPSF	\$2,542	BEDS	2	BATHS	2.5
FEES	\$3,122	DOM	138				



77 GREENWICH ST #22A

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,975,000
SQFT	1,721	PPSF	\$2,034	BEDS	3	BATHS	2.5
FEES	\$4,042	DOM	844				



17 W 10 ST #5

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,800,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$4,002	DOM	141				

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