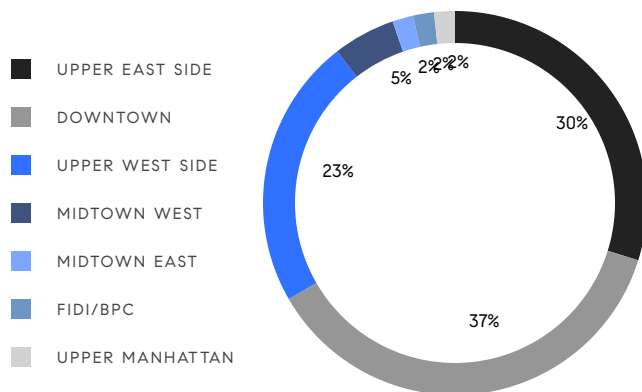


MANHATTAN WEEKLY LUXURY REPORT



21 WEST 20TH ST #PH, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



57

CONTRACTS SIGNED
THIS WEEK

\$520,193,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 57 contracts signed this week, made up of 43 condos, 8 co-ops, and 6 houses. The previous week saw 54 deals. For more information or data, please reach out to a Compass agent.

\$9,126,193	\$5,000,000	\$2,681
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
1%	\$520,193,000	162
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

Unit PHC at The Bellemont, located 1165 Madison Avenue on the Upper East Side, entered contract this week with a last asking price of \$42,000,000. Built in 2022, this penthouse condo spans 7,910 square feet with 7 beds and 8 full baths. The first level features the primary suite with a private terrace, walk-in closets, and en-suite bath, as well as five other bedrooms, all with windows. The second level includes a kitchen with walk-in pantry and terrace, and a great room with a large connected terrace. The building provides a 24-hour doorman and concierge, a fitness area, a rooftop terrace, and many other amenities.

Also signed this week was Unit PHD, also at The Bellemont at 1165 Madison Avenue on the Upper East Side. This penthouse condo spans 5,101 square feet with 4 beds and 4 full baths. The lower level includes four terraces, a kitchen with a center island, and a large dining area and great room. The upper level features the primary suite with a private terrace, en-suite bath and walk-in closets, and two additional bedrooms, both with en-suite bathrooms, and one with its own terrace. In addition to the amenities listed above, the building also provides a state-of-the-art screening room, a regulation squash court, a children's playroom, and much more.

43	8	6
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$9,862,745	\$6,364,375	\$7,530,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$5,400,000	\$4,972,500	\$4,970,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$2,853		\$1,447
AVERAGE PPSF		AVERAGE PPSF
3,091		5,029
AVERAGE SQFT		AVERAGE SQFT



1165 MADISON AVE #PHC

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$42,000,000	INITIAL	N/A
SQFT	7,910	PPSF	\$5,310	BEDS	7	BATHS	8.5
FEES	\$18,262	DOM	N/A				



1165 MADISON AVE #PHD

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,850,000	INITIAL	N/A
SQFT	5,101	PPSF	\$5,264	BEDS	4	BATHS	4.5
FEES	\$12,078	DOM	N/A				



1165 MADISON AVE #PHA

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,000,000	INITIAL	N/A
SQFT	5,209	PPSF	\$4,992	BEDS	5	BATHS	5.5
FEES	\$12,137	DOM	N/A				



1165 MADISON AVE #PHB

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,950,000	INITIAL	N/A
SQFT	4,784	PPSF	\$5,216	BEDS	5	BATHS	5.5
FEES	\$10,886	DOM	N/A				



100 11TH AVE #PHA

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,500,000	INITIAL	\$25,000,000
SQFT	4,675	PPSF	\$4,813	BEDS	4	BATHS	3.5
FEES	\$21,466	DOM	193				



1165 MADISON AVE #9

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	N/A
SQFT	6,132	PPSF	\$3,507	BEDS	5	BATHS	6.5
FEES	\$13,681	DOM	N/A				

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1165 MADISON AVE #8

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,050,000	INITIAL	N/A
SQFT	6,094	PPSF	\$3,127	BEDS	5	BATHS	6.5
FEES	\$13,596	DOM	N/A				



1165 MADISON AVE #7

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,750,000	INITIAL	N/A
SQFT	6,118	PPSF	\$3,065	BEDS	5	BATHS	6.5
FEES	\$13,650	DOM	N/A				



114 EAST 65TH ST

Lenox Hill

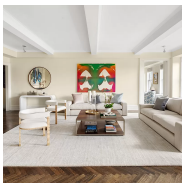
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$19,995,000
SQFT	8,000	PPSF	\$2,188	BEDS	5	BATHS	5.5
FEES	\$10,261	DOM	1,177				



1165 MADISON AVE #DUPLEX

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	N/A
SQFT	5,053	PPSF	\$3,355	BEDS	5	BATHS	5.5
FEES	\$11,274	DOM	N/A				



15 WEST 81ST ST #12AB

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,600,000	INITIAL	\$12,900,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$13,233	DOM	218				



75 KENMARE ST #PHA

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	3,017	PPSF	\$3,812	BEDS	4	BATHS	4
FEES	\$10,698	DOM	320				

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72 MERCER ST #PHE

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,450,000	INITIAL	N/A
SQFT	4,075	PPSF	\$2,810	BEDS	4	BATHS	3
FEES	\$14,769	DOM	N/A				



1165 MADISON AVE #5S

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	N/A
SQFT	3,225	PPSF	\$3,489	BEDS	4	BATHS	5
FEES	\$7,195	DOM	N/A				



212 FIFTH AVE #8A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,900,000	INITIAL	N/A
SQFT	3,008	PPSF	\$3,624	BEDS	3	BATHS	3.5
FEES	\$9,601	DOM	N/A				



378 WEST END AVE #5C

Upper West Side

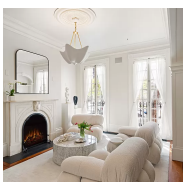
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,350,000	INITIAL	\$10,350,000
SQFT	3,745	PPSF	\$2,764	BEDS	5	BATHS	5.5
FEES	\$9,596	DOM	48				



1165 MADISON AVE #4S

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,650,000	INITIAL	N/A
SQFT	2,755	PPSF	\$3,503	BEDS	3	BATHS	4
FEES	\$6,147	DOM	N/A				



150 WEST 11TH ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	3,700	PPSF	\$2,432	BEDS	3	BATHS	3
FEES	\$3,217	DOM	396				

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875 FIFTH AVE #6/7AB

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,975,000	INITIAL	\$10,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$10,095	DOM	248				



53 LEONARD ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	4,050	PPSF	\$2,161	BEDS	4	BATHS	3
FEES	\$6,011	DOM	14				



109 EAST 79TH ST #4N

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,225,000	INITIAL	\$8,225,000
SQFT	2,741	PPSF	\$3,001	BEDS	3	BATHS	3
FEES	\$6,955	DOM	156				



185 GRAND ST #PH

Little Italy

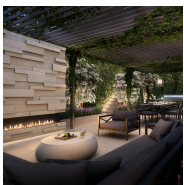
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	2,374	PPSF	\$3,097	BEDS	3	BATHS	3
FEES	\$7,086	DOM	246				



250 WEST ST #4C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	2,400	PPSF	\$2,915	BEDS	3	BATHS	3
FEES	\$4,814	DOM	321				



108 LEONARD ST #7N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,060,000	INITIAL	\$6,000,000
SQFT	2,469	PPSF	\$2,455	BEDS	4	BATHS	4
FEES	\$5,852	DOM	168				

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1075 PARK AVE #6D

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,895,000	INITIAL	\$5,895,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$6,637	DOM	66				



15 WEST 61ST ST #6A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$6,400,000
SQFT	2,029	PPSF	\$2,785	BEDS	4	BATHS	3
FEES	\$4,399	DOM	585				



245 WEST 99TH ST #14AC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	3,500	PPSF	\$1,543	BEDS	6	BATHS	4.5
FEES	\$9,188	DOM	45				



150 COLUMBUS AVE #25BC

Lincoln Square

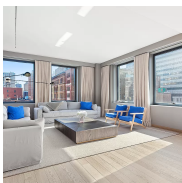
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$6,750,000
SQFT	2,900	PPSF	\$1,828	BEDS	4	BATHS	4.5
FEES	\$8,389	DOM	153				



35 HUDSON YARDS #5902

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,174	PPSF	\$2,300	BEDS	2	BATHS	2.5
FEES	\$6,626	DOM	83				



88 LEXINGTON AVE #705

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,100,000
SQFT	2,606	PPSF	\$1,917	BEDS	4	BATHS	3.5
FEES	\$6,941	DOM	76				

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57 GREENE ST #5B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	2,069	PPSF	\$2,415	BEDS	2	BATHS	2.5
FEES	\$5,637	DOM	18				



1095 PARK AVE #14B

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	18				



65 WEST 83RD ST

Upper West Side

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$4,990,000	INITIAL	\$4,990,000
SQFT	5,070	PPSF	\$985	BEDS	4	BATHS	5
FEES	\$7,453	DOM	68				



416 EAST 50TH ST

Turtle Bay

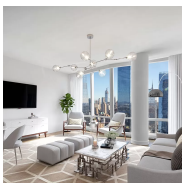
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	4,500	PPSF	\$1,100	BEDS	6	BATHS	5
FEES	\$6,181	DOM	41				



458 BROADWAY #6

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$2,800	DOM	19				



15 HUDSON YARDS #70F

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	1,738	PPSF	\$2,849	BEDS	2	BATHS	2.5
FEES	\$4,398	DOM	124				

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40-50 EAST 10TH ST #5EF

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	77				



35 HUDSON YARDS #6402

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	2,022	PPSF	\$2,449	BEDS	2	BATHS	2
FEES	\$6,231	DOM	220				



21 EAST 61ST ST #12D

Lenox Hill

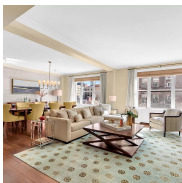
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$4,900,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,280	DOM	96				



70 CHARLTON ST #18E

Soho

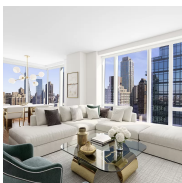
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$4,900,000
SQFT	2,252	PPSF	\$2,176	BEDS	4	BATHS	4.5
FEES	\$5,210	DOM	1				



180 RIVERSIDE DR #11B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$4,650,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	26				



1 WEST END AVE #27C

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,595,000
SQFT	2,011	PPSF	\$2,285	BEDS	3	BATHS	3.5
FEES	\$2,574	DOM	51				

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344 WEST 84TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	4,800	PPSF	\$937	BEDS	5	BATHS	5
FEES	\$2,198	DOM	41				



108 LEONARD ST #11A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,490,000	INITIAL	\$4,375,000
SQFT	1,768	PPSF	\$2,540	BEDS	2	BATHS	2
FEES	\$4,932	DOM	293				



382 LAFAYETTE ST #5

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,295,000	INITIAL	\$4,295,000
SQFT	2,000	PPSF	\$2,148	BEDS	2	BATHS	2
FEES	\$2,261	DOM	21				



515 WEST 29TH ST #3N

Chelsea

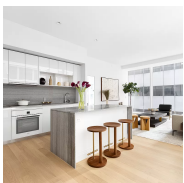
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	2,133	PPSF	\$1,993	BEDS	2	BATHS	3
FEES	\$6,608	DOM	217				



342 WEST 84TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	4,100	PPSF	\$1,037	BEDS	4	BATHS	4
FEES	\$2,003	DOM	44				

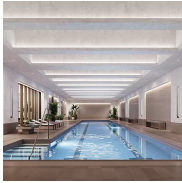


1 WALL ST #711

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,240,000	INITIAL	\$4,240,000
SQFT	1,772	PPSF	\$2,393	BEDS	3	BATHS	2.5
FEES	\$5,033	DOM	2				

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543 WEST 122ND ST #PH33B

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	N/A
SQFT	1,771	PPSF	\$2,372	BEDS	3	BATHS	2.5
FEES	\$4,930	DOM	N/A				



146 WEST 22ND ST #4

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,195,000	INITIAL	\$4,595,000
SQFT	2,544	PPSF	\$1,649	BEDS	3	BATHS	3
FEES	\$5,288	DOM	96				



5 HARRISON ST #3

Tribeca

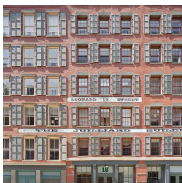
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,998,000	INITIAL	\$3,850,000
SQFT	1,793	PPSF	\$2,230	BEDS	3	BATHS	2
FEES	\$3,709	DOM	46				



250 EAST 21ST ST #6A

Upper West Side

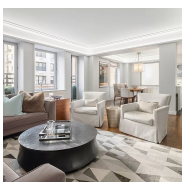
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,975,000	INITIAL	\$3,975,000
SQFT	1,757	PPSF	\$2,263	BEDS	3	BATHS	2.5
FEES	\$4,479	DOM	36				



14 LEONARD ST #5B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,998,000
SQFT	2,046	PPSF	\$1,931	BEDS	3	BATHS	2
FEES	\$4,984	DOM	642				



60 EAST 88TH ST #4A

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,895,000	INITIAL	\$3,895,000
SQFT	1,920	PPSF	\$2,029	BEDS	3	BATHS	2.5
FEES	\$7,190	DOM	123				

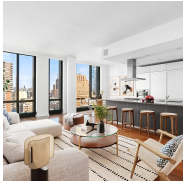
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201 WEST 72ND ST #17D

Upper West Side

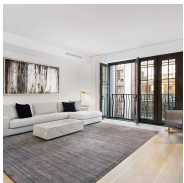
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,825	PPSF	\$2,083	BEDS	3	BATHS	2
FEES	\$4,543	DOM	22				



89 MURRAY ST #2230

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,545,000	INITIAL	\$3,595,000
SQFT	1,611	PPSF	\$2,201	BEDS	2	BATHS	2.5
FEES	\$4,721	DOM	176				



219 WEST 77TH ST #7E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,735	PPSF	\$2,018	BEDS	2	BATHS	2.5
FEES	\$4,235	DOM	95				

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