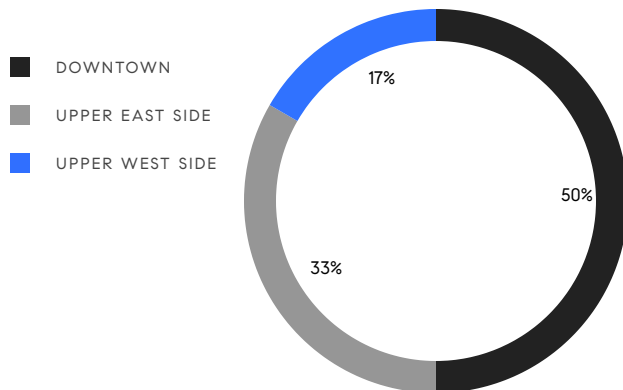


# MANHATTAN WEEKLY LUXURY REPORT



555 WEST END AVE #PH-TERRACE, PHOTO BY AMANDA JAMES / DDREPS

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



6

CONTRACTS SIGNED  
THIS WEEK

\$52,735,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 6 contracts signed this week, made up of 3 condos, and 3 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

|                      |                     |                        |
|----------------------|---------------------|------------------------|
| <b>\$8,789,167</b>   | <b>\$7,747,500</b>  | <b>\$2,205</b>         |
| AVERAGE ASKING PRICE | MEDIAN ASKING PRICE | AVERAGE PPSF           |
| <b>11%</b>           | <b>\$52,735,000</b> | <b>428</b>             |
| AVERAGE DISCOUNT     | TOTAL VOLUME        | AVERAGE DAYS ON MARKET |

Unit 17/18A at 100 11th Avenue in Chelsea entered contract this week, with a last asking price of \$14,995,000. This full-floor duplex condo spans 8,372 square feet with 4 beds and 5 full baths. It features river and city skyline views, a chef's kitchen with high-end appliances, a nearly 2,000 square foot primary suite with a spa-like bath with a steam shower, high ceilings, an open floor plan, and much more. The building provides a full-time doorman, concierge, a fitness center, parking, and many other amenities.

Also signed this week was Unit 10B at 155 West 11th Street in Greenwich Village, with a last asking price of \$10,500,000. This condo unit spans 2,398 square feet with 3 beds and 3 full baths. It features a large chef's kitchen with breakfast bar, an expansive living/dining room, a private balcony, a spacious primary suite with a large walk-in closet and a luxury bath, solid oak flooring, custom millwork and paneling, floor-to-ceiling windows, and much more. The building provides a 24-hour doorman, concierge, and maintenance services, private storage, a fitness center and swimming pool, and many other amenities.

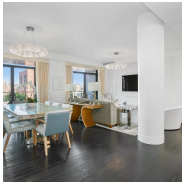
|                      |                      |                      |
|----------------------|----------------------|----------------------|
| <b>3</b>             | <b>0</b>             | <b>3</b>             |
| CONDO DEAL(S)        | CO-OP DEAL(S)        | TOWNHOUSE DEAL(S)    |
| <b>\$10,415,000</b>  | <b>\$0</b>           | <b>\$7,163,334</b>   |
| AVERAGE ASKING PRICE | AVERAGE ASKING PRICE | AVERAGE ASKING PRICE |
| <b>\$10,500,000</b>  | <b>\$0</b>           | <b>\$7,500,000</b>   |
| MEDIAN ASKING PRICE  | MEDIAN ASKING PRICE  | MEDIAN ASKING PRICE  |
| <b>\$3,069</b>       |                      | <b>\$1,341</b>       |
| AVERAGE PPSF         |                      | AVERAGE PPSF         |
| <b>4,222</b>         |                      | <b>5,462</b>         |
| AVERAGE SQFT         |                      | AVERAGE SQFT         |



### 100 11TH AVE #17/18A

Chelsea

|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$14,995,000 | INITIAL | \$19,950,000 |
| SQFT | 8,372    | PPSF   | \$1,792  | BEDS | 5            | BATHS   | 5            |
| FEES | \$32,471 | DOM    | 779      |      |              |         |              |



### 155 WEST 11TH ST #10B

Greenwich Village

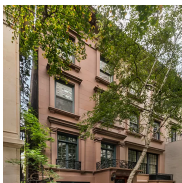
|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$10,500,000 | INITIAL | \$10,500,000 |
| SQFT | 2,398    | PPSF   | \$4,379  | BEDS | 3.5          | BATHS   | 3.5          |
| FEES | \$10,147 | DOM    | 31       |      |              |         |              |



### 232 EAST 61ST ST

Upper East Side

|      |           |        |          |      |             |         |             |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$7,995,000 | INITIAL | \$9,350,000 |
| SQFT | 5,720     | PPSF   | \$1,398  | BEDS | 7.5         | BATHS   | 7.5         |
| FEES | \$8,813   | DOM    | 545      |      |             |         |             |



### 141 EAST 69TH ST

Upper East Side

|      |           |        |          |      |             |         |             |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$7,500,000 | INITIAL | \$9,500,000 |
| SQFT | 4,580     | PPSF   | \$1,638  | BEDS | 3           | BATHS   | 3           |
| FEES | \$6,510   | DOM    | 607      |      |             |         |             |



### 143 WEST 95TH ST

Upper West Side

|      |           |        |          |      |             |         |             |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$5,995,000 | INITIAL | \$6,500,000 |
| SQFT | 6,084     | PPSF   | \$986    | BEDS | 8           | BATHS   | 8           |
| FEES | \$4,960   | DOM    | 465      |      |             |         |             |



### 250 EAST 21ST ST #PHC

Gramercy

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,750,000 | INITIAL | \$5,750,000 |
| SQFT | 1,894   | PPSF   | \$3,036  | BEDS | 3.5         | BATHS   | 3.5         |
| FEES | \$5,127 | DOM    | 136      |      |             |         |             |

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