

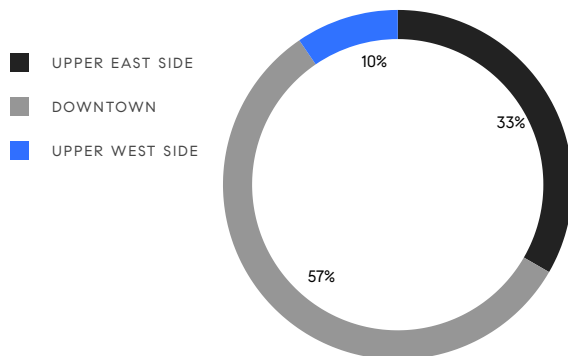
COMPASS

MANHATTAN WEEKLY LUXURY REPORT



3 EAST 75TH ST #PH, PHOTO BY RISE MEDIA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21

CONTRACTS SIGNED
THIS WEEK

\$225,917,999

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 14 condos, 4 co-ops, and 3 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$10,758,000	\$7,150,000	\$3,070
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
3%	\$225,917,999	157
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

36 East 68th Street on the Upper East Side entered contract this week, with a last asking price of \$60,000,000. Originally built in 1910, this townhouse spans 9,153 square feet with 6 beds and 8 full baths. It features a swimming pool, enclosed gym, and sauna, an architectural staircase connecting all floors, a garden-facing library, antique marble portals and mahogany doors, a brass and onyx chandelier, large windows, an elevator, a terrace, and much more.

Also signed this week was Unit PH11B at 150 East 78th Street on the Upper East Side, with a last asking price of \$16,950,000. This duplex penthouse condo spans 3,816 square feet with 5 beds and 5 full baths. It features a 277 square foot terrace, arched windows, Juliet balconies, an eat-in kitchen and formal dining room, chevron and straight-plank wood flooring throughout, high ceilings, detailed crown molding, a private elevator, and much more. The building provides a state-of-the-art fitness center, a squash court, an entertaining parlor, a rooftop terrace, and many other amenities.

14	4	3
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$8,380,215	\$7,586,250	\$26,083,334
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$7,050,000	\$7,697,500	\$12,000,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$3,117		\$3,410
AVERAGE PPSF		AVERAGE PPSF
2,741		6,299
AVERAGE SQFT		AVERAGE SQFT



36 EAST 68TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$60,000,000	INITIAL	\$60,000,000
SQFT	9,153	PPSF	\$6,556	BEDS	6	BATHS	8
FEEES	\$18,896	DOM	N/A				



150 EAST 78 ST #DPH11B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	\$16,500,000
SQFT	3,816	PPSF	\$4,442	BEDS	5	BATHS	5
FEEES	\$10,516	DOM	632				



400 WEST 12TH ST #14C

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,000,000	INITIAL	\$16,000,000
SQFT	3,234	PPSF	\$4,948	BEDS	5	BATHS	4.5
FEEES	\$11,417	DOM	25				



338 WEST 12TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	5,294	PPSF	\$2,267	BEDS	7	BATHS	5.5
FEEES	\$3,531	DOM	22				



1228 MADISON AVE #12

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,850,000	INITIAL	N/A
SQFT	3,476	PPSF	\$2,834	BEDS	4	BATHS	4
FEEES	N/A	DOM	N/A				



212 WEST 18TH ST #16D

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,350,000	INITIAL	\$9,950,000
SQFT	2,168	PPSF	\$4,313	BEDS	2	BATHS	2.5
FEEES	\$5,755	DOM	324				

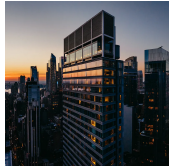
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138 WEST 17TH ST #PH

Chelsea

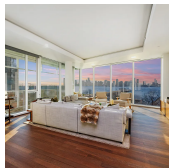
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	3,200	PPSF	\$2,811	BEDS	4	BATHS	3
FEEES	\$2,800	DOM	87				



25 WEST 28TH ST #PH43A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,800,000	INITIAL	\$8,800,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEEES	\$6,743	DOM	N/A				



165 CHARLES ST #11

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,998,000	INITIAL	\$8,800,000
SQFT	2,541	PPSF	\$3,148	BEDS	3	BATHS	3
FEEES	\$9,701	DOM	276				



11 BEACH ST #7A

Tribeca

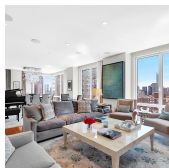
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,844	PPSF	\$2,080	BEDS	5	BATHS	4.5
FEEES	\$9,735	DOM	10				



378 WEST END AVE #12B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,150,000	INITIAL	\$7,150,000
SQFT	2,489	PPSF	\$2,873	BEDS	3	BATHS	3
FEEES	\$6,337	DOM	N/A				



255 EAST 74TH ST #25A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$8,250,000
SQFT	3,493	PPSF	\$1,990	BEDS	5	BATHS	4.5
FEEES	\$11,135	DOM	175				

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**56 LEONARD ST #20BW**

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,650,000	INITIAL	\$7,350,000
SQFT	2,252	PPSF	\$2,953	BEDS	3	BATHS	3.5
FEES	\$5,774	DOM	131				

**390 WEST END AVE #2A**

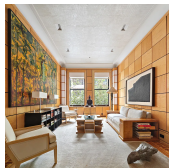
Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,499,999	INITIAL	\$6,499,999
SQFT	4,252	PPSF	\$1,529	BEDS	5	BATHS	6
FEES	\$11,243	DOM	23				

**14 EAST 90TH ST #6A**

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,400,000	INITIAL	\$6,400,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	23				

**164 EAST 71ST ST**

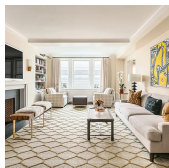
Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,450,000
SQFT	4,450	PPSF	\$1,405	BEDS	5	BATHS	3
FEES	\$2,988	DOM	36				

**400 WEST 12TH ST #3J**

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	1,929	PPSF	\$3,108	BEDS	3	BATHS	3.5
FEES	\$6,750	DOM	29				

**59 WEST 12TH ST #10BC**

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$5,990,000
SQFT	1,975	PPSF	\$3,033	BEDS	3	BATHS	3
FEES	\$4,376	DOM	172				

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

OCT 17 - 23, 2022



155 WEST 11TH ST #5B

Greenwich Village

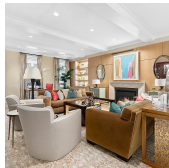
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	1,670	PPSF	\$3,294	BEDS	2	BATHS	2.5
FEES	\$6,662	DOM	7				



540 6TH AVE #8B

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,875,000
SQFT	1,958	PPSF	\$2,807	BEDS	3	BATHS	3.5
FEES	\$5,113	DOM	34				



1100 PARK AVE #6C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,950,000
SQFT	2,650	PPSF	\$1,925	BEDS	3	BATHS	3
FEES	\$5,548	DOM	654				

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