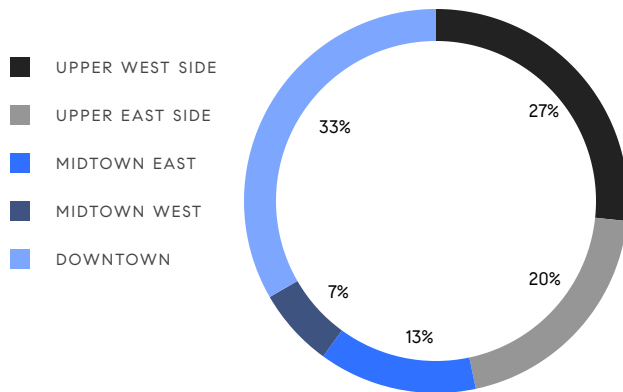


MANHATTAN WEEKLY LUXURY REPORT



63 W 17TH ST #7A, BY GREENHOUSE USA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$123,745,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 10 condos, 3 co-ops, and 2 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

\$8,249,667

AVERAGE ASKING PRICE

\$7,200,000

MEDIAN ASKING PRICE

\$3,051

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$123,745,000

TOTAL VOLUME

153

AVERAGE DAYS ON MARKET

Unit 41AB at 22 East 23rd Street in Flatiron entered contract this week, with a last asking price of \$12,750,000. Built in 2009, this condo unit spans 3,310 square feet with 4 beds and 4 full baths. It features 11-foot floor-to-ceiling windows, western and northern exposures, an open chef's kitchen with high-end appliances, a corner primary suite with panoramic views and custom walk-in closet, a smart home system, and much more. The building provides a full-time doorman and concierge, a great room with dining area and lounge, a parlor room, a screening room, a state-of-the-art fitness center, and many other amenities.

Also signed this week was Unit 8AB at 875 Park Avenue on the Upper East Side, with a last asking price of \$11,950,000. Originally built in 1912, this co-op unit offers 5 beds and 5 full baths. It features Park Avenue views, oversized windows, a wood-paneled library, a sunlit eat-in kitchen with abundant appliances and custom cabinetry, a primary bedroom with a dressing area, large closets, and en-suite marble bath, hardwood floors, and much more. The building provides a doorman, state-of-the-art gym, a bike room, basement storage, and many other amenities.

10

CONDO DEAL(S)

3

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$8,505,500

AVERAGE ASKING PRICE

\$7,813,334

AVERAGE ASKING PRICE

\$7,625,000

AVERAGE ASKING PRICE

\$8,047,500

MEDIAN ASKING PRICE

\$5,995,000

MEDIAN ASKING PRICE

\$7,625,000

MEDIAN ASKING PRICE

\$3,488

AVERAGE PPSF

\$1,290

AVERAGE PPSF

2,539

AVERAGE SQFT

5,872

AVERAGE SQFT



22 EAST 23RD ST #41AB

Flatiron

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,750,000	INITIAL	\$12,750,000
SQFT	3,310	PPSF	\$3,852	BEDS	4	BATHS	4
FEES	\$12,075	DOM	255				



875 PARK AVE #8AB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,950,000	INITIAL	\$13,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	176				



1 CENTRAL PARK SOUTH #515

Midtown

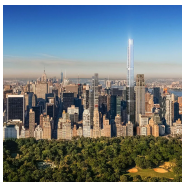
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,400,000	INITIAL	\$11,400,000
SQFT	3,068	PPSF	\$3,716	BEDS	3	BATHS	3.5
FEES	\$10,404	DOM	395				



35 HUDSON YARDS #8203

Hudson Yards

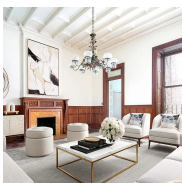
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	3,436	PPSF	\$3,200	BEDS	4	BATHS	4
FEES	\$11,716	DOM	N/A				



217 WEST 57TH ST #63N

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,200,000	INITIAL	\$9,200,000
SQFT	1,435	PPSF	\$6,412	BEDS	2	BATHS	2.5
FEES	\$4,472	DOM	114				



33 WEST 74TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$9,000,000
SQFT	6,576	PPSF	\$1,369	BEDS	6	BATHS	5
FEES	\$5,259	DOM	31				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



130 WEST 12TH ST #7A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,895,000	INITIAL	\$8,895,000
SQFT	2,816	PPSF	\$3,159	BEDS	4	BATHS	3
FEES	\$8,949	DOM	36				



530 PARK AVE #17F

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$7,995,000
SQFT	3,162	PPSF	\$2,278	BEDS	4	BATHS	4.5
FEES	\$6,774	DOM	80				



2 PARK PL #38B

Tribeca

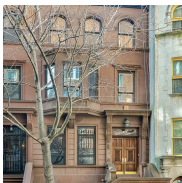
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,150,000	INITIAL	\$7,150,000
SQFT	2,548	PPSF	\$2,807	BEDS	2	BATHS	2.5
FEES	\$8,490	DOM	65				



2 PARK PL #45A

Tribeca

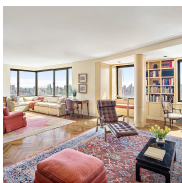
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,990,000	INITIAL	\$6,990,000
SQFT	2,425	PPSF	\$2,883	BEDS	3	BATHS	2.5
FEES	\$8,079	DOM	75				



314 WEST 81ST ST

Upper West Side

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$7,950,000
SQFT	5,167	PPSF	\$1,210	BEDS	7	BATHS	6
FEES	\$4,273	DOM	254				



115 CENTRAL PARK WEST #31F

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,750,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	215				

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61 JANE ST #2/3D

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,795,000
SQFT	2,500	PPSF	\$2,198	BEDS	3	BATHS	3
FEES	\$3,662	DOM	132				



109 EAST 79TH ST #5S

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,425,000	INITIAL	\$5,425,000
SQFT	1,647	PPSF	\$3,294	BEDS	2	BATHS	2
FEES	\$4,179	DOM	N/A				



15 EAST 30TH ST #50B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,050,000	INITIAL	\$5,050,000
SQFT	1,541	PPSF	\$3,278	BEDS	2	BATHS	2.5
FEES	\$5,256	DOM	153				

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