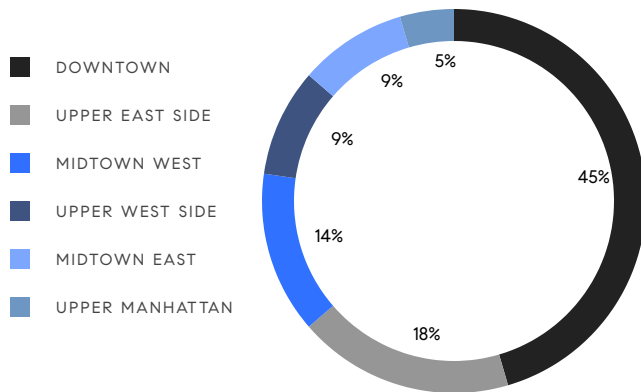


MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$206,570,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 14 condos, 5 co-ops, and 3 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$9,389,546

AVERAGE ASKING PRICE

\$7,262,500

MEDIAN ASKING PRICE

\$2,840

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$206,570,000

TOTAL VOLUME

348

AVERAGE DAYS ON MARKET

252 West 12th Street in the West Village entered contract this week, with a last asking price of \$25,000,000. Originally built in 1910, this renovated townhouse offers 5 beds and 4 full baths. It features a brick facade, a living room with wood-burning marble fireplace, a chef's kitchen with high-end appliances, multiple outdoor terraces, a full-floor primary suite with marble bath, walk-in closet, and fireplace, a private garden, a state-of-the-art movie/family room, a gym, and much more.

Also signed this week was Unit 9/10C at 1040 5th Avenue on the Upper East Side, with a last asking price of \$25,000,000. This combined co-op offers 4 beds and 6 full baths. It features 18 oversized windows directly facing Central Park, a private elevator landing and marble-floored gallery, an original marble and iron staircase, a 30-foot living room with double doors and wood-burning fireplace, an oak-paneled library, a formal dining room, and much more.

14

CONDO DEAL(S)

5

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$7,905,000

AVERAGE ASKING PRICE

\$11,100,000

AVERAGE ASKING PRICE

\$13,466,667

AVERAGE ASKING PRICE

\$6,825,000

MEDIAN ASKING PRICE

\$8,900,000

MEDIAN ASKING PRICE

\$8,500,000

MEDIAN ASKING PRICE

\$2,783

AVERAGE PPSF

\$3,384

AVERAGE PPSF

2,984

AVERAGE SQFT

3,679

AVERAGE SQFT



252 WEST 12TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	N/A
SQFT	4,875	PPSF	\$5,129	BEDS	5	BATHS	4.5
FEES	\$4,374	DOM	N/A				



1040 5TH AVE #9/10C

Upper East Side

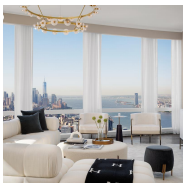
TYPE	COOP	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$32,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	6.5
FEES	\$16,152	DOM	603				



35 HUDSON YARDS #8501

Hudson Yards

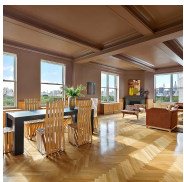
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,595,000	INITIAL	\$16,595,000
SQFT	4,621	PPSF	\$3,592	BEDS	5	BATHS	5
FEES	\$28,709	DOM	N/A				



35 HUDSON YARDS #8103

Hudson Yards

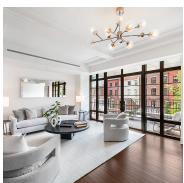
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$10,950,000
SQFT	3,436	PPSF	\$3,187	BEDS	4	BATHS	4
FEES	\$20,133	DOM	N/A				



271 CENTRAL PARK WEST #9E

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$13,900,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	N/A	DOM	428				



140 WEST 12TH ST #300

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	2,386	PPSF	\$3,877	BEDS	3	BATHS	3.5
FEES	\$9,870	DOM	155				

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7 HUBERT ST #TH3H

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	N/A
SQFT	6,500	PPSF	\$1,424	BEDS	3	BATHS	3
FEES	\$15,400	DOM	N/A				



112 EAST 74TH ST #PHS

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,900,000	INITIAL	\$9,150,000
SQFT	3,000	PPSF	\$2,967	BEDS	5	BATHS	4
FEES	\$3,122	DOM	230				



211 WEST 11TH ST

West Village

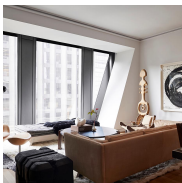
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,500,000
SQFT	3,500	PPSF	\$2,429	BEDS	5	BATHS	3.5
FEES	\$3,316	DOM	225				



141 EAST 88TH ST #PHS

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$7,650,000
SQFT	2,738	PPSF	\$2,795	BEDS	4	BATHS	3.5
FEES	\$5,925	DOM	861				



53 WEST 53RD ST #37C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,625,000	INITIAL	\$7,625,000
SQFT	2,451	PPSF	\$3,111	BEDS	3	BATHS	3
FEES	\$7,936	DOM	1,112				



13 GAY ST

West Village

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$7,900,000
SQFT	2,660	PPSF	\$2,594	BEDS	6	BATHS	3.5
FEES	\$2,394	DOM	247				

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15 EAST 30TH ST #56B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	2,028	PPSF	\$3,402	BEDS	2	BATHS	2.5
FEES	\$6,917	DOM	263				



1200 5TH AVE #12N

Upper Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	3,225	PPSF	\$2,094	BEDS	6	BATHS	6
FEES	\$6,601	DOM	35				



41 CENTRAL PARK WEST #8C

Upper West Side

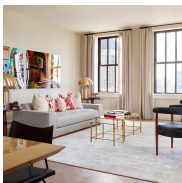
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,250,000
SQFT	2,150	PPSF	\$3,024	BEDS	3	BATHS	2.5
FEES	N/A	DOM	228				



28 EAST 10TH ST #3A

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,700,000
SQFT	2,615	PPSF	\$2,484	BEDS	4	BATHS	4
FEES	\$7,045	DOM	172				



100 BARCLAY ST #24B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	2,870	PPSF	\$2,248	BEDS	4	BATHS	4
FEES	\$9,319	DOM	337				



35 HUDSON YARDS #6101

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,135,000	INITIAL	\$6,135,000
SQFT	2,453	PPSF	\$2,502	BEDS	3	BATHS	3
FEES	\$8,000	DOM	65				

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75 KENMARE ST #PHC

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,750,000
SQFT	1,855	PPSF	\$3,232	BEDS	2	BATHS	2
FEES	\$6,102	DOM	191				



322 EAST 57TH ST #6/7B

Sutton Place

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,600,000
SQFT	3,330	PPSF	\$1,682	BEDS	2	BATHS	2.5
FEES	N/A	DOM	78				



481 WASHINGTON ST #6S

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,375,000	INITIAL	\$5,995,000
SQFT	2,948	PPSF	\$1,824	BEDS	3	BATHS	3
FEES	\$6,944	DOM	566				



109 EAST 79TH ST #4S

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,500,000
SQFT	1,647	PPSF	\$3,188	BEDS	2	BATHS	2.5
FEES	\$5,081	DOM	463				

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