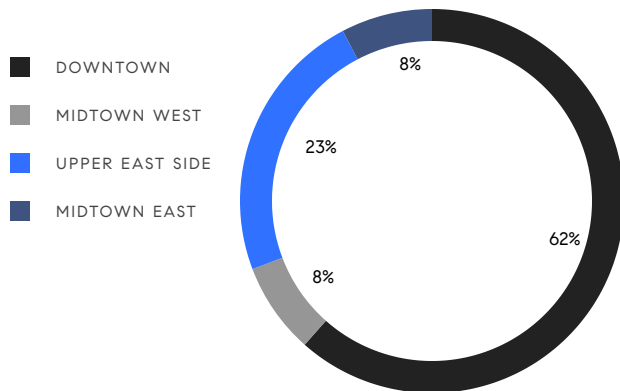


MANHATTAN WEEKLY LUXURY REPORT



620 BROADWAY BY RACHEL GRACE KUZMA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$86,655,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 10 condos, 2 co-ops, and 1 house. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$6,665,770

AVERAGE ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$2,768

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$86,655,000

TOTAL VOLUME

450

AVERAGE DAYS ON MARKET

Unit 39 at 40 Mercer Street in SoHo entered contract this week, with a last asking price of \$8,495,000. Built in 2005, this penthouse-level condo spans 2,206 square feet with 2 beds and 2 full baths. It features high ceilings, floor-to-ceiling windows, an open living and dining room, a south window wall with automated controls, a chef's kitchen with high-end appliances, a primary bedroom with a wall of closets and en-suite bath, and much more. The building provides a 24-hour concierge, a live-in super, on-site valet and private parking garage, a landscaped rooftop terrace, a spa and fitness center, and many other amenities.

Also signed this week was 161 West 13th Street in the West Village, with a last asking price of \$7,950,000. Built through 1847-1848, this Greek Revival townhouse spans 3,608 square feet with 6 beds and 5 full baths. It features original stoop, iron railings, and carved double doors, multiple fireplaces, 13-foot ceilings, original plaster work, floor-to-ceiling custom bookshelves, wide-plank wood floors, granite countertops, high-end appliances, exposed brick, and much more.

10

CONDO DEAL(S)

2

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$6,681,000

AVERAGE ASKING PRICE

\$5,947,500

AVERAGE ASKING PRICE

\$7,950,000

AVERAGE ASKING PRICE

\$6,697,500

MEDIAN ASKING PRICE

\$5,947,500

MEDIAN ASKING PRICE

\$7,950,000

MEDIAN ASKING PRICE

\$2,917

AVERAGE PPSF

\$2,204

AVERAGE PPSF

2,368

AVERAGE SQFT

3,608

AVERAGE SQFT



40 MERCER ST #39

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$8,495,000
SQFT	2,206	PPSF	\$3,851	BEDS	2	BATHS	2.5
FEES	\$9,633	DOM	355				



161 WEST 13TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$11,888,000
SQFT	3,608	PPSF	\$2,204	BEDS	6	BATHS	5
FEES	\$3,232	DOM	1,164				



290 WEST ST #3A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	2,513	PPSF	\$2,983	BEDS	4	BATHS	4
FEES	\$7,800	DOM	302				



35 HUDSON YARDS #5704

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,395,000	INITIAL	\$7,995,000
SQFT	2,652	PPSF	\$2,789	BEDS	3	BATHS	3.5
FEES	\$8,664	DOM	483				



450 WASHINGTON ST #1502

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$7,295,000	INITIAL	\$7,295,000
SQFT	2,056	PPSF	\$3,549	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



1295 MADISON AVE #7B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,895,000	INITIAL	\$6,495,000
SQFT	2,379	PPSF	\$2,899	BEDS	3	BATHS	3.5
FEES	\$9,288	DOM	364				

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200 EAST 95TH ST #9A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$8,279,000
SQFT	3,564	PPSF	\$1,824	BEDS	5	BATHS	4.5
FEES	\$4,661	DOM	881				



27 WEST 10TH ST #2

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	3,375	PPSF	\$1,837	BEDS	3	BATHS	2
FEES	\$6,422	DOM	25				



450 WASHINGTON ST #1503

Tribeca

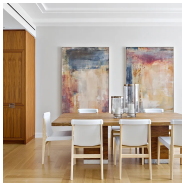
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	N/A
SQFT	1,887	PPSF	\$3,283	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



4 LEXINGTON AVE #15LMN

Gramercy

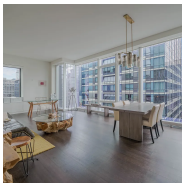
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,695,000	INITIAL	\$6,395,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	N/A	DOM	326				



1289 LEXINGTON AVE #10D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,625,000	INITIAL	\$5,625,000
SQFT	2,447	PPSF	\$2,299	BEDS	3	BATHS	3
FEES	\$7,573	DOM	N/A				



20 WEST 53RD ST #37B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,490,000	INITIAL	\$5,490,000
SQFT	1,625	PPSF	\$3,379	BEDS	2	BATHS	2
FEES	\$6,000	DOM	145				

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1 MANHATTAN SQ #61J

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,425,000	INITIAL	N/A
SQFT	2,347	PPSF	\$2,312	BEDS	3	BATHS	3.5
FEES	\$3,225	DOM	N/A				

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