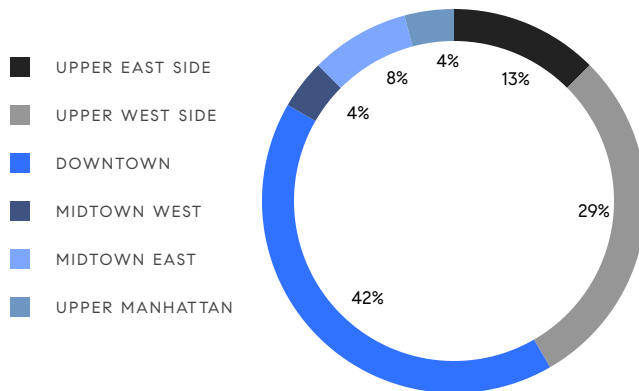


MANHATTAN WEEKLY LUXURY REPORT



815 PARK AVE BY JON OF VISUAL GRIP

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



24

CONTRACTS SIGNED
THIS WEEK

\$187,990,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 16 condos, 6 co-ops, and 2 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$7,832,917

AVERAGE ASKING PRICE

\$7,100,000

MEDIAN ASKING PRICE

\$2,655

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$187,990,000

TOTAL VOLUME

360

AVERAGE DAYS ON MARKET

Unit 10/11A at 133 East 80th Street on the Upper East Side entered contract this week, with a last asking price of \$13,995,000. Originally built in 1930, this duplex co-op unit offers 5 beds and 5 full baths. It features a complete state-of-the-art restoration, high ceilings, two wood-burning fireplaces, a balcony, original oak flooring and new white oak flooring, plaster moldings, a home automation system, a semi-private elevator, and much more. The building provides a full-time doorman, private storage, laundry, and many other amenities.

Also signed this week was Unit 5D at 211 Central Park West on the Upper West Side, with a last asking price of \$11,995,000. Originally built in 1929, this co-op unit spans approximately 4,300 square feet with 5 beds and 5 full baths. It features a private landing, a corner living room with wood-burning fireplace, full views of Central Park and Midtown, a library with wood paneling and bathroom access, a primary suite with a spa-like windowed bathroom, hardwood floors, and much more. The building is full-service and provides a state-of-the-art gym, a central laundry room, bike storage, and many other amenities.

16

CONDO DEAL(S)

6

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$7,653,750

AVERAGE ASKING PRICE

\$8,323,334

AVERAGE ASKING PRICE

\$7,795,000

AVERAGE ASKING PRICE

\$7,147,500

MEDIAN ASKING PRICE

\$6,625,000

MEDIAN ASKING PRICE

\$7,795,000

MEDIAN ASKING PRICE

\$2,747

AVERAGE PPSF

\$2,848

AVERAGE PPSF

2,735

AVERAGE SQFT

2,926

AVERAGE SQFT



133 EAST 80TH ST #10/11A

Upper East Side

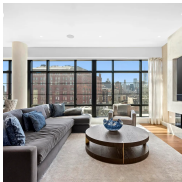
TYPE	COOP	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$16,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	N/A	DOM	344				



211 CENTRAL PARK WEST #5D

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



150 CHARLES ST #8CS

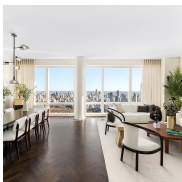
West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$12,750,000
SQFT	2,544	PPSF	\$4,322	BEDS	3	BATHS	3.5
FEES	\$8,291	DOM	326				

160 WOOSTER ST #PHB

Soho

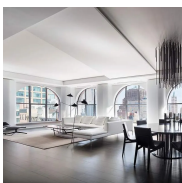
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,900,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$11,210	DOM	N/A				



25 COLUMBUS CIRCLE #69C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,850,000	INITIAL	\$10,500,000
SQFT	2,416	PPSF	\$4,077	BEDS	3	BATHS	3.5
FEES	\$11,163	DOM	665				

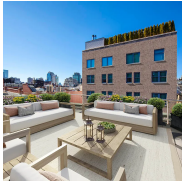


408 GREENWICH ST #6

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	N/A
SQFT	3,644	PPSF	\$2,676	BEDS	4	BATHS	4
FEES	\$9,277	DOM	N/A				

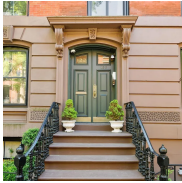
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111 MERCER ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,400,000	INITIAL	N/A
SQFT	3,063	PPSF	\$3,069	BEDS	3	BATHS	3.5
FEES	\$12,781	DOM	N/A				



122 EAST 10TH ST

East Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,490,000	INITIAL	\$8,490,000
SQFT	3,800	PPSF	\$2,234	BEDS	8	BATHS	4.5
FEES	\$4,146	DOM	28				



40 BOND ST #6A

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,300,000	INITIAL	\$8,300,000
SQFT	2,617	PPSF	\$3,172	BEDS	3	BATHS	3.5
FEES	\$9,002	DOM	137				



42 CROSBY ST #5N

Soho

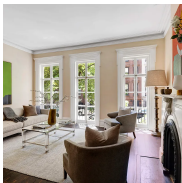
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,395,000	INITIAL	\$7,800,000
SQFT	2,793	PPSF	\$2,648	BEDS	3	BATHS	3
FEES	\$12,906	DOM	412				



35 HUDSON YARDS #8703

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,195,000	INITIAL	\$7,195,000
SQFT	2,581	PPSF	\$2,788	BEDS	3	BATHS	3.5
FEES	\$8,685	DOM	182				



159 EAST 78TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,750,000
SQFT	2,052	PPSF	\$3,461	BEDS	4	BATHS	4.5
FEES	\$4,268	DOM	629				

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135 EAST 79TH ST #4E

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,100,000
SQFT	2,753	PPSF	\$2,580	BEDS	3	BATHS	3.5
FEES	\$7,235	DOM	223				



160 WEST 66TH ST #39E

Upper West Side

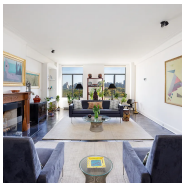
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,990,000	INITIAL	N/A
SQFT	2,600	PPSF	\$2,689	BEDS	3	BATHS	3.5
FEES	\$6,942	DOM	N/A				



682 BROADWAY #3

Noho

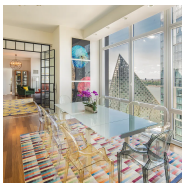
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	3,000	PPSF	\$2,250	BEDS	4	BATHS	3
FEES	\$5,534	DOM	134				



115 CENTRAL PARK WEST #11E

Upper West Side

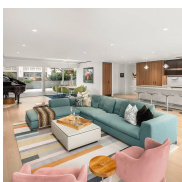
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	131				



10 WEST END AVE #32AB

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$7,495,000
SQFT	3,383	PPSF	\$1,832	BEDS	4	BATHS	5
FEES	\$7,283	DOM	263				



217 WEST 19TH ST #8

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$8,500,000
SQFT	2,400	PPSF	\$2,498	BEDS	3	BATHS	2
FEES	\$7,717	DOM	234				

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53 WEST 53RD ST #23D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,530	PPSF	\$2,273	BEDS	2	BATHS	2
FEES	\$8,264	DOM	412				



50 UNITED NATIONS PLAZA #25B

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$7,950,000
SQFT	3,004	PPSF	\$1,898	BEDS	3	BATHS	3
FEES	\$12,465	DOM	1,690				



54 EAST 11TH ST #7

Greenwich Village

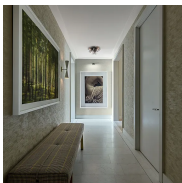
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	166				



100 CLAREMONT AVE #35A

Morningside Heights

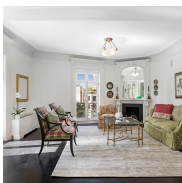
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	N/A
SQFT	2,260	PPSF	\$2,432	BEDS	3	BATHS	3.5
FEES	\$5,732	DOM	N/A				



200 AMSTERDAM AVE #15C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,450,000
SQFT	2,434	PPSF	\$2,240	BEDS	3	BATHS	3.5
FEES	\$7,599	DOM	338				



171 WEST 71ST ST #87

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,495,000
SQFT	4,000	PPSF	\$1,300	BEDS	5	BATHS	4.5
FEES	N/A	DOM	161				

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