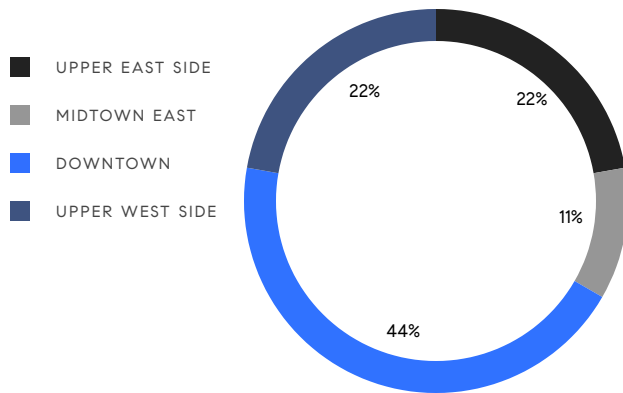


MANHATTAN WEEKLY LUXURY REPORT



815 PARK AVE BY JON OF VISUAL GRIP

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



18
CONTRACTS SIGNED
THIS WEEK

\$159,831,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 13 condos, 3 co-ops, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$8,879,500

AVERAGE ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$2,836

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$159,831,000

TOTAL VOLUME

230

AVERAGE DAYS ON MARKET

138 East 65th Street on the Upper East Side entered contract this week, with a last asking price of \$16,995,000. This brownstone spans approximately 6,000 square feet with 5 beds and 6 full baths. It features a 20-foot-wide footprint, an elevator, a large eat-in kitchen with custom walnut cabinetry and marble, a backyard with irrigation, fire pit, and kitchen, a primary suite with three Juliet balconies, a five-fixture marble bathroom with steam shower, and a gas fireplace, a fully-finished basement, and much more.

Also signed this week was Unit 48A at 53 West 53rd Street in Midtown, with a last asking price of \$15,250,000. Built in 2018, this condo unit spans 3,809 square feet with 4 beds and 4 full baths. It features north and east exposures, floor-to-ceiling windows, marble countertops, glass cabinetry, a primary suite with walk-in closet and a windowed en-suite bathroom, and much more. The building provides five-star hotel-level services, an on-premise residents-only restaurant, a full-time doorman, a gym, and many other amenities.

13

CONDO DEAL(S)

3

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$8,956,616

AVERAGE ASKING PRICE

\$6,216,667

AVERAGE ASKING PRICE

\$12,372,500

AVERAGE ASKING PRICE

\$8,446,000

MEDIAN ASKING PRICE

\$5,900,000

MEDIAN ASKING PRICE

\$12,372,500

MEDIAN ASKING PRICE

\$2,937

AVERAGE PPSF

\$2,171

AVERAGE PPSF

3,214

AVERAGE SQFT

3,570

AVERAGE SQFT



138 EAST 65TH ST

Upper East Side

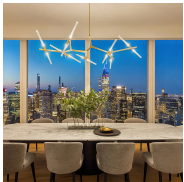
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$16,995,000	INITIAL	\$20,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	\$7,842	DOM	352				



53 WEST 53RD ST #48A

Midtown

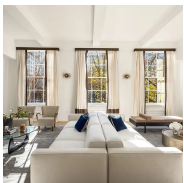
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,250,000	INITIAL	\$15,250,000
SQFT	3,809	PPSF	\$4,004	BEDS	4	BATHS	4.5
FEES	\$13,503	DOM	423				



15 EAST 30TH ST #57A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,730,000	INITIAL	\$13,730,000
SQFT	3,391	PPSF	\$4,049	BEDS	4	BATHS	4.5
FEES	\$12,524	DOM	551				



21 EAST 26TH ST #3

Nomad

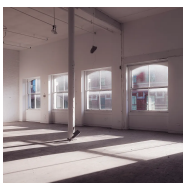
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$13,750,000
SQFT	4,967	PPSF	\$2,415	BEDS	4	BATHS	6.5
FEES	\$12,668	DOM	259				



515 WEST 18TH ST #PH2202

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$15,975,000
SQFT	2,345	PPSF	\$4,478	BEDS	3	BATHS	3
FEES	\$10,231	DOM	636				



35 WOOSTER ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	4,155	PPSF	\$2,406	BEDS	5	BATHS	3.5
FEES	\$8,228	DOM	66				

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200 AMSTERDAM AVE #31B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,900,000	INITIAL	\$9,900,000
SQFT	2,677	PPSF	\$3,699	BEDS	3	BATHS	3.5
FEES	\$9,063	DOM	316				



200 EAST 95TH ST #11A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,446,000	INITIAL	\$8,446,000
SQFT	3,564	PPSF	\$2,370	BEDS	5	BATHS	4.5
FEES	\$4,706	DOM	526				



122 WASHINGTON PL

West Village

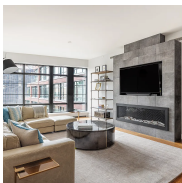
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	3,570	PPSF	\$2,171	BEDS	5	BATHS	3.5
FEES	\$3,815	DOM	4				



47 EAST 88TH ST #6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	N/A	DOM	15				



150 CHARLES ST #5AN

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$7,200,000
SQFT	2,376	PPSF	\$3,031	BEDS	3	BATHS	3.5
FEES	\$7,657	DOM	31				



475 BROADWAY #PH8E

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,621	PPSF	\$1,932	BEDS	4	BATHS	3
FEES	\$7,075	DOM	126				

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250 WEST 96TH ST #17C

Upper West Side

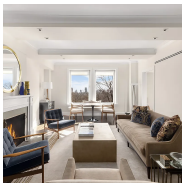
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	2,404	PPSF	\$2,476	BEDS	3	BATHS	3.5
FEES	\$7,358	DOM	6				



619 EAST 6TH ST #PH

East Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,995,000
SQFT	2,353	PPSF	\$2,529	BEDS	3	BATHS	3.5
FEES	\$5,322	DOM	284				



239 CENTRAL PARK WEST #8A

Upper West Side

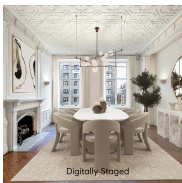
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,575	PPSF	\$2,292	BEDS	3	BATHS	3
FEES	\$6,703	DOM	28				



1175 PARK AVE #6C

Upper East Side

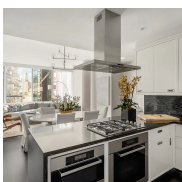
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$6,480	DOM	N/A				



390 WEST END AVE #6B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,375,000	INITIAL	\$5,375,000
SQFT	2,903	PPSF	\$1,852	BEDS	4	BATHS	3
FEES	\$7,724	DOM	42				



157 WEST 57TH ST #37E

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	1	BATHS	2
FEES	\$4,557	DOM	N/A				

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