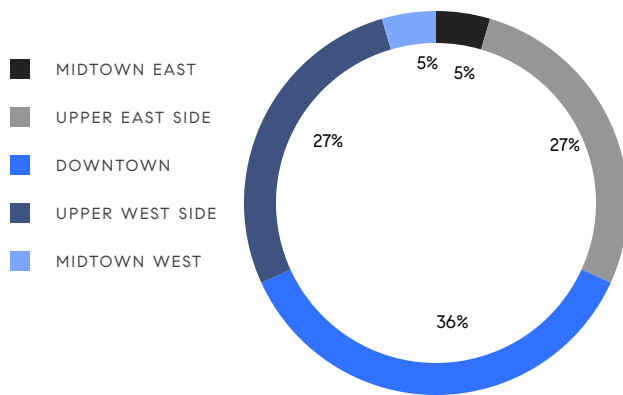


# MANHATTAN WEEKLY LUXURY REPORT



18 GRAMERCY PARK SOUTH BY EVAN JOSEPH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



22

CONTRACTS SIGNED  
THIS WEEK

\$206,695,000

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 13 condos, 1 co-op, and 8 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

**\$9,395,228**

AVERAGE ASKING PRICE

**\$6,762,500**

MEDIAN ASKING PRICE

**\$2,480**

AVERAGE PPSF

**0%**

AVERAGE DISCOUNT

**\$206,695,000**

TOTAL VOLUME

**292**

AVERAGE DAYS ON MARKET

7 Sutton Square in Midtown East entered contract this week, with a last asking price of \$29,500,000. This home spans approximately 9,600 square feet with 5 beds and 5 full baths. It features a classic Georgian-style facade, a central elevator, hardwood floors, double-height ceilings, bullet-proof windows, a commercial-grade kitchen, a multi-room library, a rooftop terrace, a 33-foot-wide primary bedroom with fireplace and large bay windows across the third floor, and much more.

Also signed this week was 14 East 69th Street on the Upper East Side, with a last asking price of \$26,500,000. This 30-foot-wide townhouse spans 13,006 square feet with 12 beds and 10 full baths. It features an elevator covering all floors, a back garden, a home office, high ceilings, a circular wooden staircase, wood-burning fireplaces, a landscaped terrace, a large skylight, and much more.

**13**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$7,620,385**

AVERAGE ASKING PRICE

**\$6,400,000**

AVERAGE ASKING PRICE

**\$12,653,750**

AVERAGE ASKING PRICE

**\$6,750,000**

MEDIAN ASKING PRICE

**\$6,400,000**

MEDIAN ASKING PRICE

**\$7,275,000**

MEDIAN ASKING PRICE

**\$2,912**

AVERAGE PPSF

**\$1,677**

AVERAGE PPSF

**2,668**

AVERAGE SQFT

**7,494**

AVERAGE SQFT



### 7 SUTTON SQ

Sutton Place

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$29,500,000	INITIAL	\$27,500,000
SQFT	9,600	PPSF	\$3,073	BEDS	5	BATHS	5
FEES	\$15,643	DOM	731				



### 14 EAST 69TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$26,500,000	INITIAL	\$29,750,000
SQFT	13,006	PPSF	\$2,038	BEDS	12	BATHS	10
FEES	\$16,552	DOM	755				



### 60 EAST 86TH ST #TH

Upper East Side

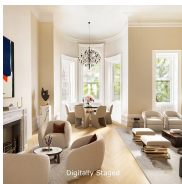
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$13,500,000
SQFT	4,850	PPSF	\$2,784	BEDS	4	BATHS	4
FEES	N/A	DOM	23				



### 212 WEST 18TH ST #PH7

Chelsea

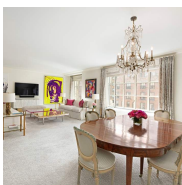
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	2,405	PPSF	\$5,198	BEDS	2	BATHS	3
FEES	\$6,988	DOM	41				



### 327 WEST 76TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$11,995,000
SQFT	8,000	PPSF	\$1,500	BEDS	5	BATHS	5
FEES	\$5,505	DOM	639				



### 135 EAST 79TH ST #12W

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,650,000	INITIAL	\$10,650,000
SQFT	3,287	PPSF	\$3,240	BEDS	4	BATHS	3.5
FEES	\$10,641	DOM	25				

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### 252 7TH AVE #PHW

Chelsea

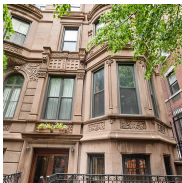
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$9,995,000
SQFT	2,575	PPSF	\$3,105	BEDS	3	BATHS	3.5
FEES	\$7,923	DOM	829				



### 310 EAST 18TH ST

Gramercy

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,300,000	INITIAL	\$7,400,000
SQFT	5,921	PPSF	\$1,233	BEDS	9	BATHS	5.5
FEES	\$7,262	DOM	178				



### 3 WEST 75TH ST

Upper West Side

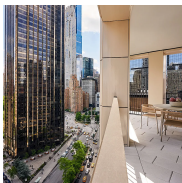
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	6,914	PPSF	\$1,049	BEDS	12	BATHS	11
FEES	\$7,769	DOM	281				



### 555 WEST 22ND ST #10AW

West Chelsea

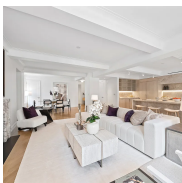
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	2,512	PPSF	\$2,767	BEDS	3	BATHS	3.5
FEES	\$8,405	DOM	1				



### 15 WEST 61ST ST #21A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,775,000	INITIAL	\$6,775,000
SQFT	1,916	PPSF	\$3,537	BEDS	3	BATHS	2
FEES	\$4,665	DOM	240				



### 40 EAST 66TH ST #7A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$4,750,000
SQFT	2,435	PPSF	\$2,773	BEDS	3	BATHS	3
FEES	\$7,423	DOM	907				

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### 330 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,745,000	INITIAL	N/A
SQFT	5,088	PPSF	\$1,326	BEDS	7	BATHS	5
FEES	\$4,503	DOM	N/A				



### 14 EAST 90TH ST #6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,400,000	INITIAL	\$6,400,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$6,109	DOM	181				



### 555 WEST 22ND ST #7AW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,300,000
SQFT	2,512	PPSF	\$2,508	BEDS	3	BATHS	3.5
FEES	\$8,193	DOM	1				



### 555 WEST 22ND ST #5HW

West Chelsea

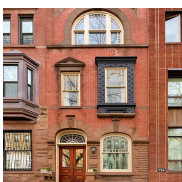
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$6,100,000
SQFT	2,864	PPSF	\$2,130	BEDS	3	BATHS	3.5
FEES	\$8,937	DOM	1				



### 128 EAST 92ND ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$7,350,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$3,596	DOM	534				



### 122 WEST 88TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$7,000,000
SQFT	3,928	PPSF	\$1,515	BEDS	5	BATHS	4.5
FEES	\$3,303	DOM	479				

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### 220 RIVERSIDE BLVD #10MN

Upper West Side

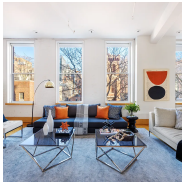
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$5,795,000
SQFT	3,206	PPSF	\$1,808	BEDS	5	BATHS	5
FEES	\$9,460	DOM	26				



### 277 5TH AVE #39A

Nomad

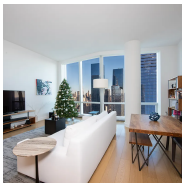
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,450,000
SQFT	1,784	PPSF	\$3,055	BEDS	3	BATHS	3
FEES	\$5,939	DOM	53				



### 285 LAFAYETTE ST NY #2E

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,400,000
SQFT	2,600	PPSF	\$2,000	BEDS	2	BATHS	2
FEES	\$4,147	DOM	118				



### 15 HUDSON YARDS #71F

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	1,729	PPSF	\$2,950	BEDS	2	BATHS	2.5
FEES	\$4,510	DOM	81				

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