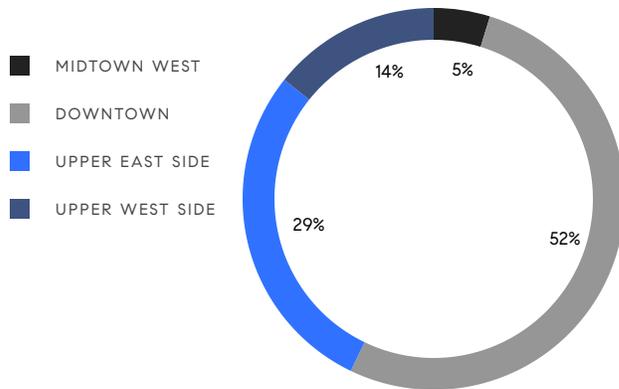


MANHATTAN WEEKLY LUXURY REPORT



2166 BROADWAY #PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21
CONTRACTS SIGNED
THIS WEEK

\$161,780,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 13 condos, 7 co-ops, and 1 house. The previous week saw 25 deals. For more information or data, please reach out to a Compass agent.

\$7,703,810

AVERAGE ASKING PRICE

\$7,395,000

MEDIAN ASKING PRICE

\$2,516

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$161,780,000

TOTAL VOLUME

198

AVERAGE DAYS ON MARKET

Unit 8401 at 35 Hudson Yards entered contract this week, with a last asking price of \$13,850,000. Built in 2019, this condo unit spans 4,621 square feet with 5 beds and 6 full baths. It features high ceilings, wide-plank oak floors, a formal dining room, a windowed eat-in kitchen with high-end appliances, a corner primary bedroom with an en-suite bath, a utility room, and much more. The building provides a fitness center, a meditation room, a private dining room, a grand terrace, and many other amenities.

Also signed this week was 141 East 18th Street in Gramercy, with a last asking price of \$11,700,000. Originally built in 1910, this townhouse spans approximately 4,200 square feet with 4 beds and 4 full baths. It features a recent renovation, oversized windows, high ceilings, a modern kitchen with high-end commercial appliances, a rear deck, a private garden, a central sweeping staircase with custom banister and spindles, a full-floor primary suite with custom oak millwork, a glass skylight and private roof, and much more.

13

CONDO DEAL(S)

7

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$7,695,385

AVERAGE ASKING PRICE

\$7,148,572

AVERAGE ASKING PRICE

\$11,700,000

AVERAGE ASKING PRICE

\$7,395,000

MEDIAN ASKING PRICE

\$6,795,000

MEDIAN ASKING PRICE

\$11,700,000

MEDIAN ASKING PRICE

\$2,539

AVERAGE PPSF

\$2,786

AVERAGE PPSF

3,061

AVERAGE SQFT

4,200

AVERAGE SQFT



35 HUDSON YARDS #8401

Hudson Yards

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$13,850,000 | INITIAL | \$13,850,000 |
| SQFT | 4,621 | PPSF | \$2,998 | BEDS | 5 | BATHS | 6.5 |
| FEES | \$16,007 | DOM | N/A | | | | |



141 EAST 18TH ST

Gramercy

| | | | | | | | |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$11,700,000 | INITIAL | \$11,700,000 |
| SQFT | 4,200 | PPSF | \$2,786 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$3,486 | DOM | 40 | | | | |



500 WEST 18TH ST #WEST-21A

West Chelsea

| | | | | | | | |
|------|---------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$10,465,000 | INITIAL | \$10,465,000 |
| SQFT | 2,572 | PPSF | \$4,069 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$9,299 | DOM | N/A | | | | |



200 EAST 79TH ST #14A

Upper East Side

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$9,800,000 | INITIAL | \$9,800,000 |
| SQFT | 4,162 | PPSF | \$2,355 | BEDS | 5 | BATHS | 5.5 |
| FEES | \$13,437 | DOM | 28 | | | | |



211 CENTRAL PARK WEST #5G

Upper West Side

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$8,950,000 | INITIAL | \$8,950,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 5 |
| FEES | N/A | DOM | 83 | | | | |



1160 PARK AVE #4B/5B

Upper East Side

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$8,900,000 | INITIAL | \$8,900,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 6 | BATHS | 4 |
| FEES | N/A | DOM | 97 | | | | |

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378 WEST END AVE #2B

Upper West Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$8,150,000 | INITIAL | \$8,150,000 |
| SQFT | 3,304 | PPSF | \$2,467 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$8,293 | DOM | 386 | | | | |



520 WEST 28TH ST #21

Chelsea

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$7,995,000 | INITIAL | \$7,995,000 |
| SQFT | 2,924 | PPSF | \$2,735 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$12,089 | DOM | 91 | | | | |



515 WEST 18TH ST #2103

Chelsea

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$7,950,000 | INITIAL | \$11,475,000 |
| SQFT | 2,737 | PPSF | \$2,905 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$10,400 | DOM | 658 | | | | |



124 EAST 13TH ST #PH

Greenwich Village

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$7,395,000 | INITIAL | \$7,750,000 |
| SQFT | 3,705 | PPSF | \$1,996 | BEDS | 4 | BATHS | 3 |
| FEES | \$9,622 | DOM | 222 | | | | |



885 PARK AVE #6C

Upper East Side

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$7,395,000 | INITIAL | \$7,650,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 4 |
| FEES | N/A | DOM | 119 | | | | |



90 WEST BROADWAY #11

Tribeca

| | | | | | | | |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$6,795,000 | INITIAL | \$6,795,000 |
| SQFT | 3,500 | PPSF | \$1,942 | BEDS | 3 | BATHS | 2.5 |
| FEES | N/A | DOM | 135 | | | | |

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1150 5TH AVE #11B

Upper East Side

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$6,650,000 | INITIAL | \$6,650,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 5 |
| FEES | N/A | DOM | 34 | | | | |



129 GRAND ST #2

Soho

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,500,000 | INITIAL | \$6,500,000 |
| SQFT | 3,250 | PPSF | \$2,000 | BEDS | 4 | BATHS | 2.5 |
| FEES | \$5,381 | DOM | 47 | | | | |



515 WEST 18TH ST #806

Chelsea

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,395,000 | INITIAL | \$7,975,000 |
| SQFT | 2,091 | PPSF | \$3,059 | BEDS | 3 | BATHS | 2.5 |
| FEES | \$8,127 | DOM | 679 | | | | |



765 PARK AVE #8D

Upper East Side

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$5,750,000 | INITIAL | \$5,750,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 3 |
| FEES | N/A | DOM | 69 | | | | |



114 EAST 72ND ST #PH

Upper East Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-----|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$5,600,000 | INITIAL | N/A |
| SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 3.5 |
| FEES | \$7,688 | DOM | N/A | | | | |



12 WARREN ST #PH

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,595,000 | INITIAL | N/A |
| SQFT | 2,505 | PPSF | \$2,234 | BEDS | 2 | BATHS | 2.5 |
| FEES | \$9,530 | DOM | N/A | | | | |

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482 GREENWICH ST #5

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,500,000 | INITIAL | \$5,500,000 |
| SQFT | 2,488 | PPSF | \$2,211 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$3,617 | DOM | 51 | | | | |



200 WEST END AVE #21BC

Upper West Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,250,000 | INITIAL | N/A |
| SQFT | 3,212 | PPSF | \$1,635 | BEDS | 5 | BATHS | 3.5 |
| FEES | \$9,156 | DOM | N/A | | | | |



30 PARK PL #41A

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,195,000 | INITIAL | \$5,750,000 |
| SQFT | 2,219 | PPSF | \$2,342 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$8,636 | DOM | 421 | | | | |

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