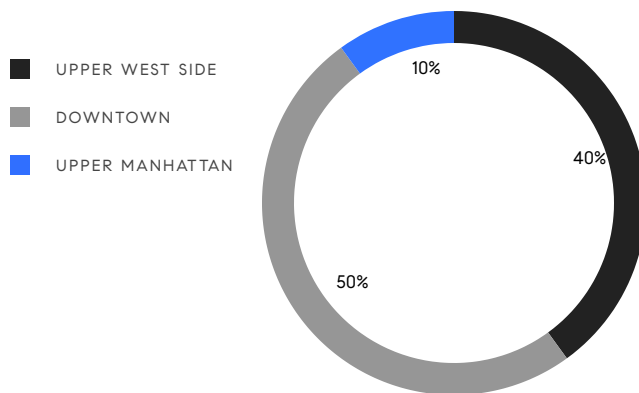


# MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD ST #18/19C

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



**10**  
CONTRACTS SIGNED  
THIS WEEK

**\$96,605,000**  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 10 contracts signed this week, made up of 5 condos, 1 co-op, and 4 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

**\$9,660,500**

AVERAGE ASKING PRICE

**\$7,992,500**

MEDIAN ASKING PRICE

**\$2,778**

AVERAGE PPSF

**-2,264%**

AVERAGE DISCOUNT

**\$96,605,000**

TOTAL VOLUME

**216**

AVERAGE DAYS ON MARKET

Unit 33C at 15 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$18,950,000. Built in 2007, this high-floor condo spans 2,761 square feet with 3 beds and 3 full baths. It features floor-to-ceiling windows, a formal dining room, a gourmet eat-in kitchen with high-end appliances, a primary bedroom with an en-suite marble bath and multiple closets, high ceilings, and much more. The building provides a fitness center, a private restaurant, a 75-foot lap pool, a library, a business center, an outdoor terrace, and many other amenities.

Also signed this week was 304 West 90th Street on the Upper West Side, with a last asking price of \$12,800,000. This townhouse spans approximately 7,500 square feet with 6 beds and 9 full baths. It features a 20-foot-wide footprint, multiple outdoor spaces, gas fireplaces, a home gym, a wine cellar, high ceilings, an eat-in chef's kitchen with high-end appliances, an elevator accessing all floors, a roof terrace, a fully-planted and landscaped garden with firepit and seating, and much more.

**5**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**4**

TOWNHOUSE DEAL(S)

**\$9,965,000**

AVERAGE ASKING PRICE

**\$6,995,000**

AVERAGE ASKING PRICE

**\$9,946,250**

AVERAGE ASKING PRICE

**\$6,950,000**

MEDIAN ASKING PRICE

**\$6,995,000**

MEDIAN ASKING PRICE

**\$10,245,000**

MEDIAN ASKING PRICE

**\$3,627**

AVERAGE PPSF

**\$1,827**

AVERAGE PPSF

**2,715**

AVERAGE SQFT

**6,228**

AVERAGE SQFT



### 15 CENTRAL PARK WEST #33C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,950,000	INITIAL	\$19,995,000
SQFT	2,761	PPSF	\$6,864	BEDS	3	BATHS	3.5
FEES	\$11,048	DOM	406				



### 304 WEST 90TH ST

Upper West Side

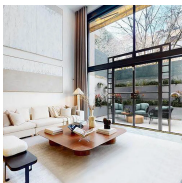
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,800,000	INITIAL	\$13,800,000
SQFT	7,415	PPSF	\$1,727	BEDS	6	BATHS	9
FEES	\$7,180	DOM	461				



### 11 BEACH ST #PHA

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	3,931	PPSF	\$3,180	BEDS	3	BATHS	3
FEES	\$12,695	DOM	25				



### 75 BEDFORD ST

West Village

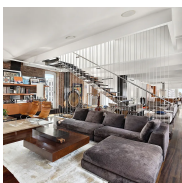
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	3,383	PPSF	\$3,400	BEDS	4	BATHS	4
FEES	\$3,170	DOM	77				



### 144 WEST 82ND ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,990,000	INITIAL	\$39,500
SQFT	7,560	PPSF	\$1,190	BEDS	6	BATHS	6.5
FEES	\$4,049	DOM	691				



### 682 BROADWAY #10

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,000	PPSF	\$2,332	BEDS	2	BATHS	2.5
FEES	N/A	DOM	23				

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### 100 CLAREMONT AVE #38A

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	2,764	PPSF	\$2,515	BEDS	4	BATHS	4.5
FEES	\$6,959	DOM	N/A				



### 258 WEST 71ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	6,554	PPSF	\$991	BEDS	9	BATHS	9
FEES	N/A	DOM	55				



### 555 WEST 22ND ST #10DE

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	2,305	PPSF	\$2,690	BEDS	3	BATHS	3.5
FEES	\$7,837	DOM	1				



### 500 WEST 18TH ST #EAST-19D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,225,000	INITIAL	\$5,225,000
SQFT	1,811	PPSF	\$2,886	BEDS	2	BATHS	2.5
FEES	\$6,456	DOM	198				

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