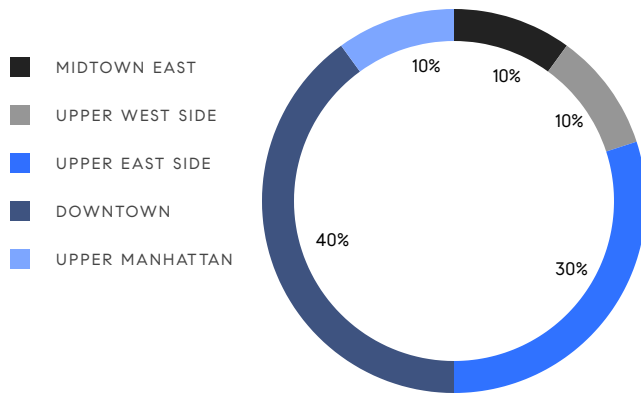


# MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD ST #18/19C

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



10  
CONTRACTS SIGNED  
THIS WEEK

\$95,894,000  
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 9 condos, and 1 house. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

**\$9,589,400**

AVERAGE ASKING PRICE

**\$7,497,000**

MEDIAN ASKING PRICE

**\$2,670**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$95,894,000**

TOTAL VOLUME

**237**

AVERAGE DAYS ON MARKET

Unit PH88 at 157 West 57th Street in Midtown entered contract this week, with a last asking price of \$34,000,000. Built in 2013, this penthouse condo unit spans 6,231 square feet with 5 beds and 5 full baths. It features unobstructed, 360-degree park, city, and river views, white oak floors, floor-to-ceiling windows, a private elevator landing, a 57-foot great room with custom tray ceilings and chandeliers, an open-concept family room and kitchen, a primary bedroom with 22-foot walk-in closet and en-suite bath, and much more. The building provides valet parking, a private fitness center, a library and billiards room, and many other amenities.

Also signed this week was Unit 1103 at 225 West 86th Street on the Upper West Side, with a last asking price of \$8,350,000. Originally built in 1908, this condo unit spans 3,138 square feet with 4 beds and 4 full baths. It features north and south exposures, 10-foot ceilings, fully-restored oversized mahogany windows, white oak floors, a large eat-in kitchen, a primary suite with dual walk-in closets and spa-like bath, and much more. The building provides a 24-hour attended lobby, a 22,000-square-foot courtyard and garden, a state-of-the-art fitness center, a sports court, and many other amenities.

**9**

CONDO DEAL(S)

**0**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$9,993,778**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$5,950,000**

AVERAGE ASKING PRICE

**\$7,995,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$5,950,000**

MEDIAN ASKING PRICE

**\$2,738**

AVERAGE PPSF

**\$2,055**

AVERAGE PPSF

**3,310**

AVERAGE SQFT

**2,896**

AVERAGE SQFT



### 157 WEST 57TH ST #PH88

Midtown

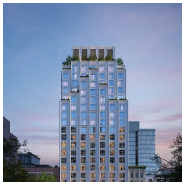
TYPE	CONDO	STATUS	CONTRACT	ASK	\$34,000,000	INITIAL	\$45,000,000
SQFT	6,231	PPSF	\$5,457	BEDS	5	BATHS	5
FEES	\$30,340	DOM	422				



### 225 WEST 86TH ST #1103

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,350,000	INITIAL	\$7,995,000
SQFT	3,138	PPSF	\$2,661	BEDS	4	BATHS	4.5
FEES	\$8,093	DOM	712				



### 310 EAST 86TH ST #PHA

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	2,692	PPSF	\$2,972	BEDS	3	BATHS	3.5
FEES	\$6,504	DOM	5				



### 500 WEST 18TH ST #WEST-6E

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	3,756	PPSF	\$2,130	BEDS	3	BATHS	3.5
FEES	\$13,978	DOM	N/A				



### 1355 1ST AVE #17

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,448	PPSF	\$2,319	BEDS	4	BATHS	4
FEES	\$10,793	DOM	164				

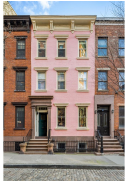


### 143 READE ST #10A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,999,000	INITIAL	\$6,999,000
SQFT	2,800	PPSF	\$2,500	BEDS	4	BATHS	3.5
FEES	\$5,282	DOM	15				

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### 94 BANK ST

West Village

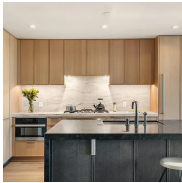
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	2,896	PPSF	\$2,055	BEDS	4	BATHS	3
FEES	\$2,574	DOM	164				



### 15 EAST 26TH ST #9A

Nomad

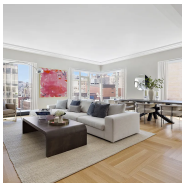
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	2,380	PPSF	\$2,395	BEDS	2	BATHS	3
FEES	\$7,621	DOM	29				



### 543 WEST 122ND ST #24B

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	N/A
SQFT	2,264	PPSF	\$2,496	BEDS	4	BATHS	3.5
FEES	\$6,565	DOM	N/A				



### 1289 LEXINGTON AVE #6B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,750,000
SQFT	3,078	PPSF	\$1,706	BEDS	4	BATHS	4.5
FEES	\$9,445	DOM	378				

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