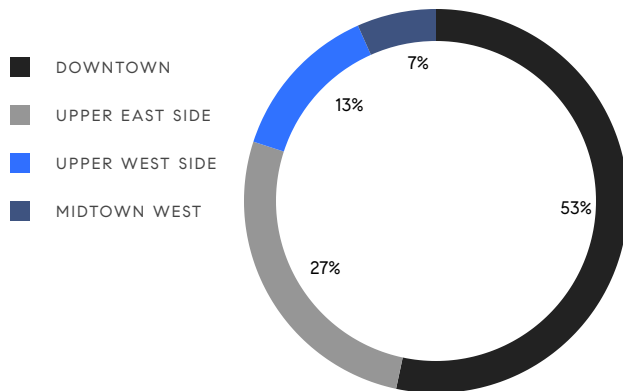


MANHATTAN WEEKLY LUXURY REPORT



730 PARK AVE, UNIT 10/11C

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$171,048,400
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 11 condos, 1 co-op, and 3 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$11,403,227

AVERAGE ASKING PRICE

\$9,750,000

MEDIAN ASKING PRICE

\$2,679

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$171,048,400

TOTAL VOLUME

363

AVERAGE DAYS ON MARKET

Unit PHE at 443 Greenwich Street in TriBeCa entered contract this week, with a last asking price of \$28,000,000. Originally built in 1882 and converted, this penthouse condo spans approximately 5,000 square feet with 4 beds and 4 full baths. It features a recent full remodel, a 1,254 square foot private rooftop terrace, a media room, new built-ins and millwork, engineered white oak flooring, built-in bookshelves, a working fireplace, home automation features, and much more. The building provides an indoor lap pool, a children's playroom, a large rooftop terrace, a fitness center with private studios, a 24-hour doorman and concierge, and many other amenities.

Also signed this week was Unit PH at 126 East 86th Street on the Upper East Side, with a last asking price of \$19,750,000. Built in 2023, this penthouse condo spans 5,628 square feet with 5 beds and 5 full baths. It features a private entry foyer with marble flooring, a south-facing great room with gas fireplace, high ceilings, a private rooftop terrace offering 1,149 square feet of outdoor space, a chef's eat-in kitchen with custom cabinetry and high-end appliances, a primary bedroom with walk-in closet and five-fixture bath, and much more. The building provides a 24-hour attended lobby, a fitness center, an in-house spa and sauna, a library, and many other amenities.

11

CONDO DEAL(S)

1

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$11,404,400

AVERAGE ASKING PRICE

\$9,750,000

AVERAGE ASKING PRICE

\$11,950,000

AVERAGE ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$9,750,000

MEDIAN ASKING PRICE

\$10,750,000

MEDIAN ASKING PRICE

\$2,973

AVERAGE PPSF

\$1,602

AVERAGE PPSF

3,644

AVERAGE SQFT

7,063

AVERAGE SQFT



443 GREENWICH ST #PHE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$28,000,000	INITIAL	\$32,500,000
SQFT	5,000	PPSF	\$5,600	BEDS	4	BATHS	4.5
FEES	\$22,383	DOM	195				



126 EAST 86TH ST #PH

Upper East Side

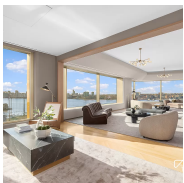
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,750,000	INITIAL	\$19,750,000
SQFT	5,628	PPSF	\$3,510	BEDS	5	BATHS	5.5
FEES	\$18,791	DOM	1				



182 FRANKLIN ST

Tribeca

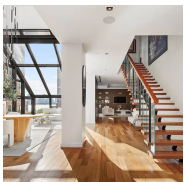
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$19,499,999
SQFT	10,000	PPSF	\$1,950	BEDS	4	BATHS	4
FEES	\$4,873	DOM	372				



551 WEST 21ST ST #15A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,250,000	INITIAL	\$15,250,000
SQFT	4,264	PPSF	\$3,577	BEDS	4	BATHS	4.5
FEES	\$17,747	DOM	33				



385 WEST 12TH ST #PHW

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,000,000	INITIAL	\$13,000,000
SQFT	3,844	PPSF	\$3,382	BEDS	4	BATHS	4
FEES	\$16,367	DOM	103				



124 EAST 70TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$13,500,000
SQFT	6,270	PPSF	\$1,715	BEDS	5	BATHS	5
FEES	\$7,142	DOM	720				

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840 PARK AVE #3/4A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$14,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$6,134	DOM	650				



150 BARROW ST #3A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$5,490,000
SQFT	3,202	PPSF	\$3,045	BEDS	4	BATHS	4
FEES	\$13,025	DOM	200				



390 WEST END AVE #3GH

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$8,750,000
SQFT	4,680	PPSF	\$1,603	BEDS	4	BATHS	4
FEES	\$13,472	DOM	156				



37 EAST 12TH ST #3

Greenwich Village

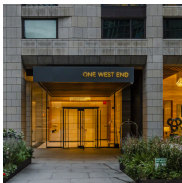
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	3,028	PPSF	\$2,395	BEDS	2	BATHS	2.5
FEES	\$8,647	DOM	679				



35 HUDSON YARDS #8803

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,595,000	INITIAL	\$6,595,000
SQFT	2,581	PPSF	\$2,556	BEDS	3	BATHS	3.5
FEES	\$8,695	DOM	321				



1 WEST END AVE #37D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,458,400	INITIAL	\$6,458,400
SQFT	2,484	PPSF	\$2,600	BEDS	3	BATHS	3.5
FEES	\$3,010	DOM	27				

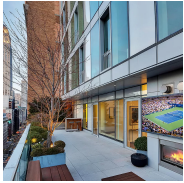
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200 EAST 79TH ST #14B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,595,000
SQFT	2,664	PPSF	\$2,251	BEDS	4	BATHS	4
FEES	\$8,649	DOM	300				



241 5TH AVE #PH15

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$6,500,000
SQFT	2,706	PPSF	\$2,181	BEDS	3	BATHS	3
FEES	\$10,322	DOM	894				



111 EAST 19TH ST

Gramercy

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$6,750,000
SQFT	4,917	PPSF	\$1,139	BEDS	6	BATHS	4
FEES	\$3,816	DOM	791				

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