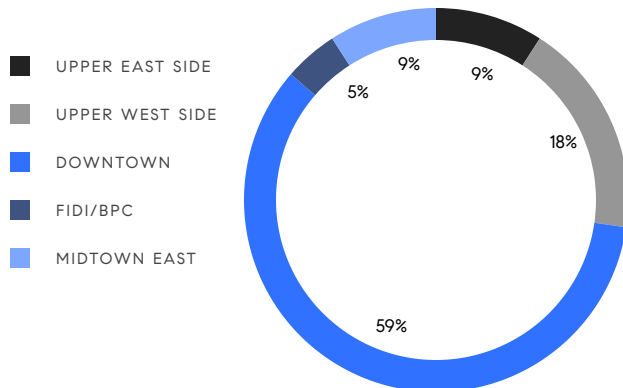


MANHATTAN WEEKLY LUXURY REPORT



428 COLUMBUS AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$166,350,000

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 17 condos, 1 co-op, and 4 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$7,561,364

AVERAGE ASKING PRICE

\$6,955,000

MEDIAN ASKING PRICE

\$2,389

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$166,350,000

TOTAL VOLUME

278

AVERAGE DAYS ON MARKET

15 East 93rd Street on the Upper East Side entered contract this week, with a last asking price of \$12,950,000. This single-family townhouse spans 7,220 square feet with 6 beds and 5 full baths. It features a forecourt and garden, a large chef's kitchen with multiple pantries and breakfast room, multiple wood-burning fireplaces, a formal dining room, high ceilings, a south-facing library, tall bay windows, a primary bedroom with en-suite bath and wardrobe, and much more.

Also signed this week was 312 West 88th Street on the Upper West Side, with a last asking price of \$11,650,000. Originally built in 1893, this townhouse spans approximately 8,000 square feet with 7 beds and 6 full baths. It features a 21-foot-wide footprint, a full-floor primary bedroom with en-suite bath and library, smart home integrations and security system, herringbone hardwood floors and custom moldings throughout, multiple fireplaces, a landscaped garden, two terraces, and much more.

17

CONDO DEAL(S)

1

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$7,135,883

AVERAGE ASKING PRICE

\$7,950,000

AVERAGE ASKING PRICE

\$9,272,500

AVERAGE ASKING PRICE

\$6,495,000

MEDIAN ASKING PRICE

\$7,950,000

MEDIAN ASKING PRICE

\$9,322,500

MEDIAN ASKING PRICE

\$2,557

AVERAGE PPSF

\$1,672

AVERAGE PPSF

2,905

AVERAGE SQFT

5,631

AVERAGE SQFT



15 EAST 93RD ST

Upper East Side

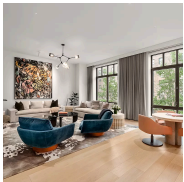
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$15,850,000
SQFT	7,220	PPSF	\$1,794	BEDS	6	BATHS	5
FEES	\$6,836	DOM	342				



312 WEST 88TH ST

Upper West Side

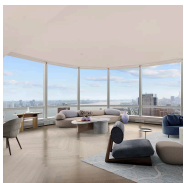
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,650,000	INITIAL	\$11,650,000
SQFT	8,000	PPSF	\$1,457	BEDS	7	BATHS	6.5
FEES	\$4,924	DOM	58				



1 MORTON SQ #TH6

West Village

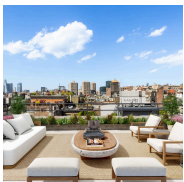
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	3,667	PPSF	\$2,864	BEDS	4	BATHS	4.5
FEES	\$11,232	DOM	74				



111 MURRAY ST #45W

Tribeca

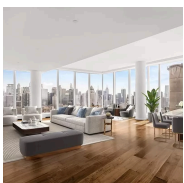
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$12,500,000
SQFT	3,208	PPSF	\$3,196	BEDS	4	BATHS	5.5
FEES	\$11,981	DOM	564				



45 GREENE ST #6

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,800,000	INITIAL	\$9,800,000
SQFT	2,900	PPSF	\$3,379	BEDS	3	BATHS	3
FEES	\$3,381	DOM	26				



1 WEST END AVE #41B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,300,000	INITIAL	\$8,300,000
SQFT	2,815	PPSF	\$2,949	BEDS	4	BATHS	4.5
FEES	\$4,075	DOM	109				

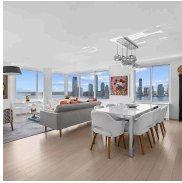
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23 EAST 22ND ST #8A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,723	PPSF	\$2,937	BEDS	3	BATHS	3.5
FEES	\$10,644	DOM	256				



212 WARREN ST #20A

Battery Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,600,000
SQFT	3,795	PPSF	\$2,107	BEDS	4	BATHS	5.5
FEES	\$11,585	DOM	396				



450 EAST 52ND ST #CLUB1/3

Turtle Bay

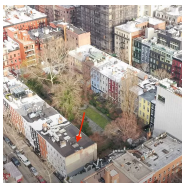
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,400,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$8,565	DOM	711				



100 BARCLAY ST #20C

Tribeca

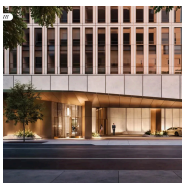
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,600,000	INITIAL	\$7,600,000
SQFT	3,216	PPSF	\$2,364	BEDS	4	BATHS	4.5
FEES	\$11,105	DOM	538				



74 MACDOUGAL ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,995,000
SQFT	3,552	PPSF	\$1,970	BEDS	6	BATHS	5
FEES	\$4,480	DOM	454				



50 WEST 66TH ST #15B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,915,000	INITIAL	\$6,915,000
SQFT	2,424	PPSF	\$2,853	BEDS	3	BATHS	3
FEES	N/A	DOM	2				

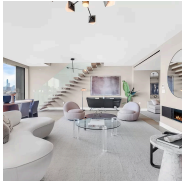
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515 WEST 18TH ST #1204

Chelsea

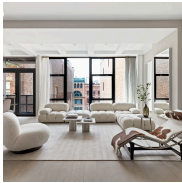
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,995,000
SQFT	2,536	PPSF	\$2,562	BEDS	4	BATHS	4.5
FEES	\$10,147	DOM	522				



175 CHRYSTIE ST #PH

Lower East Side

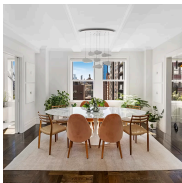
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,500,000
SQFT	2,596	PPSF	\$2,408	BEDS	3	BATHS	3
FEES	\$8,220	DOM	132				



22 BOND ST #34

Noho

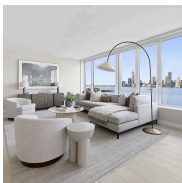
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,995,000
SQFT	3,273	PPSF	\$1,832	BEDS	3	BATHS	3
FEES	N/A	DOM	230				



165 WEST 91ST ST #15A

Upper West Side

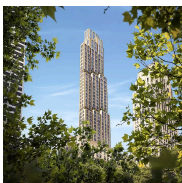
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,150,000
SQFT	3,066	PPSF	\$1,941	BEDS	5	BATHS	4
FEES	\$5,645	DOM	650				



450 WASHINGTON ST #1103

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,820,000	INITIAL	\$5,820,000
SQFT	1,883	PPSF	\$3,091	BEDS	3	BATHS	2
FEES	N/A	DOM	48				



520 5TH AVE #42A

Midtown

TYPE	CONDO	STATUS	TEMP OFF	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,155	PPSF	\$2,669	BEDS	3	BATHS	3
FEES	\$7,682	DOM	N/A				

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96 BANK ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,495,000
SQFT	3,750	PPSF	\$1,465	BEDS	4	BATHS	5
FEES	\$2,527	DOM	137				



310 EAST 86TH ST #2B

Upper East Side

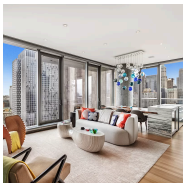
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,300,000
SQFT	2,453	PPSF	\$2,161	BEDS	3	BATHS	3.5
FEES	\$5,974	DOM	154				



704 BROADWAY #4

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$6,495,000
SQFT	5,000	PPSF	\$1,040	BEDS	2	BATHS	2
FEES	\$6,997	DOM	366				



56 LEONARD ST #29BE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,195,000
SQFT	1,668	PPSF	\$3,115	BEDS	2	BATHS	2
FEES	\$5,245	DOM	66				

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