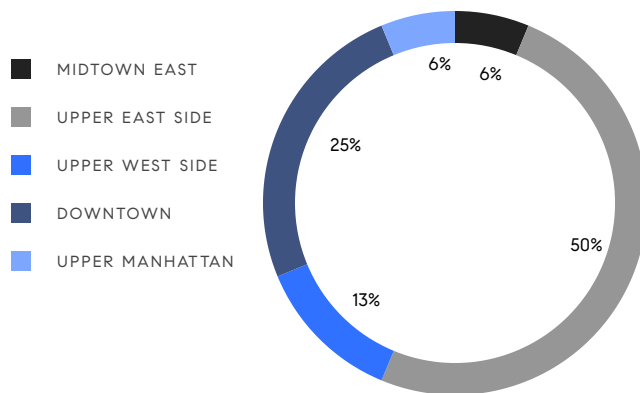


MANHATTAN WEEKLY LUXURY REPORT



39 CROSBY STREET, PHN

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$151,345,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 16 contracts signed this week, made up of 8 condos, 6 co-ops, and 2 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$9,459,063

AVERAGE ASKING PRICE

\$8,125,000

MEDIAN ASKING PRICE

\$2,459

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$151,345,000

TOTAL VOLUME

133

AVERAGE DAYS ON MARKET

Unit PH76 at 430 East 58th Street in Sutton Place entered contract this week, with a last asking price of \$21,000,000. Built in 2020, this penthouse condo spans 4,595 square feet with 4 beds and 4 full baths. It features 15-foot ceilings and floor-to-ceiling windows, direct elevator entry, city and river views, a windowed eat-in kitchen with high-end appliances, a corner primary bedroom with dual walk-in closets and en-suite bath, and much more. The building provides a fully-equipped gym and lap pool, a resident lounge and terrace, a screening room, a game room, and many other amenities.

Also signed this week was 184 East 75th Street on the Upper East Side, with a last asking price of \$13,950,000. Built in 1920, this townhouse spans approximately 6,000 square feet with 5 beds and 4 full baths. It features white oak plank flooring, high ceilings, an open floor plan, a full-glass rear facade, a custom-designed eat-in kitchen with high-end appliances, a suspended steel staircase, a large glass terrace and private garden, a high-speed elevator, and much more.

8

CONDO DEAL(S)

6

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$9,415,000

AVERAGE ASKING PRICE

\$8,180,000

AVERAGE ASKING PRICE

\$13,472,500

AVERAGE ASKING PRICE

\$7,137,500

MEDIAN ASKING PRICE

\$7,550,000

MEDIAN ASKING PRICE

\$13,472,500

MEDIAN ASKING PRICE

\$2,738

AVERAGE PPSF

\$1,854

AVERAGE PPSF

3,409

AVERAGE SQFT

7,700

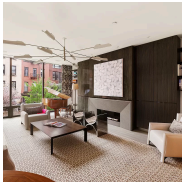
AVERAGE SQFT



430 EAST 58TH ST #PH76

Sutton Place

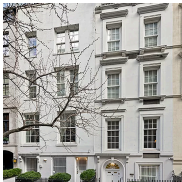
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,000,000	INITIAL	\$25,000,000
SQFT	4,595	PPSF	\$4,571	BEDS	4	BATHS	4
FEES	\$15,363	DOM	N/A				



184 EAST 75TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,950,000	INITIAL	\$13,950,000
SQFT	6,000	PPSF	\$2,325	BEDS	5	BATHS	4
FEES	\$7,670	DOM	91				



121 EAST 81ST ST

Upper East Side

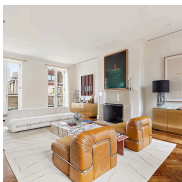
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$12,995,000
SQFT	9,400	PPSF	\$1,383	BEDS	5	BATHS	7.5
FEES	\$12,283	DOM	75				



201 EAST 74TH ST #23

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	3,815	PPSF	\$3,277	BEDS	5	BATHS	4
FEES	\$13,576	DOM	206				



14 EAST 90TH ST #PHW

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$15,975,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	252				



50 WEST 66TH ST #11D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,625,000	INITIAL	\$11,625,000
SQFT	3,889	PPSF	\$2,990	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



227 WEST 17TH ST #PH

Chelsea

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$12,950,000
SQFT	4,800	PPSF	\$2,083	BEDS	4	BATHS	3
FEES	N/A	DOM	168				



8 EAST 12TH ST #8/9

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	4,660	PPSF	\$1,825	BEDS	5	BATHS	3.5
FEES	\$8,521	DOM	23				



1120 5TH AVE #10B

Upper East Side

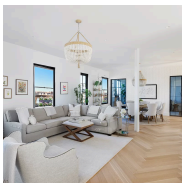
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$8,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	N/A	DOM	79				



1120 5TH AVE #8C

Upper East Side

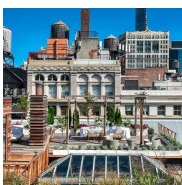
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,753	DOM	15				



173 RIVERSIDE DR #PHD

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,499,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	114				



22 EAST 18TH ST #PH6A

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,350,000
SQFT	3,300	PPSF	\$1,817	BEDS	3	BATHS	3
FEES	\$5,037	DOM	272				

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200 EAST 95TH ST #19B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,775,000	INITIAL	\$6,647,000
SQFT	2,735	PPSF	\$2,112	BEDS	4	BATHS	4.5
FEES	\$3,827	DOM	80				



130 EAST 12TH ST #2AB

Greenwich Village

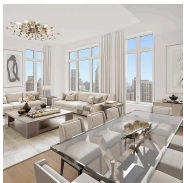
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	3,809	PPSF	\$1,497	BEDS	4	BATHS	3.5
FEES	\$5,958	DOM	89				



100 CLAREMONT AVE #36A

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,220,000	INITIAL	\$4,995,000
SQFT	2,260	PPSF	\$2,310	BEDS	3	BATHS	3
FEES	\$5,373	DOM	343				



200 EAST 83RD ST #26A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	1,507	PPSF	\$3,318	BEDS	2	BATHS	2.5
FEES	\$4,134	DOM	51				

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