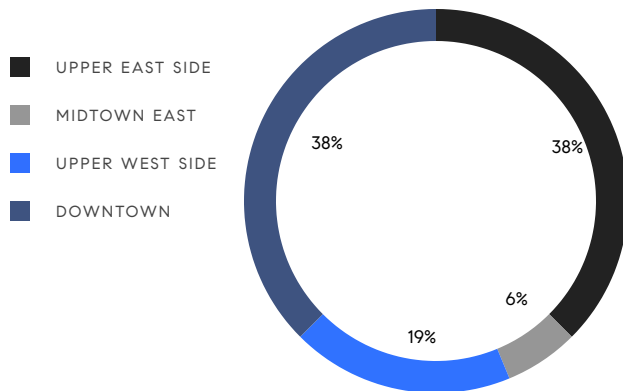


MANHATTAN WEEKLY LUXURY REPORT



39 CROSBY STREET, PHN

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$171,897,950
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 11 condos, and 5 co-ops. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$10,743,622

AVERAGE ASKING PRICE

\$7,372,500

MEDIAN ASKING PRICE

\$3,435

AVERAGE PPSF

8%

AVERAGE DISCOUNT

\$171,897,950

TOTAL VOLUME

328

AVERAGE DAYS ON MARKET

Unit PH11 at 760 Madison Avenue on the Upper East Side entered contract this week, with a last asking price of \$32,500,000. Built in 1996, this penthouse condo spans 4,216 square feet with 4 beds and 4 full baths. It features a private landscaped terrace, floor-to-ceiling windows, an eat-in chef's kitchen with high-end appliances, an elevator and sculptural staircase, sweeping city views, and much more. The building provides a state-of-the-art fitness studio, a library and resident lounge, an on-site treatment room, a tea room, and many other amenities.

Also signed this week was Unit 65E at 217 West 57th Street in Midtown, with a last asking price of \$23,433,000. Built in 2020, this condo unit spans 3,364 square feet with 3 beds and 3 full baths. It features high ceilings, wide floor-to-ceiling windows, a gourmet kitchen with custom cabinetry and high-end appliances, a primary bedroom with oversized walk-in closet and en-suite bath, city views and park views, and much more. The building provides a private club, a wine bar and cigar lounge, a full-time doorman and concierge, and many other amenities.

11

CONDO DEAL(S)

5

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$11,623,905

AVERAGE ASKING PRICE

\$8,807,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$8,400,000

MEDIAN ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,435

AVERAGE PPSF

N/A

AVERAGE PPSF

3,351

AVERAGE SQFT

N/A

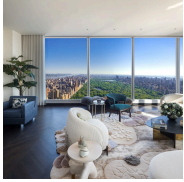
AVERAGE SQFT



760 MADISON AVE #PH11

Upper East Side

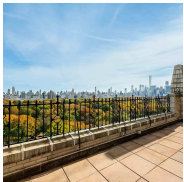
TYPE	CONDO	STATUS	CONTRACT	ASK	\$32,500,000	INITIAL	\$32,500,000
SQFT	4,216	PPSF	\$7,709	BEDS	4	BATHS	4.5
FEES	\$19,613	DOM	299				



217 WEST 57TH ST #65E

Midtown

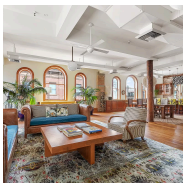
TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,433,000	INITIAL	N/A
SQFT	3,364	PPSF	\$6,966	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



211 CENTRAL PARK WEST #16G/17G

Upper West Side

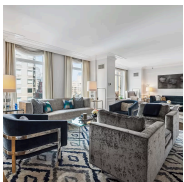
TYPE	COOP	STATUS	CONTRACT	ASK	\$17,800,000	INITIAL	\$19,795,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	8
FEES	N/A	DOM	163				



50 WOOSTER ST #6N

Soho

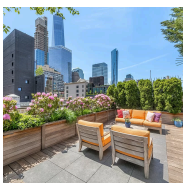
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,600,000	INITIAL	\$12,500,000
SQFT	4,633	PPSF	\$2,504	BEDS	4	BATHS	3
FEES	\$5,772	DOM	775				



205 EAST 85TH ST #8C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,975,000	INITIAL	\$12,000,000
SQFT	5,313	PPSF	\$1,878	BEDS	5	BATHS	6
FEES	\$13,682	DOM	311				



77 READE ST #PHDE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,150,000	INITIAL	\$10,500,000
SQFT	4,100	PPSF	\$2,232	BEDS	5	BATHS	5
FEES	\$12,108	DOM	764				

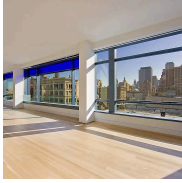
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1289 LEXINGTON AVE #15B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,400,000	INITIAL	\$8,400,000
SQFT	3,508	PPSF	\$2,395	BEDS	5	BATHS	5.5
FEES	\$10,862	DOM	N/A				



40 MERCER ST #33

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,950,000
SQFT	2,206	PPSF	\$3,398	BEDS	2	BATHS	2
FEES	\$9,639	DOM	298				



635 PARK AVE #8

Upper East Side

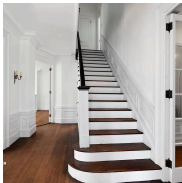
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$11,388,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	N/A	DOM	736				



45 EAST 22ND ST #46A

Flatiron District

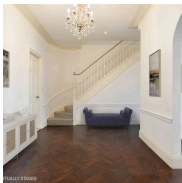
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,999,950	INITIAL	\$7,200,000
SQFT	2,490	PPSF	\$2,812	BEDS	3	BATHS	3
FEES	\$9,412	DOM	308				



842 PARK AVE #910A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	6
FEES	N/A	DOM	77				

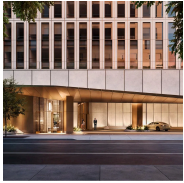


211 CENTRAL PARK WEST #10/11C

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	22				

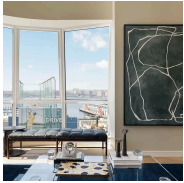
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50 WEST 66TH ST #12A

Upper West Side

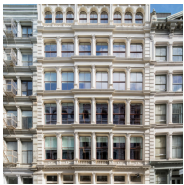
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,325,000	INITIAL	\$6,325,000
SQFT	2,097	PPSF	\$3,017	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



515 WEST 18TH ST #910

Chelsea

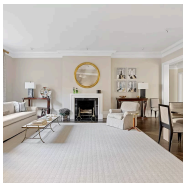
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,456	PPSF	\$2,441	BEDS	3	BATHS	3.5
FEES	\$10,015	DOM	252				



62 WOOSTER ST #2B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$6,995,000
SQFT	2,472	PPSF	\$2,424	BEDS	2	BATHS	3
FEES	\$6,665	DOM	94				



850 PARK AVE #7D

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$6,390	DOM	158				

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