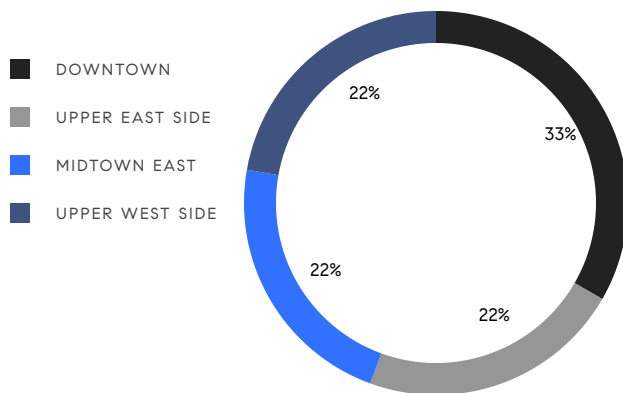


MANHATTAN WEEKLY LUXURY REPORT



1 CENTRAL PARK SOUTH, UNIT 801

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



9

CONTRACTS SIGNED
THIS WEEK

\$72,825,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 9 contracts signed this week, made up of 6 condos, 1 co-op, and 2 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$8,091,667

AVERAGE ASKING PRICE

\$6,900,000

MEDIAN ASKING PRICE

\$2,528

AVERAGE PPSF

8%

AVERAGE DISCOUNT

\$72,825,000

TOTAL VOLUME

330

AVERAGE DAYS ON MARKET

31 Grove Street in the West Village entered contract this week, with a last asking price of \$15,295,000. Rebuilt in 2002 and renovated in 2018, this townhouse spans 4,230 square feet with 5 beds and 4 full baths. It features high ceilings with a 3-story wall of windows, a professionally designed rear garden, a kitchen with custom cabinetry and stone details, a garden-level lounge with wet bar and wood-burning fireplace, a primary bedroom with skylights and private deck, and much more.

Also signed this week was 10 East 82nd Street on the Upper East Side, with a last asking price of \$11,500,000. This townhouse spans 5,737 square feet with 6 beds and 5 full baths. It features a 19.5-foot-wide footprint, high ceilings, a chef's kitchen with butler's pantry, a dining room overlooking the extra-deep garden, a parlor floor with two fireplaces and arched north-facing windows, and much more.

6

CONDO DEAL(S)

1

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$6,505,834

AVERAGE ASKING PRICE

\$6,995,000

AVERAGE ASKING PRICE

\$13,397,500

AVERAGE ASKING PRICE

\$6,575,000

MEDIAN ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$13,397,500

MEDIAN ASKING PRICE

\$2,433

AVERAGE PPSF

\$2,811

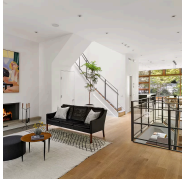
AVERAGE PPSF

2,703

AVERAGE SQFT

4,984

AVERAGE SQFT



31 GROVE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$15,295,000	INITIAL	\$16,995,000
SQFT	4,230	PPSF	\$3,616	BEDS	5	BATHS	4.5
FEES	\$3,249	DOM	323				



10 EAST 82ND ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	5,737	PPSF	\$2,005	BEDS	6	BATHS	5
FEES	\$10,504	DOM	63				



725 5TH AVE #61L

Midtown

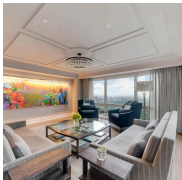
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,700,000
SQFT	2,510	PPSF	\$2,787	BEDS	3	BATHS	2
FEES	\$10,536	DOM	259				



955 5TH AVE #13B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$11,153	DOM	358				



725 5TH AVE #4849D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$8,250,000
SQFT	3,316	PPSF	\$2,081	BEDS	4	BATHS	4
FEES	\$13,860	DOM	204				



92 LAIGHT ST #11A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	2,666	PPSF	\$2,589	BEDS	3	BATHS	4
FEES	\$8,773	DOM	43				

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235 WEST 75TH ST #1223

Upper West Side

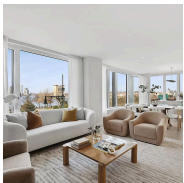
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,936	PPSF	\$2,129	BEDS	4	BATHS	4.5
FEES	\$9,760	DOM	N/A				



250 WEST 81ST ST #8B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	2,450	PPSF	\$2,447	BEDS	4	BATHS	3.5
FEES	\$7,204	DOM	819				



450 WASHINGTON ST #405

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,390,000
SQFT	2,338	PPSF	\$2,565	BEDS	3	BATHS	4
FEES	N/A	DOM	567				

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