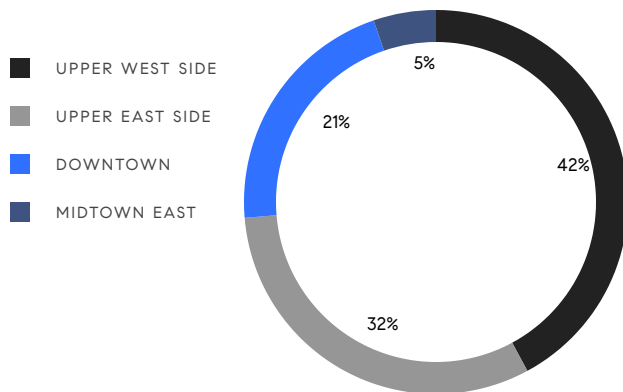


MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD STREET, UNIT 42A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



19
CONTRACTS SIGNED
THIS WEEK

\$163,874,850
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 19 contracts signed this week, made up of 15 condos, 2 co-ops, and 2 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$8,624,993

AVERAGE ASKING PRICE

\$6,750,000

MEDIAN ASKING PRICE

\$2,883

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$163,874,850

TOTAL VOLUME

294

AVERAGE DAYS ON MARKET

Unit 7A at 211 West 84th Street on the Upper West Side entered contract this week, with a last asking price of \$15,450,000. This new development condo spans 4,962 square feet with 5 beds and 5 full baths. It features a 37-foot, double-height living room with working fireplace, a formal dining room, an eat-in kitchen with marble counters and backsplash, white oak floors, solid doors, a primary bedroom with dual walk-in closets, and much more. The building provides an attended lobby with doorman and concierge, a state-of-the-art fitness center, a two-lane bowling alley, a cinema, a club room, hidden automated parking, and many other amenities.

Also signed this week was Unit 11A at 20 East 76th Street on the Upper East Side, with a last asking price of \$15,000,000. This condo unit spans 2,980 square feet with 3 beds and 3 full baths. It features an expansive entry foyer, 5-inch-wide white oak chevron flooring throughout, a windowed eat-in kitchen with butler's pantry, a corner great room, a primary bedroom with dual walk-in closets, and much more.

15

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$9,251,990

AVERAGE ASKING PRICE

\$6,047,500

AVERAGE ASKING PRICE

\$6,500,000

AVERAGE ASKING PRICE

\$9,125,000

MEDIAN ASKING PRICE

\$6,047,500

MEDIAN ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$3,043

AVERAGE PPSF

\$1,685

AVERAGE PPSF

3,277

AVERAGE SQFT

3,960

AVERAGE SQFT



211 WEST 84TH ST #7A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,450,000	INITIAL	\$15,450,000
SQFT	4,962	PPSF	\$3,114	BEDS	5	BATHS	5.5
FEES	\$14,559	DOM	N/A				



20 EAST 76TH ST #11A

Upper East Side

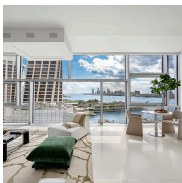
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$15,000,000
SQFT	2,980	PPSF	\$5,034	BEDS	3	BATHS	3.5
FEES	\$12,372	DOM	3				



211 WEST 84TH ST #12W

Upper West Side

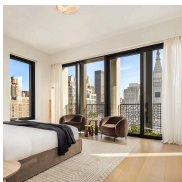
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,725,000	INITIAL	N/A
SQFT	3,811	PPSF	\$3,340	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



100 11TH AVE #17B/18

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	9,478	PPSF	\$1,267	BEDS	7	BATHS	6
FEES	\$34,367	DOM	168				



39 WEST 23RD ST #24A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,600,000	INITIAL	\$10,600,000
SQFT	3,194	PPSF	\$3,319	BEDS	4	BATHS	4
FEES	\$12,638	DOM	N/A				



211 WEST 84TH ST #14E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,550,000	INITIAL	\$10,450,000
SQFT	3,104	PPSF	\$3,399	BEDS	4	BATHS	4.5
FEES	\$9,120	DOM	3				

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.



110 CHARLTON ST #PH29A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,264,850	INITIAL	\$8,995,000
SQFT	2,109	PPSF	\$4,394	BEDS	3	BATHS	3.5
FEES	\$6,472	DOM	1,011				



211 WEST 84TH ST #6C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,125,000	INITIAL	\$9,125,000
SQFT	3,409	PPSF	\$2,677	BEDS	5	BATHS	5.5
FEES	\$10,014	DOM	N/A				



212 WEST 72ND ST #18G

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,550,000	INITIAL	\$8,550,000
SQFT	2,770	PPSF	\$3,087	BEDS	4	BATHS	4.5
FEES	\$10,512	DOM	N/A				



25 STUYVESANT ST

East Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$7,500,000
SQFT	3,400	PPSF	\$1,986	BEDS	5	BATHS	3
FEES	\$2,064	DOM	180				



50 WEST 66TH ST #9B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,640,000	INITIAL	\$6,640,000
SQFT	2,427	PPSF	\$2,736	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



1115 5TH AVE #15A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$7,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	863				

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.



200 EAST 75TH ST #8A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,475,000	INITIAL	\$6,475,000
SQFT	2,458	PPSF	\$2,635	BEDS	4	BATHS	4.5
FEES	\$6,991	DOM	N/A				



164 EAST 71ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	4,520	PPSF	\$1,383	BEDS	5	BATHS	3
FEES	N/A	DOM	18				



211 WEST 84TH ST #8B

Upper West Side

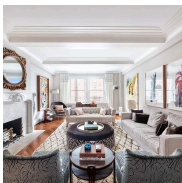
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$5,975,000
SQFT	2,244	PPSF	\$2,663	BEDS	3	BATHS	3.5
FEES	\$6,593	DOM	N/A				



211 WEST 84TH ST #7B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$5,975,000
SQFT	2,292	PPSF	\$2,607	BEDS	3	BATHS	3.5
FEES	\$6,735	DOM	N/A				



1125 PARK AVE #7A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,600,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$4,182	DOM	205				



200 EAST 75TH ST #9B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,300,000
SQFT	2,118	PPSF	\$2,526	BEDS	3	BATHS	3.5
FEES	\$6,023	DOM	190				

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.



520 5TH AVE #63B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	1,796	PPSF	\$2,840	BEDS	2	BATHS	2.5
FEES	\$6,515	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.

© 2024 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)