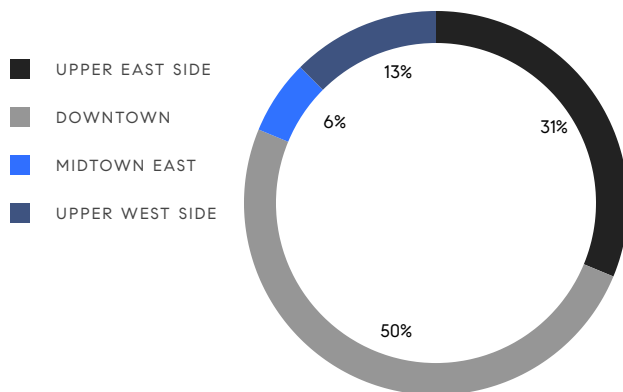


MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$120,280,000
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 13 condos, 2 co-ops, and 1 house. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$7,517,500

AVERAGE ASKING PRICE

\$6,997,500

MEDIAN ASKING PRICE

\$2,971

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$120,280,000

TOTAL VOLUME

184

AVERAGE DAYS ON MARKET

Unit 14C at 20 East 76th Street in Lenox Hill entered contract this week, with a last asking price of \$11,000,000. Originally built in 1926, this co-op offers 2 beds and 2 full baths. It features a gracious private terrace, an eat-in kitchen with custom millwork, a 24-foot great room, a primary suite with walk-in closet, and much more. The building provides a number of amenities, including access to hotel spaces and on-demand services.

Also signed this week was Unit 3A at 137 Duane Street in TriBeCa, with a last asking price of \$10,995,000. Originally built in 1915, this condo spans 5,498 square feet with 3 beds and 4 full baths. It features 14-foot ceilings, cast iron columns, a 75-foot wall of arched cathedral windows, recessed lighting, wide-plank ash floors, a large open-concept great room, a custom eat-in kitchen with high-end appliances, and much more. The building provides keyed elevator access, a live-in super, on-site storage, and many other amenities.

13

CONDO DEAL(S)

2

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$7,756,924

AVERAGE ASKING PRICE

\$6,972,500

AVERAGE ASKING PRICE

\$5,495,000

AVERAGE ASKING PRICE

\$7,000,000

MEDIAN ASKING PRICE

\$6,972,500

MEDIAN ASKING PRICE

\$5,495,000

MEDIAN ASKING PRICE

\$3,135

AVERAGE PPSF

\$1,818

AVERAGE PPSF

2,689

AVERAGE SQFT

3,024

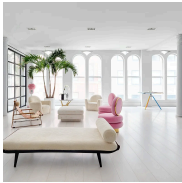
AVERAGE SQFT



20 EAST 76TH ST #14C

Lenox Hill

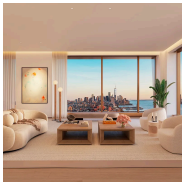
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$11,000,000
SQFT	2,127	PPSF	\$5,172	BEDS	2	BATHS	2.5
FEES	\$9,124	DOM	44				



137 DUANE ST #3A

Tribeca

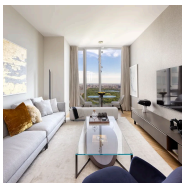
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	5,498	PPSF	\$2,000	BEDS	3	BATHS	4.5
FEES	\$10,441	DOM	134				



500 WEST 18TH ST #12C

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	N/A
SQFT	2,891	PPSF	\$3,096	BEDS	4	BATHS	4.5
FEES	\$10,043	DOM	N/A				



217 WEST 57TH ST #65N

Midtown

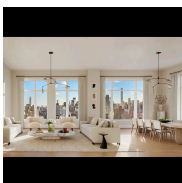
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,400,000
SQFT	1,435	PPSF	\$5,924	BEDS	2	BATHS	2.5
FEES	\$5,632	DOM	588				



20 JAY ST #7AB

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	4,000	PPSF	\$1,988	BEDS	4	BATHS	3.5
FEES	\$6,090	DOM	14				



255 EAST 77TH ST #7B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$7,650,000
SQFT	2,835	PPSF	\$2,699	BEDS	5	BATHS	5.5
FEES	\$8,632	DOM	N/A				

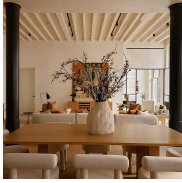
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



404 PARK AVE SOUTH #PH16A

Nomad

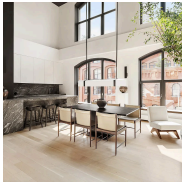
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,550,000	INITIAL	\$7,999,999
SQFT	2,983	PPSF	\$2,380	BEDS	3	BATHS	3.5
FEES	\$11,121	DOM	N/A				



62 READE ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	\$7,000,000
SQFT	3,068	PPSF	\$2,282	BEDS	4	BATHS	3.5
FEES	\$5,887	DOM	N/A				



415 WASHINGTON ST #5A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	2,029	PPSF	\$3,448	BEDS	3	BATHS	3
FEES	\$6,808	DOM	47				



200 AMSTERDAM AVE #28B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,980,000	INITIAL	\$6,980,000
SQFT	2,221	PPSF	\$3,143	BEDS	3	BATHS	3.5
FEES	\$8,624	DOM	N/A				



25 COLUMBUS CIRCLE #54D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,790,000	INITIAL	\$6,790,000
SQFT	1,862	PPSF	\$3,647	BEDS	3	BATHS	3
FEES	\$8,529	DOM	85				



500 WEST 21ST ST #3A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$7,300,000
SQFT	2,531	PPSF	\$2,549	BEDS	3	BATHS	3.5
FEES	\$11,073	DOM	271				

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.



515 PARK AVE #8A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,599,000
SQFT	2,520	PPSF	\$2,379	BEDS	3	BATHS	3.5
FEES	\$7,703	DOM	100				



1148 5TH AVE #8B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$8,378	DOM	51				



100 BARCLAY ST #17D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,985,000	INITIAL	\$5,985,000
SQFT	2,945	PPSF	\$2,033	BEDS	4	BATHS	5
FEES	\$10,074	DOM	471				



342 EAST 69TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,950,000
SQFT	3,024	PPSF	\$1,818	BEDS	4	BATHS	4.5
FEES	\$3,998	DOM	213				

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.