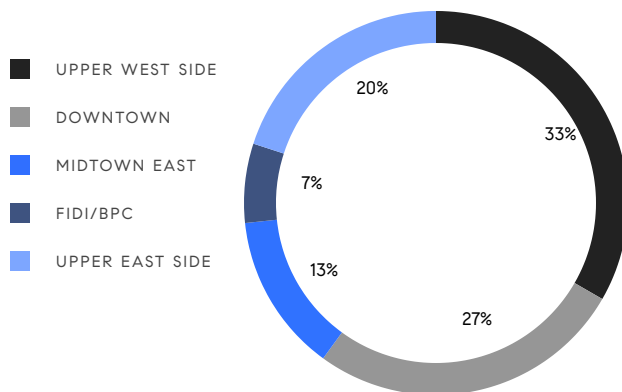


MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL., UNIT PH9/10

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$174,455,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 12 condos, and 3 co-ops. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$11,630,334

AVERAGE ASKING PRICE

\$7,050,000

MEDIAN ASKING PRICE

\$3,149

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$174,455,000

TOTAL VOLUME

335

AVERAGE DAYS ON MARKET

Unit 52E at 50 West 66th Street on the Upper West Side entered contract this week, with a last asking price of \$54,500,000. Built in 2024, this condo spans 6,942 square feet with 5 beds and 5 full baths. It features high ceilings, a 56-foot great room, two spacious loggias, a large eat-in kitchen, a home theater and library, and much more. The building provides a fitness center with indoor and outdoor pools, squash, pickleball, and basketball courts, a sky lounge, and many other amenities.

Also signed this week was Unit 2B at 140 Franklin Street in TriBeCa, with a last asking price of \$16,950,000. Originally built in 1910, this condo unit spans approximately 6,300 square feet with 7 beds and 4 full baths. It features a large living area with high ceilings and wood-burning fireplace, wide-plank oak floors, 10-foot windows, a corner library with custom-built bookshelves, desks, and cabinetry, a chef's kitchen with high-end appliances, a primary bedroom with dual dressing rooms and spa-like en-suite bath, and much more. The building provides a 24-hour doorman and porter, a full-time superintendent, and many other amenities.

12

CONDO DEAL(S)

3

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$12,859,584

AVERAGE ASKING PRICE

\$6,713,334

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$6,950,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,430

AVERAGE PPSF

N/A

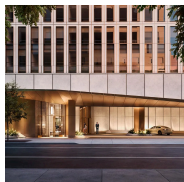
AVERAGE PPSF

3,415

AVERAGE SQFT

N/A

AVERAGE SQFT



50 WEST 66TH ST #52E

Upper West Side

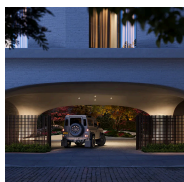
TYPE	CONDO	STATUS	CONTRACT	ASK	\$54,500,000	INITIAL	N/A
SQFT	6,942	PPSF	\$7,851	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



140 FRANKLIN ST #2B

Tribeca

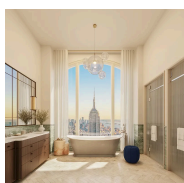
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	\$17,500,000
SQFT	6,300	PPSF	\$2,691	BEDS	7	BATHS	4.5
FEES	\$14,549	DOM	348				



140 JANE ST #3S

West Village

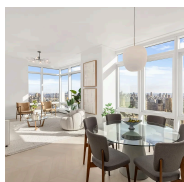
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$13,750,000
SQFT	3,294	PPSF	\$4,175	BEDS	3	BATHS	3.5
FEES	\$12,666	DOM	N/A				



520 5TH AVE #PH76

Midtown

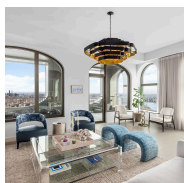
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$9,950,000
SQFT	2,555	PPSF	\$4,697	BEDS	3	BATHS	3.5
FEES	\$9,554	DOM	176				



200 AMSTERDAM AVE #40B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,650,000	INITIAL	\$9,995,000
SQFT	2,453	PPSF	\$3,934	BEDS	3	BATHS	3.5
FEES	\$10,164	DOM	530				



130 WILLIAM ST #PH63

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,995,000
SQFT	2,542	PPSF	\$3,128	BEDS	3	BATHS	3.5
FEES	\$7,718	DOM	590				

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812 5TH AVE #10A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,195,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$7,725	DOM	436				



211 WEST 84TH ST #6D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,050,000	INITIAL	\$7,050,000
SQFT	2,842	PPSF	\$2,481	BEDS	4	BATHS	4.5
FEES	\$8,324	DOM	35				



911 PARK AVE #6B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,495,000
SQFT	4,100	PPSF	\$1,696	BEDS	5	BATHS	5
FEES	N/A	DOM	419				



53 WEST 53RD ST #17A

Midtown

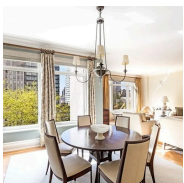
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	2,603	PPSF	\$2,651	BEDS	2	BATHS	2
FEES	\$9,819	DOM	238				



19 BEACH ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,695,000	INITIAL	\$6,695,000
SQFT	3,015	PPSF	\$2,221	BEDS	3	BATHS	2.5
FEES	\$5,900	DOM	63				



15 CENTRAL PARK WEST #11L

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,995,000
SQFT	1,925	PPSF	\$3,377	BEDS	2	BATHS	2.5
FEES	\$7,547	DOM	209				

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378 BROOME ST #PH						Nolita	
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$7,000,000
SQFT	2,709	PPSF	\$2,398	BEDS	4	BATHS	3
FEES	\$8,663	DOM	230				



40 EAST 60TH ST #6A						Lenox Hill	
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	4,850	PPSF	\$1,237	BEDS	5	BATHS	5
FEES	\$9,635	DOM	612				



240 WEST END AVE #PH						Upper West Side	
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	\$9,500,000
SQFT	3,800	PPSF	\$1,547	BEDS	6	BATHS	4.5
FEES	\$10,904	DOM	465				

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