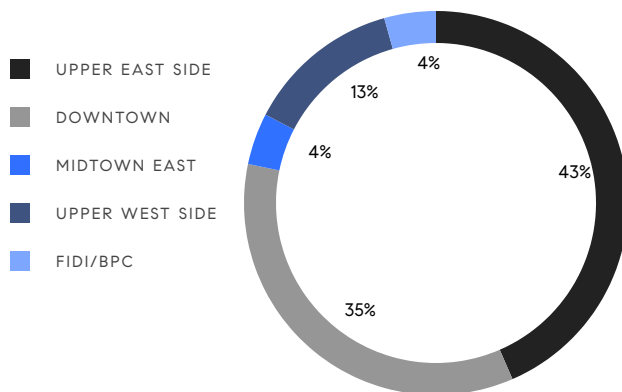


MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL., UNIT PH9/10

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



23

CONTRACTS SIGNED
THIS WEEK

\$227,714,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 23 contracts signed this week, made up of 16 condos, 5 co-ops, and 2 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$9,900,609

AVERAGE ASKING PRICE

\$7,950,000

MEDIAN ASKING PRICE

\$2,820

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$227,714,000

TOTAL VOLUME

241

AVERAGE DAYS ON MARKET

Unit PH5 at 200 East 75th Street in Lenox Hill entered contract this week, with a last asking price of \$22,950,000. This new development penthouse condo spans approximately 5,300 square feet with 6 beds and 6 full baths. It features 11-foot ceilings, a gracious entrance gallery, a 39-foot-long living room with multiple full-height arched windows, three terraces with expansive open views, a primary bedroom with dual walk-in closets and five-fixture classic bath, and much more. The building provides a private salon and billiards room, a catering kitchen, a cinema, a fitness center with yoga room and sauna, and many other amenities.

Also signed this week was Unit 52A at 56 Leonard Street in TriBeCa, with a last asking price of \$19,995,000. Built in 2015, this penthouse condo spans 3,658 square feet with 4 beds and 4 full baths. It features 501 square feet of outdoor space, skyline views, private elevator access, a great room with custom oak and stainless steel flooring, a state-of-the-art kitchen with custom walnut and brass cabinetry, a living area with wood-burning fireplace, a primary bedroom with spa-like en-suite bath and decorative wood walls, and much more. The building provides a fitness center and 75-foot infinity pool, steam and sauna facilities, a private dining room, a library lounge, and many other amenities.

16

CONDO DEAL(S)

5

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$10,514,938

AVERAGE ASKING PRICE

\$7,906,000

AVERAGE ASKING PRICE

\$9,972,500

AVERAGE ASKING PRICE

\$8,472,500

MEDIAN ASKING PRICE

\$6,300,000

MEDIAN ASKING PRICE

\$9,972,500

MEDIAN ASKING PRICE

\$2,985

AVERAGE PPSF

\$1,930

AVERAGE PPSF

5,071

AVERAGE SQFT

5,138

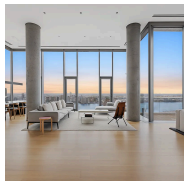
AVERAGE SQFT



200 EAST 75TH ST #PH5

Lenox Hill

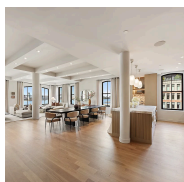
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,950,000	INITIAL	\$22,950,000
SQFT	5,300	PPSF	\$4,331	BEDS	6	BATHS	6
FEES	\$15,933	DOM	265				



56 LEONARD ST #PH52A

Tribeca

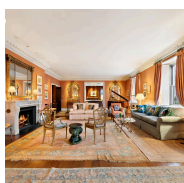
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,995,000	INITIAL	\$19,995,000
SQFT	3,658	PPSF	\$5,467	BEDS	4	BATHS	4.5
FEES	\$12,030	DOM	97				



250 WEST ST #10A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,000,000	INITIAL	\$16,000,000
SQFT	4,120	PPSF	\$3,884	BEDS	4	BATHS	4.5
FEES	\$9,710	DOM	56				



834 5TH AVE #A

Lenox Hill

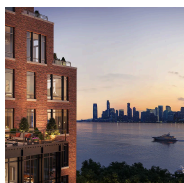
TYPE	COOP	STATUS	CONTRACT	ASK	\$14,750,000	INITIAL	\$18,000,000
SQFT	5,000	PPSF	\$2,950	BEDS	3	BATHS	2.5
FEES	\$20,106	DOM	314				



140 FRANKLIN ST #PHC

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,980,000	INITIAL	\$12,980,000
SQFT	4,134	PPSF	\$3,140	BEDS	3	BATHS	4.5
FEES	\$15,217	DOM	224				

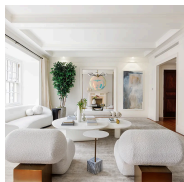


555 WEST 22ND ST #18AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	30,004	PPSF	\$400	BEDS	4	BATHS	4.5
FEES	\$11,577	DOM	2				

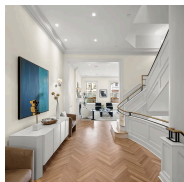
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823 PARK AVE #7

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$12,995,000
SQFT	4,200	PPSF	\$2,856	BEDS	5	BATHS	4
FEES	\$13,807	DOM	593				



50 EAST 73RD ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$14,100,000
SQFT	6,000	PPSF	\$2,000	BEDS	5	BATHS	4
FEES	\$7,540	DOM	232				



520 5TH AVE #PH77

Midtown

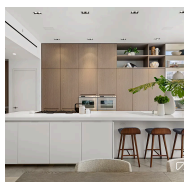
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$9,250,000
SQFT	2,619	PPSF	\$4,181	BEDS	3	BATHS	3.5
FEES	\$9,335	DOM	190				



39 WEST 23RD ST #PHN

Flatiron District

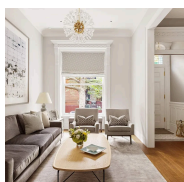
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$10,900,000
SQFT	3,633	PPSF	\$2,464	BEDS	5	BATHS	5.5
FEES	\$13,740	DOM	823				



104 CHARLTON ST #PHW

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,721	PPSF	\$2,149	BEDS	3	BATHS	3
FEES	\$7,096	DOM	98				



133 EAST 91ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$9,995,000
SQFT	4,275	PPSF	\$1,860	BEDS	3	BATHS	3
FEES	\$5,348	DOM	35				

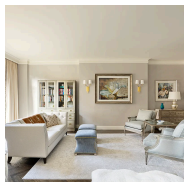
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875 PARK AVE #PHCD

Upper East Side

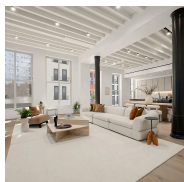
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,480,000	INITIAL	\$10,880,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	927				



15 CENTRAL PARK WEST #12L

Upper West Side

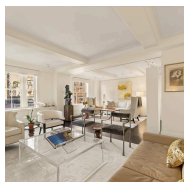
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,000,000
SQFT	1,925	PPSF	\$3,689	BEDS	2	BATHS	2
FEES	\$7,960	DOM	428				



62 READE ST #2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,500,000
SQFT	3,068	PPSF	\$2,266	BEDS	4	BATHS	4
FEES	\$5,887	DOM	94				



40 EAST 66TH ST #7B

Lenox Hill

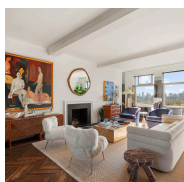
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$6,850,000
SQFT	2,455	PPSF	\$2,790	BEDS	3	BATHS	3
FEES	\$7,738	DOM	49				



40 EAST 66TH ST #6A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$7,359	DOM	177				

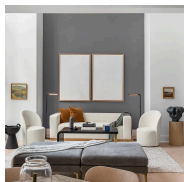


91 CENTRAL PARK WEST #15A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,300,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	224				

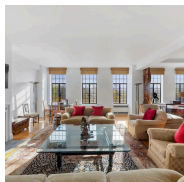
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30 PARK PL #50D

Tribeca

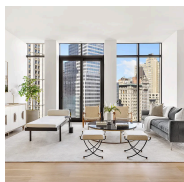
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,999,000	INITIAL	\$6,500,000
SQFT	2,265	PPSF	\$2,649	BEDS	3	BATHS	3.5
FEES	\$10,017	DOM	470				



300 CENTRAL PARK WEST #6E

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	N/A	DOM	11				



33 PARK ROW #14A

Financial District

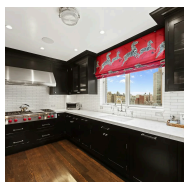
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,680,000	INITIAL	\$5,680,000
SQFT	2,332	PPSF	\$2,436	BEDS	3	BATHS	3
FEES	\$8,246	DOM	85				



200 EAST 79TH ST #4B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,695,000
SQFT	2,620	PPSF	\$2,060	BEDS	4	BATHS	4.5
FEES	\$8,709	DOM	83				



1120 PARK AVE #14B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,300,000
SQFT	2,650	PPSF	\$2,000	BEDS	3	BATHS	3
FEES	\$5,104	DOM	55				

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