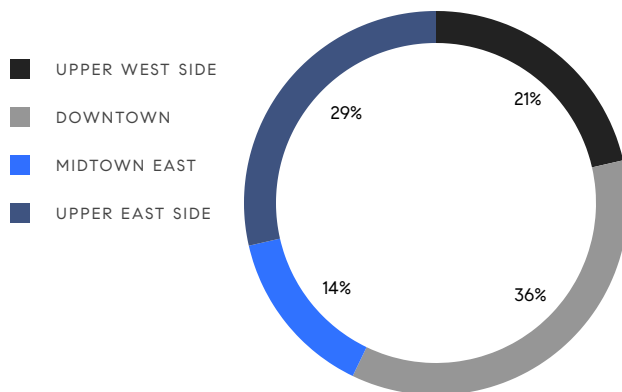


MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL., UNIT PH9/10

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



14
CONTRACTS SIGNED
THIS WEEK

\$146,705,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 10 condos, 1 co-op, and 3 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$10,478,929

AVERAGE ASKING PRICE

\$7,622,500

MEDIAN ASKING PRICE

\$2,868

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$146,705,000

TOTAL VOLUME

216

AVERAGE DAYS ON MARKET

Unit 42NS at 50 West 66th Street on the Upper West Side entered contract this week, with a last asking price of \$45,750,000. This dual-unit condo spans 6,942 square feet with 5 beds and 5 full baths. It features high ceilings, a 56-foot great room, two large loggias, a sizable eat-in kitchen, a home theater/library, and much more. The building provides a state-of-the-art fitness center, indoor and outdoor pools, full-size courts, a sky lounge, and many other amenities.

Also signed this week was 233 West 11th Street in the West Village, with a last asking price of \$13,500,000. Originally built in 1844, this single-family townhouse spans approximately 3,600 square feet with 6 beds and 4 full baths. It features four floors and a well-maintained cellar, steel casement windows, a 35-foot landscaped rear garden, custom teak flooring, a modern kitchen with high-end appliances, high ceilings, a primary bedroom with wood-burning fireplace and en-suite bath, private terraces, and much more.

10

CONDO DEAL(S)

1

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$10,886,500

AVERAGE ASKING PRICE

\$6,995,000

AVERAGE ASKING PRICE

\$10,281,667

AVERAGE ASKING PRICE

\$6,700,000

MEDIAN ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$8,995,000

MEDIAN ASKING PRICE

\$3,262

AVERAGE PPSF

\$1,499

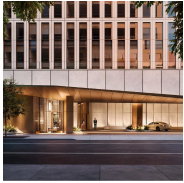
AVERAGE PPSF

3,044

AVERAGE SQFT

6,415

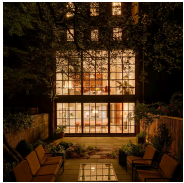
AVERAGE SQFT



50 WEST 66TH ST #42NS

Upper West Side

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$45,750,000 | INITIAL | \$45,750,000 |
| SQFT | 6,942 | PPSF | \$6,590 | BEDS | 5 | BATHS | 5 |
| FEES | \$21,818 | DOM | 403 | | | | |



233 WEST 11TH ST

West Village

| | | | | | | | |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$13,500,000 | INITIAL | \$13,500,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 6 | BATHS | 4 |
| FEES | \$3,658 | DOM | 115 | | | | |



219 EAST 44TH ST #PH

Turtle Bay

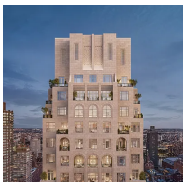
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|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$10,995,000 | INITIAL | \$10,995,000 |
| SQFT | 4,321 | PPSF | \$2,545 | BEDS | 5 | BATHS | 5.5 |
| FEES | \$11,498 | DOM | 172 | | | | |



141 EAST 63RD ST

Lenox Hill

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$8,995,000 | INITIAL | \$8,995,000 |
| SQFT | 8,529 | PPSF | \$1,055 | BEDS | 8 | BATHS | 7 |
| FEES | \$7,771 | DOM | 96 | | | | |



255 EAST 77TH ST #26A

Upper East Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$8,725,000 | INITIAL | \$8,725,000 |
| SQFT | 2,954 | PPSF | \$2,954 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$8,622 | DOM | N/A | | | | |



12 LEROY ST

West Village

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$8,350,000 | INITIAL | \$8,750,000 |
| SQFT | 4,300 | PPSF | \$1,942 | BEDS | 5 | BATHS | 4 |
| FEES | \$5,051 | DOM | 39 | | | | |

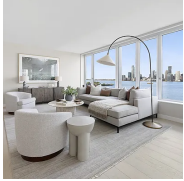
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400 WEST 12TH ST #4E

West Village

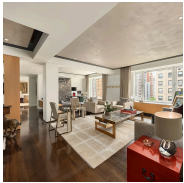
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$7,995,000 | INITIAL | \$9,350,000 |
| SQFT | 2,406 | PPSF | \$3,323 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$9,077 | DOM | 87 | | | | |



450 WASHINGTON ST #703

Tribeca

| | | | | | | | |
|------|--------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDOP | STATUS | CONTRACT | ASK | \$7,250,000 | INITIAL | \$7,250,000 |
| SQFT | 1,868 | PPSF | \$3,882 | BEDS | 3 | BATHS | 2.5 |
| FEES | N/A | DOM | 760 | | | | |



1045 PARK AVE #8

Upper East Side

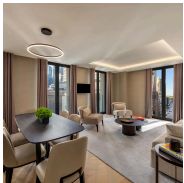
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|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$6,995,000 | INITIAL | \$6,995,000 |
| SQFT | 4,200 | PPSF | \$1,666 | BEDS | 5 | BATHS | 4 |
| FEES | N/A | DOM | 194 | | | | |



211 WEST 84TH ST #6B

Upper West Side

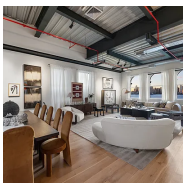
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|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,150,000 | INITIAL | \$6,150,000 |
| SQFT | 2,300 | PPSF | \$2,674 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$6,758 | DOM | 20 | | | | |



685 5TH AVE #12A

Midtown

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,950,000 | INITIAL | \$5,950,000 |
| SQFT | 1,264 | PPSF | \$4,708 | BEDS | 2 | BATHS | 2 |
| FEES | \$8,320 | DOM | 75 | | | | |

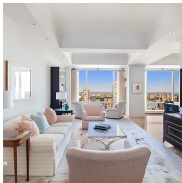


481 WASHINGTON ST #PHS

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,500,000 | INITIAL | \$5,500,000 |
| SQFT | 3,052 | PPSF | \$1,803 | BEDS | 2 | BATHS | 2 |
| FEES | \$8,867 | DOM | 19 | | | | |

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1 CENTRAL PARK WEST #46D

Upper West Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,300,000 | INITIAL | \$7,650,000 |
| SQFT | 2,115 | PPSF | \$2,506 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$7,781 | DOM | 563 | | | | |



1289 LEXINGTON AVE #5B

Upper East Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,250,000 | INITIAL | \$5,250,000 |
| SQFT | 3,217 | PPSF | \$1,632 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$9,329 | DOM | 253 | | | | |

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