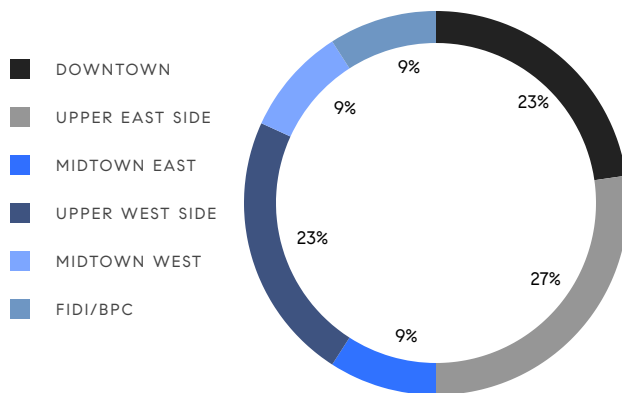


MANHATTAN WEEKLY LUXURY REPORT



551 WEST 21ST STREET, 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$206,255,989

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 13 condos, 3 co-ops, and 6 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$9,375,273

AVERAGE ASKING PRICE

\$7,197,500

MEDIAN ASKING PRICE

\$2,668

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$206,255,989

TOTAL VOLUME

293

AVERAGE DAYS ON MARKET

Penthouse 54 at 277 5th Avenue in NoMad entered contract this week, with a last asking price of \$20,000,000. Built in 2019, this condo spans 4,520 square feet with 4 beds and 4 full baths. It features panoramic skyline views across four exposures from floor-to-ceiling windows, a 780-square-foot loggia, high ceilings, an eat-in kitchen with high-end appliances and marble counters, a primary bedroom wing with dressing room and windowed bath, and much more. The building provides a library, a fitness center, a steam room and sauna, and many other amenities.

Also signed this week was 160 East 83rd Street on the Upper East Side, with a last asking price of \$17,500,000. This townhouse spans approximately 8,000 square feet with 5 beds and 6 full baths. It features a limestone facade, a spiral staircase, dormer windows, a large backyard, an elevator, multiple gas fireplaces, mahogany flooring, state-of-the art mechanicals, high ceilings, and much more.

13

CONDO DEAL(S)

3

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$8,958,923

AVERAGE ASKING PRICE

\$9,333,334

AVERAGE ASKING PRICE

\$10,298,334

AVERAGE ASKING PRICE

\$6,645,000

MEDIAN ASKING PRICE

\$9,500,000

MEDIAN ASKING PRICE

\$8,250,000

MEDIAN ASKING PRICE

\$3,190

AVERAGE PPSF

\$1,623

AVERAGE PPSF

2,762

AVERAGE SQFT

6,091

AVERAGE SQFT



277 5TH AVE #PH54

Nomad

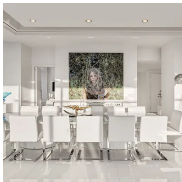
TYPE	CONDO	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$20,000,000
SQFT	4,520	PPSF	\$4,425	BEDS	4	BATHS	4.5
FEES	\$17,747	DOM	253				



160 EAST 83RD ST

Upper East Side

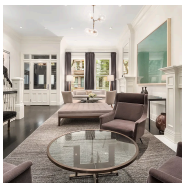
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$18,500,000
SQFT	8,000	PPSF	\$2,188	BEDS	5	BATHS	6.5
FEES	\$9,725	DOM	602				



1 BEACON COURT #PH54W

Sutton Place

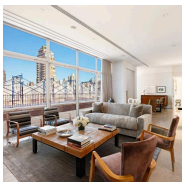
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,999,999	INITIAL	\$17,999,000
SQFT	4,494	PPSF	\$3,783	BEDS	3	BATHS	4.5
FEES	\$20,681	DOM	590				



38 WEST 87TH ST

Upper West Side

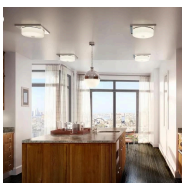
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	8,300	PPSF	\$1,988	BEDS	5	BATHS	6
FEES	\$6,410	DOM	98				



1016 5TH AVE #PHE

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	446				



155 WEST 11TH ST #14B

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	2,547	PPSF	\$4,516	BEDS	3	BATHS	3
FEES	\$9,590	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.



500 WEST 18TH ST #E21A

West Chelsea

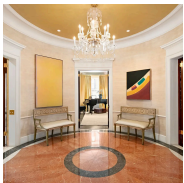
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,005,000	INITIAL	\$10,005,000
SQFT	2,777	PPSF	\$3,603	BEDS	3	BATHS	3
FEES	\$9,974	DOM	N/A				



166 EAST 64TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	6,800	PPSF	\$1,471	BEDS	5	BATHS	3
FEES	\$7,793	DOM	370				



635 PARK AVE #9

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$11,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	342				



35 HUDSON YARDS #7303

Hudson Yards

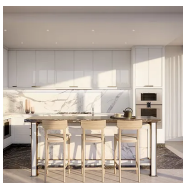
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,900,000	INITIAL	\$9,850,000
SQFT	3,436	PPSF	\$2,591	BEDS	4	BATHS	4.5
FEES	\$12,909	DOM	280				



704 BROADWAY #8

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



500 WEST 18TH ST #E23C

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,645,000	INITIAL	\$6,645,000
SQFT	1,918	PPSF	\$3,465	BEDS	2	BATHS	2.5
FEES	\$6,953	DOM	325				

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160 WEST 66TH ST #59D

Upper West Side

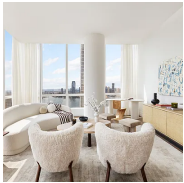
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,600,000
SQFT	1,825	PPSF	\$3,617	BEDS	3	BATHS	3
FEES	\$5,224	DOM	169				



240 EAST 62ND ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	4,076	PPSF	\$1,595	BEDS	5	BATHS	3
FEES	\$6,413	DOM	244				



77 GREENWICH ST #39A

Financial District

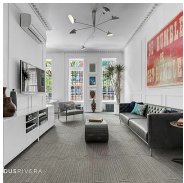
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,070,000	INITIAL	\$6,070,000
SQFT	2,277	PPSF	\$2,666	BEDS	4	BATHS	3.5
FEES	\$8,163	DOM	N/A				



12 WEST 72ND ST #20B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	\$8,219	DOM	1				



161 WEST 73RD ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	5,675	PPSF	\$1,057	BEDS	8	BATHS	7.5
FEES	\$8,345	DOM	973				



520 5TH AVE #63A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,800,000
SQFT	1,951	PPSF	\$3,050	BEDS	3	BATHS	3.5
FEES	\$6,954	DOM	182				

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201 WEST 72ND ST #PH4A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$6,000,000
SQFT	2,489	PPSF	\$2,190	BEDS	3	BATHS	3
FEES	\$8,712	DOM	201				



35 HUDSON YARDS #6503

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	2,724	PPSF	\$1,983	BEDS	3	BATHS	3.5
FEES	\$9,606	DOM	56				



236 EAST 72ND ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	3,692	PPSF	\$1,435	BEDS	4	BATHS	3.5
FEES	\$6,239	DOM	7				



130 WILLIAM ST #51C

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,990	INITIAL	\$5,195,990
SQFT	2,180	PPSF	\$2,384	BEDS	4	BATHS	3
FEES	\$6,350	DOM	132				

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