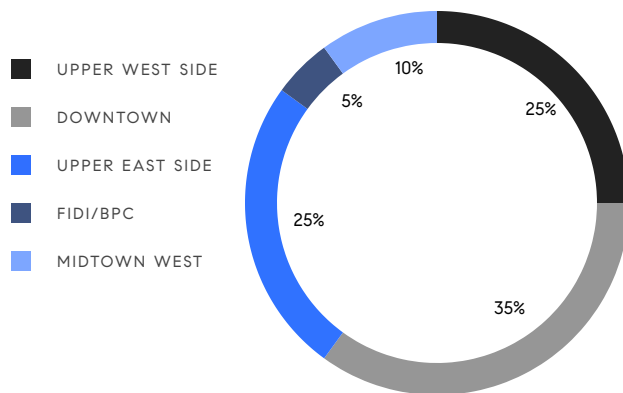


MANHATTAN WEEKLY LUXURY REPORT



551 WEST 21ST STREET, 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



20

CONTRACTS SIGNED
THIS WEEK

\$163,390,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 13 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.

\$8,169,500

AVERAGE ASKING PRICE

\$6,487,500

MEDIAN ASKING PRICE

\$2,463

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$163,390,000

TOTAL VOLUME

208

AVERAGE DAYS ON MARKET

Unit 16 at 535 West End Avenue on the Upper West Side entered contract this week, with a last asking price of \$16,500,000. Built in 2009, this condo spans approximately 6,637 square feet with 6 beds and 6 full baths. It features a private wraparound terrace, a private elevator, 10-foot ceilings, a large family room with custom built-ins, an eat-in kitchen with marble countertops and high-end appliances, a primary bedroom with windowed dressing room and multiple walk-in closets, and much more.

Also signed this week was Unit 38W at 56 Leonard Street in TriBeCa, with a last asking price of \$15,375,000. Built in 2015, this condo unit spans 3,412 square feet with 4 beds and 4 full baths. It features a great room with floor-to-ceiling windows, skyline views, private elevator access, a chef's kitchen with custom cabinetry and high-end appliances, a primary bedroom with private terrace and en-suite bath, 12-foot ceilings, white oak floors, and much more.

13

CONDO DEAL(S)

5

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$8,766,539

AVERAGE ASKING PRICE

\$7,386,000

AVERAGE ASKING PRICE

\$6,247,500

AVERAGE ASKING PRICE

\$6,495,000

MEDIAN ASKING PRICE

\$6,480,000

MEDIAN ASKING PRICE

\$6,247,500

MEDIAN ASKING PRICE

\$2,576

AVERAGE PPSF

\$1,389

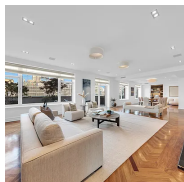
AVERAGE PPSF

3,352

AVERAGE SQFT

4,929

AVERAGE SQFT



535 WEST END AVE #16

Upper West Side

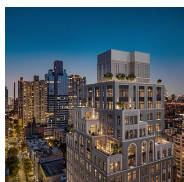
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	6,637	PPSF	\$2,487	BEDS	6	BATHS	5.5
FEES	\$29,880	DOM	71				



56 LEONARD ST #38W

Tribeca

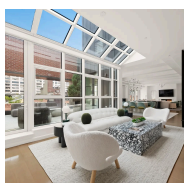
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,375,000	INITIAL	\$15,375,000
SQFT	3,412	PPSF	\$4,507	BEDS	4	BATHS	4.5
FEES	\$11,409	DOM	N/A				



200 EAST 75TH ST #14A

Lenox Hill

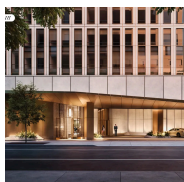
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,650,000	INITIAL	\$11,450,000
SQFT	3,662	PPSF	\$3,182	BEDS	6	BATHS	6
FEES	\$10,415	DOM	56				



12 EAST 13TH ST #8

Greenwich Village

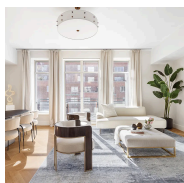
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	N/A
SQFT	4,219	PPSF	\$2,726	BEDS	3	BATHS	4
FEES	\$16,846	DOM	N/A				



50 WEST 66TH ST #7D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,325,000	INITIAL	\$11,125,000
SQFT	3,889	PPSF	\$2,912	BEDS	5	BATHS	6
FEES	\$10,185	DOM	134				



1228 MADISON AVE #10

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	N/A
SQFT	3,841	PPSF	\$2,604	BEDS	4	BATHS	5
FEES	N/A	DOM	N/A				

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561 BROADWAY #3ABC

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	N/A	DOM	128				



50 WEST 66TH ST #4F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,550,000	INITIAL	\$7,550,000
SQFT	2,900	PPSF	\$2,604	BEDS	3	BATHS	3
FEES	N/A	DOM	514				



739 WASHINGTON ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	3,692	PPSF	\$1,869	BEDS	6	BATHS	3.5
FEES	\$2,310	DOM	53				



1 WALL ST #2501

Financial District

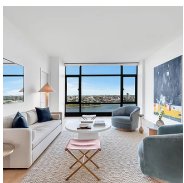
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	2,458	PPSF	\$2,643	BEDS	3	BATHS	3.5
FEES	\$11,827	DOM	N/A				



820 PARK AVE #10S/11S

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,480,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



170 EAST END AVE #16B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$6,950,000
SQFT	2,716	PPSF	\$2,246	BEDS	3	BATHS	3.5
FEES	\$7,732	DOM	589				

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12 WEST 72ND ST #20B

Upper West Side

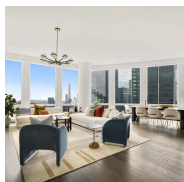
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$5,399,000
SQFT	2,000	PPSF	\$3,000	BEDS	3	BATHS	3
FEES	\$6,816	DOM	644				



970 PARK AVE #5N

Upper East Side

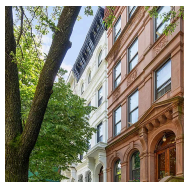
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	N/A	DOM	81				



35 HUDSON YARDS #7802

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,871	PPSF	\$2,038	BEDS	3	BATHS	3.5
FEES	\$10,161	DOM	191				



144 WEST 80TH ST

Upper West Side

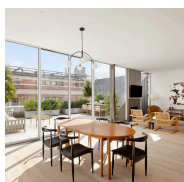
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,995,000
SQFT	6,165	PPSF	\$908	BEDS	9	BATHS	8
FEES	\$8,159	DOM	310				



151 WOOSTER ST #6WB

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	3,007	PPSF	\$1,830	BEDS	3	BATHS	3
FEES	N/A	DOM	83				



136 BAXTER ST #PHA

Chinatown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,995,000
SQFT	2,575	PPSF	\$2,136	BEDS	3	BATHS	3.5
FEES	\$6,705	DOM	122				

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15 HUDSON YARD #77E

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,750,000
SQFT	2,249	PPSF	\$2,444	BEDS	3	BATHS	3.5
FEES	\$6,460	DOM	81				



114 EAST 13TH ST #11CD

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,125,000	INITIAL	\$5,125,000
SQFT	2,969	PPSF	\$1,727	BEDS	5	BATHS	4
FEES	\$10,364	DOM	61				

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