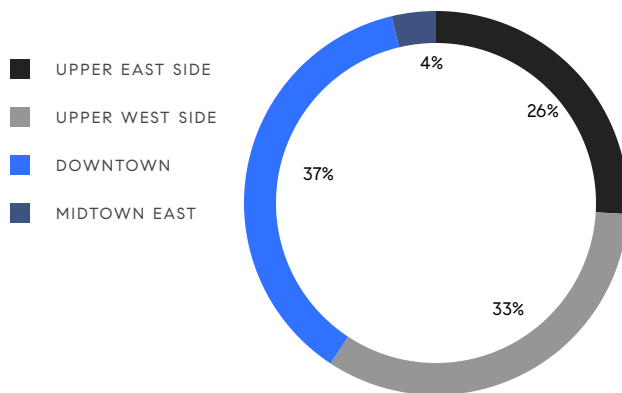


MANHATTAN WEEKLY LUXURY REPORT



20 GREENE STREET, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



27

CONTRACTS SIGNED
THIS WEEK

\$216,556,200

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 27 contracts signed this week, made up of 17 condos, 7 co-ops, and 3 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$8,020,600

AVERAGE ASKING PRICE

\$6,495,000

MEDIAN ASKING PRICE

\$2,424

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$216,556,200

TOTAL VOLUME

249

AVERAGE DAYS ON MARKET

127 East 73rd Street in Lenox Hill entered contract this week, with a last asking price of \$28,000,000. Originally built in 1904, this townhouse spans approximately 9,800 square feet with 6 beds and 8 baths. It features a 22-foot-wide footprint, hardwood floors, oversized windows, multiple fireplaces, a large eat-in kitchen, a garden with waterfall and open seating, high ceilings, a primary bedroom with en-suite bath and walk-in closet, a half-size basketball court, a media room, and much more.

Also signed this week was Unit PHN at 212 West 72nd Street on the Upper West Side, with a last asking price of \$19,150,000. This penthouse condo spans 4,683 square feet with 5 beds and 6 baths. It features a 1,184 square foot roof terrace with outdoor kitchen and seating, a double-height foyer, wide-plank white oak floors, floor-to-ceiling windows, skyline views, a primary bedroom with private terrace, study, and en-suite bath, and much more. The building provides a full-time doorman and concierge, storage, a state-of-the-art fitness center, a residents roof terrace, and many other amenities.

17

CONDO DEAL(S)

7

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$7,759,777

AVERAGE ASKING PRICE

\$6,270,000

AVERAGE ASKING PRICE

\$13,583,334

AVERAGE ASKING PRICE

\$6,750,000

MEDIAN ASKING PRICE

\$5,800,000

MEDIAN ASKING PRICE

\$7,250,000

MEDIAN ASKING PRICE

\$2,687

AVERAGE PPSF

\$1,806

AVERAGE PPSF

2,952

AVERAGE SQFT

6,575

AVERAGE SQFT



127 EAST 73RD ST

Lenox Hill

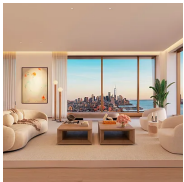
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$28,000,000	INITIAL	\$36,000,000
SQFT	9,800	PPSF	\$2,858	BEDS	6	BATHS	6
FEES	\$18,500	DOM	331				



212 WEST 72ND ST #PHN

Upper West Side

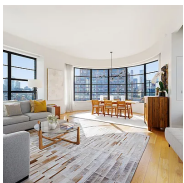
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,150,000	INITIAL	\$19,150,000
SQFT	4,683	PPSF	\$4,090	BEDS	5	BATHS	5.5
FEES	\$18,942	DOM	258				



500 WEST 18TH ST #W30B

West Chelsea

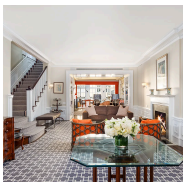
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,050,000	INITIAL	\$12,050,000
SQFT	3,166	PPSF	\$3,807	BEDS	3	BATHS	3.5
FEES	\$11,902	DOM	N/A				



10 SULLIVAN ST #10A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,999,000	INITIAL	\$8,999,000
SQFT	2,950	PPSF	\$3,051	BEDS	3	BATHS	3.5
FEES	\$14,207	DOM	N/A				



830 PARK AVE #9/10B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$9,250,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$6,986	DOM	294				



251 WEST 91ST ST #16A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	2,752	PPSF	\$2,726	BEDS	4	BATHS	3.5
FEES	\$8,100	DOM	602				

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126 EAST 86TH ST #16A

Upper East Side

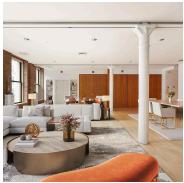
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$8,525,000
SQFT	2,863	PPSF	\$2,620	BEDS	4	BATHS	3.5
FEES	\$8,017	DOM	481				



21 JAY ST #3E

Tribeca

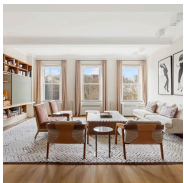
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,595,000
SQFT	4,380	PPSF	\$1,712	BEDS	5	BATHS	4
FEES	\$7,199	DOM	110				



16 JAY ST #3

Tribeca

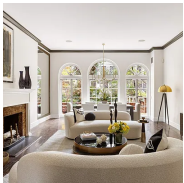
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	3,814	PPSF	\$1,966	BEDS	3	BATHS	2
FEES	\$8,441	DOM	111				



15 WEST 81ST ST #6/7C

Upper West Side

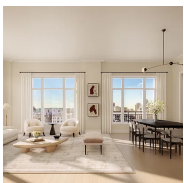
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$3,354	DOM	36				



242 EAST 49TH ST

Turtle Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	5,395	PPSF	\$1,344	BEDS	5	BATHS	5.5
FEES	\$6,197	DOM	82				



211 WEST 84TH ST #4A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,050,000	INITIAL	\$7,050,000
SQFT	2,843	PPSF	\$2,480	BEDS	4	BATHS	4.5
FEES	\$8,353	DOM	82				

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212 WEST 72ND ST #17E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$8,075,000
SQFT	2,371	PPSF	\$2,847	BEDS	4	BATHS	4.5
FEES	\$9,162	DOM	531				



145 EAST 76TH ST #8A/7A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,695,000
SQFT	3,780	PPSF	\$1,719	BEDS	5	BATHS	5.5
FEES	\$11,937	DOM	253				



110 CHARLTON ST #PH29B

Soho

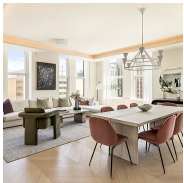
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,427,200	INITIAL	\$6,427,200
SQFT	1,481	PPSF	\$4,340	BEDS	2	BATHS	2.5
FEES	\$4,433	DOM	525				



200 EAST 75TH ST #6A

Lenox Hill

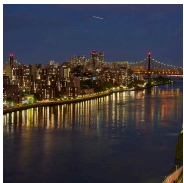
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,325,000	INITIAL	\$6,325,000
SQFT	2,458	PPSF	\$2,574	BEDS	4	BATHS	4.5
FEES	\$6,991	DOM	64				



108 LEONARD ST #9N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,255,000	INITIAL	\$6,255,000
SQFT	2,481	PPSF	\$2,522	BEDS	4	BATHS	4
FEES	\$7,238	DOM	14				



25 EAST END AVE #PH16

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	399				

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200 MERCER ST #PH5E

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	4,000	PPSF	\$1,450	BEDS	2	BATHS	2
FEES	\$3,058	DOM	16				



80 CENTRAL PARK WEST #22AB

Upper West Side

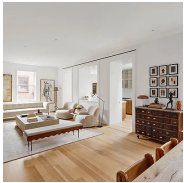
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$5,995,000
SQFT	2,200	PPSF	\$2,635	BEDS	4	BATHS	3
FEES	N/A	DOM	N/A				



45 EAST 22ND ST #35A

Flatiron District

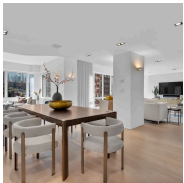
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,775,000	INITIAL	\$5,875,000
SQFT	2,042	PPSF	\$2,829	BEDS	2	BATHS	2
FEES	\$7,818	DOM	44				



7 HARRISON ST #5S

Tribeca

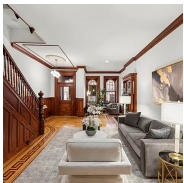
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,126	PPSF	\$2,705	BEDS	3	BATHS	3
FEES	\$7,298	DOM	330				



80 RIVERSIDE BLVD #7U

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,400	PPSF	\$1,692	BEDS	5	BATHS	5
FEES	\$9,023	DOM	169				



326 WEST 71ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	4,529	PPSF	\$1,215	BEDS	6	BATHS	4
FEES	\$3,687	DOM	48				

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110 MERCER ST #2W

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	4,000	PPSF	\$1,375	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



983 PARK AVE #6C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,900,000
SQFT	3,200	PPSF	\$1,625	BEDS	5	BATHS	4
FEES	N/A	DOM	691				



212 WEST 93RD ST #PHA

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$4,995,000
SQFT	2,585	PPSF	\$1,993	BEDS	3	BATHS	3
FEES	\$10,059	DOM	N/A				

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