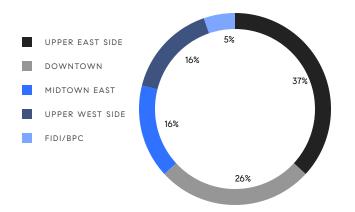
MANHATTAN WEEKLY LUXURY REPORT



815 PARK AVE BY JON OF VISUAL GRIP

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$202,699,999 Total contract volume

CONTRACTS \$5M AND ABOVE MAR 20 - 26, 2023

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 19 contracts signed this week, made up of 12 condos, 5 co-ops, and 2 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$10,668,421

\$9,550,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

7%

\$202,699,999

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

375

\$2.781

15 East 77th Street on the Upper East Side entered contract this week, with a last asking price of \$32,500,000. Originally built in 1878, these two continuous townhouses span approximately 14,000 square feet with 8 beds and 12 full baths. They feature a footprint over 33 feet in width, a rear private garden, ceilings up to 12 feet high, ready-to-build interiors, and much more.

Also signed this week was Unit PH at 993 5th Avenue on the Upper East Side, with a last asking price of \$19,950,000. Originally built in 1929, this penthouse duplex co-op offers 4 beds and 4 full baths. It features marble wood-burning fireplaces, oversized casement windows, central air conditioning, a 53-foot-wide terrace, French doors, a large chef's kitchen with high-end stainless steel appliances, a primary bedroom with en-suite windowed bathroom, and much more.

12

CONDO DEAL(S)

\$8,875,834

AVERAGE ASKING PRICE

\$7,930,000

MEDIAN ASKING PRICE

\$2,796

AVERAGE PPSF

3,222 AVERAGE SQFT 5

CO-OP DEAL(S)

\$10,339,000

AVERAGE ASKING PRICE

\$9,750,000 Median Asking Price 2

TOWNHOUSE DEAL(S)

\$22,247,500

AVERAGE ASKING PRICE

\$22,247,500

MEDIAN ASKING PRICE

\$2,098 AVERAGE PPSF

10,200

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

MAR 20 - 26, 2023

	15 EAST 77TH ST Upper East Side								
	TYPE SQFT FEES	TOWNHOUSE 14,000 \$17,916	STATUS PPSF DOM	CONTRACT \$2,321 273	ASK BEDS	\$32,500,000 8	INITIAL BATHS	\$35,000,000 12	
	993 5TH AVE #PH							Upper East Side	
	TYPE SQFT FEES	COOP 5,500 \$25,060	STATUS PPSF DOM	CONTRACT \$3,628 630	ASK BEDS	\$19,950,000 4	INITIAL BATHS	\$39,500,000 4.5	
a Alia	1045 N	MADISON A	VE #10				Upper Ea	ast Side	
	TYPE SQFT FEES	CONDO 4,193 \$12,574	STATUS PPSF DOM	CONTRACT \$3,578 347	ASK BEDS	\$15,000,000 6	INITIAL BATHS	\$17,500,000 5.5	
	823 PARK AVE #10						Upper East Side		
	823 PA	ARK AVE #	10				Upper Ea	ast Side	
	823 PA type sqft fees	ARK AVE # CONDO 4,184 \$15,009		CONTRACT \$3,466 N/A	ASK BEDS	\$14,500,000 5			
	TYPE SQFT FEES	CONDO 4,184	STATUS PPSF DOM	\$3,466			INITIAL	N/A	
	TYPE SQFT FEES	CONDO 4,184 \$15,009	STATUS PPSF DOM	\$3,466		5	INITIAL BATHS Tribeca	N/A	
	type sqft fees 17 HA type sqft fees	CONDO 4,184 \$15,009 RRISON ST TOWNHOUSE 6,400	STATUS PPSF DOM STATUS PPSF DOM	\$3,466 N/A CONTRACT \$1,875	BEDS	5 \$11,995,000	INITIAL BATHS Tribeca	N/A 4.5 \$12,000,000 5	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE MAR 20 - 26, 2023

47 ME	RCER ST #	Soho						
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$10,960,000	INITIAL	\$11,960,000	
SQFT	4,300	PPSF	\$2,549	BEDS	3	BATHS	3	
FEES	\$10,499	DOM	280					
211 CE	NTRAL PA	Upper West Side						
ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$9,999,999	INITIAL	\$9,999,999	
SQFT	3,000	PPSF	\$3,334	BEDS	3	BATHS	4	
FEES	\$6,605	DOM	40					
1025 5	TH AVE #J	PHAN				Upper East Side		
ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$13,500,000	
SQFT	3,800	PPSF	\$2,566	BEDS	4	BATHS	3	
FEES	\$12,253	DOM	443					
100 FRANKLIN ST #PHN							Tribeca	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,550,000	INITIAL	N/A	
SQFT	3,673	PPSF	\$2,601	BEDS	3	BATHS	3.5	
FEES	\$14,003	DOM	N/A					
235 WEST 71ST ST #3						Upper West Side		
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000	
SQFT	4,761	PPSF	\$1,786	BEDS	6	BATHS	5.5	
FEES	\$11,952	DOM	73					
200 A	MSTERDA		Upper West Side					
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,360,000	INITIAL	\$7,360,000	
SQFT	2,221	PPSF	\$3,314	BEDS	3	BATHS	3	
	SQFT FEES 211 CE SQFT FEES 1025 5 TYPE SQFT FEES 100 FF TYPE SQFT FEES 235 W TYPE SQFT FEES	SQFT 4,300 FEES \$10,499 TYPE COOP SQFT 3,000 FEES \$6,605 1025 FAVE #1 TYPE COOP SQFT 3,800 FEES \$12,253 100 FRANKLIN S TYPE CONDO SQFT 3,673 FEES \$14,003 235 VEST 71ST S TYPE CONDO SQFT 4,761 FEES \$11,952	SQFT4,300PPSFFEES\$10,499DOMDOMSQFTSTATUSSQFT3,000PPSFFEES\$6,605DOMIO25 STATUSSQFT3,000PPSFFEES\$12,253DOMIOO FRATUSSQFT3,800PPSFFEES\$12,253DOMIOO FRATUSSQFT3,673PPSFFEES\$14,003DOMZ35 WEST 71ST ST #3TYPECONDOSTATUSSQFT4,761PPSFFEES\$11,952DOM	SQFT 4,300 PPSF \$2,549 FEES \$10,499 DOM 280 SAFT STATUS CONTRACT SQFT 3,000 PPSF \$3,334 SQFT 3,000 PPSF \$3,334 FEES \$6,605 DOM 40 STATUS CONTRACT SQFT 3,800 PPSF \$2,566 SQFT 3,800 PPSF \$2,566 SQFT 3,800 PPSF \$2,566 FEES \$12,253 DOM 443 CONTRACT SQFT 3,673 PPSF \$2,601 SQFT \$14,003 DOM N/A	SQFT4,300 \$10,499PPSF\$2,549 280BEDSPPSF\$2,549 280BEDSCINCRACT PART PARTASK BEDSSQFT3,000 \$100PPSF\$3,334 40BEDSFEES\$6,605DOM40INTALL PARE FOR \$3,334 40ASK BEDSCOOP STATUS CONTRACT \$2,566ASK BEDSFEES\$12,253DOM43INTALLIN SET #PHNTYPECONDO \$12,253STATUS POSFCONTRACT \$2,601ASK BEDSFEES\$14,003PDSF\$2,601 N/AASK BEDSCONDO STATUSSTATUS POSFCONTRACT \$2,601ASK BEDSCONDO STATUSSTATUS POSFCONTRACT S1,786ASK BEDSCONDO STATUSSTATUS POSFCONTRACT S1,786ASK BEDSFUPECONDO STATUSSTATUS POSFCONTRACT S1,786ASK BEDSCONDO STATUSSTATUS POSFCONTRACT S1,786ASK BEDSCONDO STATUSSTATUS POSFCONTRACT S1,786ASK BEDS	SQFT 4,300 PPSF \$2,549 BEDS 3 FEES \$10,499 DOM 280 BEDS 3 211 CENTRAL PARK WEST #14E Ask \$9,999,999 \$3 SQFT 3,000 PPSF \$3,334 BEDS 3 SQFT 3,000 PPSF \$3,334 BEDS 3 FEES \$6,605 DOM 40 BEDS 3 1025 TH AVE #PHH STATUS CONTRACT ASK \$9,750,000 \$4 SQFT 3,800 PPSF \$2,566 BEDS 4 TYPE CONDO STATUS CONTRACT ASK \$9,550,000 SQFT 3,673 PPSF \$2,601 BEDS 3 FEES \$14,003 DOM N/A BEDS 3 STYPE CONDO STATUS CONTRACT ASK \$9,550,000 3 SQFT 3,673 PPSF \$2,601 BEDS 3	SQFT4,300PPSF\$2,549BEDS3BATHSFEES\$10,499DOM280280280280280280280280211 CENTRAL PARK WEST #14EUpper WTYPECOOPSTATUSCONTRACTASK\$9,999,999INITIALSQFT3,000PPSF\$3,334BEDS33BATHSFEES\$6,605DOM402802802802801025 5TH AVE #PHANVpper E4Vpper E4Vpper E4100 FRANKLIN ST #PHNASK\$9,750,000INITIALSQFT3,800PPSF\$2,566BEDS4BATHS280100 FRANKLIN ST #PHNTribecaASK\$9,550,000INITIALSQFT3,673PPSF\$2,601BEDS3BATHSTYPECONDOSTATUSCONTRACTASK\$9,550,000INITIALSQFT3,673PPSF\$2,601BEDS3BATHSFEES\$14,003DOMN/ABEDS3INITIALSQFT4,761PPSF\$1,786BEDS6BATHSTYPECONDOSTATUSCONTRACTASK\$8,500,000INITIALSQFT4,761PPSF\$1,786BEDS6BATHSFEES\$11,952DOM7373100100	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE MAR 20 - 26, 2023

	504 W	EST 22ND	Chelsea						
Single Constraints Single Constra	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$7,000,000	
A	SQFT	3,100	PPSF	\$2,177	BEDS	3	BATHS	3	
	FEES	\$7,924	DOM	700					
	26 EA	ST 93RD ST	Upper Ea	Upper East Side					
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,425,000	
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5	
	FEES	N/A	DOM	318					
	1 WALL ST #3301						Financial District		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000	
	SQFT	2,280	PPSF	\$2,698	BEDS	2	BATHS	2.5	
	FEES	\$7,988	DOM	1					
1	146 WEST 57TH ST #PHC							Midtown	
The second secon	146 W	YEST 57TH S	ST #PHC	2			Midtowr	1	
	146 W	EST 57TH S		CONTRACT	ASK	\$5,995,000		\$8,250,000	
					A S K B E D S	\$5,995,000 2			
	ΤΥΡΕ	CONDO	STATUS	CONTRACT			INITIAL	\$8,250,000	
	TYPE SQFT FEES	CONDO 2,805	STATUS PPSF DOM	CONTRACT \$2,138 708			INITIAL	\$8,250,000 3.5	
	TYPE SQFT FEES	CONDO 2,805 \$10,593	STATUS PPSF DOM	CONTRACT \$2,138 708			INITIAL BATHS Upper Ea	\$8,250,000 3.5	
	type sqft fees 131 E A	CONDO 2,805 \$10,593 AST 66TH S'	status ppsf dom T #6/7A	CONTRACT \$2,138 708	BEDS	2	INITIAL BATHS Upper Ea	\$8,250,000 3.5 ast Side	
	type sqft fees 131 E A type	CONDO 2,805 \$10,593 AST 66TH S' COOP	status ppsf dom T #6/7A status	CONTRACT \$2,138 708 CONTRACT	BEDS	2 \$5,795,000	INITIAL BATHS Upper Ea	\$8,250,000 3.5 ast Side \$5,795,000	
	type sqft fees 131 E A type sqft fees	CONDO 2,805 \$10,593 AST 66TH S' COOP N/A	status ppsf dom T #6/7A status ppsf dom	CONTRACT \$2,138 708 CONTRACT N/A	BEDS	2 \$5,795,000	INITIAL BATHS Upper Ea	\$8,250,000 3.5 ast Side \$5,795,000	
	type sqft fees 131 E A type sqft fees	CONDO 2,805 \$10,593 AST 66TH S' COOP N/A N/A	status ppsf dom T #6/7A status ppsf dom	CONTRACT \$2,138 708 CONTRACT N/A	BEDS	2 \$5,795,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	\$8,250,000 3.5 ast Side \$5,795,000	
	TYPE SQFT FEES 131 EA TYPE SQFT FEES 7 HAB	CONDO 2,805 \$10,593 AST 66TH S' COOP N/A N/A RRISON ST	status ppsf dom T #6/7A status ppsf dom #4S	CONTRACT \$2,138 708 CONTRACT N/A 35	BEDS ASK BEDS	2 \$5,795,000 3	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	\$8,250,000 3.5 ast Side \$5,795,000 3.5	
	TYPE SQFT FEES 131 EA TYPE SQFT FEES 7 HAB TYPE	CONDO 2,805 \$10,593 AST 66TH S' COOP N/A N/A RRISON ST CONDO	STATUS PPSF DOM T #6/7A STATUS PPSF DOM #4S STATUS	CONTRACT \$2,138 708 CONTRACT N/A 35 CONTRACT	BEDS ASK BEDS ASK	2 \$5,795,000 3 \$5,500,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca INITIAL	\$8,250,000 3.5 ast Side \$5,795,000 3.5 \$5,750,000	

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CONTRACTS \$5M AND ABOVE

MAR 20 - 26, 2023

	157 WEST 57TH ST #32E							Midtown	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$4,650,000	
A CARLES	SQFT	1,481	PPSF	\$3,545	BEDS	1	BATHS	2	
	FEES	\$3,704	DOM	964					

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