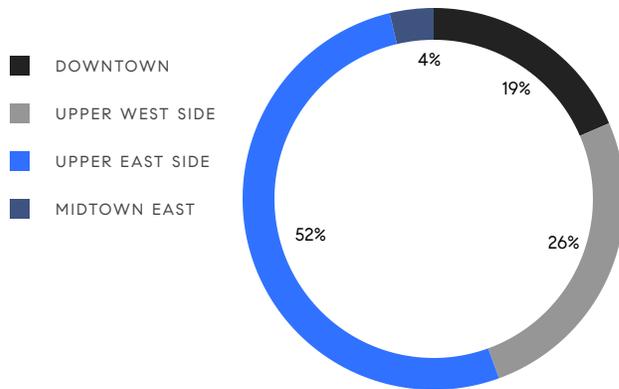


MANHATTAN WEEKLY LUXURY REPORT



551 W 21ST ST, UNIT 10B

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



27

CONTRACTS SIGNED
THIS WEEK

\$236,570,000

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 20 condos, 6 co-ops, and 1 house. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$8,761,852

AVERAGE ASKING PRICE

\$8,025,000

MEDIAN ASKING PRICE

\$3,010

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$236,570,000

TOTAL VOLUME

353

AVERAGE DAYS ON MARKET

Unit PH9A at 90 Morton Street in the West Village entered contract this week, with a last asking price of \$17,750,000. Built in 2018, this penthouse condo loft spans 3,675 square feet with 3 beds and 3 full baths. It features a custom-milled office, a wine cellar, a media room, two large terraces totally 1,450 square feet, city and river views, an open chef's kitchen with high-end appliances, and much more. The building provides a 24-hour concierge and attended lobby, a covered driveway, a resident's library, a state-of-the-art fitness center, and much more.

Also signed this week was Unit 7B at 765 Park Avenue on the Upper East Side, with a last asking price of \$14,900,000. Originally built in 1927, this co-op offers 4 beds and 5 full baths. It features a private elevator entry, a 29-by-12-foot gallery, a 33-foot corner living room with herringbone floors and wood-burning fireplace, 25 windows, an eat-in kitchen, and much more. The building provides white-glove service including doorman and concierge, a recently updated and enlarged gym, and many other amenities.

20

CONDO DEAL(S)

6

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,251,750

AVERAGE ASKING PRICE

\$10,464,167

AVERAGE ASKING PRICE

\$8,750,000

AVERAGE ASKING PRICE

\$7,122,500

MEDIAN ASKING PRICE

\$9,497,500

MEDIAN ASKING PRICE

\$8,750,000

MEDIAN ASKING PRICE

\$3,058

AVERAGE PPSF

N/A

AVERAGE PPSF

2,721

AVERAGE SQFT

N/A

AVERAGE SQFT



90 MORTON ST #PH9A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,750,000	INITIAL	\$22,500,000
SQFT	3,675	PPSF	\$4,830	BEDS	3	BATHS	3
FEEES	\$11,486	DOM	578				



765 PARK AVE #7B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$14,900,000	INITIAL	\$17,000,000
SQFT	5,500	PPSF	\$2,710	BEDS	4	BATHS	5
FEEES	N/A	DOM	1,035				



1185 PARK AVE #16/17F

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,900,000	INITIAL	\$15,450,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEEES	\$12,673	DOM	92				



217 WEST 57TH ST #45B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$13,750,000
SQFT	2,640	PPSF	\$5,209	BEDS	3	BATHS	4
FEEES	\$9,902	DOM	110				



20 EAST 76TH ST #11C

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	2,436	PPSF	\$4,927	BEDS	3	BATHS	3
FEEES	\$10,113	DOM	4				



500 WETS 18TH ST #W22A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,645,000	INITIAL	\$10,645,000
SQFT	2,345	PPSF	\$4,540	BEDS	3	BATHS	3.5
FEEES	\$8,501	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.



880 5TH AVE #16BC

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$11,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	N/A	DOM	179				



20 EAST 76TH ST #15C

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,500,000
SQFT	2,127	PPSF	\$4,467	BEDS	2	BATHS	2.5
FEES	\$8,963	DOM	N/A				



255 EAST 77TH ST #31A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,380,000	INITIAL	\$9,380,000
SQFT	2,954	PPSF	\$3,176	BEDS	4	BATHS	4.5
FEES	\$8,622	DOM	N/A				



255 EAST 77TH ST #30A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,130,000	INITIAL	\$9,130,000
SQFT	2,954	PPSF	\$3,091	BEDS	4	BATHS	4.5
FEES	\$8,622	DOM	N/A				



325 WEST END AVE #6AB

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$10,500,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	5
FEES	N/A	DOM	850				



255 EAST 77TH ST #10A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,850,000	INITIAL	\$8,850,000
SQFT	3,087	PPSF	\$2,867	BEDS	4	BATHS	4.5
FEES	\$9,671	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.



332 WEST 20TH ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$9,950,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	\$3,236	DOM	539				



255 EAST 77TH ST #24B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,025,000	INITIAL	\$8,025,000
SQFT	2,858	PPSF	\$2,808	BEDS	4	BATHS	4.5
FEES	\$8,341	DOM	N/A				



30 EAST 71ST ST #3B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,500,000
SQFT	3,400	PPSF	\$2,352	BEDS	4	BATHS	4
FEES	N/A	DOM	257				



255 EAST 77TH ST #8C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	3,120	PPSF	\$2,324	BEDS	5	BATHS	5.5
FEES	\$9,106	DOM	N/A				



30 LINCOLN PLAZA #4KLM

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,400,000
SQFT	3,717	PPSF	\$1,882	BEDS	5	BATHS	5.5
FEES	\$8,577	DOM	393				



1175 PARK AVE #7B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$4,428	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.



211 WEST 84TH ST #4C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	2,823	PPSF	\$2,392	BEDS	4	BATHS	4.5
FEES	\$8,295	DOM	N/A				



255 EAST 77TH ST #7A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$6,100,000
SQFT	2,617	PPSF	\$2,331	BEDS	4	BATHS	4.5
FEES	\$7,638	DOM	N/A				



393 WEST END AVE #8C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,075,000	INITIAL	\$6,075,000
SQFT	2,808	PPSF	\$2,164	BEDS	4	BATHS	4
FEES	\$7,119	DOM	50				



393 WEST END AVE #14C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,713	PPSF	\$2,210	BEDS	4	BATHS	3.5
FEES	\$6,879	DOM	30				



173 PERRY ST #8N

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,950,000
SQFT	1,853	PPSF	\$3,104	BEDS	2	BATHS	2
FEES	\$10,799	DOM	382				



435 WEST 19TH ST #PH1

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,695,000	INITIAL	\$7,000,000
SQFT	2,628	PPSF	\$2,168	BEDS	3	BATHS	3.5
FEES	\$9,064	DOM	518				

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.



2150 BROADWAY #8D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,499,000
SQFT	2,821	PPSF	\$1,877	BEDS	4	BATHS	3.5
FEES	\$6,952	DOM	276				



255 EAST 77TH ST #15A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	2,116	PPSF	\$2,411	BEDS	3	BATHS	3.5
FEES	\$6,175	DOM	N/A				



255 EAST 77TH ST #14A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,116	PPSF	\$2,363	BEDS	3	BATHS	3.5
FEES	\$6,175	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.