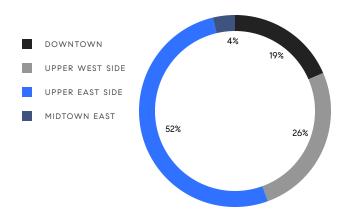
MANHATTAN WEEKLY LUXURY REPORT



551 W 21ST ST, UNIT 10B

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$236,570,000 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE SEP 30 - OCT 06, 2024

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

\$8.025.000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$3.010 AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$236.570.000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

353

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-theart 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 6 1 CO-OP DEAL(S) CONDO DEAL(S) TOWNHOUSE DEAL(S) \$10.464.167 \$8,750.000 AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$9.497.500 \$8,750,000

MEDIAN ASKING PRICE

N/AAVERAGE PPSF

N/AAVERAGE SQFT

\$8.251.750

AVERAGE ASKING PRICE

\$7,122,500 MEDIAN ASKING PRICE

\$3.058

AVERAGE PPSF

2.721AVERAGE SQFT MEDIAN ASKING PRICE

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 30 - OCT 06, 2024

 90 MORTON ST #PH9A West Village								
TYPE SQFT FEES	CONDO 3,675 \$11,486	STATUS PPSF DOM	CONTRACT \$4,830 578	ASK BEDS	\$17,750,000 3	INITIAL BATHS	\$22,500,000 3	
765 PA	ARK AVE #7	Upper West Side						
TYPE SQFT FEES	COOP 5,500 N/A	STATUS PPSF DOM	CONTRACT \$2,710 1,035	ASK BEDS	\$14,900,000 4	INITIAL BATHS	\$17,000,000 5	
1185 Pa	ARK AVE #	16/17F	Upper East Side					
TYPE SQFT FEES	COOP N/A \$12,673	STATUS PPSF DOM	CONTRACT N/A 92	A S K B E D S	\$13,900,000 4	INITIAL BATHS	\$15,450,000 5	
217 WEST 57TH ST #45B						Midtown		
TYPE SQFT FEES	CONDO 2,640 \$9,902	STATUS PPSF DOM	CONTRACT \$5,209 110	A S K B E D S	\$13,750,000 3	INITIAL BATHS	\$13,750,000 4	
20 EAST 76TH ST #11C						Lenox Hill		
TYPE SQFT FEES	CONDO 2,436 \$10,113	STATUS PPSF DOM	CONTRACT \$4,927 4	ASK BEDS	\$12,000,000 3	INITIAL BATHS	\$12,000,000 3	
500 WETS 18TH ST #W22A						West Chelsea		
TYPE SQFT FEES	CONDO 2,345 \$8,501	STATUS PPSF DOM	CONTRACT \$4,540 N/A	ASK BEDS	\$10,645,000 3	INITIAL BATHS	\$10,645,000 3.5	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 30 - OCT 06, 2024

- //	880 51	"H AVE #16	Upper East Side						
	ТҮРЕ	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 EAS	ST 76TH ST	Lenox Hill						
Hud Porter	ТҮРЕ	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					
1	255 E <i>A</i>	AST 77TH ST	Г #31А				Upper Ea	ast Side	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,380,000	INITIAL	\$9,380,000	
	SQFT	2,954	PPSF	\$3,176	BEDS	4	BATHS	4.5	
T.	FEES	\$8,622	DOM	N/A					
T	255 EAST 77TH ST #30A							Upper East Side	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,130,000	INITIAL	\$9,130,000	
	T Y P E S Q F T	CONDO 2,954	STAT U S P P S F	CONTRACT \$3,091	A S K B E D S	\$9,130,000 4	INITIAL BATHS	\$9,130,000 4.5	
	SQFT FEES	2,954	PPSF DOM	\$3,091 N/A				4.5	
	SQFT FEES	2,954 \$8,622	PPSF DOM	\$3,091 N/A			BATHS Upper W	4.5	
	sqft fees 325 W	2,954 \$8,622 EST END A	PPSF DOM VE #6A	\$3,091 N/A B	BEDS	4	BATHS Upper W	4.5 Vest Side	
	sqft fees 325 W type	2,954 \$8,622 EST END A COOP	ppsf dom VE #6A status	\$3,091 N/A B CONTRACT	BEDS	4 \$8,995,000	BATHS Upper W	4.5 Vest Side \$10,500,000	
	SQFT FEES 325 W TYPE SQFT FEES	2,954 \$8,622 EST END A COOP N/A	ppsf dom VE #6A status ppsf dom	\$3,091 N/A B CONTRACT N/A	BEDS	4 \$8,995,000	BATHS Upper W	4.5 /est Side \$10,500,000 5	
	SQFT FEES 325 W TYPE SQFT FEES	2,954 \$8,622 EST END A COOP N/A N/A	ppsf dom VE #6A status ppsf dom	\$3,091 N/A B CONTRACT N/A	BEDS	4 \$8,995,000	BATHS Upper W INITIAL BATHS Upper Ea	4.5 /est Side \$10,500,000 5	
	SQFT FEES 325 W TYPE SQFT FEES 255 EA	2,954 \$8,622 EST END A COOP N/A N/A	ppsf dom VE #6A status ppsf dom Γ #10A	\$3,091 N/A B CONTRACT N/A 850	BEDS ASK BEDS	4 \$8,995,000 6	BATHS Upper W INITIAL BATHS Upper Ea	4.5 /est Side \$10,500,000 5	
	SQFT FEES 325 W TYPE SQFT FEES 255 EA TYPE	2,954 \$8,622 EST END A COOP N/A N/A ST 77TH S CONDO	ppsf dom VE #6A status ppsf dom F #10A status	\$3,091 N/A B CONTRACT N/A 850 CONTRACT	BEDS ASK BEDS ASK	4 \$8,995,000 6 \$8,850,000	BATHS Upper W INITIAL BATHS Upper Ea INITIAL	4.5 Vest Side \$10,500,000 5 ast Side \$8,850,000	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 30 - OCT 06, 2024

I.	332 W	EST 20TH S	Chelsea						
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$9,950,000	
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5	
Field	FEES	\$3,236	DOM	539					
T	255 EA	AST 77TH S	Upper East Side						
	ТҮРЕ	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 EA	ST 71ST ST	#3B				Upper Ea	ast Side	
	ТҮРЕ	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	
	ZJJ LI		1 1100				11		
	TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000		\$7,250,000	
				CONTRACT \$2,324	A S K B E D S	\$7,250,000 5		\$7,250,000 5.5	
	ТҮРЕ	CONDO	STATUS				INITIAL		
	TYPE SQFT FEES	CONDO 3,120	STATUS PPSF DOM	\$2,324 N/A			INITIAL	5.5	
	TYPE SQFT FEES	CONDO 3,120 \$9,106	STATUS PPSF DOM	\$2,324 N/A			INITIAL BATHS Upper W	5.5	
	type sqft fees 30 LIN	CONDO 3,120 \$9,106 NCOLN PLA	status ppsf dom ZA #4K	\$2,324 N/A	BEDS	5	INITIAL BATHS Upper W	5.5 Vest Side	
	type sqft fees 30 LIN type	CONDO 3,120 \$9,106 NCOLN PLA CONDO	status ppsf dom ZA #4K status	\$2,324 N/A ILM CONTRACT	BEDS	5 \$6,995,000	INITIAL BATHS Upper W	5.5 Yest Side \$7,400,000	
	type sqft fees 30 LIN type sqft fees	CONDO 3,120 \$9,106 NCOLN PLA CONDO 3,717	status ppsf dom ZA #4K status ppsf dom	\$2,324 N/A LLM CONTRACT \$1,882	BEDS	5 \$6,995,000	INITIAL BATHS Upper W	5.5 /est Side \$7,400,000 5.5	
	type sqft fees 30 LIN type sqft fees	CONDO 3,120 \$9,106 NCOLN PLA CONDO 3,717 \$8,577	status ppsf dom ZA #4K status ppsf dom	\$2,324 N/A LLM CONTRACT \$1,882	BEDS	5 \$6,995,000	INITIAL BATHS Upper W INITIAL BATHS	5.5 /est Side \$7,400,000 5.5	
	TYPE SQFT FEES 30 LIN TYPE SQFT FEES 1175 PA	CONDO 3,120 \$9,106 NCOLN PLA CONDO 3,717 \$8,577 ARK AVE #	status ppsf dom ZA #4K status ppsf dom 7B	\$2,324 N/A LLM CONTRACT \$1,882 393	BEDS ASK BEDS	5 \$6,995,000 5	Upper W INITIAL BATHS	5.5 /est Side \$7,400,000 5.5	
	TYPE SQFT FEES 30 LIN TYPE SQFT FEES 1175 PA	CONDO 3,120 \$9,106 NCOLN PLA CONDO 3,717 \$8,577 ARK AVE # COOP	STATUS PPSF DOM ZA #4K STATUS PPSF DOM 7B STATUS	\$2,324 N/A CLM CONTRACT \$1,882 393 CONTRACT	BEDS ASK BEDS ASK	5 \$6,995,000 5 \$6,995,000	INITIAL BATHS Upper W INITIAL BATHS Upper Ea INITIAL	5.5 Vest Side \$7,400,000 5.5 ast Side N/A	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 30 - OCT 06, 2024

	211 WEST 84TH ST #4C							Upper West Side	
	ТҮРЕ	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					
1	255 EA	AST 77TH S	T #7A				Upper Ea	ast Side	
	ТҮРЕ	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 W	EST END A	VE #8C				Upper W	Vest Side	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,075,000	INITIAL	\$6,075,000	
2.3	SQFT	2,808	PPSF	\$2,164	BEDS	4	BATHS	4	
CEVE	FEES	\$7,119	DOM	50					
	393 WEST END AVE #14C						Upper West Side		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000	
	TYPE SQFT	CONDO 2,713	STAT U S P P S F	CONTRACT \$2,210	ASK BEDS	\$5,995,000 4	INITIAL BATHS	\$5,995,000 3.5	
	SQFT FEES	2,713	PPSF DOM	\$2,210				3.5	
	SQFT FEES	2,713 \$6,879	PPSF DOM	\$2,210 30			BATHS West Vil	3.5	
	sqft fees 173 PE	2,713 \$6,879 RRY ST #8	ppsf dom N	\$2,210 30	BEDS	4	BATHS West Vil	3.5 lage	
	sqft fees 173 PE type	2,713 \$6,879 RRY ST #8 CONDO	ppsf dom N status	\$2,210 30 CONTRACT	BEDS	4 \$5,750,000	BATHS West Vil	3.5 lage \$5,950,000	
	SQFT FEES 173 PE TYPE SQFT FEES	2,713 \$6,879 RRY ST #8 CONDO 1,853	PPSF DOM N STATUS PPSF DOM	\$2,210 30 CONTRACT \$3,104 382	BEDS	4 \$5,750,000	BATHS West Vil	3.5 lage \$5,950,000	
	SQFT FEES 173 PE TYPE SQFT FEES	2,713 \$6,879 RRY ST #8 CONDO 1,853 \$10,799	PPSF DOM N STATUS PPSF DOM	\$2,210 30 CONTRACT \$3,104 382	BEDS	4 \$5,750,000 2	BATHS West Vill INITIAL BATHS Chelsea	3.5 lage \$5,950,000	
	SQFT FEES 173 PE TYPE SQFT FEES 435 W	2,713 \$6,879 RRY ST #8 CONDO 1,853 \$10,799 EST 19TH S	PPSF DOM N STATUS PPSF DOM	\$2,210 30 CONTRACT \$3,104 382	BEDS ASK BEDS	4 \$5,750,000	BATHS West Vill INITIAL BATHS Chelsea	3.5 lage \$5,950,000 2	
	SQFT FEES 173 PE SQFT FEES 435 W TYPE	2,713 \$6,879 RRY ST #8 CONDO 1,853 \$10,799 EST 19TH S CONDO	PPSF DOM N STATUS PPSF DOM STATUS	\$2,210 30 CONTRACT \$3,104 382 CONTRACT	BEDS ASK BEDS ASK	4 \$5,750,000 2 \$5,695,000	BATHS West Vill INITIAL BATHS Chelsea INITIAL	3.5 lage \$5,950,000 2 \$7,000,000	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 30 - OCT 06, 2024

	2150 BROADWAY #8D							Upper West Side	
	ΤΥΡΕ	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					
T	255 EA	AST 77TH S'	Г #15А				Upper Ea	ast Side	
	ΤΥΡΕ	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					
T	255 EA	AST 77TH S'	Г #14А				Upper Ea	ast Side	
	ΤΥΡΕ	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					

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