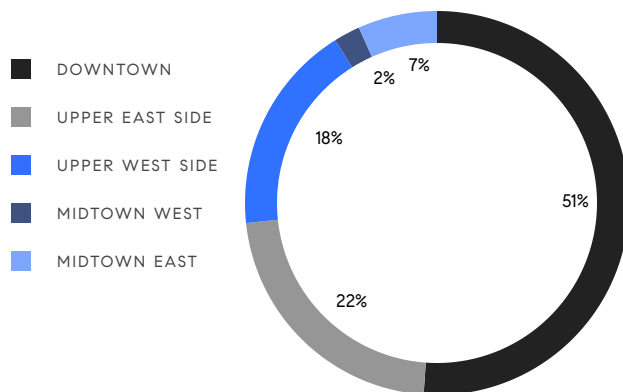


# MANHATTAN WEEKLY LUXURY REPORT



8 LAIGHT ST #6AB, JOHNSON & NOMMAZ TEAM, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS  
\$3.5 MILLION AND UP



45

CONTRACTS SIGNED  
THIS WEEK

\$272,448,975

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 45 contracts signed this week, made up of 36 condos, 7 co-ops, and 2 houses. The previous week saw 50 deals. For more information or data, please reach out to a Compass agent.

**\$6,054,422**

AVERAGE ASKING PRICE

**\$4,900,000**

MEDIAN ASKING PRICE

**\$2,375**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$272,448,975**

TOTAL VOLUME

**229**

AVERAGE DAYS ON MARKET

Unit PHW at 67 Franklin Street in TriBeCa entered contract this week, with a last asking price of \$14,950,000. Originally built in 1881, this duplex penthouse condo spans 4,568 square feet with 5 beds and 5 full baths. It features 20-foot ceilings, four terraces, key-locked elevator access, a home office, white oak and radiant heated limestone floors, a kitchen with eat-in waterfall island and high-end appliances, and much more. The building provides a 24-hour doorman, a state-of-the-art fitness center, a spa and sauna, bicycle storage, and many other amenities.

Also signed this week was Unit 12A at 720 Park Avenue on the Upper East Side, with a last asking price of \$14,000,000. Built in 1928, this pre-war co-op offers 3 beds and 5 full baths. It features high ceilings, hardwood floors, period stone embellishments and mantle pieces, a private entry vestibule opening to a gallery with vaulted cathedral ceilings, 18th century wood paneling, a wood-burning fireplace, bay windows, a library with stained glass windows, and much more. The building provides a full-time doorman, a concierge, a gym, and many other amenities.

**36**

CONDO DEAL(S)

**7**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$6,001,500**

AVERAGE ASKING PRICE

**\$6,185,715**

AVERAGE ASKING PRICE

**\$6,547,500**

AVERAGE ASKING PRICE

**\$4,875,000**

MEDIAN ASKING PRICE

**\$4,495,000**

MEDIAN ASKING PRICE

**\$6,547,500**

MEDIAN ASKING PRICE

**\$2,425**

AVERAGE PPSF

**\$1,467**

AVERAGE PPSF

**2,456**

AVERAGE SQFT

**4,465**

AVERAGE SQFT





### 67 FRANKLIN ST #PHW

Tribeca

TYPE	CONDO	STATUS	LISTED	ASK	\$14,950,000	INITIAL	\$14,950,000
SQFT	4,568	PPSF	\$3,273	BEDS	5	BATHS	5
FEES	\$14,518	DOM	N/A				



### 720 PARK AVE #12A

Lenox Hill

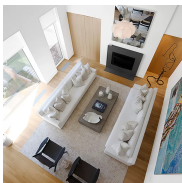
TYPE	COOP	STATUS	CONTRACT	ASK	\$14,000,000	INITIAL	\$17,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	5.5
FEES	\$25,214	DOM	1,048				



### 71 LAIGHT ST #4C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,400,000	INITIAL	\$12,400,000
SQFT	3,708	PPSF	\$3,345	BEDS	5	BATHS	5
FEES	\$10,288	DOM	13				



### 34 PRINCE ST #3C

Nolita

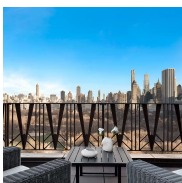
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,495,000	INITIAL	\$10,495,000
SQFT	3,757	PPSF	\$2,794	BEDS	5	BATHS	4.5
FEES	\$11,002	DOM	69				



### 108 LEONARD ST #14C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,752,985	INITIAL	\$9,150,000
SQFT	3,141	PPSF	\$3,106	BEDS	3	BATHS	3.5
FEES	\$7,445	DOM	912				



### 25 CENTRAL PARK WEST #20Q

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,650,000	INITIAL	\$9,350,000
SQFT	2,521	PPSF	\$3,828	BEDS	3	BATHS	3
FEES	\$10,145	DOM	62				

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### 200 EAST 66TH ST #PHA2

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$10,000,000
SQFT	3,075	PPSF	\$3,090	BEDS	4	BATHS	4
FEES	\$8,812	DOM	237				



### 495 WEST ST #4

West Village

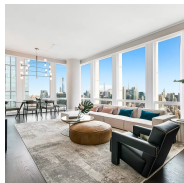
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,150	PPSF	\$2,539	BEDS	3	BATHS	2.5
FEES	\$9,655	DOM	55				



### 100 BARCLAY ST #30A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$7,200,000
SQFT	2,970	PPSF	\$2,425	BEDS	3	BATHS	4
FEES	\$9,180	DOM	119				



### 35 HUDSON YARDS #8202

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	N/A
SQFT	2,871	PPSF	\$2,437	BEDS	3	BATHS	3.5
FEES	\$8,787	DOM	N/A				



### 445 LAFAYETTE ST #16B

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$15,446	DOM	165				



### 81 JANE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000
SQFT	4,582	PPSF	\$1,483	BEDS	4	BATHS	4
FEES	\$2,625	DOM	23				

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### 1049 5TH AVE #14A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$8,395,000
SQFT	2,458	PPSF	\$2,645	BEDS	3	BATHS	2.5
FEES	\$9,207	DOM	777				



### 565 BROOME ST #S18B

Soho

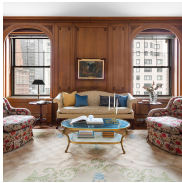
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	2,399	PPSF	\$2,647	BEDS	3	BATHS	3.5
FEES	\$7,403	DOM	224				



### 428 WEST 22ND ST

Upper West Side

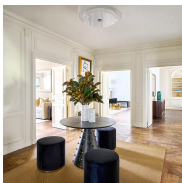
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$7,500,000
SQFT	4,347	PPSF	\$1,450	BEDS	5	BATHS	4
FEES	\$2,163	DOM	189				



### 525 PARK AVE #11S

Lenox Hill

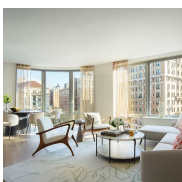
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	N/A
SQFT	2,562	PPSF	\$2,340	BEDS	3	BATHS	3
FEES	\$7,750	DOM	N/A				



### 625 PARK AVE #2A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	\$11,009	DOM	61				



### 212 WEST 72ND ST #7H

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,082	PPSF	\$2,880	BEDS	4	BATHS	3.5
FEES	\$7,239	DOM	4				

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### 215 EAST 19TH ST #9C

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,955,000	INITIAL	\$5,955,000
SQFT	2,539	PPSF	\$2,346	BEDS	4	BATHS	4
FEES	\$6,383	DOM	N/A				



### 414 WASHINGTON ST #4

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	3,000	PPSF	\$1,950	BEDS	3	BATHS	3
FEES	\$7,746	DOM	25				



### 378 WEST END AVE #2D

Upper West Side

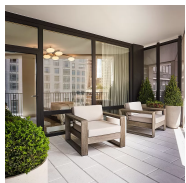
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,595,000
SQFT	2,428	PPSF	\$2,305	BEDS	3	BATHS	3.5
FEES	\$6,182	DOM	140				



### 450 EAST 83RD ST #24BC

Yorkville

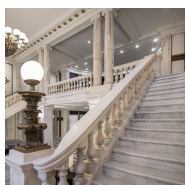
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,695,000
SQFT	3,477	PPSF	\$1,568	BEDS	5	BATHS	5.5
FEES	\$9,024	DOM	382				



### 15 WEST 61ST ST #8A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$4,900,000
SQFT	1,546	PPSF	\$3,170	BEDS	3	BATHS	2.5
FEES	\$3,544	DOM	530				



### 108 LEONARD ST #9G

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	N/A
SQFT	2,018	PPSF	\$2,404	BEDS	3	BATHS	3
FEES	\$4,783	DOM	N/A				

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### 2505 BROADWAY #18A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,850,000
SQFT	1,920	PPSF	\$2,527	BEDS	3	BATHS	3.5
FEES	\$3,907	DOM	2				



### 25 CENTRAL PARK WEST #31J

Lincoln Square

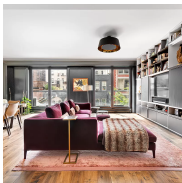
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	1,614	PPSF	\$2,789	BEDS	2	BATHS	3
FEES	\$6,566	DOM	20				



### 92 LAIGHT ST #9D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,700,000
SQFT	2,063	PPSF	\$2,182	BEDS	2	BATHS	2.5
FEES	\$5,900	DOM	184				



### 155 WEST 18TH ST #304

Chelsea

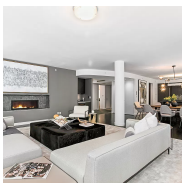
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,595,000
SQFT	2,028	PPSF	\$2,217	BEDS	3	BATHS	3.5
FEES	\$6,414	DOM	172				



### 236 WEST 26TH ST #2W

Chelsea

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	\$5,851	DOM	523				



### 323 PARK AVE SOUTH #8

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	3,075	PPSF	\$1,462	BEDS	3	BATHS	3.5
FEES	\$9,079	DOM	343				

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### 930 PARK AVE #5S

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,270,000	INITIAL	\$4,270,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,344	DOM	101				



### 40 EAST END AVE #9B

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,195,990	INITIAL	\$4,495,990
SQFT	1,959	PPSF	\$2,142	BEDS	3	BATHS	3.5
FEES	\$4,955	DOM	330				



### 368 3RD AVE #30B

Kips Bay

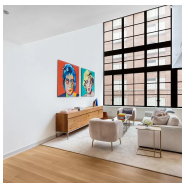
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,175,000	INITIAL	\$4,175,000
SQFT	1,619	PPSF	\$2,579	BEDS	3	BATHS	3.5
FEES	\$3,808	DOM	36				



### 30 RIVERSIDE BLVD #33C

Lincoln Square

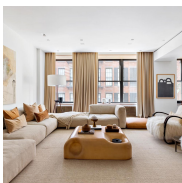
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,160,000	INITIAL	\$4,160,000
SQFT	1,569	PPSF	\$2,652	BEDS	2	BATHS	2.5
FEES	\$2,290	DOM	341				



### 550 WEST 29TH ST #7B

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,180	PPSF	\$1,833	BEDS	3	BATHS	3.5
FEES	\$7,656	DOM	409				



### 45 CROSBY ST #3S

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$1,850	DOM	37				

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### 645 5TH AVE #38H

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,300,000
SQFT	1,780	PPSF	\$2,220	BEDS	2	BATHS	2
FEES	\$6,002	DOM	282				



### 1 MANHATTAN SQ #77A

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,905,000	INITIAL	N/A
SQFT	1,667	PPSF	\$2,343	BEDS	3	BATHS	3
FEES	\$2,448	DOM	N/A				



### 90 FRANKLIN ST #5S

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,875,000	INITIAL	\$3,875,000
SQFT	2,633	PPSF	\$1,472	BEDS	3	BATHS	3
FEES	\$6,765	DOM	46				



### 523 EAST 80TH ST #4F

Yorkville

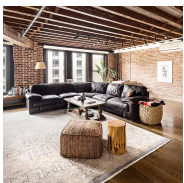
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,795,000	INITIAL	\$3,795,000
SQFT	2,600	PPSF	\$1,460	BEDS	4	BATHS	4
FEES	\$5,486	DOM	147				



### 225 5TH AVE #6E

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,785,000	INITIAL	\$3,785,000
SQFT	1,819	PPSF	\$2,081	BEDS	2	BATHS	3
FEES	\$4,916	DOM	20				



### 141 WEST 24TH ST #5

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	2,500	PPSF	\$1,500	BEDS	3	BATHS	3
FEES	\$3,996	DOM	28				

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### 92 GREENE ST #3A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,795,000
SQFT	1,683	PPSF	\$2,169	BEDS	2	BATHS	2
FEES	\$4,471	DOM	221				



### 138 EAST 50TH ST #42A

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	1,406	PPSF	\$2,561	BEDS	2	BATHS	2
FEES	\$4,215	DOM	234				



### 136 EAST 64TH ST #10E

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,800,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,308	DOM	419				

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