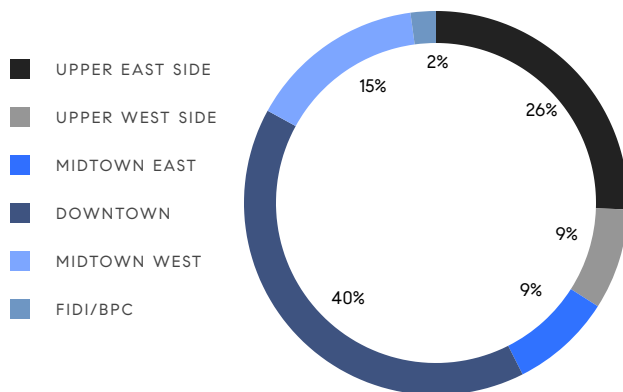


MANHATTAN WEEKLY LUXURY REPORT



21 WEST 20TH ST #PH, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



47

CONTRACTS SIGNED
THIS WEEK

\$257,669,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 47 contracts signed this week, made up of 24 condos, 19 co-ops, and 4 houses. The previous week saw 47 deals. For more information or data, please reach out to a Compass agent.

\$5,482,320

AVERAGE ASKING PRICE

\$4,995,000

MEDIAN ASKING PRICE

\$2,428

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$257,669,000

TOTAL VOLUME

177

AVERAGE DAYS ON MARKET

Unit 9 at 66 East 79th Street on the Upper East Side entered contract this week with a last asking price of \$11,950,000. Originally built in 1926, this full-floor co-op has 4 beds and 4 full baths. It features four corner exposures, 25 windows, a private elevator, limestone flooring, 11-foot ceilings, an eat-in chef's kitchen with window and high-end appliances, a wood-burning fireplace, a library, and much more. The building provides a 24-hour doorman, a live-in super, storage, a gym, and many other amenities.

Also signed this week was Unit 2 at 635 Park Avenue on the Upper East Side, with a last asking price of \$10,500,000. This full-floor co-op was originally built in 1913 and has 3 beds and 4 full baths. It features a private elevator, a circular gallery, a large dining room, four wood-burning fireplaces, high ceilings, large windows facing Park Avenue, an eat-in kitchen and large butler's pantry, and much more.

24

CONDO DEAL(S)

19

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$5,498,917

AVERAGE ASKING PRICE

\$5,347,369

AVERAGE ASKING PRICE

\$6,023,750

AVERAGE ASKING PRICE

\$5,522,500

MEDIAN ASKING PRICE

\$4,750,000

MEDIAN ASKING PRICE

\$5,997,500

MEDIAN ASKING PRICE

\$2,566

AVERAGE PPSF

\$1,325

AVERAGE PPSF

2,213

AVERAGE SQFT

5,084

AVERAGE SQFT



66 EAST 79TH ST #9

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,950,000	INITIAL	\$11,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	15				



635 PARK AVE #2

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$11,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	\$9,605	DOM	234				



15 CENTRAL PARK WEST #10K

Lincoln Square

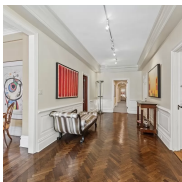
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,400,000	INITIAL	\$10,500,000
SQFT	2,519	PPSF	\$3,732	BEDS	3	BATHS	3.5
FEES	\$10,071	DOM	312				



695 FIRST AVE #40K

Tudor City

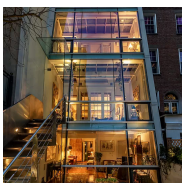
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,100,000	INITIAL	\$10,400,000
SQFT	3,831	PPSF	\$2,376	BEDS	4	BATHS	4.5
FEES	\$12,408	DOM	445				



1100 PARK AVE #8A

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	N/A	DOM	17				



240 EAST 68TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$9,850,000
SQFT	5,400	PPSF	\$1,463	BEDS	7	BATHS	5
FEES	\$6,132	DOM	581				

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150 CHARLES ST #3HS

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	N/A
SQFT	2,772	PPSF	\$2,524	BEDS	3	BATHS	3.5
FEES	\$8,718	DOM	N/A				



35 HUDSON YARDS #7202

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,975,000	INITIAL	\$6,975,000
SQFT	2,022	PPSF	\$3,450	BEDS	2	BATHS	2.5
FEES	\$6,272	DOM	1				



114 EAST 30TH ST

Nomad

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,800,000
SQFT	6,000	PPSF	\$1,084	BEDS	5	BATHS	3
FEES	\$4,357	DOM	965				



45 WEST 10TH ST #PHAB

Greenwich Village

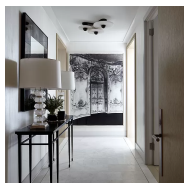
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$5,259	DOM	11				



245 WEST 99TH ST #30B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,999,000	INITIAL	\$5,999,000
SQFT	2,881	PPSF	\$2,083	BEDS	4	BATHS	3.5
FEES	\$6,426	DOM	42				



200 AMSTERDAM AVE #16B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,800,000
SQFT	2,394	PPSF	\$2,465	BEDS	3	BATHS	3.5
FEES	\$6,593	DOM	141				

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35 HUDSON YARDS #5802

Hudson Yards

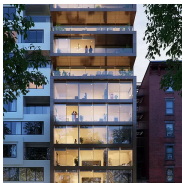
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	\$5,875,000
SQFT	2,174	PPSF	\$2,702	BEDS	2	BATHS	2.5
FEES	\$6,620	DOM	1				



122 GREENWICH AVE #PHE

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$5,795,000
SQFT	2,234	PPSF	\$2,595	BEDS	2	BATHS	3
FEES	\$8,703	DOM	111				



175 CHRYSTIE ST #9

Lower East Side

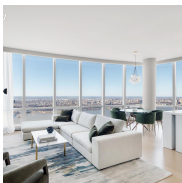
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,397	PPSF	\$2,399	BEDS	3	BATHS	3
FEES	\$6,415	DOM	13				



15 HUDSON YARDS #76D

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,635,000	INITIAL	\$5,635,000
SQFT	1,747	PPSF	\$3,226	BEDS	2	BATHS	2.5
FEES	\$4,612	DOM	423				



15 HUDSON YARDS #74D

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,595,000
SQFT	1,759	PPSF	\$3,181	BEDS	2	BATHS	2.5
FEES	\$4,620	DOM	1				



15 EAST 30TH ST #48D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$5,390,000
SQFT	1,860	PPSF	\$2,984	BEDS	3	BATHS	3
FEES	\$6,343	DOM	59				

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15 HUDSON YARDS #29H

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,221	PPSF	\$2,475	BEDS	3	BATHS	3
FEES	\$5,596	DOM	51				



243 EAST 48TH ST

Turtle Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	3,850	PPSF	\$1,428	BEDS	5	BATHS	4.5
FEES	\$4,651	DOM	47				



147 LUDLOW ST #PH

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,356	PPSF	\$2,333	BEDS	4	BATHS	3.5
FEES	\$6,785	DOM	251				



515 WEST 18TH ST #602

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,495,000
SQFT	1,941	PPSF	\$2,654	BEDS	3	BATHS	3
FEES	\$6,286	DOM	432				



200 EAST 59TH ST #21E

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	N/A
SQFT	1,720	PPSF	\$2,905	BEDS	2	BATHS	2.5
FEES	\$6,407	DOM	N/A				



940 PARK AVE #11A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$6,437	DOM	55				

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35 HUDSON YARDS #7002

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	2,022	PPSF	\$2,449	BEDS	2	BATHS	2.5
FEES	\$6,262	DOM	91				



129 EAST 69TH ST #10B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4	DOM	25				



24 CENTRAL PARK SOUTH #11E

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,325,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	192				



116 WEST 29TH ST #9

Chelsea

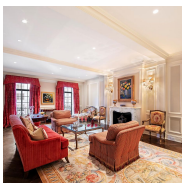
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$4,201	DOM	17				



1010 FIFTH AVE #1B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$8,042	DOM	423				



136 EAST 79TH ST #10A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$8,870	DOM	1				

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655 PARK AVE #3E

Lenox Hill

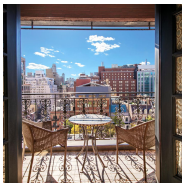
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,612	DOM	349				



39 VESTRY ST #4A

Tribeca

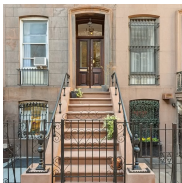
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,350,000
SQFT	2,230	PPSF	\$2,018	BEDS	3	BATHS	2.5
FEES	\$4,171	DOM	102				



136 EAST 79TH ST #10B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,450,000	INITIAL	\$4,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$9,829	DOM	N/A				



123 EAST 26TH ST

Nomad

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,200,000	INITIAL	\$4,200,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3.5
FEES	N/A	DOM	7				



7 EAST 17TH ST #4S

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,950	PPSF	\$1,355	BEDS	1	BATHS	3.5
FEES	\$4,932	DOM	21				

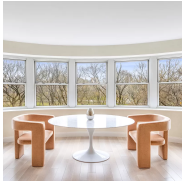


14 HORATIO ST #17FG

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	21				

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900 FIFTH AVE #5B

Lenox Hill

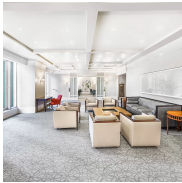
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	\$6,583	DOM	21				



25 WEST 28TH ST #41C

Nomad

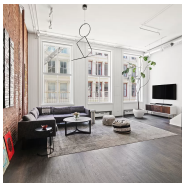
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	989	PPSF	\$3,994	BEDS	1	BATHS	1.5
FEES	\$3,811	DOM	33				



301 WEST 57TH ST #37C

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,895,000	INITIAL	\$3,895,000
SQFT	1,460	PPSF	\$2,668	BEDS	2	BATHS	2
FEES	\$4,492	DOM	38				



100 GREENE ST #2

Soho

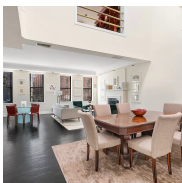
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,875,000	INITIAL	\$3,875,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,000	DOM	30				



20 RIVER TERRACE #19B

Battery Park

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,840,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



227 TENTH AVE #PH

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,785,000	INITIAL	\$4,500,000
SQFT	2,068	PPSF	\$1,831	BEDS	3	BATHS	3
FEES	\$3,790	DOM	695				

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6 WEST 71ST ST #1AB

Lincoln Square

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$4,299,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$5,382	DOM	665				



14 EAST 90TH ST #9D

Carnegie Hill

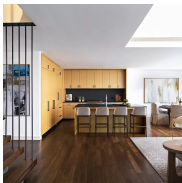
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,695,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$5,082	DOM	28				



31 EAST 28TH ST #PHW

Nomad

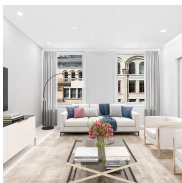
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	2,370	PPSF	\$1,519	BEDS	3	BATHS	3
FEES	\$5,495	DOM	70				



550 WEST 29TH ST #3A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	N/A
SQFT	2,180	PPSF	\$1,650	BEDS	3	BATHS	3.5
FEES	\$6,928	DOM	N/A				



38 NORTH MOORE ST #5E

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$3,295	DOM	371				

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