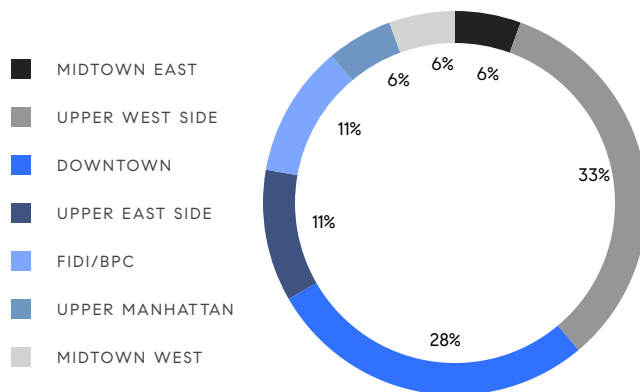


MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



18
CONTRACTS SIGNED
THIS WEEK

\$181,905,990
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 13 condos, 2 co-ops, and 3 houses. The previous week saw 19 deals. For more information or data, please reach out to a Compass agent.

\$10,105,889

AVERAGE ASKING PRICE

\$7,160,000

MEDIAN ASKING PRICE

\$2,875

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$181,905,990

TOTAL VOLUME

178

AVERAGE DAYS ON MARKET

Unit PH75 at 53 West 53rd Street in Midtown entered contract this week, with a last asking price of \$33,095,000. Built in 2018, this full-floor penthouse condo spans 4,599 square feet with 2 beds and 2 full baths. It features high ceilings, a spacious living room with floor-to-ceiling windows across three walls, direct elevator access, an eat-in kitchen with high-end appliances, views of the park, river, and city, and much more. The building provides a full-time doorman, a gym and pool, a concierge, a bike room, and many other amenities.

Also signed this week was 15/16A at The Beresford, located at 211 Central Park West on the Upper West Side. Originally built in 1929, this duplex co-op has 5 beds and 4 full baths. It features a semi-private elevator, a double-height library, park and skyline views, glass walls, a chef's eat-in kitchen with dual appliances, soundproof windows, and much more. The building provides a full-time doorman, a state-of-the-art fitness center, a bike room, a live-in super, cold storage, and many other amenities.

13

CONDO DEAL(S)

2

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$9,911,230

AVERAGE ASKING PRICE

\$12,620,000

AVERAGE ASKING PRICE

\$9,273,334

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$12,620,000

MEDIAN ASKING PRICE

\$7,325,000

MEDIAN ASKING PRICE

\$3,117

AVERAGE PPSF

\$1,825

AVERAGE PPSF

2,969

AVERAGE SQFT

5,500

AVERAGE SQFT



53 WEST 53RD ST #PH75

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$33,095,000	INITIAL	N/A
SQFT	4,599	PPSF	\$7,197	BEDS	2.5	BATHS	2.5
FEES	\$23,641	DOM	N/A				



211 CENTRAL PARK WEST #15/16A

Upper West Side

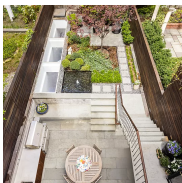
TYPE	COOP	STATUS	CONTRACT	ASK	\$19,990,000	INITIAL	\$21,000,000
SQFT	N/A	PPSF	N/A	BEDS	4.5	BATHS	4.5
FEES	\$13,970	DOM	308				



18 GRAMERCY PARK SOUTH #10

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,400,000	INITIAL	\$18,000,000
SQFT	4,207	PPSF	\$4,136	BEDS	5	BATHS	5
FEES	\$17,754	DOM	81				



27 VANDAM ST

Soho

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$14,995,000
SQFT	5,100	PPSF	\$2,941	BEDS	4	BATHS	4
FEES	\$5,520	DOM	21				



378 WEST END AVE #2C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	\$14,500,000
SQFT	4,214	PPSF	\$3,441	BEDS	5.5	BATHS	5.5
FEES	\$11,629	DOM	406				



378 WEST END AVE #4B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,150,000	INITIAL	\$7,995,000
SQFT	3,384	PPSF	\$2,409	BEDS	4.5	BATHS	4.5
FEES	\$8,617	DOM	406				

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205 EAST 85TH ST #PH2

Yorkville

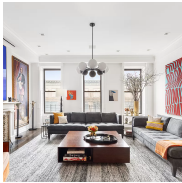
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$8,500,000
SQFT	3,326	PPSF	\$2,331	BEDS	5	BATHS	6.5
FEES	\$8,685	DOM	112				



130 WILLIAM ST #PH63B

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,410,990	INITIAL	\$7,410,990
SQFT	2,476	PPSF	\$2,994	BEDS	3	BATHS	3.5
FEES	\$6,093	DOM	406				



2036 FIFTH AVE

Harlem

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,325,000	INITIAL	\$7,325,000
SQFT	8,000	PPSF	\$916	BEDS	5	BATHS	4
FEES	\$1,634	DOM	277				



495 WEST ST #5

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,495,000
SQFT	3,153	PPSF	\$2,219	BEDS	2	BATHS	2.5
FEES	\$9,659	DOM	420				



393 WEST END AVE #15A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,205,000	INITIAL	N/A
SQFT	2,435	PPSF	\$2,549	BEDS	4	BATHS	4
FEES	\$5,912	DOM	N/A				



212 WARREN ST #15L

Battery Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,995,000
SQFT	2,962	PPSF	\$1,942	BEDS	5	BATHS	4.5
FEES	\$8,427	DOM	141				

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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	25				



39 WEST 95TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	3,400	PPSF	\$1,618	BEDS	5	BATHS	3
FEES	\$3,174	DOM	32				



923 FIFTH AVE #3A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,395,000
SQFT	1,850	PPSF	\$2,917	BEDS	3	BATHS	3
FEES	\$5,239	DOM	82				



160 LEROY ST #N11C

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,350,000
SQFT	1,728	PPSF	\$3,097	BEDS	2	BATHS	2.5
FEES	\$5,218	DOM	42				



610 WEST END AVE #2A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$3,959	DOM	38				



22 MERCER ST #4D

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,500	PPSF	\$2,100	BEDS	2	BATHS	2.5
FEES	\$6,200	DOM	49				

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