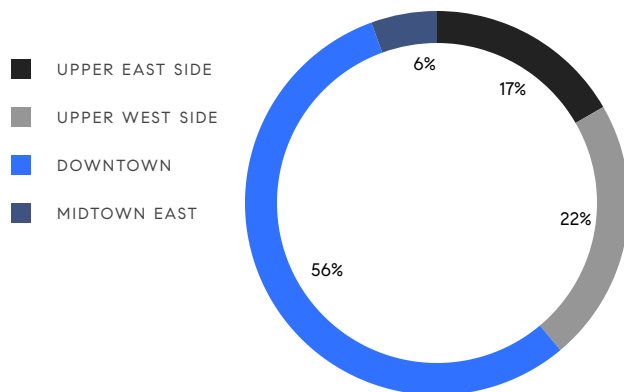


MANHATTAN WEEKLY LUXURY REPORT



40 MERCER ST #PH7, PHOTO BY SHANNON DUPRE

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



18
CONTRACTS SIGNED
THIS WEEK

\$143,590,000
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 12 condos, 2 co-ops, and 4 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$7,977,223

AVERAGE ASKING PRICE

\$7,270,000

MEDIAN ASKING PRICE

\$2,784

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$143,590,000

TOTAL VOLUME

79

AVERAGE DAYS ON MARKET

Unit 6W at 109 East 79th Street on the Upper East Side entered contract this week, with a last asking price of \$16,850,000. Built in 2021, this half-floor condo unit spans 4,140 square feet with 5 beds and 5 full baths. It features high ceilings, a formal dining room, casement-style windows, wide-plank white oak flooring, private keyed entry, and much more. The building provides a 24-hour concierge and porter, a full-time doorman, a fitness center, a screening room, bicycle storage, and many other amenities.

Also signed this week was Unit 1015 at The Belnord, located at 225 West 86th Street on the Upper West Side, with a last asking price of \$11,150,000. Originally built in 1908, this fully-restored condo unit spans 4,124 square feet with 5 beds and 4 full baths. It features 10-foot ceilings, oversized mahogany windows, white oak floors, an open kitchen with high-end appliances and adjacent dining room, a spa-like, windowed primary bath, custom cabinetry, and much more. The building provides a 24-hour attended lobby, a large courtyard and garden, a fitness center, and many other amenities.

12

CONDO DEAL(S)

2

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$8,212,917

AVERAGE ASKING PRICE

\$6,500,000

AVERAGE ASKING PRICE

\$8,008,750

AVERAGE ASKING PRICE

\$7,350,000

MEDIAN ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$8,120,000

MEDIAN ASKING PRICE

\$2,979

AVERAGE PPSF

\$2,199

AVERAGE PPSF

2,846

AVERAGE SQFT

3,639

AVERAGE SQFT



109 EAST 79TH ST #6W

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,850,000	INITIAL	\$16,850,000
SQFT	4,140	PPSF	\$4,071	BEDS	5.5	BATHS	5.5
FEES	\$10,505	DOM	52				



225 WEST 86TH ST #1015

Upper West Side

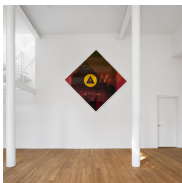
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,150,000	INITIAL	\$11,150,000
SQFT	4,124	PPSF	\$2,704	BEDS	4.5	BATHS	4.5
FEES	\$9,110	DOM	63				



29 DOWNING ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	N/A
SQFT	3,600	PPSF	\$2,777	BEDS	2.5	BATHS	2.5
FEES	\$2,705	DOM	N/A				



7 BOND ST #PH6CD

Noho

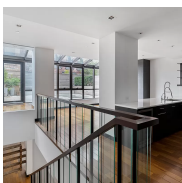
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,500,000
SQFT	3,066	PPSF	\$3,099	BEDS	2	BATHS	2
FEES	\$4,607	DOM	92				



44 JANE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	N/A
SQFT	4,236	PPSF	\$2,113	BEDS	4	BATHS	4
FEES	\$2,654	DOM	N/A				



385 WEST 12TH ST #TH3

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	4,337	PPSF	\$1,834	BEDS	3.5	BATHS	3.5
FEES	\$15,784	DOM	30				

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25 WEST 28TH ST #PH42A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,800,000	INITIAL	\$7,800,000
SQFT	1,750	PPSF	\$4,458	BEDS	2	BATHS	2
FEES	\$6,743	DOM	70				



275 WEST 10TH ST #GARDENA

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,450,000	INITIAL	\$7,450,000
SQFT	2,681	PPSF	\$2,779	BEDS	3	BATHS	3
FEES	\$5,889	DOM	N/A				



63 EAST 93RD ST

Carnegie Hill

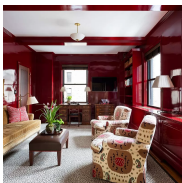
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,290,000	INITIAL	\$7,290,000
SQFT	3,300	PPSF	\$2,210	BEDS	4	BATHS	2.5
FEES	\$4,273	DOM	13				



104 WOOSTER ST #4N

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	3,042	PPSF	\$2,384	BEDS	3	BATHS	3
FEES	\$6,631	DOM	29				



14 EAST 90TH ST #5DE

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	44				



1 CENTRAL PARK SOUTH #1213

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$6,850,000
SQFT	2,339	PPSF	\$2,929	BEDS	2	BATHS	2.5
FEES	\$7,943	DOM	121				

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100 BARCLAY ST #25B

Tribeca

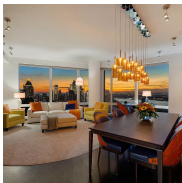
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,525,000	INITIAL	\$6,525,000
SQFT	2,870	PPSF	\$2,274	BEDS	3	BATHS	4
FEES	\$8,872	DOM	104				



393 WEST END AVE #12A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,055,000	INITIAL	N/A
SQFT	2,435	PPSF	\$2,487	BEDS	4	BATHS	4
FEES	\$5,912	DOM	N/A				



80 COLUMBUS CIRCLE #64E

Lincoln Square

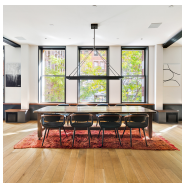
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	1,542	PPSF	\$3,827	BEDS	2	BATHS	2
FEES	\$6,184	DOM	148				



32 JANE ST

West Village

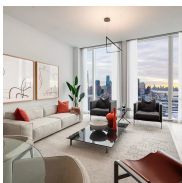
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	3,420	PPSF	\$1,696	BEDS	5	BATHS	5
FEES	\$4,500	DOM	76				



284 LAFAYETTE ST #2C

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$6,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,400	DOM	184				



10 RIVERSIDE BLVD #35F

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,275,000	INITIAL	\$5,275,000
SQFT	1,824	PPSF	\$2,892	BEDS	3	BATHS	3
FEES	\$3,827	DOM	80				

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