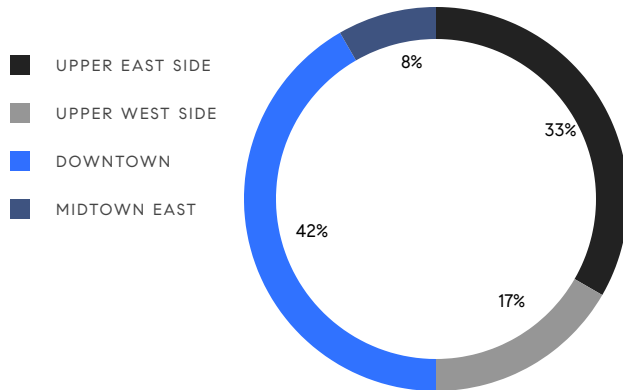


MANHATTAN WEEKLY LUXURY REPORT



40 MERCER ST #PH7, PHOTO BY SHANNON DUPRE

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



12
CONTRACTS SIGNED
THIS WEEK

\$122,280,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 12 contracts signed this week, made up of 8 condos, 3 co-ops, and 1 house. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$10,190,000

AVERAGE ASKING PRICE

\$8,447,500

MEDIAN ASKING PRICE

\$2,934

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$122,280,000

TOTAL VOLUME

110

AVERAGE DAYS ON MARKET

Unit 10B at 1060 Fifth Avenue on the Upper East Side entered contract this week, with a last asking price of \$20,000,000. Originally built in 1928, this tenth floor corner co-op has 7 beds and 5 full baths. It features a private elevator landing, park views and southern exposures, high ceilings, wood-burning fireplaces, a gracious primary bedroom suite with en-suite bath and dressing room, a large kitchen, and much more. The building provides a state-of-the-art health club with lap pool, a full-time doorman, a half basketball court, and many other amenities.

Also signed this week was Unit PHA at 360 Central Park West on the Upper West Side, with a last asking price of \$16,495,000. Originally built in 1929, this duplex penthouse condo spans 4,354 square feet with 5 beds and 3 full baths. It features panoramic park and skyline views, a private 1,065 square foot wraparound terrace, a custom-designed chef's kitchen, a primary suite with two walk-in closets and a spa-like windowed bathroom, a separate studio apartment, and much more. The building provides full-time door attendance, a fitness center, storage, a bicycle room, and many other amenities.

8

CONDO DEAL(S)

3

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$9,372,500

AVERAGE ASKING PRICE

\$12,333,334

AVERAGE ASKING PRICE

\$10,300,000

AVERAGE ASKING PRICE

\$8,045,000

MEDIAN ASKING PRICE

\$9,500,000

MEDIAN ASKING PRICE

\$10,300,000

MEDIAN ASKING PRICE

\$2,912

AVERAGE PPSF

\$3,092

AVERAGE PPSF

3,237

AVERAGE SQFT

3,332

AVERAGE SQFT



1060 FIFTH AVE #10B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$24,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$13,499	DOM	351				



360 CENTRAL PARK WEST #PHA

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,495,000	INITIAL	\$16,495,000
SQFT	4,354	PPSF	\$3,789	BEDS	5	BATHS	5
FEES	\$8,784	DOM	34				



11 BEACH ST #PHD

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$15,000,000
SQFT	5,457	PPSF	\$2,749	BEDS	6.5	BATHS	6.5
FEES	\$15,067	DOM	92				



36 PERRY ST

West Village

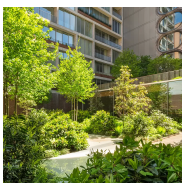
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,300,000	INITIAL	\$10,300,000
SQFT	3,332	PPSF	\$3,092	BEDS	4	BATHS	4
FEES	\$2,434	DOM	22				



781 FIFTH AVE #29

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$10,000,000
SQFT	N/A	PPSF	N/A	BEDS	3.5	BATHS	3.5
FEES	N/A	DOM	114				



527 WEST 27TH ST #9A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,800,000	INITIAL	\$8,800,000
SQFT	3,102	PPSF	\$2,837	BEDS	3.5	BATHS	3.5
FEES	\$9,905	DOM	338				

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138 EAST 50TH ST #TR58

Midtown East

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,095,000	INITIAL	\$8,095,000
SQFT	2,756	PPSF	\$2,938	BEDS	4	BATHS	4
FEES	\$8,530	DOM	110				



181 EAST 65TH ST #27A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	\$11,476	DOM	36				



150 CHARLES ST #4FS

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,595,000	INITIAL	N/A
SQFT	2,491	PPSF	\$3,049	BEDS	3	BATHS	3.5
FEES	\$8,013	DOM	N/A				



41 CENTRAL PARK WEST #4BG

Upper West Side

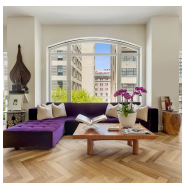
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,648	DOM	48				



141 EAST 88TH ST #8F

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,650	PPSF	\$2,170	BEDS	4	BATHS	3.5
FEES	\$6,497	DOM	36				



400 WEST 12TH ST #4K

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,844	PPSF	\$2,848	BEDS	2	BATHS	2.5
FEES	\$6,464	DOM	24				

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