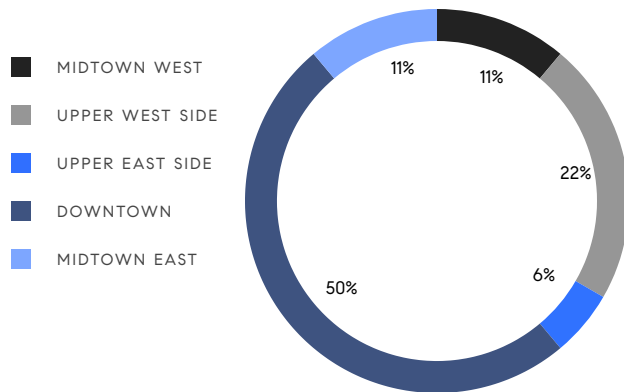


# MANHATTAN WEEKLY LUXURY REPORT



40 MERCER ST #PH7, PHOTO BY SHANNON DUPRE

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



18  
CONTRACTS SIGNED  
THIS WEEK

\$156,880,000  
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 15 condos, 1 co-op, and 2 houses. The previous week saw 12 deals. For more information or data, please reach out to a Compass agent.

**\$8,715,556**

AVERAGE ASKING PRICE

**\$8,750,000**

MEDIAN ASKING PRICE

**\$3,056**

AVERAGE PPSF

**0%**

AVERAGE DISCOUNT

**\$156,880,000**

TOTAL VOLUME

**230**

AVERAGE DAYS ON MARKET

Unit PH86B at 15 Hudson Yards entered contract this week, with a last asking price of \$12,915,000. This penthouse condo spans 3,147 square feet with 4 beds and 4 full baths. It features high ceilings, river views, a windowed open kitchen with custom oak cabinetry and high-end appliances, a primary suite with two walk-in closets and a luxurious bath, and much more. The building provides a 75-foot pool, a fitness center, a 24-hour attended lobby, doorman, and concierge, private dinner suites, and many other amenities.

Also signed this week was Unit PH81B at 15 Hudson Yards, with a last asking price of \$12,740,000. This penthouse condo sits on the southwest corner of the building and spans 3,238 square feet with 4 beds and 4 full baths. It features a spacious corner great room, a windowed kitchen with custom oak cabinetry, four bedrooms with en-suite baths and considerable closet space, an entry foyer, a powder room, and much more. In addition to the amenities listed above, the building provides a private yoga studio, spa suites, a club room with billiards and card tables, and more.

**15**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$8,485,334**

AVERAGE ASKING PRICE

**\$10,900,000**

AVERAGE ASKING PRICE

**\$9,350,000**

AVERAGE ASKING PRICE

**\$7,995,000**

MEDIAN ASKING PRICE

**\$10,900,000**

MEDIAN ASKING PRICE

**\$9,350,000**

MEDIAN ASKING PRICE

**\$3,102**

AVERAGE PPSF

**\$2,365**

AVERAGE PPSF

**2,840**

AVERAGE SQFT

**4,017**

AVERAGE SQFT



### 15 HUDSON YARDS #PH86B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,915,000	INITIAL	\$12,915,000
SQFT	3,147	PPSF	\$4,104	BEDS	4.5	BATHS	4.5
FEES	\$8,702	DOM	426				



### 15 HUDSON YARDS #PH81B

Hudson Yards

TYPE	CONDO	STATUS	LISTED	ASK	\$12,740,000	INITIAL	\$12,740,000
SQFT	3,238	PPSF	\$3,935	BEDS	4.5	BATHS	4.5
FEES	\$8,782	DOM	N/A				



### 390 WEST END AVE #2LM

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,950,000	INITIAL	\$11,950,000
SQFT	6,110	PPSF	\$1,956	BEDS	6	BATHS	6
FEES	\$16,247	DOM	90				



### 19 EAST 72ND ST #6A

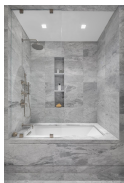
Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,900,000	INITIAL	\$10,500,000
SQFT	N/A	PPSF	N/A	BEDS	4.5	BATHS	4.5
FEES	\$11,192	DOM	299				

### 128 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	N/A
SQFT	4,017	PPSF	\$2,365	BEDS	3.5	BATHS	3.5
FEES	N/A	DOM	N/A				



### 225 WEST 86TH ST #201

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	3,665	PPSF	\$2,524	BEDS	4	BATHS	4
FEES	\$9,134	DOM	322				

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### 130 WEST 12TH ST #1D

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	2,361	PPSF	\$3,918	BEDS	3	BATHS	3
FEES	\$7,871	DOM	53				



### 357 WEST 84TH ST

Upper West Side

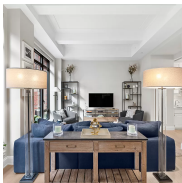
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,200,000	INITIAL	\$9,200,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	7
FEES	\$3,333	DOM	78				



### 555 WEST 22ND ST #15CW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$9,000,000
SQFT	2,430	PPSF	\$3,704	BEDS	3	BATHS	3
FEES	\$8,827	DOM	N/A				



### 150 WEST 12TH ST #M6

Greenwich Village

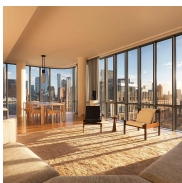
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$7,899,000
SQFT	2,425	PPSF	\$3,506	BEDS	2	BATHS	2.5
FEES	\$9,511	DOM	486				



### 510 WEST 28TH ST #33

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$9,450,000
SQFT	2,927	PPSF	\$2,732	BEDS	3	BATHS	3.5
FEES	\$11,315	DOM	434				



### 565 BROOME ST #S25A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$7,750,000
SQFT	2,244	PPSF	\$3,410	BEDS	3	BATHS	3.5
FEES	\$7,414	DOM	335				

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### 106 CENTRAL PARK SOUTH #L3A

Midtown

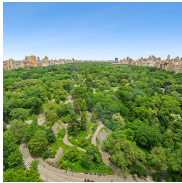
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,250,000
SQFT	3,104	PPSF	\$2,415	BEDS	3	BATHS	4
FEES	\$8,705	DOM	535				



### 25 WEST 28TH ST #PH40D

Nomad

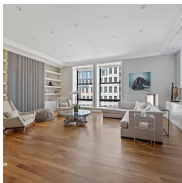
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,600,000
SQFT	1,848	PPSF	\$3,653	BEDS	2	BATHS	2.5
FEES	\$6,743	DOM	288				



### 106 CENTRAL PARK SOUTH #26A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,600,000
SQFT	2,450	PPSF	\$2,694	BEDS	3	BATHS	3
FEES	\$9,111	DOM	19				



### 65 WEST 13TH ST #7A

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,803	PPSF	\$2,139	BEDS	3	BATHS	3
FEES	\$7,326	DOM	27				



### 515 WEST 18TH ST #619

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,695,000	INITIAL	\$5,695,000
SQFT	1,891	PPSF	\$3,012	BEDS	3	BATHS	3
FEES	\$6,671	DOM	35				



### 52 LAIGHT ST #R6

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	1,945	PPSF	\$2,826	BEDS	3	BATHS	2.5
FEES	\$3,581	DOM	17				

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