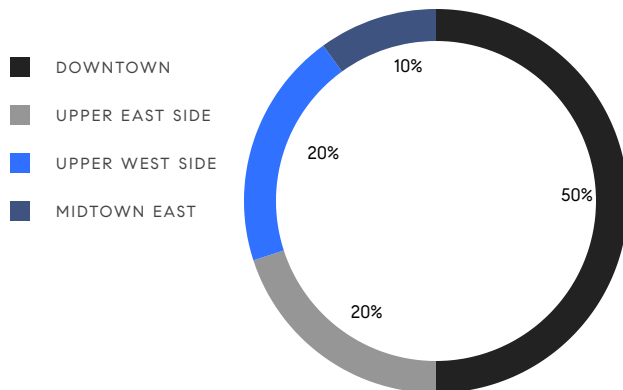


# MANHATTAN WEEKLY LUXURY REPORT



555 WEST END AVE #PH-TERRACE, PHOTO BY AMANDA JAMES / DDREPS

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



10  
CONTRACTS SIGNED  
THIS WEEK

\$81,823,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 10 contracts signed this week, made up of 8 condos, 1 co-op, and 1 house. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$8,182,300**

AVERAGE ASKING PRICE

**\$6,744,000**

MEDIAN ASKING PRICE

**\$2,733**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$81,823,000**

TOTAL VOLUME

**181**

AVERAGE DAYS ON MARKET

Unit S16A at 565 Broome Street entered contract this week, with a last asking price of \$14,950,000. Built in 2019, this duplex condo unit spans 3,397 square feet with 3 beds and 3 full baths. It features a private terrace, 10-foot ceilings, floor-to-ceiling windows, a 25-foot saltwater pool and outdoor shower, a custom white oak vanity, a corner great room with an eat-in kitchen and dining room, and much more. The building provides a 24-hour concierge and attended lobby, a private gated driveway, an indoor pool, sauna and steam rooms, a fitness center, and many other amenities.

Also signed this week was Unit 6 at 47 East 91st Street on the Upper East Side, with a last asking price of \$11,500,000. This full floor condo unit spans approximately 4,000 square feet with 5 beds and 5 full baths. It features a double living room, a formal dining room/library, a windowed eat-in kitchen, built-in cabinetry, a corner primary bedroom suite, high ceilings, oak floors, and much more. The building provides a full-time doorman, private storage, a live-in super, and many other amenities.

**8**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$8,717,500**

AVERAGE ASKING PRICE

**\$6,688,000**

AVERAGE ASKING PRICE

**\$5,395,000**

AVERAGE ASKING PRICE

**\$7,897,500**

MEDIAN ASKING PRICE

**\$6,688,000**

MEDIAN ASKING PRICE

**\$5,395,000**

MEDIAN ASKING PRICE

**\$2,923**

AVERAGE PPSF

**\$1,978**

AVERAGE PPSF

**2,979**

AVERAGE SQFT

**2,728**

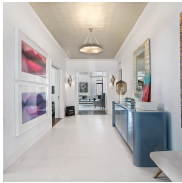
AVERAGE SQFT



### 565 BROOME ST #S16A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,950,000	INITIAL	\$14,950,000
SQFT	3,397	PPSF	\$4,401	BEDS	3.5	BATHS	3.5
FEES	\$13,244	DOM	27				



### 47 EAST 91ST ST #6

Upper East Side

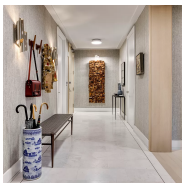
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,900,000
SQFT	4,000	PPSF	\$2,875	BEDS	5.5	BATHS	5.5
FEES	\$15,564	DOM	103				



### 279 CENTRAL PARK WEST #PH21

Upper West Side

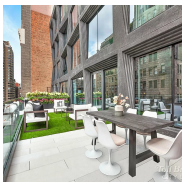
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$12,000,000
SQFT	2,567	PPSF	\$3,896	BEDS	3.5	BATHS	3.5
FEES	\$12,508	DOM	408				



### 200 AMSTERDAM AVE #11A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	N/A
SQFT	3,455	PPSF	\$2,604	BEDS	5.5	BATHS	5.5
FEES	\$10,932	DOM	N/A				



### 121 EAST 22ND ST #S901

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,800,000	INITIAL	\$7,395,000
SQFT	2,553	PPSF	\$2,664	BEDS	4.5	BATHS	4.5
FEES	\$9,540	DOM	560				



### 178 PRINCE ST #PH

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,688,000	INITIAL	N/A
SQFT	3,400	PPSF	\$1,968	BEDS	2.5	BATHS	2.5
FEES	\$7,500	DOM	N/A				

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### 32 EAST 76TH ST #PH

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	2,808	PPSF	\$2,137	BEDS	3	BATHS	3
FEES	\$10,260	DOM	59				



### 250 EAST 21ST ST #10A

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	N/A
SQFT	2,000	PPSF	\$2,998	BEDS	3	BATHS	3.5
FEES	\$5,555	DOM	N/A				



### 619 EAST 6TH ST #1

East Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	3,052	PPSF	\$1,803	BEDS	4	BATHS	4.5
FEES	\$6,299	DOM	60				



### 241 EAST 52ND ST

Midtown East

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,395,000
SQFT	2,728	PPSF	\$1,978	BEDS	3	BATHS	3.5
FEES	\$3,579	DOM	46				

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