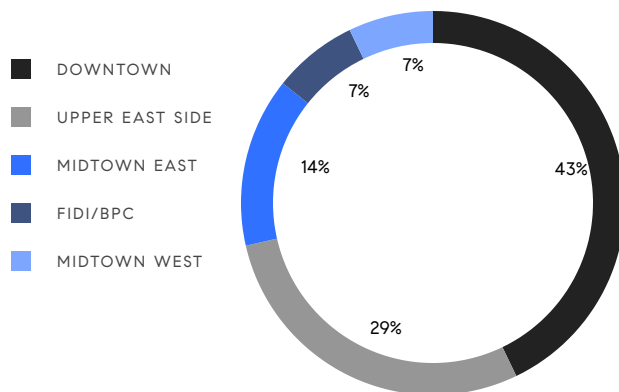


MANHATTAN WEEKLY LUXURY REPORT



63 W 17TH ST #7A, BY GREENHOUSE USA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



14
CONTRACTS SIGNED
THIS WEEK

\$156,455,990
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 9 condos, 2 co-ops, and 3 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$11,175,428

AVERAGE ASKING PRICE

\$8,247,500

MEDIAN ASKING PRICE

\$2,512

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$156,455,990

TOTAL VOLUME

512

AVERAGE DAYS ON MARKET

464 Greenwich Street in TriBeCa entered contract this week, with a last asking price of \$29,900,000. Originally built in 1920, this single-family townhouse spans approximately 9,000 square feet with 5 beds and 6 full baths. It features a 24-foot-wide floor plan across 5 floors, including cellar and roof deck, high ceilings, a custom eat-in kitchen, a commercial elevator, a sauna and gym, distinctive fixtures and finishes, high-end appliances, and much more.

Also signed this week was 113 East 90th Street on the Upper East Side, with a last asking price of \$27,000,000. Originally built in 1877, this single-family townhouse spans 5,529 square feet with 5 beds and 5 full baths. It features a 25-foot-wide floor plan, a double-height entrance gallery, an open eat-in kitchen, a library with wet bar, three wood-burning fireplaces, expansive wall space, a 3,000 bottle wine cellar with a glass wall to the formal dining room, a planted rooftop garden, a separate two-story carriage house, and much more.

9

CONDO DEAL(S)

2

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$8,228,999

AVERAGE ASKING PRICE

\$6,997,500

AVERAGE ASKING PRICE

\$22,800,000

AVERAGE ASKING PRICE

\$7,160,000

MEDIAN ASKING PRICE

\$6,997,500

MEDIAN ASKING PRICE

\$27,000,000

MEDIAN ASKING PRICE

\$2,720

AVERAGE PPSF

\$2,185

AVERAGE PPSF

2,936

AVERAGE SQFT

10,000

AVERAGE SQFT



464 GREENWICH ST

Tribeca

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$29,900,000	INITIAL	\$29,900,000
SQFT	9,000	PPSF	\$3,323	BEDS	5	BATHS	6
FEES	\$5,703	DOM	353				



113 EAST 90TH ST

Upper East Side

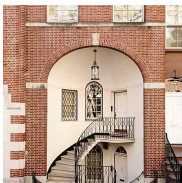
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$27,000,000	INITIAL	\$27,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$8,611	DOM	41				



111 WEST 57TH ST #29

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	4,492	PPSF	\$3,674	BEDS	3	BATHS	3
FEES	\$15,050	DOM	846				



120 EAST 78TH ST

Upper East Side

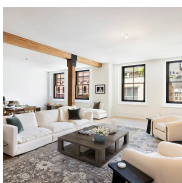
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$17,500,000
SQFT	11,000	PPSF	\$1,046	BEDS	8	BATHS	8
FEES	\$8,585	DOM	1,310				



92 LAIGHT ST #PHB

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	3,585	PPSF	\$3,067	BEDS	4	BATHS	3.5
FEES	\$9,280	DOM	597				



443 GREENWICH ST #6F

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$11,000,000
SQFT	3,184	PPSF	\$3,125	BEDS	3	BATHS	3.5
FEES	\$11,564	DOM	136				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



1220 PARK AVE #15C

Upper East Side

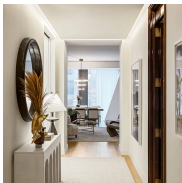
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$11,000,000
SQFT	4,200	PPSF	\$2,142	BEDS	5	BATHS	4
FEES	N/A	DOM	237				



100 BARCLAY ST #20D

Tribeca

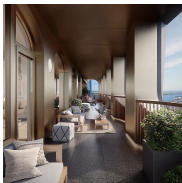
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	3,490	PPSF	\$2,149	BEDS	4	BATHS	4.5
FEES	\$11,321	DOM	178				



53 WEST 53RD ST #28D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,160,000	INITIAL	\$7,160,000
SQFT	2,691	PPSF	\$2,661	BEDS	3	BATHS	3.5
FEES	\$8,998	DOM	1,034				



130 WILLIAM ST #L56C

Financial District

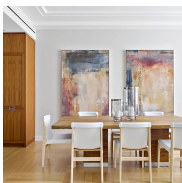
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,855,990	INITIAL	\$6,855,990
SQFT	2,470	PPSF	\$2,776	BEDS	3	BATHS	3.5
FEES	\$7,357	DOM	4				



147 WAVERLY PL #5E

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	N/A
SQFT	1,922	PPSF	\$2,654	BEDS	2	BATHS	2.5
FEES	\$6,093	DOM	N/A				



1289 LEXINGTON AVE #5D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,550,000
SQFT	2,416	PPSF	\$2,070	BEDS	3	BATHS	3
FEES	\$7,470	DOM	1,273				

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35 HUDSON YARDS #5302

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,174	PPSF	\$2,300	BEDS	2	BATHS	2
FEES	\$6,892	DOM	200				



459 WEST BROADWAY #4N

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$6,100,000
SQFT	3,000	PPSF	\$1,667	BEDS	2	BATHS	2.5
FEES	\$3,750	DOM	437				

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