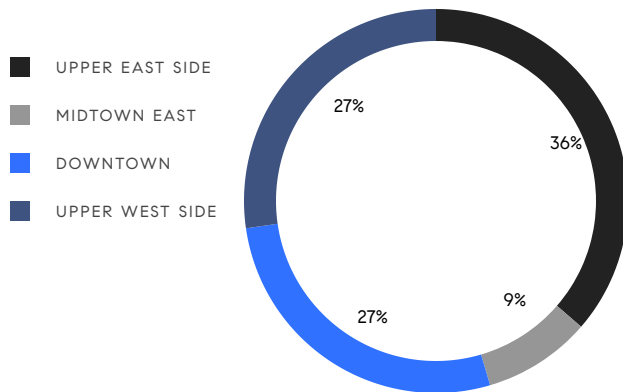


MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



11
CONTRACTS SIGNED
THIS WEEK

\$97,680,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 3 condos, 2 co-ops, and 6 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$8,880,000

AVERAGE ASKING PRICE

\$9,150,000

MEDIAN ASKING PRICE

\$2,077

AVERAGE PPSF

7%

AVERAGE DISCOUNT

\$97,680,000

TOTAL VOLUME

209

AVERAGE DAYS ON MARKET

Unit PHAB at 605 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$15,000,000. Built in 1955, this co-op unit offers 5 beds and 3 full baths. It features triple exposures, wall-to-wall windows, a wrap-around terrace, a formal dining room, an eat-in kitchen with high-end appliances, a primary suite with dual dressing rooms and marble en-suite bath, a top-floor solarium, hardwood floors, electric blinds, central air, and much more. The building provides a gym, storage rooms, a live-in resident manager, and many other amenities.

Also signed this week was Unit 907 at 1 Central Park South in Midtown, with a last asking price of \$11,500,000. Originally built in 1907, this condo unit offers 3 beds and 3 full baths. It features 12-foot ceilings, large windows, protected views of Central Park, a primary bedroom with a dressing area, customized closets, and en-suite marble bath, a kitchen with custom cabinetry and high-end appliances, smart home capabilities, and much more. The building provides a 24-hour doorman, concierge, and butler service, valet parking, housekeeping services, fitness center access, and many other amenities.

3

CONDO DEAL(S)

2

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$10,363,334

AVERAGE ASKING PRICE

\$10,497,500

AVERAGE ASKING PRICE

\$7,599,167

AVERAGE ASKING PRICE

\$9,995,000

MEDIAN ASKING PRICE

\$10,497,500

MEDIAN ASKING PRICE

\$7,447,500

MEDIAN ASKING PRICE

\$2,583

AVERAGE PPSF

\$1,734

AVERAGE PPSF

4,148

AVERAGE SQFT

4,203

AVERAGE SQFT



605 PARK AVE #PHAB

Upper East Side

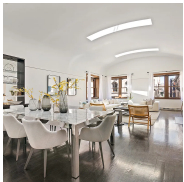
TYPE	COOP	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$17,500,000
SQFT	5,400	PPSF	\$2,778	BEDS	5	BATHS	3
FEES	N/A	DOM	97				



1 CENTRAL PARK SOUTH #907

Midtown

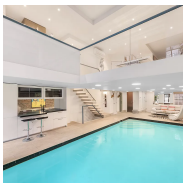
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$15,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,823	DOM	238				



77 WHITE ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	5,401	PPSF	\$1,851	BEDS	6	BATHS	5
FEES	\$9,045	DOM	87				



232 WEST 15TH ST

Chelsea

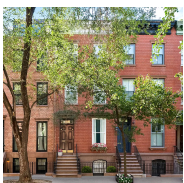
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$10,500,000
SQFT	5,000	PPSF	\$1,950	BEDS	6	BATHS	6.5
FEES	\$3,937	DOM	461				



30 RIVERSIDE BLVD #37F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,595,000	INITIAL	\$9,595,000
SQFT	2,895	PPSF	\$3,315	BEDS	3	BATHS	3.5
FEES	\$4,514	DOM	280				



248 WEST 11TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,150,000	INITIAL	\$9,150,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$2,384	DOM	94				

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.



165 WEST 88TH ST

Upper West Side

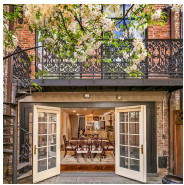
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,500,000
SQFT	4,200	PPSF	\$1,904	BEDS	N/A	BATHS	N/A
FEES	\$2,562	DOM	76				



229 EAST 62ND ST

Upper East Side

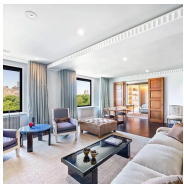
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	4,312	PPSF	\$1,601	BEDS	5	BATHS	4.5
FEES	\$5,374	DOM	159				



33 WEST 95TH ST

Upper West Side

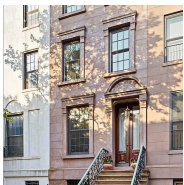
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	N/A
SQFT	4,500	PPSF	\$1,445	BEDS	4	BATHS	3.5
FEES	\$2,103	DOM	N/A				



825 5TH AVE #9BC

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$11,242	DOM	535				



429 EAST 84TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,300,000
SQFT	3,000	PPSF	\$1,767	BEDS	4	BATHS	3.5
FEES	\$2,422	DOM	56				

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