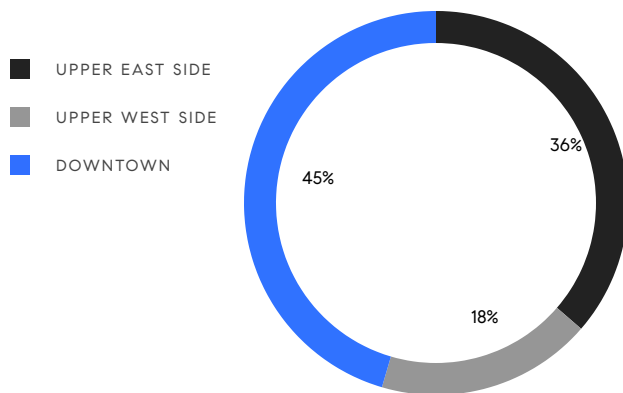


MANHATTAN WEEKLY LUXURY REPORT



522 W 29TH ST, UNIT 9A, BY SARKI STUDIOS

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



11
CONTRACTS SIGNED
THIS WEEK

\$77,759,000
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 7 condos, 3 co-ops, and 1 house. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$7,069,000

AVERAGE ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$2,510

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$77,759,000

TOTAL VOLUME

162

AVERAGE DAYS ON MARKET

Unit 5/6D at 812 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$11,500,000. Originally built in 1927, this duplex co-op unit offers 4 beds and 5 full baths. It features a circular staircase, marble floors, high-end light fixtures, a wood-burning fireplace, high-gloss wood flooring throughout, a spacious eat-in kitchen with high-end appliances, a large primary suite overlooking Park Avenue with an en-suite bathroom, and much more. The building provides a full-time doorman, a health and fitness center, storage, and many other amenities.

Also signed this week was Unit 5 at 235 West 71st Street on the Upper West Side, with a last asking price of \$8,999,000. Originally built in 1912, this full-floor condo unit spans 4,771 square feet with 5 beds and 4 full baths. It features an extensive renovation done in 2021, high ceilings, abundant natural light, a nearly 30-foot entrance gallery, marble flooring, floor-to-ceiling French doors, a gourmet kitchen with breakfast bar, and much more. The building provides a full-time doorman, a live-in resident manager, a gym, a courtyard, walk-in storage, and many other amenities.

7

CONDO DEAL(S)

3

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$6,537,000

AVERAGE ASKING PRICE

\$8,500,000

AVERAGE ASKING PRICE

\$6,500,000

AVERAGE ASKING PRICE

\$5,990,000

MEDIAN ASKING PRICE

\$8,500,000

MEDIAN ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$2,623

AVERAGE PPSF

\$1,348

AVERAGE PPSF

2,606

AVERAGE SQFT

4,822

AVERAGE SQFT



812 PARK AVE #5/6D

Upper East Side

| | | | | | | | |
|------|---------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$11,500,000 | INITIAL | \$11,500,000 |
| SQFT | 4,000 | PPSF | \$2,875 | BEDS | 4 | BATHS | 5.5 |
| FEES | \$7,722 | DOM | 98 | | | | |



235 WEST 71ST ST #5

Upper West Side

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$8,999,000 | INITIAL | \$8,999,000 |
| SQFT | 4,771 | PPSF | \$1,887 | BEDS | 5 | BATHS | 4.5 |
| FEES | \$12,662 | DOM | 66 | | | | |



820 5TH AVE #2S

Upper East Side

| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$8,500,000 | INITIAL | \$8,500,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 4 |
| FEES | N/A | DOM | 36 | | | | |



1295 MADISON AVE #2A

Upper East Side

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$7,675,000 | INITIAL | \$7,675,000 |
| SQFT | 2,974 | PPSF | \$2,581 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$11,329 | DOM | 310 | | | | |



111 MURRAY ST #38W

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$7,650,000 | INITIAL | \$7,650,000 |
| SQFT | 2,279 | PPSF | \$3,357 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$8,034 | DOM | 145 | | | | |



35 CHARLTON ST

Hudson Square

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$6,500,000 | INITIAL | \$8,499,999 |
| SQFT | 4,822 | PPSF | \$1,348 | BEDS | 5 | BATHS | 3.5 |
| FEES | \$2,632 | DOM | 91 | | | | |

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181 EAST 65TH ST #23A

Upper East Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,990,000 | INITIAL | \$6,300,000 |
| SQFT | 2,345 | PPSF | \$2,555 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$8,184 | DOM | 69 | | | | |



366 BROADWAY #PHA

Tribeca

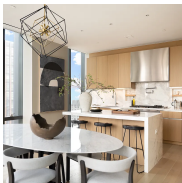
| | | | | | | | |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$5,500,000 | INITIAL | \$5,850,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 4 |
| FEES | N/A | DOM | 175 | | | | |



450 WASHINGTON ST #505

Tribeca

| | | | | | | | |
|------|--------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDOP | STATUS | CONTRACT | ASK | \$5,295,000 | INITIAL | N/A |
| SQFT | 1,862 | PPSF | \$2,844 | BEDS | 3 | BATHS | 3 |
| FEES | N/A | DOM | N/A | | | | |



277 5TH AVE #36A

Nomad

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,150,000 | INITIAL | \$5,760,000 |
| SQFT | 1,784 | PPSF | \$2,887 | BEDS | 3 | BATHS | 3 |
| FEES | \$5,922 | DOM | 511 | | | | |



2505 BROADWAY #16B

Upper West Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,000,000 | INITIAL | \$5,000,000 |
| SQFT | 2,223 | PPSF | \$2,250 | BEDS | 3 | BATHS | 3 |
| FEES | \$4,524 | DOM | 115 | | | | |

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