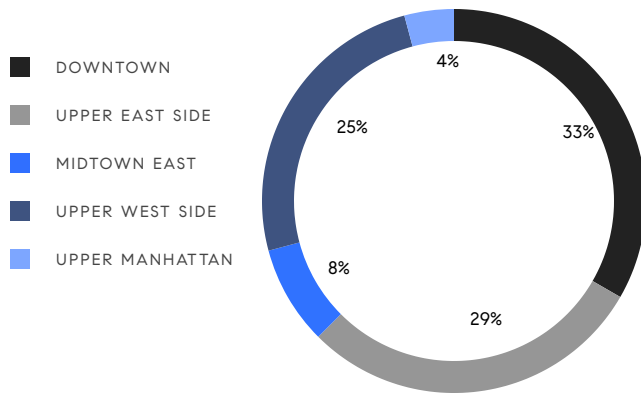


MANHATTAN WEEKLY LUXURY REPORT



30 PARK PLACE #67A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



24
CONTRACTS SIGNED
THIS WEEK

\$270,413,999
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 13 condos, 5 co-ops, and 6 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$11,267,250

AVERAGE ASKING PRICE

\$7,037,500

MEDIAN ASKING PRICE

\$2,882

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$270,413,999

TOTAL VOLUME

252

AVERAGE DAYS ON MARKET

Unit PH at 151 Wooster Street in SoHo entered contract this week, with a last asking price of \$50,000,000. Originally built in 1915, this penthouse condo spans approximately 10,000 square feet with 5 beds and 5 full baths. The building contains ten luxurious loft-style units, and offers a 24-hour doorman, private storage, elevator access, laundry, and much more.

Also signed this week was Unit PH at 180 East 88th Street on the Upper East Side, with a last asking price of \$29,000,000. Built in 2019, this penthouse condo unit spans 5,508 square feet with 5 beds and 4 full baths. It features panoramic views in all directions, high ceilings, a large dining area, an eat-in kitchen, a custom staircase, 3,500 square feet of outdoor space including terraces and a roof deck, an open floorplan, floor-to-ceiling windows, and much more. The building provides a 24-hour doorman and concierge, a fitness studio and basketball court, a residents lounge and catering kitchen, and much more.

13

CONDO DEAL(S)

5

CO-OP DEAL(S)

6

TOWNHOUSE DEAL(S)

\$15,244,231

AVERAGE ASKING PRICE

\$6,254,000

AVERAGE ASKING PRICE

\$6,828,167

AVERAGE ASKING PRICE

\$9,850,000

MEDIAN ASKING PRICE

\$6,200,000

MEDIAN ASKING PRICE

\$6,737,000

MEDIAN ASKING PRICE

\$3,618

AVERAGE PPSF

\$1,474

AVERAGE PPSF

3,904

AVERAGE SQFT

4,996

AVERAGE SQFT



151 WOOSTER ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$50,000,000	INITIAL	\$50,000,000
SQFT	10,000	PPSF	\$5,000	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



180 EAST 88TH ST #PH

Upper East Side

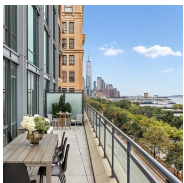
TYPE	CONDO	STATUS	CONTRACT	ASK	\$29,000,000	INITIAL	\$33,000,000
SQFT	5,508	PPSF	\$5,266	BEDS	5	BATHS	4
FEES	\$23,851	DOM	458				



217 WEST 57TH ST #60E

Midtown

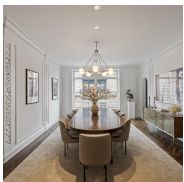
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,100,000	INITIAL	\$22,100,000
SQFT	3,364	PPSF	\$6,570	BEDS	3	BATHS	3
FEES	\$11,585	DOM	567				



400 WEST 12TH ST #7C

West Village

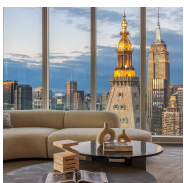
TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,995,000	INITIAL	\$18,995,000
SQFT	4,116	PPSF	\$4,615	BEDS	5	BATHS	5.5
FEES	\$15,011	DOM	115				



515 PARK AVE #12AB

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,999,999	INITIAL	\$14,999,999
SQFT	5,000	PPSF	\$3,000	BEDS	6	BATHS	6
FEES	\$16,643	DOM	126				



45 EAST 22ND ST #55

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$14,500,000
SQFT	4,651	PPSF	\$2,903	BEDS	4	BATHS	4.5
FEES	\$19,079	DOM	217				

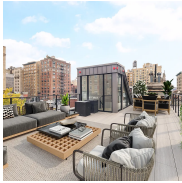
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150 CHARLES ST #8BN

West Village

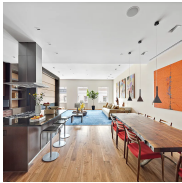
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,850,000	INITIAL	\$10,500,000
SQFT	2,128	PPSF	\$4,629	BEDS	3	BATHS	2.5
FEES	\$7,566	DOM	330				



272 WEST 91ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,900,000	INITIAL	\$9,500,000
SQFT	6,072	PPSF	\$1,466	BEDS	5	BATHS	4
FEES	\$2,532	DOM	463				



22 MERCER ST #PHA

Soho

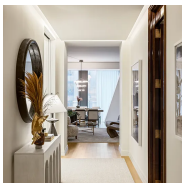
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,495,000
SQFT	3,245	PPSF	\$2,464	BEDS	4	BATHS	3.5
FEES	\$11,944	DOM	482				



37 EAST 12TH ST #4

Greenwich Village

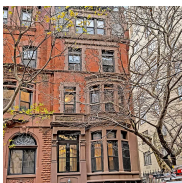
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$8,500,000
SQFT	3,028	PPSF	\$2,444	BEDS	2	BATHS	2
FEES	\$9,199	DOM	638				



53 WEST 53RD ST #27D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,135,000	INITIAL	\$7,135,000
SQFT	2,756	PPSF	\$2,589	BEDS	3	BATHS	3.5
FEES	\$10,163	DOM	N/A				



11 WEST 74TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$10,000,000
SQFT	6,384	PPSF	\$1,113	BEDS	8	BATHS	8.5
FEES	\$3,489	DOM	190				

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241 WAVERLY PL

West Village

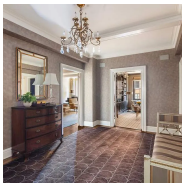
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,975,000	INITIAL	N/A
SQFT	2,880	PPSF	\$2,422	BEDS	5	BATHS	4
FEES	\$2,560	DOM	N/A				



16 EAST 96TH ST #7BE

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,975,000	INITIAL	\$6,975,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5.5
FEES	N/A	DOM	39				



139 EAST 79TH ST #6

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,650,000	INITIAL	\$6,850,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	88				



321 WEST 104TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,499,000	INITIAL	\$7,500,000
SQFT	5,200	PPSF	\$1,250	BEDS	4	BATHS	3
FEES	\$2,763	DOM	523				



25 CENTRAL PARK WEST #6M

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,009	PPSF	\$3,112	BEDS	2	BATHS	2.5
FEES	\$5,475	DOM	25				



733 PARK AVE #9

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	3,500	PPSF	\$1,772	BEDS	4	BATHS	4
FEES	N/A	DOM	275				

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930 5TH AVE #11C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$3,046	DOM	114				



34 MOUNT MORRIS PARK WEST

Harlem

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	5,925	PPSF	\$996	BEDS	8	BATHS	6
FEES	\$755	DOM	49				



25 WEST HOUSTON ST #7C

Soho

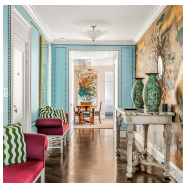
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,500	PPSF	\$2,340	BEDS	3	BATHS	3
FEES	\$7,110	DOM	75				



145 EAST 63RD ST

Upper East Side

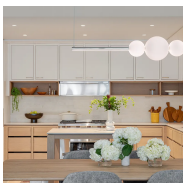
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,995,000
SQFT	3,511	PPSF	\$1,594	BEDS	3	BATHS	2.5
FEES	\$3,927	DOM	227				



1010 5TH AVE #12C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$6,873	DOM	269				



250 WEST 96TH ST #7A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	2,436	PPSF	\$2,094	BEDS	5	BATHS	5.5
FEES	\$6,915	DOM	22				

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