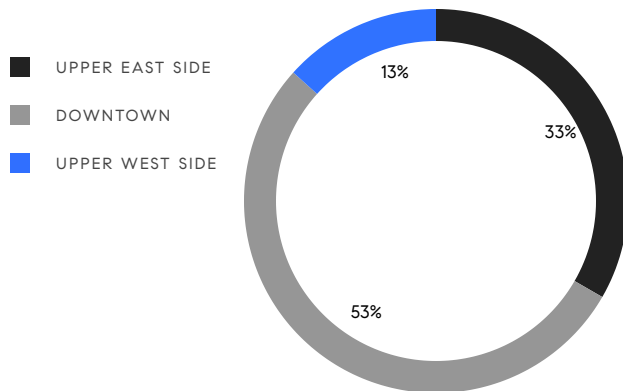


MANHATTAN WEEKLY LUXURY REPORT



33 VESTRY ST, UNIT TH2

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$139,180,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 13 condos, 1 co-op, and 1 house. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$9,278,667

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$3,159

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$139,180,000

TOTAL VOLUME

318

AVERAGE DAYS ON MARKET

Unit PH10 at 760 Madison Avenue on the Upper East Side entered contract this week, with a last asking price of \$25,000,000. Built in 1996, this penthouse condo unit spans 3,108 square feet with 3 beds and 3 full baths. It features 1,279 square feet of outdoor space across two private balconies and a planted terrace, a private elevator landing, limestone slab and white oak flooring, a kitchen with custom cabinetry and blue marble island, a primary bedroom with private terrace and walk-in closets, and much more. The building provides a fitness center, a full-time doorman, an on-site treatment room, a library and resident lounge, and many other amenities.

Also signed this week was Unit W27B at 500 West 18th Street in West Chelsea, with a last asking price of \$14,005,000. Built in 2022, this condo unit spans 3,131 square feet with 3 beds and 3 full baths. It features open northern and western exposures, an open custom kitchen with stainless steel appliances, a west-facing primary suite with floor-to-ceiling windows and en-suite bath, and much more. The building provides a 75-foot lap pool and jacuzzi, a spa with steam room and sauna, a fitness center, private dining, on-site parking and storage, and many other amenities.

13

CONDO DEAL(S)

1

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$9,430,000

AVERAGE ASKING PRICE

\$9,995,000

AVERAGE ASKING PRICE

\$6,595,000

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$9,995,000

MEDIAN ASKING PRICE

\$6,595,000

MEDIAN ASKING PRICE

\$3,390

AVERAGE PPSF

\$1,319

AVERAGE PPSF

2,730

AVERAGE SQFT

5,000

AVERAGE SQFT



760 MADISON AVE #PH10

Upper East Side

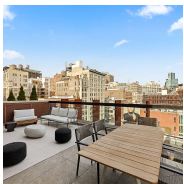
TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$25,000,000
SQFT	3,108	PPSF	\$8,044	BEDS	3	BATHS	3.5
FEES	\$15,528	DOM	N/A				



500 WEST 18TH ST #W27B

West Chelsea

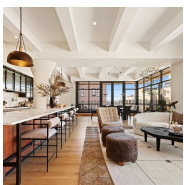
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,005,000	INITIAL	\$14,005,000
SQFT	3,131	PPSF	\$4,474	BEDS	3	BATHS	3
FEES	\$11,636	DOM	N/A				



22 BOND ST #PH1

Noho

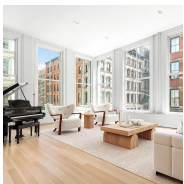
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$14,000,000
SQFT	3,744	PPSF	\$3,204	BEDS	3	BATHS	3.5
FEES	\$11,266	DOM	290				



90 MORTON ST #PH8A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,700,000	INITIAL	\$15,000,000
SQFT	2,688	PPSF	\$4,353	BEDS	2	BATHS	2.5
FEES	\$7,328	DOM	366				



31 GREENE ST #2

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	5,000	PPSF	\$1,999	BEDS	4	BATHS	3
FEES	\$6,800	DOM	20				



1295 MADISON AVE #8A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	2,936	PPSF	\$3,064	BEDS	4	BATHS	4
FEES	\$11,519	DOM	6				

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.



10 RIVERSIDE BLVD #29B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	2,344	PPSF	\$3,094	BEDS	3	BATHS	3.5
FEES	\$4,702	DOM	139				



22 BOND ST #2/3

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$8,000,000
SQFT	2,939	PPSF	\$2,381	BEDS	3	BATHS	3.5
FEES	\$8,272	DOM	416				



124 HUDSON ST #7C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$7,395,000
SQFT	2,711	PPSF	\$2,490	BEDS	3	BATHS	3
FEES	\$6,410	DOM	391				



123 EAST 91ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,595,000	INITIAL	\$8,300,000
SQFT	5,000	PPSF	\$1,319	BEDS	5	BATHS	5.5
FEES	\$4,216	DOM	1,553				



500 WEST 18TH ST #W27D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,515,000	INITIAL	\$6,515,000
SQFT	1,782	PPSF	\$3,657	BEDS	2	BATHS	2.5
FEES	\$6,622	DOM	379				



188 EAST 78TH ST #23B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,395,000
SQFT	2,874	PPSF	\$2,226	BEDS	4	BATHS	4.5
FEES	\$9,615	DOM	31				

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40 EAST 66TH ST #4C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$6,500,000
SQFT	2,458	PPSF	\$2,437	BEDS	3	BATHS	4.5
FEES	\$7,193	DOM	345				



515 WEST 29TH ST #7N

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,326	PPSF	\$2,365	BEDS	2	BATHS	3
FEES	\$9,026	DOM	118				



2505 BROADWAY #11A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,438	PPSF	\$2,276	BEDS	4	BATHS	3.5
FEES	\$4,962	DOM	73				

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