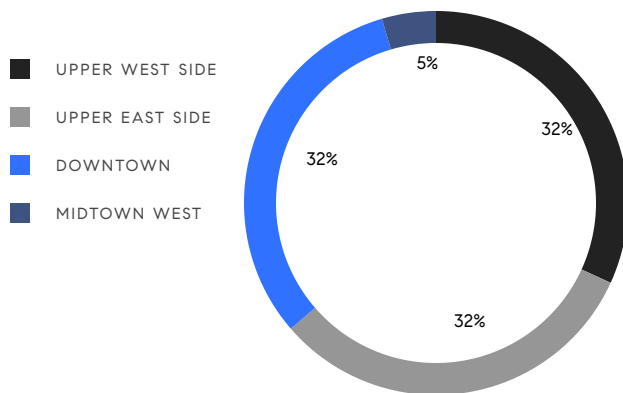


MANHATTAN WEEKLY LUXURY REPORT



30 EAST 29TH ST #PHB

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$222,275,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 14 condos, 3 co-ops, and 5 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$10,103,410

AVERAGE ASKING PRICE

\$7,107,500

MEDIAN ASKING PRICE

\$2,715

AVERAGE PPSF

7%

AVERAGE DISCOUNT

\$222,275,000

TOTAL VOLUME

317

AVERAGE DAYS ON MARKET

Unit 47BC at 1 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$27,500,000. Originally built in 1960, this condo unit spans 6,279 square feet with 5 beds and 6 full baths. It features 100 linear feet of Central Park frontage and views, a foyer with chevron floors and intricate moldings, a corner living room and library/home office, a kitchen with high-end appliances and marble countertops, a primary bedroom with dual walk-in closets, and much more. The building provides a 24-hour doorman and concierge, in-house restaurants, a health and wellness center, and many other amenities.

Also signed this week was 110 East 70th Street on the Upper East Side, with a last asking price of \$25,500,000. This townhouse spans 10,325 square feet with 7 beds and 7 full baths. It features elevator access to all floors and a grand staircase, high ceilings, a finished lower level with 28-foot swimming pool, a third-floor primary suite with dressing hall, balcony, and large primary bath, a courtyard garden, multiple wood-burning fireplaces, and much more.

14

CONDO DEAL(S)

3

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$10,443,215

AVERAGE ASKING PRICE

\$6,306,667

AVERAGE ASKING PRICE

\$11,430,000

AVERAGE ASKING PRICE

\$7,457,500

MEDIAN ASKING PRICE

\$5,995,000

MEDIAN ASKING PRICE

\$8,950,000

MEDIAN ASKING PRICE

\$3,190

AVERAGE PPSF

\$1,711

AVERAGE PPSF

3,101

AVERAGE SQFT

6,446

AVERAGE SQFT



1 CENTRAL PARK WEST #47BC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$27,500,000	INITIAL	\$34,950,000
SQFT	6,279	PPSF	\$4,380	BEDS	5	BATHS	6
FEES	\$26,778	DOM	387				



110 EAST 70TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$25,500,000	INITIAL	\$29,500,000
SQFT	10,325	PPSF	\$2,470	BEDS	7	BATHS	7
FEES	\$10,906	DOM	479				



760 MADISON AVE #7

Upper East Side

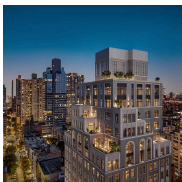
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	\$21,500,000
SQFT	4,530	PPSF	\$4,747	BEDS	5	BATHS	5.5
FEES	\$18,362	DOM	6				



125 PERRY ST #3W

West Village

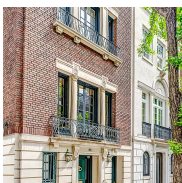
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,950,000	INITIAL	\$19,950,000
SQFT	3,645	PPSF	\$5,474	BEDS	3	BATHS	3
FEES	\$14,807	DOM	N/A				



200 EAST 75TH ST #11A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,800,000	INITIAL	\$10,800,000
SQFT	3,662	PPSF	\$2,950	BEDS	6	BATHS	6
FEES	\$10,415	DOM	29				



123 EAST 80TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$12,750,000
SQFT	5,771	PPSF	\$1,725	BEDS	5	BATHS	5
FEES	\$8,416	DOM	340				

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.



45 WEST 95TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$10,995,000
SQFT	5,660	PPSF	\$1,581	BEDS	5	BATHS	5
FEES	\$6,563	DOM	406				



15 RENWICK ST #PH3

Tribeca

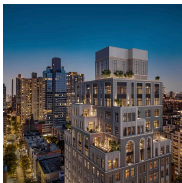
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	N/A
SQFT	3,575	PPSF	\$2,237	BEDS	4	BATHS	5
FEES	\$14,713	DOM	N/A				



212 WEST 18TH ST #17A

Chelsea

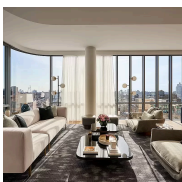
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,950,000
SQFT	2,367	PPSF	\$3,359	BEDS	3	BATHS	3.5
FEES	\$6,926	DOM	335				



200 EAST 75TH ST #14B

Upper East Side

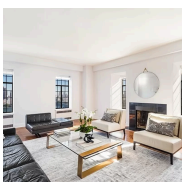
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$7,650,000
SQFT	2,476	PPSF	\$3,090	BEDS	4	BATHS	4.5
FEES	\$7,041	DOM	N/A				



565 BROOME ST #N25B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,265,000	INITIAL	\$7,265,000
SQFT	2,191	PPSF	\$3,316	BEDS	2	BATHS	2.5
FEES	\$7,823	DOM	N/A				



300 CENTRAL PARK WEST #22D

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,995,000
SQFT	3,000	PPSF	\$2,317	BEDS	3	BATHS	4.5
FEES	\$9,172	DOM	751				

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.



173 EAST 70TH ST

Upper East Side

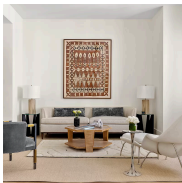
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$7,450,000
SQFT	3,567	PPSF	\$1,921	BEDS	4	BATHS	4
FEES	\$3,881	DOM	227				



390 WEST END AVE #9C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	3,100	PPSF	\$2,049	BEDS	3	BATHS	3.5
FEES	\$8,615	DOM	23				



378 WEST END AVE #8D

Upper West Side

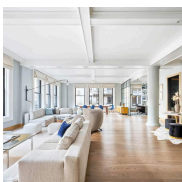
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,225,000	INITIAL	\$6,225,000
SQFT	2,468	PPSF	\$2,523	BEDS	3	BATHS	3.5
FEES	\$8,095	DOM	761				



50 WEST 66TH ST #10A

Upper West Side

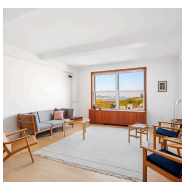
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,075,000	INITIAL	\$6,075,000
SQFT	2,097	PPSF	\$2,897	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



105 5TH AVE #5AB

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	3,163	PPSF	\$1,895	BEDS	3	BATHS	2.5
FEES	\$7,424	DOM	23				



37 RIVERSIDE DR #8A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$7,250,000
SQFT	2,600	PPSF	\$2,299	BEDS	3	BATHS	3
FEES	N/A	DOM	386				

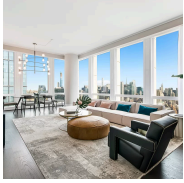
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal 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.



83 EAST 2ND ST

East Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$6,750,000
SQFT	6,907	PPSF	\$855	BEDS	10	BATHS	6
FEES	\$3,624	DOM	322				



35 HUDSON YARDS #7902

Hudson Yards

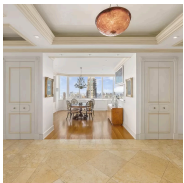
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$6,450,000
SQFT	2,871	PPSF	\$2,038	BEDS	3	BATHS	3.5
FEES	\$9,330	DOM	593				



160 LEROY ST #S6C

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$6,300,000
SQFT	1,644	PPSF	\$3,404	BEDS	2	BATHS	2.5
FEES	\$6,262	DOM	109				



200 EAST 65TH ST #46N

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,950,000
SQFT	2,505	PPSF	\$2,196	BEDS	3	BATHS	3
FEES	\$10,727	DOM	202				

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.