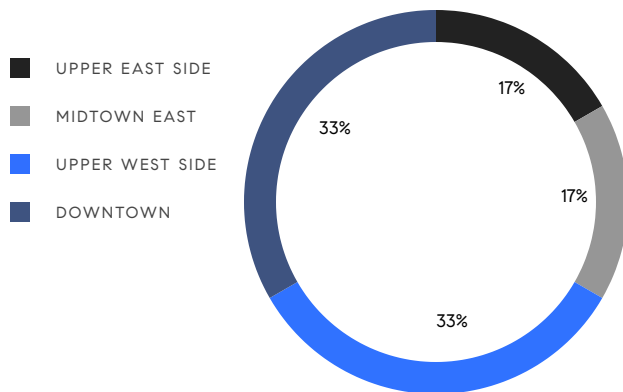


# MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD STREET, UNIT 42A

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



18  
CONTRACTS SIGNED  
THIS WEEK

\$174,310,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 13 condos, 2 co-ops, and 3 houses. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

**\$9,683,889**

AVERAGE ASKING PRICE

**\$7,872,500**

MEDIAN ASKING PRICE

**\$2,617**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$174,310,000**

TOTAL VOLUME

**222**

AVERAGE DAYS ON MARKET

45 East 74th Street on the Upper East Side entered contract this week, with a last asking price of \$23,800,000. This turn-key, single-family townhouse spans approximately 9,000 square feet with 6 beds and 6 full baths. It features an Italian limestone facade, an elevator and elliptical staircase, a formal living room and dining room with 10-foot coffered ceilings, oak millwork paneling, multiple fireplaces, custom lighting throughout, private terraces, a fitness area and swimming pool, home automation systems, and much more.

Also signed this week was Unit 15A at 685 5th Avenue in Midtown, with a last asking price of \$22,050,000. Built in 2023, this condo is a private hotel residence and spans 1,385 square feet with 3 beds and 3 full baths. It features silk-weave wall coverings throughout, a Juliette balcony with French doors, 5-inch white oak chevron flooring with bronze inlay, cove ceilings with integrated lighting, custom closets, home automation features, and much more. The building provides a fitness center and rooftop pool, a spa and sauna, a private restaurant and personal chef, housekeeping and turn-down service, and many other amenities.

**13**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$9,458,847**

AVERAGE ASKING PRICE

**\$6,622,500**

AVERAGE ASKING PRICE

**\$12,700,000**

AVERAGE ASKING PRICE

**\$8,800,000**

MEDIAN ASKING PRICE

**\$6,622,500**

MEDIAN ASKING PRICE

**\$8,250,000**

MEDIAN ASKING PRICE

**\$2,910**

AVERAGE PPSF

**\$1,674**

AVERAGE PPSF

**2,922**

AVERAGE SQFT

**7,076**

AVERAGE SQFT



### 45 EAST 74TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$23,800,000	INITIAL	\$24,800,000
SQFT	9,000	PPSF	\$2,645	BEDS	6	BATHS	6
FEES	\$16,825	DOM	597				



### 685 5TH AVE #15A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,050,000	INITIAL	\$22,050,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	13
FEES	\$19,306	DOM	N/A				



### 111 WEST 57TH ST #27

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,000,000	INITIAL	\$13,500,000
SQFT	4,492	PPSF	\$2,895	BEDS	3	BATHS	3.5
FEES	\$22,188	DOM	50				



### 50 WEST 66TH ST #10D

Upper West Side

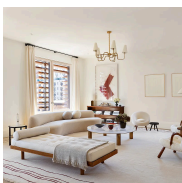
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	3,889	PPSF	\$2,958	BEDS	5	BATHS	5
FEES	N/A	DOM	473				



### 50 WEST 66TH ST #9D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,375,000	INITIAL	\$11,375,000
SQFT	3,889	PPSF	\$2,925	BEDS	5	BATHS	5
FEES	N/A	DOM	1				



### 470 COLUMBUS AVE #5

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	3,570	PPSF	\$2,942	BEDS	4	BATHS	4
FEES	\$9,831	DOM	1				

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### 53 WEST 53RD ST #36A

Midtown

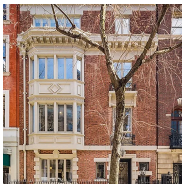
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,740,000	INITIAL	\$9,740,000
SQFT	3,020	PPSF	\$3,226	BEDS	2	BATHS	2
FEES	\$12,474	DOM	N/A				



### 555 WEST END AVE #6W

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,800,000	INITIAL	\$8,800,000
SQFT	2,716	PPSF	\$3,241	BEDS	4	BATHS	4
FEES	\$10,659	DOM	N/A				



### 317 WEST 92ND ST

Upper West Side

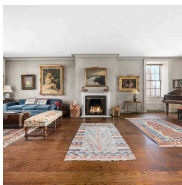
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,250,000
SQFT	7,450	PPSF	\$1,108	BEDS	8	BATHS	5
FEES	\$4,331	DOM	99				



### 165 CHARLES ST #26

West Village

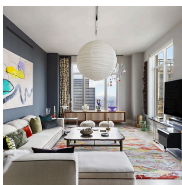
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,950,000
SQFT	2,356	PPSF	\$3,182	BEDS	3	BATHS	3.5
FEES	\$10,000	DOM	130				



### 895 PARK AVE #16C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,800,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	139				



### 30 PARK PL #59A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,500,000
SQFT	2,811	PPSF	\$2,313	BEDS	4	BATHS	4.5
FEES	\$13,110	DOM	88				

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### 420 WEST BROADWAY #4W

Soho

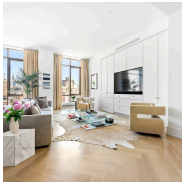
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	3,228	PPSF	\$1,937	BEDS	3	BATHS	3
FEES	\$7,620	DOM	163				



### 51 WEST 95TH ST

Upper West Side

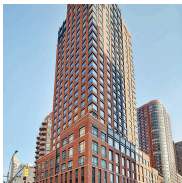
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,050,000	INITIAL	\$7,650,000
SQFT	4,776	PPSF	\$1,267	BEDS	4	BATHS	4.5
FEES	\$3,431	DOM	530				



### 215 EAST 19TH ST #10E

Gramercy

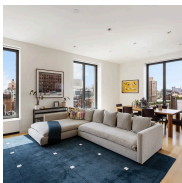
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,200,000
SQFT	2,519	PPSF	\$2,380	BEDS	3	BATHS	3.5
FEES	\$7,995	DOM	113				



### 200 EAST 95TH ST #14B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$6,324,000
SQFT	2,735	PPSF	\$2,085	BEDS	4	BATHS	4.5
FEES	\$3,738	DOM	690				



### 21 EAST 12TH ST #17B

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,629	PPSF	\$3,223	BEDS	2	BATHS	2.5
FEES	\$5,235	DOM	75				



### 500 WEST 18TH ST #W12B

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,060,000	INITIAL	\$5,060,000
SQFT	1,429	PPSF	\$3,541	BEDS	2	BATHS	2
FEES	\$4,963	DOM	174				

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