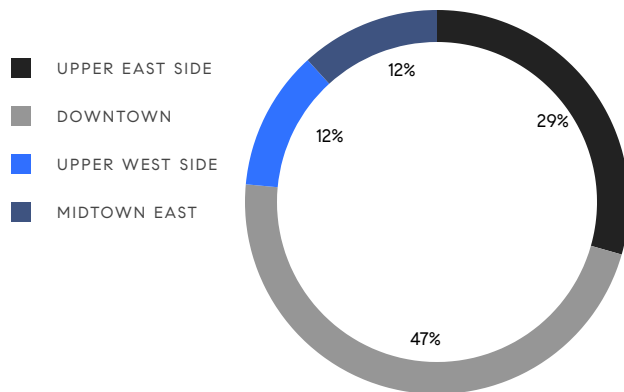


MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD STREET, UNIT 42A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17
CONTRACTS SIGNED
THIS WEEK

\$171,107,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 11 condos, 1 co-op, and 5 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$10,065,118

AVERAGE ASKING PRICE

\$9,950,000

MEDIAN ASKING PRICE

\$2,933

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$171,107,000

TOTAL VOLUME

231

AVERAGE DAYS ON MARKET

170 East 80th Street on the Upper East Side entered contract this week, with a last asking price of \$17,995,000. This 22-foot-wide townhouse spans 11,012 square feet with 6 beds and 6 full baths. It features wrought iron carriage house doors, an all-floor elevator, a 71-foot-long gallery and two-story marble-faced waterfall, a fully-finished basement with windows and 8-foot ceilings, a private rooftop garden, and much more.

Also signed this week was Unit PH2B at 170 East End Avenue on the Upper East Side, with a last asking price of \$16,995,000. Built in 2008, this top-floor penthouse condo spans 4,917 square feet with 5 beds and 6 full baths. It features high ceilings and floor-to-ceiling windows, a private rooftop terrace, city and river views, a formal dining room and large chef's kitchen, and much more. The building provides a 24-hour doorman and concierge, a fully-equipped fitness center with squash courts and multiple studios, a golf simulator, a screening room, 24-hour on-site parking, a library/lounge and interior courtyard, and many other amenities.

11

CONDO DEAL(S)

1

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$9,683,819

AVERAGE ASKING PRICE

\$6,850,000

AVERAGE ASKING PRICE

\$11,547,000

AVERAGE ASKING PRICE

\$6,990,000

MEDIAN ASKING PRICE

\$6,850,000

MEDIAN ASKING PRICE

\$9,995,000

MEDIAN ASKING PRICE

\$3,343

AVERAGE PPSF

\$2,091

AVERAGE PPSF

2,980

AVERAGE SQFT

6,547

AVERAGE SQFT



170 EAST 80TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$17,995,000	INITIAL	\$24,000,000
SQFT	11,015	PPSF	\$1,634	BEDS	6	BATHS	6
FEES	\$5,382	DOM	213				



170 EAST END AVE #PH2B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,995,000	INITIAL	\$16,995,000
SQFT	4,917	PPSF	\$3,457	BEDS	5	BATHS	6
FEES	\$18,610	DOM	230				



140 JANE ST #7S

West Village

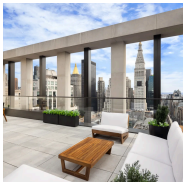
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	N/A
SQFT	3,281	PPSF	\$4,572	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



140 JANE ST #5S

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	N/A
SQFT	3,294	PPSF	\$4,402	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



39 WEST 23RD ST #PH

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$15,950,000
SQFT	3,228	PPSF	\$4,012	BEDS	3	BATHS	3
FEES	N/A	DOM	414				



214 WEST 11TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$12,950,000
SQFT	3,344	PPSF	\$3,588	BEDS	5	BATHS	4.5
FEES	\$2,757	DOM	332				

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.



39 LISPENARD ST #3

Tribeca

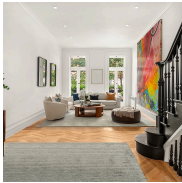
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$12,000,000
SQFT	5,276	PPSF	\$2,180	BEDS	5	BATHS	5
FEES	\$8,410	DOM	654				



337 RIVERSIDE DR

Upper West Side

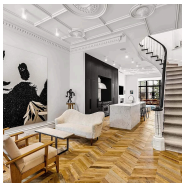
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	10,000	PPSF	\$1,000	BEDS	5	BATHS	5
FEES	\$3,874	DOM	41				



48 EAST 63RD ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$11,995,000
SQFT	4,626	PPSF	\$2,151	BEDS	5	BATHS	3
FEES	\$8,454	DOM	202				



172 EAST 71ST ST

Upper East Side

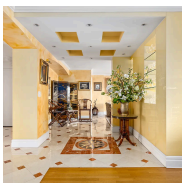
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,800,000	INITIAL	\$7,800,000
SQFT	3,750	PPSF	\$2,080	BEDS	6	BATHS	7.5
FEES	\$4,493	DOM	73				



121 WEST 15TH ST #PH

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,990,000	INITIAL	\$6,990,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	N/A				



210 CENTRAL PARK SOUTH #23CD

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	N/A
SQFT	2,250	PPSF	\$3,045	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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251 WEST 91ST ST #16C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,537,000	INITIAL	\$6,537,000
SQFT	2,467	PPSF	\$2,650	BEDS	3	BATHS	3.5
FEES	\$7,328	DOM	N/A				



555 WEST 22ND ST #18BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	1,599	PPSF	\$3,628	BEDS	2	BATHS	2.5
FEES	\$6,565	DOM	90				



10 MADISON SQUARE WEST #20A

Flatiron District

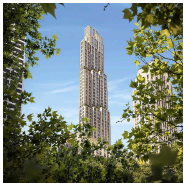
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	1,927	PPSF	\$2,984	BEDS	2	BATHS	2.5
FEES	\$6,572	DOM	58				



305 EAST 61ST ST #PH2

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,079	PPSF	\$2,646	BEDS	3	BATHS	3
FEES	\$6,367	DOM	N/A				



520 5TH AVE #72B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	1,727	PPSF	\$2,896	BEDS	2	BATHS	2.5
FEES	\$6,156	DOM	N/A				

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