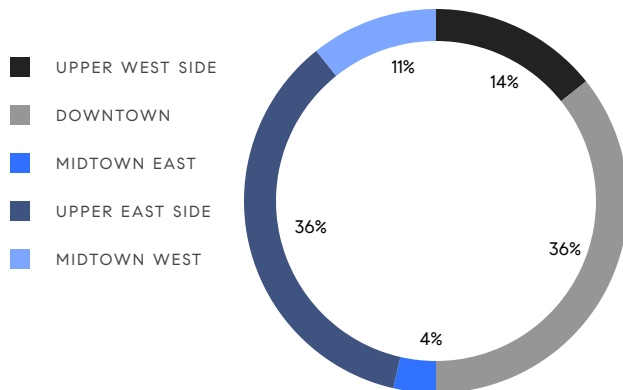


MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



28

CONTRACTS SIGNED
THIS WEEK

\$305,235,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 28 contracts signed this week, made up of 20 condos, 6 co-ops, and 2 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$10,901,250

AVERAGE ASKING PRICE

\$7,725,000

MEDIAN ASKING PRICE

\$2,808

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$305,235,000

TOTAL VOLUME

255

AVERAGE DAYS ON MARKET

Unit PH40A/6K at 15 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$39,000,000. Built in 2007, this combined penthouse and condo unit transaction spans a total of 6,846 square feet with 5 beds and 5 full baths. Included are units 6K and S606. It features 13-foot ceilings, 10-foot windows, park, river and city views, a 28-by-28-foot living room with working fireplace, a large open kitchen with adjacent dining room, a primary bedroom with marble spa-like bath, and much more. The building provides 24-hour door staff and concierge, a large fitness center and lap pool, a private theater, and many other amenities.

Also signed this week was Unit 5N at 140 Jane Street in the West Village, with a last asking price of \$23,250,000. This new development condo spans 4,590 square feet with 4 beds and 4 full baths. It features an open kitchen and dining room, private elevator access, a primary bedroom with en-suite bath, office, and dual dressing rooms, and much more. The building provides a full-time doorman, an automated parking garage, a lap pool and hot tub, and many other amenities.

20

CONDO DEAL(S)

6

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$11,168,500

AVERAGE ASKING PRICE

\$11,152,500

AVERAGE ASKING PRICE

\$7,475,000

AVERAGE ASKING PRICE

\$6,595,000

MEDIAN ASKING PRICE

\$11,737,500

MEDIAN ASKING PRICE

\$7,475,000

MEDIAN ASKING PRICE

\$3,007

AVERAGE PPSF

\$1,144

AVERAGE PPSF

3,526

AVERAGE SQFT

6,513

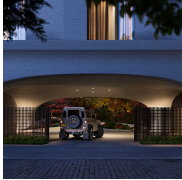
AVERAGE SQFT



15 CENTRAL PARK WEST #PH40A/6K

Upper West Side

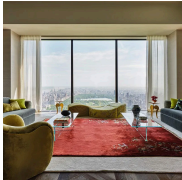
| | | | | | | | |
|------|-------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$39,000,000 | INITIAL | \$45,000,000 |
| SQFT | 6,846 | PPSF | \$5,697 | BEDS | 5 | BATHS | 5 |
| FEES | N/A | DOM | 380 | | | | |



140 JANE ST #5N

West Village

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$23,250,000 | INITIAL | \$23,250,000 |
| SQFT | 4,590 | PPSF | \$5,066 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$17,582 | DOM | N/A | | | | |



111 WEST 57TH ST #68

Midtown

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$20,250,000 | INITIAL | \$20,250,000 |
| SQFT | 3,873 | PPSF | \$5,229 | BEDS | 3 | BATHS | 3 |
| FEES | \$22,470 | DOM | 121 | | | | |



20 EAST 76TH ST #PH2

Lenox Hill

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$19,000,000 | INITIAL | \$19,000,000 |
| SQFT | 2,858 | PPSF | \$6,649 | BEDS | 3 | BATHS | 3 |
| FEES | \$12,103 | DOM | 3 | | | | |



200 EAST 75TH ST #12A/B

Upper East Side

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$18,750,000 | INITIAL | \$18,750,000 |
| SQFT | 6,138 | PPSF | \$3,055 | BEDS | 5 | BATHS | 6 |
| FEES | \$17,456 | DOM | N/A | | | | |



740 PARK AVE #6/7C

Upper East Side

| | | | | | | | |
|------|------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$14,990,000 | INITIAL | \$15,950,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 5 | BATHS | 6 |
| FEES | N/A | DOM | 562 | | | | |

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1220 PARK AVE #PHB

Upper East Side

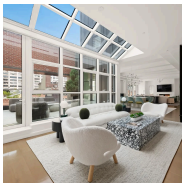
| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$13,000,000 | INITIAL | \$13,000,000 |
| SQFT | 6,000 | PPSF | \$2,167 | BEDS | 6 | BATHS | 6 |
| FEES | \$14,911 | DOM | 69 | | | | |



110 CENTRAL PARK WEST #1718G

Upper West Side

| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$12,500,000 | INITIAL | \$13,995,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 4 |
| FEES | \$10,302 | DOM | 237 | | | | |



12 EAST 13TH ST #8

Greenwich Village

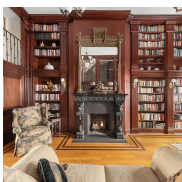
| | | | | | | | |
|------|----------|--------|----------|------|--------------|---------|-----|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$11,500,000 | INITIAL | N/A |
| SQFT | 4,219 | PPSF | \$2,726 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$16,846 | DOM | N/A | | | | |



955 PARK AVE #8

Upper East Side

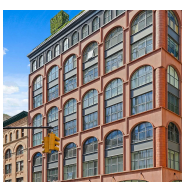
| | | | | | | | |
|------|------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$10,975,000 | INITIAL | \$11,950,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 6 | BATHS | 6 |
| FEES | N/A | DOM | 138 | | | | |



8 EAST 67TH ST

Upper East Side

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$9,950,000 | INITIAL | \$14,750,000 |
| SQFT | 8,600 | PPSF | \$1,157 | BEDS | 6 | BATHS | 5 |
| FEES | \$11,142 | DOM | 753 | | | | |



408 GREENWICH ST #3

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$8,995,000 | INITIAL | \$8,995,000 |
| SQFT | 3,457 | PPSF | \$2,602 | BEDS | 5 | BATHS | 4.5 |
| FEES | \$7,988 | DOM | 206 | | | | |

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56 CROSBY ST #4A

Soho

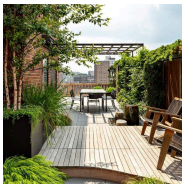
| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$8,750,000 | INITIAL | \$9,250,000 |
| SQFT | 3,614 | PPSF | \$2,422 | BEDS | 2 | BATHS | 2.5 |
| FEES | \$8,438 | DOM | 140 | | | | |



770 PARK AVE #8D

Lenox Hill

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$7,950,000 | INITIAL | \$8,950,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 4 | BATHS | 4.5 |
| FEES | \$11,936 | DOM | 297 | | | | |



405 WEST 23RD ST #17D/16K

Chelsea

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK | \$7,500,000 | INITIAL | \$7,500,000 |
| SQFT | N/A | PPSF | N/A | BEDS | 3 | BATHS | 3.5 |
| FEES | \$8,906 | DOM | 63 | | | | |



14 LEONARD ST #D

Tribeca

| | | | | | | | |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,995,000 | INITIAL | \$7,250,000 |
| SQFT | 3,500 | PPSF | \$1,999 | BEDS | 4 | BATHS | 3 |
| FEES | N/A | DOM | 158 | | | | |



35 HUDSON YARDS #8403

Hudson Yards

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,595,000 | INITIAL | \$6,595,000 |
| SQFT | 2,581 | PPSF | \$2,556 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$9,572 | DOM | 223 | | | | |



35 HUDSON YARDS #8303

Hudson Yards

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,595,000 | INITIAL | \$6,595,000 |
| SQFT | 2,581 | PPSF | \$2,556 | BEDS | 3 | BATHS | 3 |
| FEES | \$8,775 | DOM | 278 | | | | |

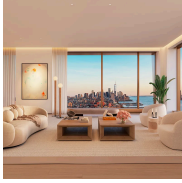
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200 EAST 75TH ST #7A

Upper East Side

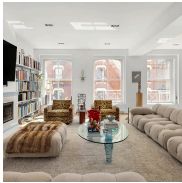
| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,400,000 | INITIAL | \$6,400,000 |
| SQFT | 2,458 | PPSF | \$2,604 | BEDS | 4 | BATHS | 4.5 |
| FEES | \$6,991 | DOM | N/A | | | | |



500 WEST 18TH ST #W11A

West Chelsea

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,205,000 | INITIAL | \$6,085,000 |
| SQFT | 2,068 | PPSF | \$3,001 | BEDS | 3 | BATHS | 3 |
| FEES | \$7,163 | DOM | 706 | | | | |



53 GREENE ST #5

Soho

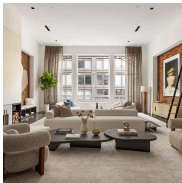
| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$6,200,000 | INITIAL | \$6,200,000 |
| SQFT | 2,771 | PPSF | \$2,238 | BEDS | 2 | BATHS | 3 |
| FEES | \$7,152 | DOM | N/A | | | | |



219 EAST 67TH ST #3

Upper East Side

| | | | | | | | |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,995,000 | INITIAL | \$6,500,000 |
| SQFT | 4,665 | PPSF | \$1,286 | BEDS | 3 | BATHS | 4.5 |
| FEES | \$16,276 | DOM | 487 | | | | |



354 BROADWAY #5

Tribeca

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,990,000 | INITIAL | \$5,990,000 |
| SQFT | 4,004 | PPSF | \$1,497 | BEDS | 3 | BATHS | 3 |
| FEES | \$7,297 | DOM | 28 | | | | |



393 WEST END AVE #11A

Upper West Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,950,000 | INITIAL | \$5,950,000 |
| SQFT | 2,435 | PPSF | \$2,444 | BEDS | 4 | BATHS | 4 |
| FEES | \$6,173 | DOM | 10 | | | | |

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393 WEST END AVE #10A

Upper West Side

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,850,000 | INITIAL | \$5,850,000 |
| SQFT | 2,435 | PPSF | \$2,403 | BEDS | 4 | BATHS | 4 |
| FEES | \$6,173 | DOM | 92 | | | | |



35 HUDSON YARDS #7103

Hudson Yards

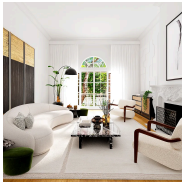
| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,600,000 | INITIAL | \$5,900,000 |
| SQFT | 2,724 | PPSF | \$2,056 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$9,642 | DOM | 442 | | | | |



175 WEST 10TH ST #4

West Village

| | | | | | | | |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO | STATUS | CONTRACT | ASK | \$5,500,000 | INITIAL | \$5,500,000 |
| SQFT | 2,700 | PPSF | \$2,038 | BEDS | 3 | BATHS | 3.5 |
| FEES | \$9,450 | DOM | 20 | | | | |



157 EAST 62ND ST

Upper East Side

| | | | | | | | |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK | \$5,000,000 | INITIAL | \$6,500,000 |
| SQFT | 4,425 | PPSF | \$1,130 | BEDS | 5 | BATHS | 4.5 |
| FEES | \$5,336 | DOM | 436 | | | | |

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