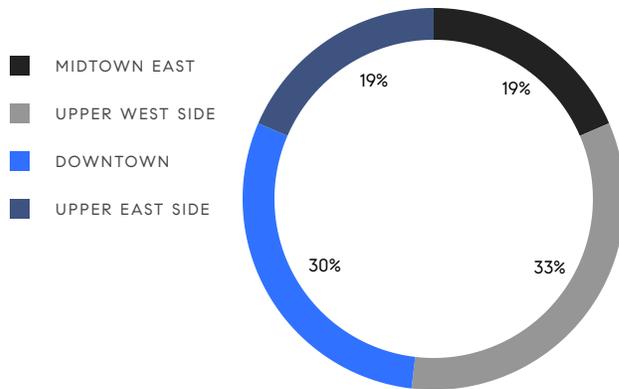


MANHATTAN WEEKLY LUXURY REPORT



20 GREENE STREET, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



27

CONTRACTS SIGNED
THIS WEEK

\$298,205,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 27 contracts signed this week, made up of 22 condos, 3 co-ops, and 2 houses. The previous week saw 31 deals. For more information or data, please reach out to a Compass agent.

\$11,044,630

AVERAGE ASKING PRICE

\$7,950,000

MEDIAN ASKING PRICE

\$3,322

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$298,205,000

TOTAL VOLUME

190

AVERAGE DAYS ON MARKET

Unit 116 at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$52,900,000. Built in 2020, this full-floor condo spans 7,074 square feet with 5 beds and 6 baths. It features high ceilings and full-height windows, a private foyer and formal reception gallery, an eat-in kitchen with custom cabinetry and high-end appliances, a primary bedroom with en-suite bath and formal sitting room, and much more. The building provides private dining, an outdoor landscaped terrace, a 60-foot saltwater pool, a fitness center, and many other amenities.

Also signed this week was Unit 48N at 50 West 66th Street on the Upper West Side, with a last asking price of \$24,750,000. It features a private loggia, high-end finishes, 12-inch oak flooring, high ceilings, marble baths, and much more. The building provides a state-of-the-art fitness center with sport courts, indoor and outdoor pools, a sky lounge, a covered entrance, and many other amenities.

22

CONDO DEAL(S)

3

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$11,739,091

AVERAGE ASKING PRICE

\$6,665,000

AVERAGE ASKING PRICE

\$9,975,000

AVERAGE ASKING PRICE

\$8,122,500

MEDIAN ASKING PRICE

\$5,995,000

MEDIAN ASKING PRICE

\$9,975,000

MEDIAN ASKING PRICE

\$3,464

AVERAGE PPSF

\$2,213

AVERAGE PPSF

3,161

AVERAGE SQFT

5,582

AVERAGE SQFT



217 WEST 57TH ST #116

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$52,900,000	INITIAL	\$52,900,000
SQFT	7,074	PPSF	\$7,479	BEDS	5	BATHS	5.5
FEES	\$31,080	DOM	N/A				



50 WEST 66TH ST #48N

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,750,000	INITIAL	\$24,750,000
SQFT	3,409	PPSF	\$7,261	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



50 WEST 66TH ST #43N

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,250,000	INITIAL	\$24,250,000
SQFT	3,409	PPSF	\$7,114	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



111 WEST 57TH ST #46

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,750,000	INITIAL	\$24,500,000
SQFT	4,492	PPSF	\$5,288	BEDS	3	BATHS	3.5
FEES	\$24,876	DOM	196				



77 BEDFORD ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	3,550	PPSF	\$3,381	BEDS	4	BATHS	4.5
FEES	\$4,498	DOM	63				



39 WEST 23RD ST #PH23

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$9,950,000
SQFT	3,194	PPSF	\$3,429	BEDS	4	BATHS	4
FEES	\$12,807	DOM	205				

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50 WEST 66TH ST #16F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,375,000	INITIAL	N/A
SQFT	2,851	PPSF	\$3,289	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



53 WEST 53RD ST #31A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,895,000	INITIAL	\$8,895,000
SQFT	3,558	PPSF	\$2,500	BEDS	3	BATHS	3.5
FEES	\$16,762	DOM	N/A				



255 EAST 77TH ST #31B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,875,000	INITIAL	\$8,875,000
SQFT	2,858	PPSF	\$3,106	BEDS	4	BATHS	4.5
FEES	\$8,341	DOM	N/A				



210 WEST 77TH ST #15

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,500,000
SQFT	3,403	PPSF	\$2,498	BEDS	5	BATHS	4.5
FEES	\$11,191	DOM	547				



170 EAST END AVE #14A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,800,000
SQFT	3,611	PPSF	\$2,354	BEDS	5	BATHS	5.5
FEES	\$10,711	DOM	N/A				



25 WEST 28TH ST #PH42A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$9,145,000
SQFT	1,750	PPSF	\$4,855	BEDS	2	BATHS	2.5
FEES	\$10,635	DOM	65				

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33 GREENE ST #PHW

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$4,066	DOM	N/A				



311 WEST 74TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,950,000
SQFT	7,614	PPSF	\$1,045	BEDS	7	BATHS	5
FEES	\$3,598	DOM	320				



199 CHRYSTIE ST #PHA

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	4,610	PPSF	\$1,682	BEDS	6	BATHS	6
FEES	\$23,367	DOM	120				



138 EAST 50TH ST #65

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	2,756	PPSF	\$2,539	BEDS	3	BATHS	3
FEES	\$10,461	DOM	68				



230 WEST 56TH ST #PH1A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	N/A
SQFT	1,987	PPSF	\$3,473	BEDS	2	BATHS	3
FEES	\$4,512	DOM	N/A				



130 WEST 12TH ST #6B

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	1,961	PPSF	\$3,315	BEDS	3	BATHS	2
FEES	\$6,958	DOM	241				

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60 BEACH ST #B3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,395,000
SQFT	2,569	PPSF	\$2,490	BEDS	3	BATHS	2.5
FEES	\$6,692	DOM	138				



211 WEST 84TH ST #3B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$6,195,000
SQFT	2,638	PPSF	\$2,349	BEDS	3	BATHS	3.5
FEES	\$7,710	DOM	29				



1001 5TH AVE #17C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	2,500	PPSF	\$2,398	BEDS	4	BATHS	3
FEES	N/A	DOM	76				



200 EAST 83RD ST #14C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,985,000	INITIAL	\$6,750,000
SQFT	1,864	PPSF	\$3,211	BEDS	3	BATHS	3
FEES	\$5,536	DOM	240				



408 EAST 79TH ST #17

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	3,836	PPSF	\$1,512	BEDS	4	BATHS	5
FEES	\$10,848	DOM	50				



115 CENTRAL PARK WEST #4E

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$3,912	DOM	181				

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235 WEST 75TH ST #920

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,701	PPSF	\$2,037	BEDS	4	BATHS	4.5
FEES	\$8,808	DOM	N/A				



235 WEST 75TH ST #1120

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,450,000
SQFT	2,708	PPSF	\$2,032	BEDS	4	BATHS	4.5
FEES	\$8,942	DOM	613				



565 BROOME ST #S11E

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,302	PPSF	\$2,390	BEDS	3	BATHS	3.5
FEES	\$9,217	DOM	73				

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