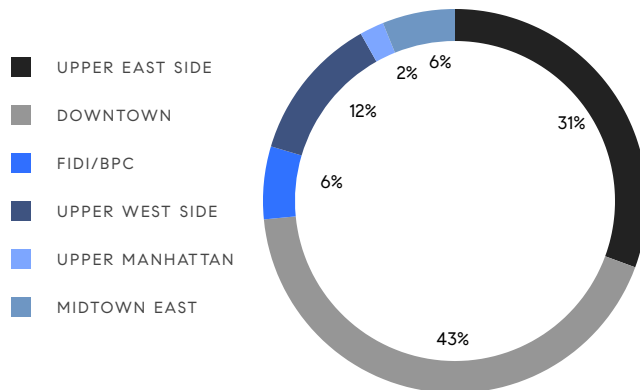


MANHATTAN WEEKLY LUXURY REPORT



28 LAIGHT ST #6AB, JOHNSON & NOMMAZ TEAM, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



49

CONTRACTS SIGNED
THIS WEEK

\$333,499,999

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 49 contracts signed this week, made up of 28 condos, 18 co-ops, and 3 houses. The previous week saw 45 deals. For more information or data, please reach out to a Compass agent.

\$6,806,123

AVERAGE ASKING PRICE

\$4,900,000

MEDIAN ASKING PRICE

\$2,702

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$333,499,999

TOTAL VOLUME

213

AVERAGE DAYS ON MARKET

Unit PH17 at 109 East 79th Street on the Upper East Side entered contract this week, with a last asking price of \$29,350,000. Built in 2021, this full-floor penthouse condo spans 6,548 square feet with 5 beds and 5 full baths. It features 336 square feet of private outdoor space, 100 feet of contiguous rooms, two balconies, high ceilings, 4-inch white oak flooring, private keyed entry, a custom kitchen with high-end appliances, and much more. The building provides a 24-hour concierge and porter, full-time doorman, a lobby lounge, a library, a large fitness center, spa and sauna, and many other amenities.

Also signed this week was 280 West 11th Street in the West Village, with a last asking price of \$18,995,000. Originally built in 1818, this six-story townhouse has a nearly 26-foot wide footprint and spans 7,921 square feet with 9 beds and 8 full baths. It features wood-burning fireplaces, an exclusive private garden, three glass French doors, a seasonal water feature, flower beds and mature trees, a terrace and sun room, full-wall windows, elegant trim, and much more.

28

CONDO DEAL(S)

18

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$7,295,250

AVERAGE ASKING PRICE

\$5,152,389

AVERAGE ASKING PRICE

\$12,163,334

AVERAGE ASKING PRICE

\$4,912,500

MEDIAN ASKING PRICE

\$4,575,000

MEDIAN ASKING PRICE

\$12,995,000

MEDIAN ASKING PRICE

\$2,779

AVERAGE PPSF

\$2,031

AVERAGE PPSF

2,624

AVERAGE SQFT

5,730

AVERAGE SQFT



109 EAST 79TH ST #PH17

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$29,350,000	INITIAL	\$29,350,000
SQFT	6,548	PPSF	\$4,483	BEDS	5	BATHS	5.5
FEES	\$16,828	DOM	106				



280 WEST 11TH ST

West Village

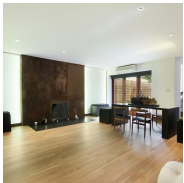
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$18,995,000	INITIAL	\$20,000,000
SQFT	7,921	PPSF	\$2,399	BEDS	9	BATHS	8
FEES	N/A	DOM	543				



60 COLLISTER ST #3A

Tribeca

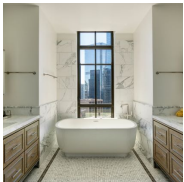
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,000,000	INITIAL	\$16,000,000
SQFT	5,416	PPSF	\$2,955	BEDS	4	BATHS	4.5
FEES	\$12,472	DOM	2				



25 EAST 94TH ST

Carnegie Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$13,750,000
SQFT	6,700	PPSF	\$1,940	BEDS	6	BATHS	7
FEES	\$6,458	DOM	143				



25 PARK ROW #PH43A

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,750,000	INITIAL	\$12,750,000
SQFT	3,580	PPSF	\$3,562	BEDS	4	BATHS	4
FEES	\$14,945	DOM	88				

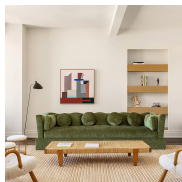


744 GREENWICH ST #1

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$11,000,000
SQFT	4,663	PPSF	\$2,306	BEDS	4	BATHS	4.5
FEES	\$11,148	DOM	277				

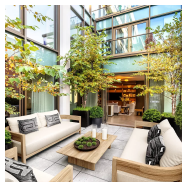
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30 EAST 10TH ST #PH

Greenwich Village

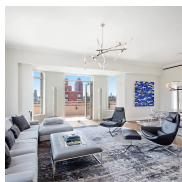
TYPE	COOP	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$7,907	DOM	689				



117 WEST 21ST ST #PHB

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	N/A
SQFT	4,961	PPSF	\$2,015	BEDS	4	BATHS	3.5
FEES	\$10,344	DOM	N/A				



250 WEST 81ST ST #18A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$11,495,000
SQFT	2,859	PPSF	\$3,481	BEDS	4	BATHS	3.5
FEES	\$7,670	DOM	593				



40 BOND ST #TH5

Noho

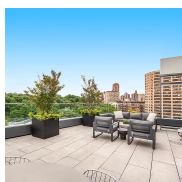
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$9,995,000
SQFT	3,750	PPSF	\$2,387	BEDS	3	BATHS	4
FEES	\$12,337	DOM	223				



30 RIVERSIDE BLVD #37E

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,360,000	INITIAL	\$8,360,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$3,959	DOM	748				



285 WEST 110TH ST #9A

Harlem

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,295,000	INITIAL	\$8,295,000
SQFT	3,348	PPSF	\$2,478	BEDS	5	BATHS	4.5
FEES	\$4,497	DOM	62				

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1220 PARK AVE #14/15A

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,250,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6.5
FEES	N/A	DOM	27				



10 GRACIE SQ #9/10F

Yorkville

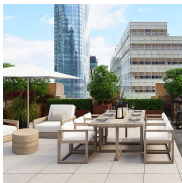
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$8,200,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$9,555	DOM	507				



25 WEST 28TH ST #PH41A

Nomad

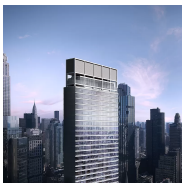
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	1,750	PPSF	\$3,972	BEDS	2	BATHS	2
FEES	\$6,743	DOM	192				



100 BARCLAY ST #21C

Tribeca

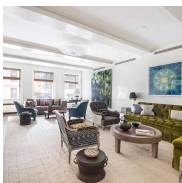
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000
SQFT	2,712	PPSF	\$2,506	BEDS	3	BATHS	4
FEES	\$8,790	DOM	76				



25 WEST 28TH ST #PH40A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	N/A
SQFT	1,750	PPSF	\$3,858	BEDS	2	BATHS	2.5
FEES	\$6,743	DOM	N/A				



1100 PARK AVE #3D

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$3,545	DOM	59				

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1115 5TH AVE #PHA

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,899,000	INITIAL	\$6,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$6,300	DOM	193				



131 EAST 66TH ST #2/3B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$9,240	DOM	21				



50 WEST ST #32B

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$6,800,000
SQFT	2,309	PPSF	\$2,469	BEDS	3	BATHS	3.5
FEES	\$6,058	DOM	439				



109 WEST 26TH ST #5

Chelsea

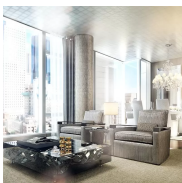
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,499,000	INITIAL	\$5,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$5,306	DOM	166				



133 EAST 64TH ST #10B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	108				



20 WEST 53RD ST #25C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	N/A
SQFT	1,464	PPSF	\$3,382	BEDS	2	BATHS	2
FEES	\$5,250	DOM	N/A				

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55 CENTRAL PARK WEST #13E

Lincoln Square

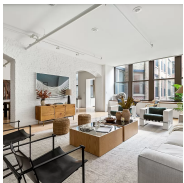
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$6,353	DOM	160				



132 WEST 13TH ST #A

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,875,000	INITIAL	\$5,499,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$3,115	DOM	185				



345 WEST 13TH ST #2A

West Village

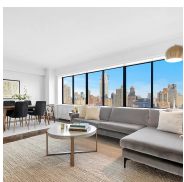
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	2,373	PPSF	\$2,002	BEDS	2	BATHS	2
FEES	\$5,279	DOM	48				



25 PARK ROW #21C

Financial District

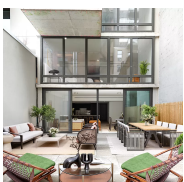
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,610,000	INITIAL	\$4,610,000
SQFT	2,075	PPSF	\$2,222	BEDS	3	BATHS	3.5
FEES	\$6,666	DOM	14				



900 PARK AVE #22A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,575,000	INITIAL	\$4,575,000
SQFT	1,568	PPSF	\$2,918	BEDS	3	BATHS	3.5
FEES	\$6,012	DOM	29				



165 CHRYSTIE ST

Lower East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,750,000
SQFT	2,569	PPSF	\$1,752	BEDS	3	BATHS	2.5
FEES	\$6,309	DOM	607				

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1059 3RD AVE #19B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	1,860	PPSF	\$2,420	BEDS	2	BATHS	2.5
FEES	\$6,563	DOM	135				



200 EAST 83RD ST #3E

Yorkville

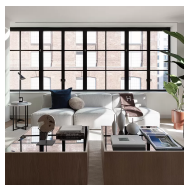
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,350,000
SQFT	1,959	PPSF	\$2,221	BEDS	3	BATHS	3
FEES	\$5,821	DOM	27				



138 EAST 50TH ST #43A

Turtle Bay

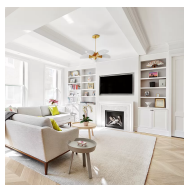
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,312,000	INITIAL	N/A
SQFT	1,406	PPSF	\$3,067	BEDS	2	BATHS	2
FEES	\$4,221	DOM	N/A				



550 WEST 29TH ST #9A

Chelsea

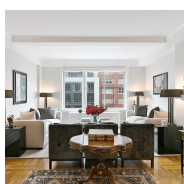
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	2,123	PPSF	\$2,002	BEDS	3	BATHS	3.5
FEES	\$7,635	DOM	28				



114 EAST 90TH ST #6CD

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$6,709	DOM	27				



55 EAST 86TH ST #9B

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,999	INITIAL	\$5,499,000
SQFT	2,200	PPSF	\$1,819	BEDS	4	BATHS	3
FEES	\$6,091	DOM	534				

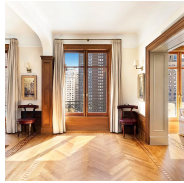
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74 5TH AVE #2A

Greenwich Village

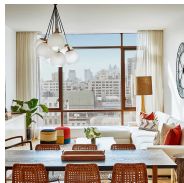
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,328	DOM	27				



171 WEST 71ST ST #9B

Lincoln Square

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,104	DOM	16				



225 EAST 19TH ST #7B

Gramercy

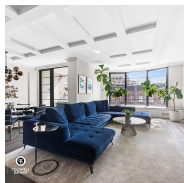
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,865,000	INITIAL	\$3,595,000
SQFT	1,800	PPSF	\$2,148	BEDS	2	BATHS	2
FEES	\$5,225	DOM	277				



32 WASHINGTON SQ NORTH #11W

Greenwich Village

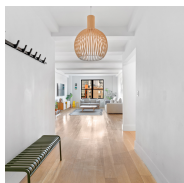
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$5,161	DOM	196				



37 WEST 12TH ST #6B

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,795,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,161	DOM	N/A				



545 WEST END AVE #16A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$3,842	DOM	15				

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25 WEST 28TH ST #PH40C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	N/A
SQFT	989	PPSF	\$3,792	BEDS	1	BATHS	1
FEES	\$3,811	DOM	N/A				



1 MANHATTAN SQ #64A

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,685,000	INITIAL	\$3,685,000
SQFT	1,667	PPSF	\$2,211	BEDS	3	BATHS	3
FEES	\$2,312	DOM	102				



180 WEST 58TH ST #10AB

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,660,000	INITIAL	\$3,660,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	139				



80 RIVERSIDE BLVD #11B

Lincoln Square

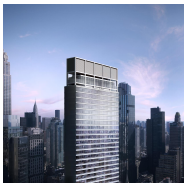
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
SQFT	2,176	PPSF	\$1,678	BEDS	3	BATHS	3
FEES	\$5,538	DOM	615				



983 PARK AVE #8D

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	27				



25 WEST 28TH ST #PH41B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,550,000	INITIAL	\$3,550,000
SQFT	911	PPSF	\$3,897	BEDS	1	BATHS	1
FEES	\$3,510	DOM	192				

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891 PARK AVE #9

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$4,956	DOM	471				

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