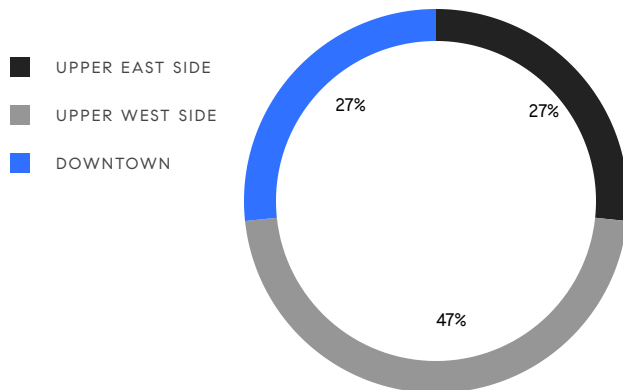


# MANHATTAN WEEKLY LUXURY REPORT



40 MERCER ST #PH7, PHOTO BY SHANNON DUPRE

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



15  
CONTRACTS SIGNED  
THIS WEEK

\$160,300,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 10 condos, 3 co-ops, and 2 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$10,686,667**

AVERAGE ASKING PRICE

**\$7,000,000**

MEDIAN ASKING PRICE

**\$3,059**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$160,300,000**

TOTAL VOLUME

**193**

AVERAGE DAYS ON MARKET

Unit PH29 at Beckford Tower, located at 301 East 80th Street on the Upper East Side, entered contract this week, with a last asking price of \$26,495,000. Built in 2019, this full-floor penthouse condo spans 6,522 square feet with 6 beds and 7 full baths. It features 13-foot ceilings throughout, a 193 square foot private terrace, a private elevator landing, a corner primary suite with windowed bathrooms and study, and much more. The building provides a full-time doorman, a concierge, a pool, and many other amenities.

Also signed this week was Unit 2B/4 at 3 East 75th Street on the Upper East Side, with a last asking price of \$22,500,000. Originally built in 1904, this duplex condo spans 4,245 square feet with 3 beds and 3 full baths. It features high ceilings, wood burning fireplaces, two terraces, a modern chef's kitchen, oversized windows, a private elevator landing, a primary suite with walk-in closet and en-suite bath, and much more.

**10**

CONDO DEAL(S)

**3**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$12,973,000**

AVERAGE ASKING PRICE

**\$5,873,334**

AVERAGE ASKING PRICE

**\$6,475,000**

AVERAGE ASKING PRICE

**\$10,607,500**

MEDIAN ASKING PRICE

**\$5,875,000**

MEDIAN ASKING PRICE

**\$6,475,000**

MEDIAN ASKING PRICE

**\$3,331**

AVERAGE PPSF

**\$1,695**

AVERAGE PPSF

**3,785**

AVERAGE SQFT

**3,938**

AVERAGE SQFT



### 301 EAST 80TH ST #PH29

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,495,000	INITIAL	\$29,000,000
SQFT	6,522	PPSF	\$4,063	BEDS	7.5	BATHS	7.5
FEES	\$19,248	DOM	394				



### 3 EAST 75TH ST #2B/4

Upper East Side

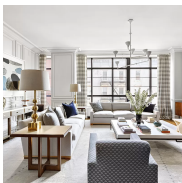
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,500,000	INITIAL	\$24,500,000
SQFT	4,245	PPSF	\$5,301	BEDS	3	BATHS	3
FEES	\$12,507	DOM	110				



### 50 RIVERSIDE BLVD #PH1

Upper West Side

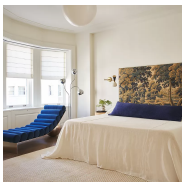
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	\$21,500,000
SQFT	6,168	PPSF	\$3,486	BEDS	8.5	BATHS	8.5
FEES	\$7,276	DOM	33				



### 150 CHARLES ST #3DES

West Village

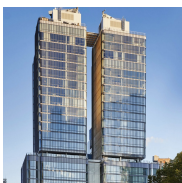
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$15,000,000
SQFT	4,572	PPSF	\$3,281	BEDS	5.5	BATHS	5.5
FEES	\$15,062	DOM	48				



### 225 WEST 86TH ST #1111

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,850,000	INITIAL	N/A
SQFT	5,069	PPSF	\$2,733	BEDS	4	BATHS	4
FEES	\$12,684	DOM	N/A				



### 565 BROOME ST #N26B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,365,000	INITIAL	N/A
SQFT	2,191	PPSF	\$3,362	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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.



### 15 WEST 61ST ST #26A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,025,000	INITIAL	N/A
SQFT	1,916	PPSF	\$3,667	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



### 389 WEST END AVE

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	\$7,000,000
SQFT	3,400	PPSF	\$2,059	BEDS	4	BATHS	4.5
FEES	\$2,791	DOM	56				



### 111 MURRAY ST #35A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	1,939	PPSF	\$3,092	BEDS	3	BATHS	3.5
FEES	\$6,718	DOM	148				



### 177 WEST 88TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	4,475	PPSF	\$1,330	BEDS	4	BATHS	4.5
FEES	\$1,819	DOM	50				



### 155 EAST 72ND ST #7/8A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$8,225	DOM	N/A				



### 88 CENTRAL PARK WEST #11W

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				

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### 50 EAST 77TH ST #9A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$6,588,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$3,823	DOM	206				



### 160 LEROY ST #8NC

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	N/A
SQFT	1,728	PPSF	\$2,894	BEDS	2	BATHS	2.5
FEES	\$5,805	DOM	N/A				



### 845 FIRST AVE #51AE

Midtown East

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,470,000
SQFT	3,500	PPSF	\$1,429	BEDS	4	BATHS	4.5
FEES	\$9,146	DOM	690				

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