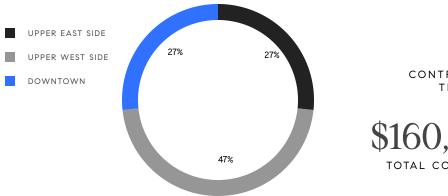
# MANHATTAN WEEKLY LUXURY REPORT



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

CONTRACTS \$5M AND ABOVE JUN 6 - 12, 2022

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

### \$7.000.000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$3.059

4%

\$160,300,000

193

AVERAGE DISCOUNT

TOTAL VOLUME

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)

\$12.973.000

AVERAGE ASKING PRICE

\$10,607,500

MEDIAN ASKING PRICE

\$3.331

AVERAGE PPSF

3.785 AVERAGE SQFT

3 CO-OP DEAL(S)

\$5.873.334

AVERAGE ASKING PRICE

\$5,875,000

MEDIAN ASKING PRICE

2

TOWNHOUSE DEAL(S)

\$6.475.000

AVERAGE ASKING PRICE

\$6,475,000

MEDIAN ASKING PRICE

\$1.695

AVERAGE PPSF

3,938 AVERAGE SQFT

#### MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

JUN 6 - 12, 2022

	301 EAST 80TH ST #PH29							Upper East Side	
LIDET	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$26,495,000	INITIAL	\$29,000,000	
- Contraction	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	
	ТҮРЕ	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 P I	VERSIDE B		Upper W	Vest Side				
-	JU KI	VERSIDE D		11			epper w	estolde	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK		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 Villa								
I	150 CI	HARLES ST	T #3DES				West Vil	lage	
				001170107		A45 000 000			
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK		INITIAL	\$15,000,000	
	T Y P E S Q F T	CONDO 4,572	STAT U S P P S F	\$3,281	ASK BEDS	\$15,000,000 5.5			
	ТҮРЕ	CONDO	STATUS				INITIAL	\$15,000,000	
	TYPE SQFT FEES	CONDO 4,572 \$15,062	STATUS PPSF DOM	\$3,281 48			INITIAL BATHS	\$15,000,000 5.5	
	TYPE SQFT FEES	CONDO 4,572 \$15,062 /EST 86TH	STATUS PPSF DOM	\$3,281 48		5.5	INITIAL BATHS Upper W	\$15,000,000 5.5	
	type sqft fees <b>225 W</b> type	CONDO 4,572 \$15,062 /EST 86TH CONDO	status ppsf dom <b>ST #1111</b> status	\$3,281 48 CONTRACT	BEDS	5.5 \$13,850,000	INITIAL BATHS Upper W	\$15,000,000 5.5 Yest Side N/A	
	type sqft fees <b>225 W</b> type sqft	CONDO 4,572 \$15,062 /EST 86TH CONDO 5,069	status ppsf dom <b>ST #1111</b> status ppsf	\$3,281 48 CONTRACT \$2,733	BEDS	5.5	INITIAL BATHS Upper W	\$15,000,000 5.5	
	type sqft fees <b>225 W</b> type	CONDO 4,572 \$15,062 /EST 86TH CONDO	status ppsf dom <b>ST #1111</b> status	\$3,281 48 CONTRACT	BEDS	5.5 \$13,850,000	INITIAL BATHS Upper W	\$15,000,000 5.5 Yest Side N/A	
	type sqft fees <b>225 W</b> type sqft fees	CONDO 4,572 \$15,062 /EST 86TH CONDO 5,069 \$12,684	status ppsf dom ST #1111 status ppsf dom	\$3,281 48 CONTRACT \$2,733	BEDS	5.5 \$13,850,000	INITIAL BATHS Upper W	\$15,000,000 5.5 Yest Side N/A	
	TYPE SQFT FEES 225 W TYPE SQFT FEES 565 BI	CONDO 4,572 \$15,062 /EST 86TH CONDO 5,069 \$12,684 ROOME ST	status ppsf dom ST #1111 status ppsf dom	\$3,281 48 CONTRACT \$2,733 N/A	BEDS ASK BEDS	5.5 \$13,850,000 4	INITIAL BATHS Upper W INITIAL BATHS Soho	\$15,000,000 5.5 'est Side N/A 4	
	TYPE SQFT FEES 225 W TYPE SQFT FEES 565 BI TYPE	CONDO 4,572 \$15,062 /EST 86TH CONDO 5,069 \$12,684 ROOME ST CONDO	STATUS PPSF DOM ST #1111 STATUS PPSF DOM #N26B STATUS	\$3,281 48 CONTRACT \$2,733 N/A CONTRACT	BEDS ASK BEDS	5.5 \$13,850,000 4 \$7,365,000	INITIAL BATHS Upper W INITIAL BATHS Soho INITIAL	\$15,000,000 5.5 Vest Side N/A 4	
	TYPE SQFT FEES 225 W TYPE SQFT FEES 565 BI	CONDO 4,572 \$15,062 /EST 86TH CONDO 5,069 \$12,684 ROOME ST	status ppsf dom ST #1111 status ppsf dom	\$3,281 48 CONTRACT \$2,733 N/A	BEDS ASK BEDS	5.5 \$13,850,000 4	INITIAL BATHS Upper W INITIAL BATHS Soho	\$15,000,000 5.5 'est Side N/A 4	

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#### MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

JUN 6 - 12, 2022

	15 WEST 61ST ST #26A							Upper West Side	
	ТҮРЕ	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	
	ТҮРЕ	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 MU	JRRAY ST #	#35A				Tribeca		
	ΤΥΡΕ	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	
	177 W	EST 88TH S	ST				Upper W	Vest Side	
	177 W	EST 88TH S TOWNHOUSE	ST status	CONTRACT	ASK	\$5,950,000		/est Side \$5,950,000	
				CONTRACT \$1,330	A S K B E D S	\$5,950,000 4			
	ΤΥΡΕ	TOWNHOUSE	STATUS				INITIAL	\$5,950,000	
	TYPE SQFT FEES	TOWNHOUSE 4,475	STATUS PPSF DOM	\$1,330 50			INITIAL	\$5,950,000 4.5	
	TYPE SQFT FEES	TOWNHOUSE 4,475 \$1,819	STATUS PPSF DOM	\$1,330 50		4	INITIAL BATHS	\$5,950,000 4.5 ast Side	
	type sqft fees <b>155 E</b> <i>A</i>	TOWNHOUSE 4,475 \$1,819 AST 72ND S	status ppsf dom T #7/8A	\$1,330 50	BEDS		INITIAL BATHS Upper Ea	\$5,950,000 4.5 ast Side	
	type sqft fees <b>155 E</b> A type	TOWNHOUSE 4,475 \$1,819 AST 72ND S COOP	status ppsf dom T #7/8A status	\$1,330 50 CONTRACT	BEDS	4 \$5,950,000	INITIAL BATHS Upper Ea	\$5,950,000 4.5 ast Side N/A	
	type sqft fees <b>155 E</b> A type sqft fees	TOWNHOUSE 4,475 \$1,819 AST 72ND S COOP N/A	STATUS PPSF DOM T #7/8A STATUS PPSF DOM	\$1,330 50 CONTRACT N/A N/A	BEDS	4 \$5,950,000	INITIAL BATHS Upper Ea	\$5,950,000 4.5 ast Side N/A 4	
	type sqft fees <b>155 E</b> A type sqft fees	TOWNHOUSE 4,475 \$1,819 AST 72ND S COOP N/A \$8,225	STATUS PPSF DOM T #7/8A STATUS PPSF DOM	\$1,330 50 CONTRACT N/A N/A	BEDS	4 \$5,950,000	INITIAL BATHS Upper Ea INITIAL BATHS	\$5,950,000 4.5 ast Side N/A 4	
	TYPE SQFT FEES 155 EA TYPE SQFT FEES 88 CE	TOWNHOUSE 4,475 \$1,819 AST 72ND S COOP N/A \$8,225 NTRAL PA	STATUS PPSF DOM T #7/8A STATUS PPSF DOM RK WES	\$1,330 50 CONTRACT N/A N/A ST #11W	BEDS ASK BEDS	4 \$5,950,000 4	Upper Ea INITIAL BATHS Upper W	\$5,950,000 4.5 ast Side N/A 4	
	TYPE SQFT FEES 155 EA TYPE SQFT FEES 88 CE TYPE	TOWNHOUSE 4,475 \$1,819 AST 72ND S COOP N/A \$8,225 NTRAL PAI COOP	STATUS PPSF DOM T #7/8A STATUS PPSF DOM RK WES STATUS	\$1,330 50 CONTRACT N/A N/A ST #11W CONTRACT	BEDS ASK BEDS ASK	4 \$5,950,000 4 \$5,875,000	Upper Ea INITIAL BATHS Upper W INITIAL	\$5,950,000 4.5 ast Side N/A 4	

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CONTRACTS \$5M AND ABOVE

JUN 6 - 12, 2022

	50 EA	ST 77TH ST	Upper East Side							
	ТҮРЕ	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 LE	CROY ST #8	West Vil	lage						
	ΤΥΡΕ	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						
1	845 FIRST AVE #51AE							Midtown East		
	ΤΥΡΕ	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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