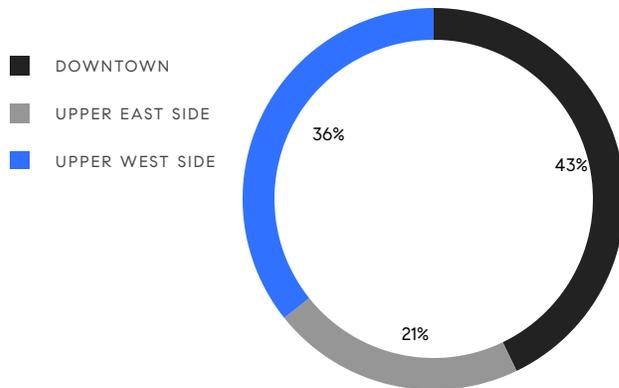


# MANHATTAN WEEKLY LUXURY REPORT



27 WOOSTER ST #PH, PHOTO BY WILL ELLIS

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



14  
CONTRACTS SIGNED  
THIS WEEK

\$119,429,999  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 7 condos, 6 co-ops, and 1 house. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$8,530,715**

AVERAGE ASKING PRICE

**\$6,850,000**

MEDIAN ASKING PRICE

**\$2,514**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$119,429,999**

TOTAL VOLUME

**205**

AVERAGE DAYS ON MARKET

228 West 11th Street in the West Village entered contract this week, with a last asking price of \$25,000,000. This 25-foot-wide townhouse spans 6,454 square feet with 6 beds and 5 full baths. It features a garden with a private heated gazebo and hot tub, a parlor floor kitchen with terrace, a planted roof deck with a heated cabana, high ceilings, seven wood-burning fireplaces, restored original hardwood floors, French doors, a primary suite with a large, full-width southern terrace, an en-suite windowed bath, and large walk-in closet, and much more.

Also signed this week was Unit 2/3C at 740 Park Avenue on the Upper East Side, with a last asking price of \$13,900,000. Originally built in 1930, this combined co-op unit has 5 beds and 6 full baths. It features high ceilings, a large dining room, a chef's kitchen with abundant storage, well-proportioned large rooms, original moldings, multiple fireplaces, and much more. The building provides a health and fitness club, a full-time doorman and lobby attendant, a concierge, wine and private storage, and many other amenities.

**7**

CONDO DEAL(S)

**6**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$6,520,715**

AVERAGE ASKING PRICE

**\$8,130,834**

AVERAGE ASKING PRICE

**\$25,000,000**

AVERAGE ASKING PRICE

**\$6,595,000**

MEDIAN ASKING PRICE

**\$7,022,500**

MEDIAN ASKING PRICE

**\$25,000,000**

MEDIAN ASKING PRICE

**\$2,403**

AVERAGE PPSF

**\$3,874**

AVERAGE PPSF

**2,833**

AVERAGE SQFT

**6,454**

AVERAGE SQFT



### 228 WEST 11TH ST

West Village

|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$25,000,000 | INITIAL | \$25,000,000 |
| SQFT | 6,454     | PPSF   | \$3,874  | BEDS | 5            | BATHS   | 5            |
| FEES | N/A       | DOM    | 52       |      |              |         |              |



### 740 PARK AVE #2/3C

Upper East Side

|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | COOP     | STATUS | CONTRACT | ASK  | \$13,900,000 | INITIAL | \$13,900,000 |
| SQFT | N/A      | PPSF   | N/A      | BEDS | 6.5          | BATHS   | 6.5          |
| FEES | \$13,777 | DOM    | 62       |      |              |         |              |



### 138 GRAND ST #PH6E

Soho

|      |       |        |          |      |             |         |             |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP  | STATUS | CONTRACT | ASK  | \$7,995,000 | INITIAL | \$7,995,000 |
| SQFT | 4,412 | PPSF   | \$1,813  | BEDS | N/A         | BATHS   | 1           |
| FEES | N/A   | DOM    | 73       |      |             |         |             |



### 225 WEST 86TH ST #103

Upper West Side

|      |         |        |          |      |             |         |     |
|------|---------|--------|----------|------|-------------|---------|-----|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$7,650,000 | INITIAL | N/A |
| SQFT | 3,124   | PPSF   | \$2,449  | BEDS | 4.5         | BATHS   | 4.5 |
| FEES | \$7,598 | DOM    | N/A      |      |             |         |     |



### 10 BOND ST #4E

Noho

|      |          |        |          |      |             |         |             |
|------|----------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP     | STATUS | CONTRACT | ASK  | \$7,295,000 | INITIAL | \$6,750,000 |
| SQFT | 2,775    | PPSF   | \$2,629  | BEDS | 3.5         | BATHS   | 3.5         |
| FEES | \$11,588 | DOM    | 707      |      |             |         |             |



### 42 LISPENARD ST #5

Tribeca

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$7,250,000 | INITIAL | \$7,250,000 |
| SQFT | 2,516   | PPSF   | \$2,882  | BEDS | 3.5         | BATHS   | 3.5         |
| FEES | \$3,666 | DOM    | 83       |      |             |         |             |

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### 1295 MADISON AVE #8B

Upper East Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$6,950,000 | INITIAL | \$6,950,000 |
| SQFT | 2,379   | PPSF   | \$2,922  | BEDS | 3           | BATHS   | 3.5         |
| FEES | \$9,334 | DOM    | 66       |      |             |         |             |



### 91 CENTRAL PARK WEST #4A

Upper West Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP    | STATUS | CONTRACT | ASK  | \$6,750,000 | INITIAL | \$6,950,000 |
| SQFT | N/A     | PPSF   | N/A      | BEDS | 3           | BATHS   | 3.5         |
| FEES | \$6,006 | DOM    | 483      |      |             |         |             |



### 150 EAST 69TH ST #17ST

Upper East Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP    | STATUS | CONTRACT | ASK  | \$6,595,000 | INITIAL | \$6,995,000 |
| SQFT | N/A     | PPSF   | N/A      | BEDS | 4           | BATHS   | 3.5         |
| FEES | \$6,251 | DOM    | 297      |      |             |         |             |



### 353 CENTRAL PARK WEST #9

Upper West Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$6,595,000 | INITIAL | \$7,995,000 |
| SQFT | 2,733   | PPSF   | \$2,414  | BEDS | 4           | BATHS   | 3           |
| FEES | \$8,191 | DOM    | 385      |      |             |         |             |



### 115 CENTRAL PARK WEST #27F

Upper West Side

|      |      |        |          |      |             |         |             |
|------|------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP | STATUS | CONTRACT | ASK  | \$6,250,000 | INITIAL | \$6,250,000 |
| SQFT | N/A  | PPSF   | N/A      | BEDS | 2           | BATHS   | 2.5         |
| FEES | N/A  | DOM    | 42       |      |             |         |             |



### 200 AMSTERDAM AVE #20D

Upper West Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,999,999 | INITIAL | \$5,999,999 |
| SQFT | 2,437   | PPSF   | \$2,463  | BEDS | 3           | BATHS   | 3.5         |
| FEES | \$7,013 | DOM    | 93       |      |             |         |             |

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### 155 FRANKLIN ST #2S

Tribeca

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,950,000 | INITIAL | \$6,250,000 |
| SQFT | 2,438   | PPSF   | \$2,441  | BEDS | 3           | BATHS   | 2.5         |
| FEES | \$3,049 | DOM    | 126      |      |             |         |             |



### 5 EAST 16TH ST #4

Flatiron

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,250,000 | INITIAL | \$5,995,000 |
| SQFT | 4,200   | PPSF   | \$1,250  | BEDS | 3           | BATHS   | 2.5         |
| FEES | \$4,688 | DOM    | 187      |      |             |         |             |

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