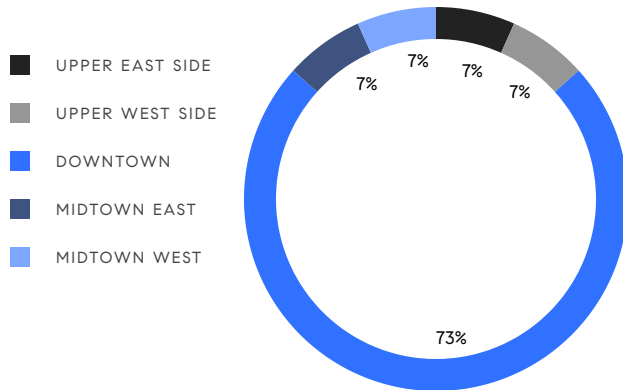


MANHATTAN WEEKLY LUXURY REPORT



555 WEST END AVE #PH-TERRACE, PHOTO BY AMANDA JAMES / DDREPS

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$127,135,000
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 13 condos, and 2 houses. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$8,475,667

AVERAGE ASKING PRICE

\$6,475,000

MEDIAN ASKING PRICE

\$2,643

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$127,135,000

TOTAL VOLUME

184

AVERAGE DAYS ON MARKET

2 East 82nd Street on the Upper East Side entered contract this week, with a last asking price of \$25,000,000. Originally designed in 1901 and fully-renovated in 2003, this 25-foot-wide, 7-floor townhouse spans 12,316 square feet. It features a commercial-grade elevator with access to each floor, coffered ceilings, plaster moldings, stained glass windows, restored fireplace mantels, wood paneling with intricate carvings, a commercial kitchen, an exterior lift, two interior staircases, hardwood floors, and much more.

Also signed this week was Unit 26/27D at 1965 Broadway on the Upper West Side, with a last asking price of \$13,950,000. This duplex condo spans approximately 4,800 square feet with 5 beds and 5 full baths. It features a marble foyer gallery, park and city views, a wood-paneled library/study, coffered ceilings, a formal dining room with double-sided fireplace, a large chef's kitchen, a double-height staircase, and much more. The building provides a 24-hour doorman and concierge, a live-in resident manager, a bicycle room, private storage, and many other amenities.

13

CONDO DEAL(S)

0

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$7,025,770

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$17,900,000

AVERAGE ASKING PRICE

\$6,375,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$17,900,000

MEDIAN ASKING PRICE

\$2,736

AVERAGE PPSF

\$2,041

AVERAGE PPSF

2,671

AVERAGE SQFT

8,790

AVERAGE SQFT



2 EAST 82ND ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	N/A
SQFT	12,316	PPSF	\$2,030	BEDS	N/A	BATHS	9
FEES	\$12,068	DOM	N/A				



1965 BROADWAY #26/27D

Upper West Side

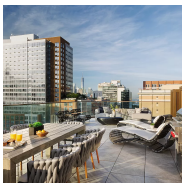
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,950,000	INITIAL	\$14,950,000
SQFT	4,800	PPSF	\$2,907	BEDS	5	BATHS	6
FEES	\$11,920	DOM	534				



40 WEST 11TH ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,800,000	INITIAL	\$12,000,000
SQFT	5,264	PPSF	\$2,052	BEDS	5	BATHS	3
FEES	\$4,930	DOM	260				



515 WEST 18TH ST #1006

Chelsea

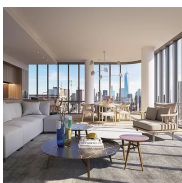
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$8,495,000
SQFT	1,990	PPSF	\$4,269	BEDS	3	BATHS	3.5
FEES	\$8,222	DOM	186				



56 LEONARD ST #17B-EAST

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$9,495,000
SQFT	3,094	PPSF	\$2,585	BEDS	4	BATHS	4.5
FEES	\$9,111	DOM	256				



565 BROOME ST #N25A

Hudson Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	N/A
SQFT	2,244	PPSF	\$3,409	BEDS	3	BATHS	3.5
FEES	\$7,817	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.



11 BEACH ST #3A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	N/A
SQFT	3,844	PPSF	\$1,691	BEDS	3	BATHS	3
FEES	\$9,140	DOM	N/A				



532 WEST 20TH ST #7

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,475,000	INITIAL	\$6,975,000
SQFT	2,703	PPSF	\$2,396	BEDS	3	BATHS	3.5
FEES	\$9,201	DOM	342				



66 READE ST #4

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,375,000	INITIAL	N/A
SQFT	3,215	PPSF	\$1,983	BEDS	4	BATHS	3.5
FEES	\$8,315	DOM	N/A				



140 PERRY ST #3W

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,569	PPSF	\$2,394	BEDS	3	BATHS	2
FEES	\$4,278	DOM	16				



1 MORTON SQUARE #11BW

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	2,445	PPSF	\$2,311	BEDS	3	BATHS	3.5
FEES	\$8,710	DOM	80				



15 EAST 30TH ST #53C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,600,000
SQFT	1,788	PPSF	\$3,132	BEDS	2	BATHS	2
FEES	\$6,099	DOM	38				

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230 WEST 56TH ST #66A

Midtown East

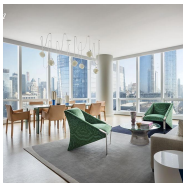
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,995,000
SQFT	2,292	PPSF	\$2,400	BEDS	3	BATHS	3.5
FEES	\$8,559	DOM	67				



56 LEONARD ST #43BE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	1,528	PPSF	\$3,600	BEDS	2	BATHS	2
FEES	\$3,627	DOM	55				



15 HUDSON YARDS #38H

Midtown West

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,211	PPSF	\$2,485	BEDS	3	BATHS	3
FEES	\$5,628	DOM	N/A				

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