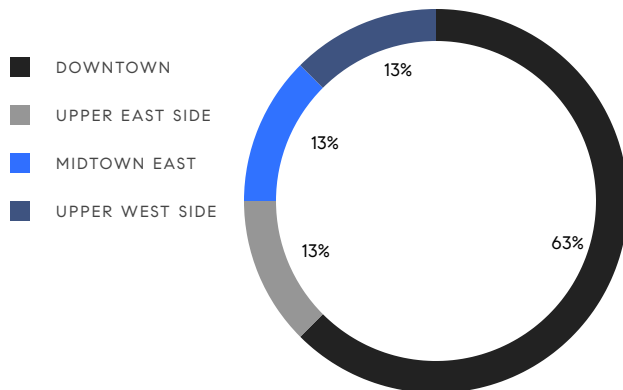


MANHATTAN WEEKLY LUXURY REPORT



63 W 17TH ST #7A. BY GREENHOUSE USA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



8

CONTRACTS SIGNED
THIS WEEK

\$64,690,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 8 contracts signed this week, made up of 3 condos, 3 co-ops, and 2 houses. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$8,086,250

AVERAGE ASKING PRICE

\$6,947,500

MEDIAN ASKING PRICE

\$2,482

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$64,690,000

TOTAL VOLUME

268

AVERAGE DAYS ON MARKET

Unit 17B at 215 East 19th Street in Gramercy entered contract this week, with a last asking price of \$15,300,000. Originally built in 1920, this condo unit spans 4,731 square feet with 4 beds and 5 full baths. It features 14-foot ceilings, panoramic city skyline views, a large kitchen with custom-designed cabinetry, a primary bedroom with two walk-in closets and windowed five-fixture bath with marble floors, solid hardwood doors, white oak floors throughout, and much more. The building provides a 24-hour doorman, concierge, and valet, a fitness center with lap pool and yoga studio, a wine cellar, and many other amenities.

Also signed this week was 109 East 64th Street on the Upper East Side, with a last asking price of \$9,950,000. Originally built in 1892, this townhouse spans 4,980 square feet with 6 beds and 6 full baths. It features high ceilings throughout, a marble-floored reception area, a curved staircase and elevator, a 30-foot-long living room with fireplace and garden terrace, a primary bedroom with fireplace and en-suite bath, and much more.

3

CONDO DEAL(S)

3

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$9,351,667

AVERAGE ASKING PRICE

\$6,563,334

AVERAGE ASKING PRICE

\$8,472,500

AVERAGE ASKING PRICE

\$6,900,000

MEDIAN ASKING PRICE

\$6,100,000

MEDIAN ASKING PRICE

\$8,472,500

MEDIAN ASKING PRICE

\$2,956

AVERAGE PPSF

\$1,798

AVERAGE PPSF

3,221

AVERAGE SQFT

3,892

AVERAGE SQFT



225 EAST 19TH ST #17B

Gramercy

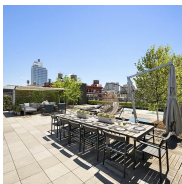
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,300,000	INITIAL	\$15,300,000
SQFT	4,731	PPSF	\$3,234	BEDS	4	BATHS	4.5
FEES	\$11,804	DOM	635				



109 EAST 64TH ST

Upper East Side

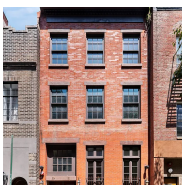
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	6.5
FEES	\$10,166	DOM	36				



96 GRAND ST #PH

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$9,850,000
SQFT	3,750	PPSF	\$2,266	BEDS	4	BATHS	4
FEES	\$4,647	DOM	524				



21 CORNELIA ST

West Village

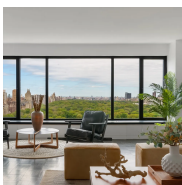
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	N/A
SQFT	3,892	PPSF	\$1,798	BEDS	5	BATHS	6
FEES	\$5,425	DOM	N/A				



25 WEST 28TH ST #PH41D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	1,848	PPSF	\$3,734	BEDS	2	BATHS	2.5
FEES	\$7,121	DOM	222				



200 CENTRAL PARK SOUTH #32BC

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$11,585	DOM	234				

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118 EAST 1ST ST #PH

East Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,855,000	INITIAL	\$7,200,000
SQFT	3,082	PPSF	\$1,900	BEDS	3	BATHS	3
FEES	\$6,693	DOM	176				



151 CENTRAL PARK WEST #12W

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,095,000	INITIAL	\$5,095,000
SQFT	2,600	PPSF	\$1,960	BEDS	7	BATHS	3
FEES	N/A	DOM	43				

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