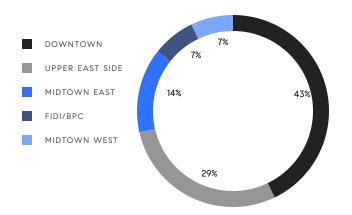
MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$156,455,990 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE NOV 7 - 13, 2022

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 9 condos, 2 co-ops, and 3 houses. The previous week saw 8 deals. For more information or data, please reach out to a Compass agent.

\$11,175,428

\$8,247,500

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

AVERAGE PPSF

\$2.512

6%

AVERAGE DISCOUNT

\$156,455,990

TOTAL VOLUME

AVERAGE DAYS ON MARKET

512

464 Greenwich Street in TriBeCa entered contract this week, with a last asking price of \$29,900,000. Originally built in 1920, this single-family townhouse spans approximately 9,000 square feet with 5 beds and 6 full baths. It features a 24-foot-wide floor plan across 5 floors, including cellar and roof deck, high ceilings, a custom eat-in kitchen, a commercial elevator, a sauna and gym, distinctive fixtures and finishes, high-end appliances, and much more.

Also signed this week was 113 East 90th Street on the Upper East Side, with a last asking price of \$27,000,000. Originally built in 1877, this single-family townhouse spans 5,529 square feet with 5 beds and 5 full baths. It features a 25-foot-wide floor plan, a double-height entrance gallery, an open eat-in kitchen, a library with wet bar, three wood-burning fireplaces, expansive wall space, a 3,000 bottle wine cellar with a glass wall to the formal dining room, a planted rooftop garden, a separate two-story carriage house, and much more.

9 condo deal(s)

\$8,228,999

AVERAGE ASKING PRICE

\$7,160,000 median asking price

\$2,720

AVERAGE PPSF

2,936 Average sqft 2 CO-OP DEAL(S)

\$6.997.500

AVERAGE ASKING PRICE

\$6,997,500

MEDIAN ASKING PRICE

3

TOWNHOUSE DEAL(S)

\$22,800,000

AVERAGE ASKING PRICE

\$27,000,000

MEDIAN ASKING PRICE

\$2,185

AVERAGE PPSF

10,000 Average sqft

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

NOV 7 - 13, 2022

464 G	REENWICH	H ST				Tribeca	
TYPE SQFT FEES	TOWNHOUSE 9,000 \$5,703	STATUS PPSF DOM	CONTRACT \$3,323 353	ASK BEDS	\$29,900,000 5	INITIAL BATHS	\$29,900,000 6
113 E <i>A</i>	АST 90TH S	Т				Upper Ea	ast Side
TYPE SQFT FEES	TOWNHOUSE N/A \$8,611	STATUS PPSF DOM	CONTRACT N/A 41	ASK BEDS	\$27,000,000 5	INITIAL BATHS	\$27,000,000 5
111 WEST 57TH ST #29						Midtowr	1
TYPE SQFT FEES	CONDO 4,492 \$15,050	STATUS PPSF DOM	CONTRACT \$3,674 846	ASK BEDS	\$16,500,000 3	INITIAL BATHS	\$16,500,000 3
120 E.	AST 78TH S	Т				Upper Ea	ast Side
120 EA TYPE SQFT FEES	AST 78TH S TOWNHOUSE 11,000 \$8,585	STATUS PPSF DOM	CONTRACT \$1,046 1,310	A S K B E D S	\$11,500,000 8		ast Side \$17,500,000 8
TYPE SQFT FEES	TOWNHOUSE 11,000	STATUS PPSF DOM	\$1,046			INITIAL	\$17,500,000
TYPE SQFT FEES	TOWNHOUSE 11,000 \$8,585	STATUS PPSF DOM	\$1,046 1,310		8	INITIAL BATHS Tribeca	\$17,500,000
type sqft fees 92 LA type sqft fees	TOWNHOUSE 11,000 \$8,585 .IGHT ST #1 CONDO 3,585	STATUS PPSF DOM PHB STATUS PPSF DOM	\$1,046 1,310 CONTRACT \$3,067 597	BEDS	8 \$10,995,000	INITIAL BATHS Tribeca	\$17,500,000 8 \$10,995,000

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NOV 7 - 13, 2022

	1220 I	PARK AVE #	#15C				Upper Ea	ast Side	
9	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$11,000,000	
	SQFT	4,200	PPSF	\$2,142	BEDS	5	BATHS	4	
	FEES	N/A	DOM	237					
4	100 BA	ARCLAY ST	#20D				Tribeca		
DHIEH	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000	
	SQFT	3,490	PPSF	\$2,149	BEDS	4	BATHS	4.5	
Tel	FEES	\$11,321	DOM	178					
	53 WI	EST 53RD S'	Г # 28 D				Midtowr	1	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,160,000	INITIAL	\$7,160,000	
	SQFT	2,691	PPSF	\$2,661	BEDS	3	BATHS	3.5	
	FEES	\$8,998	DOM	1,034					
	130 WILLIAM ST #L56C							Financial District	
	130 W	TILLIAM ST	#L56C				Financia	l District	
A Angel	130 W	ILLIAM ST CONDO	#L56C status	CONTRACT	ASK	\$6,855,990		l District \$6,855,990	
				CONTRACT \$2,776	A S K B E D S	\$6,855,990 3			
	ΤΥΡΕ	CONDO	STATUS				INITIAL	\$6,855,990	
	TYPE SQFT FEES	CONDO 2,470	STATUS PPSF DOM	\$2,776			INITIAL	\$6,855,990 3.5	
	TYPE SQFT FEES	CONDO 2,470 \$7,357	STATUS PPSF DOM	\$2,776			INITIAL BATHS	\$6,855,990 3.5 lage	
	type sqft fees 147 W	CONDO 2,470 \$7,357 AVERLY PL	status ppsf dom , #5E	\$2,776 4	BEDS	3	INITIAL BATHS West Vil	\$6,855,990 3.5 lage	
	type sqft fees 147 W type	CONDO 2,470 \$7,357 AVERLY PL CONDO	STATUS PPSF DOM #5E STATUS	\$2,776 4 CONTRACT	BEDS	3 \$5,100,000	INITIAL BATHS West Vil	\$6,855,990 3.5 lage N/A	
	type sqft fees 147 W type sqft fees	CONDO 2,470 \$7,357 AVERLY PL CONDO 1,922	STATUS PPSF DOM # 5E STATUS PPSF DOM	\$2,776 4 CONTRACT \$2,654 N/A	BEDS	3 \$5,100,000	INITIAL BATHS West Vil	\$6,855,990 3.5 lage N/A 2.5	
	type sqft fees 147 W type sqft fees	CONDO 2,470 \$7,357 AVERLY PL CONDO 1,922 \$6,093	STATUS PPSF DOM # 5E STATUS PPSF DOM	\$2,776 4 CONTRACT \$2,654 N/A	BEDS	3 \$5,100,000	INITIAL BATHS West Vil INITIAL BATHS	\$6,855,990 3.5 lage N/A 2.5	
	type sqft fees 147 W type sqft fees 1289 I	CONDO 2,470 \$7,357 AVERLY PL CONDO 1,922 \$6,093 LEXINGTON	STATUS PPSF DOM #5E STATUS PPSF DOM	\$2,776 4 CONTRACT \$2,654 N/A	BEDS ASK BEDS	3 \$5,100,000 2	INITIAL BATHS West Vil INITIAL BATHS	\$6,855,990 3.5 lage N/A 2.5	
	TYPE SQFT FEES 147 W. TYPE SQFT FEES 1289 I TYPE	CONDO 2,470 \$7,357 AVERLY PL CONDO 1,922 \$6,093 LEXINGTON CONDO	STATUS PPSF DOM #5E STATUS PPSF DOM N AVE #3 STATUS	\$2,776 4 CONTRACT \$2,654 N/A 5D CONTRACT	BEDS ASK BEDS ASK	3 \$5,100,000 2 \$5,000,000	INITIAL BATHS West Vil INITIAL BATHS Upper Ea	\$6,855,990 3.5 lage N/A 2.5 ast Side \$5,550,000	

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*	35 HUDSON YARDS #5302							Hudson Yards	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000	
	SQFT	2,174	PPSF	\$2,300	BEDS	2	BATHS	2	
	FEES	\$6,892	DOM	200					
	459 W	EST BROAI	DWAY #	4N			Soho		
	459 W	EST BROAI	DWAY # status	4N contract	ASK	\$5,000,000	Soho	\$6,100,000	
					ASK BEDS	\$5,000,000 2		\$6,100,000 2.5	
	ТҮРЕ	COOP	STATUS	CONTRACT		. , ,	INITIAL		

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