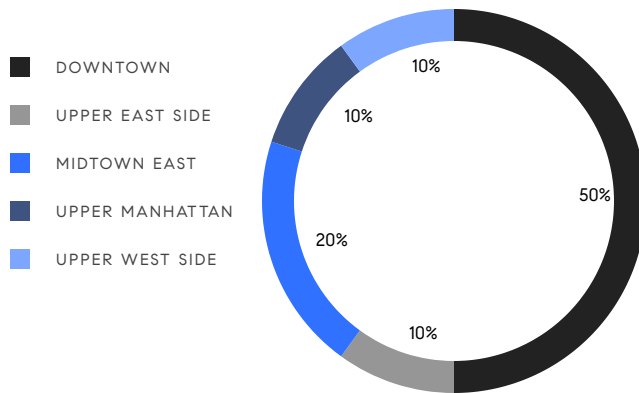


MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD ST #18/19C

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



10
CONTRACTS SIGNED
THIS WEEK

\$91,390,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 10 contracts signed this week, made up of 6 condos, 2 co-ops, and 2 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$9,139,000

AVERAGE ASKING PRICE

\$7,225,000

MEDIAN ASKING PRICE

\$2,341

AVERAGE PPSF

9%

AVERAGE DISCOUNT

\$91,390,000

TOTAL VOLUME

384

AVERAGE DAYS ON MARKET

Unit PHN at 459 West Broadway in SoHo entered contract this week, with a last asking price of \$16,900,000. Originally built in 1920, this penthouse co-op unit spans 3,850 square feet with 3 beds and 3 full baths. It features a glass-enclosed, year-round pavilion, multiple skylights, high ceilings, two chef's kitchens, a main bedroom wing with custom built-in storage and walk-in closet, exposed brick, original beams and wood floors, and much more.

Also signed this week was 6 East 74th Street on the Upper East Side, with a last asking price of \$16,800,000. Originally built in 1871a li, this townhouse spans approximately 9,700 square feet with 8 beds and 6 full baths. It features a 22.5-foot-wide footprint, a light-colored facade and copper bay windows, high ceilings, multiple wood-burning fireplaces, an elevator, a rooftop terrace, and much more.

6

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$6,298,334

AVERAGE ASKING PRICE

\$11,925,000

AVERAGE ASKING PRICE

\$14,875,000

AVERAGE ASKING PRICE

\$6,147,500

MEDIAN ASKING PRICE

\$11,925,000

MEDIAN ASKING PRICE

\$14,875,000

MEDIAN ASKING PRICE

\$2,396

AVERAGE PPSF

\$1,570

AVERAGE PPSF

2,783

AVERAGE SQFT

9,450

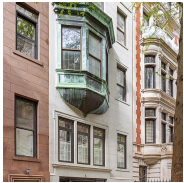
AVERAGE SQFT



459 WEST BROADWAY #PHN

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$16,900,000	INITIAL	\$18,750,000
SQFT	3,850	PPSF	\$4,390	BEDS	3	BATHS	3.5
FEES	\$4,938	DOM	302				



6 EAST 74TH ST

Upper East Side

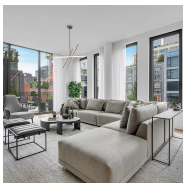
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$16,800,000	INITIAL	\$26,000,000
SQFT	9,700	PPSF	\$1,732	BEDS	8	BATHS	6
FEES	\$11,934	DOM	301				



313 WEST 20TH ST

Chelsea

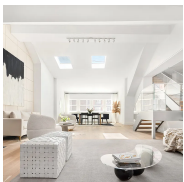
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$13,950,000
SQFT	9,200	PPSF	\$1,408	BEDS	8	BATHS	3.5
FEES	\$2,481	DOM	474				



15 RENWICK ST #PH3

Hudson Square

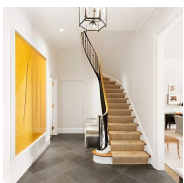
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	N/A
SQFT	3,575	PPSF	\$2,224	BEDS	4	BATHS	5
FEES	\$14,561	DOM	N/A				



154 SPRING ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$8,995,000
SQFT	4,100	PPSF	\$1,830	BEDS	4	BATHS	4.5
FEES	\$11,024	DOM	707				



435 EAST 52ND ST #89C

Beekman

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,950,000
SQFT	4,460	PPSF	\$1,559	BEDS	4	BATHS	4
FEES	\$11,928	DOM	651				

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450 WASHINGTON ST #1202

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$6,345,000	INITIAL	\$6,345,000
SQFT	2,056	PPSF	\$3,087	BEDS	3	BATHS	3.5
FEES	N/A	DOM	N/A				



683 5TH AVE #7A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$7,067	DOM	146				



100 CLAREMONT AVE #37A

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,045,000	INITIAL	\$5,045,000
SQFT	2,260	PPSF	\$2,233	BEDS	3	BATHS	3.5
FEES	\$5,493	DOM	N/A				



360 CENTRAL PK W #10A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	1,921	PPSF	\$2,603	BEDS	3	BATHS	2.5
FEES	\$4,204	DOM	105				

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