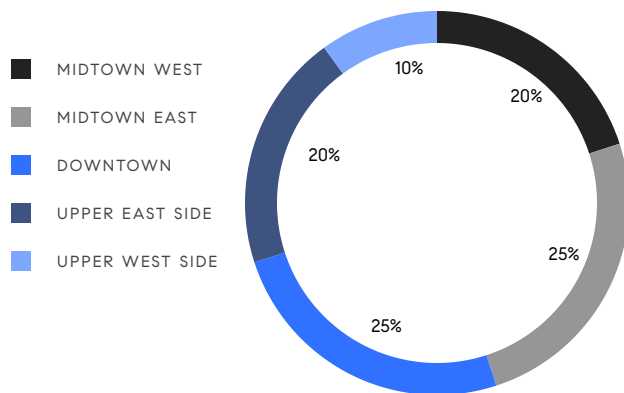


# MANHATTAN WEEKLY LUXURY REPORT



33 VESTRY ST, UNIT TH2

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



20

CONTRACTS SIGNED  
THIS WEEK

\$202,535,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 13 condos, 4 co-ops, and 3 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$10,126,750**

AVERAGE ASKING PRICE

**\$8,497,500**

MEDIAN ASKING PRICE

**\$2,965**

AVERAGE PPSF

**5%**

AVERAGE DISCOUNT

**\$202,535,000**

TOTAL VOLUME

**246**

AVERAGE DAYS ON MARKET

Unit PH88B at 15 Hudson Yards entered contract this week, with a last asking price of \$24,975,000. Built in 2018, this penthouse condo unit spans 5,211 square feet with 4 beds and 6 full baths. It features a double-height living room with 26-foot ceilings and double-sided fireplace, a private internal elevator, a large great room, a dining room, a library/guest suite, a custom kitchen, and much more. The building provides a fitness center and 75-foot lap pool, a private spa suite, a screening room, a business center, a private dining suite and outdoor lounge, and many other amenities.

Also signed this week was Unit 70W at 217 West 57th Street in Midtown, with a last asking price of \$19,925,000. Built in 2020, this condo unit spans 3,165 square feet with 3 beds and 3 full baths. It features a formal entry foyer and gallery, an expansive great room with north- and west-facing views, a gourmet kitchen with custom cabinetry, high ceilings and floor-to-ceiling windows across the entire residence, three large en-suite bedrooms, and much more. The building provides a fitness center and pool, a full-time doorman, a roof deck and private lounge and dining room, and many other amenities.

**13**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$11,799,231**

AVERAGE ASKING PRICE

**\$7,537,500**

AVERAGE ASKING PRICE

**\$6,331,667**

AVERAGE ASKING PRICE

**\$10,500,000**

MEDIAN ASKING PRICE

**\$6,750,000**

MEDIAN ASKING PRICE

**\$6,495,000**

MEDIAN ASKING PRICE

**\$3,441**

AVERAGE PPSF

**\$1,457**

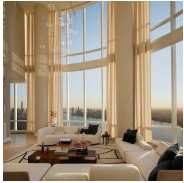
AVERAGE PPSF

**3,464**

AVERAGE SQFT

**4,401**

AVERAGE SQFT



### 15 HUDSON YARD #PH88B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,975,000	INITIAL	\$29,500,000
SQFT	5,211	PPSF	\$4,793	BEDS	4	BATHS	6
FEES	\$17,170	DOM	843				



### 217 WEST 57TH ST #70W

Midtown

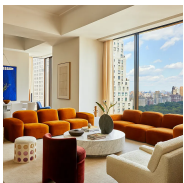
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,925,000	INITIAL	\$19,925,000
SQFT	3,165	PPSF	\$6,296	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 35 HUDSON YARDS #8301

Hudson Yards

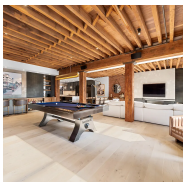
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,995,000	INITIAL	\$23,000,000
SQFT	4,621	PPSF	\$3,678	BEDS	5	BATHS	5
FEES	\$16,683	DOM	785				



### 111 WSET 57TH ST #26

Midtown

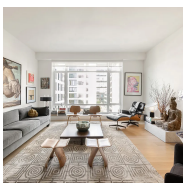
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,200,000	INITIAL	\$14,200,000
SQFT	4,492	PPSF	\$3,162	BEDS	3	BATHS	3
FEES	\$18,348	DOM	153				



### 387 GREENWICH ST #3A/B

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,950,000	INITIAL	\$13,900,000
SQFT	4,000	PPSF	\$2,988	BEDS	5	BATHS	4.5
FEES	\$9,700	DOM	132				



### 70 VESTRY ST #5A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,800,000	INITIAL	\$10,800,000
SQFT	2,844	PPSF	\$3,798	BEDS	4	BATHS	4.5
FEES	\$11,225	DOM	15				

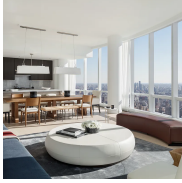
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### 620 PARK AVE #7

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$10,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	27				



### 15 HUDSON YARDS #PH83B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	3,203	PPSF	\$3,279	BEDS	4	BATHS	4
FEES	\$9,324	DOM	164				



### 15 HUDSON YARDS #PH84B

Hudson Yards

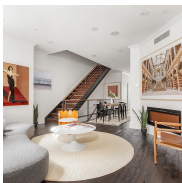
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	3,185	PPSF	\$3,297	BEDS	4	BATHS	4.5
FEES	\$9,536	DOM	N/A				



### 1 MORTON SQ #PHAE

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	5,725	PPSF	\$1,746	BEDS	4	BATHS	2
FEES	\$18,943	DOM	15				



### 4 BEDFORD ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	\$8,995,000
SQFT	4,260	PPSF	\$1,644	BEDS	5	BATHS	6
FEES	\$3,396	DOM	210				



### 435 EAST 52ND ST #10G

Beekman

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	N/A
SQFT	5,335	PPSF	\$1,303	BEDS	5	BATHS	6
FEES	\$13,380	DOM	N/A				

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### 433 EAST 51ST ST #PHACF

Beekman

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,550,000	INITIAL	\$6,550,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	N/A	DOM	118				



### 212 EAST 72ND ST

Upper East Side

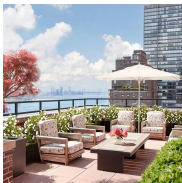
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	5,242	PPSF	\$1,240	BEDS	5	BATHS	4.5
FEES	\$6,508	DOM	25				



### 1289 LEXINGTON AVE #14D

Upper East Side

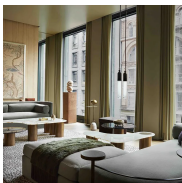
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,249	PPSF	\$2,735	BEDS	3	BATHS	3
FEES	\$7,052	DOM	198				



### 433 EAST 51ST ST #PHAC

Beekman

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$8,850	DOM	N/A				



### 40 BOND ST #5B

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	1,382	PPSF	\$4,270	BEDS	2	BATHS	2.5
FEES	\$4,979	DOM	N/A				



### 225 WEST 86TH ST #1008

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,263	PPSF	\$2,586	BEDS	3	BATHS	3
FEES	\$5,633	DOM	548				

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### 1049 5TH AVE #10A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$6,200,000
SQFT	2,691	PPSF	\$2,100	BEDS	4	BATHS	4
FEES	\$10,098	DOM	222				



### 50 WEST 84TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,495,000
SQFT	3,700	PPSF	\$1,487	BEDS	5	BATHS	4
FEES	\$2,804	DOM	231				

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