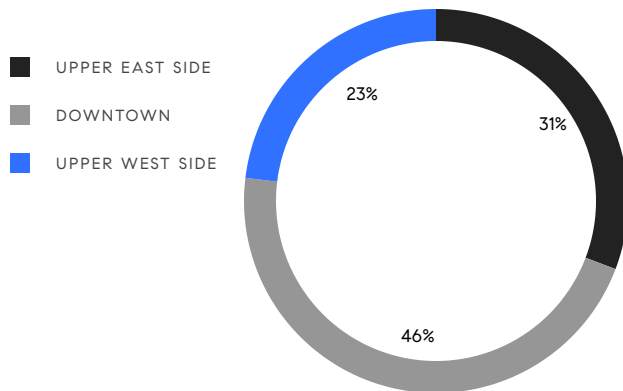


MANHATTAN WEEKLY LUXURY REPORT



135 EAST 19TH ST

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$130,804,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 8 condos, 1 co-op, and 4 houses. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$10,061,847

AVERAGE ASKING PRICE

\$8,995,000

MEDIAN ASKING PRICE

\$2,823

AVERAGE PPSF

10%

AVERAGE DISCOUNT

\$130,804,000

TOTAL VOLUME

237

AVERAGE DAYS ON MARKET

10 East 75th Street on the Upper East Side entered contract this week, with a last asking price of \$23,500,000. Built in the 1920s, this townhouse spans 10,463 square feet with 6 beds and 5 full baths. It features a classic limestone facade, a completely rebuilt interior, high ceilings, a planted roof garden, an all-floor elevator, smart home and automation features, an exquisite spiral staircase, multiple fireplaces, elegant city views, and much more.

Also signed this week was Unit PH at 1 North Moore Street in TriBeCa, with a last asking price of \$20,000,000. Built in 2012, this penthouse condo spans approximately 5,500 square feet with 3 beds and 3 full baths. It features private elevator access, downtown skyline views, custom glass sliding doors, high ceilings, travertine flooring, a 1,200 square foot terrace with fire pit and built-in grill, an oversized chef's kitchen with enormous breakfast bar, a primary suite with wood and limestone paneling, a roof deck and pool, and much more.

8

CONDO DEAL(S)

1

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$9,082,375

AVERAGE ASKING PRICE

\$5,400,000

AVERAGE ASKING PRICE

\$13,186,250

AVERAGE ASKING PRICE

\$7,785,000

MEDIAN ASKING PRICE

\$5,400,000

MEDIAN ASKING PRICE

\$11,197,500

MEDIAN ASKING PRICE

\$3,088

AVERAGE PPSF

\$2,117

AVERAGE PPSF

2,914

AVERAGE SQFT

6,651

AVERAGE SQFT



10 EAST 75TH ST

Upper East Side

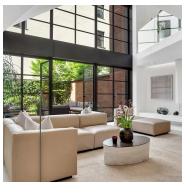
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$23,500,000	INITIAL	\$23,500,000
SQFT	10,473	PPSF	\$2,244	BEDS	6	BATHS	5
FEES	\$21,667	DOM	65				



1 NORTH MOORE ST #PH

Tribeca

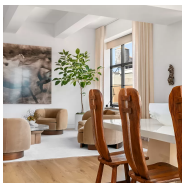
TYPE	CONDO	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$30,000,000
SQFT	5,500	PPSF	\$3,637	BEDS	3	BATHS	3
FEES	\$12,507	DOM	526				



60 BETHUNE ST

West Village

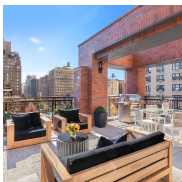
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$14,950,000
SQFT	5,150	PPSF	\$2,524	BEDS	4	BATHS	3.5
FEES	\$16,087	DOM	197				



90 MORTON ST #PH8D

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,450,000	INITIAL	\$10,450,000
SQFT	2,376	PPSF	\$4,399	BEDS	3	BATHS	2.5
FEES	\$6,264	DOM	74				



378 WEST END AVE #7B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,450,000	INITIAL	\$9,450,000
SQFT	2,910	PPSF	\$3,248	BEDS	3	BATHS	3.5
FEES	\$9,360	DOM	31				



70 PERRY ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,400,000	INITIAL	\$9,400,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	\$4,638	DOM	42				

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.



170 EAST END AVE #16A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,750,000
SQFT	3,600	PPSF	\$2,499	BEDS	4	BATHS	5
FEES	\$10,197	DOM	233				



455 WEST 24TH ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$9,700,000
SQFT	4,328	PPSF	\$1,583	BEDS	4	BATHS	2
FEES	\$3,623	DOM	618				



50 WEST 66TH ST #16A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,575,000	INITIAL	N/A
SQFT	2,097	PPSF	\$3,136	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



200 EAST 79TH ST #10B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,999,000	INITIAL	\$6,375,000
SQFT	2,664	PPSF	\$2,252	BEDS	4	BATHS	4
FEES	\$8,184	DOM	390				



500 WEST 18TH ST #EAST-20D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,715,000	INITIAL	\$5,715,000
SQFT	1,754	PPSF	\$3,259	BEDS	2	BATHS	2.5
FEES	\$6,270	DOM	N/A				



250 WEST 96TH ST #18C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,475,000	INITIAL	\$5,475,000
SQFT	2,411	PPSF	\$2,271	BEDS	3	BATHS	3.5
FEES	\$7,780	DOM	7				

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.



1035 5TH AVE #8B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	417				

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.

© 2023 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)