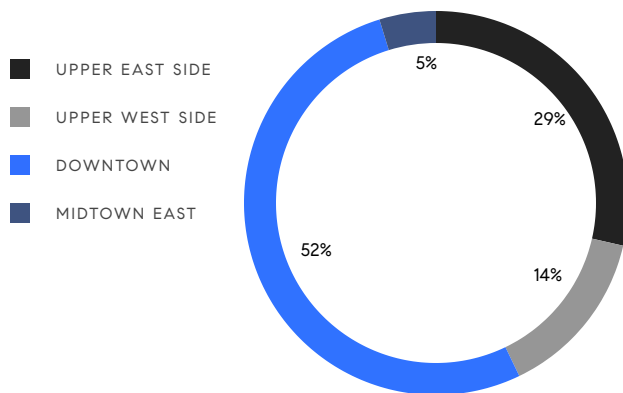


MANHATTAN WEEKLY LUXURY REPORT



944 PARK AVENUE, UNIT 12

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21
CONTRACTS SIGNED
THIS WEEK

\$195,455,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 13 condos, 4 co-ops, and 4 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$9,307,381

AVERAGE ASKING PRICE

\$8,495,000

MEDIAN ASKING PRICE

\$2,475

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$195,455,000

TOTAL VOLUME

359

AVERAGE DAYS ON MARKET

Unit 9 at 760 Madison Avenue on the Upper East Side entered contract this week, with a last asking price of \$25,000,000. This full-floor condo unit spans 4,530 square feet with 5 beds and 5 full baths. It features white oak flooring, high ceilings, oversized windows, a private elevator landing, a grand living room, a formal dining room, a windowed eat-in chef's kitchen, a primary corner bedroom with en-suite bath and large dressing room, radiant heated flooring, and much more. The building provides a state-of-the-art fitness center, an on-site treatment room, a tea room, and many other amenities.

Also signed this week was Unit 17FG at 50 West 66th Street on the Upper West Side, with a last asking price of \$16,500,000. This new development condo unit spans 4,510 square feet with 5 beds and 5 full baths. It features 11-foot ceilings, skyline views, south and west exposures, floor-to-ceiling windows, and much more. The building provides a fitness center with multiple pools and sports courts, and many other amenities.

13

CONDO DEAL(S)

4

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$9,990,000

AVERAGE ASKING PRICE

\$7,161,250

AVERAGE ASKING PRICE

\$9,235,000

AVERAGE ASKING PRICE

\$7,800,000

MEDIAN ASKING PRICE

\$7,172,500

MEDIAN ASKING PRICE

\$9,245,000

MEDIAN ASKING PRICE

\$2,823

AVERAGE PPSF

\$1,465

AVERAGE PPSF

3,456

AVERAGE SQFT

8,335

AVERAGE SQFT



760 MADISON AVE #9

Upper East Side

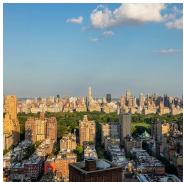
TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$25,000,000
SQFT	4,530	PPSF	\$5,519	BEDS	5	BATHS	5.5
FEES	\$18,391	DOM	114				



50 WEST 66TH ST #17FG

Upper West Side

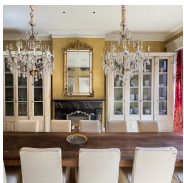
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	4,510	PPSF	\$3,659	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



200 AMSTERDAM AVE #29A

Upper West Side

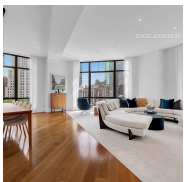
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,495,000	INITIAL	\$15,500,000
SQFT	3,622	PPSF	\$4,002	BEDS	4	BATHS	4
FEES	\$13,952	DOM	805				



64 EAST 7TH ST

East Village

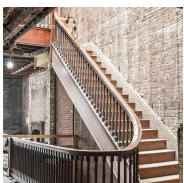
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$13,500,000
SQFT	7,060	PPSF	\$1,771	BEDS	4	BATHS	5
FEES	\$1,910	DOM	307				



10 MADISON SQUARE WEST #8E

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$10,500,000
SQFT	2,871	PPSF	\$3,482	BEDS	3	BATHS	3.5
FEES	\$10,057	DOM	141				



3 RIVERSIDE DR

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$12,995,000
SQFT	18,000	PPSF	\$556	BEDS	9	BATHS	11
FEES	\$7,517	DOM	112				

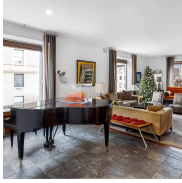
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158 MERCER ST #11B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	4,671	PPSF	\$1,981	BEDS	3	BATHS	3.5
FEES	\$10,700	DOM	N/A				



950 PARK AVE #11B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,850,000	INITIAL	\$8,995,000
SQFT	4,500	PPSF	\$1,967	BEDS	6	BATHS	5
FEES	\$8,166	DOM	483				



925 PARK AVE #5/6C

Upper East Side

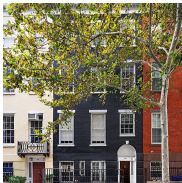
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	3,500	PPSF	\$2,500	BEDS	5	BATHS	4.5
FEES	\$5,947	DOM	139				



45 WALKER ST #2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$10,500,000
SQFT	4,781	PPSF	\$1,777	BEDS	4	BATHS	3.5
FEES	\$7,396	DOM	482				



182 SULLIVAN ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$9,990,000
SQFT	5,075	PPSF	\$1,674	BEDS	4	BATHS	4.5
FEES	\$4,430	DOM	288				

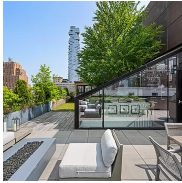


443 GREENWICH ST #1D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,800,000	INITIAL	\$7,800,000
SQFT	3,105	PPSF	\$2,513	BEDS	3	BATHS	4
FEES	\$9,983	DOM	N/A				

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30 WARREN ST #PH1

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	N/A
SQFT	2,772	PPSF	\$2,524	BEDS	3	BATHS	3
FEES	\$10,590	DOM	N/A				



515 WEST 18TH ST #1703

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,895,000	INITIAL	\$8,750,000
SQFT	2,737	PPSF	\$2,520	BEDS	4	BATHS	4
FEES	\$11,009	DOM	1,302				



525 WEST 22ND ST #2F

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	3,000	PPSF	\$2,250	BEDS	3	BATHS	3
FEES	\$5,151	DOM	201				



1289 LEXINGTON AVE #11B

Upper East Side

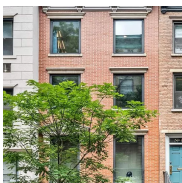
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	3,078	PPSF	\$2,064	BEDS	4	BATHS	4.5
FEES	\$9,419	DOM	N/A				



1 CENTRAL PARK SOUTH #1413

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,500,000
SQFT	2,339	PPSF	\$2,544	BEDS	2	BATHS	2.5
FEES	\$6,165	DOM	106				



233 EAST 78TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	3,204	PPSF	\$1,858	BEDS	3	BATHS	3.5
FEES	\$4,863	DOM	118				

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247 WEST 12TH ST #2A

West Village

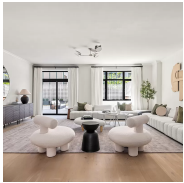
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,741	DOM	N/A				



912 5TH AVE #3A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$6,200,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$6,527	DOM	694				



199 MOTT ST #2

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,999,999
SQFT	2,907	PPSF	\$1,856	BEDS	3	BATHS	3
FEES	\$15,320	DOM	86				

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