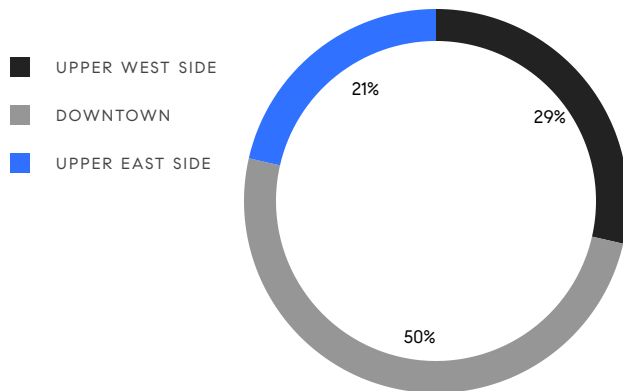


MANHATTAN WEEKLY LUXURY REPORT



30 EAST 29TH ST #PHB

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



14
CONTRACTS SIGNED
THIS WEEK

\$115,025,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 11 condos, 2 co-ops, and 1 house. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$8,216,072

AVERAGE ASKING PRICE

\$7,100,000

MEDIAN ASKING PRICE

\$2,554

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$115,025,000

TOTAL VOLUME

255

AVERAGE DAYS ON MARKET

Unit PH3BC at 1965 Broadway on the Upper West Side entered contract this week, with a last asking price of \$15,995,000. Built in 1997, this penthouse condo unit spans 6,867 square feet with 6 beds and 6 full baths. It features more than 2,000 square feet of outdoor space, walnut flooring, a great room with floor-to-ceiling windows and fireplace, a large kitchen with high-end appliances and custom cabinetry, a primary bedroom with en-suite double bath and dressing room, and much more. The building provides a 24-hour doorman/concierge, a live-in resident manager, a bike room, and many other amenities.

Also signed this week was Unit 11D at 10 Madison Square West in Flatiron, with a last asking price of \$12,500,000. Originally built in 1915, this condo unit spans 3,309 square feet with 4 beds and 4 full baths. It features floor-to-ceiling windows with park and city views, wide-plank white oak flooring, 11-foot ceilings, motorized shades, multi-zone HVAC with air filtering, an open chef's kitchen with marble countertops, a primary bedroom with spa-like bathroom and three custom closets, and much more. The building provides a fitness center and lap pool, a spa with steam and sauna, a doorman and concierge, and many other amenities.

11

CONDO DEAL(S)

2

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,457,728

AVERAGE ASKING PRICE

\$6,997,500

AVERAGE ASKING PRICE

\$7,995,000

AVERAGE ASKING PRICE

\$7,200,000

MEDIAN ASKING PRICE

\$6,997,500

MEDIAN ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$2,823

AVERAGE PPSF

\$1,777

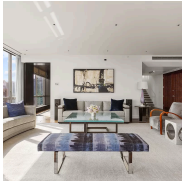
AVERAGE PPSF

3,139

AVERAGE SQFT

4,500

AVERAGE SQFT



1965 BROADWAY #PH3BC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,995,000	INITIAL	\$15,995,000
SQFT	6,867	PPSF	\$2,330	BEDS	6	BATHS	6.5
FEES	\$18,048	DOM	24				



10 MADISON SQUARE WEST #11D

Flatiron District

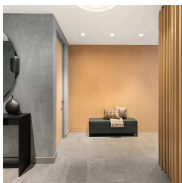
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	N/A
SQFT	3,309	PPSF	\$3,778	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



50 WOOSTER ST #5N

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$11,600,000
SQFT	4,848	PPSF	\$2,062	BEDS	3	BATHS	3.5
FEES	\$6,411	DOM	192				



1 MORTON SQUARE #L6BE

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$9,000,000
SQFT	2,191	PPSF	\$4,108	BEDS	3	BATHS	3
FEES	\$5,950	DOM	363				



136 EAST 65TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,495,000
SQFT	4,500	PPSF	\$1,777	BEDS	4	BATHS	3
FEES	\$7,220	DOM	367				

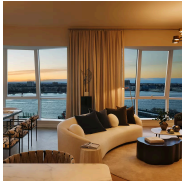


251 WEST 91ST ST #17A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,600,000	INITIAL	\$7,600,000
SQFT	2,752	PPSF	\$2,762	BEDS	4	BATHS	3.5
FEES	\$5,934	DOM	N/A				

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515 WEST 18TH ST #2003

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$7,200,000
SQFT	2,737	PPSF	\$2,631	BEDS	4	BATHS	4
FEES	\$11,250	DOM	70				



515 BROADWAY #2B

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	\$8,000,000
SQFT	6,000	PPSF	\$1,167	BEDS	3	BATHS	3
FEES	\$3,386	DOM	451				



1289 LEXINGTON AVE #16B

Upper East Side

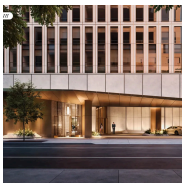
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,270	PPSF	\$2,140	BEDS	4	BATHS	4.5
FEES	\$9,482	DOM	157				



911 PARK AVE #3B

Upper East Side

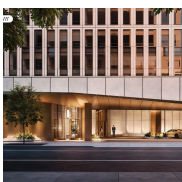
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,995,000
SQFT	4,000	PPSF	\$1,749	BEDS	5	BATHS	5
FEES	N/A	DOM	363				



50 WEST 66TH ST #15A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	2,097	PPSF	\$3,076	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



50 WEST 66TH ST #3B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,427	PPSF	\$2,576	BEDS	3	BATHS	3
FEES	\$6,599	DOM	N/A				

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15 EAST 30TH ST #55C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	1,788	PPSF	\$3,244	BEDS	2	BATHS	2.5
FEES	\$7,195	DOM	535				



250 WEST ST #8J

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,241	PPSF	\$2,343	BEDS	2	BATHS	3
FEES	\$4,993	DOM	21				

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