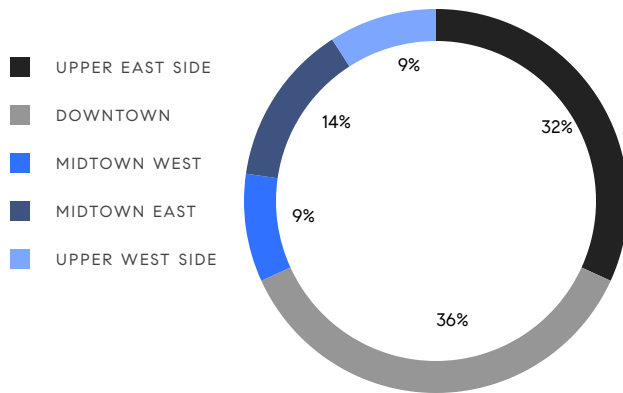


MANHATTAN WEEKLY LUXURY REPORT



30 EAST 29TH ST #PHB

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$252,930,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 16 condos, 4 co-ops, and 2 houses. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$11,496,819

AVERAGE ASKING PRICE

\$7,297,500

MEDIAN ASKING PRICE

\$3,083

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$252,930,000

TOTAL VOLUME

172

AVERAGE DAYS ON MARKET

Unit 9 at 2 East 67th Street on the Upper East Side entered contract this week, with a last asking price of \$44,500,000. Originally built in 1928, this co-op offers 5 beds and 5 full baths. It features park views and multiple exposures, high ceilings, large windows and Juliet balconies, a private elevator landing, a state-of-the-art kitchen with pantry, a large square dining room, a corner living room, and much more. The building provides a state-of-the-art fitness center, wine cellar storage, a full-time doorman and porter, and many other amenities.

Also signed this week was Unit WPH34B at 500 West 18th Street in Chelsea, with a last asking price of \$25,600,000. Built in 2022, this penthouse condo spans 5,121 square feet with 4 beds and 4 full baths. It features river and city skyline views, multiple exposures, a custom chef's kitchen, a corner great room with two loggias, a corner primary bedroom with floor-to-ceiling windows and en-suite bath, and much more. The building provides a lap pool and fitness center, a spa with steam and sauna rooms, a games lounge, private dining, and many other amenities.

16

CONDO DEAL(S)

4

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$10,200,625

AVERAGE ASKING PRICE

\$18,122,500

AVERAGE ASKING PRICE

\$8,615,000

AVERAGE ASKING PRICE

\$6,550,000

MEDIAN ASKING PRICE

\$10,997,500

MEDIAN ASKING PRICE

\$8,615,000

MEDIAN ASKING PRICE

\$3,059

AVERAGE PPSF

\$1,723

AVERAGE PPSF

3,358

AVERAGE SQFT

4,955

AVERAGE SQFT



2 EAST 67TH ST #9

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$44,500,000	INITIAL	\$49,000,000
SQFT	6,200	PPSF	\$7,178	BEDS	5	BATHS	5.5
FEES	\$15,033	DOM	192				



500 WEST 18TH ST #WPH34B

West Chelsea

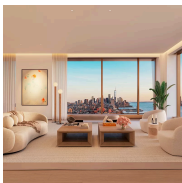
TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,600,000	INITIAL	\$25,600,000
SQFT	5,121	PPSF	\$5,000	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



21 EAST 26TH ST #PH

Nomad

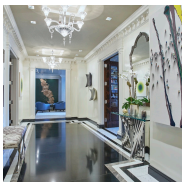
TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,990,000	INITIAL	\$24,990,000
SQFT	6,540	PPSF	\$3,822	BEDS	4	BATHS	7.5
FEES	\$26,417	DOM	216				



500 WEST 18TH ST #W31A

West Chelsea

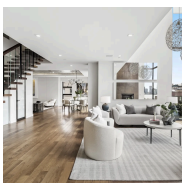
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,375,000	INITIAL	\$19,375,000
SQFT	3,829	PPSF	\$5,061	BEDS	4	BATHS	4.5
FEES	\$14,458	DOM	N/A				



117 EAST 72ND ST #6

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$14,000,000	INITIAL	\$14,000,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	4.5
FEES	\$16,536	DOM	190				



385 WEST 12TH ST #PHE

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	3,649	PPSF	\$3,289	BEDS	4	BATHS	3
FEES	\$5,405	DOM	6				

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44 EAST 82ND ST

Upper East Side

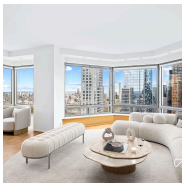
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$12,495,000
SQFT	6,310	PPSF	\$1,783	BEDS	4	BATHS	4
FEES	\$7,596	DOM	185				



551 WEST 21ST ST #15B

Chelsea

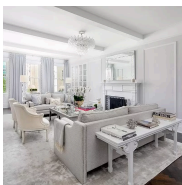
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$12,500,000
SQFT	3,860	PPSF	\$2,785	BEDS	3	BATHS	3.5
FEES	\$16,424	DOM	109				



301 WEST 57TH ST #51BCD

Hell's Kitchen

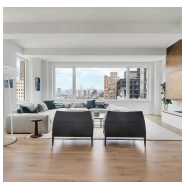
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,995,000
SQFT	3,250	PPSF	\$2,768	BEDS	4	BATHS	4
FEES	\$10,159	DOM	161				



885 PARK AVE #7C

Upper East Side

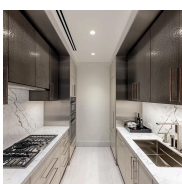
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$8,216	DOM	22				



93 WORTH ST #PH7

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,550,000
SQFT	3,298	PPSF	\$2,425	BEDS	4	BATHS	4
FEES	\$7,327	DOM	682				



217 WEST 57TH ST #34D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,600,000
SQFT	1,897	PPSF	\$3,480	BEDS	2	BATHS	2.5
FEES	\$6,636	DOM	17				

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40 EAST 94TH ST #20BCDE

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	4,200	PPSF	\$1,548	BEDS	4	BATHS	5
FEES	\$9,159	DOM	82				



1965 BROADWAY #27E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,699,000
SQFT	3,138	PPSF	\$2,038	BEDS	4	BATHS	4.5
FEES	\$7,558	DOM	70				



685 5TH AVE #10A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	1,264	PPSF	\$4,945	BEDS	2	BATHS	2
FEES	\$8,320	DOM	N/A				



20 WEST 53RD ST #39A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	2,525	PPSF	\$2,377	BEDS	3	BATHS	3.5
FEES	\$10,791	DOM	N/A				



860 5TH AVE #11K

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,750,000
SQFT	2,910	PPSF	\$2,061	BEDS	3	BATHS	4
FEES	N/A	DOM	550				



353 WEST 21ST ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,980,000	INITIAL	\$5,980,000
SQFT	3,600	PPSF	\$1,662	BEDS	6	BATHS	4.5
FEES	\$3,185	DOM	35				

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35 HUDSON YARDS #8002

Hudson Yards

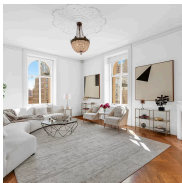
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,871	PPSF	\$2,038	BEDS	3	BATHS	3.5
FEES	\$9,335	DOM	54				



181 EAST 65TH ST #22B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,895,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,968	DOM	164				



390 WEST END AVE #10B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	2,903	PPSF	\$1,792	BEDS	4	BATHS	2.5
FEES	\$8,800	DOM	188				



108 LEONARD ST #11G

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,060,000	INITIAL	\$5,060,000
SQFT	2,012	PPSF	\$2,515	BEDS	3	BATHS	3.5
FEES	\$5,551	DOM	N/A				

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