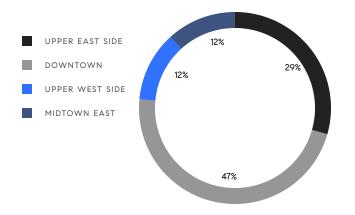
MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD STREET, UNIT 42A

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$171,107,000 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE SEP 09 - 15, 2024

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 11 condos, 1 co-op, and 5 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$10,065,118

\$9,950,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$2,933 AVERAGE PPSF

231

5%

AVERAGE DISCOUNT

\$171,107,000

TOTAL VOLUME

AVERAGE DAYS ON MARKET

170 East 80th Street on the Upper East Side entered contract this week, with a last asking price of \$17,995,000. This 22-foot-wide townhouse spans 11,012 square feet with 6 beds and 6 full baths. It features wrought iron carriage house doors, an all-floor elevator, a 71-foot-long gallery and two-story marble-faced waterfall, a fully-finished basement with windows and 8-foot ceilings, a private rooftop garden, and much more.

Also signed this week was Unit PH2B at 170 East End Avenue on the Upper East Side, with a last asking price of \$16,995,000. Built in 2008, this top-floor penthouse condo spans 4,917 square feet with 5 beds and 6 full baths. It features high ceilings and floor-to-ceiling windows, a private rooftop terrace, city and river views, a formal dining room and large chef's kitchen, and much more. The building provides a 24-hour doorman and concierge, a fully-equipped fitness center with squash courts and multiple studios, a golf simulator, a screening room, 24-hour on-site parking, a library/lounge and interior courtyard, and many other amenities.

11	1	5
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$9,683,819	\$6,850,000	\$11,547,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$6,990,000	\$6,850,000	\$9,995,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$3,343		\$2,091
AVERAGE PPSF		AVERAGE PPSF
2,980		6,547
AVERAGE SQFT		AVERAGE SQFT

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

SEP 09 - 15, 2024

170 E <i>A</i>	AST 80TH S	Т				Upper Ea	ast Side
TYPE SQFT FEES	TOWNHOUSE 11,015 \$5,382	STATUS PPSF DOM	CONTRACT \$1,634 213	ASK BEDS	\$17,995,000 6	INITIAL BATHS	\$24,000,000 6
170 E <i>A</i>	AST END AV	∕E #PH2	В			Upper Ea	ast Side
TYPE SQFT FEES	CONDO 4,917 \$18,610	STATUS PPSF DOM	CONTRACT \$3,457 230	ASK BEDS	\$16,995,000 5	INITIAL BATHS	\$16,995,000 6
140 JA	NE ST #7S					West Vil	lage
TYPE SQFT FEES	CONDO 3,281 N/A	STATUS PPSF DOM	CONTRACT \$4,572 N/A	ASK BEDS	\$15,000,000 3	INITIAL BATHS	N/A 3
140 JA	NE ST #5S					West Vil	lage
140 JA type sqft fees	NE ST #5S CONDO 3,294 N/A	STATUS PPSF DOM	CONTRACT \$4,402 N/A	ASK BEDS	\$14,500,000 3		
TYPE SQFT FEES	CONDO 3,294	PPSF DOM	\$4,402			INITIAL	N/A 3
TYPE SQFT FEES	CONDO 3,294 N/A	PPSF DOM	\$4,402			INITIAL BATHS Flatiron	N/A 3 District
type sqft fees 39 WB type sqft fees	CONDO 3,294 N/A EST 23RD S' CONDO 3,228	PPSF DOM T #PH STATUS PPSF DOM	\$4,402 N/A CONTRACT \$4,012	BEDS	3 \$12,950,000	INITIAL BATHS Flatiron	N/A 3 District \$15,950,000 3

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 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

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 09 - 15, 2024

	39 LIS	PENARD ST	Γ #3				Tribeca	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$12,000,000
	SQFT	5,276	PPSF	\$2,180	BEDS	5	BATHS	5
	FEES	\$8,410	DOM	654				
20000	337 RI	VERSIDE D	R				Upper W	/est Side
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
	SQFT	10,000	PPSF	\$1,000	BEDS	5	BATHS	5
	FEES	\$3,874	DOM	41				
	48 EA	ST 63RD ST	1				Upper Ea	ast Side
. De 1-11 📶	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$11,995,000
A REAL PROPERTY OF	SQFT	4,626	PPSF	\$2,151	BEDS	5	BATHS	3
	FEES	\$8,454	DOM	202				
	172 E <i>A</i>	ST 71ST ST					Upper Ea	ast Side
	172 E <i>A</i>	AST 71ST ST TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,800,000		ast Side \$7,800,000
			STAT U S P P S F	CONTRACT \$2,080	ASK BEDS	\$7,800,000 6		
	ΤΥΡΕ	TOWNHOUSE					INITIAL	\$7,800,000
	TYPE SQFT FEES	TOWNHOUSE 3,750	P P S F D O M	\$2,080			INITIAL	\$7,800,000
	TYPE SQFT FEES	TOWNHOUSE 3,750 \$4,493	P P S F D O M	\$2,080			INITIAL BATHS Chelsea	\$7,800,000
	type sqft fees 121 W	TOWNHOUSE 3,750 \$4,493 EST 15TH S	ppsf dom T #PH	\$2,080 73	BEDS	6	INITIAL BATHS Chelsea	\$7,800,000 7.5
	type sqft fees 121 W type	TOWNHOUSE 3,750 \$4,493 EST 15TH S' CONDO	ppsf dom F # PH status	\$2,080 73 CONTRACT	BEDS	6 \$6,990,000	INITIAL BATHS Chelsea INITIAL	\$7,800,000 7.5 \$6,990,000
	TYPE SQFT FEES 121 W TYPE SQFT FEES	TOWNHOUSE 3,750 \$4,493 EST 15TH S' CONDO N/A	PPSF DOM T #PH STATUS PPSF DOM	\$2,080 73 CONTRACT N/A N/A	BEDS ASK BEDS	6 \$6,990,000	INITIAL BATHS Chelsea INITIAL	\$7,800,000 7.5 \$6,990,000 3.5
	TYPE SQFT FEES 121 W TYPE SQFT FEES	TOWNHOUSE 3,750 \$4,493 EST 15TH S' CONDO N/A N/A	PPSF DOM T #PH STATUS PPSF DOM RK SOU	\$2,080 73 CONTRACT N/A N/A	BEDS ASK BEDS	6 \$6,990,000	INITIAL BATHS Chelsea INITIAL BATHS	\$7,800,000 7.5 \$6,990,000 3.5
	TYPE SQFT FEES 121 W TYPE SQFT FEES 210 CE	TOWNHOUSE 3,750 \$4,493 EST 15TH S' CONDO N/A N/A ENTRAL PA	PPSF DOM T #PH STATUS PPSF DOM RK SOU	\$2,080 73 CONTRACT N/A N/A JTH #23CE	BEDS ASK BEDS	6 \$6,990,000 4	INITIAL BATHS Chelsea INITIAL BATHS Midtowr	\$7,800,000 7.5 \$6,990,000 3.5
	TYPE SQFT FEES 121 W TYPE SQFT FEES 210 CE TYPE	TOWNHOUSE 3,750 \$4,493 EST 15TH S' CONDO N/A N/A ENTRAL PA COOP	PPSF DOM T #PH STATUS PPSF DOM RK SOU	\$2,080 73 CONTRACT N/A N/A JTH #23CE CONTRACT	BEDS ASK BEDS	6 \$6,990,000 4 \$6,850,000	INITIAL BATHS Chelsea INITIAL BATHS Midtowr	\$7,800,000 7.5 \$6,990,000 3.5

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 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.

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE SEP 09 - 15, 2024

1	251 W	EST 91ST S	Upper West Side					
ST. I.	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$6,537,000	INITIAL	\$6,537,000
	SQFT	2,467	PPSF	\$2,650	BEDS	3	BATHS	3.5
	FEES	\$7,328	DOM	N/A				
	555 W	EST 22ND	Chelsea					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
al all I downlawstiched	SQFT	1,599	PPSF	\$3,628	BEDS	2	BATHS	2.5
	FEES	\$6,565	DOM	90				
	10 M <i>A</i>	ADISON SQ	Flatiron District					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
	SQFT	1,927	PPSF	\$2,984	BEDS	2	BATHS	2.5
	FEES	\$6,572	DOM	58				
	305 EAST 61ST ST #PH2					Upper East Side		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
	SQFT	2,079	PPSF	\$2,646	BEDS	3	BATHS	3
	FEES	\$6,367	DOM	N/A				
	520 5TH AVE #72B						Midtown	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
	SQFT	1,727	PPSF	\$2,896	BEDS	2	BATHS	2.5
and the second second	FEES	\$6,156	DOM	N/A				

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 solicity property already listed. Nothing herein shall be construed as legal, accounting or other profesional advice outside the realm of real estate brokerage.

© 2024 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