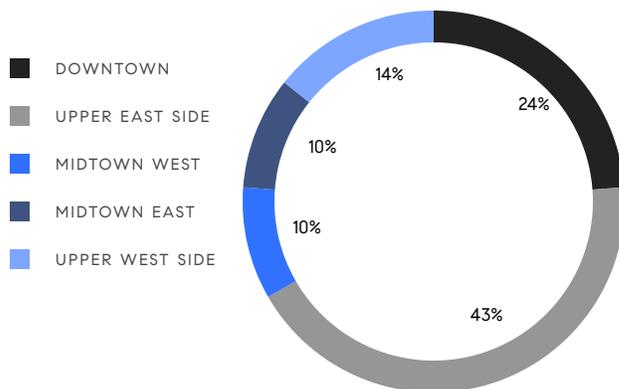


MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21

CONTRACTS SIGNED
THIS WEEK

\$275,670,000

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 15 condos, 3 co-ops, and 3 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$13,127,143

AVERAGE ASKING PRICE

\$9,565,000

MEDIAN ASKING PRICE

\$3,364

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$275,670,000

TOTAL VOLUME

217

AVERAGE DAYS ON MARKET

Unit PH11 at 140 Jane Street in the West Village entered contract this week, with a last asking price of \$45,000,000. This penthouse condo spans 5,653 square feet with 5 beds and 5 full baths. It features direct elevator access, a corner open living room, a large primary bedroom with en-suite windowed bath, walk-in closet, and balcony, abundant windows, an upper terrace offering nearly 1,700 square feet of outdoor space, and much more. The building provides an automated parking garage, a lap pool and hot tub, a private park, and many other amenities.

Also signed this week was Unit 15A at 20 East 76th Street in Lenox Hill, with a last asking price of \$25,745,000. Originally built in 1926 and recently reimagined, this condo unit spans 4,997 square feet with 4 beds and 4 full baths. It features quadruple exposures, a marble entry foyer and expansive gallery, chevron white oak flooring, a 25-foot corner great room and connected library, a windowed eat-in kitchen with high-end appliances and butler's pantry, and much more.

15

CONDO DEAL(S)

3

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$13,758,667

AVERAGE ASKING PRICE

\$10,148,334

AVERAGE ASKING PRICE

\$12,948,334

AVERAGE ASKING PRICE

\$9,565,000

MEDIAN ASKING PRICE

\$7,950,000

MEDIAN ASKING PRICE

\$13,100,000

MEDIAN ASKING PRICE

\$3,596

AVERAGE PPSF

\$2,701

AVERAGE PPSF

3,520

AVERAGE SQFT

5,450

AVERAGE SQFT



140 JANE ST #PH11

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$45,000,000	INITIAL	\$45,000,000
SQFT	5,653	PPSF	\$7,961	BEDS	5	BATHS	5.5
FEES	\$23,911	DOM	N/A				



20 EAST 76TH ST #15A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,745,000	INITIAL	\$25,745,000
SQFT	4,997	PPSF	\$5,153	BEDS	4	BATHS	4
FEES	\$21,058	DOM	65				



140 JANE ST #7N

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,500,000	INITIAL	\$23,500,000
SQFT	4,604	PPSF	\$5,105	BEDS	4	BATHS	4.5
FEES	\$17,810	DOM	N/A				



22 BANK ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$19,750,000	INITIAL	\$26,000,000
SQFT	4,000	PPSF	\$4,938	BEDS	4	BATHS	4
FEES	\$4,815	DOM	612				



920 5TH AVE #8A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$17,000,000	INITIAL	\$17,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$15,116	DOM	76				



35 HUDSON YARDS #8601

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,950,000	INITIAL	\$14,950,000
SQFT	4,621	PPSF	\$3,236	BEDS	5	BATHS	5.5
FEES	\$18,588	DOM	N/A				

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182 EAST 75TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,100,000	INITIAL	\$13,100,000
SQFT	5,850	PPSF	\$2,240	BEDS	6	BATHS	6
FEES	\$6,468	DOM	547				



520 5TH AVE #PH74

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,750,000	INITIAL	\$12,750,000
SQFT	3,302	PPSF	\$3,862	BEDS	4	BATHS	4.5
FEES	\$11,897	DOM	101				



255 EAST 77TH ST #9A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,950,000	INITIAL	\$10,950,000
SQFT	3,909	PPSF	\$2,802	BEDS	5	BATHS	5.5
FEES	\$12,332	DOM	N/A				



211 WEST 84TH ST #11E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,350,000	INITIAL	\$10,350,000
SQFT	3,104	PPSF	\$3,335	BEDS	4	BATHS	4.5
FEES	\$9,120	DOM	N/A				



500 WEST 18TH ST #E20A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,565,000	INITIAL	\$9,565,000
SQFT	2,702	PPSF	\$3,540	BEDS	3	BATHS	3.5
FEES	\$9,658	DOM	13				



35 HUDSON YARDS #7503

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$8,950,000
SQFT	3,436	PPSF	\$2,605	BEDS	4	BATHS	4.5
FEES	\$12,932	DOM	1				

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53 WEST 53RD ST #25A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,875,000	INITIAL	\$8,875,000
SQFT	3,110	PPSF	\$2,854	BEDS	2	BATHS	2
FEES	\$12,216	DOM	N/A				



255 EAST 77TH ST #24A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$8,495,000
SQFT	2,954	PPSF	\$2,876	BEDS	4	BATHS	4.5
FEES	\$8,622	DOM	N/A				



770 PARK AVE #8D

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$8,340	DOM	302				



165 CHARLES ST #12

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$7,650,000
SQFT	2,302	PPSF	\$3,324	BEDS	2	BATHS	2.5
FEES	\$10,073	DOM	39				



255 EAST 77TH ST #6D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,575,000	INITIAL	\$7,575,000
SQFT	3,191	PPSF	\$2,374	BEDS	5	BATHS	5.5
FEES	\$9,313	DOM	N/A				



50 WEST 66TH ST #7B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,525,000	INITIAL	\$6,225,000
SQFT	2,427	PPSF	\$2,689	BEDS	3	BATHS	3
FEES	N/A	DOM	296				

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341 WEST 84TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,500,000
SQFT	6,500	PPSF	\$923	BEDS	8	BATHS	5
FEES	\$3,689	DOM	503				



255 EAST 77TH ST #4B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,487	PPSF	\$2,212	BEDS	4	BATHS	4.5
FEES	\$7,259	DOM	N/A				



5 EAST 71ST ST #11/12A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,940	PPSF	\$1,870	BEDS	4	BATHS	3
FEES	N/A	DOM	42				

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