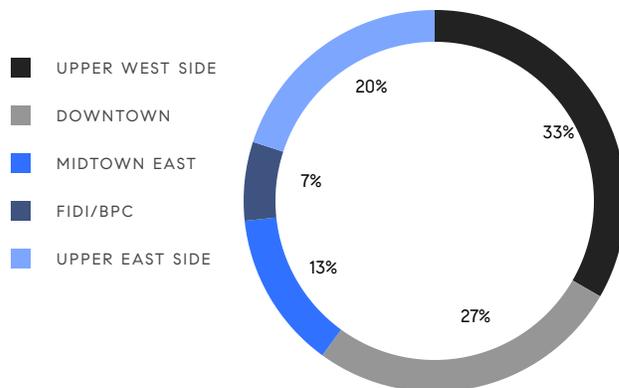


MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL, UNIT PH9/10

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



15
CONTRACTS SIGNED
THIS WEEK

\$174,455,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 15 contracts signed this week, made up of 12 condos, and 3 co-ops. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$11,630,334

AVERAGE ASKING PRICE

\$7,050,000

MEDIAN ASKING PRICE

\$3,149

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$174,455,000

TOTAL VOLUME

335

AVERAGE DAYS ON MARKET

Unit 52E at 50 West 66th Street on the Upper West Side entered contract this week, with a last asking price of \$54,500,000. Built in 2024, this condo spans 6,942 square feet with 5 beds and 5 full baths. It features high ceilings, a 56-foot great room, two spacious loggias, a large eat-in kitchen, a home theater and library, and much more. The building provides a fitness center with indoor and outdoor pools, squash, pickleball, and basketball courts, a sky lounge, and many other amenities.

Also signed this week was Unit 2B at 140 Franklin Street in TriBeCa, with a last asking price of \$16,950,000. Originally built in 1910, this condo unit spans approximately 6,300 square feet with 7 beds and 4 full baths. It features a large living area with high ceilings and wood-burning fireplace, wide-plank oak floors, 10-foot windows, a corner library with custom-built bookshelves, desks, and cabinetry, a chef's kitchen with high-end appliances, a primary bedroom with dual dressing rooms and spa-like en-suite bath, and much more. The building provides a 24-hour doorman and porter, a full-time superintendent, and many other amenities.

12

CONDO DEAL(S)

3

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$12,859,584

AVERAGE ASKING PRICE

\$6,713,334

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$6,950,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,430

AVERAGE PPSF

N/A

AVERAGE PPSF

3,415

AVERAGE SQFT

N/A

AVERAGE SQFT



50 WEST 66TH ST #52E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$54,500,000	INITIAL	N/A
SQFT	6,942	PPSF	\$7,851	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



140 FRANKLIN ST #2B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	\$17,500,000
SQFT	6,300	PPSF	\$2,691	BEDS	7	BATHS	4.5
FEES	\$14,549	DOM	348				



140 JANE ST #3S

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,750,000	INITIAL	\$13,750,000
SQFT	3,294	PPSF	\$4,175	BEDS	3	BATHS	3.5
FEES	\$12,666	DOM	N/A				



520 5TH AVE #PH76

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$9,950,000
SQFT	2,555	PPSF	\$4,697	BEDS	3	BATHS	3.5
FEES	\$9,554	DOM	176				



200 AMSTERDAM AVE #40B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,650,000	INITIAL	\$9,995,000
SQFT	2,453	PPSF	\$3,934	BEDS	3	BATHS	3.5
FEES	\$10,164	DOM	530				



130 WILLIAM ST #PH63

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,995,000
SQFT	2,542	PPSF	\$3,128	BEDS	3	BATHS	3.5
FEES	\$7,718	DOM	590				

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



812 5TH AVE #10A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,195,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$7,725	DOM	436				



211 WEST 84TH ST #6D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,050,000	INITIAL	\$7,050,000
SQFT	2,842	PPSF	\$2,481	BEDS	4	BATHS	4.5
FEES	\$8,324	DOM	35				



911 PARK AVE #6B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,495,000
SQFT	4,100	PPSF	\$1,696	BEDS	5	BATHS	5
FEES	N/A	DOM	419				



53 WEST 53RD ST #17A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	2,603	PPSF	\$2,651	BEDS	2	BATHS	2
FEES	\$9,819	DOM	238				



19 BEACH ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,695,000	INITIAL	\$6,695,000
SQFT	3,015	PPSF	\$2,221	BEDS	3	BATHS	2.5
FEES	\$5,900	DOM	63				



15 CENTRAL PARK WEST #11L

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,995,000
SQFT	1,925	PPSF	\$3,377	BEDS	2	BATHS	2.5
FEES	\$7,547	DOM	209				

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378 BROOME ST #PH

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$7,000,000
SQFT	2,709	PPSF	\$2,398	BEDS	4	BATHS	3
FEES	\$8,663	DOM	230				



40 EAST 60TH ST #6A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,500,000
SQFT	4,850	PPSF	\$1,237	BEDS	5	BATHS	5
FEES	\$9,635	DOM	612				



240 WEST END AVE #PH

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	\$9,500,000
SQFT	3,800	PPSF	\$1,547	BEDS	6	BATHS	4.5
FEES	\$10,904	DOM	465				

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