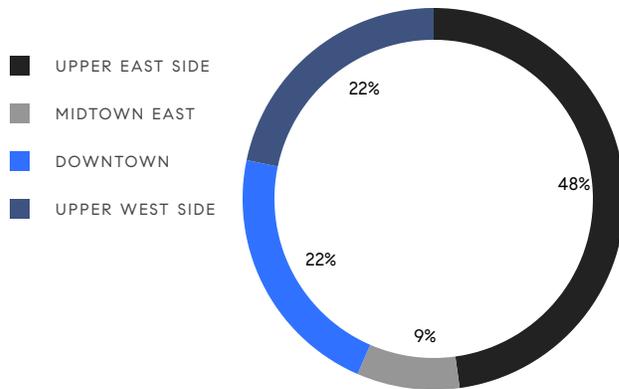


MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL. UNIT PH9/10

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



23
CONTRACTS SIGNED
THIS WEEK

\$231,594,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 23 contracts signed this week, made up of 16 condos, 5 co-ops, and 2 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

\$10,069,305

AVERAGE ASKING PRICE

\$7,150,000

MEDIAN ASKING PRICE

\$2,954

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$231,594,000

TOTAL VOLUME

258

AVERAGE DAYS ON MARKET

Unit 3 at 820 5th Avenue in Lenox Hill entered contract this week, with a last asking price of \$29,500,000. Originally built in 1916, this co-op spans approximately 7,000 square feet with 6 beds and 7 full baths. It features 100 feet of frontage facing Central Park, a private elevator landing, a 45-foot gallery with parquet floors and wood-burning fireplace, 12-foot ceilings, private bedroom suites each with en-suite bath, a large kitchen, and much more. The building provides a large storage area, a wine cellar, a private laundry area, and many other amenities.

Also signed this week was Unit 14 at 944 5th Avenue in Lenox Hill, with a last asking price of \$28,500,000. Originally built in 1925, this full-floor co-op spans approximately 5,000 square feet with 4 beds and 6 full baths. It features a private landing and large foyer, Central Park and Fifth Avenue views, a living room and adjacent library, high ceilings throughout, three wood-burning fireplaces, a corner primary bedroom with dual en-suite baths and walk-in closets, and much more. The building provides a dedicated resident manager and maintenance staff, multiple doormen and elevator attendants, and many other amenities.

16

CONDO DEAL(S)

5

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$8,334,000

AVERAGE ASKING PRICE

\$16,310,000

AVERAGE ASKING PRICE

\$8,350,000

AVERAGE ASKING PRICE

\$7,074,500

MEDIAN ASKING PRICE

\$11,500,000

MEDIAN ASKING PRICE

\$8,350,000

MEDIAN ASKING PRICE

\$3,209

AVERAGE PPSF

\$1,287

AVERAGE PPSF

2,600

AVERAGE SQFT

6,226

AVERAGE SQFT



820 5TH AVE #3

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$29,500,000	INITIAL	\$32,500,000
SQFT	7,000	PPSF	\$4,215	BEDS	6	BATHS	7
FEES	N/A	DOM	260				



944 5TH AVE #14

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$28,500,000	INITIAL	\$34,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	6
FEES	N/A	DOM	258				



217 WEST 57TH ST #60W

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,050,000	INITIAL	N/A
SQFT	3,165	PPSF	\$5,072	BEDS	3	BATHS	3.5
FEES	\$12,253	DOM	N/A				



555 WEST 22ND ST #17AW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,750,000	INITIAL	\$11,750,000
SQFT	3,004	PPSF	\$3,912	BEDS	4	BATHS	4.5
FEES	\$11,492	DOM	63				



26 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,700,000	INITIAL	\$13,995,000
SQFT	7,750	PPSF	\$1,510	BEDS	6	BATHS	6
FEES	\$6,750	DOM	255				



784 PARK AVE #PHC

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$7,729	DOM	648				

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525 PARK AVE #11AB

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$13,995,000
SQFT	4,000	PPSF	\$2,688	BEDS	4	BATHS	4.5
FEES	\$10,931	DOM	501				



500 WEST 18TH ST #W18C

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,025,000	INITIAL	\$10,025,000
SQFT	2,782	PPSF	\$3,604	BEDS	4	BATHS	4
FEES	\$9,890	DOM	N/A				



165 CHARLES ST #11

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	2,541	PPSF	\$3,934	BEDS	3	BATHS	3
FEES	\$10,161	DOM	N/A				



1 CENTRAL PARK WEST #26A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$10,200,000
SQFT	2,003	PPSF	\$4,968	BEDS	3	BATHS	3.5
FEES	\$8,688	DOM	309				



255 EAST 77TH ST #25A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,610,000	INITIAL	\$8,610,000
SQFT	2,954	PPSF	\$2,915	BEDS	4	BATHS	4.5
FEES	\$8,622	DOM	N/A				



430 EAST 58TH ST #58B

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,150,000	INITIAL	\$7,150,000
SQFT	2,116	PPSF	\$3,380	BEDS	3	BATHS	3
FEES	\$6,673	DOM	N/A				

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60 RIVERSIDE BLVD #PH3802

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,999,000	INITIAL	\$7,100,000
SQFT	3,096	PPSF	\$2,261	BEDS	4	BATHS	4.5
FEES	\$8,216	DOM	229				



1185 PARK AVE #3D

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,800,000	INITIAL	\$6,800,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$4,994	DOM	1				



255 EAST 77TH ST #8B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	2,462	PPSF	\$2,742	BEDS	4	BATHS	3.5
FEES	\$7,446	DOM	N/A				



200 EAST 75TH ST #5A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,458	PPSF	\$2,543	BEDS	4	BATHS	4.5
FEES	\$6,991	DOM	1				



360 CENTRAL PARK WEST #8B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$6,495,000
SQFT	2,324	PPSF	\$2,666	BEDS	3	BATHS	3.5
FEES	\$5,321	DOM	435				



200 EAST 75TH ST #4A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,175,000	INITIAL	\$6,175,000
SQFT	2,458	PPSF	\$2,513	BEDS	4	BATHS	4.5
FEES	\$6,991	DOM	274				

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255 EAST 77TH ST #6B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	2,403	PPSF	\$2,373	BEDS	4	BATHS	4.5
FEES	\$7,014	DOM	N/A				



15 EAST 30TH ST #52C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	N/A
SQFT	1,788	PPSF	\$3,077	BEDS	2	BATHS	2.5
FEES	\$7,195	DOM	N/A				



428 WEST 19TH ST #9A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,046	PPSF	\$2,686	BEDS	3	BATHS	3.5
FEES	\$7,001	DOM	N/A				



60 EAST END AVE #24/25A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$6,250,000
SQFT	5,500	PPSF	\$955	BEDS	6	BATHS	6
FEES	N/A	DOM	83				



333 WEST 71ST ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,500,000
SQFT	4,702	PPSF	\$1,064	BEDS	7	BATHS	4
FEES	\$2,683	DOM	294				

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