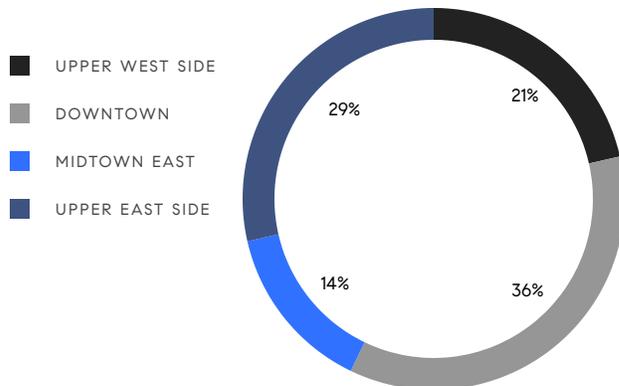


# MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL. UNIT PH9/10

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



14  
CONTRACTS SIGNED  
THIS WEEK

\$146,705,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 10 condos, 1 co-op, and 3 houses. The previous week saw 23 deals. For more information or data, please reach out to a Compass agent.

**\$10,478,929**

AVERAGE ASKING PRICE

**\$7,622,500**

MEDIAN ASKING PRICE

**\$2,868**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$146,705,000**

TOTAL VOLUME

**216**

AVERAGE DAYS ON MARKET

Unit 42NS at 50 West 66th Street on the Upper West Side entered contract this week, with a last asking price of \$45,750,000. This dual-unit condo spans 6,942 square feet with 5 beds and 5 full baths. It features high ceilings, a 56-foot great room, two large loggias, a sizable eat-in kitchen, a home theater/library, and much more. The building provides a state-of-the-art fitness center, indoor and outdoor pools, full-size courts, a sky lounge, and many other amenities.

Also signed this week was 233 West 11th Street in the West Village, with a last asking price of \$13,500,000. Originally built in 1844, this single-family townhouse spans approximately 3,600 square feet with 6 beds and 4 full baths. It features four floors and a well-maintained cellar, steel casement windows, a 35-foot landscaped rear garden, custom teak flooring, a modern kitchen with high-end appliances, high ceilings, a primary bedroom with wood-burning fireplace and en-suite bath, private terraces, and much more.

**10**

CONDO DEAL(S)

**1**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$10,886,500**

AVERAGE ASKING PRICE

**\$6,995,000**

AVERAGE ASKING PRICE

**\$10,281,667**

AVERAGE ASKING PRICE

**\$6,700,000**

MEDIAN ASKING PRICE

**\$6,995,000**

MEDIAN ASKING PRICE

**\$8,995,000**

MEDIAN ASKING PRICE

**\$3,262**

AVERAGE PPSF

**\$1,499**

AVERAGE PPSF

**3,044**

AVERAGE SQFT

**6,415**

AVERAGE SQFT



### 50 WEST 66TH ST #42NS

Upper West Side

|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$45,750,000 | INITIAL | \$45,750,000 |
| SQFT | 6,942    | PPSF   | \$6,590  | BEDS | 5            | BATHS   | 5            |
| FEES | \$21,818 | DOM    | 403      |      |              |         |              |



### 233 WEST 11TH ST

West Village

|      |           |        |          |      |              |         |              |
|------|-----------|--------|----------|------|--------------|---------|--------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$13,500,000 | INITIAL | \$13,500,000 |
| SQFT | N/A       | PPSF   | N/A      | BEDS | 6            | BATHS   | 4            |
| FEES | \$3,658   | DOM    | 115      |      |              |         |              |



### 219 EAST 44TH ST #PH

Turtle Bay

|      |          |        |          |      |              |         |              |
|------|----------|--------|----------|------|--------------|---------|--------------|
| TYPE | CONDO    | STATUS | CONTRACT | ASK  | \$10,995,000 | INITIAL | \$10,995,000 |
| SQFT | 4,321    | PPSF   | \$2,545  | BEDS | 5            | BATHS   | 5.5          |
| FEES | \$11,498 | DOM    | 172      |      |              |         |              |



### 141 EAST 63RD ST

Lenox Hill

|      |           |        |          |      |             |         |             |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$8,995,000 | INITIAL | \$8,995,000 |
| SQFT | 8,529     | PPSF   | \$1,055  | BEDS | 8           | BATHS   | 7           |
| FEES | \$7,771   | DOM    | 96       |      |             |         |             |



### 255 EAST 77TH ST #26A

Upper East Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$8,725,000 | INITIAL | \$8,725,000 |
| SQFT | 2,954   | PPSF   | \$2,954  | BEDS | 4           | BATHS   | 4.5         |
| FEES | \$8,622 | DOM    | N/A      |      |             |         |             |



### 12 LEROY ST

West Village

|      |           |        |          |      |             |         |             |
|------|-----------|--------|----------|------|-------------|---------|-------------|
| TYPE | TOWNHOUSE | STATUS | CONTRACT | ASK  | \$8,350,000 | INITIAL | \$8,750,000 |
| SQFT | 4,300     | PPSF   | \$1,942  | BEDS | 5           | BATHS   | 4           |
| FEES | \$5,051   | DOM    | 39       |      |             |         |             |

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### 400 WEST 12TH ST #4E

West Village

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$7,995,000 | INITIAL | \$9,350,000 |
| SQFT | 2,406   | PPSF   | \$3,323  | BEDS | 3           | BATHS   | 3.5         |
| FEES | \$9,077 | DOM    | 87       |      |             |         |             |



### 450 WASHINGTON ST #703

Tribeca

|      |        |        |          |      |             |         |             |
|------|--------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDOP | STATUS | CONTRACT | ASK  | \$7,250,000 | INITIAL | \$7,250,000 |
| SQFT | 1,868  | PPSF   | \$3,882  | BEDS | 3           | BATHS   | 2.5         |
| FEES | N/A    | DOM    | 760      |      |             |         |             |



### 1045 PARK AVE #8

Upper East Side

|      |       |        |          |      |             |         |             |
|------|-------|--------|----------|------|-------------|---------|-------------|
| TYPE | COOP  | STATUS | CONTRACT | ASK  | \$6,995,000 | INITIAL | \$6,995,000 |
| SQFT | 4,200 | PPSF   | \$1,666  | BEDS | 5           | BATHS   | 4           |
| FEES | N/A   | DOM    | 194      |      |             |         |             |



### 211 WEST 84TH ST #6B

Upper West Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$6,150,000 | INITIAL | \$6,150,000 |
| SQFT | 2,300   | PPSF   | \$2,674  | BEDS | 3           | BATHS   | 3.5         |
| FEES | \$6,758 | DOM    | 20       |      |             |         |             |



### 685 5TH AVE #12A

Midtown

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,950,000 | INITIAL | \$5,950,000 |
| SQFT | 1,264   | PPSF   | \$4,708  | BEDS | 2           | BATHS   | 2           |
| FEES | \$8,320 | DOM    | 75       |      |             |         |             |



### 481 WASHINGTON ST #PHS

Tribeca

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,500,000 | INITIAL | \$5,500,000 |
| SQFT | 3,052   | PPSF   | \$1,803  | BEDS | 2           | BATHS   | 2           |
| FEES | \$8,867 | DOM    | 19       |      |             |         |             |

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### 1 CENTRAL PARK WEST #46D

Upper West Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,300,000 | INITIAL | \$7,650,000 |
| SQFT | 2,115   | PPSF   | \$2,506  | BEDS | 3           | BATHS   | 3.5         |
| FEES | \$7,781 | DOM    | 563      |      |             |         |             |



### 1289 LEXINGTON AVE #5B

Upper East Side

|      |         |        |          |      |             |         |             |
|------|---------|--------|----------|------|-------------|---------|-------------|
| TYPE | CONDO   | STATUS | CONTRACT | ASK  | \$5,250,000 | INITIAL | \$5,250,000 |
| SQFT | 3,217   | PPSF   | \$1,632  | BEDS | 4           | BATHS   | 4.5         |
| FEES | \$9,329 | DOM    | 253      |      |             |         |             |

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