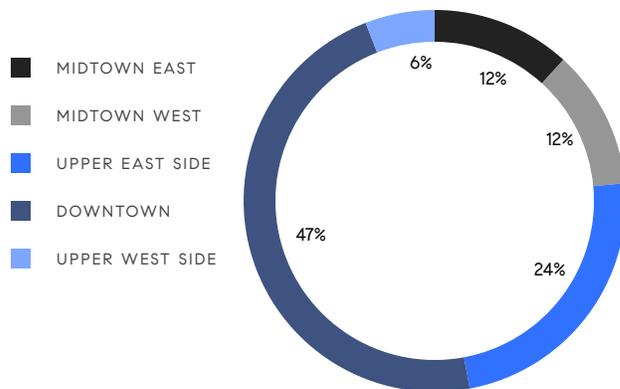


# MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



17  
CONTRACTS SIGNED  
THIS WEEK

\$170,145,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 9 condos, 7 co-ops, and 1 house. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

**\$10,008,530**

AVERAGE ASKING PRICE

**\$8,995,000**

MEDIAN ASKING PRICE

**\$3,140**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$170,145,000**

TOTAL VOLUME

**393**

AVERAGE DAYS ON MARKET

Unit 91W at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$18,025,000. Built in 2020, this condo spans 3,073 square feet with 3 beds and 3 full baths. It features high ceilings, a formal entry foyer and gallery, floor-to-ceiling windows, a gourmet kitchen with high-end appliances, a corner primary bedroom with south and west views and oversized walk-in closet, and much more. The building provides private dining options, an outdoor movie theater, a 60-foot saltwater pool and high-tech fitness center, a spa with steam and sauna, and many other amenities.

Also signed this week was Unit 8901 at 35 Hudson Yards with a last asking price of \$15,100,000. Built in 2019, this condo unit spans 4,621 square feet with 5 beds and 5 baths. It features river views, double doors and high ceilings, wide-plank oak floors, a formal dining room, a windowed eat-in kitchen with high-end appliances, a corner primary bedroom with dressing room and windowed en-suite bath, and much more. The building provides a fitness center, in-residence dining, a meditation room, a business center and boardroom, and many other amenities.

**9**

CONDO DEAL(S)

**7**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$10,812,223**

AVERAGE ASKING PRICE

**\$8,276,429**

AVERAGE ASKING PRICE

**\$14,900,000**

AVERAGE ASKING PRICE

**\$10,250,000**

MEDIAN ASKING PRICE

**\$7,200,000**

MEDIAN ASKING PRICE

**\$14,900,000**

MEDIAN ASKING PRICE

**\$3,543**

AVERAGE PPSF

**\$1,961**

AVERAGE PPSF

**3,055**

AVERAGE SQFT

**7,600**

AVERAGE SQFT



### 217 WEST 57TH ST #91W

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,025,000	INITIAL	\$18,025,000
SQFT	3,073	PPSF	\$5,866	BEDS	3	BATHS	3.5
FEES	\$12,918	DOM	1				



### 35 HUDSON YARDS #8901

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,100,000	INITIAL	\$15,100,000
SQFT	4,621	PPSF	\$3,268	BEDS	5	BATHS	5.5
FEES	\$18,728	DOM	58				



### 36 EAST 64TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$14,900,000	INITIAL	\$18,500,000
SQFT	7,600	PPSF	\$1,961	BEDS	5	BATHS	5.5
FEES	\$10,089	DOM	702				



### 1185 PARK AVE #PH1617G

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	\$14,500,000
SQFT	5,100	PPSF	\$2,844	BEDS	5	BATHS	5
FEES	N/A	DOM	344				



### 237 LAFAYETTE ST #12

Nolita

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,495,000	INITIAL	\$12,950,000
SQFT	4,500	PPSF	\$2,777	BEDS	4	BATHS	5
FEES	N/A	DOM	127				



### 40 EAST END AVE #PH15

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,950,000	INITIAL	\$12,935,990
SQFT	3,645	PPSF	\$3,279	BEDS	4	BATHS	4
FEES	\$10,670	DOM	1,106				

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### 520 5TH AVE #PH80

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	2,562	PPSF	\$4,489	BEDS	2	BATHS	2.5
FEES	\$9,133	DOM	68				



### 70 VESTRY ST #4A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$11,500,000
SQFT	2,844	PPSF	\$3,605	BEDS	4	BATHS	3.5
FEES	\$12,185	DOM	649				



### 15 HUDSON YARD #75B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,975,000
SQFT	2,997	PPSF	\$3,002	BEDS	4	BATHS	4.5
FEES	\$9,182	DOM	1,028				



### 115 MERCER ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$9,350,000
SQFT	2,741	PPSF	\$3,100	BEDS	3	BATHS	3.5
FEES	\$14,181	DOM	360				



### 495 WEST ST #3

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	3,068	PPSF	\$2,445	BEDS	2	BATHS	2
FEES	\$10,530	DOM	N/A				



### 44 WEST 77TH ST #11W

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	2,800	PPSF	\$2,590	BEDS	3	BATHS	2
FEES	N/A	DOM	27				

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### 237 LAFAYETTE ST #12E

Nolita

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	N/A	DOM	364				



### 37 WEST 12TH ST #3A3B

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$6,000,000
SQFT	3,000	PPSF	\$1,865	BEDS	4	BATHS	4
FEES	N/A	DOM	448				



### 45 EAST 82ND ST #6E

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	331				



### 515 WEST 18TH ST #802

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,850,000
SQFT	1,941	PPSF	\$2,832	BEDS	3	BATHS	3
FEES	\$6,517	DOM	271				



### 237 LAFAYETTE ST #12W

Nolita

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	N/A
SQFT	1,700	PPSF	\$3,177	BEDS	2	BATHS	2
FEES	\$1,953	DOM	N/A				

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