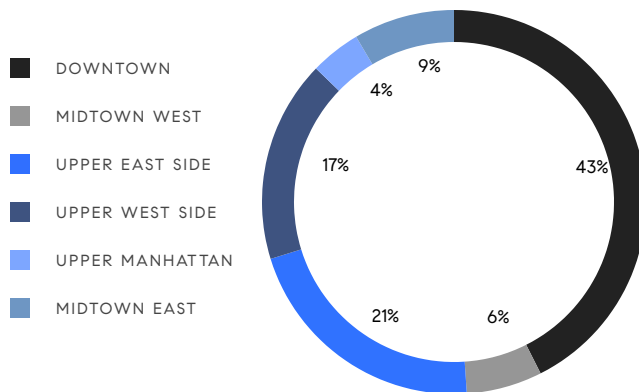


MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



47

CONTRACTS SIGNED
THIS WEEK

\$326,347,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 47 contracts signed this week, made up of 36 condos, 9 co-ops, and 2 houses. The previous week saw 42 deals. For more information or data, please reach out to a Compass agent.

\$6,943,554

AVERAGE ASKING PRICE

\$5,595,000

MEDIAN ASKING PRICE

\$2,701

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$326,347,000

TOTAL VOLUME

268

AVERAGE DAYS ON MARKET

Unit 14A at 155 West 11th Street in the West Village entered contract this week, with a last asking price of \$22,000,000. Built in 2013, this condo spans 3,951 square feet with 4 beds and 3 full baths. It features panoramic views, private outdoor space, floor-to-ceiling windows, a 40-foot living room with Juliette balconies, a chef's eat-in kitchen with walnut-paneled cabinetry, a corner primary suite with a large walk-in closet and a windowed bathroom, and much more. The building provides a 24-hour concierge and maintenance services, a state-of-the-art fitness center, a 21-seat screening room, a residents lounge, and may other amenities.

Also signed this week was Unit 8 at 514 West 24th Street in Chelsea, with a last asking price of \$16,000,000. Built in 2017, this condo spans 4,512 square feet with 4 beds and 5 full baths. It features 11-foot ceilings, keyed elevator access, oversized casement windows, twin private terraces offering 520 square feet of outdoor space, a private library with French doors, a handcrafted kitchen with marble countertops, a primary suite with a spa-like bath and walk-in closets, and much more. The building provides a 24-hour attended lobby, a fitness center, a wine cellar, and many other amenities.

36

CONDO DEAL(S)

9

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$7,466,306

AVERAGE ASKING PRICE

\$4,729,445

AVERAGE ASKING PRICE

\$7,497,500

AVERAGE ASKING PRICE

\$5,900,000

MEDIAN ASKING PRICE

\$4,500,000

MEDIAN ASKING PRICE

\$7,497,500

MEDIAN ASKING PRICE

\$2,760

AVERAGE PPSF

\$1,663

AVERAGE PPSF

2,686

AVERAGE SQFT

4,538

AVERAGE SQFT



155 W 11 ST #14A

Greenwich Village

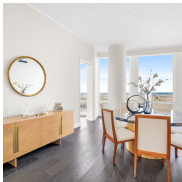
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,000,000	INITIAL	\$22,000,000
SQFT	3,951	PPSF	\$5,569	BEDS	4	BATHS	3.5
FEES	\$15,089	DOM	6				



514 W 24 ST #8

Chelsea

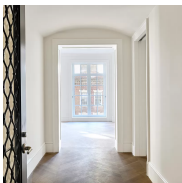
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,000,000	INITIAL	\$16,000,000
SQFT	4,512	PPSF	\$3,546	BEDS	4	BATHS	5.5
FEES	\$14,609	DOM	189				



35 HUDSON YARDS #8101

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$17,925,000
SQFT	3,848	PPSF	\$3,897	BEDS	4	BATHS	4
FEES	\$12,596	DOM	7				



1045 MADISON AVE #6

Upper East Side

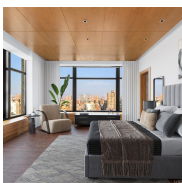
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$13,995,000
SQFT	4,193	PPSF	\$3,338	BEDS	6	BATHS	5.5
FEES	\$13,074	DOM	20				



30 PARK PL #PH76B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,900,000	INITIAL	\$13,850,000
SQFT	3,173	PPSF	\$4,066	BEDS	3	BATHS	4.5
FEES	\$9,835	DOM	513				



240 RIVERSIDE BLVD #PHSUITE2

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,600,000	INITIAL	N/A
SQFT	4,950	PPSF	\$2,344	BEDS	4	BATHS	4
FEES	\$22,012	DOM	N/A				

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27 E 79 ST #7/8

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$10,995,000
SQFT	3,006	PPSF	\$3,326	BEDS	3	BATHS	5.5
FEES	\$10,991	DOM	158				



465 WASHINGTON ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	3,920	PPSF	\$2,550	BEDS	4	BATHS	4
FEES	\$9,459	DOM	21				



35 HUDSON YARDS #7204

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,975,000	INITIAL	\$9,975,000
SQFT	3,099	PPSF	\$3,219	BEDS	3	BATHS	3
FEES	\$9,765	DOM	N/A				



200 AMSTERDAM AVE #30B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,100,000	INITIAL	\$9,100,000
SQFT	2,677	PPSF	\$3,400	BEDS	3	BATHS	3.5
FEES	\$7,575	DOM	98				



1059 3 AVE #27

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,350,000	INITIAL	\$8,350,000
SQFT	2,713	PPSF	\$3,078	BEDS	3	BATHS	3.5
FEES	\$9,992	DOM	342				



188 SULLIVAN ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$9,500,000
SQFT	5,075	PPSF	\$1,576	BEDS	5	BATHS	4.5
FEES	\$4,317	DOM	362				

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555 PARK AVE #12W

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,950,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$9,775	DOM	581				



515 W 18 ST #1201

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,395,000	INITIAL	\$7,395,000
SQFT	2,103	PPSF	\$3,517	BEDS	3	BATHS	3.5
FEES	\$7,800	DOM	14				



27 HARRISON ST

Tribeca

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	\$5,600,000
SQFT	4,000	PPSF	\$1,750	BEDS	4	BATHS	4.5
FEES	\$2,181	DOM	408				



129 GRAND ST #3

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,700,000
SQFT	3,250	PPSF	\$2,152	BEDS	4	BATHS	2.5
FEES	\$4,816	DOM	143				



101 W 24 ST #PH3C

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$5,995,000
SQFT	2,263	PPSF	\$2,983	BEDS	3	BATHS	2.5
FEES	\$6,797	DOM	32				



635 W 42 ST #24K

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	2,000	PPSF	\$3,250	BEDS	3	BATHS	3
FEES	\$3,000	DOM	2,188				

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72 READE ST #2N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	N/A
SQFT	3,839	PPSF	\$1,655	BEDS	4	BATHS	4.5
FEES	\$5,208	DOM	N/A				



200 E 95 ST #10B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,138,000	INITIAL	N/A
SQFT	2,735	PPSF	\$2,244	BEDS	4	BATHS	4.5
FEES	\$3,985	DOM	N/A				



200 E 79 ST #7B

Lenox Hill

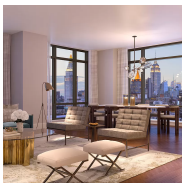
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	2,620	PPSF	\$2,271	BEDS	4	BATHS	4.5
FEES	\$7,972	DOM	15				



543 W 122 ST #PH30A

Morningside Heights

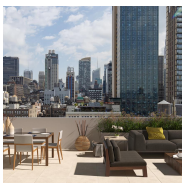
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,084	PPSF	\$2,808	BEDS	3	BATHS	3.5
FEES	\$6,584	DOM	337				



215 E 19 ST #10C

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,825,000	INITIAL	\$5,300,000
SQFT	2,539	PPSF	\$2,295	BEDS	4	BATHS	4.5
FEES	\$7,371	DOM	602				



128 W 23 ST #PH

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	N/A
SQFT	2,481	PPSF	\$2,256	BEDS	3	BATHS	3
FEES	\$8,591	DOM	N/A				

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ONE CENTRAL PARK W #38B

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,375,000	INITIAL	\$5,600,000
SQFT	1,600	PPSF	\$3,360	BEDS	2	BATHS	2.5
FEES	\$5,626	DOM	518				



2505 BROADWAY #17B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,050,000	INITIAL	N/A
SQFT	2,051	PPSF	\$2,463	BEDS	3	BATHS	3.5
FEES	\$4,366	DOM	N/A				



1016 5 AVE #5B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,929	DOM	N/A				



49 CHAMBERS ST #8E

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,200,000
SQFT	2,975	PPSF	\$1,679	BEDS	3	BATHS	3.5
FEES	\$6,694	DOM	313				



1021 PARK AVE #6/7B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,980,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	5.5
FEES	\$7,900	DOM	378				



685 1 AVE #40H

Tudor City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,925,000	INITIAL	\$4,925,000
SQFT	2,097	PPSF	\$2,349	BEDS	3	BATHS	3.5
FEES	\$6,279	DOM	99				

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15 E 30 ST #48B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,600,000
SQFT	1,541	PPSF	\$3,148	BEDS	2	BATHS	2.5
FEES	\$5,256	DOM	768				



200 E 83 ST #24A

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	1,507	PPSF	\$3,152	BEDS	2	BATHS	2.5
FEES	\$4,478	DOM	42				



33 RIVERSIDE DR #15FG

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,595,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$4,987	DOM	30				



202 BROOME ST #10H

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,595,000
SQFT	1,906	PPSF	\$2,411	BEDS	3	BATHS	3.5
FEES	\$7,183	DOM	400				



465 PARK AVE #18B

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$12,390	DOM	98				



155 W 70 ST #12CD

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,995,000
SQFT	2,250	PPSF	\$2,000	BEDS	4	BATHS	2.5
FEES	\$6,895	DOM	244				

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458 BROADWAY #4

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$2,800	DOM	24				



390 WEST END AVE #9M

Upper West Side

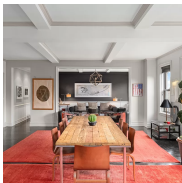
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,350,000
SQFT	2,530	PPSF	\$1,720	BEDS	3	BATHS	3.5
FEES	\$6,698	DOM	76				



90 RIVERSIDE DR #6G

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,050,000	INITIAL	\$4,050,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$4,599	DOM	30				



65 E 96 ST #5CD

East Harlem

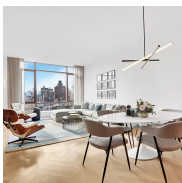
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,000,000	INITIAL	\$4,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$6,236	DOM	22				



530 PARK AVE #9C

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$3,999,000
SQFT	1,530	PPSF	\$2,614	BEDS	2	BATHS	2
FEES	\$3,614	DOM	191				



215 E 19 ST #7G

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,495,000
SQFT	2,047	PPSF	\$1,952	BEDS	3	BATHS	3.5
FEES	\$5,943	DOM	432				

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240 CENTRE ST #3G

Little Italy

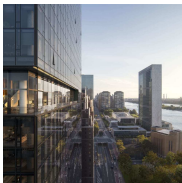
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,980	DOM	260				



15 E 30 ST #36E

Nomad

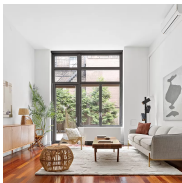
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	1,402	PPSF	\$2,818	BEDS	2	BATHS	2.5
FEES	\$4,751	DOM	66				



695 1 AVE #28H

Murray Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,700,000	INITIAL	N/A
SQFT	2,156	PPSF	\$1,716	BEDS	3	BATHS	3.5
FEES	\$6,416	DOM	N/A				



50 W 15 ST #1D

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,850,000
SQFT	2,442	PPSF	\$1,434	BEDS	3	BATHS	3
FEES	\$7,907	DOM	126				



120 CENTRAL PARK S #9CDEF

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,219	DOM	N/A				

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