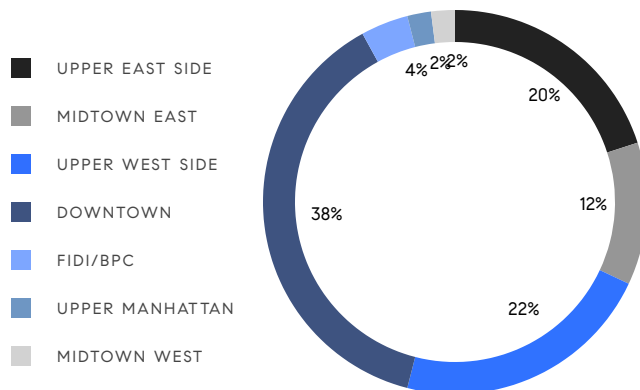


MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



50

CONTRACTS SIGNED
THIS WEEK

\$314,946,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 50 contracts signed this week, made up of 41 condos, 8 co-ops, and 1 house. The previous week saw 38 deals. For more information or data, please reach out to a Compass agent.

\$6,298,920

AVERAGE ASKING PRICE

\$4,995,000

MEDIAN ASKING PRICE

\$2,566

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$314,946,000

TOTAL VOLUME

248

AVERAGE DAYS ON MARKET

39 East 72nd Street in Lenox Hill entered contract this week, with a last asking price of \$36,000,000. Originally completed in 1891, this 27-foot-wide townhouse spans over 18,000 square feet with 11 beds and more than 11 baths. It features a sandstone-clad facade, a modern lobby with limestone floors and leather-paneled walls, a central elevator servicing every floor up to the sixth level, easy access to Central Park, and much more.

Also signed this week was Unit 47A at One57, located at 157 West 57th Street in Midtown, with a last asking price of \$14,400,000. Built in 2013, this condo spans 3,228 square feet with 3 beds and 3 full baths. It features an elegant custom kitchen with hand-painted cabinetry and high-end appliances, nearly 12-foot ceilings, en-suite bathrooms with each bedroom, a northeast corner primary bedroom with park views, and much more. The building provides a 24-hour doorman and concierge, a state-of-the-art fitness center, a screening and performance space, on-site parking, and many other amenities.

41

CONDO DEAL(S)

8

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$5,707,098

AVERAGE ASKING PRICE

\$5,619,375

AVERAGE ASKING PRICE

\$36,000,000

AVERAGE ASKING PRICE

\$4,775,000

MEDIAN ASKING PRICE

\$4,995,000

MEDIAN ASKING PRICE

\$36,000,000

MEDIAN ASKING PRICE

\$2,459

AVERAGE PPSF

\$6,847

AVERAGE PPSF

2,336

AVERAGE SQFT

5,258

AVERAGE SQFT



39 E 72 ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	SOLD	ASK	\$36,000,000	INITIAL	\$36,000,000
SQFT	18,408	PPSF	\$1,956	BEDS	11	BATHS	11
FEES	\$20,821	DOM	13				



157 W 57 ST #47A

Midtown

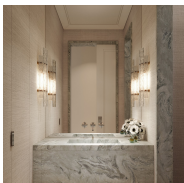
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,400,000	INITIAL	N/A
SQFT	3,228	PPSF	\$4,461	BEDS	3	BATHS	3.5
FEES	\$9,752	DOM	N/A				



2150 BROADWAY #8BC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$11,500,000
SQFT	4,303	PPSF	\$2,557	BEDS	6	BATHS	5.5
FEES	\$8,462	DOM	350				



109 E 79 ST #12E

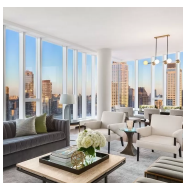
Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,825,000	INITIAL	\$9,825,000
SQFT	2,741	PPSF	\$3,585	BEDS	3	BATHS	3
FEES	\$6,955	DOM	168				

145 CENTRAL PK W #16F

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,000	DOM	N/A				



1 W END AVE #41A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,645,000	INITIAL	\$8,645,000
SQFT	3,055	PPSF	\$2,830	BEDS	4	BATHS	4.5
FEES	\$3,773	DOM	128				

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378 W END AVE #10A

Upper West Side

TYPE	CONDO	STATUS	LISTED	ASK	\$8,300,000	INITIAL	\$8,300,000
SQFT	2,888	PPSF	\$2,874	BEDS	4	BATHS	4
FEES	\$7,368	DOM	N/A				



15 MERCER ST #5

Soho

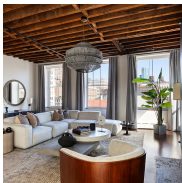
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$8,500,000
SQFT	3,000	PPSF	\$2,650	BEDS	2	BATHS	2
FEES	\$4,900	DOM	240				



53 W 53 ST #39A

Midtown

TYPE	CONDO	STATUS	UNAVAILA	ASK	\$7,850,000	INITIAL	\$7,850,000
SQFT	2,884	PPSF	\$2,722	BEDS	2	BATHS	2
FEES	\$9,422	DOM	45				



27 GREAT JONES ST #PHE

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$9,475,000
SQFT	3,036	PPSF	\$2,469	BEDS	3	BATHS	2.5
FEES	\$3,884	DOM	468				



378 W END AVE #2A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	2,888	PPSF	\$2,423	BEDS	4	BATHS	4.5
FEES	\$7,368	DOM	326				



30 RIVERSIDE BLVD #24G

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$6,850,000
SQFT	2,436	PPSF	\$2,812	BEDS	3	BATHS	3.5
FEES	\$3,888	DOM	730				

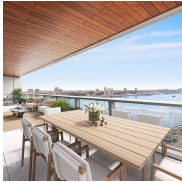
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81 WOOSTER ST #2WM

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,995,000
SQFT	N/A	PPSF	N/A	BEDS	1	BATHS	3
FEES	\$4,374	DOM	246				



10 RIVERSIDE BLVD #30C

Lincoln Square

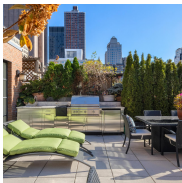
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,650,000	INITIAL	\$6,650,000
SQFT	2,466	PPSF	\$2,697	BEDS	3	BATHS	3.5
FEES	\$5,335	DOM	168				



545 W 20 ST #3B

Chelsea

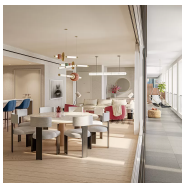
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	4,017	PPSF	\$1,617	BEDS	4	BATHS	3.5
FEES	\$7,598	DOM	119				



159 DUANE ST #PH

Tribeca

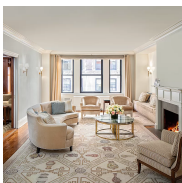
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,495,000
SQFT	2,675	PPSF	\$2,337	BEDS	3	BATHS	2
FEES	\$6,636	DOM	111				



215 W 28 ST #14A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	2,100	PPSF	\$2,858	BEDS	4	BATHS	4.5
FEES	\$5,401	DOM	299				



1175 PK AVE #2CD

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$7,468	DOM	762				

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2505 BROADWAY #14A

Upper West Side

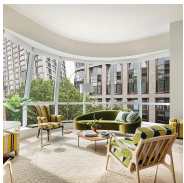
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,352	PPSF	\$2,509	BEDS	4	BATHS	3.5
FEES	\$4,980	DOM	297				



15 E 30 ST #49D

Nomad

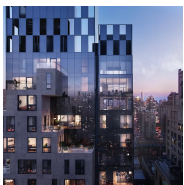
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,490,000	INITIAL	\$5,490,000
SQFT	1,860	PPSF	\$2,952	BEDS	3	BATHS	3
FEES	\$6,343	DOM	12				



515 W 18 ST #802

Chelsea

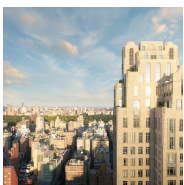
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,595,000
SQFT	1,941	PPSF	\$2,808	BEDS	3	BATHS	3
FEES	\$6,356	DOM	189				



150 E 23 ST #16A

Gramercy

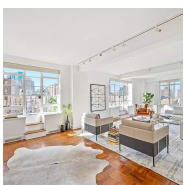
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,375,000	INITIAL	\$5,100,000
SQFT	2,371	PPSF	\$2,267	BEDS	3	BATHS	2.5
FEES	\$5,949	DOM	307				



200 E 83 ST #8A

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	N/A
SQFT	2,183	PPSF	\$2,360	BEDS	3	BATHS	3.5
FEES	\$6,487	DOM	N/A				



115 CENTRAL PK W #16A

Lincoln Square

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	N/A	DOM	25				

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181 E 28 ST #PH2

Kips Bay

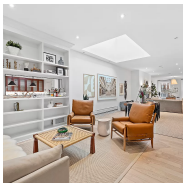
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	1,779	PPSF	\$2,808	BEDS	2	BATHS	2
FEES	\$5,431	DOM	258				



225 CENTRAL PK W #305

Upper West Side

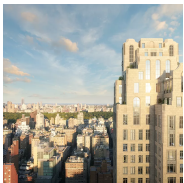
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$5,250,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$5,602	DOM	166				



405 GREENWICH ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,775,000	INITIAL	N/A
SQFT	2,312	PPSF	\$2,066	BEDS	3	BATHS	2
FEES	\$3,228	DOM	N/A				



200 E 83 ST #23A

Yorkville

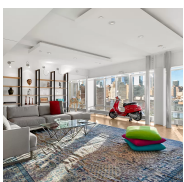
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,675,000	INITIAL	\$4,675,000
SQFT	1,507	PPSF	\$3,103	BEDS	2	BATHS	2.5
FEES	\$4,478	DOM	20				



933 5 AVE #10H/9GH

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$5,499,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$8,043	DOM	266				

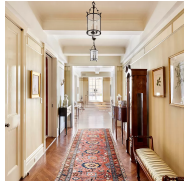


219 W 19 ST #9

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,750,000
SQFT	2,400	PPSF	\$1,915	BEDS	3	BATHS	2
FEES	\$5,621	DOM	440				

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1095 PK AVE #16D

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,575,000	INITIAL	\$4,575,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$6,921	DOM	87				



515 W 18 ST #502

Chelsea

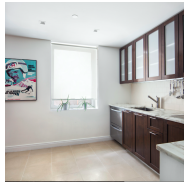
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,550,000	INITIAL	\$4,175,000
SQFT	1,941	PPSF	\$2,345	BEDS	3	BATHS	3
FEES	\$6,250	DOM	612				



200 E 83 ST #5E

Yorkville

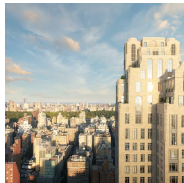
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,470,000	INITIAL	\$4,470,000
SQFT	1,959	PPSF	\$2,282	BEDS	3	BATHS	3
FEES	\$5,821	DOM	27				



160 CENTRAL PK S #401

Midtown

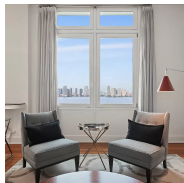
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,450,000	INITIAL	\$4,600,000
SQFT	2,058	PPSF	\$2,163	BEDS	3	BATHS	3
FEES	\$8,890	DOM	1,006				



200 E 83 ST #4E

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,430,000	INITIAL	\$4,430,000
SQFT	1,959	PPSF	\$2,262	BEDS	3	BATHS	3
FEES	\$5,821	DOM	2				



92 LAIGHT ST #7D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,650,000
SQFT	2,063	PPSF	\$2,131	BEDS	3	BATHS	3
FEES	\$6,112	DOM	264				

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685 1 AVE #37E

Tudor City

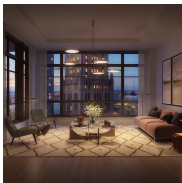
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,375,000	INITIAL	\$4,375,000
SQFT	2,156	PPSF	\$2,030	BEDS	3	BATHS	3.5
FEES	\$6,403	DOM	78				



138 E 50 ST #40B

Turtle Bay

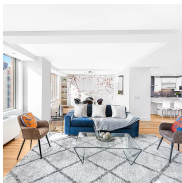
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,256,000	INITIAL	N/A
SQFT	1,467	PPSF	\$2,902	BEDS	2	BATHS	2.5
FEES	\$4,384	DOM	N/A				



25 PK ROW #26A

Financial District

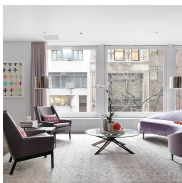
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,205,000	INITIAL	\$4,205,000
SQFT	1,808	PPSF	\$2,326	BEDS	3	BATHS	3
FEES	\$6,115	DOM	1				



2373 BROADWAY #1208

Upper West Side

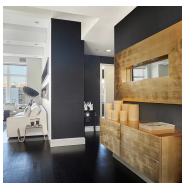
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$4,150,000	INITIAL	\$4,150,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	42				



40 E 19 ST #2

Flatiron District

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,000,000	INITIAL	\$4,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,750	DOM	579				

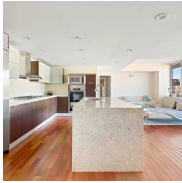


129 LAFAYETTE ST #6A

Chinatown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,363	PPSF	\$1,691	BEDS	3	BATHS	3
FEES	\$5,437	DOM	42				

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301 W 118 ST #PH

Harlem

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	3,456	PPSF	\$1,156	BEDS	4	BATHS	4.5
FEES	\$3,421	DOM	10				



322 W 57 ST #45U

Clinton

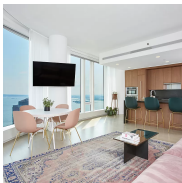
TYPE	CONDO	STATUS	UNAVAILA	ASK	\$3,850,000	INITIAL	\$3,995,000
SQFT	1,599	PPSF	\$2,408	BEDS	2	BATHS	2
FEES	\$4,100	DOM	1,239				



50 W 15 ST #8D

Flatiron District

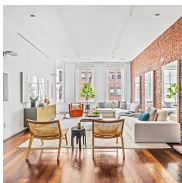
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	1,611	PPSF	\$2,328	BEDS	3	BATHS	2.5
FEES	\$5,144	DOM	18				



50 W ST #43B

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,945,000
SQFT	1,513	PPSF	\$2,443	BEDS	2	BATHS	2.5
FEES	\$4,698	DOM	228				



132 DUANE ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,750,000
SQFT	2,016	PPSF	\$1,833	BEDS	2	BATHS	2.5
FEES	\$4,830	DOM	149				



42 WHITE ST #2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,595,000	INITIAL	\$3,695,000
SQFT	1,835	PPSF	\$1,960	BEDS	2	BATHS	2
FEES	\$1,920	DOM	232				

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570 BROOME ST #10B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,525,000	INITIAL	\$3,525,000
SQFT	1,539	PPSF	\$2,291	BEDS	3	BATHS	3
FEES	\$6,034	DOM	112				



45 E 80 ST #8A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,660	PPSF	\$2,109	BEDS	2	BATHS	2.5
FEES	\$4,887	DOM	16				

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