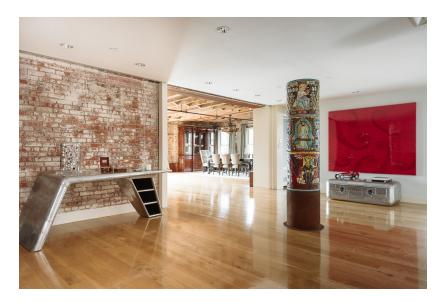
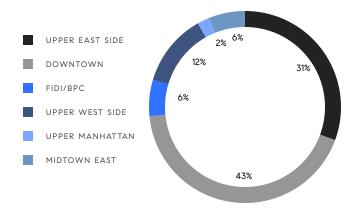
# MANHATTAN WEEKLY LUXURY REPORT



28 LAIGHT ST #6AB, JOHNSON & NOMMAZ TEAM, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS \$3.5 MILLION AND UP





\$333,499,999 TOTAL CONTRACT VOLUME

CONTRACTS \$3.5M AND ABOVE MAR 21 - 27, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 49 contracts signed this week, made up of 28 condos, 18 co-ops, and 3 houses. The previous week saw 45 deals. For more information or data, please reach out to a Compass agent.

### \$6.806.123

### \$4.900.000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$2.702 AVERAGE PPSF

3%

\$333.499.999

213

AVERAGE DISCOUNT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

Unit PH17 at 109 East 79th Street on the Upper East Side entered contract this week, with a last asking price of \$29,350,000. Built in 2021, this full-floor penthouse condo spans 6,548 square feet with 5 beds and 5 full baths. It features 336 square feet of private outdoor space, 100 feet of contiguous rooms, two balconies, high ceilings, 4-inch white oak flooring, private keyed entry, a custom kitchen with high-end appliances, and much more. The building provides a 24-hour concierge and porter, full-time doorman, a lobby lounge, a library, a large fitness center, spa and sauna, and many other amenities.

Also signed this week was 280 West 11th Street in the West Village, with a last asking price of \$18,995,000. Originally built in 1818, this six-story townhouse has a nearly 26-foot wide footprint and spans 7,921 square feet with 9 beds and 8 full baths. It features wood-burning fireplaces, an exclusive private garden, three glass French doors, a seasonal water feature, flower beds and mature trees, a terrace and sun room, full-wall windows, elegant trim, and much more.

18 3 28 CONDO DEAL(S) CO-OP DEAL(S) TOWNHOUSE DEAL(S) \$7.295.250 \$5.152.389 \$12.163.334 AVERAGE ASKING PRICE AVERAGE ASKING PRICE \$4,575,000 \$12,995,000 MEDIAN ASKING PRICE MEDIAN ASKING PRICE MEDIAN ASKING PRICE

> \$2,031 AVERAGE PPSF

5.730 AVERAGE SQFT

\$4.912.500

\$2.779

AVERAGE PPSF

2.624AVERAGE SQFT

AVERAGE ASKING PRICE

#### MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

MAR 21 - 27, 2022

	109 EA	AST 79TH S	T #PH17	7			Upper Ea	ast Side
	TYPE SQFT FEES	CONDO 6,548 \$16,828	STATUS PPSF DOM	CONTRACT \$4,483 106	A S K B E D S	\$29,350,000 5	INITIAL BATHS	\$29,350,000 5.5
	280 W	EST 11TH S	ST				West Vil	lage
	TYPE SQFT FEES	TOWNHOUSE 7,921 N/A	STATUS PPSF DOM	CONTRACT \$2,399 543	ASK BEDS	\$18,995,000 9	INITIAL BATHS	\$20,000,000 8
	60 CO	LLISTER S	Г #3А				Tribeca	
	TYPE SQFT FEES	CONDO 5,416 \$12,472	STATUS PPSF DOM	CONTRACT \$2,955 2	A S K B E D S	\$16,000,000 4	INITIAL BATHS	\$16,000,000 4.5
•	25 EA	ST 94TH ST	1				Carnegie	e Hill
	TYPE SQFT FEES	TOWNHOUSE 6,700 \$6,458	STATUS PPSF DOM	CONTRACT \$1,940 143	A S K B E D S	\$12,995,000 6	INITIAL BATHS	\$13,750,000 7
	25 PA	RK ROW #I	PH43A				Financia	l District
	TYPE SQFT FEES	CONDO 3,580 \$14,945	STATUS PPSF DOM	CONTRACT \$3,562 88	A S K B E D S	\$12,750,000 4	INITIAL BATHS	\$12,750,000 4
	744 GI	REENWICH	I ST #1				West Vil	lage
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$11,000,000

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#### MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

MAR 21 - 27, 2022

	30 EA	ST 10TH ST	#PH				Greenwi	ch Village
· 11	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
proceed	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
The second second	FEES	\$7,907	DOM	689				
	117 W	EST 21ST ST	T#PHB				Chelsea	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	N/A
	SQFT	4,961	PPSF	\$2,015	BEDS	4	BATHS	3.5
	FEES	\$10,344	DOM	N/A				
1 au	250 W	EST 81ST S	T #18A				Upper W	/est Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$11,495,000
	SQFT	2,859	PPSF	\$3,481	BEDS	4	BATHS	3.5
	FEES	\$7,670	DOM	593				
, V	40 BO	ND ST #TH	5				Noho	
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$9,995,000
	SQFT	3,750	PPSF	\$2,387	BEDS	3	BATHS	4
	FEES	\$12,337	DOM	223				
	30 RIV	VERSIDE BI	ND #37	E			Lincoln	Square
- And	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$8,360,000	INITIAL	\$8,360,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
	FEES	\$3,959	DOM	748				
	285 W	EST 110TH	ST #9A				Harlem	
Martin F	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$8,295,000	INITIAL	\$8,295,000
	SQFT	3,348	PPSF	\$2,478	BEDS	5	BATHS	4.5
RTT.	FEES	\$4,497	DOM	62				

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CONTRACTS \$3.5M AND ABOVE MAR 21 - 27, 2022

	1220 PARK AVE #14/15A Carnegie Hill									
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,250,000		
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6.5		
	FEES	N/A	DOM	27						
	10 GR.	ACIE SQ #9	/10F				Yorkville	;		
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$8,200,000		
	SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5		
	FEES	\$9,555	DOM	507						
	25 WE	ST 28TH ST	C #PH41	A			Nomad			
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000		
	SQFT	1,750	PPSF	\$3,972	BEDS	2	BATHS	2		
	FEES	\$6,743	DOM	192						
	100 BA	ARCLAY ST	#21C				Tribeca			
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000		
	SQFT	2,712	PPSF	\$2,506	BEDS	3	BATHS	4		
	FEES	\$8,790	DOM	76						
- 1	25 WE	ST 28TH ST	⁻ #PH4(	)A			Nomad			
				<i>1</i>						
	ТҮРЕ	CONDO		CONTRACT	ASK	\$6,750,000	INITIAL	N/A		
	T Y P E S Q F T	CONDO 1,750			ASK BEDS	\$6,750,000 2		N/A 2.5		
			STATUS	CONTRACT			INITIAL			
	SQFT FEES	1,750	STATUS PPSF DOM	CONTRACT \$3,858			INITIAL	2.5		
	SQFT FEES	1,750 \$6,743	STATUS PPSF DOM	CONTRACT \$3,858			INITIAL BATHS Carnegie	2.5		
	sqft fees 1100 P.	1,750 \$6,743 ARK AVE #	status ppsf dom 3D	CONTRACT \$3,858 N/A	BEDS	2	INITIAL BATHS Carnegie	2.5 Hill		
	sqft fees 1100 P. type	1,750 \$6,743 ARK AVE # COOP	status ppsf dom <b>3D</b> status	CONTRACT \$3,858 N/A CONTRACT	BEDS	2 \$5,995,000	INITIAL BATHS Carnegie	2.5 Hill \$5,995,000		

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CONTRACTS \$3.5M AND ABOVE MAR 21 - 27, 2022

	1115 5'	TH AVE #PI	HA				Carnegie	e Hill
- Massassin -	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$5,899,000	INITIAL	\$6,495,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
	FEES	\$6,300	DOM	193				
	131 E <i>A</i>	AST 66TH ST	Г #2/3В				Upper Ea	ast Side
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
	FEES	\$9,240	DOM	21				
	50 WI	EST ST #32E	3				Financia	l District
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$6,800,000
	SQFT	2,309	PPSF	\$2,469	BEDS	3	BATHS	3.5
	FEES	\$6,058	DOM	439				
m	109 W	TEST 26TH S	ST #5				Chelsea	
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$5,499,000	INITIAL	\$5,750,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
	FEES	\$5,306	DOM	166				
	133 E <i>A</i>	AST 64TH S'	T #10B				Lenox H	ill
	ΤΥΡΕ	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
A H	FEES	N/A	DOM	108				
	20 WI	EST 53RD S	Г #25С				Midtowr	1
	ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	N/A
	SQFT	1,464	PPSF	\$3,382	BEDS	2	BATHS	2
	FEES	\$5,250	DOM	N/A				

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CONTRACTS \$3.5M AND ABOVE

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	55 CEN	NTRAL PAR	Lincoln Square					
ant mount the past of the	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$4,900,000	INITIAL	\$5,250,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
	FEES	\$6,353	DOM	160				
	132 W	EST 13TH S'	Greenwich Village					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,875,000	INITIAL	\$5,499,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
	FEES	\$3,115	DOM	185				
· · ·	345 W	EST 13TH S	T #2A				West Vil	lage
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
	SQFT	2,373	PPSF	\$2,002	BEDS	2	BATHS	2
	FEES	\$5,279	DOM	48				
	25 PARK ROW #21C							
	25 PAF	RK ROW #2	1C				Financia	l District
	<b>25 PA</b> Type	RK ROW #2	STATUS	CONTRACT	ASK	\$4,610,000		l District \$4,610,000
				CONTRACT \$2,222	A S K B E D S	\$4,610,000 3		
	ΤΥΡΕ	CONDO	STATUS				INITIAL	\$4,610,000
	TYPE SQFT FEES	CONDO 2,075	STATUS PPSF DOM	\$2,222			INITIAL	\$4,610,000 3.5
	TYPE SQFT FEES	CONDO 2,075 \$6,666	STATUS PPSF DOM	\$2,222			INITIAL BATHS Upper Ea	\$4,610,000 3.5
	type sqft fees 900 PA	CONDO 2,075 \$6,666 ARK AVE #2	status ppsf dom 22A	\$2,222 14	BEDS	3	INITIAL BATHS Upper Ea	\$4,610,000 3.5 ast Side
	type sqft fees <b>900 PA</b> type	CONDO 2,075 \$6,666 ARK AVE #2 CONDO	status ppsf dom 22A status	\$2,222 14 CONTRACT	BEDS	3 \$4,575,000	INITIAL BATHS Upper Ea	\$4,610,000 3.5 ast Side \$4,575,000
	TYPE SQFT FEES 900 PA TYPE SQFT FEES	CONDO 2,075 \$6,666 ARK AVE #2 CONDO 1,568	STATUS PPSF DOM 22A STATUS PPSF DOM	\$2,222 14 CONTRACT \$2,918	BEDS	3 \$4,575,000	INITIAL BATHS Upper Ea	\$4,610,000 3.5 ast Side \$4,575,000 3.5
	TYPE SQFT FEES 900 PA TYPE SQFT FEES	CONDO 2,075 \$6,666 ARK AVE #2 CONDO 1,568 \$6,012	STATUS PPSF DOM 22A STATUS PPSF DOM	\$2,222 14 CONTRACT \$2,918	BEDS	3 \$4,575,000	INITIAL BATHS Upper Ea INITIAL BATHS Lower Ea	\$4,610,000 3.5 ast Side \$4,575,000 3.5
	TYPE SQFT FEES 900 PA TYPE SQFT FEES 165 CH	CONDO 2,075 \$6,666 ARK AVE #2 CONDO 1,568 \$6,012	STATUS PPSF DOM 22A STATUS PPSF DOM	\$2,222 14 CONTRACT \$2,918 29	BEDS ASK BEDS	3 \$4,575,000 3	INITIAL BATHS Upper Ea INITIAL BATHS Lower Ea	\$4,610,000 3.5 ast Side \$4,575,000 3.5 ast Side

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CONTRACTS \$3.5M AND ABOVE MAR 21 - 27, 2022

1059 3	3RD AVE #1	9B				Lenox H	ill	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000	
SQFT	1,860	PPSF	\$2,420	BEDS	2	BATHS	2.5	
FEES	\$6,563	DOM	135					
200 E	AST 83RD S	ST #3E				Yorkville	2	
ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,350,000	
SQFT	1,959	PPSF	\$2,221	BEDS	3	BATHS	3	
FEES	\$5,821	DOM	27					
138 EA	AST 50TH S	T #43A				Turtle Ba	ay	
ΤΥΡΕ	CONDO	STATUS	CONTRACT	ASK	\$4,312,000	INITIAL	N/A	
SQFT	1,406	PPSF	\$3,067	BEDS	2	BATHS	2	
FEES	\$4,221	DOM	N/A					
550 WEST 29TH ST #9A							Chelsea	
550 W	EST 291H	81 #9A				Cheisea		
550 W	CONDO		CONTRACT	ASK	\$4,250,000		\$4,250,000	
ТҮРЕ			CONTRACT \$2,002	A S K B E D S	\$4,250,000 3		\$4,250,000 3.5	
ТҮРЕ	CONDO	STATUS				INITIAL		
TYPE SQFT FEES	CONDO 2,123	STATUS PPSF DOM	\$2,002			INITIAL	3.5	
TYPE SQFT FEES	CONDO 2,123 \$7,635	STATUS PPSF DOM	\$2,002			INITIAL BATHS Carnegie	3.5	
type sqft fees <b>114 E</b> A	CONDO 2,123 \$7,635 AST 90TH S	status ppsf dom T #6CD	\$2,002 28	BEDS	3	INITIAL BATHS Carnegie	3.5 Hill	
type sqft fees <b>114 E</b> A type	CONDO 2,123 \$7,635 AST 90TH S COOP	status ppsf dom T #6CD status	\$2,002 28 CONTRACT	BEDS	3 \$4,250,000	INITIAL BATHS Carnegie	3.5 Hill \$4,250,000	
type sqft fees <b>114 E</b> A type sqft fees	CONDO 2,123 \$7,635 AST 90TH S COOP N/A	STATUS PPSF DOM T #6CD STATUS PPSF DOM	\$2,002 28 CONTRACT N/A	BEDS	3 \$4,250,000	INITIAL BATHS Carnegie	3.5 Hill \$4,250,000 5	
type sqft fees <b>114 E</b> A type sqft fees	CONDO 2,123 \$7,635 AST 90TH S COOP N/A \$6,709	STATUS PPSF DOM T #6CD STATUS PPSF DOM	\$2,002 28 CONTRACT N/A	BEDS	3 \$4,250,000	INITIAL BATHS Carnegie INITIAL BATHS Carnegie	3.5 Hill \$4,250,000 5	
TYPE SQFT FEES <b>114 E</b> A TYPE SQFT FEES <b>55 EA</b>	CONDO 2,123 \$7,635 AST 90TH S COOP N/A \$6,709 ST 86TH ST	status ppsf dom T #6CD status ppsf dom	\$2,002 28 CONTRACT N/A 27	BEDS ASK BEDS	3 \$4,250,000 5	INITIAL BATHS Carnegie INITIAL BATHS Carnegie	3.5 Hill \$4,250,000 5 Hill	
TYPE SQFT FEES 114 EA TYPE SQFT FEES 55 EA TYPE	CONDO 2,123 \$7,635 AST 90TH S COOP N/A \$6,709 ST 86TH ST CONDO	STATUS PPSF DOM T #6CD STATUS PPSF DOM T #9B STATUS	\$2,002 28 CONTRACT N/A 27 CONTRACT	BEDS ASK BEDS ASK	3 \$4,250,000 5 \$3,999,999	INITIAL BATHS Carnegie INITIAL BATHS Carnegie INITIAL	3.5 Hill \$4,250,000 5 Hill \$5,499,000	

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CONTRACTS \$3.5M AND ABOVE

MAR 21 - 27, 2022

	74 5TI	H AVE #2A					Greenwi	ch Village
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
	FEES	\$4,328	DOM	27				
	171 W	EST 71ST ST	' #9B				Lincoln	Square
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
	SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
	FEES	\$4,104	DOM	16				
	<b>225</b> E.	AST 19TH S	T #7B				Gramero	су.
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,865,000	INITIAL	\$3,595,000
22	SQFT	1,800	PPSF	\$2,148	BEDS	2	BATHS	2
	FEES	\$5,225	DOM	277				
	32 WA	ASHINGTON	I SQ NO	RTH #11W			Greenwi	ch Village
3								
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$4,500,000
	T Y P E S Q F T	COOP N/A	STATUS PPSF	CONTRACT N/A	A S K B E D S	\$3,800,000 3	INITIAL BATHS	\$4,500,000 2.5
	SQFT FEES	N/A	PPSF DOM	N/A			BATHS	
	SQFT FEES	N/A \$5,161	PPSF DOM	N/A			BATHS	2.5 ch Village
	sqft fees <b>37 WE</b>	N/A \$5,161 EST 12TH ST	ppsf dom T #6B	N/A 196	BEDS	3	BATHS Greenwi	2.5 ch Village
	sqft fees <b>37 WE</b> type	N/A \$5,161 EST 12TH ST COOP	ppsf dom T #6B status	N/A 196 CONTRACT	BEDS	3 \$3,795,000	BATHS Greenwi	2.5 ch Village N/A
	SQFT FEES <b>37 WE</b> TYPE SQFT FEES	N/A \$5,161 EST 12TH ST COOP N/A	ppsf dom 5 #6B status ppsf dom	N/A 196 CONTRACT N/A N/A	BEDS	3 \$3,795,000	BATHS Greenwi	2.5 ch Village N/A 2
	SQFT FEES <b>37 WE</b> TYPE SQFT FEES	N/A \$5,161 EST 12TH ST COOP N/A \$4,161	ppsf dom 5 #6B status ppsf dom	N/A 196 CONTRACT N/A N/A	BEDS	3 \$3,795,000	Greenwi INITIAL BATHS	2.5 ch Village N/A 2
	SQFT FEES 37 WE TYPE SQFT FEES 545 W	N/A \$5,161 EST 12TH ST COOP N/A \$4,161	PPSF DOM T #6B STATUS PPSF DOM	N/A 196 CONTRACT N/A N/A	BEDS ASK BEDS	3 \$3,795,000 2	Greenwi INITIAL BATHS	2.5 ch Village N/A 2 Vest Side
	SQFT FEES 37 WE TYPE SQFT FEES 545 W TYPE	N/A \$5,161 EST 12TH ST COOP N/A \$4,161 ZEST END A COOP	ppsf dom Status ppsf dom VE #16A status	N/A 196 CONTRACT N/A N/A	BEDS ASK BEDS ASK	3 \$3,795,000 2 \$3,750,000	BATHS Greenwi INITIAL BATHS Upper W INITIAL	2.5 ch Village N/A 2 Vest Side \$3,750,0

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CONTRACTS \$3.5M AND ABOVE MAR 21 - 27, 2022

	25 WI	EST 28TH	Nomad					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	N/A
	SQFT	989	PPSF	\$3,792	BEDS	1	BATHS	1
	FEES	\$3,811	DOM	N/A				
	1 MAN	NHATTAN	SQ #64A				Lower E	ast Side
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,685,000	INITIAL	\$3,685,000
	SQFT	1,667	PPSF	\$2,211	BEDS	3	BATHS	3
	FEES	\$2,312	DOM	102				
	180 W	EST 58TH	ST #10A	В			Midtowr	1
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,660,000	INITIAL	\$3,660,000
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
	FEES	N/A	DOM	139				
	80 RI	VERSIDE I	Lincoln Square					
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
	SQFT	2,176	PPSF	\$1,678	BEDS	3	BATHS	3
- W	FEES	\$5,538	DOM	615				
	983 P.	ARK AVE #	#8D				Upper Ea	ast Side
1 2 P 1 -	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
X	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
	FEES	N/A	DOM	27				
	25 WI	EST 28TH	ST #PH41	IB			Nomad	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$3,550,000	INITIAL	\$3,550,000
	SQFT	911	PPSF	\$3,897	BEDS	1	BATHS	1
				192				

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#### MANHATTAN LUXURY REPORT

CONTRACTS \$3.5M AND ABOVE

MAR 21 - 27, 2022

	891 PA	RK AVE #9					Lenox H	ill
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
A BLAS	SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
H A	FEES	\$4,956	DOM	471				

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