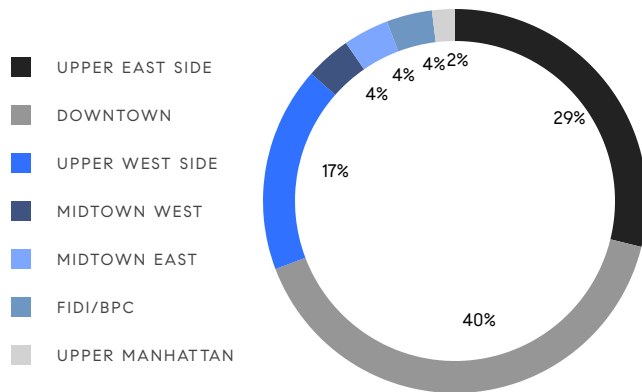


MANHATTAN WEEKLY LUXURY REPORT



240 RIVERSIDE BLVD #12A, ALAN CHORM, PHOTO BY RYAN LAHIFF (RISE MEDIA)

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



52

CONTRACTS SIGNED
THIS WEEK

\$346,562,990

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 52 contracts signed this week, made up of 38 condos, 9 co-ops, and 5 houses. The previous week saw 41 deals. For more information or data, please reach out to a Compass agent.

\$6,664,673

AVERAGE ASKING PRICE

\$5,302,500

MEDIAN ASKING PRICE

\$2,527

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$346,562,990

TOTAL VOLUME

180

AVERAGE DAYS ON MARKET

Unit 5 at 944 Fifth Avenue on the Upper East Side entered contract this week, with a last asking price of \$20,000,000. Originally built in 1925, this full-floor co-op has 4 beds and 3 full baths. It features big picture windows, 10-foot ceilings, custom recessed lighting and millwork, a primary suite with dressing room and en-suite marble bathrooms, a sun-lit kitchen with high-end appliances and walk-in pantry, a private elevator landing, and much more. The building provides doormen, a live-in resident manager, a fitness room, and many other amenities.

Also signed this week was 123 East 61st Street on the Upper East Side, with a last asking price of \$18,800,000. This new construction, 6-story townhouse has a 20-foot wide footprint and spans approximately 9,200 square feet with 7 beds and 8 full baths. It features a Stucco facade, a commercial-grade elevator, engineered wide plank oak floors, a home automation system, imported hidden door hinges, custom lighting, a finished cellar, a rooftop deck, high-end appliances, and much more.

38

CONDO DEAL(S)

9

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$5,986,737

AVERAGE ASKING PRICE

\$6,564,667

AVERAGE ASKING PRICE

\$11,997,000

AVERAGE ASKING PRICE

\$5,302,500

MEDIAN ASKING PRICE

\$4,500,000

MEDIAN ASKING PRICE

\$9,750,000

MEDIAN ASKING PRICE

\$2,521

AVERAGE PPSF

\$2,575

AVERAGE PPSF

2,355

AVERAGE SQFT

5,475

AVERAGE SQFT



944 FIFTH AVE #5

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$25,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$17,278	DOM	171				



123 EAST 61ST ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$18,800,000	INITIAL	\$18,800,000
SQFT	9,300	PPSF	\$2,022	BEDS	7	BATHS	8.5
FEES	\$11,710	DOM	418				



116 EAST 65TH ST

Lenox Hill

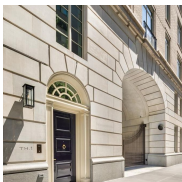
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$18,250,000	INITIAL	\$18,250,000
SQFT	6,950	PPSF	\$2,626	BEDS	5	BATHS	4
FEES	\$9,727	DOM	214				



212 WEST 18TH ST #17BC

Chelsea

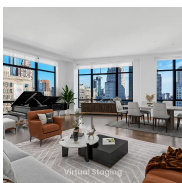
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$18,495,000
SQFT	3,865	PPSF	\$3,880	BEDS	5	BATHS	5.5
FEES	\$10,515	DOM	429				



20 EAST END AVE #TH1

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,325,000	INITIAL	N/A
SQFT	5,250	PPSF	\$2,348	BEDS	4	BATHS	6.5
FEES	\$17,351	DOM	N/A				



10 MADISON SQUARE WEST #19C

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$11,000,000
SQFT	2,527	PPSF	\$4,353	BEDS	3	BATHS	3.5
FEES	\$8,212	DOM	89				

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108 LEONARD #15A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,850,000	INITIAL	\$10,450,000
SQFT	2,910	PPSF	\$3,729	BEDS	3	BATHS	3.5
FEES	\$7,528	DOM	255				



535 WEST END AVE #8A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	N/A
SQFT	4,400	PPSF	\$2,272	BEDS	5	BATHS	5.5
FEES	\$11,544	DOM	N/A				



15 HUDSON YARDS #74B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,975,000	INITIAL	\$9,975,000
SQFT	3,009	PPSF	\$3,316	BEDS	4	BATHS	4.5
FEES	\$8,213	DOM	98				



198 WEST 10TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	6,606	PPSF	\$1,476	BEDS	8	BATHS	8
FEES	\$4,432	DOM	56				



27 BETHUNE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	3,520	PPSF	\$2,556	BEDS	6	BATHS	4
FEES	\$2,716	DOM	50				



555 WEST END AVE #3W

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,900,000
SQFT	2,716	PPSF	\$2,762	BEDS	4	BATHS	4.5
FEES	\$9,161	DOM	515				

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285 CENTRAL PARK WEST #10S

Upper West Side

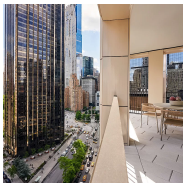
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,499,000	INITIAL	\$7,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$9,706	DOM	325				



225 WEST 86TH ST #1005

Upper West Side

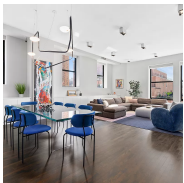
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,695,000	INITIAL	\$6,475,000
SQFT	2,562	PPSF	\$2,614	BEDS	3	BATHS	3.5
FEES	\$6,377	DOM	181				



15 WEST 61ST ST #18A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,625,000	INITIAL	\$6,625,000
SQFT	1,916	PPSF	\$3,458	BEDS	3	BATHS	2.5
FEES	\$4,347	DOM	147				



65 WEST 13TH ST #7G

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	N/A
SQFT	3,161	PPSF	\$2,057	BEDS	4	BATHS	3.5
FEES	\$5,328	DOM	N/A				



212 WEST 95TH ST #PHB

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	N/A
SQFT	2,179	PPSF	\$2,984	BEDS	4	BATHS	4.5
FEES	\$8,708	DOM	N/A				



1295 MADISON AVE #5A

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,275,000	INITIAL	\$6,275,000
SQFT	2,184	PPSF	\$2,874	BEDS	3	BATHS	3.5
FEES	\$8,443	DOM	1				

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30 EAST 71ST ST #8C

Lenox Hill

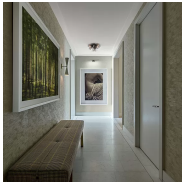
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$1,900	DOM	421				



15 HUDSON YARDS #67D

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,955,000	INITIAL	\$5,955,000
SQFT	2,006	PPSF	\$2,969	BEDS	2	BATHS	2.5
FEES	\$4,891	DOM	61				



200 AMSTERDAM AVE #16C

Upper West Side

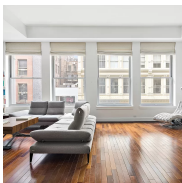
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	N/A
SQFT	2,434	PPSF	\$2,383	BEDS	3	BATHS	3.5
FEES	\$6,415	DOM	N/A				



10 RIVERSIDE BLVD #27B

Lincoln Square

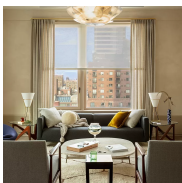
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,398	PPSF	\$2,398	BEDS	3	BATHS	3.5
FEES	\$4,837	DOM	15				



92 GREENE ST #2A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,600,000
SQFT	2,305	PPSF	\$2,387	BEDS	3	BATHS	3
FEES	\$6,472	DOM	258				



180 EAST 88TH ST #10B

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,485,000	INITIAL	\$5,485,000
SQFT	2,082	PPSF	\$2,635	BEDS	3	BATHS	3.5
FEES	\$6,420	DOM	527				

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500 WEST 22ND ST #3B

Chelsea

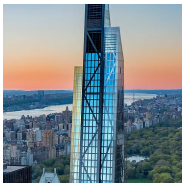
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,475,000	INITIAL	\$5,475,000
SQFT	2,299	PPSF	\$2,382	BEDS	3	BATHS	3.5
FEES	\$6,986	DOM	106				



175 CHRYSTIE ST #7

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,415,000	INITIAL	\$5,700,000
SQFT	2,397	PPSF	\$2,260	BEDS	3	BATHS	3
FEES	\$6,126	DOM	241				



53 WEST 53RD ST #27A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,190,000	INITIAL	\$5,190,000
SQFT	1,771	PPSF	\$2,931	BEDS	1	BATHS	1.5
FEES	\$7,646	DOM	1				



252 BLEECKER ST #2/3C

West Village

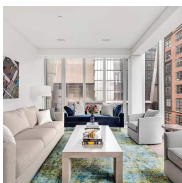
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,175,000	INITIAL	\$5,495,000
SQFT	2,141	PPSF	\$2,418	BEDS	3	BATHS	2
FEES	\$3,614	DOM	51				



188 EAST 78TH ST #30A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,800,000	INITIAL	\$4,800,000
SQFT	2,156	PPSF	\$2,227	BEDS	3	BATHS	2.5
FEES	\$7,958	DOM	11				



515 WEST 29TH ST #6N

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,800,000	INITIAL	\$4,800,000
SQFT	2,133	PPSF	\$2,251	BEDS	3	BATHS	3
FEES	\$7,101	DOM	41				

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1090 PARK AVE #12F

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,595,000	INITIAL	\$4,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,246	DOM	419				



975 PARK AVE #4A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$4,016	DOM	34				



953 FIFTH AVE #6-May

Lenox Hill

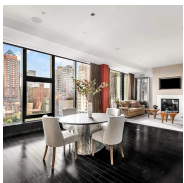
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$5,100,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$15,699	DOM	636				



130 EAST 18TH ST #14RSTU

Gramercy

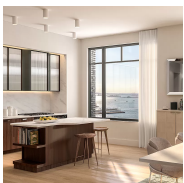
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$6,384	DOM	340				



15 UNION SQUARE WEST #8A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,650,000
SQFT	1,963	PPSF	\$2,216	BEDS	2	BATHS	2.5
FEES	\$8,418	DOM	143				



110 CHARLTON ST #25B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,260,000	INITIAL	\$4,185,000
SQFT	1,428	PPSF	\$2,984	BEDS	2	BATHS	2.5
FEES	\$4,382	DOM	111				

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111 WEST 67TH ST #25M

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	1,588	PPSF	\$2,677	BEDS	3	BATHS	2.5
FEES	\$4,336	DOM	28				



75 1/2 BEDFORD ST

West Village

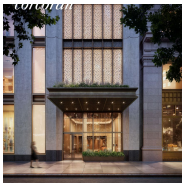
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,190,000	INITIAL	\$4,990,000
SQFT	999	PPSF	\$4,195	BEDS	3	BATHS	2
FEES	\$1,583	DOM	241				



65 WORTH ST #5A

Tribeca

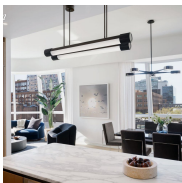
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,175,000	INITIAL	\$4,395,000
SQFT	2,492	PPSF	\$1,676	BEDS	3	BATHS	3
FEES	\$5,167	DOM	171				



25 PARK ROW #25A

Financial District

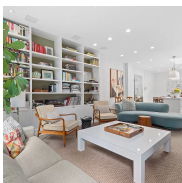
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,170,000	INITIAL	\$4,120,000
SQFT	1,808	PPSF	\$2,306	BEDS	3	BATHS	3
FEES	\$6,089	DOM	1,096				



515 WEST 18TH ST #416

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,150,000	INITIAL	\$4,150,000
SQFT	1,614	PPSF	\$2,571	BEDS	2	BATHS	2.5
FEES	\$5,475	DOM	2				

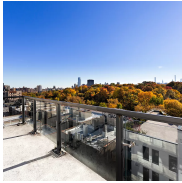


399 WASHINGTON ST #PH

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,998,000	INITIAL	\$3,998,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,984	DOM	19				

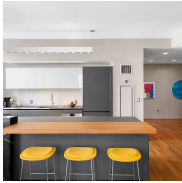
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285 WEST 110TH ST #PH2B

Harlem

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,335,750
SQFT	1,797	PPSF	\$2,224	BEDS	4	BATHS	3
FEES	\$2,216	DOM	141				



225 FIFTH AVE #9E

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	1,819	PPSF	\$2,172	BEDS	2	BATHS	2.5
FEES	\$5,071	DOM	18				



160 WOOSTER ST #3C

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	\$3,900,000
SQFT	1,750	PPSF	\$2,229	BEDS	2	BATHS	2
FEES	\$4,411	DOM	44				



1059 THIRD AVE #21A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	N/A
SQFT	1,543	PPSF	\$2,528	BEDS	2	BATHS	2.5
FEES	\$5,680	DOM	N/A				



171 EAS 84TH ST #25B/C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,650,000
SQFT	2,500	PPSF	\$1,460	BEDS	4	BATHS	4.5
FEES	\$8,508	DOM	21				



186 FIFTH AVE #5

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	2,418	PPSF	\$1,489	BEDS	3	BATHS	2.5
FEES	\$5,098	DOM	16				

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130 WILLIAM ST #40E

Financial District

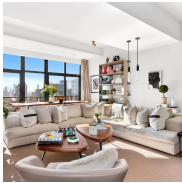
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,565,990	INITIAL	\$3,565,990
SQFT	1,852	PPSF	\$1,926	BEDS	3	BATHS	3
FEES	\$385,947	DOM	1				



1148 FIFTH AVE #11C

Carnegie Hill

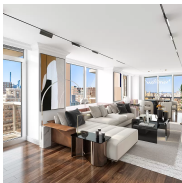
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2
FEES	\$7,338	DOM	18				



100 UNITED NATIONS PLAZA #43D

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,985	PPSF	\$1,764	BEDS	3	BATHS	3.5
FEES	\$5,677	DOM	57				



200 EAST 89TH ST #29AB

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	2,115	PPSF	\$1,655	BEDS	3	BATHS	4
FEES	\$4,759	DOM	25				

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