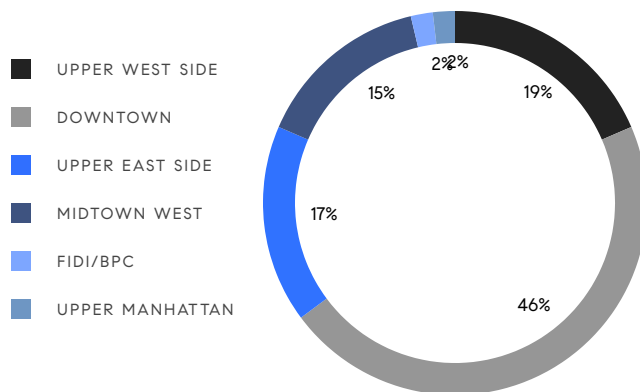


MANHATTAN WEEKLY LUXURY REPORT



21 WEST 20TH ST #PH, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



54
CONTRACTS SIGNED
THIS WEEK

\$315,720,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 54 contracts signed this week, made up of 37 condos, 8 co-ops, and 9 houses. The previous week saw 47 deals. For more information or data, please reach out to a Compass agent.

\$5,846,667

AVERAGE ASKING PRICE

\$5,535,000

MEDIAN ASKING PRICE

\$2,344

AVERAGE PPSF

1%

AVERAGE DISCOUNT

\$315,720,000

TOTAL VOLUME

253

AVERAGE DAYS ON MARKET

Unit PH31C at 15 West 61st Street on the Upper West Side entered contract this week, with a last asking price of \$9,250,000. Built in 2019, this penthouse condo spans 2,216 square feet with 3 beds and 4 full baths. It features floor-to-ceiling windows, river and city views, a loggia extending the living room, a corner primary suite facing north and west with en-suite bath, a custom-designed kitchen, solid white oak floors, high ceilings, and much more. The building provides outdoor gardens, a roof terrace, a fitness center, a full-time doorman, and many other amenities.

Also signed this week was Unit 5W at 601 Washington Street in the West Village, with a last asking price of \$9,250,000. This half-floor condo spans 2,892 square feet with 3 beds and 3 full baths. It features a custom lighting and shade control system, 7-inch wide-plank white oak flooring, acoustic engineering throughout, a formal entry gallery, a chef's kitchen with glass cabinetry and high-end appliances, a primary suite with private balcony and an en-suite bath, and much more. The building provides a 24-hour doorman, a fitness center, a roof terrace, bicycle parking, and many other amenities.

37

CONDO DEAL(S)

8

CO-OP DEAL(S)

9

TOWNHOUSE DEAL(S)

\$5,788,784

AVERAGE ASKING PRICE

\$4,961,875

AVERAGE ASKING PRICE

\$6,871,112

AVERAGE ASKING PRICE

\$5,495,000

MEDIAN ASKING PRICE

\$4,375,000

MEDIAN ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$2,558

AVERAGE PPSF

\$1,358

AVERAGE PPSF

2,323

AVERAGE SQFT

5,582

AVERAGE SQFT



15 WEST 61ST ST #PH31C

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	2,216	PPSF	\$4,175	BEDS	3	BATHS	3.5
FEES	\$4,882	DOM	587				



601 WASHINGTON ST #5W

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	2,892	PPSF	\$3,199	BEDS	3	BATHS	3.5
FEES	\$7,636	DOM	103				



281 WEST 4TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,100,000	INITIAL	\$9,100,000
SQFT	2,850	PPSF	\$3,193	BEDS	3	BATHS	2
FEES	\$2,150	DOM	N/A				



100 BARCLAY ST #20B

Tribeca

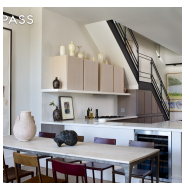
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,800,000	INITIAL	\$8,800,000
SQFT	3,665	PPSF	\$2,402	BEDS	4	BATHS	4
FEES	\$11,308	DOM	245				



73 WEST WASHINGTON PL

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$9,950,000
SQFT	8,643	PPSF	\$1,013	BEDS	6	BATHS	8.5
FEES	\$3,850	DOM	575				



46 MERCER ST #PH8W

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	2,900	PPSF	\$2,932	BEDS	4	BATHS	3
FEES	\$5,958	DOM	346				

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378 WEST END AVE #6B

Upper West Side

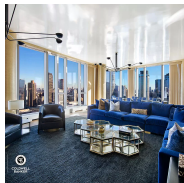
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,395,000	INITIAL	N/A
SQFT	3,384	PPSF	\$2,481	BEDS	4	BATHS	4.5
FEES	\$8,617	DOM	N/A				



347 WEST END AVE

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	N/A
SQFT	8,457	PPSF	\$976	BEDS	8	BATHS	9
FEES	\$11,861	DOM	N/A				



1 WEST END AVE #38A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,250,000
SQFT	3,055	PPSF	\$2,618	BEDS	4	BATHS	4.5
FEES	\$3,769	DOM	114				



68 BEDFORD ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,600,000	INITIAL	\$7,600,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$2,213	DOM	14				



378 WEST END AVE #5A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,595,000	INITIAL	N/A
SQFT	2,888	PPSF	\$2,630	BEDS	4	BATHS	4.5
FEES	\$7,353	DOM	N/A				



550 EAST 87TH ST

Yorkville

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	4,800	PPSF	\$1,563	BEDS	6	BATHS	3
FEES	\$5,356	DOM	403				

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941 PARK AVE #6/7B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$6,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$10,026	DOM	588				



56 LEONARD ST #31AE

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	2,175	PPSF	\$3,449	BEDS	3	BATHS	3.5
FEES	\$5,306	DOM	77				



784 PARK AVE #14C

Lenox Hill

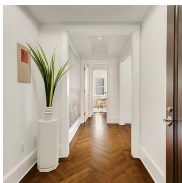
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$6,792	DOM	135				



265 WEST 90TH ST

Upper West Side

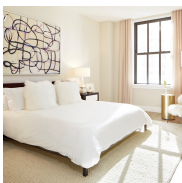
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	5,904	PPSF	\$1,177	BEDS	5	BATHS	7
FEES	\$6,100	DOM	9				



530 PARK AVE #16G

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,675,000	INITIAL	\$6,675,000
SQFT	2,235	PPSF	\$2,987	BEDS	3	BATHS	3.5
FEES	\$5,361	DOM	14				



100 BARCLAY ST #26B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,650,000	INITIAL	\$6,650,000
SQFT	2,870	PPSF	\$2,318	BEDS	3	BATHS	4
FEES	\$7,401	DOM	1,352				

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302 WEST 12TH ST #14GH

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$7,200,000
SQFT	2,100	PPSF	\$3,093	BEDS	3	BATHS	2.5
FEES	\$4,868	DOM	447				



15 HUDSON YARDS #31H

Hudson Yards

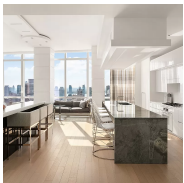
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,490,000	INITIAL	N/A
SQFT	2,218	PPSF	\$2,927	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



35 HUDSON YARDS #6102

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	N/A
SQFT	2,174	PPSF	\$2,737	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



400 PARK AVE S #29C

Nomad

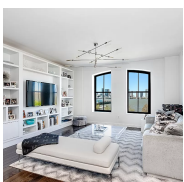
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,875,000	INITIAL	N/A
SQFT	2,804	PPSF	\$2,096	BEDS	3	BATHS	3
FEES	\$9,358	DOM	N/A				



1143 PARK AVE

Carnegie Hill

TYPE	MULTIHOUSE	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	4,671	PPSF	\$1,242	BEDS	4	BATHS	2
FEES	\$2,823	DOM	181				



250 WEST ST #3C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	2,322	PPSF	\$2,455	BEDS	3	BATHS	3
FEES	\$4,385	DOM	12				

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15 HUDSON YARDS #77D

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,655,000	INITIAL	\$5,655,000
SQFT	1,741	PPSF	\$3,248	BEDS	2	BATHS	2.5
FEES	\$4,607	DOM	3				



39 WEST 23RD ST #18A

Flatiron District

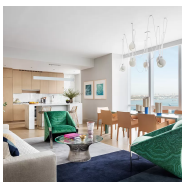
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	N/A
SQFT	1,916	PPSF	\$2,949	BEDS	3	BATHS	3
FEES	\$5,996	DOM	N/A				



130 EAST 12TH ST #PH7AB

Greenwich Village

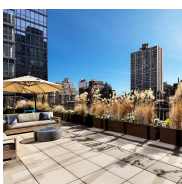
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,575,000	INITIAL	\$5,575,000
SQFT	4,869	PPSF	\$1,145	BEDS	3	BATHS	3.5
FEES	\$8,490	DOM	87				



15 HUDSON YARDS #28H

Hudson Yards

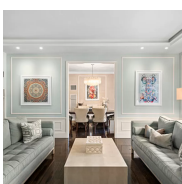
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,430,000
SQFT	2,221	PPSF	\$2,475	BEDS	3	BATHS	3
FEES	\$5,591	DOM	1,694				



200 WEST END AVE #15F

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,995,000
SQFT	2,847	PPSF	\$1,845	BEDS	4	BATHS	3.5
FEES	\$8,077	DOM	44				



145 EAST 76TH ST #2B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,350,000
SQFT	2,548	PPSF	\$2,039	BEDS	4	BATHS	3.5
FEES	\$5,997	DOM	100				

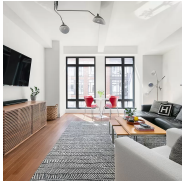
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35 HUDSON YARDS #6002

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,925,000
SQFT	2,174	PPSF	\$2,300	BEDS	2	BATHS	2.5
FEES	\$6,631	DOM	716				



160 WEST 12TH ST #51

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	1,565	PPSF	\$3,192	BEDS	2	BATHS	2.5
FEES	\$5,506	DOM	55				



35 HUDSON YARDS #6302

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	2,002	PPSF	\$2,473	BEDS	2	BATHS	2
FEES	\$6,226	DOM	551				



15 HUDSON YARDS #29A

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,945,000	INITIAL	N/A
SQFT	1,782	PPSF	\$2,775	BEDS	2	BATHS	2
FEES	\$4,003	DOM	N/A				



116 WEST 29TH ST #9W

Chelsea

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	\$4,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$825	DOM	20				



15 EAST 30TH ST #41D

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	\$4,550,000
SQFT	1,674	PPSF	\$2,777	BEDS	2	BATHS	2.5
FEES	\$5,710	DOM	104				

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15 HUDSON YARDS #28A

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,625,000	INITIAL	\$4,625,000
SQFT	1,782	PPSF	\$2,596	BEDS	2	BATHS	2.5
FEES	\$4,475	DOM	57				



222 PARK AVE SOUTH #6A

Flatiron District

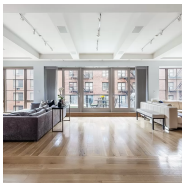
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$5,083	DOM	36				



39 WEST 23RD ST #18B

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	N/A
SQFT	1,676	PPSF	\$2,685	BEDS	2	BATHS	2.5
FEES	\$5,198	DOM	N/A				



316 EAST 22ND ST #LOFT4

Gramercy

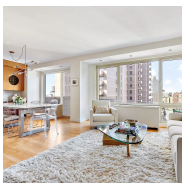
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	2,415	PPSF	\$1,862	BEDS	3	BATHS	2.5
FEES	\$3,252	DOM	16				



260 PARK AVE SOUTH #2B

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,350,000
SQFT	1,880	PPSF	\$2,314	BEDS	2	BATHS	2.5
FEES	\$5,030	DOM	114				



50 EAST 89TH ST #17ABG

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,250,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	16				

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250 EAST 21ST ST #8A

Upper West Side

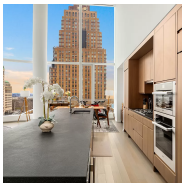
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,125,000	INITIAL	N/A
SQFT	1,757	PPSF	\$2,348	BEDS	3	BATHS	2.5
FEES	\$4,479	DOM	N/A				



225 EAST 19TH ST #9B

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,015,000	INITIAL	\$4,015,000
SQFT	1,804	PPSF	\$2,226	BEDS	2	BATHS	3
FEES	\$4,534	DOM	14				



50 WEST ST #9B

Financial District

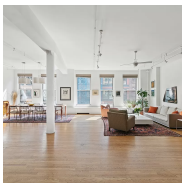
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,000,000	INITIAL	\$4,250,000
SQFT	2,309	PPSF	\$1,733	BEDS	3	BATHS	3.5
FEES	\$6,355	DOM	237				



221 WEST 138TH ST

Harlem

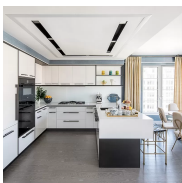
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,500,000
SQFT	4,480	PPSF	\$892	BEDS	6	BATHS	3
FEES	\$1,027	DOM	183				



48 GREAT JONES ST #3F

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$2,250	DOM	14				



70 CHARLTON ST #16E

Soho

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,300,000
SQFT	2,252	PPSF	\$1,754	BEDS	4	BATHS	4.5
FEES	\$5,335	DOM	543				

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39 WEST 23RD ST #14A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	N/A
SQFT	1,672	PPSF	\$2,333	BEDS	2	BATHS	2.5
FEES	\$5,081	DOM	N/A				



49 WEST 90TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	UNAVAILA	ASK	\$3,895,000	INITIAL	\$3,895,000
SQFT	4,847	PPSF	\$804	BEDS	5	BATHS	8
FEES	\$4,616	DOM	170				



40 EAST 94TH ST #27A

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,895,000	INITIAL	\$3,895,000
SQFT	1,822	PPSF	\$2,138	BEDS	3	BATHS	3
FEES	\$4,063	DOM	38				



515 WEST 18TH ST #710

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,650,000
SQFT	1,322	PPSF	\$2,913	BEDS	2	BATHS	2
FEES	\$4,546	DOM	510				



115 EAST 87TH ST #10EF

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	37				



325 WEST END AVE #2C

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$2,909	DOM	45				

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