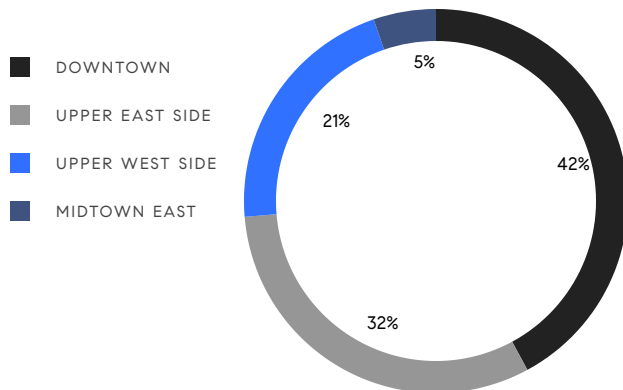


MANHATTAN WEEKLY LUXURY REPORT



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

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



19
CONTRACTS SIGNED
THIS WEEK

\$178,235,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 19 contracts signed this week, made up of 10 condos, 6 co-ops, and 3 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

\$9,380,790

AVERAGE ASKING PRICE

\$8,145,000

MEDIAN ASKING PRICE

\$3,211

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$178,235,000

TOTAL VOLUME

193

AVERAGE DAYS ON MARKET

Unit 16ABC at Atalanta, located at 25 North Moore Street in TriBeCa, entered contract this week, with a last asking price of \$22,000,000. This full-floor loft condo spans 7,080 square feet with 5 beds and 5 full baths. It features a recent gut renovation, smart home automation throughout, a private entry landing, Manhattan skyline views, a guest suite with separate entrance, and much more. The building provides a 24-hour doorman, an updated rooftop terrace, a full-time super, private storage, and many other amenities.

Also signed this week was Unit 2W at 1030 Fifth Avenue on the Upper East Side, with a last asking price of \$13,250,000. Built in 1925, this co-op unit has 4 beds and 4 full baths and has been fully renovated. It features high ceilings, views of Central Park, two wood-burning fireplaces, large windows, central air, an eat-in kitchen with custom cabinetry, and much more. The building provides a full-time doorman, a live-in resident manager, a gym, and many other amenities.

10

CONDO DEAL(S)

6

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$10,430,000

AVERAGE ASKING PRICE

\$7,555,834

AVERAGE ASKING PRICE

\$9,533,334

AVERAGE ASKING PRICE

\$8,995,000

MEDIAN ASKING PRICE

\$6,297,500

MEDIAN ASKING PRICE

\$9,100,000

MEDIAN ASKING PRICE

\$3,098

AVERAGE PPSF

\$3,588

AVERAGE PPSF

3,491

AVERAGE SQFT

2,797

AVERAGE SQFT



25 NORTH MOORE ST #16ABC

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,000,000	INITIAL	\$22,000,000
SQFT	7,080	PPSF	\$3,108	BEDS	5	BATHS	5
FEES	\$19,965	DOM	50				



1030 FIFTH AVE #2W

Upper East Side

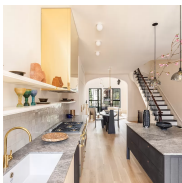
TYPE	COOP	STATUS	CONTRACT	ASK	\$13,250,000	INITIAL	\$13,250,000
SQFT	N/A	PPSF	N/A	BEDS	4.5	BATHS	4.5
FEES	N/A	DOM	47				



200 AMSTERDAM AVE #33B

Upper West Side

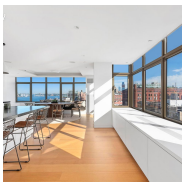
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,050,000	INITIAL	\$12,050,000
SQFT	2,692	PPSF	\$4,477	BEDS	3	BATHS	3
FEES	\$8,064	DOM	N/A				



483 WEST 22ND ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	4,150	PPSF	\$2,892	BEDS	4	BATHS	4
FEES	\$4,914	DOM	33				



1 MORTON SQUARE #PHAE

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$12,995,000
SQFT	5,725	PPSF	\$1,921	BEDS	2	BATHS	2
FEES	\$17,744	DOM	N/A				



200 AMSTERDAM AVE #34B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,600,000	INITIAL	\$10,600,000
SQFT	2,692	PPSF	\$3,938	BEDS	3.5	BATHS	3.5
FEES	\$7,740	DOM	294				

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279 WEST 4TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,100,000	INITIAL	\$9,100,000
SQFT	2,040	PPSF	\$4,461	BEDS	4	BATHS	2
FEES	\$2,060	DOM	229				



ONE CENTRAL PARK WEST #34A

Lincoln Square

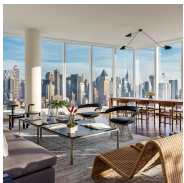
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	2,094	PPSF	\$4,296	BEDS	3	BATHS	3.5
FEES	\$7,926	DOM	25				



101 WEST 24TH ST #34CE

Chelsea

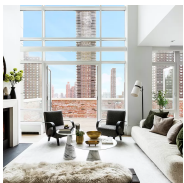
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,500,000
SQFT	3,400	PPSF	\$2,646	BEDS	4	BATHS	3.5
FEES	\$8,507	DOM	218				



1 WEST END AVE #37B

Lincoln Square

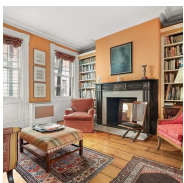
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,145,000	INITIAL	\$8,145,000
SQFT	2,815	PPSF	\$2,894	BEDS	4	BATHS	4
FEES	\$3,553	DOM	200				



141 EAST 88TH ST #PHN

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,912	PPSF	\$2,746	BEDS	3	BATHS	3
FEES	\$6,237	DOM	11				



4 GROVE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	2,200	PPSF	\$3,410	BEDS	3	BATHS	2.5
FEES	\$2,782	DOM	57				

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857 FIFTH AVE #9

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	214				



30 WARREN ST #PH3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,360,000	INITIAL	\$7,360,000
SQFT	2,652	PPSF	\$2,776	BEDS	3	BATHS	3
FEES	\$8,398	DOM	403				



1130 PARK AVE #102

Carnegie Hill

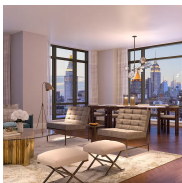
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,400,000	INITIAL	\$6,400,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	22				



4 SUTTON PL #10/11

Sutton Place

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$8,950,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6.5
FEES	N/A	DOM	1,052				



215 EAST 19TH ST #11C

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,165,000	INITIAL	\$6,165,000
SQFT	2,839	PPSF	\$2,172	BEDS	4	BATHS	4.5
FEES	\$6,383	DOM	N/A				



4 EAST 95TH ST #PH9/10

Carnegie Hill

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

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876 PARK AVE #9S

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	N/A	DOM	27				

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