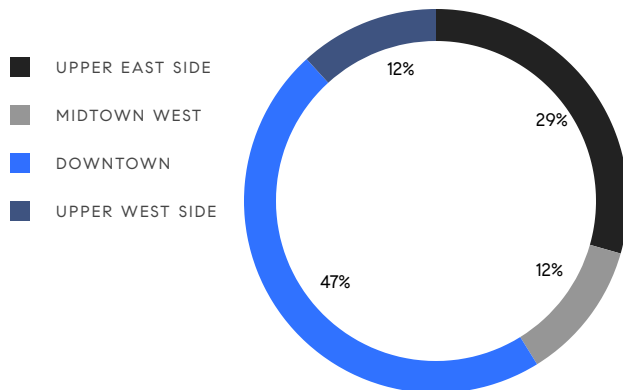


# MANHATTAN WEEKLY LUXURY REPORT



620 BROADWAY BY RACHEL GRACE KUZMA

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



17  
CONTRACTS SIGNED  
THIS WEEK

\$122,755,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 12 condos, 4 co-ops, and 1 house. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

**\$7,220,883**

AVERAGE ASKING PRICE

**\$6,495,000**

MEDIAN ASKING PRICE

**\$2,459**

AVERAGE PPSF

**10%**

AVERAGE DISCOUNT

**\$122,755,000**

TOTAL VOLUME

**302**

AVERAGE DAYS ON MARKET

Unit 11 at 1045 Madison Avenue on the Upper East Side entered contract this week, with a last asking price of \$15,500,000. Built in 2021, this condo unit spans 4,193 square feet with 6 beds and 5 full baths. It features a wall of west-facing windows, a gas fireplace, an oversized eat-in kitchen with high-end appliances, a spacious library, a primary suite with a bay of windows, two walk-in closets, and en-suite bath, white oak floors, and much more. The building provides a gym with basketball court and sauna, a bike room, a doorman and concierge, a rooftop with panoramic views, and many other amenities.

Also signed this week was Unit 6904 at 35 Hudson Yards, with a last asking price of \$8,895,000. Built in 2019, this condo unit spans 3,099 square feet with 3 beds and 3 full baths. It features high ceilings, a windowed eat-in kitchen, a primary bedroom with two large walk-in closets and a windowed en-suite bathroom, and much more. The building provides a fitness center, a bar and restaurant with outdoor terrace, and many other amenities.

**12**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$7,487,917**

AVERAGE ASKING PRICE

**\$6,737,500**

AVERAGE ASKING PRICE

**\$5,950,000**

AVERAGE ASKING PRICE

**\$6,372,500**

MEDIAN ASKING PRICE

**\$6,875,000**

MEDIAN ASKING PRICE

**\$5,950,000**

MEDIAN ASKING PRICE

**\$2,570**

AVERAGE PPSF

**\$1,125**

AVERAGE PPSF

**2,976**

AVERAGE SQFT

**5,290**

AVERAGE SQFT



### 1045 MADISON AVE #11

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,500,000	INITIAL	\$35,000,000
SQFT	4,193	PPSF	\$3,697	BEDS	6	BATHS	5
FEES	\$12,574	DOM	317				



### 35 HUDSON YARDS #6904

Hudson Yards

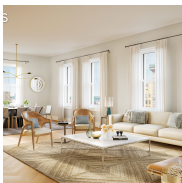
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,895,000	INITIAL	\$8,895,000
SQFT	3,099	PPSF	\$2,871	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 39 NORTH MOORE ST #PHB

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$10,550,000
SQFT	4,600	PPSF	\$1,739	BEDS	4	BATHS	3
FEES	\$7,048	DOM	520				



### 378 WEST END AVE #6A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,795,000	INITIAL	\$7,700,000
SQFT	2,888	PPSF	\$2,700	BEDS	4	BATHS	4
FEES	\$7,353	DOM	460				



### 101 WOOSTER ST #2

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$5,255	DOM	29				



### 857 5TH AVE #9

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	\$7,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$13,964	DOM	94				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 129 GRAND ST #R4

Soho

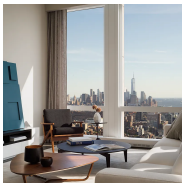
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,950,000
SQFT	3,224	PPSF	\$2,170	BEDS	4	BATHS	3
FEES	\$5,604	DOM	134				



### 555 PARK AVE #12W

Upper East Side

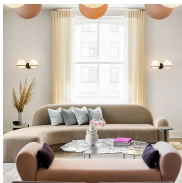
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$9,775	DOM	134				



### 35 HUDSON YARDS #5301

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$8,950,000
SQFT	2,453	PPSF	\$2,648	BEDS	3	BATHS	4.5
FEES	\$8,184	DOM	1,229				



### 225 WEST 86TH ST #209

Upper West Side

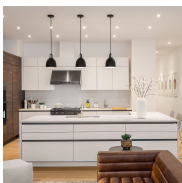
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,537	PPSF	\$2,464	BEDS	4	BATHS	4
FEES	\$6,201	DOM	256				



### 1045 MADISON AVE #3B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	N/A
SQFT	1,770	PPSF	\$3,390	BEDS	2	BATHS	2.5
FEES	\$4,760	DOM	N/A				



### 66 READE ST #2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
SQFT	3,215	PPSF	\$1,865	BEDS	4	BATHS	3.5
FEES	\$8,315	DOM	280				

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### 50 MADISON AVE #RU8

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,575,000
SQFT	2,630	PPSF	\$2,280	BEDS	3	BATHS	3.5
FEES	\$7,889	DOM	116				



### 66 READE ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,360,000
SQFT	3,215	PPSF	\$1,865	BEDS	4	BATHS	3.5
FEES	\$8,315	DOM	356				



### 888 PARK AVE #3C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	108				



### 134 WEST 18TH ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	5,290	PPSF	\$1,125	BEDS	3	BATHS	3.5
FEES	\$5,582	DOM	186				



### 450 WASHINGTON ST #1203

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,945,000	INITIAL	\$5,945,000
SQFT	1,887	PPSF	\$3,151	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				

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