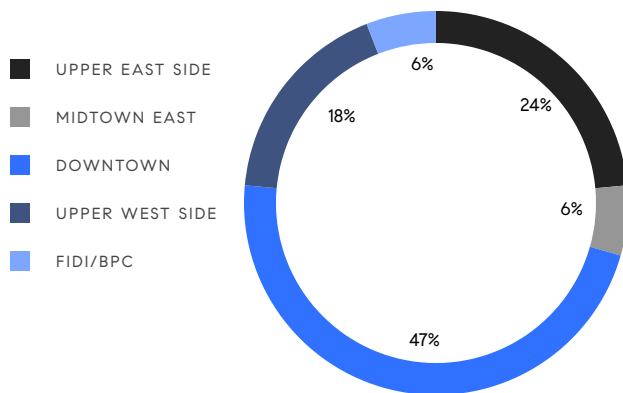


MANHATTAN WEEKLY LUXURY REPORT



620 BROADWAY BY RACHEL GRACE KUZMA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17
CONTRACTS SIGNED
THIS WEEK

\$156,726,000
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 11 condos, 4 co-ops, and 2 houses. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

\$9,219,177

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$2,799

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$156,726,000

TOTAL VOLUME

261

AVERAGE DAYS ON MARKET

The Penthouse at 3 East 95th Street on the Upper East Side entered contract this week, with a last asking price of \$19,500,000. Originally built in 1920, this duplex penthouse condo unit spans 7,140 square feet with 4 beds and 4 full baths. It features multiple terraces, high ceilings, a formal dining room, a chef's kitchen with high-end appliances, a carved oak staircase, built-in bookshelves, floor-to-ceiling glass doors, and much more. The building provides a full-time doorman, concierge, porter, outdoor space, and many other amenities.

Also signed this week was Unit 83W at 217 West 57th Street in Midtown, with a last asking price of \$17,088,000. Built in 2020, this half-floor condo unit spans 3,073 square feet with 3 beds and 3 full baths. It features Central Park views, nearly 12-foot ceilings, floor-to-ceiling glass surrounding the apartment footprint, all en-suite bathrooms, a corner primary bedroom suite, high-end appliances, and much more. The building provides a private club and ballroom, a concierge, outdoor swimming and cabanas, indoor and outdoor spas, a high-tech fitness center, and many other amenities.

11

CONDO DEAL(S)

4

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$9,562,364

AVERAGE ASKING PRICE

\$8,361,250

AVERAGE ASKING PRICE

\$9,047,500

AVERAGE ASKING PRICE

\$7,900,000

MEDIAN ASKING PRICE

\$6,747,500

MEDIAN ASKING PRICE

\$9,047,500

MEDIAN ASKING PRICE

\$3,070

AVERAGE PPSF

\$2,164

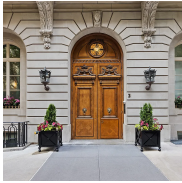
AVERAGE PPSF

3,281

AVERAGE SQFT

4,068

AVERAGE SQFT



3 EAST 95TH ST #PH

Upper East Side

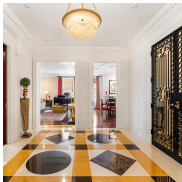
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$22,500,000
SQFT	7,140	PPSF	\$2,732	BEDS	4	BATHS	4
FEES	\$39,951	DOM	400				



217 WEST 57TH ST #83W

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,088,000	INITIAL	\$17,088,000
SQFT	3,073	PPSF	\$5,561	BEDS	3	BATHS	3.5
FEES	\$11,256	DOM	441				



625 PARK AVE #5A

Upper East Side

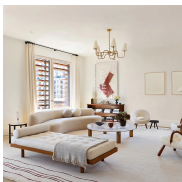
TYPE	COOP	STATUS	CONTRACT	ASK	\$14,200,000	INITIAL	N/A
SQFT	5,119	PPSF	\$2,774	BEDS	3	BATHS	5.5
FEES	\$15,456	DOM	N/A				



119 LEROY ST

West Village

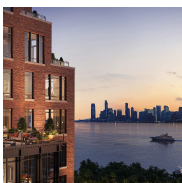
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$11,995,000
SQFT	4,775	PPSF	\$2,512	BEDS	4	BATHS	4
FEES	\$2,869	DOM	71				



470 COLUMBUS AVE #6

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,130,000	INITIAL	\$11,130,000
SQFT	3,570	PPSF	\$3,118	BEDS	4	BATHS	4.5
FEES	\$8,923	DOM	612				



555 WEST 22ND ST #16CW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,500,000
SQFT	2,340	PPSF	\$4,060	BEDS	3	BATHS	3.5
FEES	\$8,991	DOM	72				

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.



36 BLEECKER ST #5B

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$9,750,000
SQFT	2,408	PPSF	\$3,736	BEDS	2	BATHS	2.5
FEES	\$9,540	DOM	184				



15 CENTRAL PARK WEST #24B

Upper West Side

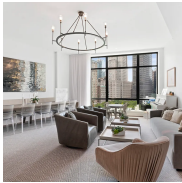
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$9,750,000
SQFT	1,736	PPSF	\$4,551	BEDS	2	BATHS	2.5
FEES	\$6,909	DOM	292				



885 PARK AVE #3C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,895,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$7,727	DOM	352				



10 MADISON SQUARE WEST #10F

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,830,000	INITIAL	\$6,980,000
SQFT	2,818	PPSF	\$2,424	BEDS	4	BATHS	4.5
FEES	\$9,793	DOM	166				



70 LITTLE WEST ST #32A

Battery Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	3,665	PPSF	\$1,774	BEDS	6	BATHS	5
FEES	\$11,000	DOM	98				



171 WEST 71ST ST #PH12B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,750,000
SQFT	3,000	PPSF	\$2,167	BEDS	3	BATHS	4
FEES	\$3,526	DOM	140				

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195 HUDSON ST #5B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,498,000	INITIAL	\$7,498,000
SQFT	3,275	PPSF	\$1,985	BEDS	3	BATHS	3
FEES	\$8,559	DOM	757				



439 WEST 24TH ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	\$6,100,000
SQFT	3,360	PPSF	\$1,816	BEDS	4	BATHS	3.5
FEES	\$2,976	DOM	148				



6 CORTLANDT ALLEY #PH2

Tribeca

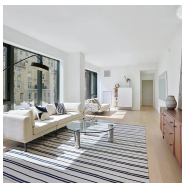
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,895,000	INITIAL	\$5,895,000
SQFT	3,643	PPSF	\$1,619	BEDS	3	BATHS	4.5
FEES	\$7,517	DOM	23				



1112 PARK AVE #11A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,300	PPSF	\$1,743	BEDS	3	BATHS	3.5
FEES	N/A	DOM	147				



121 EAST 22ND ST #S1101

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	N/A
SQFT	2,422	PPSF	\$2,209	BEDS	3	BATHS	3.5
FEES	\$8,046	DOM	N/A				

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