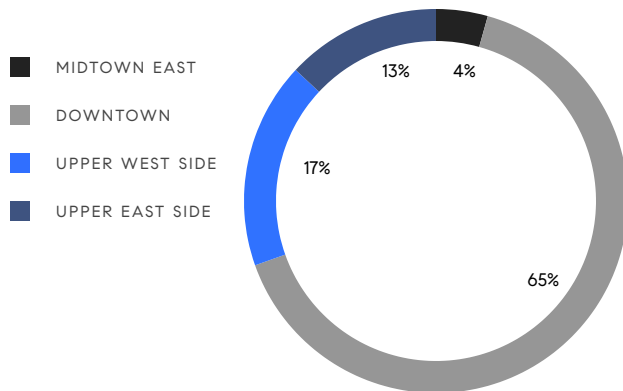


# MANHATTAN WEEKLY LUXURY REPORT



815 PARK AVE BY JON OF VISUAL GRIP

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



23

CONTRACTS SIGNED  
THIS WEEK

\$176,293,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 23 contracts signed this week, made up of 16 condos, 6 co-ops, and 1 house. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$7,664,914**

AVERAGE ASKING PRICE

**\$6,999,000**

MEDIAN ASKING PRICE

**\$2,365**

AVERAGE PPSF

**6%**

AVERAGE DISCOUNT

**\$176,293,000**

TOTAL VOLUME

**222**

AVERAGE DAYS ON MARKET

Unit 64 at 230 West 56th Street in Midtown entered contract this week, with a last asking price of \$14,500,000. Built in 2002, this full-floor condo spans 7,963 square feet with 6 beds and 6 full baths. It features wide-plank oak flooring, silk and leather wall finishes, recessed chestnut coffer ceilings, a private elevator, nearly 100 feet of floor-to-ceiling windows facing Central Park, an open-concept kitchen, a nearly 1,800 square foot primary suite with walk-in dressing rooms, and much more. The building provides a 24-hour doorman, a fitness center, a resident lounge, conference rooms, and many other amenities.

Also signed this week was Unit PHA at 87 Leonard Street in TriBeCa, with a last asking price of \$11,600,000. Originally built in 1860 and reimagined in 2016, this penthouse condo spans 3,888 square feet with 4 beds and 4 full baths. It features nearly 1,700 square feet of private outdoor space, 10-foot ceilings, walls of windows, a 35-foot-wide great room, an eat-in kitchen with custom marble-accented cabinetry, and much more. The building provides a part-time doorman, a fitness center, storage, an intercom system, and many other amenities.

**16**

CONDO DEAL(S)

**6**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$7,978,063**

AVERAGE ASKING PRICE

**\$7,024,000**

AVERAGE ASKING PRICE

**\$6,500,000**

AVERAGE ASKING PRICE

**\$7,112,000**

MEDIAN ASKING PRICE

**\$6,474,500**

MEDIAN ASKING PRICE

**\$6,500,000**

MEDIAN ASKING PRICE

**\$2,578**

AVERAGE PPSF

**\$1,792**

AVERAGE PPSF

**3,279**

AVERAGE SQFT

**3,628**

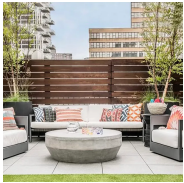
AVERAGE SQFT



### 230 WEST 56TH ST #64

Midtown

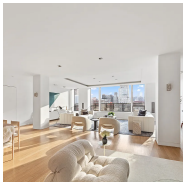
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	\$14,500,000
SQFT	7,963	PPSF	\$1,821	BEDS	6	BATHS	6
FEES	\$28,308	DOM	147				



### 87 LEONARD ST #PHA

Tribeca

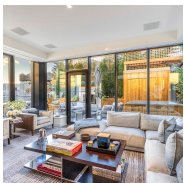
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,600,000	INITIAL	N/A
SQFT	3,888	PPSF	\$2,984	BEDS	4	BATHS	4.5
FEES	\$9,950	DOM	N/A				



### 12 EAST 12TH ST #10

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,250,000	INITIAL	\$11,250,000
SQFT	5,800	PPSF	\$1,940	BEDS	5	BATHS	4.5
FEES	\$8,122	DOM	160				



### 21 WEST 20TH ST #PH4

Flatiron District

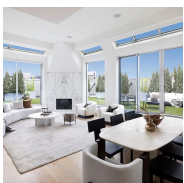
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,745,000	INITIAL	\$11,995,000
SQFT	2,710	PPSF	\$3,965	BEDS	3	BATHS	2
FEES	\$9,790	DOM	308				



### 88 PRINCE ST #PHBC

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	N/A
SQFT	4,500	PPSF	\$2,222	BEDS	4	BATHS	2.5
FEES	\$10,559	DOM	N/A				



### 415 GREENWICH ST #PHA

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$13,500,000
SQFT	4,000	PPSF	\$2,238	BEDS	5	BATHS	4
FEES	\$11,481	DOM	290				

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### 555 WEST 22ND ST #PH15BE

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	2,752	PPSF	\$3,089	BEDS	3	BATHS	3.5
FEES	\$9,554	DOM	133				



### 138 GRAND ST #PH6E

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$7,995,000
SQFT	4,412	PPSF	\$1,813	BEDS	N/A	BATHS	N/A
FEES	\$8,600	DOM	164				



### 10 SULLIVAN ST #3B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$8,995,000
SQFT	2,895	PPSF	\$2,589	BEDS	4	BATHS	4.5
FEES	\$10,377	DOM	389				



### 15 WEST 61ST ST #30A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,225,000	INITIAL	\$7,225,000
SQFT	1,916	PPSF	\$3,771	BEDS	3	BATHS	2
FEES	\$4,347	DOM	237				



### 1100 PARK AVE #2A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,999,000	INITIAL	N/A
SQFT	4,800	PPSF	\$1,459	BEDS	5	BATHS	5.5
FEES	\$13,198	DOM	N/A				



### 110 HUDSON ST #5

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,999,000	INITIAL	\$6,900,000
SQFT	3,629	PPSF	\$1,929	BEDS	5	BATHS	3
FEES	N/A	DOM	N/A				

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### 180 WAVERLY PL

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,200,000
SQFT	3,628	PPSF	\$1,792	BEDS	6	BATHS	4
FEES	\$2,772	DOM	323				



### 450 WASHINGTON ST #1402

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$6,470,000	INITIAL	\$6,470,000
SQFT	2,056	PPSF	\$3,147	BEDS	3	BATHS	2.5
FEES	N/A	DOM	22				



### 393 WEST END AVE #14A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,130,000
SQFT	2,435	PPSF	\$2,588	BEDS	4	BATHS	4
FEES	\$5,912	DOM	55				



### 112 PRINCE ST #6

Soho

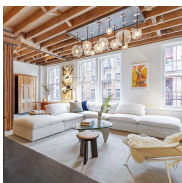
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$7,250,000
SQFT	2,500	PPSF	\$2,380	BEDS	2	BATHS	2
FEES	N/A	DOM	288				



### 225 WEST 86TH ST #707

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,264	PPSF	\$2,607	BEDS	3	BATHS	3.5
FEES	\$5,751	DOM	195				



### 144 FRANKLIN ST #3

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,000	PPSF	\$1,917	BEDS	3	BATHS	2
FEES	\$1,350	DOM	77				

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### 353 CENTRAL PARK WEST #7

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,995,000
SQFT	2,733	PPSF	\$2,013	BEDS	4	BATHS	4
FEES	\$7,398	DOM	292				



### 200 EAST 65TH ST #47N

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,650,000
SQFT	2,505	PPSF	\$2,194	BEDS	3	BATHS	3.5
FEES	\$10,292	DOM	259				



### 953 5TH AVE #3/4

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$6,495,000
SQFT	3,500	PPSF	\$1,558	BEDS	4	BATHS	4.5
FEES	\$14,603	DOM	516				



### 175 CHRYSTIE ST #7

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,415,000	INITIAL	\$5,415,000
SQFT	2,397	PPSF	\$2,259	BEDS	3	BATHS	3
FEES	\$6,126	DOM	57				



### 215 EAST 19TH ST #7E

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,305,000	INITIAL	\$5,305,000
SQFT	2,510	PPSF	\$2,114	BEDS	3	BATHS	3.5
FEES	\$6,313	DOM	297				

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