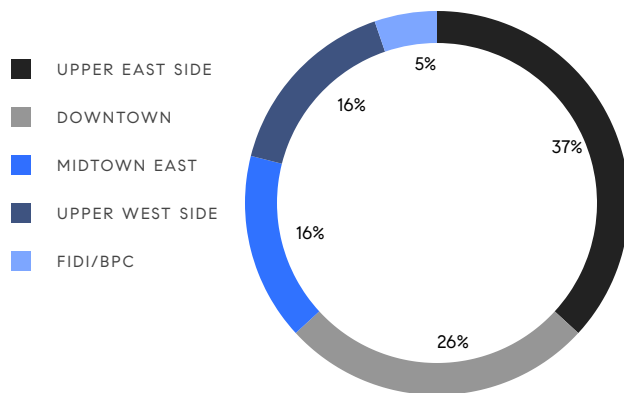


MANHATTAN WEEKLY LUXURY REPORT



815 PARK AVE BY JON OF VISUAL GRIP

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



19
CONTRACTS SIGNED
THIS WEEK

\$202,699,999
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 12 condos, 5 co-ops, and 2 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$10,668,421

AVERAGE ASKING PRICE

\$9,550,000

MEDIAN ASKING PRICE

\$2,781

AVERAGE PPSF

7%

AVERAGE DISCOUNT

\$202,699,999

TOTAL VOLUME

375

AVERAGE DAYS ON MARKET

15 East 77th Street on the Upper East Side entered contract this week, with a last asking price of \$32,500,000. Originally built in 1878, these two continuous townhouses span approximately 14,000 square feet with 8 beds and 12 full baths. They feature a footprint over 33 feet in width, a rear private garden, ceilings up to 12 feet high, ready-to-build interiors, and much more.

Also signed this week was Unit PH at 993 5th Avenue on the Upper East Side, with a last asking price of \$19,950,000. Originally built in 1929, this penthouse duplex co-op offers 4 beds and 4 full baths. It features marble wood-burning fireplaces, oversized casement windows, central air conditioning, a 53-foot-wide terrace, French doors, a large chef's kitchen with high-end stainless steel appliances, a primary bedroom with en-suite windowed bathroom, and much more.

12

CONDO DEAL(S)

5

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$8,875,834

AVERAGE ASKING PRICE

\$10,339,000

AVERAGE ASKING PRICE

\$22,247,500

AVERAGE ASKING PRICE

\$7,930,000

MEDIAN ASKING PRICE

\$9,750,000

MEDIAN ASKING PRICE

\$22,247,500

MEDIAN ASKING PRICE

\$2,796

AVERAGE PPSF

\$2,098

AVERAGE PPSF

3,222

AVERAGE SQFT

10,200

AVERAGE SQFT



15 EAST 77TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$32,500,000	INITIAL	\$35,000,000
SQFT	14,000	PPSF	\$2,321	BEDS	8	BATHS	12
FEES	\$17,916	DOM	273				



993 5TH AVE #PH

Upper East Side

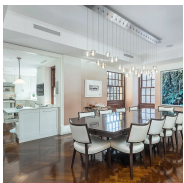
TYPE	COOP	STATUS	CONTRACT	ASK	\$19,950,000	INITIAL	\$39,500,000
SQFT	5,500	PPSF	\$3,628	BEDS	4	BATHS	4.5
FEES	\$25,060	DOM	630				



1045 MADISON AVE #10

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	\$17,500,000
SQFT	4,193	PPSF	\$3,578	BEDS	6	BATHS	5.5
FEES	\$12,574	DOM	347				



823 PARK AVE #10

Upper East Side

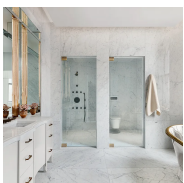
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,500,000	INITIAL	N/A
SQFT	4,184	PPSF	\$3,466	BEDS	5	BATHS	4.5
FEES	\$15,009	DOM	N/A				



17 HARRISON ST

Tribeca

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$11,995,000	INITIAL	\$12,000,000
SQFT	6,400	PPSF	\$1,875	BEDS	6	BATHS	5
FEES	\$1,700	DOM	151				



111 WEST 57TH ST #12N

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	3,535	PPSF	\$3,111	BEDS	3	BATHS	3
FEES	\$14,466	DOM	N/A				

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47 MERCER ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,960,000	INITIAL	\$11,960,000
SQFT	4,300	PPSF	\$2,549	BEDS	3	BATHS	3
FEES	\$10,499	DOM	280				



211 CENTRAL PARK WEST #14E

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,999,999	INITIAL	\$9,999,999
SQFT	3,000	PPSF	\$3,334	BEDS	3	BATHS	4
FEES	\$6,605	DOM	40				



1025 5TH AVE #PHAN

Upper East Side

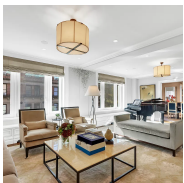
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$13,500,000
SQFT	3,800	PPSF	\$2,566	BEDS	4	BATHS	3
FEES	\$12,253	DOM	443				



100 FRANKLIN ST #PHN

Tribeca

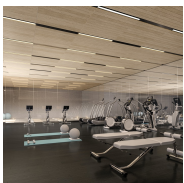
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,550,000	INITIAL	N/A
SQFT	3,673	PPSF	\$2,601	BEDS	3	BATHS	3.5
FEES	\$14,003	DOM	N/A				



235 WEST 71ST ST #3

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	4,761	PPSF	\$1,786	BEDS	6	BATHS	5.5
FEES	\$11,952	DOM	73				



200 AMSTERDAM AVE #25B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,360,000	INITIAL	\$7,360,000
SQFT	2,221	PPSF	\$3,314	BEDS	3	BATHS	3
FEES	\$5,727	DOM	671				

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504 WEST 22ND ST #2

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$7,000,000
SQFT	3,100	PPSF	\$2,177	BEDS	3	BATHS	3
FEES	\$7,924	DOM	700				



26 EAST 93RD ST #8/9AB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,425,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	318				



1 WALL ST #3301

Financial District

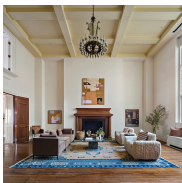
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,280	PPSF	\$2,698	BEDS	2	BATHS	2.5
FEES	\$7,988	DOM	1				



146 WEST 57TH ST #PHC

Midtown

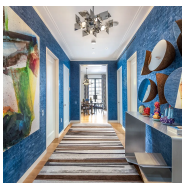
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$8,250,000
SQFT	2,805	PPSF	\$2,138	BEDS	2	BATHS	3.5
FEES	\$10,593	DOM	708				



131 EAST 66TH ST #6/7A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$5,795,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	35				

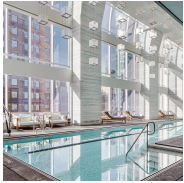


7 HARRISON ST #4S

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,750,000
SQFT	2,126	PPSF	\$2,588	BEDS	3	BATHS	3
FEES	\$6,742	DOM	365				

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157 WEST 57TH ST #32E

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$4,650,000
SQFT	1,481	PPSF	\$3,545	BEDS	1	BATHS	2
FEES	\$3,704	DOM	964				

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