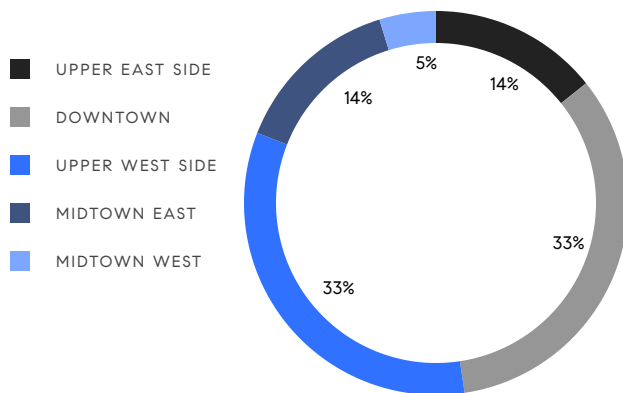


MANHATTAN WEEKLY LUXURY REPORT



30 PARK PLACE #67A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21

CONTRACTS SIGNED
THIS WEEK

\$232,680,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 21 contracts signed this week, made up of 15 condos, 1 co-op, and 5 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$11,080,000

AVERAGE ASKING PRICE

\$8,995,000

MEDIAN ASKING PRICE

\$2,834

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$232,680,000

TOTAL VOLUME

263

AVERAGE DAYS ON MARKET

Unit PH17/18D at 740 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$25,000,000. Originally built in 1930, this dual penthouse co-op offers 3 beds and 3 full baths. It features high ceilings, a sweeping staircase, a library with wood-burning fireplace, two terraces, parquet de Versailles floors, oversized windows, park and city views, a windowed eat-in kitchen with state-of-the-art appliances, a private elevator landing, and much more. The building is full-service, and also offers a fitness center and private storage, as well as many other amenities.

Also signed this week was 452 Greenwich Street in TriBeCa, with a last asking price of \$24,500,000. Originally built in 1819, this large building has been transformed into a single-family residence spanning approximately 7,500 square feet with 5 beds and 6 full baths. It features a 25-by-60-foot building footprint, a brand-new custom kitchen, a grand foyer with porcelain tile, three wood-burning fireplaces, a 2,500-bottle wine cellar, a full-access elevator, a mature rooftop garden, oak flooring, and much more.

15

CONDO DEAL(S)

1

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$9,415,667

AVERAGE ASKING PRICE

\$10,500,000

AVERAGE ASKING PRICE

\$16,189,000

AVERAGE ASKING PRICE

\$7,185,000

MEDIAN ASKING PRICE

\$10,500,000

MEDIAN ASKING PRICE

\$17,350,000

MEDIAN ASKING PRICE

\$2,989

AVERAGE PPSF

\$2,416

AVERAGE PPSF

2,880

AVERAGE SQFT

7,027

AVERAGE SQFT



740 PARK AVE #PH17/18D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$27,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	181				



452 GREENWICH ST

Tribeca

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	\$24,500,000
SQFT	7,500	PPSF	\$3,267	BEDS	5	BATHS	6
FEES	\$2,417	DOM	56				



55 WEST 9TH ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$18,250,000	INITIAL	\$19,500,000
SQFT	4,662	PPSF	\$3,915	BEDS	4	BATHS	3.5
FEES	\$5,758	DOM	384				



133-135 WEST 13TH ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$17,350,000	INITIAL	\$17,350,000
SQFT	9,600	PPSF	\$1,808	BEDS	10	BATHS	20
FEES	\$13,424	DOM	363				



326 WEST 80TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$19,995,000
SQFT	8,800	PPSF	\$1,591	BEDS	6	BATHS	5
FEES	\$4,708	DOM	659				



200 AMSTERDAM AVE #36A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$13,300,000
SQFT	3,188	PPSF	\$4,077	BEDS	4	BATHS	4.5
FEES	\$12,570	DOM	702				

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20 EAST END AVE #12B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,600,000	INITIAL	\$15,500,000
SQFT	4,903	PPSF	\$2,570	BEDS	5	BATHS	5.5
FEES	\$17,416	DOM	240				



15 WEST 63RD ST #37A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,900,000	INITIAL	\$12,900,000
SQFT	2,800	PPSF	\$4,250	BEDS	4	BATHS	3.5
FEES	\$10,378	DOM	289				



157 WEST 57TH ST #41A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,800,000	INITIAL	N/A
SQFT	3,228	PPSF	\$3,656	BEDS	3	BATHS	3.5
FEES	\$9,963	DOM	N/A				



956 5TH AVE #8

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,500,000
SQFT	3,600	PPSF	\$2,917	BEDS	3	BATHS	4.5
FEES	N/A	DOM	64				



35 HUDSON YARDS #7903

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$11,995,000
SQFT	3,436	PPSF	\$2,618	BEDS	4	BATHS	4.5
FEES	\$11,734	DOM	400				



200 AMSTERDAM AVE #10A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,400,000	INITIAL	\$8,400,000
SQFT	3,455	PPSF	\$2,432	BEDS	5	BATHS	5.5
FEES	\$11,522	DOM	57				

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53 WEST 53RD ST #29D

Midtown

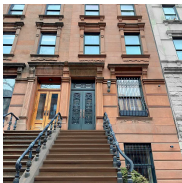
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,185,000	INITIAL	\$7,185,000
SQFT	2,611	PPSF	\$2,752	BEDS	3	BATHS	3.5
FEES	\$9,718	DOM	N/A				



200 AMSTERDAM AVE #3A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,975,000
SQFT	3,429	PPSF	\$2,040	BEDS	5	BATHS	5.5
FEES	\$11,056	DOM	609				



52 WEST 84TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$7,495,000
SQFT	4,570	PPSF	\$1,499	BEDS	4	BATHS	5.5
FEES	\$6,543	DOM	91				



500 WEST 18TH ST #E24C

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,415,000	INITIAL	\$6,415,000
SQFT	1,841	PPSF	\$3,485	BEDS	2	BATHS	2
FEES	\$6,718	DOM	N/A				



685 5TH AVE #18A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,300,000
SQFT	N/A	PPSF	N/A	BEDS	1	BATHS	1.5
FEES	\$5,947	DOM	N/A				



353 CENTRAL PARK WEST #5

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	2,733	PPSF	\$2,269	BEDS	4	BATHS	4
FEES	\$8,485	DOM	1				

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500 WEST 18TH ST #E21D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	1,716	PPSF	\$3,351	BEDS	2	BATHS	2.5
FEES	\$6,175	DOM	N/A				



277 5TH AVE #40A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$5,550,000
SQFT	1,784	PPSF	\$3,111	BEDS	3	BATHS	3
FEES	\$6,565	DOM	107				



555 WEST 22ND ST #6DE

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,150,000
SQFT	2,305	PPSF	\$2,235	BEDS	3	BATHS	3.5
FEES	\$7,517	DOM	2				

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