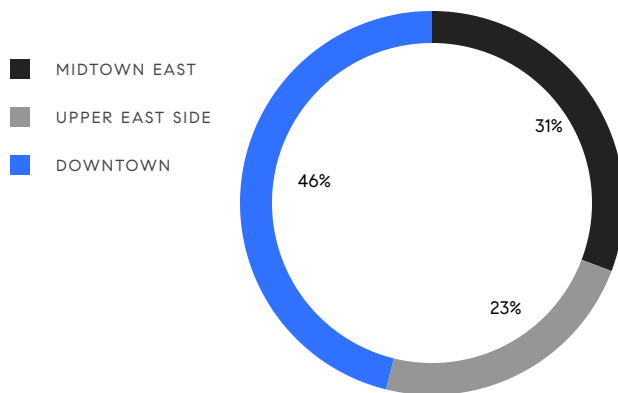


MANHATTAN WEEKLY LUXURY REPORT



33 PARK ROW, UNIT PH3

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$170,213,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 8 condos, 4 co-ops, and 1 house. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$13,093,308

AVERAGE ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$3,373

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$170,213,000

TOTAL VOLUME

311

AVERAGE DAYS ON MARKET

Unit 92E at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$38,448,000. Built in 2020, this condo unit spans 4,251 square feet with 4 beds and 4 full baths. It features a floor-to-ceiling glass perimeter, high ceilings, a primary bedroom with en-suite bath and dual walk-in closets, triple exposures, and much more. The building provides a private club and dining room, a full-time doorman, a roof deck, a gym, and many other amenities.

Also signed this week was Unit 8 at 1165 Madison Avenue on the Upper East Side, with a last asking price of \$22,000,000. Built in 2022, this full-floor condo unit spans 6,094 square feet with 5 beds and 6 full baths. It features high ceilings, tiered crown moldings and custom millwork, floor-to-ceiling windows, two Juliet balconies, a chef's eat-in kitchen with high-end appliances, and much more. The building provides 24-hour staff and concierge services, a rooftop terrace, a fitness center and squash court, a children's playroom, a private screening room, and many other amenities.

8

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$16,040,375

AVERAGE ASKING PRICE

\$8,723,750

AVERAGE ASKING PRICE

\$6,995,000

AVERAGE ASKING PRICE

\$13,990,000

MEDIAN ASKING PRICE

\$7,325,000

MEDIAN ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$3,952

AVERAGE PPSF

\$1,372

AVERAGE PPSF

3,612

AVERAGE SQFT

5,100

AVERAGE SQFT



217 WEST 57TH ST #92E

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$38,448,000	INITIAL	N/A
SQFT	4,251	PPSF	\$9,044	BEDS	4	BATHS	4.5
FEES	\$17,486	DOM	N/A				



1165 MADISON AVE #8

Upper East Side

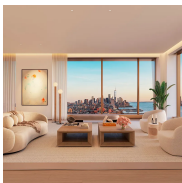
TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,000,000	INITIAL	N/A
SQFT	6,094	PPSF	\$3,611	BEDS	5	BATHS	6.5
FEES	\$15,808	DOM	N/A				



683 5TH AVE #PHC

Midtown

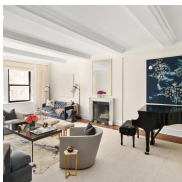
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,000,000	INITIAL	\$21,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$19,103	DOM	N/A				



500 WEST 18TH ST #W29A

West Chelsea

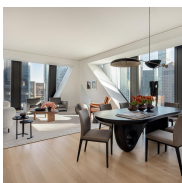
TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,270,000	INITIAL	\$18,270,000
SQFT	3,651	PPSF	\$5,005	BEDS	4	BATHS	4.5
FEES	\$13,691	DOM	N/A				



941 PARK AVE #7/8A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$12,995,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5.5
FEES	\$12,504	DOM	55				



53 WEST 53RD ST #35A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,710,000	INITIAL	N/A
SQFT	3,065	PPSF	\$3,168	BEDS	2	BATHS	2.5
FEES	\$11,724	DOM	N/A				

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252 7TH AVE #PHF

Chelsea

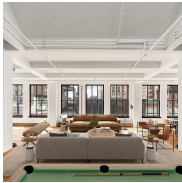
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$10,000,000
SQFT	3,066	PPSF	\$2,608	BEDS	4	BATHS	4.5
FEES	\$11,557	DOM	523				



953 5TH AVE #MAISONETTE

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$7,400,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	5
FEES	N/A	DOM	349				



38 WEST 26TH ST #PH12FL

Nomad

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$8,500,000
SQFT	5,500	PPSF	\$1,319	BEDS	3	BATHS	2
FEES	N/A	DOM	349				



450 EAST 52ND ST #5

Beekman

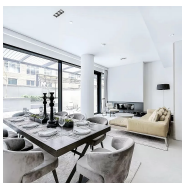
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



324 WEST 22ND ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,995,000
SQFT	5,100	PPSF	\$1,372	BEDS	9	BATHS	5.5
FEES	\$3,153	DOM	441				



522 WEST 29TH ST #GARDENC

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	N/A
SQFT	2,652	PPSF	\$2,225	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				

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25 WEST HOUSTON ST #4BC

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,400,000
SQFT	2,500	PPSF	\$2,000	BEDS	3	BATHS	3
FEES	\$8,251	DOM	145				

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