

MANHATTAN WEEKLY LUXURY REPORT



33 PARK ROW, UNIT PH3

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



8

CONTRACTS SIGNED
THIS WEEK

\$47,184,999

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 8 contracts signed this week, made up of 7 condos, and 1 co-op. The previous week saw 6 deals. For more information or data, please reach out to a Compass agent.

\$5,898,125

AVERAGE ASKING PRICE

\$5,982,500

MEDIAN ASKING PRICE

\$2,153

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$47,184,999

TOTAL VOLUME

181

AVERAGE DAYS ON MARKET

Unit PH at Lispenard Street in TriBeCa entered contract this week, with a last asking price of \$7,500,000. Originally built in 1910, this penthouse condo loft spans approximately 3,200 square feet with 3 beds and 3 full baths. It features an open living room, 1,200 square feet of outdoor space, a primary suite with a south-facing terrace and en-suite bath, a custom Snaidero kitchen with island and high-end appliances, a solarium with gas fireplace, a rooftop terrace with outdoor kitchen, and much more.

Also signed this week was Unit 14AB at 21 East 90th Street on the Upper East Side, with a last asking price of \$6,195,000. Originally built in 1927, this co-op unit spans approximately 3,500 square feet with 4 beds and 4 full baths. It features a primary bedroom with corner terrace and en-suite marble bath, a windowed office, multiple fireplaces, custom millwork, white oak floors, and much more. The building provides a full-time doorman, a bike room, storage, laundry, and many other amenities.

7

CONDO DEAL(S)

1

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$5,855,715

AVERAGE ASKING PRICE

\$6,195,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$5,970,000

MEDIAN ASKING PRICE

\$6,195,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,153

AVERAGE PPSF

\$0

AVERAGE PPSF

2,862

AVERAGE SQFT

0

AVERAGE SQFT



44 LISPENARD ST #PH

Tribeca

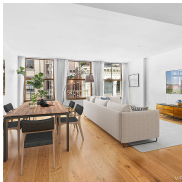
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,950,000
SQFT	3,200	PPSF	\$2,344	BEDS	3	BATHS	3.5
FEES	\$4,052	DOM	341				



21 EAST 90TH ST #14AB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$6,195,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	4				



60 WHITE ST #PHW

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,999,999	INITIAL	\$6,500,000
SQFT	3,129	PPSF	\$1,918	BEDS	3	BATHS	3
FEES	\$8,922	DOM	330				



181 EAST 65TH ST #18B

Upper East Side

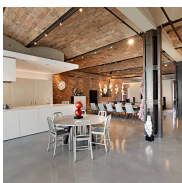
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	N/A
SQFT	2,206	PPSF	\$2,718	BEDS	3	BATHS	3
FEES	\$8,900	DOM	N/A				



450 WASHINGTON ST #902

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,970,000	INITIAL	\$5,970,000
SQFT	2,077	PPSF	\$2,875	BEDS	3	BATHS	3.5
FEES	N/A	DOM	151				



5 EAST 16TH ST #7

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,750,000
SQFT	4,100	PPSF	\$1,281	BEDS	3	BATHS	2.5
FEES	\$5,252	DOM	177				

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427 EAST 90TH ST #PH9

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,175,000	INITIAL	\$5,175,000
SQFT	2,317	PPSF	\$2,233	BEDS	3	BATHS	2.5
FEES	\$5,801	DOM	10				



40 EAST 94TH ST #26CDE

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$6,200,000
SQFT	3,000	PPSF	\$1,700	BEDS	4	BATHS	4
FEES	\$6,844	DOM	250				

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