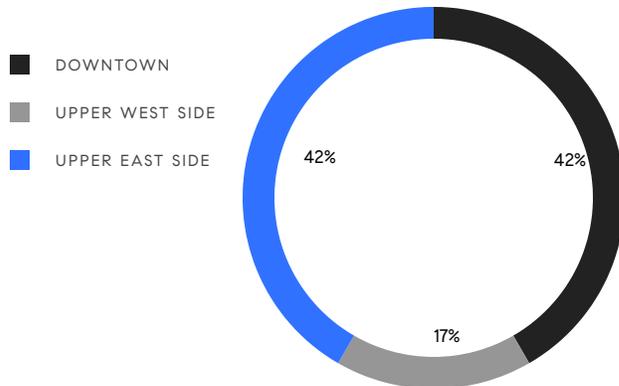


# MANHATTAN WEEKLY LUXURY REPORT



200 11TH AVE, UNIT PH1/JG

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



12  
CONTRACTS SIGNED  
THIS WEEK

\$127,800,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 12 contracts signed this week, made up of 7 condos, 4 co-ops, and 1 house. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

**\$10,650,000**

AVERAGE ASKING PRICE

**\$6,750,000**

MEDIAN ASKING PRICE

**\$2,987**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$127,800,000**

TOTAL VOLUME

**258**

AVERAGE DAYS ON MARKET

Unit WEST-28AD at 500 West 18th Street in West Chelsea entered contract this week, with a last asking price of \$22,120,000. Built in 2022, this condo unit spans 5,355 square feet with 6 beds and 6 full baths. It features eastern, southern, and western views, a custom-designed kitchen, a west-facing primary suite with floor-to-ceiling windows and en-suite bath, state-of-the-art home automation, and much more. The building provides a 75-foot lap pool and jacuzzi, a spa with steam room and sauna, private dining, a fitness center with training studios, and many other amenities.

Also signed this week was Unit PH at 137 Duane Street in TriBeCa, with a last asking price of \$18,000,000. Originally built in 1915, this penthouse condo unit spans 4,548 square feet with 5 beds and 4 full baths. It features top-of-the-line finishes, glass exterior walls, approximately 7,200 square feet of outdoor space, wide-plank white oak floors, Italian basalt kitchen counters, multiple private terraces, a green roof system and mature plantings, and much more.

**7**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$12,658,572**

AVERAGE ASKING PRICE

**\$8,298,750**

AVERAGE ASKING PRICE

**\$5,995,000**

AVERAGE ASKING PRICE

**\$13,450,000**

MEDIAN ASKING PRICE

**\$6,750,000**

MEDIAN ASKING PRICE

**\$5,995,000**

MEDIAN ASKING PRICE

**\$3,252**

AVERAGE PPSF

**\$0**

AVERAGE PPSF

**3,674**

AVERAGE SQFT

**0**

AVERAGE SQFT



### 500 WEST 18TH ST #W28AD

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,120,000	INITIAL	N/A
SQFT	5,355	PPSF	\$4,131	BEDS	6	BATHS	6
FEES	N/A	DOM	N/A				



### 137 DUANE ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,000,000	INITIAL	N/A
SQFT	4,548	PPSF	\$3,958	BEDS	5	BATHS	5
FEES	\$9,641	DOM	N/A				



### 1 CENTRAL PARK WEST #43A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,950,000	INITIAL	N/A
SQFT	3,663	PPSF	\$4,901	BEDS	3	BATHS	5
FEES	\$15,897	DOM	N/A				



### 1120 5TH AVE #8A

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,700,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



### 737 PARK AVE #11E

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,450,000	INITIAL	N/A
SQFT	4,719	PPSF	\$2,851	BEDS	5	BATHS	7.5
FEES	\$12,925	DOM	N/A				



### 1035 5TH AVE #6C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$7,750,000
SQFT	4,000	PPSF	\$1,813	BEDS	5	BATHS	6
FEES	\$9,864	DOM	258				

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### 955 5TH AVE #14A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$7,077	DOM	N/A				



### 90 RIVERSIDE DR #10B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	N/A
SQFT	2,600	PPSF	\$2,306	BEDS	3	BATHS	3.5
FEES	\$5,558	DOM	N/A				



### 85 SULLIVAN ST

Soho

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	5
FEES	N/A	DOM	N/A				



### 532 WEST 20TH ST #9

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,895,000	INITIAL	N/A
SQFT	2,694	PPSF	\$2,189	BEDS	3	BATHS	3
FEES	\$9,298	DOM	N/A				



### 1289 LEXINGTON AVE #11D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	2,447	PPSF	\$2,330	BEDS	3	BATHS	3.5
FEES	\$7,508	DOM	N/A				



### 71 LAIGHT ST #4E

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	N/A
SQFT	2,287	PPSF	\$2,403	BEDS	3	BATHS	3
FEES	\$6,633	DOM	N/A				

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