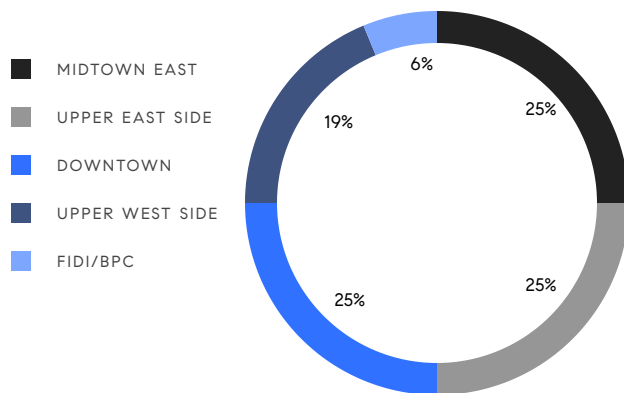


MANHATTAN WEEKLY LUXURY REPORT



730 PARK AVE, UNIT 10/11C

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$130,025,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 16 contracts signed this week, made up of 11 condos, 4 co-ops, and 1 house. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$8,126,563

AVERAGE ASKING PRICE

\$6,987,500

MEDIAN ASKING PRICE

\$2,696

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$130,025,000

TOTAL VOLUME

302

AVERAGE DAYS ON MARKET

Unit PHA at 111 West 56th Street in Midtown entered contract this week, with a last asking price of \$16,950,000. This new development penthouse condo spans 3,042 square feet with 4 beds and 4 full baths. It features a 949-square-foot terrace, 1,693 square feet of rooftop space, 12-foot floor-to-ceiling windows, northern, eastern, and southern exposures, a state-of-the-art kitchen with white oak cabinetry and paneled walls, a primary bedroom with dual walk-in closets and elegant en-suite bath, and much more. The building provides a 24-hour lobby, on-site restaurants and bar, a private lounge, a fitness center, and many other amenities.

Also signed this week was Unit 11 at 1045 Madison Avenue on the Upper East Side, with a last asking price of \$15,500,000. Built in 2021, this full-floor condo spans 4,193 square feet with 5 beds and 5 full baths. It features mullioned windows, chevron white oak floors, 11-foot ceilings, a library, a chef's kitchen and formal dining room, a primary bedroom with a west-facing bay window and en-suite bath, and much more. The building provides 24-hour door staff and concierge, a fitness center and basketball court, a private cinema, a rooftop lounge, bike storage, and many other amenities.

11

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$8,162,728

AVERAGE ASKING PRICE

\$8,060,000

AVERAGE ASKING PRICE

\$7,995,000

AVERAGE ASKING PRICE

\$6,050,000

MEDIAN ASKING PRICE

\$8,625,000

MEDIAN ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$2,983

AVERAGE PPSF

N/A

AVERAGE PPSF

2,643

AVERAGE SQFT

N/A

AVERAGE SQFT



111 WEST 56TH ST #PHA

Midtown

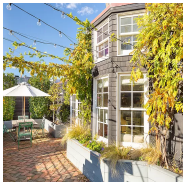
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,950,000	INITIAL	\$16,950,000
SQFT	3,042	PPSF	\$5,572	BEDS	4	BATHS	4
FEES	\$13,722	DOM	75				



1045 MADISON AVE #11

Upper East Side

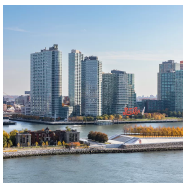
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,500,000	INITIAL	\$15,500,000
SQFT	4,193	PPSF	\$3,697	BEDS	5	BATHS	5
FEES	\$12,574	DOM	32				



72 EAST 1ST ST #PH

East Village

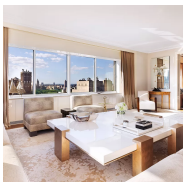
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,750,000	INITIAL	\$9,750,000
SQFT	2,736	PPSF	\$3,564	BEDS	5	BATHS	4.5
FEES	\$5,242	DOM	15				



435 EAST 52ND ST #9G

Beekman

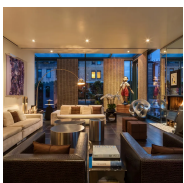
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$11,000,000
SQFT	5,335	PPSF	\$1,687	BEDS	5	BATHS	5
FEES	N/A	DOM	798				



733 PARK AVE #27

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	3,300	PPSF	\$2,652	BEDS	3	BATHS	4.5
FEES	N/A	DOM	122				



470 PARK AVE #PHA

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$10,750,000
SQFT	4,850	PPSF	\$1,753	BEDS	5	BATHS	6
FEES	\$10,154	DOM	197				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



241 WEST 4TH ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$10,950,000
SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	8.5
FEES	\$4,538	DOM	341				



301 EAST 80TH ST #7A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	\$8,400,000
SQFT	2,933	PPSF	\$2,455	BEDS	4	BATHS	4.5
FEES	\$8,722	DOM	551				



50 WEST 66TH ST #12B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,775,000	INITIAL	\$6,775,000
SQFT	2,424	PPSF	\$2,795	BEDS	3	BATHS	3
FEES	N/A	DOM	245				



50 WEST 66TH ST #6A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,050,000	INITIAL	\$6,050,000
SQFT	2,519	PPSF	\$2,402	BEDS	2	BATHS	3
FEES	N/A	DOM	N/A				



112 EAST 19TH ST #8R/9R

Gramercy

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$6,990,000
SQFT	3,900	PPSF	\$1,536	BEDS	4	BATHS	3.5
FEES	N/A	DOM	469				



378 WEST END AVE #14D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$5,925,000
SQFT	2,091	PPSF	\$2,858	BEDS	3	BATHS	2.5
FEES	\$6,564	DOM	828				

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33 PARK ROW #12A

Fulton / Seaport

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	2,332	PPSF	\$2,423	BEDS	3	BATHS	3.5
FEES	\$8,261	DOM	244				



35 WEST 15TH ST #13A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,324	PPSF	\$2,367	BEDS	3	BATHS	3.5
FEES	\$6,645	DOM	106				



53 WEST 53RD ST #19B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,290,000	INITIAL	\$5,290,000
SQFT	2,359	PPSF	\$2,243	BEDS	2	BATHS	2
FEES	\$7,027	DOM	N/A				



301 EAST 81ST ST #9A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,850,000
SQFT	2,116	PPSF	\$2,434	BEDS	3	BATHS	3.5
FEES	\$7,089	DOM	203				

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