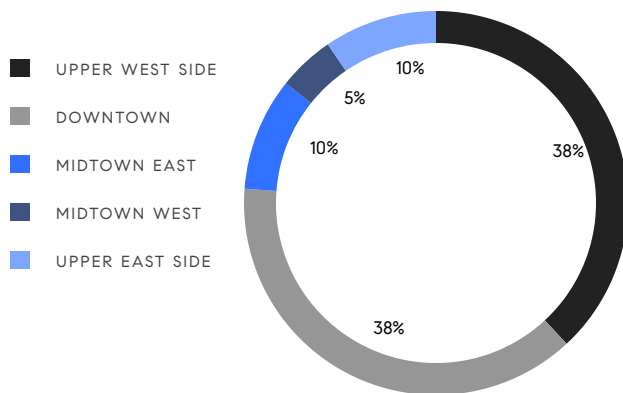


MANHATTAN WEEKLY LUXURY REPORT



20 BANK STREET

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



21

CONTRACTS SIGNED
THIS WEEK

\$193,220,000

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 17 condos, 2 co-ops, and 2 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$9,200,953

AVERAGE ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$2,796

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$193,220,000

TOTAL VOLUME

235

AVERAGE DAYS ON MARKET

Unit 41NS at 50 West 66th Street on the Upper West Side entered contract this week, with a last asking price of \$46,750,000. Built in 2024, this combined condo unit spans 6,942 square feet with 5 beds and 5 full baths. It features up to 14-foot ceilings, a 56-foot great room facing the park, 2 large loggias, a spacious eat-in kitchen, a home theater/library, a family room, and much more. The building provides an indoor and outdoor pool, a squash court, a full-sized basketball and pickleball court, a state-of-the-art fitness center, a sky lounge, and many other amenities.

Also signed this week was Unit WEST-27C at 500 West 18th Street in Chelsea, with a last asking price of \$11,195,000. Built in 2022, this condo unit spans 2,843 square feet with 3 beds and 3 full baths. It features a large great room, a custom-designed open kitchen with high-end appliances, a primary bedroom with floor-to-ceiling windows and en-suite five-fixture bath, a home automation system, and much more. The building provides a 75-foot lap pool and jacuzzi, a spa with steam room and sauna, a fitness center, private dining, and much more.

17

CONDO DEAL(S)

2

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$9,583,530

AVERAGE ASKING PRICE

\$7,700,000

AVERAGE ASKING PRICE

\$7,450,000

AVERAGE ASKING PRICE

\$7,350,000

MEDIAN ASKING PRICE

\$7,700,000

MEDIAN ASKING PRICE

\$7,450,000

MEDIAN ASKING PRICE

\$3,007

AVERAGE PPSF

\$1,415

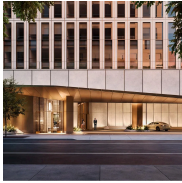
AVERAGE PPSF

2,922

AVERAGE SQFT

5,740

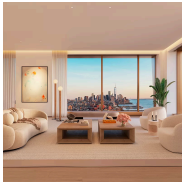
AVERAGE SQFT



50 WEST 66TH ST #41NS

Upper West Side

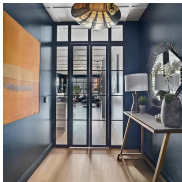
TYPE	CONDO	STATUS	CONTRACT	ASK	\$46,750,000	INITIAL	\$46,750,000
SQFT	6,942	PPSF	\$6,735	BEDS	5	BATHS	5
FEES	N/A	DOM	1				



500 WEST 18TH ST #WEST-27C

Chelsea

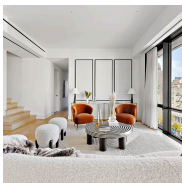
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,195,000	INITIAL	\$10,975,000
SQFT	2,843	PPSF	\$3,938	BEDS	3	BATHS	3.5
FEES	\$10,544	DOM	546				



150 CHARLES ST #3GN

West Village

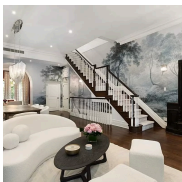
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,495,000	INITIAL	\$9,495,000
SQFT	2,537	PPSF	\$3,743	BEDS	3	BATHS	3.5
FEES	\$9,148	DOM	56				



175 WEST 10TH ST #PH6

West Village

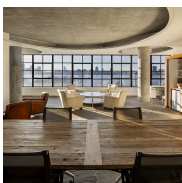
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	3,049	PPSF	\$2,951	BEDS	3	BATHS	3
FEES	\$11,552	DOM	291				



118 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$11,200,000
SQFT	8,000	PPSF	\$1,119	BEDS	5	BATHS	5
FEES	\$4,169	DOM	249				



495 WEST ST #5

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	3,198	PPSF	\$2,658	BEDS	2	BATHS	2.5
FEES	\$10,827	DOM	44				

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100 EAST 53RD ST #51A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$9,150,000
SQFT	3,385	PPSF	\$2,438	BEDS	3	BATHS	3.5
FEES	\$13,199	DOM	509				



181 EAST 28TH ST #PH1

Kips Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,114	PPSF	\$2,568	BEDS	4	BATHS	4
FEES	\$13,506	DOM	141				



35 HUDSON YARDS #7004

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,099	PPSF	\$2,580	BEDS	3	BATHS	3.5
FEES	\$10,345	DOM	N/A				



1010 5TH AVE #6A

Upper East Side

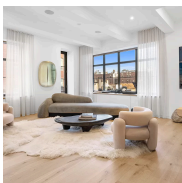
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$9,250,000
SQFT	4,000	PPSF	\$1,975	BEDS	5	BATHS	4.5
FEES	N/A	DOM	503				



211 CENTRAL PARK WEST #8C

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$8,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	209				



90 MORTON ST #4D

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,750,000
SQFT	2,244	PPSF	\$3,276	BEDS	3	BATHS	3.5
FEES	\$5,761	DOM	194				

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60 RIVERSIDE BLVD #PH4002

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,100,000
SQFT	3,096	PPSF	\$2,294	BEDS	4	BATHS	4
FEES	\$9,210	DOM	68				



225 WEST 86TH ST #306

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	2,573	PPSF	\$2,468	BEDS	4	BATHS	4
FEES	\$6,598	DOM	378				



120 WEST 88TH ST

Upper West Side

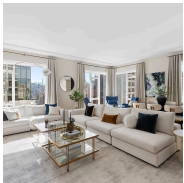
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	3,480	PPSF	\$1,710	BEDS	4	BATHS	3.5
FEES	N/A	DOM	23				



225 WEST 86TH ST #1114

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,242	PPSF	\$2,632	BEDS	3	BATHS	3
FEES	\$5,755	DOM	278				



1289 LEXINGTON AVE #9B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	3,078	PPSF	\$1,885	BEDS	4	BATHS	4.5
FEES	\$9,419	DOM	N/A				



1 CENTRAL PARK WEST #31C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,750,000
SQFT	1,591	PPSF	\$3,457	BEDS	2	BATHS	2.5
FEES	\$5,970	DOM	444				

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44 LAIGHT ST #6B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	2,860	PPSF	\$1,852	BEDS	3	BATHS	2.5
FEES	\$6,908	DOM	166				



555 WEST 22ND ST #15BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,599	PPSF	\$3,284	BEDS	2	BATHS	2.5
FEES	\$5,981	DOM	26				



30 PARK PL #42A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,500,000
SQFT	2,219	PPSF	\$2,344	BEDS	3	BATHS	3
FEES	\$8,600	DOM	325				

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