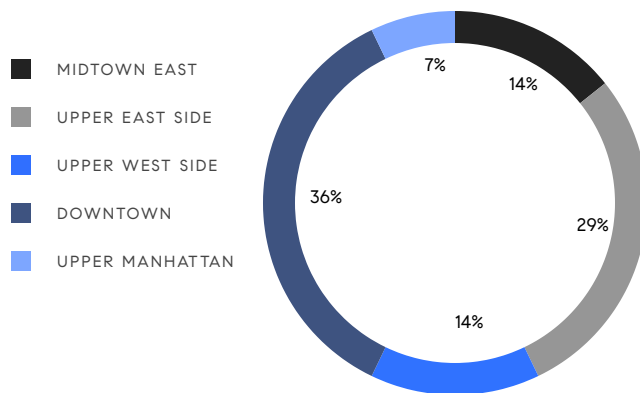


MANHATTAN WEEKLY LUXURY REPORT



522 W 29TH ST, UNIT 9A, BY SARKI STUDIOS

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



14
CONTRACTS SIGNED
THIS WEEK

\$189,670,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 9 condos, 3 co-ops, and 2 houses. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$13,547,858

AVERAGE ASKING PRICE

\$10,300,000

MEDIAN ASKING PRICE

\$3,021

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$189,670,000

TOTAL VOLUME

195

AVERAGE DAYS ON MARKET

Unit 114 at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$63,500,000. Built in 2020, this full-floor condo residence spans 7,074 square feet with 5 beds and 5 full baths. It features high ceilings, floor-to-ceiling windows throughout, a gourmet eat-in kitchen with custom cabinetry and Miele appliances, a primary suite in the western wing with formal sitting room and oversized bath, limitless views, and much more. The building provides a fitness center with pool, bike storage and private storage, a full-time doorman and concierge, and many other amenities.

Also signed this week was Unit 9 at 944 5th Avenue on the Upper East Side, with a last asking price of \$24,500,000. Originally built in 1925, this full-floor co-op offers approximately 5,000 square feet with 4 beds and 5 full baths. It features a private elevator landing, a large, square dining room, an oversized living room with Central Park views, a library, high ceilings, central air conditioning throughout, hardwood floors, and much more. The building provides a gym, laundry, a full-time doorman, storage, and many other amenities.

9

CONDO DEAL(S)

3

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$13,816,112

AVERAGE ASKING PRICE

\$14,741,667

AVERAGE ASKING PRICE

\$10,550,000

AVERAGE ASKING PRICE

\$7,350,000

MEDIAN ASKING PRICE

\$12,950,000

MEDIAN ASKING PRICE

\$10,550,000

MEDIAN ASKING PRICE

\$3,362

AVERAGE PPSF

\$1,487

AVERAGE PPSF

3,317

AVERAGE SQFT

7,735

AVERAGE SQFT



217 WEST 57TH ST #114

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$63,500,000	INITIAL	\$63,500,000
SQFT	7,074	PPSF	\$8,977	BEDS	5	BATHS	5.5
FEES	\$29,361	DOM	296				



944 5TH AVE #9

Upper East Side

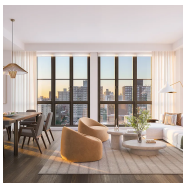
TYPE	COOP	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	\$24,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	N/A	DOM	46				



21 EAST 79TH ST #9

Upper East Side

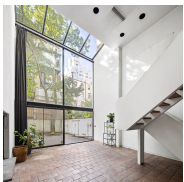
TYPE	COOP	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$12,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$11,899	DOM	214				



250 WEST 96TH ST #PHC

Upper West Side

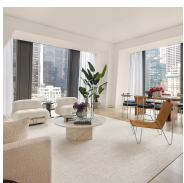
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,850,000	INITIAL	\$11,850,000
SQFT	4,362	PPSF	\$2,717	BEDS	4	BATHS	3.5
FEES	\$13,470	DOM	2				



54 EAST 66TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$12,900,000
SQFT	5,580	PPSF	\$1,927	BEDS	7	BATHS	7
FEES	\$7,395	DOM	136				



53 WEST 53RD ST #22A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,575,000	INITIAL	\$10,575,000
SQFT	3,663	PPSF	\$2,887	BEDS	3	BATHS	3
FEES	\$11,909	DOM	1,108				

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.



136 EAST 16TH ST

Gramercy

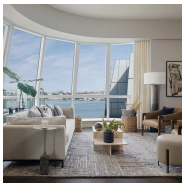
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,350,000	INITIAL	\$10,350,000
SQFT	9,890	PPSF	\$1,047	BEDS	8	BATHS	7
FEES	\$7,909	DOM	75				



100 CLAREMONT AVE #PH41

Morningside Heights

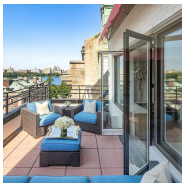
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
SQFT	3,348	PPSF	\$3,062	BEDS	4	BATHS	4
FEES	\$7,990	DOM	N/A				



515 WEST 18TH ST #1404

Chelsea

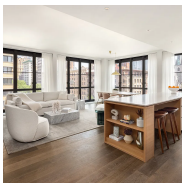
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	2,536	PPSF	\$2,899	BEDS	3	BATHS	3.5
FEES	\$9,140	DOM	35				



15 EAST 91ST ST #9A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,775,000	INITIAL	\$6,775,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$8,365	DOM	131				



250 WEST 96TH ST #20C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,325,000	INITIAL	\$5,325,000
SQFT	2,006	PPSF	\$2,655	BEDS	3	BATHS	3.5
FEES	\$5,980	DOM	6				



65 WEST 13TH ST #9B

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	2,838	PPSF	\$1,866	BEDS	3	BATHS	2
FEES	\$6,388	DOM	69				

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555 WEST 22ND ST #10EW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	1,725	PPSF	\$3,015	BEDS	2	BATHS	2.5
FEES	\$5,912	DOM	219				



155 WEST 18TH ST #201

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,850,000
SQFT	2,300	PPSF	\$2,174	BEDS	3	BATHS	3.5
FEES	\$7,524	DOM	196				

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