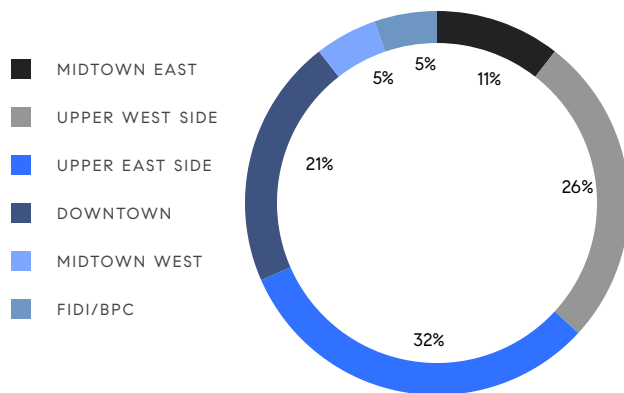


MANHATTAN WEEKLY LUXURY REPORT



18 GRAMERCY PARK SOUTH BY EVAN JOSEPH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



19
CONTRACTS SIGNED
THIS WEEK

\$156,135,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 19 contracts signed this week, made up of 11 condos, 3 co-ops, and 5 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$8,217,632

AVERAGE ASKING PRICE

\$7,485,000

MEDIAN ASKING PRICE

\$2,405

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$156,135,000

TOTAL VOLUME

180

AVERAGE DAYS ON MARKET

Unit 17S at 111 West 57th Street in Midtown entered contract this week, with a last asking price of \$15,750,000. Built in 2020, this duplex condo unit spans 4,768 square feet with 4 beds and 5 full baths. It features stone floors, double-height ceilings, quartzite countertops and backsplash, custom hand-crafted cabinetry, high-end appliances, a primary bedroom with southeast exposure and large dressing room, and much more. The building provides a large swimming pool with cabanas, sauna and treatment rooms, a large fitness center, a private dining room, 24-hour attended entrances and concierge, and many other amenities.

Also signed this week was Unit 1112 at 225 West 86th Street on the Upper West Side, with a last asking price of \$13,195,000. This condo unit spans 4,637 square feet with 6 beds and 6 full baths. It features north and south exposures, 10-foot ceilings, oversized mahogany windows, patterned white oak floors, a large primary suite with a walk-in closet and spa-like bath, a kitchen with marble countertops and backsplash, and much more. The building provides a 24-hour attended lobby, a state-of-the-art fitness center, a sports court, a lounge and dining room, and many other amenities.

11

CONDO DEAL(S)

3

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$8,080,910

AVERAGE ASKING PRICE

\$7,766,667

AVERAGE ASKING PRICE

\$8,789,000

AVERAGE ASKING PRICE

\$7,485,000

MEDIAN ASKING PRICE

\$5,950,000

MEDIAN ASKING PRICE

\$8,850,000

MEDIAN ASKING PRICE

\$2,597

AVERAGE PPSF

\$1,984

AVERAGE PPSF

3,148

AVERAGE SQFT

4,503

AVERAGE SQFT



111 WEST 57TH ST #17S

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,750,000	INITIAL	\$17,995,000
SQFT	4,768	PPSF	\$3,304	BEDS	4	BATHS	5.5
FEES	\$19,107	DOM	421				



225 WEST 86TH ST #1112

Upper West Side

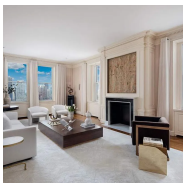
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,195,000	INITIAL	N/A
SQFT	4,637	PPSF	\$2,846	BEDS	6	BATHS	6.5
FEES	\$11,835	DOM	N/A				



11 EAST 76TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$16,000,000
SQFT	7,300	PPSF	\$1,713	BEDS	6	BATHS	7
FEES	\$11,244	DOM	355				



781 5TH AVE #27

Upper East Side

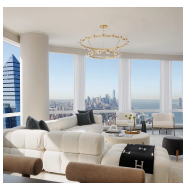
TYPE	COOP	STATUS	CONTRACT	ASK	\$12,000,000	INITIAL	\$12,000,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	1
FEES	N/A	DOM	124				



62 JANE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$10,995,000
SQFT	4,082	PPSF	\$2,449	BEDS	4	BATHS	3
FEES	\$3,376	DOM	99				



35 HUDSON YARDS #7703

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$11,995,000
SQFT	3,436	PPSF	\$2,618	BEDS	4	BATHS	4.5
FEES	\$11,716	DOM	412				

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172 EAST 71ST ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,850,000	INITIAL	\$8,850,000
SQFT	3,750	PPSF	\$2,360	BEDS	6	BATHS	7.5
FEES	\$4,043	DOM	319				



70 VESTRY ST #5F

Tribeca

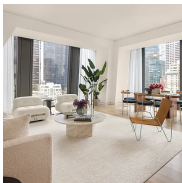
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,195,000	INITIAL	\$8,395,000
SQFT	2,445	PPSF	\$3,352	BEDS	3	BATHS	3.5
FEES	\$10,254	DOM	99				



50 WEST ST #52C

Financial District

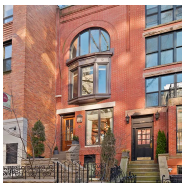
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,680,000	INITIAL	N/A
SQFT	2,669	PPSF	\$2,878	BEDS	4	BATHS	4
FEES	\$8,502	DOM	N/A				



53 WEST 53RD ST #20A

Midtown

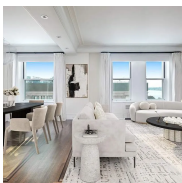
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,485,000	INITIAL	N/A
SQFT	2,312	PPSF	\$3,237	BEDS	2	BATHS	2.5
FEES	\$8,252	DOM	N/A				



126 WEST 95TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	3,885	PPSF	\$1,892	BEDS	4	BATHS	5.5
FEES	\$3,907	DOM	42				



270 RIVERSIDE DR #11A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,300,000
SQFT	2,845	PPSF	\$2,108	BEDS	4	BATHS	4
FEES	\$7,347	DOM	151				

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639 WEST END AVE #10AB

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	39				



737 PARK AVE #2B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,563	PPSF	\$2,302	BEDS	3	BATHS	3.5
FEES	\$6,985	DOM	27				



980 5TH AVE #5A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,975,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	179				



443 EAST 84TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,825,000
SQFT	3,496	PPSF	\$1,502	BEDS	4	BATHS	3
FEES	\$2,916	DOM	387				



30 WEST 61ST ST #26ABC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	3,453	PPSF	\$1,521	BEDS	4	BATHS	5
FEES	\$10,062	DOM	21				



160 WEST 12TH ST #47

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,745	PPSF	\$3,009	BEDS	2	BATHS	2.5
FEES	\$7,212	DOM	11				

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12 WARREN ST #6

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	N/A
SQFT	3,752	PPSF	\$1,385	BEDS	3	BATHS	3.5
FEES	\$11,647	DOM	N/A				

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