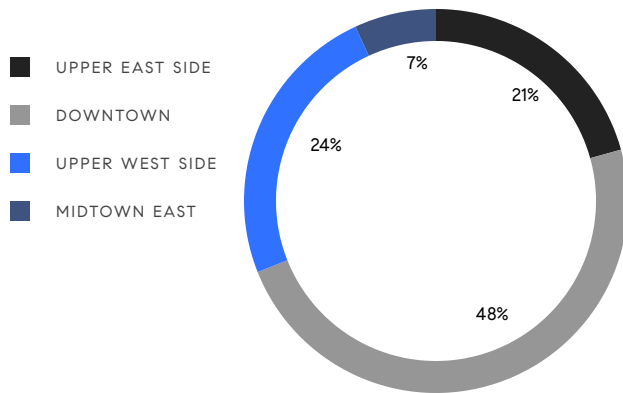


MANHATTAN WEEKLY LUXURY REPORT



432 PARK AVE #62B BY MICHAEL WEINSTEIN

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



29

CONTRACTS SIGNED
THIS WEEK

\$291,930,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 29 contracts signed this week, made up of 20 condos, 6 co-ops, and 3 houses. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$10,066,552

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$3,025

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$291,930,000

TOTAL VOLUME

336

AVERAGE DAYS ON MARKET

12 East 82nd Street on the Upper East Side entered contract this week, with a last asking price of \$41,000,000. Originally built in 1905, this townhouse spans approximately 12,000 square feet with 4 beds and 7 full baths. It features 7 full floors, a south-facing garden, a rooftop terrace, a recent complete rebuild, floor-to-ceiling windows and terraces on each floor, a large chef's kitchen with custom cabinetry and high-end appliances, a gallery with 21-foot ceilings, a primary bedroom with a dressing room and ensuite bathrooms, a study, a leather-paneled elevator, a large lower level, and much more.

Also signed this week was 33 Perry Street in the West Village, with a last asking price of \$16,900,000. Originally built in 1897, this townhouse spans 8,668 square feet with 6 beds and 6 full baths. It features multiple skylights, high ceilings, a full cellar, a rear yard, a full roof garden with irrigation system, historic arched wood windows, multiple wood-burning fireplaces, stained glass, inlaid tiles, wrought iron gates and lanterns, and much more.

20

CONDO DEAL(S)

6

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$8,237,000

AVERAGE ASKING PRICE

\$9,731,667

AVERAGE ASKING PRICE

\$22,933,334

AVERAGE ASKING PRICE

\$6,895,000

MEDIAN ASKING PRICE

\$7,622,500

MEDIAN ASKING PRICE

\$16,900,000

MEDIAN ASKING PRICE

\$3,181

AVERAGE PPSF

\$2,422

AVERAGE PPSF

2,708

AVERAGE SQFT

8,360

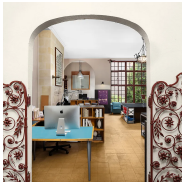
AVERAGE SQFT



12 EAST 82ND ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$45,000,000	INITIAL	\$52,000,000
SQFT	12,000	PPSF	\$3,750	BEDS	4	BATHS	7
FEES	\$14,204	DOM	508				



33 PERRY ST

West Village

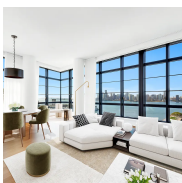
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$16,900,000	INITIAL	\$19,500,000
SQFT	8,668	PPSF	\$1,950	BEDS	6	BATHS	6.5
FEES	\$3,189	DOM	326				



810 5TH AVE #8

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$22,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	1,046				



150 CHARLES ST #14A

West Village

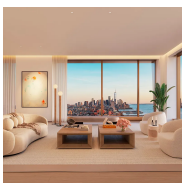
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,500,000	INITIAL	\$15,500,000
SQFT	3,008	PPSF	\$5,153	BEDS	3	BATHS	3.5
FEES	\$10,654	DOM	49				



300 CENTRAL PARK WEST #18/19D

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$14,995,000
SQFT	6,300	PPSF	\$2,380	BEDS	6	BATHS	8
FEES	\$22,300	DOM	57				



500 WEST 18TH ST #29B

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,325,000	INITIAL	\$14,325,000
SQFT	3,153	PPSF	\$4,544	BEDS	3	BATHS	3.5
FEES	\$10,901	DOM	N/A				

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30 EAST 29TH ST #PHB

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$12,995,000
SQFT	2,610	PPSF	\$4,979	BEDS	2	BATHS	3
FEES	\$9,966	DOM	513				



443 GREENWICH ST #4F

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$11,000,000
SQFT	3,170	PPSF	\$3,471	BEDS	3	BATHS	3.5
FEES	\$11,381	DOM	19				



400 WEST 12TH ST #4EF

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,900,000	INITIAL	N/A
SQFT	2,406	PPSF	\$4,115	BEDS	2	BATHS	3
FEES	\$3,025	DOM	N/A				



217 WEST 57TH ST #64N

Midtown

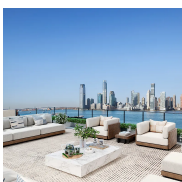
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,600,000	INITIAL	\$9,600,000
SQFT	1,435	PPSF	\$6,690	BEDS	2	BATHS	2
FEES	\$5,010	DOM	N/A				



260 BOWERY #PH

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	4,156	PPSF	\$2,165	BEDS	4	BATHS	4
FEES	\$12,829	DOM	113				



450 WASHINGTON ST #PH1604

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	2,411	PPSF	\$3,630	BEDS	4	BATHS	3
FEES	N/A	DOM	N/A				

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200 AMSTERDAM AVE #8A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,300,000	INITIAL	\$8,300,000
SQFT	3,455	PPSF	\$2,403	BEDS	5	BATHS	5.5
FEES	\$11,402	DOM	131				



21 EAST 61ST ST #11A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,750,000
SQFT	2,325	PPSF	\$3,549	BEDS	3	BATHS	3.5
FEES	\$7,423	DOM	273				



15 WEST 53RD ST #36AEF

Midtown

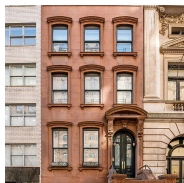
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$9,495,000
SQFT	4,500	PPSF	\$1,555	BEDS	4	BATHS	5.5
FEES	\$14,699	DOM	778				



760 PARK AVE #2

Upper East Side

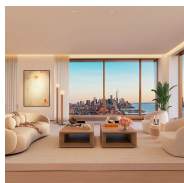
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$9,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$14,596	DOM	470				



226 EAST 79TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$8,300,000
SQFT	4,412	PPSF	\$1,564	BEDS	5	BATHS	5.5
FEES	\$5,230	DOM	435				

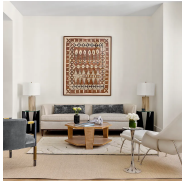


500 WEST 18TH ST #14A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000
SQFT	2,262	PPSF	\$3,004	BEDS	3	BATHS	3.5
FEES	\$7,612	DOM	N/A				

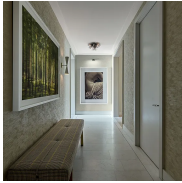
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378 WEST END AVE #11D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	2,382	PPSF	\$2,834	BEDS	3	BATHS	3
FEES	\$5,883	DOM	100				



200 AMSTERDAM AVE #21D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	2,437	PPSF	\$2,606	BEDS	3	BATHS	3
FEES	\$7,041	DOM	52				



344 WEST 72ND ST #908

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,932	PPSF	\$2,098	BEDS	4	BATHS	4.5
FEES	\$5,472	DOM	205				



565 BROOME ST #S12E

Soho

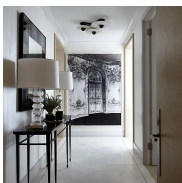
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	2,302	PPSF	\$2,563	BEDS	3	BATHS	3.5
FEES	\$7,805	DOM	637				



200 AMSTERDAM AVE #23B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	2,139	PPSF	\$2,712	BEDS	2	BATHS	2.5
FEES	\$7,181	DOM	316				



200 AMSTERDAM AVE #14B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$5,700,000
SQFT	2,394	PPSF	\$2,381	BEDS	3	BATHS	3.5
FEES	\$8,246	DOM	206				

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36 NORTH MOORE ST #PH7W

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,500,000
SQFT	2,000	PPSF	\$2,750	BEDS	3	BATHS	2
FEES	\$2,193	DOM	308				



222 EAST 81ST ST #RES2

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$7,250,000
SQFT	3,378	PPSF	\$1,627	BEDS	3	BATHS	4.5
FEES	\$8,035	DOM	778				



21 EAST 12TH ST #15C

Greenwich Village

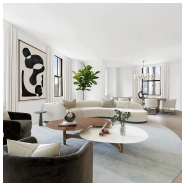
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,995,000
SQFT	2,028	PPSF	\$2,589	BEDS	2	BATHS	2.5
FEES	\$6,148	DOM	199				



500 WEST 18TH ST #5A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,190,000	INITIAL	\$5,190,000
SQFT	2,161	PPSF	\$2,402	BEDS	2	BATHS	2.5
FEES	\$7,483	DOM	230				



100 BARCLAY ST #12B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,150,000
SQFT	2,355	PPSF	\$2,187	BEDS	3	BATHS	3.5
FEES	\$7,874	DOM	302				

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