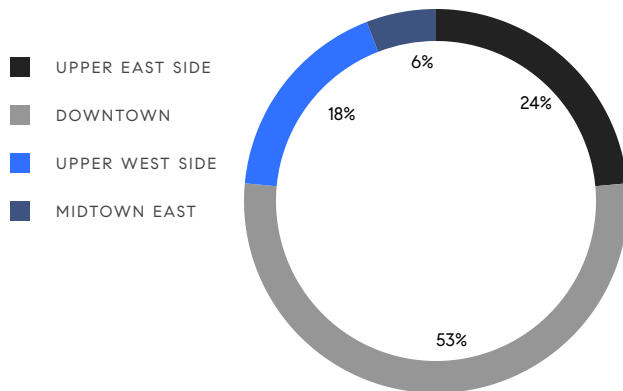


MANHATTAN WEEKLY LUXURY REPORT



30 PARK PLACE #67A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17
CONTRACTS SIGNED
THIS WEEK

\$139,090,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 11 condos, 4 co-ops, and 2 houses. The previous week saw 21 deals. For more information or data, please reach out to a Compass agent.

\$8,181,765	\$6,475,000	\$2,725
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
3%	\$139,090,000	259
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

129 East 73rd Street on the Upper East Side entered contract this week, with a last asking price of \$27,500,000. Originally built in 1907 and renovated in 2005, this townhouse spans approximately 12,000 square feet with 7 beds and 7 full baths. It features a formal gallery with marble fireplace and Murano chandelier, an eat-in kitchen with high-end appliances, floor-to-ceiling bookshelves, a primary bedroom with Juliet balcony, walk-in closet, and fireplace, a top-floor basketball court, and much more.

Also signed this week was Unit 16E at 737 Park Avenue on the Upper East Side, with a last asking price of \$11,880,000. Originally built in 1940, this condo unit spans 3,845 square feet with 4 beds and 4 full baths. It features triple exposures, a 365-square-foot terrace, large southwest-facing windows, new white oak floors, an eat-in kitchen with high-end appliances, and much more. The building provides a 24-hour door attendant, a private fitness room, a children's playroom, a garden area with catering kitchen, and many other amenities.

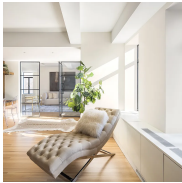
11	4	2
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$6,685,455	\$7,825,000	\$17,125,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$5,950,000	\$7,650,000	\$17,125,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$2,944		\$1,885
AVERAGE PPSF		AVERAGE PPSF
2,305		8,284
AVERAGE SQFT		AVERAGE SQFT



129 EAST 73RD ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$27,500,000	INITIAL	\$27,500,000
SQFT	12,000	PPSF	\$2,292	BEDS	7	BATHS	7
FEES	\$15,581	DOM	77				



737 PARK AVE #16E

Upper East Side

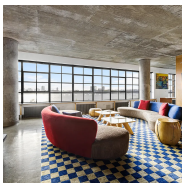
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,880,000	INITIAL	\$12,950,000
SQFT	3,845	PPSF	\$3,090	BEDS	4	BATHS	4
FEES	\$9,200	DOM	260				



795 5TH AVE #1902

Upper East Side

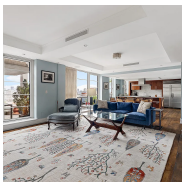
TYPE	COOP	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	147				



495 WEST ST #6

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	3,198	PPSF	\$2,658	BEDS	3	BATHS	2
FEES	\$10,999	DOM	89				



37 WEST 12TH ST #PHC

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,800,000	INITIAL	\$7,800,000
SQFT	2,780	PPSF	\$2,806	BEDS	4	BATHS	4
FEES	\$4,994	DOM	27				



25 COLUMBUS CIRCLE #52D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,900,000
SQFT	1,862	PPSF	\$4,028	BEDS	3	BATHS	3
FEES	\$7,859	DOM	266				

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857 5TH AVE #16

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	29				



415 EAST 50TH ST

Turtle Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	4,567	PPSF	\$1,478	BEDS	5	BATHS	3
FEES	\$3,083	DOM	280				



500 WEST 18TH ST #W6D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,475,000	INITIAL	\$6,475,000
SQFT	2,296	PPSF	\$2,821	BEDS	3	BATHS	3
FEES	N/A	DOM	1				



450 WASHINGTON ST #1002

Tribeca

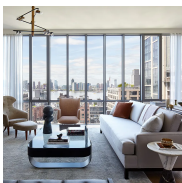
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$6,095,000	INITIAL	\$6,095,000
SQFT	2,077	PPSF	\$2,935	BEDS	3	BATHS	3.5
FEES	N/A	DOM	231				



225 WEST 86TH ST #1107

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,995,000
SQFT	2,263	PPSF	\$2,630	BEDS	3	BATHS	3.5
FEES	\$5,836	DOM	754				



565 BROOME ST #N20A

Hudson Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,760,000	INITIAL	\$5,760,000
SQFT	2,036	PPSF	\$2,830	BEDS	2	BATHS	2.5
FEES	\$7,104	DOM	350				

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519 BROADWAY #5A

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$6,995,000
SQFT	3,000	PPSF	\$1,917	BEDS	2	BATHS	2.5
FEES	\$4,339	DOM	189				



500 WEST 18TH ST #E19F

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,535,000	INITIAL	\$5,535,000
SQFT	1,657	PPSF	\$3,341	BEDS	2	BATHS	2.5
FEES	\$5,935	DOM	N/A				



2505 BROADWAY #10A

Upper West Side

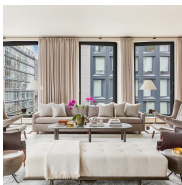
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,775,000
SQFT	2,438	PPSF	\$2,254	BEDS	4	BATHS	3.5
FEES	\$4,962	DOM	550				



160 WEST 12TH ST #24

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$6,000,000
SQFT	1,535	PPSF	\$3,388	BEDS	2	BATHS	2
FEES	\$6,512	DOM	622				



505 WEST 19TH ST #5A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,250,000
SQFT	2,144	PPSF	\$2,403	BEDS	3	BATHS	3
FEES	\$9,149	DOM	264				

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