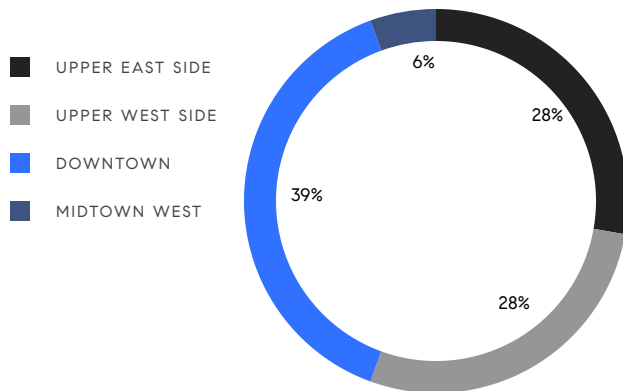


MANHATTAN WEEKLY LUXURY REPORT



135 EAST 19TH ST

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



18
CONTRACTS SIGNED
THIS WEEK

\$156,460,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 9 condos, 8 co-ops, and 1 house. The previous week saw 13 deals. For more information or data, please reach out to a Compass agent.

\$8,692,223

AVERAGE ASKING PRICE

\$7,322,500

MEDIAN ASKING PRICE

\$2,676

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$156,460,000

TOTAL VOLUME

313

AVERAGE DAYS ON MARKET

Unit PH at 993 5th Avenue in Upper East Side entered contract this week, with a last asking price of \$19,950,000. Originally built in 1930, this full-floor co-op offers 4 beds and 4 full baths. It features multiple park-facing sun terraces, wood-burning fireplaces, herringbone hardwood floors, intricate crown moldings, a private elevator landing, double-height ceilings, a chef's kitchen with high-end stainless steel appliances, a library, and much more. The building provides full-time staff, security, private storage, a fitness center, and many other amenities.

Also signed this week was Unit 8A/9A at 50 Central Park West on the Upper West Side, with a last asking price of \$17,990,000. Originally built in 1907, this co-op offers 11-foot ceilings, oversized windows, multi-zone central air, an updated gourmet kitchen, abundant storage, Central Park and Midtown views, a library, and much more. The building provides full-time doormen and elevator operators, a resident manager, private storage, a bike room, a gym and upcoming fitness center, and many other amenities.

9

CONDO DEAL(S)

8

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$7,104,445

AVERAGE ASKING PRICE

\$10,752,500

AVERAGE ASKING PRICE

\$6,500,000

AVERAGE ASKING PRICE

\$7,195,000

MEDIAN ASKING PRICE

\$8,392,500

MEDIAN ASKING PRICE

\$6,500,000

MEDIAN ASKING PRICE

\$2,709

AVERAGE PPSF

\$1,300

AVERAGE PPSF

2,675

AVERAGE SQFT

5,000

AVERAGE SQFT



993 5TH AVE #PHA

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$19,950,000	INITIAL	\$19,950,000
SQFT	5,500	PPSF	\$3,627	BEDS	4	BATHS	4.5
FEES	\$25,060	DOM	161				



50 CENTRAL PARK WEST #8A/9A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$17,990,000	INITIAL	\$22,500,000
SQFT	5,000	PPSF	\$3,598	BEDS	6	BATHS	5.5
FEES	N/A	DOM	970				



410 WEST 24TH ST #PHA

Chelsea

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	3,250	PPSF	\$3,076	BEDS	3	BATHS	3.5
FEES	\$9,089	DOM	643				



40 MERCER ST #32

Soho

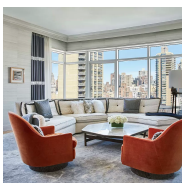
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	2,706	PPSF	\$3,694	BEDS	3	BATHS	3.5
FEES	\$11,198	DOM	692				



895 PARK AVE #14C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$11,500,000
SQFT	4,300	PPSF	\$2,092	BEDS	4	BATHS	4.5
FEES	\$7,314	DOM	250				



200 EAST 79TH ST #17A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,213	PPSF	\$2,489	BEDS	4	BATHS	4.5
FEES	\$10,138	DOM	255				

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51 EAST 79TH ST #10/11A

Upper East Side

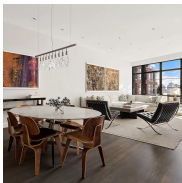
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,790,000	INITIAL	\$8,495,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	84				



103 CENTRAL PARK WEST #7E

Upper West Side

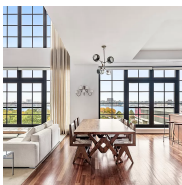
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,183	DOM	227				



150 CHARLES ST #6AN

West Village

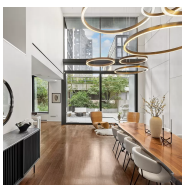
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,395,000	INITIAL	\$7,395,000
SQFT	2,321	PPSF	\$3,187	BEDS	3	BATHS	3.5
FEES	\$8,058	DOM	57				



200 11TH AVE #5S

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$8,000,000
SQFT	2,328	PPSF	\$3,115	BEDS	3	BATHS	3.5
FEES	\$9,399	DOM	666				



505 WEST 19TH ST #2D

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,195,000	INITIAL	\$7,195,000
SQFT	3,125	PPSF	\$2,303	BEDS	3	BATHS	3.5
FEES	\$13,967	DOM	85				



987 MADISON AVE #6C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,900,000
SQFT	3,375	PPSF	\$2,060	BEDS	5	BATHS	5
FEES	N/A	DOM	276				

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111 WEST 67TH ST #43A

Upper West Side

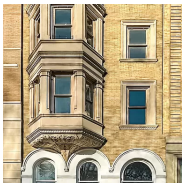
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,895,000	INITIAL	\$8,500,000
SQFT	2,732	PPSF	\$2,524	BEDS	3	BATHS	3
FEES	\$6,826	DOM	335				



103 CENTRAL PARK WEST #4F

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$7,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	N/A	DOM	174				



354 CENTRAL PARK WEST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	5,000	PPSF	\$1,300	BEDS	9	BATHS	5
FEES	\$6,413	DOM	71				



322 WEST 57TH ST #40U

Clinton

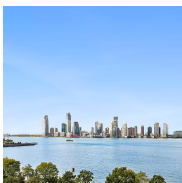
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,295,000
SQFT	3,417	PPSF	\$1,843	BEDS	4	BATHS	3
FEES	\$8,611	DOM	N/A				



1 MANHATTAN SQUARE #66J

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,475,000	INITIAL	\$5,475,000
SQFT	2,347	PPSF	\$2,333	BEDS	3	BATHS	3.5
FEES	\$3,263	DOM	47				



450 WASHINGTON ST #803

Tribeca

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,445,000	INITIAL	\$5,445,000
SQFT	1,883	PPSF	\$2,892	BEDS	3	BATHS	2.5
FEES	N/A	DOM	N/A				

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