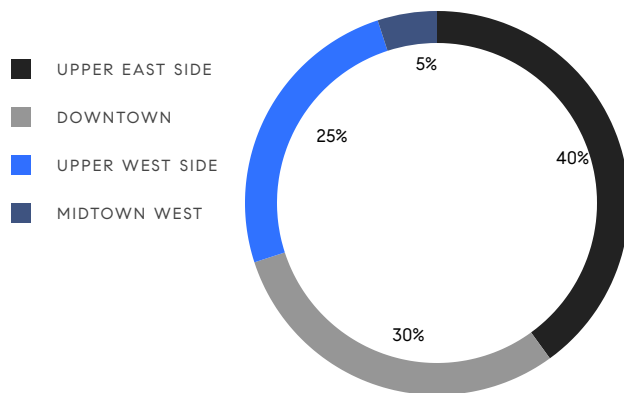


MANHATTAN WEEKLY LUXURY REPORT



730 PARK AVE, UNIT 10/11C

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



20
CONTRACTS SIGNED
THIS WEEK

\$191,075,500
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 9 condos, 8 co-ops, and 3 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$9,553,775

AVERAGE ASKING PRICE

\$8,275,000

MEDIAN ASKING PRICE

\$2,695

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$191,075,500

TOTAL VOLUME

232

AVERAGE DAYS ON MARKET

Unit PH15W at 135 East 79th Street on the Upper East Side entered contract this week, with a last asking price of \$19,995,000. Built in 2012, this penthouse duplex condo spans 5,086 square feet with 5 beds and 5 full baths. It features triple exposures with park and city views, herringbone floors, custom wood trims and casings, an entrance foyer with private elevator access, an eat-in chef's kitchen, an upstairs primary bedroom with walk-in closet and en-suite bath, two terraces, and much more. The building provides a private fitness center and yoga room, a wine cellar, a bike room, a lounge, and many other amenities.

Also signed this week was Unit 7A at 27 Wooster Street in SoHo, with a last asking price of \$18,950,000. Built in 2015, this full-floor condo spans 5,075 square feet with 4 beds and 4 full baths. It features direct, keyed elevator access to the entry gallery, a large living room with floor-to-ceiling windows, a kitchen with custom cabinetry and high-end appliances, a primary bedroom with its own private wing, en-suite bath, and dual walk-in closets, window treatments, a south-facing balcony, and much more. The building provides a 24-hour attended lobby, a fitness room, parking, cold storage, and many other amenities.

9

CONDO DEAL(S)

8

CO-OP DEAL(S)

3

TOWNHOUSE DEAL(S)

\$9,971,112

AVERAGE ASKING PRICE

\$8,549,438

AVERAGE ASKING PRICE

\$10,980,000

AVERAGE ASKING PRICE

\$8,400,000

MEDIAN ASKING PRICE

\$8,075,000

MEDIAN ASKING PRICE

\$13,500,000

MEDIAN ASKING PRICE

\$3,066

AVERAGE PPSF

\$2,068

AVERAGE PPSF

3,195

AVERAGE SQFT

5,175

AVERAGE SQFT



135 EAST 79TH ST #PH15W

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,995,000	INITIAL	\$22,500,000
SQFT	5,086	PPSF	\$3,932	BEDS	5	BATHS	5.5
FEES	\$19,665	DOM	85				



27 WOOSTER ST #7A

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,950,000	INITIAL	\$18,950,000
SQFT	5,075	PPSF	\$3,734	BEDS	4	BATHS	4.5
FEES	\$18,231	DOM	308				



71 WEST 11TH ST

Greenwich Village

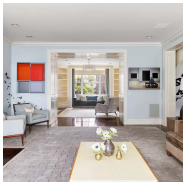
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,950,000	INITIAL	\$14,500,000
SQFT	5,200	PPSF	\$2,683	BEDS	5	BATHS	4
FEES	\$6,458	DOM	350				



120 EAST 71ST ST

Upper East Side

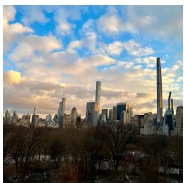
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$14,995,000
SQFT	6,600	PPSF	\$2,046	BEDS	5	BATHS	5
FEES	\$8,089	DOM	395				



925 PARK AVE #3/4A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	N/A	DOM	110				



88 CENTRAL PARK WEST #8S

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$11,500,000
SQFT	3,300	PPSF	\$3,485	BEDS	3	BATHS	2.5
FEES	N/A	DOM	2				

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.



15 HUDSON YARD #77B

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	2,974	PPSF	\$3,025	BEDS	4	BATHS	4
FEES	\$8,738	DOM	114				



200 WEST END AVE #PHC

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,900,000	INITIAL	\$9,975,000
SQFT	4,297	PPSF	\$2,072	BEDS	5	BATHS	5
FEES	\$11,946	DOM	170				



150 CHARLES ST #3GS

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,400,000	INITIAL	\$8,400,000
SQFT	2,540	PPSF	\$3,308	BEDS	3	BATHS	3
FEES	\$4,771	DOM	32				



4 EAST 72ND ST #4A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,400,000	INITIAL	\$9,850,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$12,084	DOM	528				



6 WEST 77TH ST #16E

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,150,000	INITIAL	\$9,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	152				



225 WEST 86TH ST #904

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,150,000	INITIAL	\$8,150,000
SQFT	3,126	PPSF	\$2,608	BEDS	4	BATHS	4
FEES	\$8,062	DOM	180				

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131 EAST 69TH ST #8

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	5,292	PPSF	\$1,512	BEDS	5	BATHS	5.5
FEES	N/A	DOM	311				



325 WEST END AVE #PHW

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,500	INITIAL	\$7,995,500
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	N/A	DOM	41				



733 PARK AVE #19

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$7,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	N/A	DOM	160				



30 EAST 29TH ST #38A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,905,000	INITIAL	\$5,905,000
SQFT	1,656	PPSF	\$3,566	BEDS	3	BATHS	2.5
FEES	\$5,889	DOM	14				



322 EAST 69TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,490,000	INITIAL	\$5,350,000
SQFT	3,725	PPSF	\$1,474	BEDS	4	BATHS	3.5
FEES	\$4,851	DOM	278				



4 LEXINGTON AVE #15LMN

Gramercy

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$6,395,000
SQFT	3,300	PPSF	\$1,622	BEDS	4	BATHS	2.5
FEES	N/A	DOM	704				

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40 EAST 66TH ST #2C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$6,450,000
SQFT	2,309	PPSF	\$2,274	BEDS	2	BATHS	2.5
FEES	\$7,055	DOM	395				



56 LEONARD ST #26AW

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,295,000
SQFT	1,692	PPSF	\$3,071	BEDS	2	BATHS	2
FEES	\$3,201	DOM	309				

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