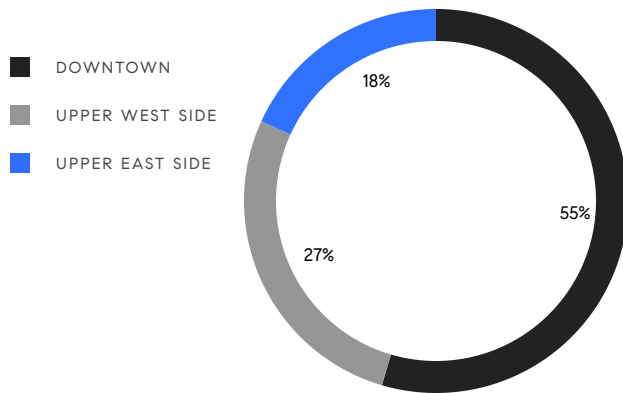


MANHATTAN WEEKLY LUXURY REPORT



39 CROSBY STREET, PHN

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



11
CONTRACTS SIGNED
THIS WEEK

\$125,020,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 10 condos, and 1 house. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$11,365,455

AVERAGE ASKING PRICE

\$9,500,000

MEDIAN ASKING PRICE

\$3,013

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$125,020,000

TOTAL VOLUME

324

AVERAGE DAYS ON MARKET

83 Horatio Street in the West Village entered contract this week, with a last asking price of \$22,950,000. Originally built in 1852, this historic townhouse has been completely renovated and spans 6,220 square feet with 5 beds and 5 full baths. It features a 23-foot-wide footprint, elegant fixtures and finishes, home automation systems, hand-crafted cabinetry, a customized window package offering triple exposures, warm board radiant floors, and much more.

Also signed this week was PH8 at 212 West 18th Street in Chelsea, with a last asking price of \$15,995,000. This penthouse duplex condo unit spans 3,071 square feet with 3 beds and 4 full baths. It features 190 square feet of terrace space, sweeping skyline and river views, hardwood floors, coffered ceilings, an eat-in kitchen with high-end appliances and wine storage, a primary bedroom with large windows, walk-in closet, and en-suite bath, and much more. The building provides a full-time doorman and concierge, a library and lounge, a children's playroom, a fitness center with yoga room, a landscaped common roof deck, and many other amenities.

10

CONDO DEAL(S)

0

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$10,207,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$22,950,000

AVERAGE ASKING PRICE

\$9,440,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$22,950,000

MEDIAN ASKING PRICE

\$2,945

AVERAGE PPSF

\$3,690

AVERAGE PPSF

3,535

AVERAGE SQFT

6,220

AVERAGE SQFT



83 HORATIO ST

West Village

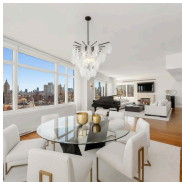
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$22,950,000	INITIAL	\$22,950,000
SQFT	6,220	PPSF	\$3,690	BEDS	5	BATHS	5
FEES	\$3,436	DOM	106				



212 WEST 18TH ST #PH8

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,995,000	INITIAL	\$15,995,000
SQFT	3,071	PPSF	\$5,209	BEDS	3	BATHS	4
FEES	\$9,234	DOM	277				



2150 BROADWAY #PHA

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,500,000	INITIAL	\$16,500,000
SQFT	4,105	PPSF	\$3,776	BEDS	5	BATHS	4
FEES	N/A	DOM	462				



455 WEST 20TH ST #PH

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$14,999,999
SQFT	3,791	PPSF	\$3,298	BEDS	4	BATHS	4
FEES	\$16,184	DOM	162				



12 EAST 13TH ST #3

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$11,500,000
SQFT	4,816	PPSF	\$2,284	BEDS	4	BATHS	4.5
FEES	\$17,267	DOM	49				



20 EAST END AVE #MAISONETTE

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,500,000
SQFT	4,737	PPSF	\$2,006	BEDS	5	BATHS	5
FEES	\$16,209	DOM	50				

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520 WEST 28TH ST #27

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,380,000	INITIAL	\$10,495,000
SQFT	3,840	PPSF	\$2,443	BEDS	4	BATHS	4.5
FEES	\$17,138	DOM	542				



25 COLUMBIA CIRCLE #67C

Upper West Side

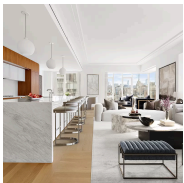
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,850,000	INITIAL	\$9,700,000
SQFT	2,416	PPSF	\$3,664	BEDS	3	BATHS	3.5
FEES	\$11,101	DOM	468				



325 WEST BROADWAY #TH

Soho

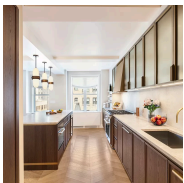
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	3,033	PPSF	\$2,292	BEDS	2	BATHS	3.5
FEES	\$10,678	DOM	133				



1289 LEXINGTON AVE #12B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,250,000
SQFT	2,827	PPSF	\$2,211	BEDS	4	BATHS	3.5
FEES	\$8,402	DOM	1,302				



393 WEST END AVE #16C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,713	PPSF	\$2,267	BEDS	4	BATHS	3.5
FEES	\$6,879	DOM	13				

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