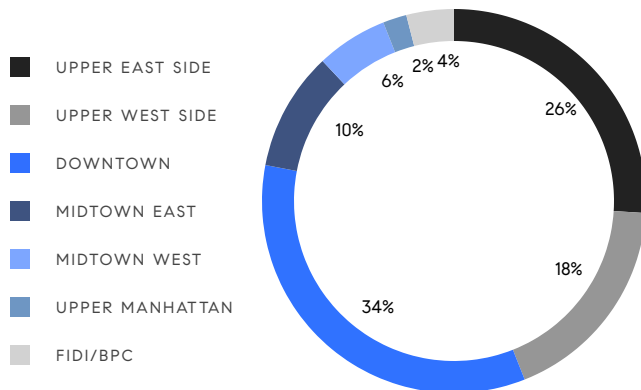


# MANHATTAN WEEKLY LUXURY REPORT



8 LAIGHT ST #6AB, JOHNSON & NOMMAZ TEAM, PHOTO BY JON NISSENBAUM

RESIDENTIAL CONTRACTS  
\$3.5 MILLION AND UP



50  
CONTRACTS SIGNED  
THIS WEEK

\$372,289,979  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 50 contracts signed this week, made up of 33 condos, 14 co-ops, and 3 houses. The previous week saw 50 deals. For more information or data, please reach out to a Compass agent.

**\$7,445,800**

AVERAGE ASKING PRICE

**\$6,022,995**

MEDIAN ASKING PRICE

**\$2,673**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$372,289,979**

TOTAL VOLUME

**206**

AVERAGE DAYS ON MARKET

Unit PHC at 200 East 83rd Street on the Upper East Side entered contract this week, with a last asking price of \$32,500,000. This duplex penthouse spans 6,592 square feet with 6 beds and 6 full baths. It features a 37-foot long living room, a custom kitchen with adjacent den and arched dining terrace, 12-foot ceilings, Central Park views, a primary bedroom with a private terrace and windowed bathroom, and much more. The building provides a 24-hour lobby with doorman and concierge service, a children's playroom, a concealed automated parking system, a fitness center, and a number of other amenities.

Also signed this week was Unit 27A at 15 Central Park West on the Upper West Side, with a last asking price of \$25,000,000. Built in 2007, this condo unit spans 3,105 square feet with 4 beds and 3 full baths. It features a custom-crafted bar with chevron-patterned wood floors and iridescent walls, a chef's kitchen with granite countertops, a formal dining room, a primary bedroom with large windows overlooking the park and marble bath, and much more. The building offers a private cinema, a children's playroom, a fitness center, a residents-only restaurant, a wine cellar, and many other amenities.

**33**

CONDO DEAL(S)

**14**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$7,678,485**

AVERAGE ASKING PRICE

**\$6,916,072**

AVERAGE ASKING PRICE

**\$7,358,334**

AVERAGE ASKING PRICE

**\$5,250,000**

MEDIAN ASKING PRICE

**\$6,950,000**

MEDIAN ASKING PRICE

**\$7,500,000**

MEDIAN ASKING PRICE

**\$2,754**

AVERAGE PPSF

**\$1,784**

AVERAGE PPSF

**2,615**

AVERAGE SQFT

**4,150**

AVERAGE SQFT



### 200 E 83 ST #PHC

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$32,500,000	INITIAL	\$32,500,000
SQFT	6,592	PPSF	\$4,931	BEDS	6	BATHS	6.5
FEES	\$20,973	DOM	94				



### 15 CENTRAL PARK W #27A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$25,000,000
SQFT	3,105	PPSF	\$8,052	BEDS	4	BATHS	3
FEES	\$11,957	DOM	116				



### 37 WARREN ST #PHCD

Tribeca

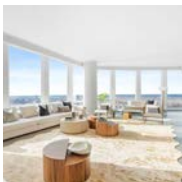
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,995,000	INITIAL	\$19,995,000
SQFT	5,499	PPSF	\$3,637	BEDS	4	BATHS	5
FEES	\$19,008	DOM	181				



### 1 CENTRAL PARK S #1101/1102

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,490,000	INITIAL	\$16,490,000
SQFT	3,800	PPSF	\$4,340	BEDS	6	BATHS	5
FEES	\$12,960	DOM	156				



### 35 HUDSON YARDS #8201

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	N/A
SQFT	3,848	PPSF	\$3,897	BEDS	4	BATHS	4.5
FEES	\$12,622	DOM	N/A				



### 770 PARK AVE #10D

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$13,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$11,674	DOM	138				

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### 21 ASTOR PL #7D

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$10,800,000
SQFT	4,275	PPSF	\$2,106	BEDS	4	BATHS	4.5
FEES	\$7,551	DOM	162				



### 158 MERCER ST #5B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	4,700	PPSF	\$1,914	BEDS	3	BATHS	3.5
FEES	\$10,454	DOM	168				



### 1120 PARK AVE #8BC

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,750,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	6
FEES	N/A	DOM	456				



### 378 W END AVE #9A

Upper West Side

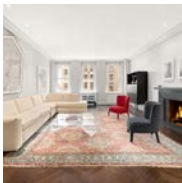
TYPE	CONDO	STATUS	LISTED	ASK	\$8,175,000	INITIAL	\$8,175,000
SQFT	2,888	PPSF	\$2,831	BEDS	4	BATHS	4
FEES	\$7,368	DOM	N/A				



### 1150 5 AVE #PHB

East Harlem

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,450,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	\$7,920	DOM	169				



### 784 PARK AVE #12B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$7,855	DOM	80				

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### 186 RIVERSIDE DR #11DEF

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	6
FEES	\$8,582	DOM	86				



### 50 JANE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$7,950,000
SQFT	3,960	PPSF	\$2,008	BEDS	5	BATHS	6
FEES	\$3,486	DOM	140				



### 113 W 87 ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	4,690	PPSF	\$1,600	BEDS	5	BATHS	5
FEES	N/A	DOM	11				

### 911 PARK AVE #7B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,200,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$9,473	DOM	N/A				



### 100 BARROW ST #6B

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$7,067	DOM	50				



### 15 AVE #22AD

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$1
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$8,059	DOM	765				

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### 103 CENTRAL PARK W #5F

Lincoln Square

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	112				



### 510 E 89 ST

Yorkville

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,625,000	INITIAL	\$6,625,000
SQFT	3,800	PPSF	\$1,744	BEDS	5	BATHS	3
FEES	\$3,635	DOM	12				



### 1175 PARK AVE #4C

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,595,000	INITIAL	\$6,595,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	35				



### 111 MURRAY ST #42A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	1,939	PPSF	\$3,353	BEDS	3	BATHS	3.5
FEES	\$5,614	DOM	143				



### 219 W 77 ST #11W

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,995,000
SQFT	2,727	PPSF	\$2,384	BEDS	4	BATHS	4.5
FEES	\$6,859	DOM	212				



### 225 W 86 ST #905

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,425,000	INITIAL	N/A
SQFT	2,583	PPSF	\$2,488	BEDS	3	BATHS	3.5
FEES	\$6,467	DOM	N/A				

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### 15 E 30 ST #55B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,050,000	INITIAL	\$6,050,000
SQFT	2,028	PPSF	\$2,984	BEDS	2	BATHS	2.5
FEES	\$6,917	DOM	1				



### 40 E END AVE #14A

Yorkville

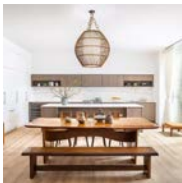
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,990	INITIAL	\$5,995,990
SQFT	2,229	PPSF	\$2,690	BEDS	3	BATHS	3.5
FEES	\$5,856	DOM	102				



### 80 CHAMBERS ST #18D

Tribeca

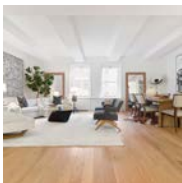
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	3,611	PPSF	\$1,621	BEDS	3	BATHS	2.5
FEES	\$7,440	DOM	125				



### 532 W 20 ST #4

Chelsea

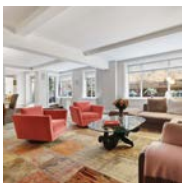
TYPE	CONDO	STATUS	UNAVAILA	ASK	\$5,750,000	INITIAL	\$6,800,000
SQFT	2,662	PPSF	\$2,161	BEDS	4	BATHS	3.5
FEES	\$10,300	DOM	323				



### 71 LAIGHT ST #4B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,599,000	INITIAL	\$5,950,000
SQFT	2,218	PPSF	\$2,525	BEDS	3	BATHS	3.5
FEES	\$6,607	DOM	401				



### 170 E 77 ST #2/3SOUTH

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	3,531	PPSF	\$1,487	BEDS	4	BATHS	4
FEES	\$8,052	DOM	43				

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### 55 E 86 ST #12B

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,695,000
SQFT	2,006	PPSF	\$2,493	BEDS	3	BATHS	3
FEES	\$6,547	DOM	605				



### 150 FRANKLIN ST #3

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,795,000	INITIAL	\$4,795,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$1,650	DOM	72				



### 200 E 95 ST #23C

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,729,000	INITIAL	\$4,729,000
SQFT	1,959	PPSF	\$2,414	BEDS	3	BATHS	3
FEES	\$2,756	DOM	540				



### 225 E 19 ST #4H

Gramercy

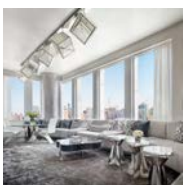
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,370,000	INITIAL	\$4,370,000
SQFT	2,066	PPSF	\$2,116	BEDS	3	BATHS	3
FEES	\$5,577	DOM	N/A				



### 77 GREENWICH ST #29A

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,925,000
SQFT	1,983	PPSF	\$2,194	BEDS	3	BATHS	3.5
FEES	\$4,658	DOM	775				



### 35 HUDSON YARDS #6003

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,250,000	INITIAL	\$4,350,000
SQFT	1,892	PPSF	\$2,247	BEDS	2	BATHS	3.5
FEES	\$5,735	DOM	732				

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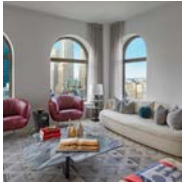




### 20 E END AVE #4C

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,999	INITIAL	\$3,999,999
SQFT	1,913	PPSF	\$2,091	BEDS	2	BATHS	2.5
FEES	\$6,187	DOM	30				



### 130 WILLIAM ST #48D

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,990	INITIAL	\$3,995,990
SQFT	1,736	PPSF	\$2,302	BEDS	3	BATHS	3
FEES	\$3,743	DOM	54				



### 30 RIVERSIDE BLVD #32D

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,955,000	INITIAL	\$3,955,000
SQFT	1,491	PPSF	\$2,653	BEDS	2	BATHS	2.5
FEES	\$2,166	DOM	428				



### 79 WHITE ST #5W

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,900,000	INITIAL	\$3,900,000
SQFT	1,913	PPSF	\$2,039	BEDS	1	BATHS	1.5
FEES	\$2,894	DOM	63				



### 90 RIVERSIDE DR #15G

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,895,000	INITIAL	\$3,895,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	24				



### 30 W 13 ST #PH6A

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,850,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$3,110	DOM	34				

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### 200 E 59 ST #17A

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,830,000	INITIAL	N/A
SQFT	1,416	PPSF	\$2,705	BEDS	2	BATHS	2.5
FEES	\$5,343	DOM	N/A				



### 368 3 AVE #28A

Kips Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	\$3,800,000
SQFT	1,605	PPSF	\$2,368	BEDS	3	BATHS	3.5
FEES	\$3,775	DOM	218				

### 1065 PARK AVE #23AB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,700,000	INITIAL	\$3,700,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$6,202	DOM	9				



### 250 W ST #3A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,695,000
SQFT	1,976	PPSF	\$1,870	BEDS	2	BATHS	2.5
FEES	\$3,485	DOM	21				



### 215 CHRYSTIE ST #26W

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$4,250,000
SQFT	1,361	PPSF	\$2,715	BEDS	2	BATHS	1.5
FEES	\$5,198	DOM	179				



### 685 1 AVE #29H

Tudor City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,675,000	INITIAL	\$4,595,000
SQFT	2,156	PPSF	\$1,705	BEDS	3	BATHS	3.5
FEES	\$6,346	DOM	626				

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### 500 W 45 ST #822

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,575,000	INITIAL	N/A
SQFT	1,414	PPSF	\$2,529	BEDS	3	BATHS	3
FEES	\$5,036	DOM	N/A				



### 1 CENTRAL PARK S #1102

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,155	PPSF	\$3,031	BEDS	1	BATHS	1.5
FEES	\$3,947	DOM	157				

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