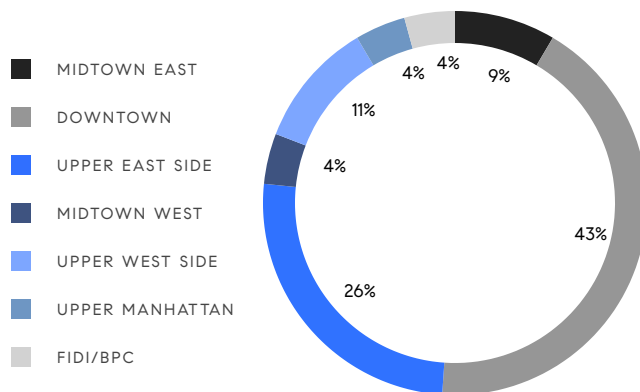


## MANHATTAN WEEKLY LUXURY REPORT



240 RIVERSIDE BLVD #12A, ALAN CHORM, PHOTO BY RYAN LAHIFF (RISE MEDIA)

RESIDENTIAL CONTRACTS  
\$3.5 MILLION AND UP



47

CONTRACTS SIGNED  
THIS WEEK

\$389,300,990

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 47 contracts signed this week, made up of 29 condos, 10 co-ops, and 8 houses. The previous week saw 40 deals. For more information or data, please reach out to a Compass agent.

**\$8,283,000**

AVERAGE ASKING PRICE

**\$5,395,000**

MEDIAN ASKING PRICE

**\$2,571**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$389,300,990**

TOTAL VOLUME

**307**

AVERAGE DAYS ON MARKET

Unit PH82 at 432 Park Avenue in Midtown East entered contract this week, with a last asking price of \$79,000,000. Built in 2015, this full-floor penthouse condo spans 8,054 square feet with 6 beds and 6 full baths. It features 360-degree views, 10x10 foot windows, high ceilings throughout, a private elevator, a chef's kitchen with high-end appliances and pantry, a guest suite, a primary bedroom suite with Central Park views, and much more. The building provides a large terrace, private restaurant, outdoor dining, a 75-foot pool, a fitness center, a 24-hour doorman, on-site parking, and many other amenities.

Also signed this week was Pavilion A at 2 Park Place in TriBeCa, with a last asking price of \$23,355,000. Originally built in 1913, this condo has been completely restored and spans 6,711 square feet with 5 beds and 4 full baths. It features high ceilings, natural lighting, cinematic views, a professional kitchen with high-end appliances and custom cabinetry, a 52-foot great room, a 2,770 square foot duplex terrace, and much more. The building provides a fitness studio, a wine cellar and tasting room, on-site parking, and many other amenities.

**29**

CONDO DEAL(S)

**10**

CO-OP DEAL(S)

**8**

TOWNHOUSE DEAL(S)

**\$9,099,931**

AVERAGE ASKING PRICE

**\$5,369,300**

AVERAGE ASKING PRICE

**\$8,963,750**

AVERAGE ASKING PRICE

**\$5,388,000**

MEDIAN ASKING PRICE

**\$5,124,500**

MEDIAN ASKING PRICE

**\$8,242,500**

MEDIAN ASKING PRICE

**\$2,673**

AVERAGE PPSF

**\$2,165**

AVERAGE PPSF

**2,906**

AVERAGE SQFT

**4,510**

AVERAGE SQFT



### 432 PARK AVE #PH82

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$79,000,000	INITIAL	\$79,000,000
SQFT	8,054	PPSF	\$9,809	BEDS	6	BATHS	6
FEES	\$38,506	DOM	314				



### 2 PARK PLACE #PAVILION-A

Tribeca

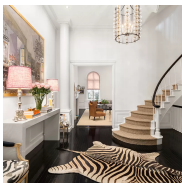
TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,355,000	INITIAL	\$33,350,000
SQFT	6,711	PPSF	\$3,481	BEDS	5	BATHS	4
FEES	\$26,321	DOM	1,080				



### 45 EAST 22ND ST #60

Flatiron District

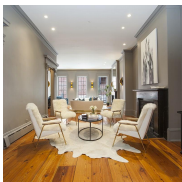
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$15,400,000
SQFT	4,664	PPSF	\$3,001	BEDS	4	BATHS	4.5
FEES	\$19,047	DOM	487				



### 123 EAST 69TH ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,900,000	INITIAL	\$15,000,000
SQFT	8,000	PPSF	\$1,738	BEDS	6	BATHS	6.5
FEES	\$10,498	DOM	78				



### 54 CHARLES ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,750,000	INITIAL	N/A
SQFT	5,000	PPSF	\$2,550	BEDS	4	BATHS	4.5
FEES	\$4,500	DOM	N/A				

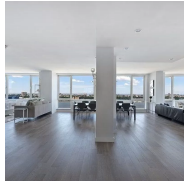


### 15 EAST 30TH ST #57B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,400,000	INITIAL	\$10,400,000
SQFT	2,955	PPSF	\$3,520	BEDS	3	BATHS	3.5
FEES	\$10,123	DOM	427				

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### 649 WEST 42ND ST #27A

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$12,000,000
SQFT	5,000	PPSF	\$2,000	BEDS	5	BATHS	6
FEES	\$11,000	DOM	1,328				



### 888 PARK AVE #8C

Lenox Hill

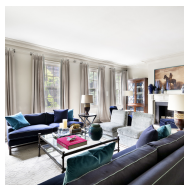
TYPE	COOP	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$6,367	DOM	58				



### 102 WOOSTER ST #PHS

Soho

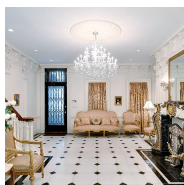
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$8,950,000
SQFT	4,183	PPSF	\$2,140	BEDS	4	BATHS	3.5
FEES	\$14,087	DOM	20				



### 250 WEST 10TH ST

West Village

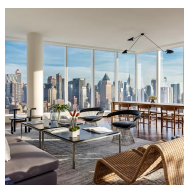
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,600,000	INITIAL	N/A
SQFT	3,200	PPSF	\$2,453	BEDS	3	BATHS	3
FEES	\$7,362	DOM	33				



### 113 EAST 61ST ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,490,000	INITIAL	\$9,900,000
SQFT	6,650	PPSF	\$1,277	BEDS	6	BATHS	5.5
FEES	\$8,635	DOM	538				



### 1 WEST END AVE #36B

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,815	PPSF	\$2,841	BEDS	4	BATHS	4.5
FEES	\$3,553	DOM	812				

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### 2 CENTRE MARKET PL

Soho

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	N/A
SQFT	3,700	PPSF	\$2,161	BEDS	4	BATHS	3.5
FEES	\$1,848	DOM	N/A				



### 350 WEST BROADWAY #5

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,950,000	INITIAL	\$9,250,000
SQFT	3,539	PPSF	\$2,247	BEDS	4	BATHS	3.5
FEES	\$14,176	DOM	308				



### 50 UNITED NATIONS PLZ DPH4243 #34B

Turtle Bay

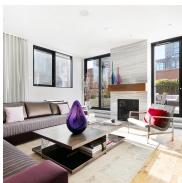
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,700,000	INITIAL	\$7,700,000
SQFT	3,004	PPSF	\$2,564	BEDS	3	BATHS	3.5
FEES	\$12,117	DOM	664				



### 183-185 WEST 4TH ST

West Village

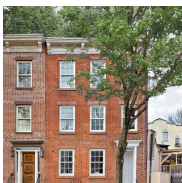
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$2,304	DOM	102				



### 60 BEACH ST #PH2

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	3,006	PPSF	\$2,246	BEDS	3	BATHS	3.5
FEES	\$6,475	DOM	16				



### 9 COMMERCE ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	2,584	PPSF	\$2,515	BEDS	3	BATHS	3
FEES	\$3,473	DOM	35				

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### 36 BLEECKER ST #3B

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,300,000
SQFT	1,778	PPSF	\$3,544	BEDS	2	BATHS	2.5
FEES	\$6,653	DOM	13				

### 36 BLEECKER ST #4B

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	N/A
SQFT	1,778	PPSF	\$3,375	BEDS	2	BATHS	2.5
FEES	\$6,607	DOM	N/A				



### 156 EAST END AVE

Yorkville

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	N/A
SQFT	2,432	PPSF	\$2,457	BEDS	4	BATHS	3
FEES	\$2,776	DOM	N/A				



### 145-146 CENTRAL PARK WEST #6G

Upper West Side

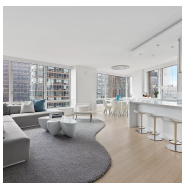
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	16				



### 1220 PARK AVE #MAIS

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	5.5
FEES	N/A	DOM	52				



### 150 COLUMBUS AVE #15AB

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$6,995,000
SQFT	2,650	PPSF	\$2,036	BEDS	4	BATHS	4.5
FEES	\$6,664	DOM	411				

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### 90 EAST END AVE #3AB

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,388,000	INITIAL	\$6,550,000
SQFT	3,861	PPSF	\$1,396	BEDS	5	BATHS	4.5
FEES	\$9,866	DOM	945				



### 1130 PARK AVE #9/1

Carnegie Hill

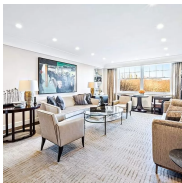
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,350,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$5,298	DOM	32				



### 115 EAST 87TH ST #14CD

Carnegie Hill

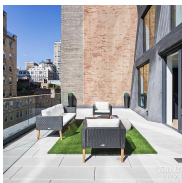
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$3,154	DOM	18				



### 965 FIFTH AVE #7B

Lenox Hill

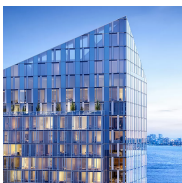
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,272	DOM	202				



### 121 EAST 22ND ST #S902

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$6,385,000
SQFT	2,263	PPSF	\$2,320	BEDS	3	BATHS	3
FEES	\$8,610	DOM	1,341				



### 10 RIVERSIDE BLVD #34F

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,205,000	INITIAL	\$5,205,000
SQFT	1,824	PPSF	\$2,854	BEDS	3	BATHS	3
FEES	\$3,808	DOM	104				

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### 55 HUDSON ST #7CD

Tribeca

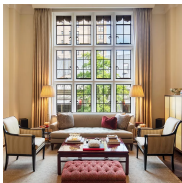
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,999,000	INITIAL	\$5,499,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	N/A	DOM	151				



### 200 EAST 59TH ST #19E

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,729,000	INITIAL	\$4,995,000
SQFT	1,720	PPSF	\$2,750	BEDS	2	BATHS	2.5
FEES	\$6,407	DOM	778				



### 14 EAST 75TH ST #4B

Lenox Hill

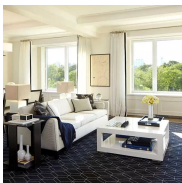
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,650,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				



### 200 CENTRAL PARK SOUTH #16B

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	N/A	DOM	36				



### 1212 FIFTH AVE #2A

East Harlem

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	2,389	PPSF	\$1,882	BEDS	3	BATHS	3.5
FEES	\$7,289	DOM	53				



### 155 WEST 70TH ST #15AB

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,350,000	INITIAL	\$4,350,000
SQFT	2,297	PPSF	\$1,894	BEDS	4	BATHS	3
FEES	\$4,500	DOM	8				

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### 543 WEST 122ND ST #25A

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,275,000	INITIAL	N/A
SQFT	2,079	PPSF	\$2,057	BEDS	4	BATHS	3.5
FEES	\$5,783	DOM	N/A				



### 473 BROADWAY #7E

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,100,000	INITIAL	N/A
SQFT	2,000	PPSF	\$2,050	BEDS	3	BATHS	1
FEES	\$2,724	DOM	N/A				



### 225 EAST 19TH ST #15H

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,035,000	INITIAL	N/A
SQFT	1,704	PPSF	\$2,368	BEDS	2	BATHS	2.5
FEES	\$4,284	DOM	N/A				



### 561 BROADWAY #11A

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$4,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$5,759	DOM	180				



### 525 PARK AVE #6B

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$4,199,000
SQFT	1,652	PPSF	\$2,392	BEDS	3	BATHS	2
FEES	\$3,858	DOM	276				



### 301 WEST 57TH ST #37C

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,895,000	INITIAL	\$3,895,000
SQFT	1,460	PPSF	\$2,668	BEDS	2	BATHS	2
FEES	\$4,492	DOM	19				

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### 515 WEST 29TH ST #2S

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	N/A
SQFT	1,895	PPSF	\$2,032	BEDS	2	BATHS	3
FEES	\$5,821	DOM	N/A				



### 1035 FIFTH AVE #5A

Upper East Side

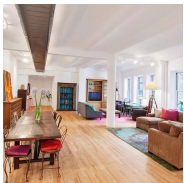
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	N/A	DOM	18				



### 8 RIVER TERRACE #25C

Battery Park

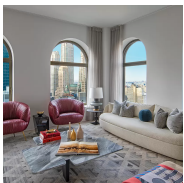
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,650,000	INITIAL	\$3,498,000
SQFT	1,930	PPSF	\$1,892	BEDS	3	BATHS	3.5
FEES	\$5,885	DOM	645				



### 429 GREENWICH ST #2A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,550,000	INITIAL	\$3,550,000
SQFT	2,292	PPSF	\$1,549	BEDS	3	BATHS	2
FEES	\$4,165	DOM	48				



### 130 WILLIAM ST #39E

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,535,990	INITIAL	\$3,535,990
SQFT	1,852	PPSF	\$1,910	BEDS	3	BATHS	3
FEES	\$3,851	DOM	1				

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