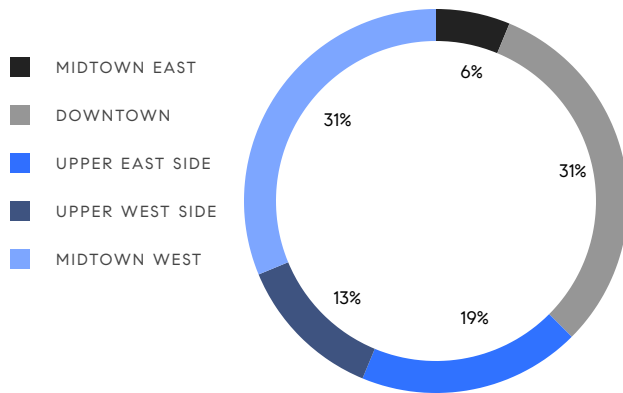


MANHATTAN WEEKLY LUXURY REPORT



33 PARK ROW, UNIT PH3

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$222,080,000
TOTAL CONTRACT VOLUME

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

\$13,880,000

AVERAGE ASKING PRICE

\$7,745,000

MEDIAN ASKING PRICE

\$3,277

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$222,080,000

TOTAL VOLUME

342

AVERAGE DAYS ON MARKET

Unit 79 at 432 Park Avenue in Midtown East entered contract this week, with a last asking price of \$92,000,000. Built in 2015, this full-floor condo spans 8,055 square feet with 5 beds and 5 full baths. It features unobstructed views in all directions, high ceilings, 10-by-10-foot windows, two private elevator landings, Yakusugi cedar flooring, built-in furniture and integrated art installations, two adjacent studio apartments, two storage units, and much more. The building provides a private restaurant, a fitness center, 24-hour staff, a library and billiards room, a spa, and many other amenities.

Also signed this week was Unit PH7N at 169 Hudson Street in TriBeCa, with a last asking price of \$18,295,000. Originally built in 1915, this duplex penthouse condo spans 5,269 square feet with 4 beds and 4 full baths. It features a private rooftop and 2,500 square feet of outdoor space, a heated infinity pool, whole-house automation and sound systems, preserved original details, a private keyed elevator, radiant heated hardwood floors, an open kitchen with high-end appliances, and much more. The building provides a 24-hour lobby, a live-in super, a fitness center, a media/recreation room, and many other amenities.

11

CONDO DEAL(S)

5

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$16,878,182

AVERAGE ASKING PRICE

\$7,284,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$7,995,000

MEDIAN ASKING PRICE

\$5,995,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$3,570

AVERAGE PPSF

\$0

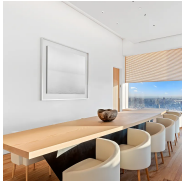
AVERAGE PPSF

3,720

AVERAGE SQFT

0

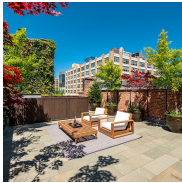
AVERAGE SQFT



432 PARK AVE #79

Midtown

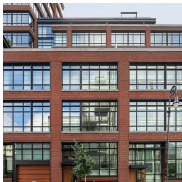
TYPE	CONDO	STATUS	CONTRACT	ASK	\$92,000,000	INITIAL	\$135,000,000
SQFT	8,055	PPSF	\$11,422	BEDS	5	BATHS	5
FEES	\$38,987	DOM	715				



169 HUDSON ST #PH7N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,295,000	INITIAL	\$18,295,000
SQFT	5,269	PPSF	\$3,473	BEDS	4	BATHS	4.5
FEES	\$20,802	DOM	115				



150 CHARLES ST #M5

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,995,000	INITIAL	\$14,995,000
SQFT	4,903	PPSF	\$3,059	BEDS	4	BATHS	4
FEES	\$11,763	DOM	N/A				



111 MURRAY ST #61E

Tribeca

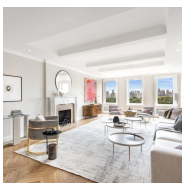
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,500,000	INITIAL	\$10,750,000
SQFT	3,197	PPSF	\$3,285	BEDS	3	BATHS	3.5
FEES	\$13,000	DOM	385				



941 PARK AVE #PHC

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$14,162	DOM	72				



101 CENTRAL PARK WEST #11C

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,985,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$8,121	DOM	N/A				

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35 HUDSON YARDS #7104

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,099	PPSF	\$2,580	BEDS	3	BATHS	3.5
FEES	\$10,200	DOM	N/A				



459 WEST 18TH ST #PH2

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$10,950,000
SQFT	3,447	PPSF	\$2,320	BEDS	3	BATHS	4
FEES	\$13,081	DOM	773				



515 WEST 18TH ST #810

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	2,456	PPSF	\$3,052	BEDS	3	BATHS	3.5
FEES	\$10,002	DOM	93				



35 HUDSON YARDS #8702

Hudson Yards

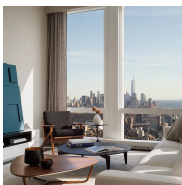
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$8,995,000
SQFT	2,656	PPSF	\$2,822	BEDS	3	BATHS	3.5
FEES	\$9,209	DOM	425				



35 HUDSON YARDS #6004

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	2,652	PPSF	\$2,638	BEDS	3	BATHS	3.5
FEES	\$8,680	DOM	N/A				



35 HUDSON YARDS #5701

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,300,000
SQFT	2,453	PPSF	\$2,444	BEDS	3	BATHS	3.5
FEES	\$7,979	DOM	579				

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1035 5TH AVE #10A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	252				



510 PARK AVE #12B

Upper East Side

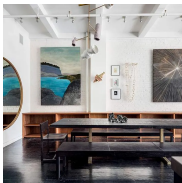
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	3,000	PPSF	\$1,999	BEDS	4	BATHS	4.5
FEES	\$7,580	DOM	42				



35 HUDSON YARDS #7003

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$6,395,000
SQFT	2,724	PPSF	\$2,166	BEDS	3	BATHS	3.5
FEES	\$8,715	DOM	356				



6 WEST 20TH ST #5

Flatiron

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	4,100	PPSF	\$1,341	BEDS	5	BATHS	2
FEES	\$5,418	DOM	286				

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