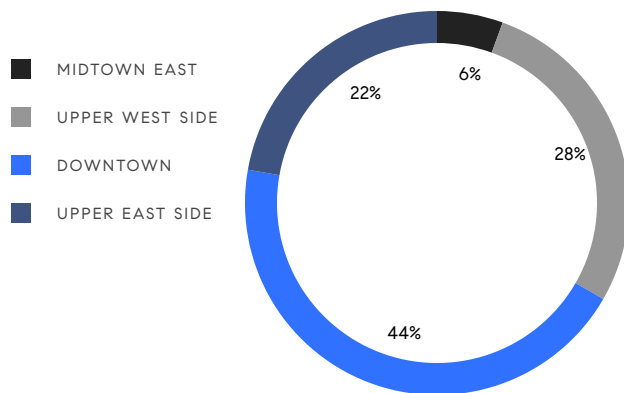


# MANHATTAN WEEKLY LUXURY REPORT



730 PARK AVE, UNIT 10/11C

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



18  
CONTRACTS SIGNED  
THIS WEEK

\$212,374,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 12 condos, 3 co-ops, and 3 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$11,798,556**

AVERAGE ASKING PRICE

**\$6,900,000**

MEDIAN ASKING PRICE

**\$3,106**

AVERAGE PPSF

**4%**

AVERAGE DISCOUNT

**\$212,374,000**

TOTAL VOLUME

**322**

AVERAGE DAYS ON MARKET

Unit PH23 at 730 5th Avenue in Midtown entered contract this week, with a last asking price of \$56,000,000. Originally built in 1921, this full-floor penthouse condo spans 6,296 square feet with 4 beds and 5 full baths. It features a private elevator, three fireplaces, high ceilings, a primary bedroom with two walk-in closets and an expansive en-suite bath, a home theater, and much more. The building provides a spa and wellness center, a fitness center, two restaurants, a garden terrace and lounge bar, and many other amenities.

Also signed this week was Unit 43A at 200 Amsterdam Avenue on the Upper West Side, with a last asking price of \$22,500,000. Built in 2021, this full-floor condo spans 4,672 square feet with 4 beds and 4 full baths. It features panoramic views, two balconies, a grand foyer with marble floors, floor-to-ceiling windows, white oak floors, high ceilings, a large primary bedroom with dual walk-in closets and en-suite bath, smart home features, and much more. The building provides a state-of-the-art fitness center with saltwater pool, a private lounge and dining room, a library and study, concierge services, and many other amenities.

**12**

CONDO DEAL(S)

**3**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$13,284,084**

AVERAGE ASKING PRICE

**\$5,815,000**

AVERAGE ASKING PRICE

**\$11,840,000**

AVERAGE ASKING PRICE

**\$7,250,000**

MEDIAN ASKING PRICE

**\$5,600,000**

MEDIAN ASKING PRICE

**\$8,575,000**

MEDIAN ASKING PRICE

**\$3,474**

AVERAGE PPSF

**\$1,638**

AVERAGE PPSF

**3,348**

AVERAGE SQFT

**6,923**

AVERAGE SQFT



### 730 5TH AVE #PH23

Midtown

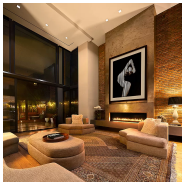
TYPE	CONDO	STATUS	CONTRACT	ASK	\$56,000,000	INITIAL	\$56,000,000
SQFT	6,296	PPSF	\$8,895	BEDS	4	BATHS	5
FEES	N/A	DOM	67				



### 200 AMSTERDAM AVE #43A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,500,000	INITIAL	\$22,500,000
SQFT	4,672	PPSF	\$4,816	BEDS	4	BATHS	4.5
FEES	\$21,542	DOM	N/A				



### 80 WASHINGTON PLCE

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$19,995,000	INITIAL	\$26,500,000
SQFT	8,757	PPSF	\$2,284	BEDS	6	BATHS	8
FEES	\$3,173	DOM	867				



### 111 MURRAY ST #60E

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$13,500,000
SQFT	3,200	PPSF	\$4,219	BEDS	3	BATHS	3.5
FEES	\$12,705	DOM	489				



### 39 WEST 23RD ST #19A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,750,000	INITIAL	\$15,500,000
SQFT	3,192	PPSF	\$3,995	BEDS	4	BATHS	4
FEES	\$10,678	DOM	465				



### 50 RIVERSIDE BLVD #17B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$11,000,000
SQFT	3,407	PPSF	\$3,229	BEDS	4	BATHS	4.5
FEES	\$4,797	DOM	126				

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### 161 EAST 63RD ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,575,000	INITIAL	\$8,575,000
SQFT	5,500	PPSF	\$1,560	BEDS	6	BATHS	6
FEES	\$8,260	DOM	145				



### 91 LEONARD ST #PH1

Tribeca

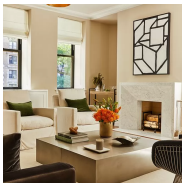
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$8,000,000
SQFT	2,830	PPSF	\$2,704	BEDS	3	BATHS	3.5
FEES	\$9,199	DOM	368				



### 28 WEST 71ST ST

Upper West Side

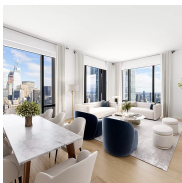
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	6,510	PPSF	\$1,068	BEDS	7	BATHS	8.5
FEES	\$3,642	DOM	10				



### 235 WEST 75TH ST #402

Upper West Side

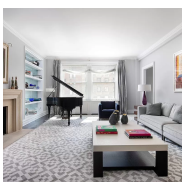
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,850,000	INITIAL	\$7,315,000
SQFT	3,253	PPSF	\$2,106	BEDS	4	BATHS	4.5
FEES	\$10,217	DOM	1,002				



### 277 5TH AVE #50B

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	1,965	PPSF	\$3,308	BEDS	2	BATHS	2.5
FEES	\$7,398	DOM	106				



### 930 PARK AVE #8S

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,150,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,542	DOM	153				

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### 140 PERRY ST #MAIS

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	4,103	PPSF	\$1,462	BEDS	1	BATHS	2.5
FEES	\$4,758	DOM	18				



### 124 WEST 16TH ST #7E

Chelsea

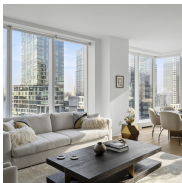
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,790,000	INITIAL	N/A
SQFT	2,298	PPSF	\$2,520	BEDS	4	BATHS	3
FEES	\$6,758	DOM	N/A				



### 125 EAST 74TH ST #PH

Upper East Side

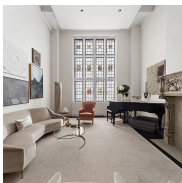
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,600,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	59				



### 1 WEST END AVE #20A

Upper West Side

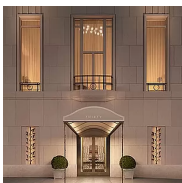
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,599,000	INITIAL	N/A
SQFT	2,748	PPSF	\$2,037	BEDS	3	BATHS	3.5
FEES	\$3,552	DOM	N/A				



### 14 EAST 75TH ST #5E

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$3,309	DOM	843				



### 30 PARK PL #51A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,275,000	INITIAL	\$5,449,000
SQFT	2,211	PPSF	\$2,386	BEDS	3	BATHS	3.5
FEES	\$9,890	DOM	112				

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