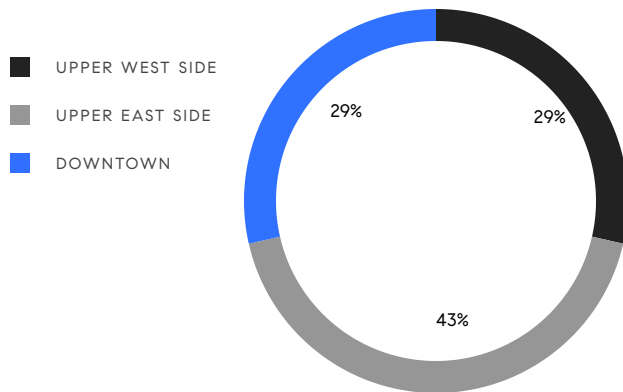


MANHATTAN WEEKLY LUXURY REPORT



37 EAST 57TH ST #PH, PHOTO BY RISE MEDIA

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



7

CONTRACTS SIGNED
THIS WEEK

\$95,125,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 7 contracts signed this week, made up of 2 condos, 4 co-ops, and 1 house. The previous week saw 7 deals. For more information or data, please reach out to a Compass agent.

\$13,589,286

AVERAGE ASKING PRICE

\$6,700,000

MEDIAN ASKING PRICE

\$3,372

AVERAGE PPSF

2%

AVERAGE DISCOUNT

\$95,125,000

TOTAL VOLUME

230

AVERAGE DAYS ON MARKET

Unit PH80 at 25 Columbus Circle entered contract this week, with a last asking price of \$49,900,000. Built in 2004, this penthouse condo spans 8,274 square feet with 5 beds and 6 full baths. It features high ceilings, a wall of floor-to-ceiling windows overlooking Central Park, Bubinga wood floors and doors, a 22-foot-long formal dining room with marble floors, a professional chef's kitchen with custom cabinetry, a built-in breakfast banquette, and much more. The building provides a 24-hour doorman and concierge, a valet parking garage, a landscaped terrace with river views, and many other amenities.

Also signed this week was Unit 10 at 1228 Madison Avenue on the Upper East Side. This co-op offers 4 beds and 5 full baths. It features a private elevator, custom-stained white oak chevron flooring, a 24-foot-wide living room, a custom eat-in kitchen, a primary bedroom with two walk-in closets and dual marble-finished bathrooms, and much more. The building provides a full-time doorman and concierge, a fitness center and training studio, a package room, bike storage, and many other amenities.

2

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$27,925,000

AVERAGE ASKING PRICE

\$8,143,750

AVERAGE ASKING PRICE

\$6,700,000

AVERAGE ASKING PRICE

\$27,925,000

MEDIAN ASKING PRICE

\$7,600,000

MEDIAN ASKING PRICE

\$6,700,000

MEDIAN ASKING PRICE

\$4,259

AVERAGE PPSF

\$1,862

AVERAGE PPSF

5,334

AVERAGE SQFT

3,600

AVERAGE SQFT



25 COLUMBUS CIRCLE #PH80

Upper West Side

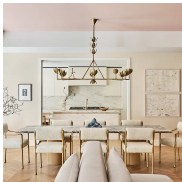
TYPE	CONDO	STATUS	CONTRACT	ASK	\$49,900,000	INITIAL	\$49,900,000
SQFT	8,274	PPSF	\$6,031	BEDS	5	BATHS	6.5
FEES	\$46,594	DOM	350				



1228 MADISON AVE #10

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,175,000	INITIAL	N/A
SQFT	3,841	PPSF	\$2,910	BEDS	4	BATHS	5.5
FEES	N/A	DOM	N/A				



1228 MADISON AVE #7

Upper East Side

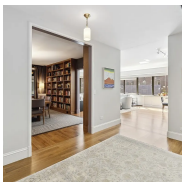
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,700,000	INITIAL	\$8,700,000
SQFT	3,136	PPSF	\$2,775	BEDS	4	BATHS	3.5
FEES	N/A	DOM	144				



66 JANE ST

West Village

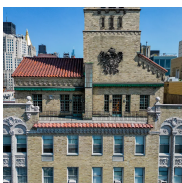
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,700,000	INITIAL	\$7,700,000
SQFT	3,600	PPSF	\$1,862	BEDS	4	BATHS	3
FEES	\$2,639	DOM	393				



733 PARK AVE #6

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	\$8,282	DOM	32				



60 GRAMERCY PARK NORTH #PH

Gramercy Park

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	N/A
SQFT	1,489	PPSF	\$4,164	BEDS	2	BATHS	2.5
FEES	N/A	DOM	N/A				

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200 AMSTERDAM AVE #17B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	2,394	PPSF	\$2,486	BEDS	3	BATHS	3
FEES	\$7,869	DOM	N/A				

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