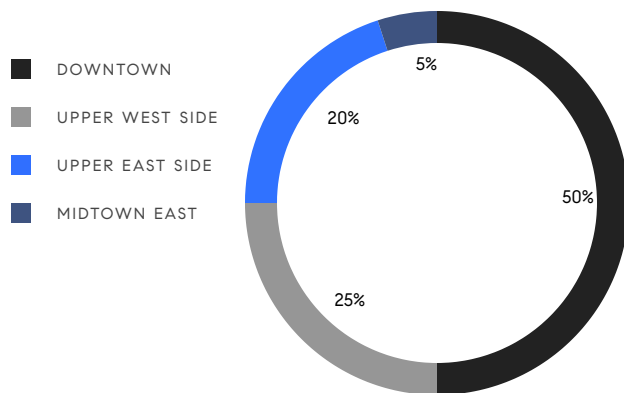


# MANHATTAN WEEKLY LUXURY REPORT



432 PARK AVE #62B BY MICHAEL WEINSTEIN

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



20  
CONTRACTS SIGNED  
THIS WEEK

\$167,940,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 20 contracts signed this week, made up of 14 condos, 3 co-ops, and 3 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

**\$8,397,000**

AVERAGE ASKING PRICE

**\$6,250,000**

MEDIAN ASKING PRICE

**\$2,931**

AVERAGE PPSF

**1%**

AVERAGE DISCOUNT

**\$167,940,000**

TOTAL VOLUME

**198**

AVERAGE DAYS ON MARKET

The Penthouse at 60 Collister Street in TriBeCa entered contract this week, with a last asking price of \$26,950,000. Originally built in 1866, this duplex condo unit spans 5,126 square feet with 6 beds and 5 full baths. It features 7,000 square feet of landscaped gardens, a loft-like first floor with high ceilings, walls of glass, wood flooring, a chef's kitchen with high-end appliances and custom cabinetry, and much more. The building provides a 24-hour doorman and concierge, self-service parking, state-of-the-art security systems, and many other amenities.

Also signed this week was Unit PHD at 360 Central Park West on the Upper West Side, with a last asking price of \$14,795,000. Originally built in 1929, this penthouse condo spans 4,223 square feet with 5 beds and 5 full baths. It features a private elevator, solid oak floors, high ceilings, a custom-designed kitchen, Central Park views, a primary bedroom with en-suite bath and double closets, a glass sunroom, a 1,450 square foot wrap-around terrace, and much more. The building provides a full-time door attendant, a fitness center, private storage, a bike room, and many other amenities.

**14**

CONDO DEAL(S)

**3**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$8,549,643**

AVERAGE ASKING PRICE

**\$5,665,000**

AVERAGE ASKING PRICE

**\$10,416,667**

AVERAGE ASKING PRICE

**\$6,250,000**

MEDIAN ASKING PRICE

**\$5,500,000**

MEDIAN ASKING PRICE

**\$10,850,000**

MEDIAN ASKING PRICE

**\$3,224**

AVERAGE PPSF

**\$1,665**

AVERAGE PPSF

**2,578**

AVERAGE SQFT

**7,450**

AVERAGE SQFT



### 60 COLLISTER ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,950,000	INITIAL	\$26,950,000
SQFT	5,126	PPSF	\$5,258	BEDS	6	BATHS	5.5
FEES	\$13,164	DOM	159				



### 360 CENTRAL PARK WEST #PHD

Upper West Side

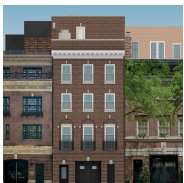
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,795,000	INITIAL	\$14,795,000
SQFT	4,223	PPSF	\$3,504	BEDS	5	BATHS	5.5
FEES	\$8,110	DOM	315				



### 60 BANK ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,550,000	INITIAL	\$13,750,000
SQFT	4,350	PPSF	\$2,886	BEDS	6	BATHS	6.5
FEES	\$5,773	DOM	411				



### 163 EAST 69TH ST

Upper East Side

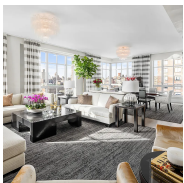
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,850,000	INITIAL	\$10,850,000
SQFT	11,000	PPSF	\$987	BEDS	5	BATHS	5
FEES	\$14,479	DOM	64				



### 555 WEST 22ND ST #18CW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	2,430	PPSF	\$4,116	BEDS	3	BATHS	3.5
FEES	\$9,155	DOM	N/A				



### 200 EAST 95TH ST #12A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,530,000	INITIAL	\$8,530,000
SQFT	3,564	PPSF	\$2,394	BEDS	5	BATHS	4.5
FEES	\$4,728	DOM	1				

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### 500 WEST 18TH ST #WEST-6A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	2,501	PPSF	\$3,199	BEDS	3	BATHS	3
FEES	\$9,413	DOM	N/A				



### 19 WEST 87TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,850,000	INITIAL	\$7,850,000
SQFT	7,000	PPSF	\$1,122	BEDS	7	BATHS	5.5
FEES	\$9,381	DOM	17				



### 378 WEST END AVE #14B

Upper West Side

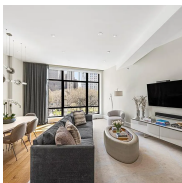
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,475,000	INITIAL	\$6,475,000
SQFT	2,163	PPSF	\$2,994	BEDS	3	BATHS	3
FEES	\$5,338	DOM	567				



### 685 5TH AVE #11A

Midtown

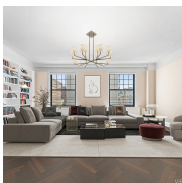
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$6,350,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$7,067	DOM	N/A				



### 10 MADISON SQUARE WEST #4G

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,150,000	INITIAL	\$6,150,000
SQFT	2,354	PPSF	\$2,613	BEDS	3	BATHS	3.5
FEES	\$8,094	DOM	29				



### 270 WEST END AVE #8N

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,595,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$6,010	DOM	312				

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### 555 WEST 22ND ST #5AW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	2,535	PPSF	\$2,288	BEDS	3	BATHS	3.5
FEES	\$8,085	DOM	91				



### 150 CHARLES ST #7CN

West Village

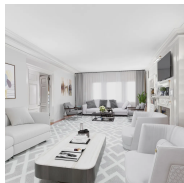
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	1,575	PPSF	\$3,588	BEDS	2	BATHS	2
FEES	\$6,048	DOM	N/A				



### 1045 PARK AVE #14B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,486	DOM	480				



### 1175 PARK AVE #6C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4
FEES	\$7,347	DOM	N/A				



### 140 WEST 12TH ST #301

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	1,671	PPSF	\$3,289	BEDS	2	BATHS	2.5
FEES	\$6,834	DOM	10				



### 277 5TH AVE #37A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,784	PPSF	\$2,943	BEDS	3	BATHS	3
FEES	\$5,979	DOM	195				

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### 111 WEST 67TH ST #31E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,800	PPSF	\$2,917	BEDS	3	BATHS	3
FEES	\$4,962	DOM	110				



### 100 BARROW ST #9A

West Village

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	1,788	PPSF	\$2,797	BEDS	2	BATHS	2.5
FEES	\$5,102	DOM	N/A				

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