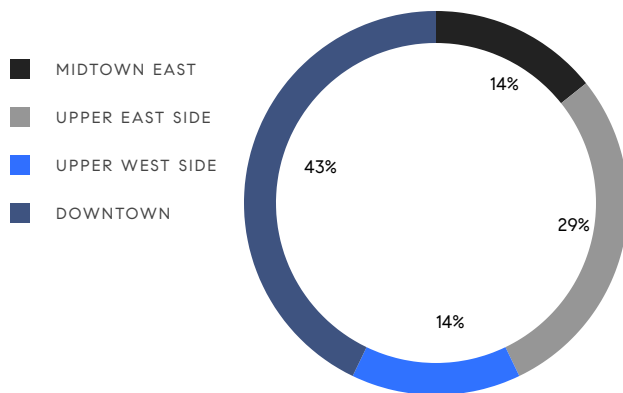


MANHATTAN WEEKLY LUXURY REPORT



944 PARK AVENUE, UNIT 12

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



14
CONTRACTS SIGNED
THIS WEEK

\$277,288,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 10 condos, and 4 co-ops. The previous week saw 14 deals. For more information or data, please reach out to a Compass agent.

\$19,806,286

AVERAGE ASKING PRICE

\$7,375,000

MEDIAN ASKING PRICE

\$3,533

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$277,288,000

TOTAL VOLUME

305

AVERAGE DAYS ON MARKET

Unit 107/108 at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$149,500,000. Built in 2020, this duplex penthouse condo spans 12,557 square feet with 7 beds and 8 full baths. It features two terraces, a nearly 40-foot-long gallery with east, west, and north views, a library and observatory suite, a chef's kitchen with custom cabinetry and high-end appliances, a grand staircase and private elevator, and much more. The building provides a private club and dining, a state-of-the-art fitness center with multiple pools, an outdoor movie theater, and many other amenities.

Also signed this week was Unit 67B at 432 Park Avenue in Midtown, with a last asking price of \$27,500,000. Built in 2015, this half-floor condo unit spans 4,019 square feet with 4 beds and 4 full baths. It features high ceilings, northern and western views, a chef's kitchen with marble countertops and high-end appliances, a primary bedroom with walk-in closet and en-suite bath with heated floors, and much more. The building provides a fully-equipped fitness center, a private restaurant and wine room, an indoor pool, a steam/sauna area and massage room, a business center, an on-site concierge, and many other amenities.

10

CONDO DEAL(S)

4

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$24,059,300

AVERAGE ASKING PRICE

\$9,173,750

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$7,249,000

MEDIAN ASKING PRICE

\$7,875,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$4,123

AVERAGE PPSF

N/A

AVERAGE PPSF

3,921

AVERAGE SQFT

N/A

AVERAGE SQFT



217 WEST 57TH ST #107/108

Midtown

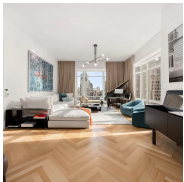
TYPE	CONDO	STATUS	CONTRACT	ASK	\$149,500,000	INITIAL	\$149,500,000
SQFT	12,557	PPSF	\$11,906	BEDS	7	BATHS	8
FEES	\$46,820	DOM	1				



432 PARK AVE #67B

Midtown

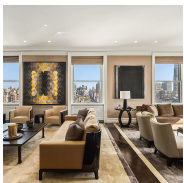
TYPE	CONDO	STATUS	CONTRACT	ASK	\$27,500,000	INITIAL	\$27,500,000
SQFT	4,019	PPSF	\$6,843	BEDS	4	BATHS	4.5
FEES	\$22,955	DOM	52				



520 PARK AVE #17

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,000,000	INITIAL	N/A
SQFT	4,613	PPSF	\$3,903	BEDS	4	BATHS	5.5
FEES	\$23,831	DOM	469				



550 PARK AVE #17E

Upper East Side

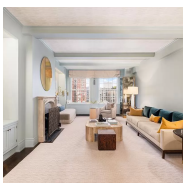
TYPE	COOP	STATUS	CONTRACT	ASK	\$14,950,000	INITIAL	\$16,750,000
SQFT	4,500	PPSF	\$3,323	BEDS	4	BATHS	3.5
FEES	\$11,037	DOM	712				



225 WEST 86TH ST #1012

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,895,000	INITIAL	\$11,450,000
SQFT	3,217	PPSF	\$2,765	BEDS	4	BATHS	4.5
FEES	\$9,485	DOM	859				



1185 PARK AVE #7/8I

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,750,000
SQFT	4,700	PPSF	\$1,809	BEDS	5	BATHS	4
FEES	\$8,628	DOM	96				

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15 WEST 96TH ST #23

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	2,662	PPSF	\$2,818	BEDS	3	BATHS	3
FEES	\$7,470	DOM	N/A				



420 WEST BROADWAY #PHA

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$9,500,000
SQFT	3,718	PPSF	\$1,950	BEDS	3	BATHS	3
FEES	N/A	DOM	610				



55 VESTRY ST #6C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,998,000	INITIAL	\$7,995,000
SQFT	3,000	PPSF	\$2,333	BEDS	4	BATHS	3
FEES	\$8,862	DOM	481				



108 FRANKLIN ST #1

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,495,000
SQFT	5,228	PPSF	\$1,147	BEDS	4	BATHS	3
FEES	\$7,050	DOM	228				



35 WEST 15TH ST #21A

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$5,850,000
SQFT	2,271	PPSF	\$2,576	BEDS	3	BATHS	3.5
FEES	\$6,470	DOM	89				

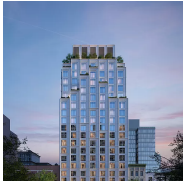


40 BOND ST #6B

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,800,000	INITIAL	\$5,800,000
SQFT	1,382	PPSF	\$4,197	BEDS	2	BATHS	2.5
FEES	\$5,225	DOM	58				

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310 EAST 86TH ST #2C

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,300,000	INITIAL	\$5,300,000
SQFT	2,480	PPSF	\$2,138	BEDS	3	BATHS	3.5
FEES	\$5,964	DOM	70				



56 WALKER ST #3

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	3,004	PPSF	\$1,748	BEDS	3	BATHS	3.5
FEES	\$4,848	DOM	228				

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