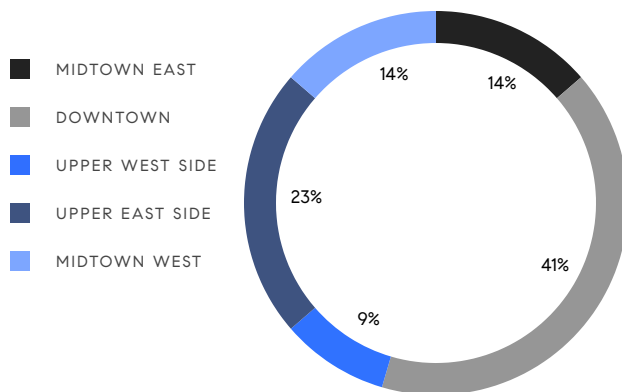


MANHATTAN WEEKLY LUXURY REPORT



57 IRVING PL., UNIT PH9/10

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$261,845,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 17 condos, 3 co-ops, and 2 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$11,902,046

AVERAGE ASKING PRICE

\$8,752,500

MEDIAN ASKING PRICE

\$3,594

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$261,845,000

TOTAL VOLUME

259

AVERAGE DAYS ON MARKET

Unit 55B at 220 Central Park South in Midtown entered contract this week, with a last asking price of \$37,500,000. Built in 2015, this half-floor condo spans 3,211 square feet with 3 beds and 3 full baths. It features 11-foot ceilings, chevron oak floors, oversized windows, 36 feet of park frontage, an eat-in kitchen with marble island and high-end appliances, a large primary bedroom with dual walk-in closets an marble en-suite bath, and much more. The building provides a state-of-the-art fitness center and indoor pool, a rock-climbing wall, a private theater, a rooftop garden and private bar, and many other amenities.

Also signed this week was 114 Waverly Place in Greenwich Village, with a last asking price of \$22,850,000. Originally built in 1836, this restored townhouse spans approximately 6,800 square feet with 5 beds and 5 full baths. It features a 22-foot-wide footprint, three outdoor spaces including a rooftop terrace and rear garden, an elevator, original beamed ceilings, a lounge/library, a full-floor primary bedroom with large walk-in closet and full-width bath, and much more.

17

CONDO DEAL(S)

3

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$11,489,412

AVERAGE ASKING PRICE

\$11,975,000

AVERAGE ASKING PRICE

\$15,300,000

AVERAGE ASKING PRICE

\$8,950,000

MEDIAN ASKING PRICE

\$8,500,000

MEDIAN ASKING PRICE

\$15,300,000

MEDIAN ASKING PRICE

\$3,673

AVERAGE PPSF

\$3,361

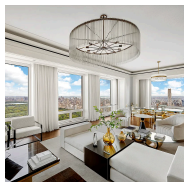
AVERAGE PPSF

3,272

AVERAGE SQFT

6,800

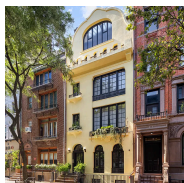
AVERAGE SQFT



220 CENTRAL PARK SOUTH #55B

Midtown

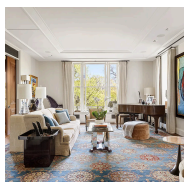
TYPE	CONDO	STATUS	CONTRACT	ASK	\$37,500,000	INITIAL	\$37,500,000
SQFT	3,211	PPSF	\$11,679	BEDS	3	BATHS	3.5
FEES	\$22,125	DOM	59				



114 WAVERLY PL

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$22,850,000	INITIAL	\$22,850,000
SQFT	6,800	PPSF	\$3,361	BEDS	5	BATHS	5
FEES	\$7,622	DOM	100				



88 CENTRAL PARK WEST #4N5W

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$20,000,000	INITIAL	\$20,000,000
SQFT	5,700	PPSF	\$3,509	BEDS	5	BATHS	3
FEES	\$7,106	DOM	214				



155 WEST 11TH ST #6A

Greenwich Village

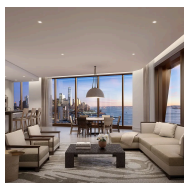
TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,995,000	INITIAL	\$19,995,000
SQFT	3,674	PPSF	\$5,443	BEDS	4	BATHS	4.5
FEES	\$16,731	DOM	13				



220 CENTRAL PARK SOUTH #24B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,750,000	INITIAL	\$21,750,000
SQFT	2,616	PPSF	\$6,786	BEDS	3	BATHS	3
FEES	\$16,906	DOM	698				



500 WEST 18TH ST #E23A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,305,000	INITIAL	\$13,305,000
SQFT	3,114	PPSF	\$4,273	BEDS	4	BATHS	4
FEES	\$11,288	DOM	N/A				

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30 PARK PL #PH75B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$12,250,000
SQFT	3,121	PPSF	\$3,685	BEDS	3	BATHS	4
FEES	\$15,283	DOM	85				



500 WEST 18TH ST #W29C

West Chelsea

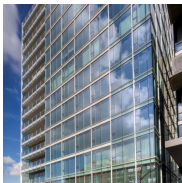
TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,785,000	INITIAL	\$10,785,000
SQFT	2,695	PPSF	\$4,002	BEDS	3	BATHS	3
FEES	\$10,086	DOM	253				



305 EAST 85TH ST #PHC

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	5,111	PPSF	\$1,957	BEDS	6	BATHS	5.5
FEES	\$15,909	DOM	80				



165 CHARLES ST #11

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	N/A
SQFT	2,541	PPSF	\$3,933	BEDS	3	BATHS	3
FEES	\$10,161	DOM	N/A				



176 DUANE ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,950,000	INITIAL	\$8,950,000
SQFT	5,000	PPSF	\$1,790	BEDS	4	BATHS	3
FEES	\$12,471	DOM	200				

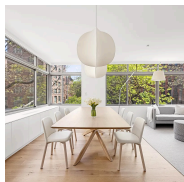


15 CENTRAL PARK WEST #16G

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,555,000	INITIAL	\$9,975,000
SQFT	2,241	PPSF	\$3,818	BEDS	3	BATHS	3
FEES	\$9,208	DOM	356				

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99 JANE ST #2GH

West Village

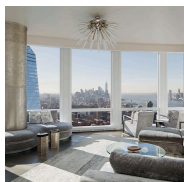
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,995,000
SQFT	3,200	PPSF	\$2,657	BEDS	4	BATHS	4
FEES	\$8,881	DOM	190				



812 PARK AVE #11/12C

Upper East Side

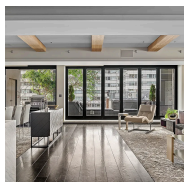
TYPE	COOP	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,196	DOM	553				



35 HUDSON YARDS #6504

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	\$11,242	DOM	N/A				



219 EAST 67TH ST #5

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$8,995,000
SQFT	4,665	PPSF	\$1,694	BEDS	5	BATHS	3.5
FEES	\$16,278	DOM	315				



45 BARROW ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$2,815	DOM	89				



580 PARK AVE #6A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,425,000	INITIAL	N/A
SQFT	2,900	PPSF	\$2,561	BEDS	3	BATHS	2
FEES	\$7,000	DOM	N/A				

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50 UNITED NATIONS PLZ DPH4243 #31B

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$7,250,000
SQFT	3,004	PPSF	\$1,995	BEDS	3	BATHS	3
FEES	\$12,811	DOM	476				



322 WEST 57TH ST #54T

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$6,150,000
SQFT	3,417	PPSF	\$1,713	BEDS	4	BATHS	4
FEES	\$10,688	DOM	448				



35 HUDSON YARDS #7203

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,425,000	INITIAL	\$5,425,000
SQFT	2,724	PPSF	\$1,992	BEDS	3	BATHS	3.5
FEES	\$9,648	DOM	N/A				



201 EAST 74TH ST #19A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,325,000	INITIAL	\$5,325,000
SQFT	2,179	PPSF	\$2,444	BEDS	3	BATHS	3.5
FEES	\$7,552	DOM	N/A				

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