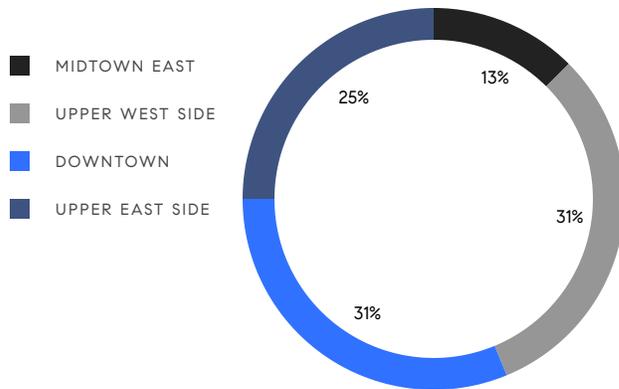


# MANHATTAN WEEKLY LUXURY REPORT



30 EAST 29TH ST #PHB

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



16  
CONTRACTS SIGNED  
THIS WEEK

\$113,927,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 16 contracts signed this week, made up of 12 condos, 2 co-ops, and 2 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

**\$7,120,438**

AVERAGE ASKING PRICE

**\$6,600,000**

MEDIAN ASKING PRICE

**\$2,334**

AVERAGE PPSF

**7%**

AVERAGE DISCOUNT

**\$113,927,000**

TOTAL VOLUME

**285**

AVERAGE DAYS ON MARKET

Unit 37B at 432 Park Avenue in Midtown entered contract this week, with a last asking price of \$12,400,000. Built in 2015, this condo unit spans 4,003 square feet with 3 beds and 4 full baths. It features 12.5-foot ceilings, 10-by-10-foot windows, a chef's kitchen with high-end appliances and oak cabinetry, a private elevator entry, a corner primary bedroom with south and west exposures, dual bathrooms, and a dressing area, and much more. The building provides a private restaurant, an outdoor terrace area, a 75-foot indoor pool and state-of-the-art fitness center, a spa, a 24-hour doorman, and many other amenities.

Also signed this week was Unit 10F at 50 West 66th Street on the Upper West Side, with a last asking price of \$8,650,000. This new development condo unit spans 2,851 square feet with 3 beds and 3 full baths. It features an open-concept joint living and dining room, a large foyer and entry gallery, a primary bedroom with en-suite bath and dual walk-in closets, and much more. The building provides indoor and outdoor pools, a full-size basketball and pickleball court, a state-of-the-art fitness center, a sky lounge, and many other amenities.

**12**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**2**

TOWNHOUSE DEAL(S)

**\$7,360,584**

AVERAGE ASKING PRICE

**\$6,200,000**

AVERAGE ASKING PRICE

**\$6,600,000**

AVERAGE ASKING PRICE

**\$6,600,000**

MEDIAN ASKING PRICE

**\$6,200,000**

MEDIAN ASKING PRICE

**\$6,600,000**

MEDIAN ASKING PRICE

**\$2,480**

AVERAGE PPSF

**\$1,826**

AVERAGE PPSF

**3,123**

AVERAGE SQFT

**3,675**

AVERAGE SQFT



### 432 PARK AVE #37B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,400,000	INITIAL	\$15,500,000
SQFT	4,003	PPSF	\$3,098	BEDS	3	BATHS	4.5
FEES	\$22,876	DOM	95				



### 50 WEST 66TH ST #10F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,650,000	INITIAL	\$8,650,000
SQFT	2,851	PPSF	\$3,035	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 32 PRINCE ST #2A

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,295,000	INITIAL	\$10,450,000
SQFT	3,669	PPSF	\$2,261	BEDS	5	BATHS	4.5
FEES	\$12,085	DOM	609				



### 50 WEST 66TH ST #16E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,900,000	INITIAL	\$7,900,000
SQFT	2,488	PPSF	\$3,176	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 200 AMSTERDAM AVE #16A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,695,000	INITIAL	\$7,995,000
SQFT	2,856	PPSF	\$2,695	BEDS	4	BATHS	4.5
FEES	\$10,395	DOM	466				



### 167 EAST 80TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,500,000
SQFT	4,250	PPSF	\$1,635	BEDS	4	BATHS	3.5
FEES	\$4,620	DOM	111				

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### 440 WEST END AVE #15/16B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,700,000	INITIAL	\$7,350,000
SQFT	4,200	PPSF	\$1,596	BEDS	4	BATHS	5.5
FEES	N/A	DOM	193				



### 15 WEST 96TH ST #22

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,700,000	INITIAL	\$6,700,000
SQFT	2,662	PPSF	\$2,517	BEDS	3	BATHS	3
FEES	\$7,483	DOM	N/A				



### 217 WEST 57TH ST #33D

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	1,897	PPSF	\$3,427	BEDS	2	BATHS	2
FEES	\$6,615	DOM	594				



### 255 EAST 74TH ST #12A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,499,000	INITIAL	\$6,499,000
SQFT	4,040	PPSF	\$1,609	BEDS	5	BATHS	4.5
FEES	\$11,598	DOM	30				



### 320 EAST 82ND ST #TH

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,500,000
SQFT	4,441	PPSF	\$1,408	BEDS	4	BATHS	5
FEES	\$11,463	DOM	242				



### 65 WEST 13TH ST #PH11C

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,995,000
SQFT	2,223	PPSF	\$2,812	BEDS	3	BATHS	2.5
FEES	\$7,780	DOM	127				

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### 12 BEDFORD ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,950,000
SQFT	3,100	PPSF	\$2,017	BEDS	4	BATHS	3.5
FEES	\$2,171	DOM	661				



### 500 GREENWICH ST #202

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,500,000
SQFT	3,963	PPSF	\$1,502	BEDS	3	BATHS	2.5
FEES	\$5,969	DOM	206				



### 980 5TH AVE #8A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,700,000	INITIAL	\$8,250,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	331				



### 101 WARREN ST #1610

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,238,000	INITIAL	\$5,238,000
SQFT	2,372	PPSF	\$2,209	BEDS	3	BATHS	3.5
FEES	\$7,334	DOM	39				

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