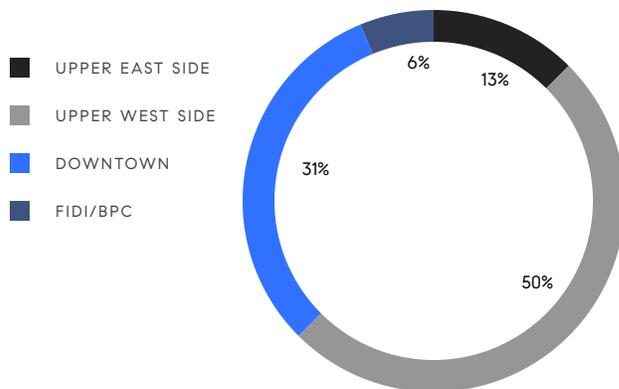


# MANHATTAN WEEKLY LUXURY REPORT



1 CENTRAL PARK SOUTH, UNIT 801

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



16  
CONTRACTS SIGNED  
THIS WEEK

\$124,229,000  
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 11 condos, and 5 co-ops. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

<b>\$7,764,313</b>	<b>\$6,947,500</b>	<b>\$2,598</b>
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
<b>4%</b>	<b>\$124,229,000</b>	<b>209</b>
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

Unit PH at 1295 Madison Avenue on the Upper East Side entered contract this week, with a last asking price of \$19,500,000. This full-floor residence spans 4,179 square feet with 5 beds and 5 full baths. It features 3,114 square feet of outdoor space, including a wraparound terrace, 360-degree exposures, an entry gallery with dedicated elevator and curved staircase, a corner great room with coffered ceilings and fireplace, a windowed kitchen with calcite slab countertops and backsplash, a primary bedroom with terrace access, en-suite bath, and walk-in closet, and much more. The building provides a 24-hour attended lobby, a concierge, a fitness center, bicycle and private storage, and many other amenities.

Also signed this week was Unit 19B at 211 Central Park West on the Upper West Side, with a last asking price of \$12,950,000. Originally built in 1929, this co-op offers 4 beds and 4 full baths. It features sweeping views of Central Park and the skyline, a large terrace, a semi-private landing, a state-of-the-art new kitchen with high-end appliances, a primary bedroom with spa-like windowed bath and dual walk-in closets, and much more. The building provides a gym, bike and private storage, on-site staff, and many other amenities.

<b>11</b>	<b>5</b>	<b>0</b>
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
<b>\$7,499,000</b>	<b>\$8,348,000</b>	<b>\$0</b>
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
<b>\$6,795,000</b>	<b>\$7,300,000</b>	<b>\$0</b>
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
<b>\$2,797</b>		<b>N/A</b>
AVERAGE PPSF		AVERAGE PPSF
<b>2,674</b>		<b>N/A</b>
AVERAGE SQFT		AVERAGE SQFT



### 1295 MADISON AVE #PH

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$21,500,000
SQFT	4,179	PPSF	\$4,667	BEDS	5	BATHS	5
FEES	\$17,571	DOM	135				



### 211 CENTRAL PARK WEST #19B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$14,990,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	293				



### 513 BROADWAY #3E

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,188	DOM	209				



### 50 RIVERSIDE BLVD #30B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,795,000
SQFT	3,348	PPSF	\$2,241	BEDS	4	BATHS	4.5
FEES	\$4,112	DOM	143				



### 171 WEST 71ST ST #PHE

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,300,000	INITIAL	\$7,700,000
SQFT	3,175	PPSF	\$2,300	BEDS	4	BATHS	4
FEES	\$3,995	DOM	302				



### 530 PARK AVE #15B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,250,000	INITIAL	\$8,000,000
SQFT	2,698	PPSF	\$2,688	BEDS	4	BATHS	4
FEES	\$6,827	DOM	712				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 50 WEST 66TH ST #5E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	N/A
SQFT	2,488	PPSF	\$2,814	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 38 WEST 26TH ST #PH12AB

Nomad

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	5,500	PPSF	\$1,272	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



### 50 WEST 66TH ST #4E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	N/A
SQFT	2,488	PPSF	\$2,774	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 155 WEST 11TH ST #10D

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000
SQFT	1,515	PPSF	\$4,486	BEDS	2	BATHS	2
FEES	\$6,801	DOM	29				



### 161 WEST 75TH ST #6GH

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,795,000
SQFT	3,200	PPSF	\$2,030	BEDS	5	BATHS	3
FEES	N/A	DOM	81				



### 251 WEST 91ST ST #12A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	2,292	PPSF	\$2,618	BEDS	4	BATHS	3
FEES	\$8,071	DOM	7				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 355 GREENWICH ST #PH

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,995,000
SQFT	3,419	PPSF	\$1,682	BEDS	3	BATHS	3
FEES	\$4,384	DOM	135				



### 136 EAST 19TH ST #PHW

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	2,240	PPSF	\$2,364	BEDS	3	BATHS	2.5
FEES	\$6,986	DOM	31				



### 212 WARREN ST #23C

Battery Park

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,350,000
SQFT	2,296	PPSF	\$2,287	BEDS	3	BATHS	3
FEES	\$7,206	DOM	476				



### 160 WEST 66TH ST #42AB

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,249,000	INITIAL	\$5,517,400
SQFT	2,450	PPSF	\$2,143	BEDS	3	BATHS	5
FEES	\$7,117	DOM	154				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.