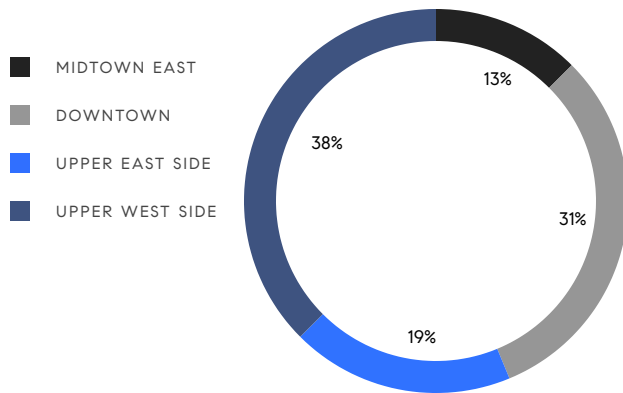


MANHATTAN WEEKLY LUXURY REPORT



30 PARK PLACE #67A

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



16
CONTRACTS SIGNED
THIS WEEK

\$176,055,000
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 24 deals. For more information or data, please reach out to a Compass agent.

\$11,003,438

AVERAGE ASKING PRICE

\$8,675,000

MEDIAN ASKING PRICE

\$3,177

AVERAGE PPSF

8%

AVERAGE DISCOUNT

\$176,055,000

TOTAL VOLUME

281

AVERAGE DAYS ON MARKET

Unit PH23 at 50 Central Park South in Midtown entered contract this week, with a last asking price of \$34,000,000. Originally built in 1931, this full-floor penthouse condo spans 9,455 square feet with 6 beds and 7 full baths. It features quadruple exposures, high ceilings, a 70-foot terrace and 55-foot terrace with Central Park views, a large chef's kitchen with high-end appliances, a large primary bedroom with library, walk-in closets, and en-suite bathroom, and much more. The building provides a lounge, a spa, dedicated staff, a private entrance, in-room dining services and housekeeping, and many other amenities.

Also signed this week was Unit 63E at 217 West 57th Street in Midtown, with a last asking price of \$19,500,000. Built in 2020, this condo unit spans 3,364 square feet with 3 beds and 3 full baths. It features 11-foot ceilings, floor-to-ceiling glass panel windows, a kitchen with custom cabinetry, a primary bedroom with city views, walk-in closet, and marble-clad en-suite bathroom, and much more. The building provides a private club, a full-time doorman, a gym with pool, and many other amenities.

11

CONDO DEAL(S)

5

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$12,769,091

AVERAGE ASKING PRICE

\$7,119,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$9,500,000

MEDIAN ASKING PRICE

\$6,750,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,827

AVERAGE PPSF

\$0

AVERAGE PPSF

4,611

AVERAGE SQFT

0

AVERAGE SQFT



50 CENTRAL PARK SOUTH #PH23

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$34,000,000	INITIAL	\$37,000,000
SQFT	9,455	PPSF	\$3,596	BEDS	6	BATHS	7
FEES	\$23,351	DOM	384				



217 WEST 57TH ST #63E

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$19,500,000
SQFT	3,364	PPSF	\$5,797	BEDS	3	BATHS	3.5
FEES	\$11,681	DOM	101				



45 EAST 22ND ST #52AB

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	N/A
SQFT	5,866	PPSF	\$2,984	BEDS	4	BATHS	4.5
FEES	\$17,944	DOM	N/A				



30 EAST 85TH ST #PH30

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,500,000	INITIAL	\$24,500,000
SQFT	5,425	PPSF	\$2,858	BEDS	5	BATHS	5.5
FEES	\$18,109	DOM	748				



212 5TH AVE #6A

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$10,750,000
SQFT	3,008	PPSF	\$3,574	BEDS	3	BATHS	3.5
FEES	\$9,741	DOM	74				



911 PARK AVE #6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	3,400	PPSF	\$2,940	BEDS	3	BATHS	3.5
FEES	\$5,861	DOM	36				

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.



62 COOPER SQUARE #PH62

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$13,500,000
SQFT	8,000	PPSF	\$1,188	BEDS	5	BATHS	5
FEES	\$35,018	DOM	175				



225 5TH AVE #7DE/8E

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,000,000	INITIAL	\$13,650,000
SQFT	4,882	PPSF	\$1,844	BEDS	5	BATHS	5
FEES	\$12,654	DOM	505				



55 CENTRAL PARK WEST #9C

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,350,000	INITIAL	N/A
SQFT	1,150	PPSF	\$7,261	BEDS	4	BATHS	3.5
FEES	\$2,258	DOM	N/A				



1 WEST END AVE #31B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	\$7,100,000
SQFT	2,815	PPSF	\$2,523	BEDS	4	BATHS	4.5
FEES	\$3,550	DOM	N/A				



115 CENTRAL PARK WEST #21F

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$7,250,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$3,712	DOM	84				



251 WEST 91ST ST #7A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,560,000	INITIAL	\$6,560,000
SQFT	2,916	PPSF	\$2,250	BEDS	4	BATHS	3.5
FEES	\$6,146	DOM	430				

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555 WEST 22ND ST #4HW

West Chelsea

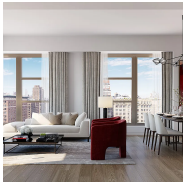
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	2,864	PPSF	\$2,078	BEDS	3	BATHS	3.5
FEES	\$9,121	DOM	N/A				



41 CENTRAL PARK WEST #10B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	N/A	DOM	36				



251 WEST 91ST ST #12B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,100,000	INITIAL	\$5,100,000
SQFT	2,122	PPSF	\$2,404	BEDS	3	BATHS	2
FEES	\$4,473	DOM	547				



825 5TH AVE #17C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	N/A	DOM	252				

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