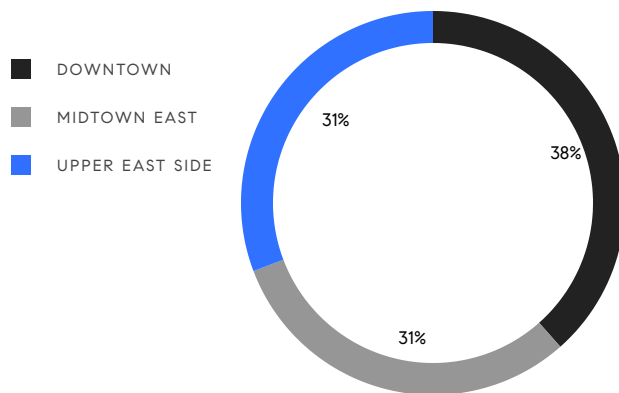


MANHATTAN WEEKLY LUXURY REPORT



20 WEST 53RD ST #18/19C

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$141,344,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 9 condos, 3 co-ops, and 1 house. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

\$10,872,616

AVERAGE ASKING PRICE

\$7,000,000

MEDIAN ASKING PRICE

\$2,779

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$141,344,000

TOTAL VOLUME

255

AVERAGE DAYS ON MARKET

Unit West-PH32A at 500 West 18th Street in West Chelsea entered contract this week, with a last asking price of \$25,000,000. Built in 2022, this penthouse condo unit spans 5,663 square feet with 5 beds and 5 full baths. It features southern, eastern, and western exposures, a 239 square foot loggia, a custom chef's kitchen with high-end appliances, a primary bedroom with floor-to-ceiling windows and windowed ensuite bathroom, a home automation system, and much more. The building provides a 75-foot lap pool, a spa and sauna, a fitness center, Faena Hotel services, and many other amenities.

Also signed this week was Unit 63B at 432 Park Avenue in Midtown East, with a last asking price of \$24,500,000. Built in 2015, this condo unit spans 4,019 square feet with 3 beds and 4 full baths. It features private vestibule access, high ceilings, large windows, park and river views, a windowed eat-in kitchen with natural oak cabinetry and marble countertops, a primary bedroom with dual marble bathrooms, and much more. The building provides a private restaurant, a large outdoor terrace, a 75-foot indoor swimming pool, a gym and spa/sauna, a library, a 24-hour doorman, and many other amenities.

9

CONDO DEAL(S)

3

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$12,160,556

AVERAGE ASKING PRICE

\$8,299,667

AVERAGE ASKING PRICE

\$7,000,000

AVERAGE ASKING PRICE

\$11,000,000

MEDIAN ASKING PRICE

\$5,499,000

MEDIAN ASKING PRICE

\$7,000,000

MEDIAN ASKING PRICE

\$3,075

AVERAGE PPSF

\$1,231

AVERAGE PPSF

3,739

AVERAGE SQFT

5,690

AVERAGE SQFT



500 WEST 18TH ST #WEST-PH32A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$25,000,000
SQFT	5,663	PPSF	\$4,415	BEDS	5	BATHS	5.5
FEES	\$21,749	DOM	206				



432 PARK AVE #63B

Midtown

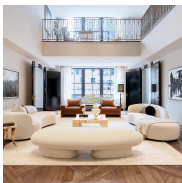
TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	\$28,000,000
SQFT	4,019	PPSF	\$6,097	BEDS	3	BATHS	4.5
FEES	\$22,130	DOM	538				



1000 PARK AVE #11A/10E

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$14,000,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	7.5
FEES	\$17,897	DOM	N/A				



111 WEST 57TH ST #14N

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$15,900,000
SQFT	4,547	PPSF	\$2,849	BEDS	4	BATHS	4.5
FEES	\$16,989	DOM	297				



30 PARK PL #67A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,250,000	INITIAL	\$12,250,000
SQFT	3,699	PPSF	\$3,312	BEDS	4	BATHS	5.5
FEES	\$16,533	DOM	106				



508 WEST 24TH ST #5NS

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,000,000	INITIAL	\$12,500,000
SQFT	4,556	PPSF	\$2,415	BEDS	6	BATHS	4
FEES	\$16,766	DOM	590				

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246 EAST 49TH ST

Turtle Bay

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,000,000	INITIAL	N/A
SQFT	5,690	PPSF	\$1,231	BEDS	7	BATHS	3.5
FEES	\$5,896	DOM	N/A				



124 HUDSON ST #5C

Tribeca

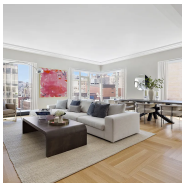
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	3,200	PPSF	\$2,110	BEDS	4	BATHS	3.5
FEES	\$8,226	DOM	104				



111 WEST 57TH ST #17N

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$7,750,000
SQFT	2,580	PPSF	\$2,324	BEDS	2	BATHS	2.5
FEES	\$10,338	DOM	551				



1289 LEXINGTON AVE #8B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,078	PPSF	\$1,869	BEDS	4	BATHS	4.5
FEES	\$9,445	DOM	N/A				



1185 PARK AVE #3G

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,499,000	INITIAL	\$5,499,000
SQFT	3,300	PPSF	\$1,667	BEDS	4	BATHS	4.5
FEES	\$5,140	DOM	94				



993 PARK AVE #9E/8D

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	7
FEES	\$12,537	DOM	54				

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555 WEST 22ND ST #7DE

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	2,305	PPSF	\$2,278	BEDS	3	BATHS	3.5
FEES	\$7,550	DOM	1				

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