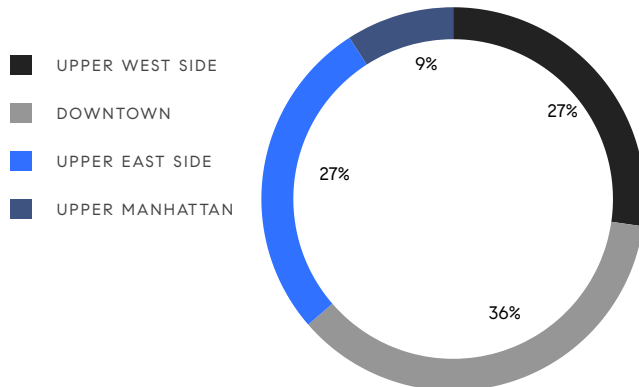


MANHATTAN WEEKLY LUXURY REPORT



200 11TH AVE, UNIT PH1/JG

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



11
CONTRACTS SIGNED
THIS WEEK

\$117,608,250
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 3 condos, 4 co-ops, and 4 houses. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$10,691,660

AVERAGE ASKING PRICE

\$6,995,000

MEDIAN ASKING PRICE

\$2,844

AVERAGE PPSF

7%

AVERAGE DISCOUNT

\$117,608,250

TOTAL VOLUME

305

AVERAGE DAYS ON MARKET

Unit PH18EF at 115 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$19,950,000. Originally built in 1931, this penthouse co-op offers 5 beds and 6 full baths. It features a private elevator landing and square gallery, a 35-foot combined living room and library with floor-to-ceiling French doors providing terrace access, Central Park and city views, an eat-in kitchen with high-end stainless steel appliances, a primary bedroom with private terrace, and much more. The building provides a 24-hour doorman and attended elevators, a fitness center, bike storage, a landscaped roof terrace, and many other amenities.

Also signed this week was 8 Perry Street in the West Village, with a last asking price of \$19,500,000. This 22-foot-wide townhouse spans 5,322 square feet with 5 beds and 5 full baths. It features high ceilings, custom moldings throughout, a kitchen with windows overlooking the south-facing garden, a playroom/media room/office, an open primary bedroom with two custom walk-in closets and en-suite bath, a full wall of retractable glass doors leading to the garden, and much more.

3

CONDO DEAL(S)

4

CO-OP DEAL(S)

4

TOWNHOUSE DEAL(S)

\$12,175,000

AVERAGE ASKING PRICE

\$9,909,563

AVERAGE ASKING PRICE

\$10,361,250

AVERAGE ASKING PRICE

\$12,780,000

MEDIAN ASKING PRICE

\$6,846,625

MEDIAN ASKING PRICE

\$7,497,500

MEDIAN ASKING PRICE

\$3,674

AVERAGE PPSF

\$2,252

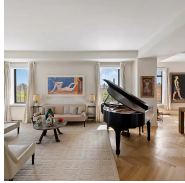
AVERAGE PPSF

3,494

AVERAGE SQFT

4,500

AVERAGE SQFT



115 CENTRAL PARK WEST #PH18EF

Upper West Side

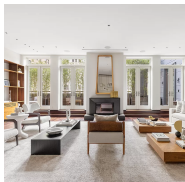
TYPE	COOP	STATUS	CONTRACT	ASK	\$19,950,000	INITIAL	\$25,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	N/A	DOM	738				



8 PERRY ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$19,500,000
SQFT	5,322	PPSF	\$3,665	BEDS	5	BATHS	5.5
FEES	\$4,039	DOM	367				



285 LAFAYETTE ST #7AB

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,995,000	INITIAL	\$19,995,000
SQFT	5,350	PPSF	\$3,177	BEDS	6	BATHS	3
FEES	\$19,061	DOM	538				



15 CENTRAL PARK WEST #27B

Upper West Side

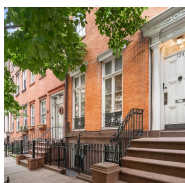
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,780,000	INITIAL	\$13,500,000
SQFT	2,367	PPSF	\$5,400	BEDS	2	BATHS	2.5
FEES	\$9,442	DOM	185				



243 EAST 82ND ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	5,500	PPSF	\$1,455	BEDS	4	BATHS	3
FEES	\$3,866	DOM	3				



124 WASHINGTON PL

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,585	PPSF	\$1,952	BEDS	5	BATHS	3.5
FEES	\$3,116	DOM	20				

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880 5TH AVE #20A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	2,400	PPSF	\$2,896	BEDS	3	BATHS	2.5
FEES	N/A	DOM	87				



83 SULLIVAN ST

Soho

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$7,000,000
SQFT	3,590	PPSF	\$1,936	BEDS	5	BATHS	3.5
FEES	\$1,620	DOM	391				



100 CLAREMONT AVE #39A

Morningside Heights

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	2,764	PPSF	\$2,443	BEDS	4	BATHS	4
FEES	\$6,718	DOM	482				



1150 5TH AVE #12A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,743,250	INITIAL	\$9,250,000
SQFT	2,532	PPSF	\$2,664	BEDS	3	BATHS	3.5
FEES	\$5,905	DOM	362				



211 CENTRAL PARK WEST #5K

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	\$4,224	DOM	176				

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