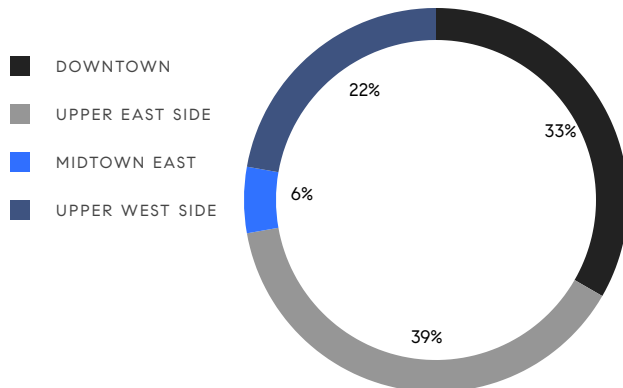


# MANHATTAN WEEKLY LUXURY REPORT



428 COLUMBUS AVENUE, PH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



18  
CONTRACTS SIGNED  
THIS WEEK

\$170,080,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 12 condos, and 6 co-ops. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$9,448,889**

AVERAGE ASKING PRICE

**\$7,747,500**

MEDIAN ASKING PRICE

**\$2,755**

AVERAGE PPSF

**9%**

AVERAGE DISCOUNT

**\$170,080,000**

TOTAL VOLUME

**325**

AVERAGE DAYS ON MARKET

Unit PHA at 36 Bleecker Street in NoHo entered contract this week, with a last asking price of \$22,500,000. Originally built in 1920, this penthouse condo unit spans 4,480 square feet with 5 beds and 5 full baths. It features a library with gas fireplace, two wraparound terraces, a 67-foot sun-filled gallery, a marble-lined office, a chef's kitchen with slab stone countertops and backsplash, a lower primary bedroom with en-suite bath and arched windows, and much more. The building provides a fitness center, storage, a 24-hour doorman, and many other amenities.

Also signed this week was Unit 3 at 640 Park Avenue on the Upper East Side, with a last asking price of \$15,000,000. Originally built in 1914, this co-op unit offers 6 beds and 6 full baths. It features a 25-foot gallery with wood-burning fireplace, a wood-paneled library, a chef's eat-in kitchen and pantry, a primary bedroom with fireplace, large dressing room, and two marble baths, high ceilings, and much more.

**12**

CONDO DEAL(S)

**6**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$8,977,917**

AVERAGE ASKING PRICE

**\$10,390,834**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$6,625,000**

MEDIAN ASKING PRICE

**\$10,925,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$2,655**

AVERAGE PPSF

**N/A**

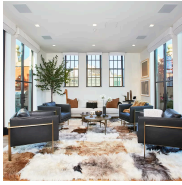
AVERAGE PPSF

**3,292**

AVERAGE SQFT

**N/A**

AVERAGE SQFT



### 36 BLEECKER ST #PHA

Noho

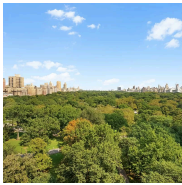
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,000,000	INITIAL	\$22,500,000
SQFT	4,480	PPSF	\$4,688	BEDS	5	BATHS	5
FEES	\$20,533	DOM	174				



### 642 PARK AVE #3FL

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$15,000,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	6	BATHS	6.5
FEES	\$10,213	DOM	1,064				



### 200 CENTRAL PARK SOUTH #19DEF

Midtown

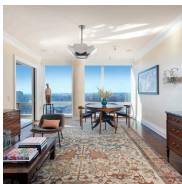
TYPE	COOP	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$13,500,000
SQFT	3,587	PPSF	\$3,764	BEDS	3	BATHS	4
FEES	N/A	DOM	2				



### 652 HUDSON ST #5S6S

West Village

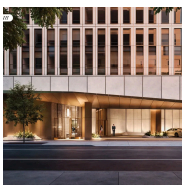
TYPE	COOP	STATUS	CONTRACT	ASK	\$13,200,000	INITIAL	\$14,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	N/A	DOM	370				



### 25 COLUMBUS CIRCLE #70A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,000,000	INITIAL	\$17,000,000
SQFT	3,920	PPSF	\$3,316	BEDS	N/A	BATHS	N/A
FEES	N/A	DOM	N/A				



### 50 WEST 66TH ST #12D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,750,000	INITIAL	\$11,750,000
SQFT	3,889	PPSF	\$3,022	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				

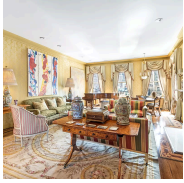
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### 199 CHRYSTIE ST #PH2

Lower East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,495,000	INITIAL	\$19,500,000
SQFT	4,722	PPSF	\$2,435	BEDS	6	BATHS	6
FEES	\$22,262	DOM	440				



### 19 EAST 72ND ST #910D

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,650,000	INITIAL	\$9,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	245				



### 10 SULLIVAN ST #7A

Soho

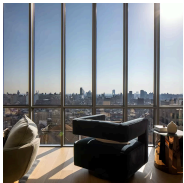
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$9,950,000
SQFT	2,950	PPSF	\$2,882	BEDS	3	BATHS	3.5
FEES	\$13,729	DOM	797				



### 21 EAST 61ST ST #7F

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,995,000
SQFT	2,380	PPSF	\$2,940	BEDS	3	BATHS	3.5
FEES	\$8,798	DOM	272				



### 565 BROOME ST #N20B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$6,900,000
SQFT	2,399	PPSF	\$2,877	BEDS	3	BATHS	3.5
FEES	\$8,370	DOM	334				



### 235 WEST 75TH ST #412

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,350,000	INITIAL	\$7,300,000
SQFT	3,228	PPSF	\$1,968	BEDS	4	BATHS	4
FEES	\$10,288	DOM	592				

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### 181 EAST 65TH ST #19A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,300,000	INITIAL	\$6,300,000
SQFT	2,410	PPSF	\$2,615	BEDS	3	BATHS	3.5
FEES	\$9,032	DOM	41				



### 225 WEST 86TH ST #101

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,100,000	INITIAL	N/A
SQFT	2,588	PPSF	\$2,358	BEDS	4	BATHS	3
FEES	N/A	DOM	N/A				



### 126 EAST 86TH ST #3A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,450,000
SQFT	3,191	PPSF	\$1,879	BEDS	4	BATHS	3.5
FEES	\$7,758	DOM	57				



### 117 EAST 24TH ST #10

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,295,000
SQFT	3,547	PPSF	\$1,493	BEDS	3	BATHS	2.5
FEES	\$7,775	DOM	28				



### 201 EAST 74TH ST #15A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,050,000	INITIAL	\$5,050,000
SQFT	2,171	PPSF	\$2,327	BEDS	3	BATHS	3.5
FEES	\$7,420	DOM	N/A				



### 755 PARK AVE #10C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,900,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	N/A	DOM	124				

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