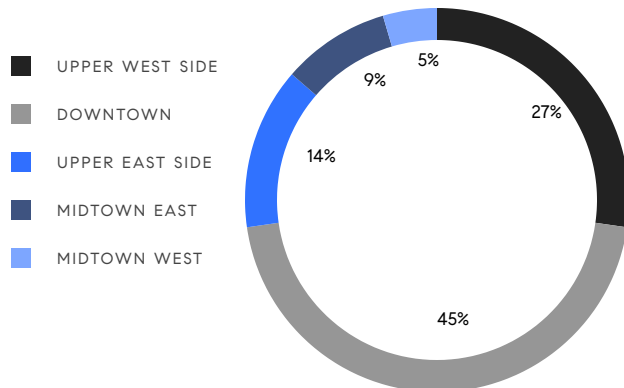


MANHATTAN WEEKLY LUXURY REPORT



428 COLUMBUS AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



22

CONTRACTS SIGNED
THIS WEEK

\$183,775,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 22 contracts signed this week, made up of 15 condos, 5 co-ops, and 2 houses. The previous week saw 24 deals. For more information or data, please reach out to a Compass agent.

\$8,353,410

AVERAGE ASKING PRICE

\$6,675,000

MEDIAN ASKING PRICE

\$2,791

AVERAGE PPSF

4%

AVERAGE DISCOUNT

\$183,775,000

TOTAL VOLUME

216

AVERAGE DAYS ON MARKET

Unit 19/20D at 211 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$19,500,000. Originally built in 1929, this combined set of corner apartments offers 5 beds and 5 full baths. It features city and park views, a grand dining room and separate breakfast room, a south-facing library, an eat-in kitchen, a large south-facing terrace, and much more. The building provides a 24-hour doorman and attended elevator, a state-of-the-art fitness club, a bicycle room, and many other amenities.

Also signed this week was Unit PH1 at 505 West 19th Street in Chelsea, with a last asking price of \$17,500,000. Built in 2015, this penthouse condo spans 5,622 square feet with 4 beds and 4 full baths. It features a large entry foyer, floor-to-ceiling casement windows, city views, a nearly 65-foot terrace, a living room with wood-burning fireplace, an expansive open kitchen with custom oak cabinetry, a primary bedroom with dual walk-in closets and en-suite marble bath, and much more. The building provides a state-of-the-art fitness center, a 24-hour concierge and attended lobby, bike storage, and many other amenities.

15

CONDO DEAL(S)

5

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$7,922,667

AVERAGE ASKING PRICE

\$9,088,000

AVERAGE ASKING PRICE

\$9,747,500

AVERAGE ASKING PRICE

\$6,550,000

MEDIAN ASKING PRICE

\$6,600,000

MEDIAN ASKING PRICE

\$9,747,500

MEDIAN ASKING PRICE

\$2,835

AVERAGE PPSF

\$1,222

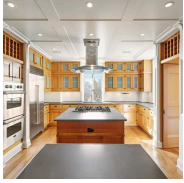
AVERAGE PPSF

2,817

AVERAGE SQFT

9,000

AVERAGE SQFT



211 CENTRAL PARK WEST #19D/20D

Upper West Side

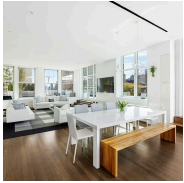
TYPE	COOP	STATUS	CONTRACT	ASK	\$19,500,000	INITIAL	\$19,500,000
SQFT	4,400	PPSF	\$4,432	BEDS	5	BATHS	5
FEES	\$15,341	DOM	122				



505 WEST 19TH ST #PH1

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$20,000,000
SQFT	5,622	PPSF	\$3,113	BEDS	4	BATHS	4
FEES	\$23,978	DOM	417				



27 WEST 72ND ST #PHA

Upper West Side

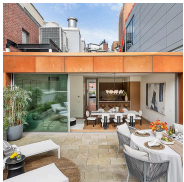
TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,500,000	INITIAL	\$12,500,000
SQFT	3,350	PPSF	\$3,433	BEDS	5	BATHS	4
FEES	\$14,390	DOM	100				



318 WEST 81ST ST

Upper West Side

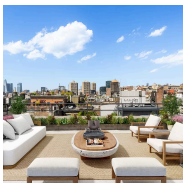
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$12,000,000
SQFT	9,000	PPSF	\$1,222	BEDS	7	BATHS	5
FEES	\$4,566	DOM	899				



174 DUANE ST #PHA

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,250,000	INITIAL	\$10,500,000
SQFT	3,777	PPSF	\$2,714	BEDS	3	BATHS	3.5
FEES	\$9,274	DOM	148				



45 GREENE ST #PH

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,800,000	INITIAL	\$9,800,000
SQFT	2,900	PPSF	\$3,380	BEDS	3	BATHS	3
FEES	\$3,381	DOM	23				

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108 LEONARD ST #PH15B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	2,618	PPSF	\$3,247	BEDS	3	BATHS	3.5
FEES	\$7,959	DOM	70				



90 MACDOUGAL ST

Greenwich Village

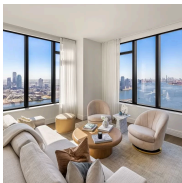
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	4.5
FEES	\$3,970	DOM	36				



19 EAST 72ND ST #9/10C

Upper East Side

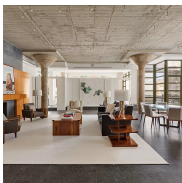
TYPE	COOP	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$8,750,000
SQFT	3,600	PPSF	\$2,056	BEDS	4	BATHS	4
FEES	N/A	DOM	419				



430 EAST 58TH ST #57A

Sutton Place

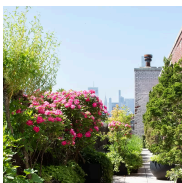
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,050,000	INITIAL	\$7,050,000
SQFT	2,099	PPSF	\$3,359	BEDS	3	BATHS	3
FEES	\$6,951	DOM	N/A				



195 HUDSON ST #6A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,750,000	INITIAL	\$6,750,000
SQFT	3,202	PPSF	\$2,109	BEDS	3	BATHS	2
FEES	\$8,838	DOM	83				

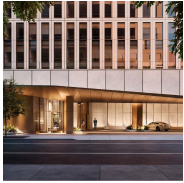


1070 PARK AVE #PHE

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	N/A	DOM	107				

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50 WEST 66TH ST #10B

Upper West Side

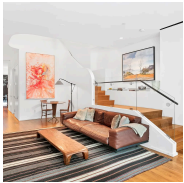
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,550,000	INITIAL	\$6,550,000
SQFT	2,424	PPSF	\$2,703	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



15 HUDSON YARDS #PH86C

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$6,395,000
SQFT	2,566	PPSF	\$2,493	BEDS	3	BATHS	3.5
FEES	\$6,549	DOM	N/A				



40 BOND ST #TH4

Noho

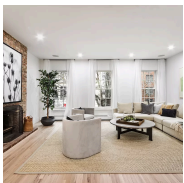
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,900,000
SQFT	2,881	PPSF	\$2,169	BEDS	3	BATHS	4
FEES	\$9,954	DOM	160				



2461 BROADWAY #4A

Upper West Side

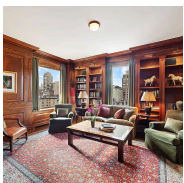
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,290,000
SQFT	2,916	PPSF	\$2,056	BEDS	4	BATHS	3
FEES	\$6,146	DOM	211				



104 WEST 13TH ST #TRIPLEX

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,990,000	INITIAL	\$5,990,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$4,920	DOM	113				



950 PARK AVE #10A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,495,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	N/A	DOM	500				

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393 WEST END AVE #10C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,850,000	INITIAL	\$6,780,500
SQFT	2,713	PPSF	\$2,157	BEDS	4	BATHS	3.5
FEES	\$6,879	DOM	616				



432 PARK AVE #29E

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	1,988	PPSF	\$2,893	BEDS	2	BATHS	2.5
FEES	\$11,176	DOM	66				



555 WEST 22ND ST #17BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$5,550,000
SQFT	1,599	PPSF	\$3,471	BEDS	2	BATHS	2.5
FEES	\$6,065	DOM	5				



555 WEST 22ND ST #14BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,150,000
SQFT	1,599	PPSF	\$3,221	BEDS	2	BATHS	2
FEES	\$5,939	DOM	3				

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