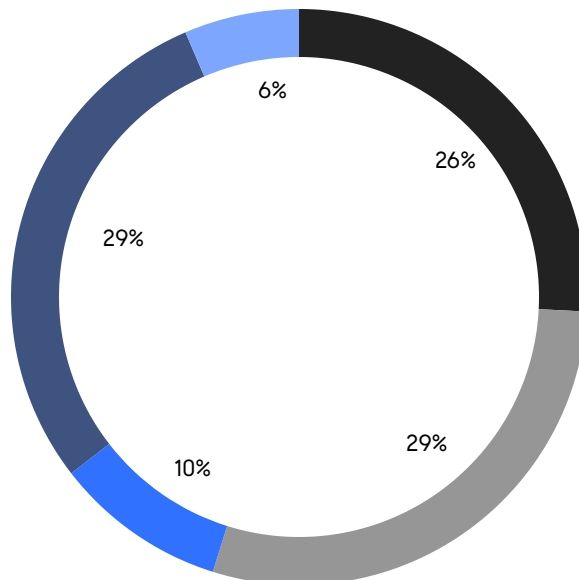


MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 31 contracts signed this week, made up of 17 condos, and 14 co-ops. The previous week saw 27 deals. For more information or data, please reach out to a Compass agent.

\$7,061,420

AVERAGE ASKING PRICE

\$5,450,000

MEDIAN ASKING PRICE

\$2,527

AVERAGE PPSF

3%

AVERAGE DISCOUNT

\$218,904,000

TOTAL VOLUME

232

AVERAGE DAYS ON MARKET

Unit 37A at 200 Amsterdam Avenue on the Upper West Side entered contract this week, with a last asking price of \$21,500,000. Built in 2021, this condo spans 5,453 square feet with 5 beds and 5 full baths. It features 10-foot ceilings, a 116-foot long eastern terrace, high performance heating and cooling systems, air filtration, coated windows with motorized shades, sound attenuation technology, and much more. The building provides a large heated saltwater pool, a lounge and private dining room, a state-of-the-art fitness center, a landscaped terrace, a 24-hour concierge and doormen, and many other amenities.

Also signed this week was Unit 14C at 115 Central Park West on the Upper West Side, with a last asking price of \$18,250,000. Originally built in 1931, this turnkey co-op spans 3,825 square feet with 4 beds and 3 full baths. It features 50 feet of Central Park frontage, a semi-private elevator with a 27-foot oak-paneled landing gallery, a wood-burning fireplace, a library, a solarium, a chef's eat-in kitchen with an adjacent butler's pantry/bar, a 28-foot formal dining room, and much more. The building provides a recently updated gym, a rooftop terrace, on-site management, 24-hour staff, and many other amenities.

17

CONDO DEAL(S)

14

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$6,862,059

AVERAGE ASKING PRICE

\$7,303,500

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$5,450,000

MEDIAN ASKING PRICE

\$5,225,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,489

AVERAGE PPSF

\$2,600

AVERAGE PPSF

\$0

AVERAGE PPSF

2,613

AVERAGE SQFT

3,202

AVERAGE SQFT

0

AVERAGE SQFT



200 AMSTERDAM AVE #37A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,500,000	INITIAL	N/A
SQFT	5,453	PPSF	\$3,943	BEDS	5	BATHS	5
FEES	\$16,664	DOM	N/A				



115 CENTRAL PK W #14C

Lincoln Square

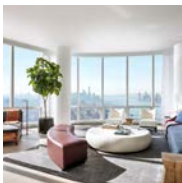
TYPE	COOP	STATUS	CONTRACT	ASK	\$18,250,000	INITIAL	\$19,500,000
SQFT	3,825	PPSF	\$4,772	BEDS	4	BATHS	3.5
FEES	\$10,629	DOM	686				



1228 MADISON AVE #TRIPLEXPH

Carnegie Hill

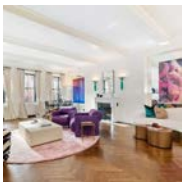
TYPE	COOP	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	N/A
SQFT	3,568	PPSF	\$4,905	BEDS	3	BATHS	3
FEES	\$17,723	DOM	N/A				



15 HUDSON YARDS #PH81A

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,740,000	INITIAL	N/A
SQFT	3,444	PPSF	\$3,990	BEDS	4	BATHS	4.5
FEES	\$8,936	DOM	N/A				



941 PK AVE #5C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	4,500	PPSF	\$2,223	BEDS	4	BATHS	4.5
FEES	\$10,515	DOM	37				



800 PK AVE #10

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$8,700,000	INITIAL	\$9,500,000
SQFT	4,150	PPSF	\$2,097	BEDS	4	BATHS	4
FEES	\$13,686	DOM	564				

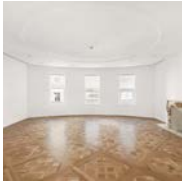
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498 W END AVE #6A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,195,000	INITIAL	\$8,495,000
SQFT	3,347	PPSF	\$2,449	BEDS	4	BATHS	4.5
FEES	\$5,990	DOM	190				



4 E 62 ST #PHF3

Lenox Hill

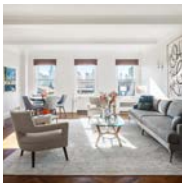
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,175,000	INITIAL	\$8,375,000
SQFT	2,500	PPSF	\$3,270	BEDS	2	BATHS	2.5
FEES	\$11,610	DOM	378				



11 N MOORE ST #3A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	N/A
SQFT	3,133	PPSF	\$2,474	BEDS	4	BATHS	4.5
FEES	\$8,931	DOM	N/A				



15 W 81 ST #12/13C

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,350,000	INITIAL	\$7,350,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$7,202	DOM	31				



443 GREENWICH ST #1A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,680,000	INITIAL	\$7,500,000
SQFT	2,644	PPSF	\$2,527	BEDS	4	BATHS	3
FEES	\$8,709	DOM	498				



15 HUDSON YARDS #77E

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	2,249	PPSF	\$2,868	BEDS	3	BATHS	3.5
FEES	\$5,699	DOM	72				

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933 5 AVE #PHE

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	\$5,900,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$6,514	DOM	68				



15 HUDSON YARDS #24H

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$6,350,000
SQFT	2,221	PPSF	\$2,475	BEDS	3	BATHS	3
FEES	\$5,323	DOM	725				



200 AMSTERDAM AVE #20B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	N/A
SQFT	2,139	PPSF	\$2,548	BEDS	2	BATHS	2.5
FEES	\$5,629	DOM	N/A				



27 BLEECKER ST #7B

Noho

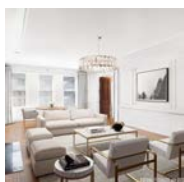
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$5,450,000
SQFT	2,200	PPSF	\$2,478	BEDS	3	BATHS	2
FEES	\$6,327	DOM	70				



200 E 83 ST #3C

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,350,000
SQFT	2,336	PPSF	\$2,291	BEDS	4	BATHS	3.5
FEES	\$6,942	DOM	81				



480 PK AVE #10B

Midtown

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	3,300	PPSF	\$1,516	BEDS	3	BATHS	3
FEES	\$5,518	DOM	196				

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2505 BROADWAY #15B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	2,236	PPSF	\$2,125	BEDS	3	BATHS	3.5
FEES	\$4,744	DOM	254				



200 MERCER ST #4EF

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,675,000	INITIAL	\$4,795,000
SQFT	3,400	PPSF	\$1,375	BEDS	3	BATHS	3
FEES	\$4,081	DOM	90				



45 E 72 ST #7C

Lenox Hill

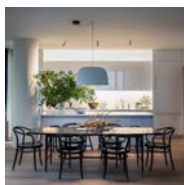
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,600,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$5,120	DOM	N/A				



15 E 30 ST #40D

Nomad

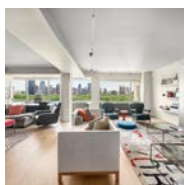
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,500,000
SQFT	1,674	PPSF	\$2,689	BEDS	2	BATHS	2.5
FEES	\$5,710	DOM	7				



685 1 AVE #35E

Tudor City

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,075,000	INITIAL	N/A
SQFT	2,156	PPSF	\$1,891	BEDS	3	BATHS	3.5
FEES	\$6,403	DOM	N/A				



860 5 AVE #16A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$4,295,000
SQFT	1,740	PPSF	\$2,299	BEDS	2	BATHS	3
FEES	\$4,989	DOM	205				

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21 ASTOR PL #4D

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,025	PPSF	\$1,973	BEDS	2	BATHS	2.5
FEES	\$3,209	DOM	98				



255 W 90 ST 8-B #2A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,700,000	INITIAL	\$3,700,000
SQFT	2,134	PPSF	\$1,734	BEDS	4	BATHS	2.5
FEES	\$3,028	DOM	70				



200 W 86 ST #6LM

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,625,000	INITIAL	\$3,625,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$4,549	DOM	107				



1049 5 AVE #11C

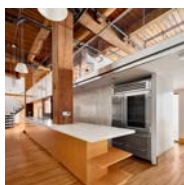
Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,550,000	INITIAL	\$4,200,000
SQFT	2,074	PPSF	\$1,712	BEDS	3	BATHS	3
FEES	\$7,631	DOM	246				

359 W 11 ST #6A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,750,000
SQFT	1,877	PPSF	\$1,865	BEDS	3	BATHS	2
FEES	\$2	DOM	524				



205 E 22 ST #1AB

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,995,000
SQFT	2,900	PPSF	\$1,207	BEDS	3	BATHS	2
FEES	\$4,364	DOM	226				

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15 AVE #21D

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2
FEES	\$4,111	DOM	123				

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