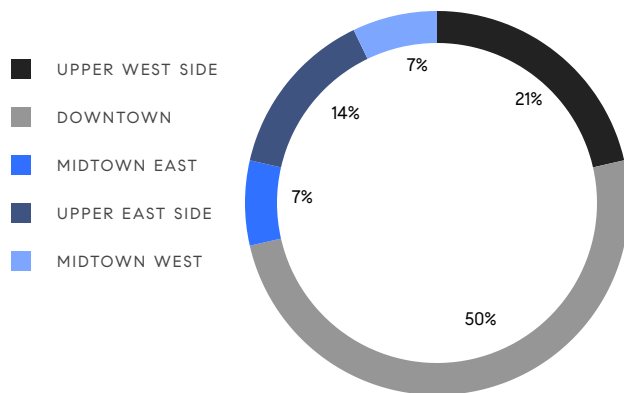


MANHATTAN WEEKLY LUXURY REPORT



432 PARK AVE #62B BY MICHAEL WEINSTEIN

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



28

CONTRACTS SIGNED
THIS WEEK

\$255,970,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 28 contracts signed this week, made up of 21 condos, 3 co-ops, and 4 houses. The previous week saw 29 deals. For more information or data, please reach out to a Compass agent.

\$9,141,786	\$7,815,000	\$2,977
AVERAGE ASKING PRICE	MEDIAN ASKING PRICE	AVERAGE PPSF
3%	\$255,970,000	196
AVERAGE DISCOUNT	TOTAL VOLUME	AVERAGE DAYS ON MARKET

Unit 36D at 15 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$26,500,000. Built in 2007, this corner condo spans 3,173 square feet with 3 beds and 3 full baths. It features panoramic walls, interior glass walls, high ceilings, a large primary bedroom with marble en-suite bathroom, crown moldings, colonnades, and much more. The building provides a 24-hour doorman and concierge, an on-site garage, a large fitness center, a lighted indoor pool, a private restaurant, storage, and many other amenities.

Also signed this week was Unit PHA at 150 Barrow Street in the West Village, with a last asking price of \$17,500,000. Built in 2023, this penthouse duplex condo spans 4,287 square feet with 4 beds and 4 full baths. It features a custom kitchen with walnut finish cabinetry, slab countertops and backsplash, and high-end appliances, white oak flooring, a 1,992 square foot private outdoor terrace, southwestern views, and much more. The building provides a 24-hour attended lobby, a state-of-the-art fitness center, a landscaped courtyard terrace with outdoor cooking options, a residents lounge, and many other amenities.

21	3	4
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$9,960,953	\$7,413,334	\$6,137,500
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$8,650,000	\$6,395,000	\$5,925,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$3,331		\$1,547
AVERAGE PPSF		AVERAGE PPSF
3,120		4,054
AVERAGE SQFT		AVERAGE SQFT



15 CENTRAL PARK WEST #36D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,500,000	INITIAL	\$28,000,000
SQFT	3,173	PPSF	\$8,352	BEDS	3	BATHS	3.5
FEES	\$15,818	DOM	218				



150 BARROW ST #PHA

West Village

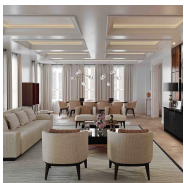
TYPE	CONDO	STATUS	CONTRACT	ASK	\$17,500,000	INITIAL	\$17,500,000
SQFT	4,287	PPSF	\$4,083	BEDS	4	BATHS	4.5
FEES	\$17,880	DOM	N/A				



217 WEST 57TH ST #58W

Midtown

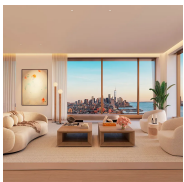
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,475,000	INITIAL	\$16,475,000
SQFT	3,165	PPSF	\$5,206	BEDS	3	BATHS	3.5
FEES	\$11,834	DOM	263				



133 EAST 73RD ST #4

Upper East Side

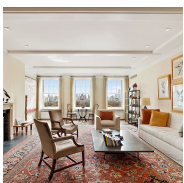
TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,800,000	INITIAL	\$13,800,000
SQFT	4,258	PPSF	\$3,241	BEDS	5	BATHS	5.5
FEES	\$15,296	DOM	N/A				



500 WEST 18TH ST #WEST-26A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,370,000	INITIAL	\$12,370,000
SQFT	2,715	PPSF	\$4,557	BEDS	3	BATHS	3.5
FEES	\$10,044	DOM	N/A				



101 CENTRAL PARK WEST #11B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,450,000	INITIAL	\$10,450,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	N/A	DOM	34				

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150 BARROW ST #5A

West Village

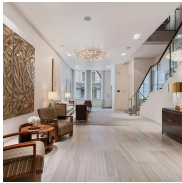
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	3,202	PPSF	\$3,122	BEDS	4	BATHS	4
FEES	\$11,798	DOM	N/A				



200 AMSTERDAM AVE #38B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$9,950,000
SQFT	2,453	PPSF	\$4,057	BEDS	3	BATHS	3.5
FEES	\$9,280	DOM	140				



83 SPRING ST #2F/3F

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$9,500,000
SQFT	5,000	PPSF	\$1,900	BEDS	3	BATHS	6
FEES	\$5,519	DOM	N/A				



35 HUDSON YARDS #8003

Hudson Yards

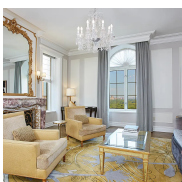
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$8,995,000
SQFT	3,436	PPSF	\$2,618	BEDS	4	BATHS	4.5
FEES	\$11,743	DOM	N/A				



555 WEST 22ND ST #12CW

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,750,000
SQFT	2,430	PPSF	\$3,601	BEDS	3	BATHS	3.5
FEES	\$8,745	DOM	1				



1 CENTRAL PARK SOUTH #PH2040

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,650,000	INITIAL	\$8,950,000
SQFT	2,150	PPSF	\$4,024	BEDS	2	BATHS	2.5
FEES	\$35,275	DOM	609				

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450 EAST 83RD ST #21D

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,495,000	INITIAL	\$11,995,000
SQFT	5,411	PPSF	\$1,570	BEDS	6	BATHS	5.5
FEES	\$12,344	DOM	219				



160 WEST 12TH ST #68

Greenwich Village

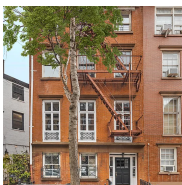
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	2,448	PPSF	\$3,266	BEDS	3	BATHS	3.5
FEES	\$10,169	DOM	20				



500 WEST 18TH ST #WEST-16A

West Chelsea

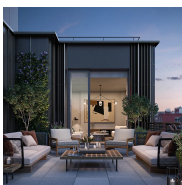
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,635,000	INITIAL	\$7,635,000
SQFT	2,443	PPSF	\$3,126	BEDS	3	BATHS	3.5
FEES	\$8,557	DOM	N/A				



291 WEST 12TH ST

West Village

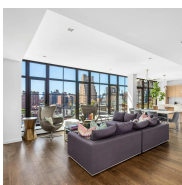
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	3,490	PPSF	\$2,149	BEDS	5	BATHS	4
FEES	\$4,427	DOM	40				



150 BARROW ST #PHB

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,190,000	INITIAL	\$7,190,000
SQFT	1,888	PPSF	\$3,809	BEDS	3	BATHS	3
FEES	\$7,828	DOM	N/A				



225 WEST 17TH ST #PH

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,700,000	INITIAL	\$6,700,000
SQFT	2,770	PPSF	\$2,419	BEDS	3	BATHS	3
FEES	\$5,190	DOM	239				

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1165 5TH AVE #14/15C

Upper East Side

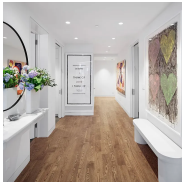
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$7,495,000
SQFT	4,000	PPSF	\$1,599	BEDS	5	BATHS	5
FEES	N/A	DOM	439				



136 BAXTER ST #PHB

Chinatown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$7,495,000
SQFT	2,748	PPSF	\$2,275	BEDS	3	BATHS	3
FEES	\$6,571	DOM	721				



433 EAST 74TH ST #3AB/4B

Upper East Side

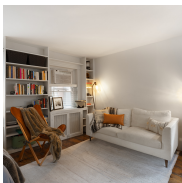
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	4,630	PPSF	\$1,295	BEDS	6	BATHS	5.5
FEES	\$13,251	DOM	42				



18 WEST 95TH ST

Upper West Side

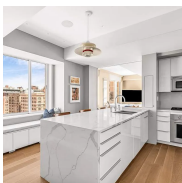
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	N/A
SQFT	4,256	PPSF	\$1,399	BEDS	7	BATHS	6
FEES	\$4,849	DOM	N/A				



120 CHARLES ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,900,000	INITIAL	N/A
SQFT	4,720	PPSF	\$1,250	BEDS	7	BATHS	7
FEES	N/A	DOM	N/A				



2373 BROADWAY #1621

Upper West Side

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,650,000
SQFT	2,900	PPSF	\$1,949	BEDS	4	BATHS	4.5
FEES	N/A	DOM	20				

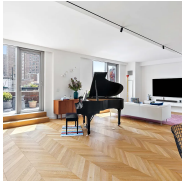
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150 BARROW ST #4A

West Village

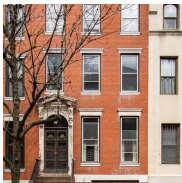
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,590,000	INITIAL	\$5,590,000
SQFT	1,786	PPSF	\$3,130	BEDS	3	BATHS	3
FEES	\$6,549	DOM	1				



177 9TH AVE #PHB

Chelsea

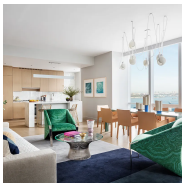
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,395,000	INITIAL	\$5,995,000
SQFT	2,049	PPSF	\$2,633	BEDS	2	BATHS	2.5
FEES	\$5,900	DOM	359				



35 WEST 83RD ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,200,000	INITIAL	\$5,200,000
SQFT	3,750	PPSF	\$1,387	BEDS	4	BATHS	2
FEES	\$1,820	DOM	22				



15 HUDSON YARDS #25H

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,195,000	INITIAL	\$5,495,000
SQFT	2,220	PPSF	\$2,341	BEDS	3	BATHS	3.5
FEES	\$5,928	DOM	124				

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