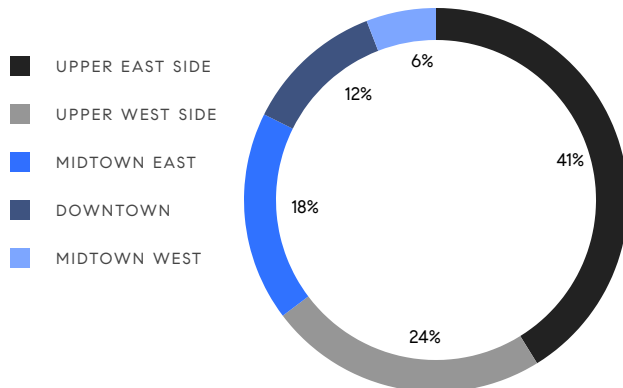


MANHATTAN WEEKLY LUXURY REPORT



428 COLUMBUS AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



17

CONTRACTS SIGNED
THIS WEEK

\$209,435,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 17 contracts signed this week, made up of 12 condos, 4 co-ops, and 1 house. The previous week saw 20 deals. For more information or data, please reach out to a Compass agent.

\$12,319,706

AVERAGE ASKING PRICE

\$7,400,000

MEDIAN ASKING PRICE

\$3,478

AVERAGE PPSF

6%

AVERAGE DISCOUNT

\$209,435,000

TOTAL VOLUME

228

AVERAGE DAYS ON MARKET

Unit 5 at 760 Madison Ave on the Upper East Side entered contract this week, with a last asking price of \$25,000,000. Built in 1996, this full-floor corner residence spans 4,869 square feet with 4 beds and 4 full baths. It features high ceilings, oversized windows, a private elevator landing and formal gallery, a corner living room with gas fireplace, a 460-square-foot terrace, and much more. The building provides a state-of-the-art fitness studio, an on-site treatment room, a tea room, a resident lounge and library, and many other amenities.

Also signed this week was Unit 17CD at 50 West 66th Street on the Upper West Side, with a last asking price of \$24,950,000. Built in 2024, this condo unit spans 7,112 square feet with 6 beds and 6 full baths. It features top-of-the-line finishes, a custom kitchen with high-end appliances, 8-inch oak flooring, high ceilings, marble bathrooms, spacious closets, and much more. The building provides a state-of-the-art fitness center with indoor and outdoor pools, and multiple sport courts, a sky lounge, and many other amenities.

12

CONDO DEAL(S)

4

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$12,569,584

AVERAGE ASKING PRICE

\$8,525,000

AVERAGE ASKING PRICE

\$24,500,000

AVERAGE ASKING PRICE

\$7,147,500

MEDIAN ASKING PRICE

\$7,350,000

MEDIAN ASKING PRICE

\$24,500,000

MEDIAN ASKING PRICE

\$3,578

AVERAGE PPSF

\$2,917

AVERAGE PPSF

3,345

AVERAGE SQFT

8,400

AVERAGE SQFT



760 MADISON AVE #5

Upper East Side

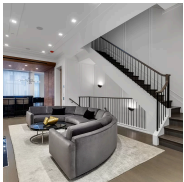
TYPE	CONDO	STATUS	CONTRACT	ASK	\$25,000,000	INITIAL	\$25,000,000
SQFT	4,869	PPSF	\$5,135	BEDS	4	BATHS	4.5
FEES	\$20,528	DOM	251				



50 WEST 66TH ST #17CD

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,950,000	INITIAL	N/A
SQFT	7,112	PPSF	\$3,509	BEDS	6	BATHS	6
FEES	N/A	DOM	N/A				



52 EAST 66TH ST

Upper East Side

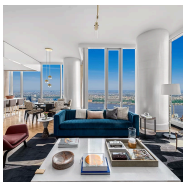
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	\$24,500,000
SQFT	8,400	PPSF	\$2,917	BEDS	6	BATHS	8.5
FEES	\$17,294	DOM	860				



25 COLUMBUS CIRCLE #75A

Upper West Side

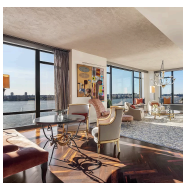
TYPE	CONDO	STATUS	CONTRACT	ASK	\$21,995,000	INITIAL	\$21,995,000
SQFT	3,923	PPSF	\$5,607	BEDS	4	BATHS	5.5
FEES	\$19,268	DOM	139				



217 WEST 57TH ST #78W

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$18,500,000	INITIAL	\$18,500,000
SQFT	3,073	PPSF	\$6,021	BEDS	3	BATHS	3
FEES	\$12,624	DOM	N/A				

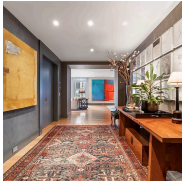


400 WEST 12TH ST #12C

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,900,000	INITIAL	\$17,900,000
SQFT	4,116	PPSF	\$3,863	BEDS	5	BATHS	5.5
FEES	\$14,961	DOM	253				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



1175 PARK AVE #9A

Upper East Side

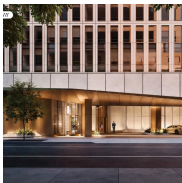
TYPE	COOP	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$13,700,000
SQFT	4,400	PPSF	\$2,841	BEDS	5	BATHS	4
FEES	\$8,273	DOM	91				



550 PARK AVE #3E

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$7,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5
FEES	N/A	DOM	41				



50 WEST 66TH ST #9E

Upper West Side

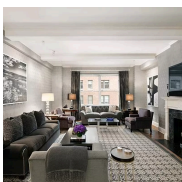
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,400,000	INITIAL	\$7,400,000
SQFT	2,488	PPSF	\$2,975	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



160 EAST 72ND ST #5

Upper East Side

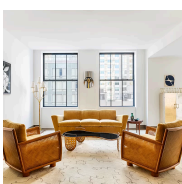
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$8,750,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$9,771	DOM	267				



983 PARK AVE #5B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,900,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4.5
FEES	\$7,990	DOM	239				



111 WEST 57TH ST #11A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,895,000	INITIAL	\$10,750,000
SQFT	3,596	PPSF	\$1,918	BEDS	3	BATHS	4.5
FEES	\$15,213	DOM	234				

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430 EAST 58TH ST #52A

Sutton Place

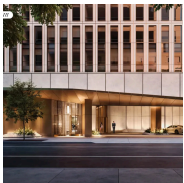
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,600,000	INITIAL	\$6,600,000
SQFT	2,090	PPSF	\$3,158	BEDS	3	BATHS	3
FEES	\$6,921	DOM	146				



200 EAST 75TH ST #9A

Upper East Side

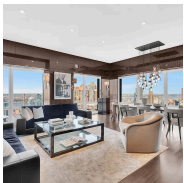
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,550,000	INITIAL	\$6,550,000
SQFT	2,458	PPSF	\$2,665	BEDS	4	BATHS	4.5
FEES	\$6,991	DOM	1				



50 WEST 66TH ST #3A

Upper West Side

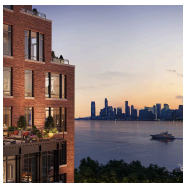
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,200,000	INITIAL	\$6,200,000
SQFT	2,519	PPSF	\$2,462	BEDS	2	BATHS	3
FEES	\$6,653	DOM	N/A				



322 WEST 57TH ST #57F

Clinton

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,795,000	INITIAL	\$7,995,000
SQFT	2,200	PPSF	\$2,635	BEDS	3	BATHS	3
FEES	\$7,366	DOM	106				



555 WEST 22ND ST #9CW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,050,000	INITIAL	\$5,050,000
SQFT	1,694	PPSF	\$2,982	BEDS	2	BATHS	2
FEES	\$5,951	DOM	325				

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