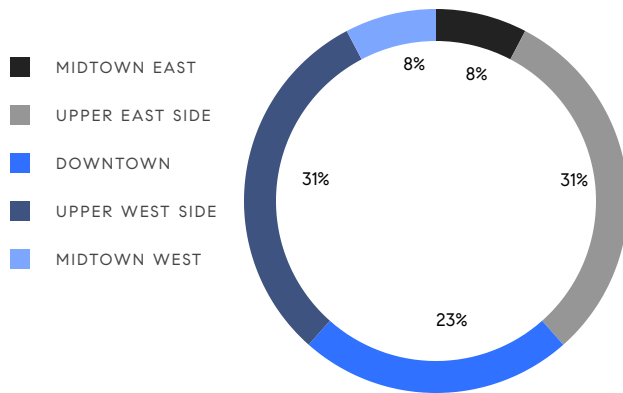


MANHATTAN WEEKLY LUXURY REPORT



1 CENTRAL PARK SOUTH, UNIT 801

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



13
CONTRACTS SIGNED
THIS WEEK

\$228,060,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 13 contracts signed this week, made up of 7 condos, 5 co-ops, and 1 house. The previous week saw 11 deals. For more information or data, please reach out to a Compass agent.

\$17,543,077

AVERAGE ASKING PRICE

\$7,925,000

MEDIAN ASKING PRICE

\$3,598

AVERAGE PPSF

9%

AVERAGE DISCOUNT

\$228,060,000

TOTAL VOLUME

201

AVERAGE DAYS ON MARKET

Unit 39B at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$43,500,000. Built in 2020, this condo spans 7,587 square feet with 5 beds and 5 full baths. It features city and park views, a formal dining room, 14-foot ceilings, a 1,956 square foot terrace, a kitchen with adjacent breakfast and family room, and much more. The building provides a 60-foot outdoor pool and sun deck, a state-of-the-art fitness center with saltwater pool, a spa with steam room and sauna, a private movie theater, a business center, and many other amenities.

Also signed this week was 12 East 79th Street on the Upper East Side, with a last asking price of \$36,000,000. Designed and built in the early 1900s, this townhouse spans approximately 16,000 square feet with 8 beds and 10 full baths. It features exquisite woodwork and intricate moldings, a first-floor reception gallery and oval meeting room, a large private rooftop with city views, an English basement with lounge, kitchen, and staff dining room, a cellar, a rear yard, and much more.

7

CONDO DEAL(S)

5

CO-OP DEAL(S)

1

TOWNHOUSE DEAL(S)

\$18,717,858

AVERAGE ASKING PRICE

\$12,207,000

AVERAGE ASKING PRICE

\$36,000,000

AVERAGE ASKING PRICE

\$7,925,000

MEDIAN ASKING PRICE

\$6,595,000

MEDIAN ASKING PRICE

\$36,000,000

MEDIAN ASKING PRICE

\$4,365

AVERAGE PPSF

\$2,250

AVERAGE PPSF

3,777

AVERAGE SQFT

16,000

AVERAGE SQFT



217 WEST 57TH ST #39B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$43,500,000	INITIAL	\$75,000,000
SQFT	7,587	PPSF	\$5,734	BEDS	5	BATHS	5
FEES	\$29,449	DOM	40				



12 EAST 79TH ST

Upper East Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$36,000,000	INITIAL	N/A
SQFT	16,000	PPSF	\$2,250	BEDS	8	BATHS	10
FEES	N/A	DOM	N/A				



140 WEST 12TH ST #PH8

Greenwich Village

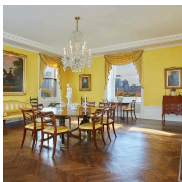
TYPE	CONDO	STATUS	CONTRACT	ASK	\$32,000,000	INITIAL	\$32,000,000
SQFT	4,027	PPSF	\$7,947	BEDS	3	BATHS	3.5
FEES	\$21,815	DOM	59				



500 WEST 18TH ST #EPH25A

West Chelsea

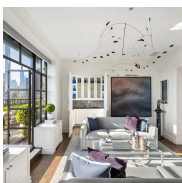
TYPE	CONDO	STATUS	CONTRACT	ASK	\$28,000,000	INITIAL	\$28,000,000
SQFT	5,422	PPSF	\$5,165	BEDS	4	BATHS	4
FEES	\$20,184	DOM	145				



927 5TH AVE #9

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$25,950,000	INITIAL	\$32,250,000
SQFT	5,740	PPSF	\$4,521	BEDS	6	BATHS	5
FEES	N/A	DOM	875				



65 CENTRAL PARK WEST #PHN

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$20,000,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	5
FEES	N/A	DOM	187				

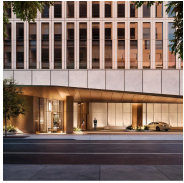
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35 HUDSON YARDS #8502

Hudson Yards

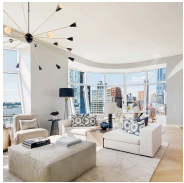
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,925,000	INITIAL	\$7,925,000
SQFT	2,656	PPSF	\$2,984	BEDS	3	BATHS	3.5
FEES	\$10,162	DOM	N/A				



50 WEST 66TH ST #6E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,100,000	INITIAL	N/A
SQFT	2,488	PPSF	\$2,854	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



515 WEST 18TH ST #2104

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000
SQFT	2,167	PPSF	\$3,208	BEDS	3	BATHS	3
FEES	\$9,326	DOM	147				



1115 5TH AVE #5B

Upper East Side

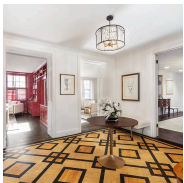
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,595,000	INITIAL	\$7,500,000
SQFT	3,960	PPSF	\$1,666	BEDS	5	BATHS	4
FEES	N/A	DOM	186				



211 CENTRAL PARK WEST #15B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
SQFT	2,200	PPSF	\$2,725	BEDS	2	BATHS	2
FEES	N/A	DOM	166				

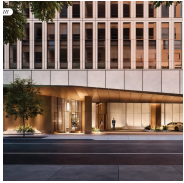


79 EAST 79TH ST #2

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,995,000
SQFT	4,100	PPSF	\$1,463	BEDS	5	BATHS	5
FEES	N/A	DOM	195				

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50 WEST 66TH ST #7A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$5,550,000
SQFT	2,089	PPSF	\$2,657	BEDS	2	BATHS	2
FEES	N/A	DOM	3				

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