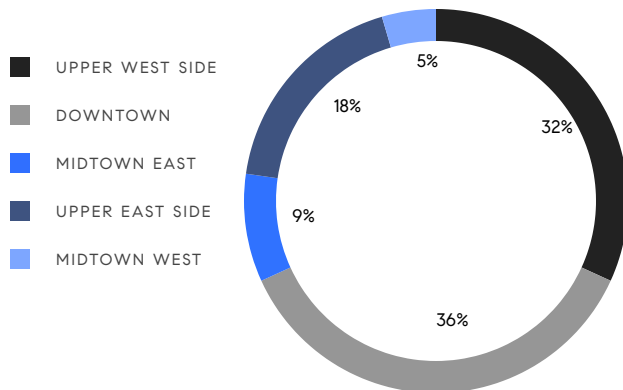


# MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



22

CONTRACTS SIGNED  
THIS WEEK

\$156,365,000

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, 6 co-ops, and 1 house. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

**\$7,107,500**

AVERAGE ASKING PRICE

**\$6,597,500**

MEDIAN ASKING PRICE

**\$2,676**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$156,365,000**

TOTAL VOLUME

**358**

AVERAGE DAYS ON MARKET

37 West 70th Street on the Upper West Side entered contract this week, with a last asking price of \$13,500,000. Originally built in 1891, this brownstone spans 7,045 square feet with 7 beds and 4 full baths. It features preserved original details, floor-to-ceiling french doors, an eat-in kitchen with high-end appliances and wood-burning fireplace, a full-floor primary suite with kitchenette and sunlit sitting room, high ceilings, inlaid parquet floors, and much more.

Also signed this week was Unit 39B at 200 Amsterdam Avenue on the Upper West Side, with a last asking price of \$9,495,000. Built in 2021, this condo unit spans 2,453 square feet with 3 beds and 3 full baths. It features panoramic city, river, and park views, floor-to-ceiling windows, white oak floors, high ceilings, an eat-in kitchen with waterfall island and high-end appliances, a primary bedroom with en-suite bath and oversized walk-in closet, and much more. The building provides a state-of-the-art fitness center and 75-foot saltwater swimming pool, a private lounge and dining room, concierge services, a library and study, and many other amenities.

**15**

CONDO DEAL(S)

**6**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$6,970,667**

AVERAGE ASKING PRICE

**\$6,384,167**

AVERAGE ASKING PRICE

**\$13,500,000**

AVERAGE ASKING PRICE

**\$6,700,000**

MEDIAN ASKING PRICE

**\$6,245,000**

MEDIAN ASKING PRICE

**\$13,500,000**

MEDIAN ASKING PRICE

**\$2,818**

AVERAGE PPSF

**\$1,917**

AVERAGE PPSF

**2,567**

AVERAGE SQFT

**7,045**

AVERAGE SQFT



### 37 WEST 70TH ST

Upper West Side

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$13,500,000	INITIAL	\$14,000,000
SQFT	7,045	PPSF	\$1,917	BEDS	7	BATHS	4
FEES	\$5,244	DOM	200				



### 200 AMSTERDAM AVE #39B

Upper West Side

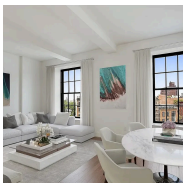
TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,495,000	INITIAL	\$9,950,000
SQFT	2,453	PPSF	\$3,871	BEDS	3	BATHS	3.5
FEES	\$10,003	DOM	301				



### 211 WEST 84TH ST #7C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,300,000	INITIAL	\$9,300,000
SQFT	3,409	PPSF	\$2,729	BEDS	5	BATHS	5.5
FEES	\$10,020	DOM	N/A				



### 160 WEST 12TH ST #78

Greenwich Village

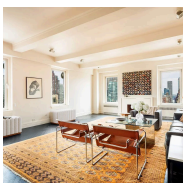
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$8,495,000
SQFT	2,449	PPSF	\$3,369	BEDS	3	BATHS	3
FEES	\$9,772	DOM	191				



### 212 WEST 18TH ST #19C

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,000,000	INITIAL	\$8,000,000
SQFT	2,270	PPSF	\$3,525	BEDS	2	BATHS	2.5
FEES	\$6,792	DOM	605				



### 110 CENTRAL PARK WEST #16/17A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$8,750,000
SQFT	3,825	PPSF	\$2,091	BEDS	4	BATHS	4
FEES	N/A	DOM	187				

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### 432 PARK AVE #38C

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,695,000	INITIAL	\$8,700,000
SQFT	2,100	PPSF	\$3,665	BEDS	2	BATHS	2.5
FEES	\$12,016	DOM	1,177				



### 30 EAST 71ST ST #11B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,400	PPSF	\$2,058	BEDS	4	BATHS	4
FEES	N/A	DOM	13				



### 80 RIVERSIDE BLVD #34CD

Upper West Side

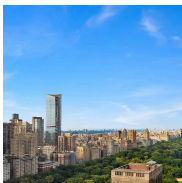
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,880,000	INITIAL	\$6,995,000
SQFT	3,585	PPSF	\$1,920	BEDS	5	BATHS	5.5
FEES	\$10,179	DOM	194				



### 108 LEONARD ST #10N

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,725,000	INITIAL	\$6,725,000
SQFT	2,475	PPSF	\$2,718	BEDS	4	BATHS	4
FEES	N/A	DOM	904				



### 157 WEST 57TH ST #39B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,700,000	INITIAL	\$6,950,000
SQFT	2,145	PPSF	\$3,124	BEDS	2	BATHS	2.5
FEES	\$7,538	DOM	574				



### 110 CENTRAL PARK WEST #11A

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,950,000
SQFT	2,600	PPSF	\$2,499	BEDS	3	BATHS	3
FEES	\$5,516	DOM	216				

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### 108 LEONARD ST #14B

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,725,000
SQFT	2,134	PPSF	\$3,044	BEDS	2	BATHS	3
FEES	\$6,225	DOM	503				



### 35 HUDSON YARDS #5904

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$7,495,000
SQFT	2,652	PPSF	\$2,433	BEDS	3	BATHS	3
FEES	\$9,592	DOM	787				



### 205 WEST 76TH ST #PH4C

Upper West Side

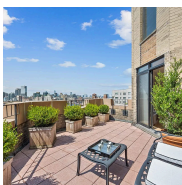
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,250,000	INITIAL	\$6,950,000
SQFT	2,641	PPSF	\$2,367	BEDS	3	BATHS	3
FEES	\$7,938	DOM	311				



### 15 EAST 30TH ST #56C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,225,000	INITIAL	\$6,225,000
SQFT	1,788	PPSF	\$3,482	BEDS	2	BATHS	2.5
FEES	\$6,099	DOM	N/A				



### 1 5TH AVE #18GK

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$3,390	DOM	426				



### 33 5TH AVE #7AB

Greenwich Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,950,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$5,249	DOM	162				

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### 408 EAST 79TH ST #15A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,995,000
SQFT	3,170	PPSF	\$1,734	BEDS	4	BATHS	5
FEES	\$8,749	DOM	257				



### 449 WASHINGTON ST #1

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,350,000	INITIAL	\$5,350,000
SQFT	3,236	PPSF	\$1,654	BEDS	3	BATHS	3
FEES	\$6,663	DOM	42				



### 301 EAST 80TH ST #6B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,998	PPSF	\$2,628	BEDS	2	BATHS	2
FEES	\$6,832	DOM	93				



### 133 EAST 64TH ST #2B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,175,000	INITIAL	\$5,175,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$4,622	DOM	15				

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