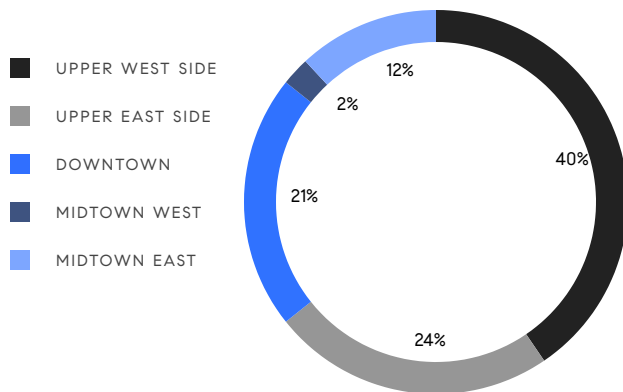


MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS
\$3.5 MILLION AND UP



42

CONTRACTS SIGNED
THIS WEEK

\$270,695,999

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 42 contracts signed this week, made up of 27 condos, 13 co-ops, and 2 houses. The previous week saw 44 deals. For more information or data, please reach out to a Compass agent.

\$6,445,143

AVERAGE ASKING PRICE

\$4,825,000

MEDIAN ASKING PRICE

\$2,723

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$270,695,999

TOTAL VOLUME

188

AVERAGE DAYS ON MARKET

Unit 56 at 23 East 22nd Street in Flatiron entered contract this week, with a last asking price of \$16,995,000. Built in 2009, this gut-renovated condo spans 3,310 square feet with 4 beds and 3 full baths. It features 360-degree park, river, and city views, a private foyer with south-facing view, a primary suite with en-suite bathroom and walk-in closet, hardwood floors, and much more. The building provides a full-time doorman and concierge, a state-of-the-art fitness center, an indoor pool, a steam room, a parlor room, and many other amenities.

Also signed this week was Unit 36B at 15 Central Park West on the Upper West Side, with a last asking price of \$15,250,000. Built in 2007, this condo spans 2,367 square feet with 2 beds and 2 full baths. It features unobstructed park views, floor-to-ceiling windows, custom white rift oak shelving and storage throughout, a paneled wall that accommodates a gas fireplace, an open eat-in kitchen with high-end appliances, a west-facing primary suite with en-suite bathroom, and much more. The building provides a large fitness center, a lap pool, a private restaurant/catering, and many other amenities.

27

CONDO DEAL(S)

13

CO-OP DEAL(S)

2

TOWNHOUSE DEAL(S)

\$6,580,037

AVERAGE ASKING PRICE

\$5,725,770

AVERAGE ASKING PRICE

\$9,300,000

AVERAGE ASKING PRICE

\$4,750,000

MEDIAN ASKING PRICE

\$4,800,000

MEDIAN ASKING PRICE

\$9,300,000

MEDIAN ASKING PRICE

\$2,782

AVERAGE PPSF

\$1,919

AVERAGE PPSF

2,348

AVERAGE SQFT

4,750

AVERAGE SQFT



23 E 22 ST #56

Flatiron

TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,995,000	INITIAL	\$16,995,000
SQFT	3,310	PPSF	\$5,135	BEDS	4	BATHS	3.5
FEES	\$13,957	DOM	119				



15 CPW #36B

Lincoln Square

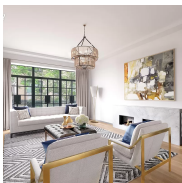
TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,250,000	INITIAL	\$15,500,000
SQFT	2,367	PPSF	\$6,443	BEDS	2	BATHS	2.5
FEES	\$9,115	DOM	127				



390 WEST END AVE #9AB

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,999,999	INITIAL	\$14,999,999
SQFT	5,340	PPSF	\$2,808	BEDS	4	BATHS	4.5
FEES	\$14,147	DOM	111				



51 W 83 ST

Upper West Side

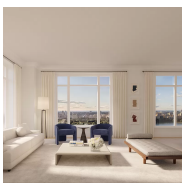
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$12,850,000	INITIAL	\$12,850,000
SQFT	6,300	PPSF	\$2,040	BEDS	6	BATHS	7
FEES	\$2,230	DOM	191				



1228 MADISON AVE #9

Carnegie Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$11,385,000	INITIAL	\$11,385,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	\$17,643	DOM	473				



200 E 83 ST #32A

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$10,850,000	INITIAL	\$10,850,000
SQFT	2,979	PPSF	\$3,643	BEDS	4	BATHS	4.5
FEES	\$8,852	DOM	81				

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285 CENTRAL PK W #7S

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$12,000,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	3
FEES	\$8,858	DOM	358				



ONE CENTRAL PK W #36A

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,250,000	INITIAL	\$9,250,000
SQFT	2,094	PPSF	\$4,418	BEDS	3	BATHS	3.5
FEES	\$8,118	DOM	53				



151 E 85 ST #11A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$8,950,000
SQFT	3,478	PPSF	\$2,516	BEDS	5	BATHS	5
FEES	\$9,537	DOM	148				



160 W 12 ST #44

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,300,000	INITIAL	\$8,300,000
SQFT	2,818	PPSF	\$2,946	BEDS	4	BATHS	4
FEES	\$9,903	DOM	592				



150 E 23 ST #PHC

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,150,000	INITIAL	\$8,150,000
SQFT	2,722	PPSF	\$2,995	BEDS	3	BATHS	3.5
FEES	\$8,965	DOM	882				



50 E 77 ST #12C

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,850,000	INITIAL	\$7,850,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$6,575	DOM	11				

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515 W 18 ST #1401

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,495,000	INITIAL	\$7,495,000
SQFT	2,103	PPSF	\$3,564	BEDS	3	BATHS	3.5
FEES	\$7,836	DOM	591				



476 BROADWAY #4F

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	4,034	PPSF	\$1,735	BEDS	2	BATHS	3
FEES	\$9,651	DOM	315				



955 PK AVE #2

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,975,000	INITIAL	\$5,975,000
SQFT	N/A	PPSF	N/A	BEDS	7	BATHS	6.5
FEES	N/A	DOM	11				



280 W 25 ST

Chelsea

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	3,200	PPSF	\$1,797	BEDS	5	BATHS	3.5
FEES	\$3,056	DOM	95				



876 PK AVE #2S

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,790,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$7,367	DOM	280				



205 W 76 ST #804

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,398	PPSF	\$2,292	BEDS	4	BATHS	3.5
FEES	\$6,863	DOM	18				

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15 HUDSON YARDS #34H

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,217	PPSF	\$2,479	BEDS	3	BATHS	3
FEES	\$5,368	DOM	20				



225 CENTRAL PK W #1501

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,995,000	INITIAL	\$4,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$4,770	DOM	498				



200 AMSTERDAM AVE #21A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,850,000	INITIAL	N/A
SQFT	1,769	PPSF	\$2,742	BEDS	2	BATHS	2.5
FEES	\$4,806	DOM	N/A				



210 W 78 ST #PHA

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,800,000	INITIAL	\$4,800,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2.5
FEES	N/A	DOM	103				



400 E 51 ST #28B

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,750,000	INITIAL	\$4,750,000
SQFT	2,347	PPSF	\$2,024	BEDS	3	BATHS	3.5
FEES	\$7,417	DOM	38				



200 RIVERSIDE BLVD #17H

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	2,787	PPSF	\$1,613	BEDS	3	BATHS	4.5
FEES	\$8,303	DOM	28				

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45 E 66 ST #7W

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$4,475,000	INITIAL	\$4,475,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEEES	\$6,871	DOM	149				



84 MERCER ST #4C

Soho

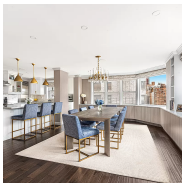
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,395,000	INITIAL	\$4,395,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEEES	\$6,597	DOM	136				



695 1 AVE #36E

Tudor City

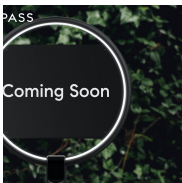
TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,150,000	INITIAL	\$4,150,000
SQFT	2,156	PPSF	\$1,925	BEDS	3	BATHS	3.5
FEEES	\$6,403	DOM	14				



174 E 74 ST #14AG

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$4,195,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEEES	\$4,182	DOM	197				



124 HUDSON ST #3D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,950,000	INITIAL	\$3,950,000
SQFT	2,105	PPSF	\$1,877	BEDS	2	BATHS	2
FEEES	\$4,068	DOM	50				



30 RIVERSIDE BLVD #31D

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,915,000	INITIAL	N/A
SQFT	1,419	PPSF	\$2,759	BEDS	2	BATHS	2.5
FEEES	\$2,157	DOM	N/A				

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200 E 59 ST #18A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,877,000	INITIAL	\$3,877,000
SQFT	1,416	PPSF	\$2,737	BEDS	2	BATHS	2.5
FEES	\$5,206	DOM	N/A				



200 E 83 ST #17A

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,850,000	INITIAL	\$3,850,000
SQFT	1,511	PPSF	\$2,548	BEDS	2	BATHS	2.5
FEES	\$4,490	DOM	8				



310 E 53 ST #10C

Turtle Bay

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,800,000	INITIAL	N/A
SQFT	2,313	PPSF	\$1,643	BEDS	3	BATHS	3
FEES	\$5,839	DOM	N/A				



90 LEXINGTON AVE #11C

Nomad

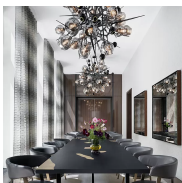
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	1,534	PPSF	\$2,445	BEDS	2	BATHS	2.5
FEES	\$5,110	DOM	273				



900 5 AVE #4B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,600,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	4
FEES	\$7,081	DOM	185				



15 W 61 ST #3J

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,725,000	INITIAL	\$3,725,000
SQFT	1,396	PPSF	\$2,669	BEDS	2	BATHS	2
FEES	\$3,027	DOM	218				

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138 E 50 ST #16A

Turtle Bay

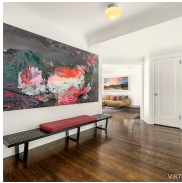
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,724,000	INITIAL	N/A
SQFT	1,446	PPSF	\$2,576	BEDS	2	BATHS	2.5
FEES	\$4,134	DOM	N/A				



590 W END AVE #PHD

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,695,000	INITIAL	\$3,695,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	2.5
FEES	\$3,917	DOM	95				



322 CENTRAL PK W #16A

Upper West Side

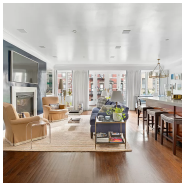
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,625,000	INITIAL	\$3,625,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$6,214	DOM	145				



245 W 99 ST #26A

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,600,000
SQFT	2,526	PPSF	\$1,426	BEDS	4	BATHS	3.5
FEES	\$6,105	DOM	20				



136 SULLIVAN ST #4

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	\$3,700,000
SQFT	1,300	PPSF	\$2,770	BEDS	2	BATHS	2
FEES	\$3,009	DOM	135				



225 W 86 ST #308

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,600,000	INITIAL	N/A
SQFT	1,509	PPSF	\$2,385	BEDS	2	BATHS	2
FEES	\$3,658	DOM	N/A				

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