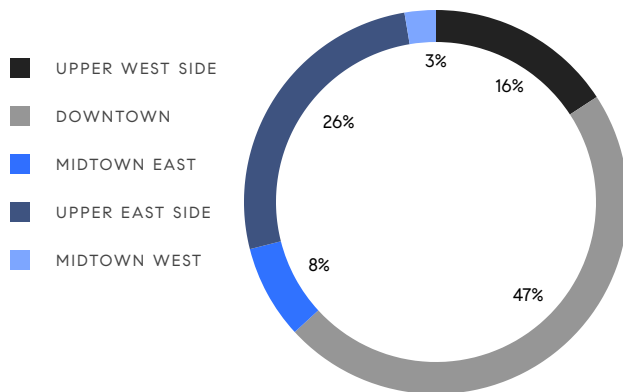


# MANHATTAN WEEKLY LUXURY REPORT



RESIDENTIAL CONTRACTS  
\$3.5 MILLION AND UP



38

CONTRACTS SIGNED  
THIS WEEK

\$254,784,995

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 38 contracts signed this week, made up of 28 condos, 7 co-ops, and 3 houses. The previous week saw 47 deals. For more information or data, please reach out to a Compass agent.

**\$6,704,869**

AVERAGE ASKING PRICE

**\$5,622,500**

MEDIAN ASKING PRICE

**\$2,588**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$254,784,995**

TOTAL VOLUME

**165**

AVERAGE DAYS ON MARKET

Unit 6D at 15 Central Park West in Lincoln Square entered contract this week, with a last asking price of \$20,500,000. Built in 2007, this condo spans 3,333 square feet with 4 beds and 4 full baths. It features 54 feet of Central Park frontage, oversized windows, a semi-private landing, a formal dining room, an eat-in kitchen with high-end appliances and custom cabinets, a private primary suite with dressing gallery, and much more. The building provides a health club, doormen, a concierge, elevator attendants, a 75-foot pool, and many other amenities.

Also signed this week was Unit 9 at The Fitzroy, located at 514 West 24th Street in Chelsea, with a last asking price of \$13,995,000. Built in 2017, this condo spans 4,328 square feet with 4 beds and 5 full baths. It features direct keyed elevator access, 11-foot ceilings, oversized casement windows, two twin private loggias, a custom kitchen with marble countertops and copper backsplash, a private library, hardwood oak floors, and much more. The building provides a 24-hour attended lobby, a fitness center, a rooftop lounge, and a number of other amenities.

**28**

CONDO DEAL(S)

**7**

CO-OP DEAL(S)

**3**

TOWNHOUSE DEAL(S)

**\$6,859,643**

AVERAGE ASKING PRICE

**\$5,847,858**

AVERAGE ASKING PRICE

**\$7,260,000**

AVERAGE ASKING PRICE

**\$5,622,500**

MEDIAN ASKING PRICE

**\$5,250,000**

MEDIAN ASKING PRICE

**\$6,995,000**

MEDIAN ASKING PRICE

**\$2,688**

AVERAGE PPSF

**\$1,195**

AVERAGE PPSF

**2,507**

AVERAGE SQFT

**4,665**

AVERAGE SQFT





### 15 CENTRAL PARK W #6D

Lincoln Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$20,500,000	INITIAL	\$19,000,000
SQFT	3,333	PPSF	\$6,151	BEDS	4	BATHS	4.5
FEES	\$13,354	DOM	247				



### 514 W 24 ST #9

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,995,000	INITIAL	\$13,995,000
SQFT	4,328	PPSF	\$3,234	BEDS	4	BATHS	5.5
FEES	\$14,097	DOM	45				



### 53 W 53 ST #56B

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$13,820,000	INITIAL	\$13,820,000
SQFT	3,296	PPSF	\$4,193	BEDS	3	BATHS	3.5
FEES	\$11,242	DOM	39				



### 88 PRINCE ST #PHBC

Soho

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	2.5
FEES	\$10,559	DOM	291				



### 76 MACDOUGAL ST

Greenwich Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,490,000	INITIAL	\$10,490,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3
FEES	\$43,776	DOM	30				

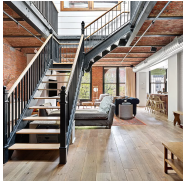


### 1295 MADISON AVE #9A

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	2,936	PPSF	\$3,405	BEDS	4	BATHS	4.5
FEES	\$11,575	DOM	1				

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### 262 MOTT ST #PH410

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	3,185	PPSF	\$2,669	BEDS	2	BATHS	2.5
FEES	\$4,470	DOM	306				



### 1 WEST END AVE #36A

Lincoln Square

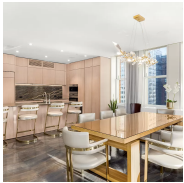
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,995,000	INITIAL	\$7,995,000
SQFT	3,055	PPSF	\$2,618	BEDS	4	BATHS	4.5
FEES	\$3,773	DOM	364				



### 1295 MADISON AVE #3A

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,675,000	INITIAL	\$7,675,000
SQFT	2,974	PPSF	\$2,581	BEDS	4	BATHS	4.5
FEES	\$11,386	DOM	66				



### 49 CHAMBERS ST #14EF

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$8,395,000
SQFT	4,000	PPSF	\$1,875	BEDS	4	BATHS	4
FEES	\$9,856	DOM	375				



### 241 W 17 ST

Chelsea

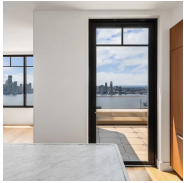
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,580,000
SQFT	5,400	PPSF	\$1,296	BEDS	5	BATHS	4.5
FEES	\$4,655	DOM	253				

### 101 W 79 ST #31AB

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,980,000	INITIAL	N/A
SQFT	2,420	PPSF	\$2,885	BEDS	4	BATHS	3
FEES	\$7,361	DOM	N/A				

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### 110 CHARLTON ST #PH30B

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	N/A
SQFT	1,683	PPSF	\$4,130	BEDS	2	BATHS	2
FEES	\$5,250	DOM	N/A				



### 1295 MADISON AVE #9B

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,795,000	INITIAL	\$6,795,000
SQFT	2,379	PPSF	\$2,857	BEDS	3	BATHS	3.5
FEES	\$9,371	DOM	1				



### 133 E 64 ST #10A

Lenox Hill

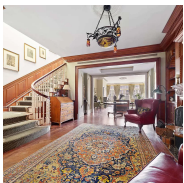
TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,999,500
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	\$9,628	DOM	295				



### 470 BROOME ST #PHS

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,195,000	INITIAL	\$6,495,000
SQFT	2,370	PPSF	\$2,614	BEDS	3	BATHS	3.5
FEES	\$6,970	DOM	216				



### 830 PARK AVE #11/12B

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$9,128	DOM	893				



### 200 E 83 ST #7A

Yorkville

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,181	PPSF	\$2,637	BEDS	3	BATHS	3
FEES	\$6,839	DOM	N/A				

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### 100 BARCLAY ST #30D

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,900,000
SQFT	2,307	PPSF	\$2,450	BEDS	3	BATHS	3.5
FEES	\$7,521	DOM	89				



### 345 W 13 ST #5A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,595,000	INITIAL	\$5,595,000
SQFT	2,400	PPSF	\$2,332	BEDS	2	BATHS	2
FEES	\$6,282	DOM	13				



### 845 1 AVE #82A

Upper West Side

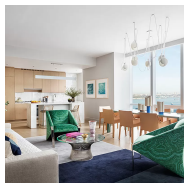
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,500	PPSF	\$2,200	BEDS	3	BATHS	3
FEES	\$7,632	DOM	84				



### 43 W 21 ST #PH

Flatiron District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,691	PPSF	\$2,044	BEDS	3	BATHS	3
FEES	\$7,111	DOM	70				



### 15 HUDSON YARDS #27H

Hudson Yards

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,221	PPSF	\$2,475	BEDS	3	BATHS	3.5
FEES	\$5,338	DOM	22				



### 215 W 28 ST #14C

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,848	PPSF	\$2,841	BEDS	3	BATHS	3.5
FEES	\$4,698	DOM	294				

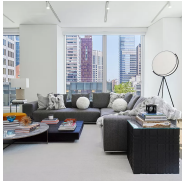
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### 682 BROADWAY #8

Noho

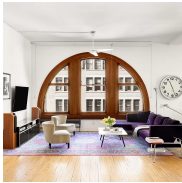
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$5,866	DOM	134				



### 100 E 53 ST #18A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,950,000	INITIAL	\$4,950,000
SQFT	1,970	PPSF	\$2,513	BEDS	2	BATHS	2.5
FEES	\$6,890	DOM	155				



### 105 5 AVE #10AB

Flatiron District

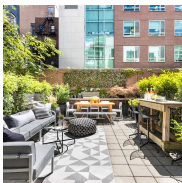
TYPE	COOP	STATUS	CONTRACT	ASK	\$4,500,000	INITIAL	\$4,600,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$7,424	DOM	358				



### 1295 MADISON AVE #5B

Carnegie Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$4,495,000	INITIAL	\$4,495,000
SQFT	1,715	PPSF	\$2,621	BEDS	2	BATHS	2.5
FEES	\$6,631	DOM	2				



### 364 E 69 ST

Lenox Hill

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$4,295,000	INITIAL	\$4,295,000
SQFT	3,930	PPSF	\$1,093	BEDS	3	BATHS	2
FEES	\$3,638	DOM	116				



### 205 E 65 ST #C1905

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,999,000	INITIAL	\$3,999,000
SQFT	1,871	PPSF	\$2,138	BEDS	3	BATHS	3
FEES	\$4,726	DOM	13				

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### 52 EAST END AVE #36

Yorkville

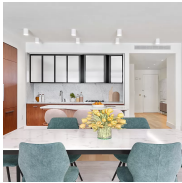
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,995	INITIAL	\$3,995,995
SQFT	2,240	PPSF	\$1,784	BEDS	2	BATHS	2.5
FEES	\$9,094	DOM	160				



### 44 W 62 ST #29BC

Lincoln Square

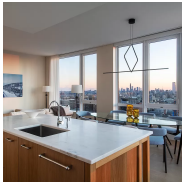
TYPE	COOP	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3.5
FEES	\$6,649	DOM	114				



### 110 CHARLTON ST #5D

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	\$3,995,000
SQFT	2,188	PPSF	\$1,826	BEDS	3	BATHS	3.5
FEES	\$6,716	DOM	209				



### 368 3 AVE #29B

Kips Bay

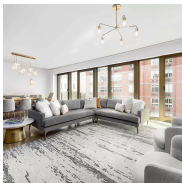
TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,995,000	INITIAL	N/A
SQFT	1,619	PPSF	\$2,468	BEDS	3	BATHS	3.5
FEES	\$3,808	DOM	N/A				



### 257 W 17 ST #4C

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	N/A
SQFT	2,342	PPSF	\$1,602	BEDS	3	BATHS	2.5
FEES	\$5,206	DOM	N/A				



### 117 W 21 ST #4

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$4,995,000
SQFT	2,878	PPSF	\$1,303	BEDS	4	BATHS	3.5
FEES	\$8,345	DOM	135				

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### 161 W 86 ST #4B

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$3,750,000	INITIAL	\$3,750,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$4,940	DOM	32				



### 570 BROOME ST #22A

Hudson Square

TYPE	CONDO	STATUS	CONTRACT	ASK	\$3,500,000	INITIAL	\$3,500,000
SQFT	1,248	PPSF	\$2,804	BEDS	2	BATHS	2.5
FEES	\$3,460	DOM	18				

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