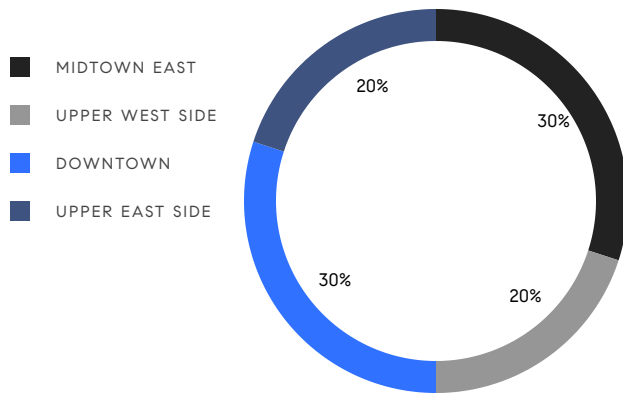


MANHATTAN WEEKLY LUXURY REPORT



944 PARK AVENUE, UNIT 12

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



10
CONTRACTS SIGNED
THIS WEEK

\$100,715,000
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 10 contracts signed this week, made up of 8 condos, and 2 co-ops. The previous week saw 9 deals. For more information or data, please reach out to a Compass agent.

\$10,071,500

AVERAGE ASKING PRICE

\$7,012,500

MEDIAN ASKING PRICE

\$4,356

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$100,715,000

TOTAL VOLUME

345

AVERAGE DAYS ON MARKET

Unit 69E at 217 West 57th Street in Midtown entered contract this week, with a last asking price of \$24,500,000. Built in 2020, this condo unit spans 3,364 square feet with 3 beds and 3 full baths. It features high ceilings, floor-to-ceiling wide-panel windows, a kitchen with custom cabinetry and high-end appliances, dual exposures, a south- and east-facing primary bedroom with en-suite marble bath, and much more. The building provides a private ballroom, dining room, wine bar and cigar lounge, a gym, a doorman, and many other amenities.

Also signed this week was Unit 40W at 50 West 66th Street on the Upper West Side, with a last asking price of \$16,500,000. Built in 2024, this new development condo spans 2,816 square feet with 3 beds and 3 full baths. It features a corner loggia providing 139 square feet of outdoor space, a primary bedroom with dual walk-in closets and en-suite bath, an open kitchen with large island and connected formal dining area, additional bedrooms with en-suite baths, an entry foyer and gallery, high ceilings, oak flooring, and much more. The building provides a fitness center, indoor and outdoor pools, a sky lounge, and many other amenities.

8

CONDO DEAL(S)

2

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$11,170,625

AVERAGE ASKING PRICE

\$5,675,000

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$7,862,500

MEDIAN ASKING PRICE

\$5,675,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$4,723

AVERAGE PPSF

N/A

AVERAGE PPSF

2,314

AVERAGE SQFT

N/A

AVERAGE SQFT



217 WEST 57TH ST #69E

Midtown

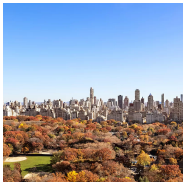
TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,500,000	INITIAL	N/A
SQFT	3,364	PPSF	\$7,283	BEDS	3	BATHS	3
FEES	\$11,790	DOM	N/A				



50 WEST 66TH ST #40W

Upper West Side

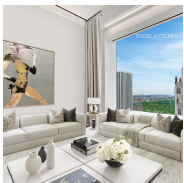
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,500,000	INITIAL	\$16,500,000
SQFT	2,816	PPSF	\$5,860	BEDS	3	BATHS	3
FEES	N/A	DOM	216				



15 CENTRAL PARK WEST #28B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$15,750,000	INITIAL	\$15,750,000
SQFT	2,367	PPSF	\$6,654	BEDS	2	BATHS	2
FEES	\$9,470	DOM	34				



432 PARK AVE #50A

Midtown

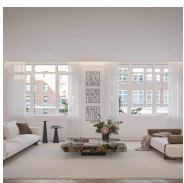
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$9,950,000
SQFT	1,789	PPSF	\$4,612	BEDS	2	BATHS	2
FEES	\$8,012	DOM	612				



515 WEST 18TH ST #1904

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,475,000	INITIAL	\$8,050,000
SQFT	2,167	PPSF	\$3,450	BEDS	3	BATHS	3
FEES	\$8,190	DOM	714				



126 EAST 86TH ST #4A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,550,000	INITIAL	\$6,550,000
SQFT	3,191	PPSF	\$2,053	BEDS	4	BATHS	3
FEES	N/A	DOM	3				

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1115 5TH AVE #10C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$6,650,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	5
FEES	N/A	DOM	461				



14 WOOSTER ST #4

Soho

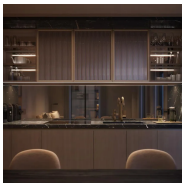
TYPE	COOP	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$6,100,000
SQFT	3,800	PPSF	\$1,422	BEDS	4	BATHS	2
FEES	\$4,135	DOM	486				



150 BARROW ST #2A

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,290,000	INITIAL	\$5,290,000
SQFT	1,786	PPSF	\$2,962	BEDS	2	BATHS	2
FEES	\$6,484	DOM	233				



685 5TH AVE #6A

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,050,000	INITIAL	\$5,050,000
SQFT	1,030	PPSF	\$4,903	BEDS	1	BATHS	1
FEES	N/A	DOM	N/A				

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