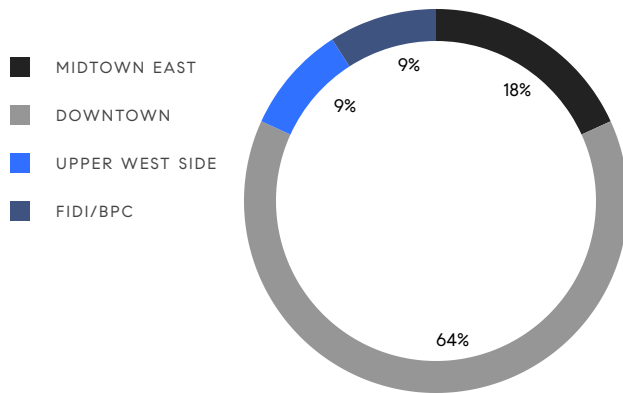


MANHATTAN WEEKLY LUXURY REPORT



1 CENTRAL PARK SOUTH, UNIT 801

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



11
CONTRACTS SIGNED
THIS WEEK

\$84,289,990
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 11 contracts signed this week, made up of 11 condos. The previous week saw 16 deals. For more information or data, please reach out to a Compass agent.

\$7,662,727

AVERAGE ASKING PRICE

\$6,450,000

MEDIAN ASKING PRICE

\$2,266

AVERAGE PPSF

0%

AVERAGE DISCOUNT

\$84,289,990

TOTAL VOLUME

277

AVERAGE DAYS ON MARKET

Unit 31 at 111 West 57th Street in Midtown entered contract this week, with a last asking price of \$14,000,000. Built in 2016, this condo unit spans 4,492 square feet with 3 beds and 3 full baths. The building provides concierge service, private cabanas, a two-lane swimming pool, sauna and treatment rooms, a fitness center with terrace, a private club space, and many other amenities.

Also signed this week was Unit 57 at 45 East 22nd Street in the Flatiron District, with a last asking price of \$12,500,000. Built in 2016, this full-floor turnkey condo unit spans 4,658 square feet with 4 beds and 5 full baths. It features a private elevator landing, high ceilings throughout, a 40-foot open living and dining room, skyline views, an eat-in kitchen with high-end appliances, a primary bedroom with floor-to-ceiling windows an en-suite bath, and much more. The building provides a 24-hour doorman, on-site parking, a fitness center, a library and terrace, storage, and many other amenities.

11

CONDO DEAL(S)

0

CO-OP DEAL(S)

0

TOWNHOUSE DEAL(S)

\$7,662,727

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$0

AVERAGE ASKING PRICE

\$6,450,000

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$0

MEDIAN ASKING PRICE

\$2,266

AVERAGE PPSF

N/A

AVERAGE PPSF

3,528

AVERAGE SQFT

N/A

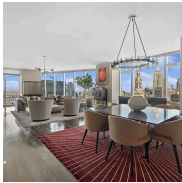
AVERAGE SQFT



111 WEST 57TH ST #31

Midtown

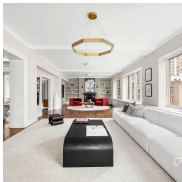
TYPE	CONDO	STATUS	CONTRACT	ASK	\$14,000,000	INITIAL	\$14,000,000
SQFT	4,492	PPSF	\$3,117	BEDS	3	BATHS	3.5
FEES	\$15,191	DOM	N/A				



45 EAST 22ND ST #57

Flatiron District

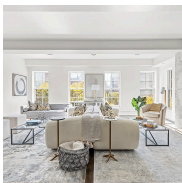
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$13,995,000
SQFT	4,658	PPSF	\$2,684	BEDS	4	BATHS	5
FEES	\$20,869	DOM	203				



235 WEST 71ST ST #PH

Upper West Side

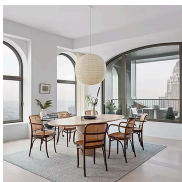
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,999,000	INITIAL	\$10,950,000
SQFT	5,876	PPSF	\$1,532	BEDS	5	BATHS	4.5
FEES	\$14,420	DOM	475				



46 LAIGHT ST #MAISONETTE

Tribeca

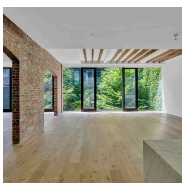
TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,990,000	INITIAL	\$8,998,000
SQFT	5,202	PPSF	\$1,536	BEDS	5	BATHS	4.5
FEES	\$9,607	DOM	793				



130 WILLIAM ST #PH61B

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,950,990	INITIAL	\$7,280,990
SQFT	2,470	PPSF	\$2,815	BEDS	3	BATHS	3.5
FEES	\$7,439	DOM	91				



325 W BROADWAY #2

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,450,000	INITIAL	\$6,450,000
SQFT	2,871	PPSF	\$2,247	BEDS	2	BATHS	2.5
FEES	\$9,804	DOM	168				

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500 WEST 18TH ST #E18D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,055,000	INITIAL	\$5,935,000
SQFT	1,856	PPSF	\$3,263	BEDS	2	BATHS	2
FEES	\$6,617	DOM	352				



18 GRAMERCY PARK SOUTH #M1

Gramercy

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,550,000	INITIAL	\$6,500,000
SQFT	3,750	PPSF	\$1,480	BEDS	2	BATHS	3.5
FEES	\$17,675	DOM	75				



2 CORNELIA ST #1004/1005

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$5,500,000
SQFT	2,552	PPSF	\$2,156	BEDS	4	BATHS	3
FEES	\$8,253	DOM	99				



400 PARK AVE SOUTH #27C

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,295,000	INITIAL	\$5,500,000
SQFT	2,819	PPSF	\$1,879	BEDS	3	BATHS	3
FEES	\$9,956	DOM	442				



160 CENTRAL PARK SOUTH #1001

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$3,000,000
SQFT	2,260	PPSF	\$2,213	BEDS	3	BATHS	3
FEES	\$12,668	DOM	68				

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