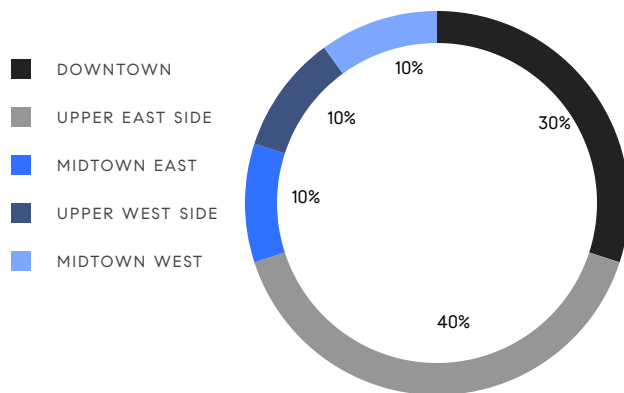


# MANHATTAN WEEKLY LUXURY REPORT



135 EAST 19TH ST

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



10  
CONTRACTS SIGNED  
THIS WEEK

\$104,467,000  
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.

**\$10,446,700**

AVERAGE ASKING PRICE

**\$8,800,000**

MEDIAN ASKING PRICE

**\$3,573**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$104,467,000**

TOTAL VOLUME

**250**

AVERAGE DAYS ON MARKET

Unit WEST-PH33A at 500 West 18th Street in West Chelsea entered contract this week, with a last asking price of \$26,500,000. Built in 2022, this penthouse condo unit spans 5,704 square feet with 5 beds and 5 full baths. It features southern, eastern, and western exposures, river and skyline views, a 266-square-foot loggia, a custom chef's kitchen with stainless steel appliances, a west-facing primary bedroom with floor-to-ceiling windows and en-suite bath, and much more. The building provides a 75-foot lap pool, a spa with steam, sauna, and treatment rooms, a fitness center, private dining, and many other amenities.

Also signed this week was Unit 8 at 955 5th Avenue on the Upper East Side, with a last asking price of \$13,800,000. Originally built in 1938, this full-floor co-op offers 5 beds and 6 full baths. It features a private entrance, two wood-burning fireplaces, beamed ceilings, hardwood floors, city and park views, and much more. The building provides full-time door staff, a live-in residence manager, a landscaped roof terrace, a state-of-the-art gym, a bicycle room, and many other amenities.

**8**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$9,714,625**

AVERAGE ASKING PRICE

**\$13,375,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$7,862,500**

MEDIAN ASKING PRICE

**\$13,375,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$3,442**

AVERAGE PPSF

**N/A**

AVERAGE PPSF

**2,700**

AVERAGE SQFT

**N/A**

AVERAGE SQFT



### 500 WEST 18TH ST #WEST-PH33A

West Chelsea

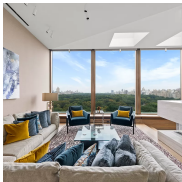
TYPE	CONDO	STATUS	CONTRACT	ASK	\$26,500,000	INITIAL	\$26,500,000
SQFT	5,704	PPSF	\$4,646	BEDS	5	BATHS	5.5
FEES	\$21,886	DOM	N/A				



### 955 5TH AVE #8

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$13,800,000	INITIAL	\$13,800,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	N/A	DOM	252				



### 128 CENTRAL PARK SOUTH #PH

Central Park South

TYPE	COOP	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$15,800,000
SQFT	2,800	PPSF	\$4,625	BEDS	2	BATHS	2.5
FEES	\$10,750	DOM	472				



### 760 MADISON AVE #4A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,752,000	INITIAL	\$9,752,000
SQFT	2,438	PPSF	\$4,000	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 760 MADISON AVE #6A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,100,000	INITIAL	\$9,100,000
SQFT	2,517	PPSF	\$3,616	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



### 760 MADISON AVE #4B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,500,000	INITIAL	\$8,500,000
SQFT	2,037	PPSF	\$4,173	BEDS	2	BATHS	2
FEES	N/A	DOM	N/A				

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### 200 AMSTERDAM AVE #23D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$7,225,000	INITIAL	\$7,225,000
SQFT	2,437	PPSF	\$2,965	BEDS	3	BATHS	3
FEES	\$7,519	DOM	231				



### 31 WEST 11TH ST #1C

Greenwich Village

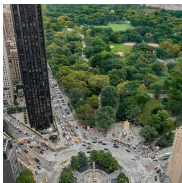
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,900,000
SQFT	2,960	PPSF	\$2,028	BEDS	3	BATHS	3
FEES	\$8,360	DOM	210				



### 500 WEST 18TH ST #EAST-18F

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,490,000	INITIAL	\$5,490,000
SQFT	1,654	PPSF	\$3,320	BEDS	2	BATHS	2.5
FEES	\$5,896	DOM	N/A				



### 301 WEST 57TH ST #49A

Hell's Kitchen

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,150,000	INITIAL	\$5,150,000
SQFT	1,850	PPSF	\$2,784	BEDS	2	BATHS	2.5
FEES	\$5,347	DOM	82				

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