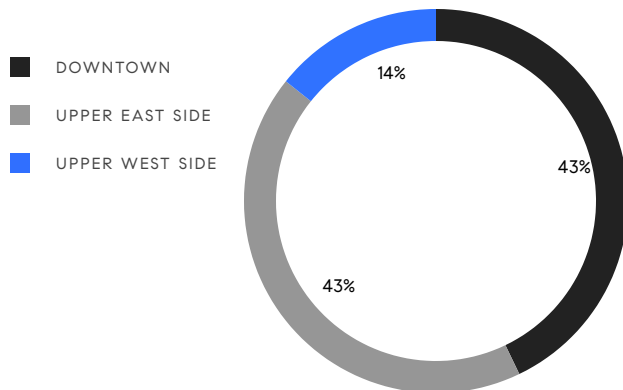


# MANHATTAN WEEKLY LUXURY REPORT



944 PARK AVENUE, UNIT 12

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



14  
CONTRACTS SIGNED  
THIS WEEK

\$178,930,000  
TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 14 contracts signed this week, made up of 11 condos, 2 co-ops, and 1 house. The previous week saw 10 deals. For more information or data, please reach out to a Compass agent.

**\$12,780,715**

AVERAGE ASKING PRICE

**\$9,515,000**

MEDIAN ASKING PRICE

**\$3,394**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$178,930,000**

TOTAL VOLUME

**269**

AVERAGE DAYS ON MARKET

Unit EAST-PH26 at 500 West 18th Street in West Chelsea entered contract this week, with a last asking price of \$49,000,000. Built in 2022, this full-floor penthouse condo spans 7,375 square feet with 5 beds and 6 full baths. It features 360-degree views, a corner great room, a 4,829-square-foot terrace, a custom chef's kitchen with marble floors and countertops, a corner primary bedroom with floor-to-ceiling windows and en-suite bath, and much more. The building provides a fitness center and lap pool, on-site parking and storage, private dining, premier hotel services, a spa, and many other amenities.

Also signed this week was 8 East 63rd Street on the Upper East Side, with a last asking price of \$27,995,000. Designed in 1878, this townhouse spans approximately 10,000 square feet with 9 beds and 9 full baths. It features a 25-foot-wide footprint, three private terraces, an elevator, high ceilings, multiple fireplaces, a square formal staircase, recessed lighting, hardwood floors, a sauna, and much more.

**11**

CONDO DEAL(S)

**2**

CO-OP DEAL(S)

**1**

TOWNHOUSE DEAL(S)

**\$12,289,546**

AVERAGE ASKING PRICE

**\$7,875,000**

AVERAGE ASKING PRICE

**\$27,995,000**

AVERAGE ASKING PRICE

**\$9,500,000**

MEDIAN ASKING PRICE

**\$7,875,000**

MEDIAN ASKING PRICE

**\$27,995,000**

MEDIAN ASKING PRICE

**\$3,448**

AVERAGE PPSF

**\$2,800**

AVERAGE PPSF

**3,217**

AVERAGE SQFT

**10,000**

AVERAGE SQFT



### 500 WEST 18TH ST #EAST-PH26

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$49,000,000	INITIAL	\$49,000,000
SQFT	7,375	PPSF	\$6,645	BEDS	5	BATHS	6.5
FEES	\$33,416	DOM	N/A				



### 8 EAST 63RD ST

Upper East Side

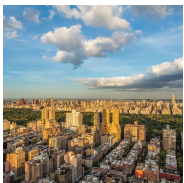
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$27,995,000	INITIAL	N/A
SQFT	10,000	PPSF	\$2,800	BEDS	9	BATHS	9
FEES	\$14,166	DOM	N/A				



### 47 MERCER ST #2

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$13,750,000
SQFT	4,000	PPSF	\$3,125	BEDS	3	BATHS	2.5
FEES	\$6,805	DOM	122				



### 200 AMSTERDAM AVE #40A

Upper West Side

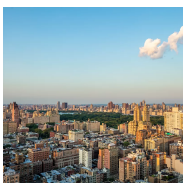
TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,495,000	INITIAL	\$12,495,000
SQFT	2,678	PPSF	\$4,666	BEDS	3	BATHS	3
FEES	\$10,589	DOM	212				



### 955 5TH AVE #8B

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,000,000	INITIAL	\$10,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	3
FEES	\$11,246	DOM	21				



### 200 AMSTERDAM AVE #35B

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,995,000	INITIAL	\$9,995,000
SQFT	2,692	PPSF	\$3,713	BEDS	3	BATHS	3
FEES	\$9,838	DOM	209				

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### 500 WEST 18TH ST #WEST-24A

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,530,000	INITIAL	\$9,530,000
SQFT	2,530	PPSF	\$3,767	BEDS	3	BATHS	3.5
FEES	\$9,275	DOM	358				



### 165 CHARLES ST #21

West Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$7,950,000
SQFT	2,541	PPSF	\$3,739	BEDS	3	BATHS	3
FEES	\$9,239	DOM	609				



### 1295 MADISON AVE #7A

Upper East Side

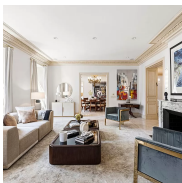
TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,075,000	INITIAL	\$9,495,000
SQFT	2,936	PPSF	\$2,751	BEDS	4	BATHS	4.5
FEES	\$11,463	DOM	753				



### 515 WEST 18TH ST #1010

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,875,000	INITIAL	\$6,875,000
SQFT	2,419	PPSF	\$2,843	BEDS	3	BATHS	3.5
FEES	\$9,954	DOM	5				



### 521 PARK AVE #5BC

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	\$5,950,000
SQFT	3,440	PPSF	\$1,730	BEDS	4	BATHS	4.5
FEES	\$13,509	DOM	240				



### 500 WEST 18TH ST #EAST-17D

West Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,765,000	INITIAL	\$5,765,000
SQFT	1,901	PPSF	\$3,033	BEDS	2	BATHS	2.5
FEES	\$6,732	DOM	N/A				

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### 30 EAST 71ST ST #5A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$7,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4.5
FEES	N/A	DOM	348				



### 188 EAST 78TH ST #19B

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,100,000
SQFT	2,874	PPSF	\$1,914	BEDS	5	BATHS	4.5
FEES	\$10,286	DOM	76				

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