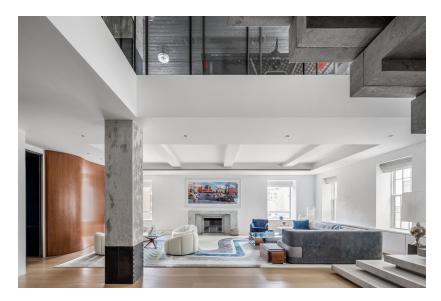
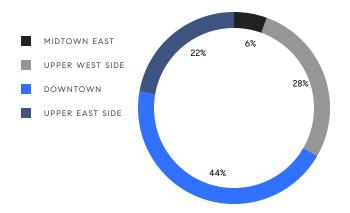
MANHATTAN WEEKLY LUXURY REPORT



730 PARK AVE, UNIT 10/11C

RESIDENTIAL CONTRACTS \$5 MILLION AND UP





\$212,374,000 TOTAL CONTRACT VOLUME

CONTRACTS \$5M AND ABOVE FEB 12 - 18, 2024

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 18 contracts signed this week, made up of 12 condos, 3 co-ops, and 3 houses. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

\$11,798,556

\$6,900,000

AVERAGE ASKING PRICE

MEDIAN ASKING PRICE

\$3,106 AVERAGE PPSF

4%

\$212.374.000

AVERAGE DISCOUNT

AVERAGE SQFT

TOTAL VOLUME

AVERAGE DAYS ON MARKET

AVERAGE SQFT

399

Unit PH23 at 730 5th Avenue in Midtown entered contract this week, with a last asking price of \$56,000,000. Originally built in 1921, this full-floor penthouse condo spans 6,296 square feet with 4 beds and 5 full baths. It features a private elevator, three fireplaces, high ceilings, a primary bedroom with two walk-in closets and an expansive en-suite bath, a home theater, and much more. The building provides a spa and wellness center, a fitness center, two restaurants, a garden terrace and lounge bar, and many other amenities.

Also signed this week was Unit 43A at 200 Amsterdam Avenue on the Upper West Side, with a last asking price of \$22,500,000. Built in 2021, this full-floor condo spans 4,672 square feet with 4 beds and 4 full baths. It features panoramic views, two balconies, a grand foyer with marble floors, floor-to-ceiling windows, white oak floors, high ceilings, a large primary bedroom with dual walk-in closets and en-suite bath, smart home features, and much more. The building provides a state-of-the-art fitness center with saltwater pool, a private lounge and dining room, a library and study, concierge services, and many other amenities.

12	3	3
CONDO DEAL(S)	CO-OP DEAL(S)	TOWNHOUSE DEAL(S)
\$13,284,084	\$5,815,000	\$11,840,000
AVERAGE ASKING PRICE	AVERAGE ASKING PRICE	AVERAGE ASKING PRICE
\$7,250,000	\$5,600,000	\$8,575,000
MEDIAN ASKING PRICE	MEDIAN ASKING PRICE	MEDIAN ASKING PRICE
\$3,474		\$1,638
AVERAGE PPSF		AVERAGE PPSF
3,348		6,923

7444

MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE FEB 12 - 18, 2024

-14-1	730 51	TH AVE #PI	H23				Midtowr	1
	TYPE SQFT FEES	CONDO 6,296 N/A	STATUS PPSF DOM	CONTRACT \$8,895 67	ASK BEDS	\$56,000,000 4	INITIAL BATHS	\$56,000,000 5
and the second sec	200 A	MSTERDAM	M AVE #	43A			Upper W	/est Side
	TYPE SQFT FEES	CONDO 4,672 \$21,542	STATUS PPSF DOM	CONTRACT \$4,816 N/A	ASK BEDS	\$22,500,000 4	INITIAL BATHS	\$22,500,000 4.5
	80 WA	ASHINGTON	N PLCE				Greenwi	ch Village
	TYPE SQFT FEES	TOWNHOUSE 8,757 \$3,173	STATUS PPSF DOM	CONTRACT \$2,284 867	ASK BEDS	\$19,995,000 6	INITIAL BATHS	\$26,500,000 8
	111 MU	JRRAY ST #	#60E				Tribeca	
	TYPE SQFT FEES	CONDO 3,200 \$12,705	STATUS PPSF DOM	CONTRACT \$4,219 489	ASK BEDS	\$13,500,000 3	INITIAL BATHS	\$13,500,000 3.5
Å	39 WI	EST 23RD S	T #19A				Flatiron	District
	TYPE SQFT FEES	CONDO 3,192 \$10,678	STATUS PPSF DOM	CONTRACT \$3,995 465	ASK BEDS	\$12,750,000 4	INITIAL BATHS	\$15,500,000 4
	50 R I	VERSIDE BI	LVD #17	В			Upper W	/est Side
	TYPE SQFT FEES	CONDO 3,407 \$4,797	STATUS PPSF DOM	CONTRACT \$3,229 126	ASK BEDS	\$11,000,000 4	INITIAL BATHS	\$11,000,000 4.5

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE FEB 12 - 18, 2024

	161 EAST 63RD ST							Upper East Side	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,575,000	INITIAL	\$8,575,000	
	SQFT	5,500	PPSF	\$1,560	BEDS	6	BATHS	6	
	FEES	\$8,260	DOM	145					
III	91 LEC	ONARD ST ;	#PH1				Tribeca		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$7,650,000	INITIAL	\$8,000,000	
	SQFT	2,830	PPSF	\$2,704	BEDS	3	BATHS	3.5	
	FEES	\$9,199	DOM	368					
	28 WF	EST 71ST ST					Upper W	/est Side	
	ТҮРЕ	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	\$6,950,000	
	SQFT	6,510	PPSF	\$1,068	BEDS	7	BATHS	8.5	
	FEES	\$3,642	DOM	10					
	235 WEST 75TH ST #402							Upper West Side	
	235 W	EST 75TH S	ST #402				Upper W	/est Side	
	235 W	EST 75TH S	ST #402 status	CONTRACT	ASK	\$6,850,000		/est Side \$7,315,000	
				CONTRACT \$2,106	A S K B E D S	\$6,850,000 4			
	ΤΥΡΕ	CONDO	STATUS				INITIAL	\$7,315,000	
	TYPE SQFT FEES	CONDO 3,253	STATUS PPSF DOM	\$2,106			INITIAL	\$7,315,000	
	TYPE SQFT FEES	CONDO 3,253 \$10,217	STATUS PPSF DOM	\$2,106			INITIAL BATHS	\$7,315,000	
	type sqft fees 277 5 T	CONDO 3,253 \$10,217 TH AVE #50	status ppsf dom B	\$2,106 1,002	BEDS	4	INITIAL BATHS	\$7,315,000 4.5	
	type sqft fees 277 51 type	CONDO 3,253 \$10,217 TH AVE #50 CONDO	STATUS PPSF DOM B STATUS	\$2,106 1,002 CONTRACT	BEDS	4 \$6,500,000	INITIAL BATHS Nomad	\$7,315,000 4.5 \$6,500,000	
	TYPE SQFT FEES 277 51 TYPE SQFT FEES	CONDO 3,253 \$10,217 TH AVE #50 CONDO 1,965	STATUS PPSF DOM B STATUS PPSF DOM	\$2,106 1,002 CONTRACT \$3,308	BEDS	4 \$6,500,000	INITIAL BATHS Nomad	\$7,315,000 4.5 \$6,500,000 2.5	
	TYPE SQFT FEES 277 51 TYPE SQFT FEES	CONDO 3,253 \$10,217 TH AVE #50 CONDO 1,965 \$7,398	STATUS PPSF DOM B STATUS PPSF DOM	\$2,106 1,002 CONTRACT \$3,308	BEDS	4 \$6,500,000	INITIAL BATHS Nomad INITIAL BATHS	\$7,315,000 4.5 \$6,500,000 2.5	
	TYPE SQFT FEES 277 57 TYPE SQFT FEES 930 PA	CONDO 3,253 \$10,217 TH AVE #50 CONDO 1,965 \$7,398 ARK AVE #8	STATUS PPSF DOM B STATUS PPSF DOM	\$2,106 1,002 CONTRACT \$3,308 106	BEDS ASK BEDS	4 \$6,500,000 2	INITIAL BATHS Nomad INITIAL BATHS	\$7,315,000 4.5 \$6,500,000 2.5 ast Side	
	TYPE SQFT FEES 277 57 TYPE SQFT FEES 930 PA	CONDO 3,253 \$10,217 TH AVE #50 CONDO 1,965 \$7,398 ARK AVE #8 COOP	STATUS PPSF DOM B STATUS PPSF DOM BS STATUS	\$2,106 1,002 CONTRACT \$3,308 106 CONTRACT	BEDS ASK BEDS ASK	4 \$6,500,000 2 \$6,350,000	INITIAL BATHS Nomad INITIAL BATHS Upper Ea	\$7,315,000 4.5 \$6,500,000 2.5 ast Side \$6,150,000	

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MANHATTAN LUXURY REPORT

CONTRACTS \$5M AND ABOVE

FEB 12 - 18, 2024

	140 PERRY ST #MAIS							West Village	
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000	
	SQFT	4,103	PPSF	\$1,462	BEDS	1	BATHS	2.5	
	FEES	\$4,758	DOM	18					
	124 W	EST 16TH S	T #7E				Chelsea		
	ТҮРЕ	CONDO	STATUS	CONTRACT	ASK	\$5,790,000	INITIAL	N/A	
	SQFT	2,298	PPSF	\$2,520	BEDS	4	BATHS	3	
	FEES	\$6,758	DOM	N/A					
10	125 E <i>A</i>	AST 74TH ST	Γ#PH				Upper Ea	ast Side	
	ТҮРЕ	COOP	STATUS	CONTRACT	ASK	\$5,600,000	INITIAL	\$5,600,000	
	SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	3.5	
	FEES	N/A	DOM	59					
	1 WEST END AVE #20A						Upper West Side		
	1 WES	T END AVE	#20A				Upper W	est Side	
	1 WES	T END AVE CONDO	#20A status	CONTRACT	ASK	\$5,599,000	Upper W		
				CONTRACT \$2,037	A S K B E D S	\$5,599,000 3			
	ΤΥΡΕ	CONDO	STATUS				INITIAL	N/A	
	TYPE SQFT FEES	CONDO 2,748	STATUS PPSF DOM	\$2,037			INITIAL	N/A 3.5	
	TYPE SQFT FEES	CONDO 2,748 \$3,552	STATUS PPSF DOM	\$2,037			INITIAL BATHS Upper Ea	N/A 3.5	
	type sqft fees 14 EAS	CONDO 2,748 \$3,552 ST 75TH ST	status ppsf dom #5E	\$2,037 N/A	BEDS	3	INITIAL BATHS Upper Ea	N/A 3.5 ast Side	
	type sqft fees 14 EAS type	CONDO 2,748 \$3,552 ST 75TH ST COOP	status ppsf dom #5E status	\$2,037 N/A CONTRACT	BEDS	3 \$5,495,000	INITIAL BATHS Upper Ea	N/A 3.5 ast Side \$7,250,000	
	type sqft fees 14 EAS type sqft fees	CONDO 2,748 \$3,552 ST 75TH ST COOP N/A	STATUS PPSF DOM #5E STATUS PPSF DOM	\$2,037 N/A CONTRACT N/A	BEDS	3 \$5,495,000	INITIAL BATHS Upper Ea	N/A 3.5 ast Side \$7,250,000	
	type sqft fees 14 EAS type sqft fees	CONDO 2,748 \$3,552 ST 75TH ST COOP N/A \$3,309	STATUS PPSF DOM #5E STATUS PPSF DOM	\$2,037 N/A CONTRACT N/A	BEDS	3 \$5,495,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	N/A 3.5 ast Side \$7,250,000	
	TYPE SQFT FEES 14 EAS TYPE SQFT FEES 30 PA	CONDO 2,748 \$3,552 ST 75TH ST COOP N/A \$3,309 RK PL #51A	STATUS PPSF DOM #5E STATUS PPSF DOM	\$2,037 N/A CONTRACT N/A 843	BEDS ASK BEDS	3 \$5,495,000 2	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca	N/A 3.5 ast Side \$7,250,000 2	
	TYPE SQFT FEES 14 EAS TYPE SQFT FEES 30 PAJ	CONDO 2,748 \$3,552 ST 75TH ST COOP N/A \$3,309 RK PL #51A CONDO	STATUS PPSF DOM #5E STATUS PPSF DOM	\$2,037 N/A CONTRACT N/A 843 CONTRACT	BEDS ASK BEDS ASK	3 \$5,495,000 2 \$5,275,000	INITIAL BATHS Upper Ea INITIAL BATHS Tribeca INITIAL	N/A 3.5 ast Side \$7,250,000 2 \$5,449,000	

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