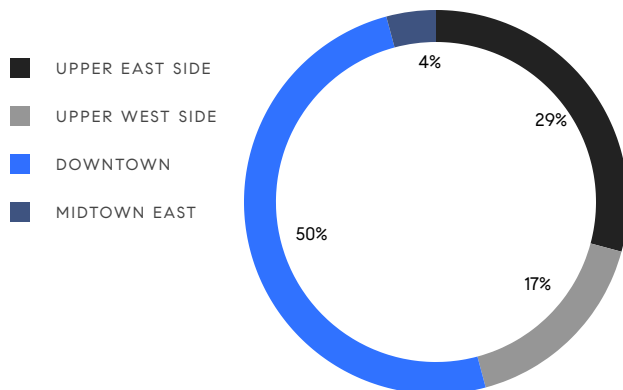


MANHATTAN WEEKLY LUXURY REPORT



428 COLUMBUS AVENUE, PH

RESIDENTIAL CONTRACTS
\$5 MILLION AND UP



24

CONTRACTS SIGNED
THIS WEEK

\$200,109,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 14 condos, 5 co-ops, and 5 houses. The previous week saw 18 deals. For more information or data, please reach out to a Compass agent.

\$8,337,875

AVERAGE ASKING PRICE

\$6,972,500

MEDIAN ASKING PRICE

\$2,632

AVERAGE PPSF

5%

AVERAGE DISCOUNT

\$200,109,000

TOTAL VOLUME

270

AVERAGE DAYS ON MARKET

Unit 8 at 760 Madison Avenue on the Upper East Side entered contract this week, with a last asking price of \$23,500,000. Built in 1996, this full-floor condo spans 4,530 square feet with 5 beds and 5 full baths. It features 10-foot ceilings, oversized windows, white oak flooring, open city views, a private elevator landing and formal gallery, a windowed eat-in chef's kitchen, a corner primary bedroom with dressing room and en-suite bath, and much more. The building provides a state-of-the-art fitness studio, an on-site treatment room, a library and resident lounge, and many other amenities.

Also signed this week was Unit 14D at 211 Central Park West on the Upper West Side, with a last asking price of \$15,950,000. Originally built in 1929, this co-op offers 4 beds and 4 full baths. It features a private elevator landing and 29-foot gallery, city and park views, a south-facing library with wall-to-wall bookshelves, a primary bedroom with abundant closet space and windowed bathroom, an eat-in kitchen with high-end appliances and breakfast area, and much more. The building provides full-time doormen, a state-of-the-art fitness center, storage, and many other amenities.

14

CONDO DEAL(S)

5

CO-OP DEAL(S)

5

TOWNHOUSE DEAL(S)

\$7,851,429

AVERAGE ASKING PRICE

\$9,629,000

AVERAGE ASKING PRICE

\$8,408,800

AVERAGE ASKING PRICE

\$5,850,000

MEDIAN ASKING PRICE

\$7,500,000

MEDIAN ASKING PRICE

\$8,750,000

MEDIAN ASKING PRICE

\$2,686

AVERAGE PPSF

\$2,264

AVERAGE PPSF

2,882

AVERAGE SQFT

4,003

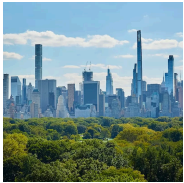
AVERAGE SQFT



760 MADISON AVE #8

Upper East Side

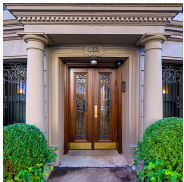
TYPE	CONDO	STATUS	CONTRACT	ASK	\$23,500,000	INITIAL	\$23,500,000
SQFT	4,530	PPSF	\$5,188	BEDS	5	BATHS	5.5
FEES	\$18,402	DOM	255				



211 CENTRAL PARK WEST #14D

Upper West Side

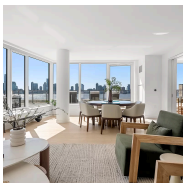
TYPE	COOP	STATUS	CONTRACT	ASK	\$15,950,000	INITIAL	\$18,950,000
SQFT	4,100	PPSF	\$3,891	BEDS	4	BATHS	4.5
FEES	\$10,389	DOM	602				



132 WEST 81ST ST

Upper West Side

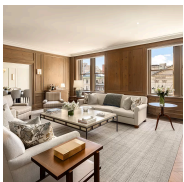
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$10,999,000	INITIAL	\$12,995,000
SQFT	7,000	PPSF	\$1,572	BEDS	5	BATHS	4
FEES	\$2,972	DOM	607				



450 WASHINGTON ST #702

Tribeca

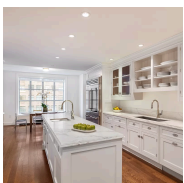
TYPE	CONDOP	STATUS	CONTRACT	ASK	\$10,995,000	INITIAL	\$10,995,000
SQFT	2,955	PPSF	\$3,721	BEDS	4	BATHS	4.5
FEES	N/A	DOM	39				



993 PARK AVE #6S

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$10,750,000	INITIAL	\$10,750,000
SQFT	3,300	PPSF	\$3,258	BEDS	4	BATHS	3.5
FEES	\$8,550	DOM	72				



135 EAST 79TH ST #5W

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,500,000	INITIAL	\$11,500,000
SQFT	3,545	PPSF	\$2,680	BEDS	5	BATHS	5.5
FEES	\$10,888	DOM	464				

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200 EAST 66TH ST #PHE2101

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,995,000	INITIAL	\$10,250,000
SQFT	4,050	PPSF	\$2,221	BEDS	4	BATHS	4
FEES	\$14,348	DOM	102				



25 CHARLTON ST

Hudson Square

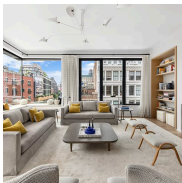
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,800,000	INITIAL	\$8,800,000
SQFT	3,045	PPSF	\$2,890	BEDS	6	BATHS	3.5
FEES	\$3,184	DOM	23				



159 EAST 65TH ST

Upper East Side

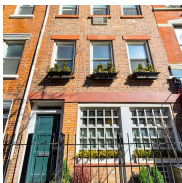
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$8,750,000	INITIAL	\$10,450,000
SQFT	4,000	PPSF	\$2,188	BEDS	5	BATHS	3.5
FEES	\$6,554	DOM	394				



10 BOND ST #5E

Noho

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,500,000	INITIAL	\$7,500,000
SQFT	2,775	PPSF	\$2,703	BEDS	3	BATHS	3.5
FEES	\$8,859	DOM	28				



651 WASHINGTON ST

West Village

TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$6,995,000
SQFT	3,570	PPSF	\$1,960	BEDS	5	BATHS	3.5
FEES	\$933	DOM	86				



151 EAST 79TH ST #11

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,995,000	INITIAL	\$7,495,000
SQFT	4,000	PPSF	\$1,749	BEDS	6	BATHS	4
FEES	N/A	DOM	369				

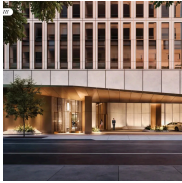
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19 EAST 72ND ST #7/8C

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,950,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				



50 WEST 66TH ST #11B

Upper West Side

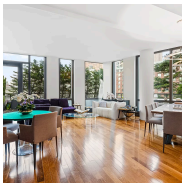
TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,665,000	INITIAL	\$6,665,000
SQFT	2,424	PPSF	\$2,750	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



49 BARROW ST

West Village

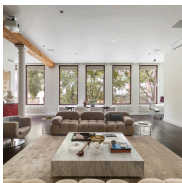
TYPE	TOWNHOUSE	STATUS	CONTRACT	ASK	\$6,500,000	INITIAL	\$6,500,000
SQFT	2,400	PPSF	\$2,709	BEDS	3	BATHS	2.5
FEES	\$2,031	DOM	70				



101 WARREN ST #5A

Tribeca

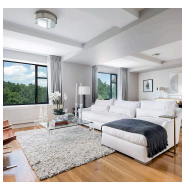
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
SQFT	2,403	PPSF	\$2,495	BEDS	4	BATHS	3
FEES	\$8,769	DOM	412				



388 WEST BROADWAY #2

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,950,000	INITIAL	N/A
SQFT	2,948	PPSF	\$2,019	BEDS	3	BATHS	2
FEES	N/A	DOM	N/A				



110 CENTRAL PARK SOUTH #5B

Midtown

TYPE	CONDOP	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,850,000
SQFT	2,391	PPSF	\$2,405	BEDS	3	BATHS	3.5
FEES	N/A	DOM	209				

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1 WEST END AVE #26E

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,750,000	INITIAL	\$5,750,000
SQFT	2,457	PPSF	\$2,341	BEDS	3	BATHS	3
FEES	N/A	DOM	N/A				



500 WEST 22ND ST #2A

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,500,000	INITIAL	\$6,385,000
SQFT	2,614	PPSF	\$2,105	BEDS	3	BATHS	3.5
FEES	\$8,700	DOM	445				



415 GREENWICH ST #6H

Tribeca

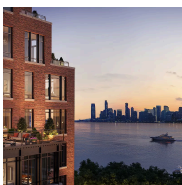
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	N/A
SQFT	2,781	PPSF	\$1,976	BEDS	3	BATHS	3
FEES	N/A	DOM	21				



15 EAST 30TH ST #51A

Nomad

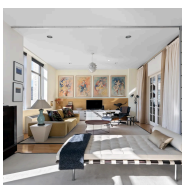
TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,400,000	INITIAL	\$5,400,000
SQFT	1,651	PPSF	\$3,271	BEDS	2	BATHS	2.5
FEES	\$6,644	DOM	924				



555 WEST 22ND ST #10CW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,250,000
SQFT	1,694	PPSF	\$3,100	BEDS	2	BATHS	2.5
FEES	\$6,018	DOM	1				



252 7TH AVE #9X

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,175,000	INITIAL	N/A
SQFT	3,894	PPSF	\$1,329	BEDS	4	BATHS	4
FEES	N/A	DOM	N/A				

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