

# BROWN HARRIS STEVENS

Established 1873

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## OLSHAN LUXURY MARKET REPORT

February 15-21, 2016

Report on Contracts Signed  
NYC Residential Properties  
\$4 Million and Above

### 13 Contracts Signed

The aftershocks of January's stock market dive have finally caught up with the Manhattan luxury real estate market—at least that's the way it appears as last week's results were unusually tepid: 13 contracts were signed at \$4 million and above, the lowest number for the third week in February since 2011, when 11 properties went to contract.

The No. 1 contract was the Penthouse at 154 Spring Street, asking \$10,995,000, reduced from \$12.5 million when it went on the market in November. This triplex condo has 4,131 square feet including 3 bedrooms, and 4.5 bathrooms. It features a sunken living room, a gas fireplace, and an 875-square-foot roof-top terrace. The building has 3 residential and 2 commercial units. It has no doorman or amenities.

The No. 2 contract was 12G at 435 East 52nd Street, asking \$10,495,000. This 12-room co-op in the River House has 5,250 square feet including 4 bedrooms, 5.5 bathrooms, an eat-in kitchen and maid's room. The apartment boasts a 62-foot expanse overlooking the East River from the living room, library, and formal dining room. The living room and library open to a balcony, and the formal dining room has a terrace.

The No. 3 contract was 17G at 300 Central Park West, asking \$10,250,000. This 8-room co-op at the El Dorado including 4 bedrooms, 4 bathrooms, an eat-in kitchen. The apartment boasts a 60-foot expanse overlooking Central Park from the living room, library, and formal dining room. Exclusive listing agent.. Kathy Cooper of Brown Harris Stevens

### NYC Luxury Tracking Scoreboard: Sales \$4 Million and Above February 15-21, 2016

	East	West	Midtown	Downtown	Asking \$/sq.ft.	Totals
<b>Co-ops</b>	2	1	1	1	Avg.Ask:\$8,328,000	5
<b>Condos</b>	1	1	0	6	Avg.Ask:\$6,617,500 Avg.Ask \$/sq.ft.:\$2,823/sq.ft. Avg.Size:2,344sq.ft.	8
<b>Condops *</b>	0	0	0	0		0
<b>Townhouses</b>	0	0	0	0		0
<b>Totals</b>	3	2	1	7		13

Total Weekly Asking Price Sales Volume: \$94,535,000  
Average Asking Price: \$7,271,923  
Median Asking Price: \$6,775,000  
Average Discount from Original Ask to Last Asking Price:5%  
Average Days on Market:284  
\*Condom is a co-op with condo rules.

**TO VIEW 13 CONTRACTS SIGNED ON APARTMENTS:**

Please [click here](#) to view the listings. If that doesn't work, please copy and paste the following address into your browser. Alternatively, you can Press Control and Click on the link below:

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