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Last Week, Manhattan Luxury Homes Recorded the Strongest Dealmaking so Far This Year

The most expensive home to go into contract last week was a \$32.5 million penthouse in the Upper East Side designed by architect Robert A.M. Stern

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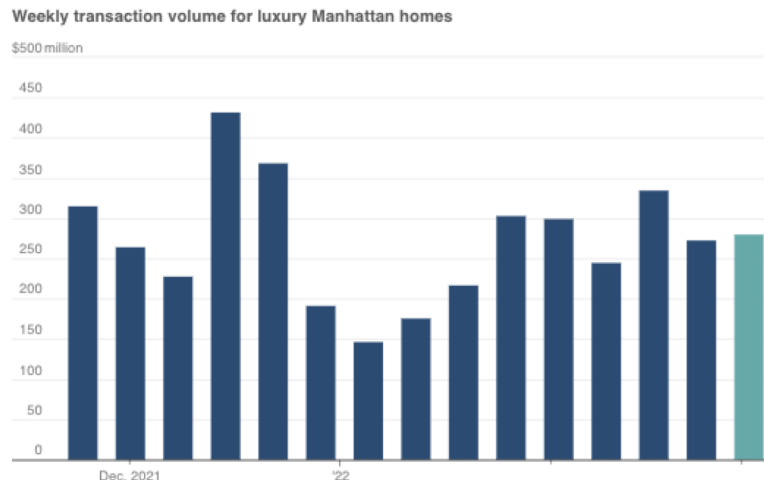
Manhattan's luxury real estate market continues to flourish despite global uncertainties.

There were 41 contracts signed for homes asking \$4 million or more in Manhattan in the week ending Sunday, seven more than the previous week and the highest weekly total so far this year, according to Monday's Olshan Report.

"This is our strongest week this year, and this year is shaping up stronger than last year, which was our strongest year," said Donna Olshan, president of Olshan Realty. "This is due to the huge bonuses on Wall Street."

The deals included 32 condos, seven co-ops, one townhouse and a condop—a mixed-use co-op building with condo-like rules. The total sales volume of the week was \$280.936 million.

"Of the 41 sales, 21 were done by developers," Ms. Olshan told Mansion Global, noting that it is a higher number than usual.



The most expensive contract last week was a penthouse in the Upper East Side asking \$32.5 million, an increase from its original asking price. The 6,592-square-foot duplex condo has six bedrooms, six and a half bathrooms and a 37-foot living room with 12-foot ceilings. There are also four terraces, totaling 1,864 square feet of outdoor space overlooking Central Park and the Manhattan skyline.

Built in 2021, 200 East 83rd St. was designed by architect Robert A.M. Stern. This penthouse was the most expensive unit in the 85-unit building, with an initial price of \$30 million when the marketing started in May. Around 90% of the units in the building are already sold.

The building amenities include a 70-foot pool, a fitness center, a yoga room, a spa, a winter garden, an automated parking system, a children's room, a library and a private cinema.

The No. 2 contract was a condo at supertall One57 on Billionaire's Row, at the southern edge of Central Park. It had an asking price of \$14.4 million, reduced from \$17 million when it was listed in 2013. The 3,228-square-foot condo has three bedrooms and three and a half bathrooms, with the views of Central Park from the living room and the primary bedroom.

The building was designed by Christian de Portzamparc and offers a fitness center with a pool, a yoga studio, a catering kitchen, a private dining space, a library, a pet-grooming room and a garage. Residents also have access to all hotel services by the Park Hyatt Hotel.