

# Pricey Manhattan pads push slowing residential market a bit higher

**1.** The average sales price of a Manhattan apartment in the first quarter of 2008:

**\$1.723 million**

**2.** The average sales price of a Manhattan apartment in the first quarter, excluding sales at 15 Central Park West and the Plaza:

**\$1.54 million**

**3.** The percentage of all first-quarter apartment sales in Manhattan represented by closings at 15 CPW and the Plaza Hotel:

**2.4%**

**4.** The average sales price at 15 CPW and the Plaza in the first quarter:

**\$9.452 million**

**5.** The median price of the top 10 percent of all condo and co-op sales in Manhattan in the first quarter, a record:

**\$4.989 million**

**6.** The median price of the top 10 percent of condo and co-op sales in Manhattan in the first quarter, excluding sales at 15 CPW and the Plaza:

**\$3.85 million**

**7.** The average price per square foot of the top 10 percent of condo and co-op sales in Manhattan in the first quarter, a record:

**\$2,556**

**8.** The number of Manhattan condo and co-op listings at the top 10 percent of the market in the first quarter, down 14.3 percent from the prior-year quarter:

**965**

**9.** The price paid by an unidentified buyer for apartment 1109 at the Plaza Hotel, which closed April 7 as the second-highest price ever paid for a condo in the city:

**\$45.1 million**

**10.** The price paid by an unidentified buyer for a four-bedroom penthouse condo at 15 CPW, which closed April 9 as the third-most expensive unit to sell in the building:

**\$30 million**

**11.** The price paid in January for a 17-room duplex penthouse at 1060 Fifth Avenue, a city record for a co-op:

**\$46 million**

**12.** The asking price for the 14-room duplex co-op at 778 Park Avenue in which Brooke Astor lived:

**\$46 million**

**13.** The asking price of a townhouse under construction at 2 North Moore Street, which could break the record for priciest single-family home south of 14th Street:

**\$35 million**

**14.** The price paid for a 4,000-square-foot duplex penthouse at 111 Central Park North in April, a new record for a Harlem apartment:

**\$8 million**

**15.** The price paid for a 14th-floor penthouse at Dumbo's Clock Tower Condominium last month, a new record for a Brooklyn condo:

**\$7 million**

**16.** The expected sales price of a 16th-floor penthouse at the building that is currently undergoing renovations:

**\$30 million**

**17.** The median sales price at the top 10 percent of the East End housing market in the first quarter, up 5.1 percent from the prior-year quarter:

**\$5.425 million**

**18.** The average sales price at the top 10 percent of the East End housing market in the first quarter, up 34.8 percent from the prior-year quarter:

**\$8.869 million**

**19.** The average sales price at the top 10 percent of the Southampton market in the first quarter, the highest of all East End submarkets:

**\$15.405 million**

**20.** The average number of days it took to sell an East End home in the top 10 percent of the market in the first quarter, three weeks faster than in the prior-year quarter:

**112**