

Steepest, cheapest listings to hit Manhattan this week

From a 10-room Fifth Avenue co-op to a 310-square-foot one-bedroom on Riverside Drive



1040 Fifth Avenue

Emily Beare and Elizabeth Beare from CORE had the week's priciest listing with a \$34.5 million unit at 1040 Fifth Avenue. Related CEO Jeff Blau relisted his palatial 10-room apartment, which includes three bedrooms and three-and-a-half bathrooms. Blau paid \$21.4 million for the apartment in 2008 and gut renovated it. Amenities for the unit on the 14th floor of the Rosario Candela-designed landmarked building include a doorman, an elevator operator and a storage room. The apartment includes a wood-burning fireplace, original herringbone floors and a planting terrace.

The week's second priciest listing was a \$30 million condo at One57 at 157 West 57th Street. Douglas Elliman's Janice Chang and Timothy Hsu had the listing. The 56th-floor apartment spans 3,228 square feet and has three bedrooms and three-and-a-half bathrooms. Costs come down to \$9,293 per square foot. Christian de Portzamparc designed Extell Development's iconic tower. Earlier this week, Extell unveiled a new model unit in the tower.

The week's third priciest listing was \$19.9 million, or \$4,278 per square foot, full-floor unit at the Ian Bruce Eichner-developed 45 East 22nd Street. The 55th-floor four-bedroom apartment is being listed by

the 45 East 22nd Street Sales Gallery. The unit will be 4,651 square feet and includes four-and-a-half bathrooms. The Flatiron building is slated for completion in 2016.

Corcoran's Karen Shenker had the week's cheapest listing with a \$189,000 three-bedroom apartment at 523 West 143rd Street. The Hamilton Heights unit includes one-and-a-half bathrooms and is 1,100 square feet. A total gut renovation is needed for this apartment in a pre-war elevator building, according to the listing.

Rapid Realty's Jennifer Jones had the weeks' second cheapest listing with a two-bedroom co-op at 1777 Madison Avenue in East Harlem for \$195,000. Units 5A and 5D can be joined together as a two-bedroom, or serve as two adjoining studios, according to the listing.

The third cheapest listing this week was a one bedroom-, one bathroom-apartment at 552 Riverside Drive for \$220,000. The 310-square-foot unit is being listed by its owner. The listing calls it "the cheapest one-bedroom in Manhattan." The unit has hardwood floors and new appliances. Amenities include a roof deck, a community room, a bike room and a gym, among other things.