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July 13, 2018

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2018's Top-Selling Condos So Far; One West End Beats 432 Park Avenue



L to R: One West End, 432 Park Avenue, One57

One West End, 432 Park Avenue, and One57 are the top-selling condo buildings in New York City so far this year, according to research from CityRealty. Closings in the three buildings together have accounted for more than half a billion dollars in sales.

Recorded sales in One West End so far this year have totaled \$207 million over 57 units. The average sales price in the building this year is \$3.6 million, and the average price/ft² is \$2,064. The Elad Group and Silverstein Properties-developed building, where closings started last year, is approaching sell-out status, with 193 of the 246 units having closed already, including one four-bedroom now belonging to Bruce Willis and his wife Emma Heming Willis.



One West End interiors (DBOX / Pelli Clarke Pelli Architects)

Even though there have only been 8 closings recorded so far this year in 432 Park Avenue, the world's tallest residential building is the second-highest selling building of 2018 so far, with \$185 million in sales. The average price of the closed sales in 432 Park this year is \$23.1 million, while the average price/ft² is \$6,509.



J.Lo & A-Rod's new condo (Douglas Elliman)

In February, developers CIM Group and Macklowe Properties announced that the Billionaire's Row supertall is the single best-selling building in New York City, with \$2 billion under its belt at the time. With this year's sales, which include a \$15 million purchase by Jennifer Lopez and Alex Rodriguez, it looks like the developers will soon hit their anticipated sellout of \$3.1 billion.



Unit #61B in One57 recently closed for \$23.5M (Extell)

Perhaps unsurprisingly, the original Billionaire's Row building, One57, is the third-highest selling building of the year so far, with \$172 million in recorded sales over 8 closings. The average price of the closed sales in One57 this year is \$21.5 million, while the average price/ft² is \$5,057.

Although built back in 2014, One57 is still dominating much of today's real estate headlines, with contracts getting signed left and right in the building. It still holds the title for most expensive residential sales deal ever, with a \$100.4 million penthouse closing. As we've previously reported, although it's facing competition, the building remains the only supertall tower on Billionaire's Row that is anchored and serviced by a five-star hotel, the Forbes five star-ranked Park Hyatt New York.

See the list of the top 25 selling condo buildings in Manhattan so far this year below.

Building	Sales Aggregate	Number of Sales	Average Sales Price	Average Price Per Square Foot
One West End	\$206,598,722	57	\$3,624,539	\$2,064
432 Park Avenue	\$184,463,986	8	\$23,057,998	\$6,509
One57	\$172,128,002	8	\$21,516,000	\$5,057
160 Leroy Street	\$168,336,583	31	\$5,430,212	\$2,860
Steiner East Village	\$155,380,298	64	\$2,427,817	\$2,067
Citizen360	\$110,356,611	27	\$4,087,282	\$1,947
The Four Seasons Private Residences	\$107,554,661	6	\$17,925,777	\$4,731
150 Wooster Street	\$100,806,751	6	\$16,801,125	\$3,437
252 East 57th Street	\$93,470,348	17	\$5,498,256	\$2,403
443 Greenwich Street	\$90,159,586	6	\$15,026,598	\$3,342
The Evelyn	\$70,802,009	11	\$6,436,546	\$2,102
212 Fifth Avenue	\$67,650,000	6	\$11,275,000	\$3,482
360 Central Park West	\$64,081,729	18	\$3,560,098	\$2,024
The Greenwich Lane	\$62,154,660	7	\$8,879,237	\$3,155
20 East End Avenue	\$61,758,694	5	\$12,351,739	\$3,356
The Getty	\$59,058,500	1	\$59,058,500	\$5,826
207W79	\$58,443,603	10	\$5,844,360	\$2,565
150 Charles Street	\$56,800,000	7	\$8,114,286	\$3,254
15 Central Park West	\$56,775,000	2	\$28,387,500	\$6,543
Soori High Line	\$51,282,785	9	\$5,698,087	\$2,374
The Heritage at Drumpf Place	\$50,863,175	5	\$10,172,635	\$2,101
215 Chrystie Street	\$50,209,788	4	\$12,552,447	\$3,784
Superior Ink	\$47,400,000	5	\$9,480,000	\$3,591
The Plaza	\$43,115,000	10	\$4,311,500	\$2,622
1 Great Jones Alley	\$42,431,706	7	\$6,061,672	\$2,716