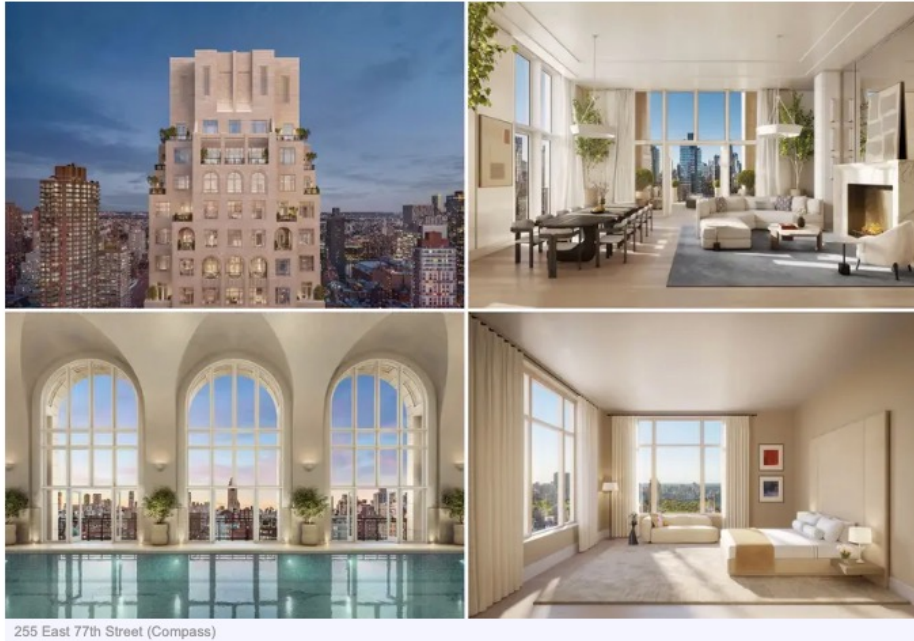


# CITYREALTY

## NYC Contracts: Over half a billion in contracts includes \$62M in deals signed at 255 East 77; Power couple's Park Avenue penthouse finds a buyer

By [CityRealty Staff](#) | From [Great Listings](#)

Tuesday, October 8, 2024



As September 2024 gave way to October, Manhattan saw **224** residential apartment and townhouse contracts signed from **September 30 - October 6**, the highest tally since [spring](#). If all sell for the asking prices, this would come to an aggregate total exceeding **half a billion dollars** in residential sales.

Sales have only recently launched at [255 East 77th Street](#), a collaboration between developer Naftali Group and Robert A.M. Stern Architects (RAMSA), but a total of **\$62,310,000** across nine contracts has already been recorded. Among them was [Residence #31A](#), a half-floor four-bedroom that was asking **\$9,380,000** in the tenth-highest contract of the week.

All units at 255 East 77th Street feature oversized windows, eat-in kitchens with honed Calacatta marble countertops and Miele and Sub-Zero appliances, luxe primary baths with rain showers and radiant heated floors, and generous storage space throughout. The building's extensive amenity package includes a fitness center with yoga room, a 75-foot indoor pool, a spa with steam room and sauna, a library with fireplace and terrace access, a children's playroom, a screening room, a soundproof music room with recording studio, and porte-cochere leading to an automated parking system.



Construction progress at 255 East 77th Street as of early October 2024



Its kangaroo crane is set to dominate Second Avenue

As an aside, 255 East 77th Street is not the only new collaboration between Naftali Group and RAMSA, the team behind [The Bellemont](#) and [200 East 83rd Street](#). Sales at their Upper West Side boutique condominium [The Henry](#) are off to a [robust start](#), and the four-bedroom [Residence #4C](#) entered contract with a **\$6,750,000** asking price last week. With this contract, **20%** of the units in the building are spoken for.



The Surrey Residences (Douglas Elliman)

Up the street from 255 East 77th Street, a total of **\$21,500,000** across two deals was signed at [The Surrey Residences](#), the Landmarks-approved condo component on top of the rooms at The Surrey, a Corinthia Hotel. The three-bedroom [Residence #11C](#)'s asking price of **\$12,000,000** was good enough for the fifth-highest contract of the week; a few floors up, the two-bedroom **Residence #15C** was not far behind with a **\$9,500,000** asking price, the ninth-highest of the week.

The contracts were signed shortly before The Surrey, a Corinthia Hotel is set to welcome its first guests. Residents and guests alike will enjoy a prime Upper East Side location near Central Park, Madison Avenue designer flagships, fine dining, and world-renowned museums and cultural institutions. They will also enjoy amenities like a fitness center with yoga terrace, a jewel-box spa with Sisley Paris treatments, and a restaurant and members' club by Casa Tua.



1185 Park Avenue, #16/17F (Corcoran Group)

Many of today's new development condos on the Upper East Side draw design inspiration from the elegant prewar cooperatives of yesteryear, and the old guard is still going strong: The week's top co-op contract and second-highest overall took place at the **Rosario Candela**-designed [765 Park Avenue](#), where [Residence #7B](#) was asking **\$14,900,000**. The price represents a **\$2.1 million** reduction from when it was listed in December 2021, and it is not clear how much the seller paid for it.

The second-highest co-op contract and third-highest overall was for [Residence #16/17F](#) at [1185 Park Avenue](#), the longtime home of Pulitzer Prize-winning playwright **Moss Hart** and his wife, actress/singer **Kitty Carlisle Hart**, which was asking **\$13,900,000**. In a 2007 obituary for Ms. Hart, [The Hollywood Reporter](#) noted that the couple frequently entertained at the apartment. Since then, the apartment has undergone a renovation by architect **Stephen Wang** and been updated with Creston smart home technology. It was initially listed for \$21.5 million in September 2021, and has been on and off the market at [gradually lower price points](#) since then.



90 Morton Street, #PH9A (Modlin Group LLC)

But for all the success of Upper East Side apartments, a penthouse at the nexus of the West Village and Hudson Square had the week's top contract. [Penthouse #9A](#) at printing house turned luxury condominium [90 Morton Street](#) entered contract with an asking price of **\$17,750,000**. The 3,675-square-foot condo features two bedrooms with en suite baths, a home office that could become a third bedroom, a separate media room, a wine cellar, and a total of 1,450 square feet of private outdoor space across two private terraces.

The asking price represents a reduction from the \$22.5 million it was listed for in March 2023. However, the unidentified seller would still make a profit at this asking price, having paid **\$12 million** for it in November 2020. The buyer was not identified.

#### Manhattan Residential Contract-Signings from September 30 - October 6, 2024

Manhattan saw 224 residential apartment and townhouse contracts signed during the first week of October 2024, the highest tally since spring. If all sold at their asking prices, the aggregate total would exceed half a billion dollars in residential sales. The median last asking price dipped slightly to \$1.15M, and the average time on the market for signed deals rose to 112 days, driven by several listings that had lingered for years before going into contract.

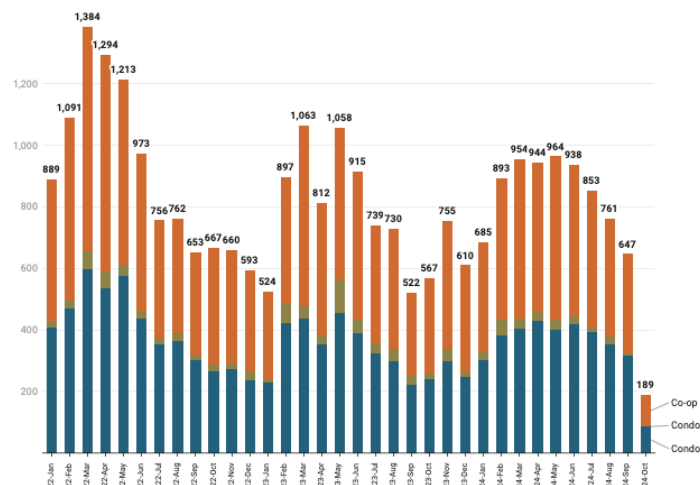
	Count	Aggregate Sales	Median Ask Price	Days on Market
Condo	96	\$309.88M	\$1,897,500	88
Co-op	123	\$174.98M	\$815,000	99
Condop	3	\$4.16M	\$1,299,000	122
Townhouse	2	\$11.25M	\$5,625,000	946
<b>All Manhattan</b>	<b>224 (+29%)</b>	<b>\$500,272,236 (+33%)</b>	<b>\$1,150,000 (-4%)</b>	<b>112 (+32%)</b>

Aggregate sales and median prices are based on each unit's last publicly displayed asking price before contract signing. The percent change is compared to the prior week.

[Get the data](#) • Created with [Datawrapper](#)

#### Number of apartment contracts signed in Manhattan per month

In September 2024, approximately 650 residential contracts were signed in Manhattan, marking a 24% year-over-year increase. Increased inventory, a strong economy, and improved lending terms have likely boosted the outlook for both buyers and sellers in the Manhattan market.



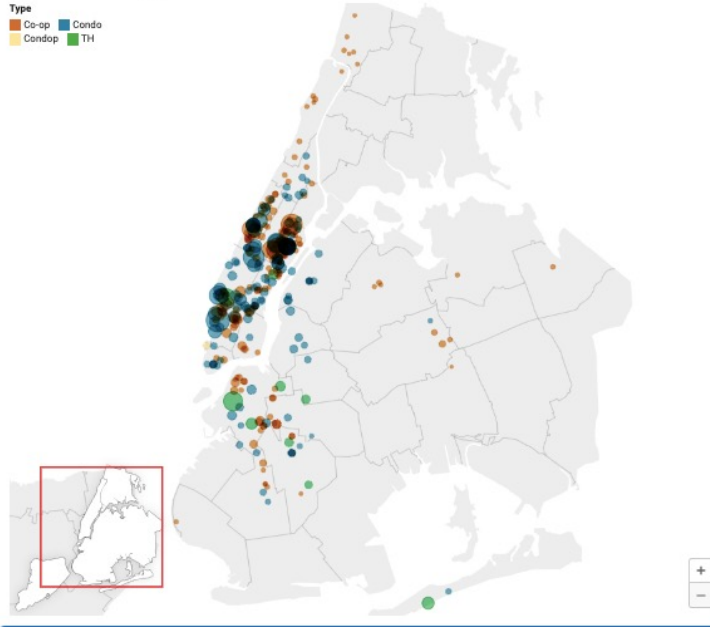
Includes all reported signings until 10/6/2024.  
 Chart: ondel • Source: CityRealty • [Get the data](#) • Created with [Datawrapper](#)

## Core NYC Residential Contracts Reported Signed | September 30 - October 6, 2024

Manhattan residential apartment and townhouse contracts reported signed over the first week of October 2024. Prices shown are the last publicly displayed asking price before the reported signing date.

Price (\$)  2M  8M  20M

Type  
 Co-op  Condo  
 Condop  TH



## Core NYC Weekly Residential Contract-Signings 9/30/2024 - 10/6/2024

Core NYC contracts signed over the first week of October 2024

Bldg /Unit	Area	Building Type	Last Ask	DOM	Beds/ Baths	Contract Date
1 90 Morton Street, #PH9A	West Village	Condo	\$17,750,000	578	3/3	10/4/24
2 765 Park Avenue, #7B	Park/Fifth Ave. to 79th St.	Co-op	\$14,900,000	1,035	4/5.5	10/6/24
3 1185 Park Avenue, #1617F	Carnegie Hill	Co-op	\$13,900,000	948	4/5.5	10/2/24
4 Central Park Tower, #45B	Midtown West	Condo	\$13,750,000	111	3/4.5	10/1/24
5 The Surrey Residences, #11C	Park/Fifth Ave. to 79th St.	Condo	\$12,000,000	4	3/3.5	10/4/24
6 321 Clinton Street, #TH	Cobble Hill	TH	\$11,250,000	19	6+/5	10/2/24
7 One High Line, #WEST22A	Chelsea	Condo	\$10,645,000		3/3.5	9/30/24
8 880 Fifth Avenue, #16BC	Park/Fifth Ave. to 79th St.	Co-op	\$10,000,000	179	4/5.5	9/30/24
9 The Surrey Residences, #15C	Park/Fifth Ave. to 79th St.	Condo	\$9,500,000	4	2/2.5	10/4/24
10 255 East 77th Street, #31A	Lenox Hill	Condo	\$9,380,000		4/4.5	10/4/24
11 255 East 77th Street, #30A	Lenox Hill	Condo	\$9,130,000		4/4.5	10/4/24
12 325 West End Avenue, #6AB	Riverside Dr./West End Ave.	Co-op	\$8,995,000	31	6+/5.5	10/5/24
13 255 East 77th Street, #10A	Lenox Hill	Condo	\$8,850,000		4/4.5	10/4/24
14 332 West 20th Street, #TH	Chelsea	TH	\$8,750,000	539	5/4	10/3/24
15 255 East 77th Street, #24B	Lenox Hill	Condo	\$8,025,000		4/4.5	10/4/24

[+ Show 292 more](#)

## TOP 10 RESIDENTIAL CONTRACTS

**#10. 255 East 77th Street, #31A**  
**Last Ask: \$9,380,000**

Lenox Hill | Condominium | 4 Bedrooms, 4.5 Baths | 2,954 ft<sup>2</sup>



255  
EAST  
77



RESIDENCES 24-31A

4 BEDROOMS 4 BATHROOMS 1 POWDER ROOM 2,024 SQ FT



**From the Listing:** Residence #31A at 255 East 77th Street is a bright and airy four-bedroom residence with open city and Park views west, south, and east. The entrance gallery, with wonderful art walls, leads to the south and west-facing 35 foot wide corner living room with an open eat-in kitchen with a wonderful separate pantry. The four bedrooms, each with its own ensuite bath, are split for privacy and are arranged in a way that allows one to be used as a library. [See full details here.](#)

<https://www.cityrealty.com/nyc/market-insight/features/great-listings/nyc-contracts-over-half-billion-contracts-includes-62m-deals-signed-255-east-77-power-couple039s-park-avenue-penthouse-finds-buyer/64404>