

**JULY 19 - 25, 2021**

The Manhattan luxury real estate market, defined as all properties \$3.5M and above, saw 40 contracts signed this week, made up of 27 condos, 9 coops and 4 houses. The previous week saw 43 deals. For more information or data, please reach out to a Compass agent.

**\$8,730,975**

Average Asking Price

**\$6,190,000**

Median Asking Price

**\$2,730**

Average PPSF

**6%**

Average Discount

**\$349,238,990**

Total Volume

**282**

Average Days On Market

Penthouse A at 40 East End Avenue on the Upper East Side entered contract this week, with a last asking price of \$25,500,990. Built in 2019, this new development condo spans 5,949 square feet with 4 beds and 4 full baths. It features a 1,866 square feet of outdoor space comprised of three terraces and a full-floor private rooftop terrace, a solarium, panoramic views of the East River and city skyline, floor-to-ceiling casement windows, wide-plank white oak hardwood flooring, custom crown molding, and much more. The primary suite offers wrap-around windows, and an en-suite bathroom with its own private terrace. The building provides a lounge, an out-of-office work area, a game room, a state-of-the-art fitness center, and a number of other amenities.

Also signed this week was 116 East 70th Street in Lenox Hill, with a last asking price of \$23,000,000. Originally built in 1869, this townhouse spans 5,688 square feet with 6 beds and 4 full baths, and is newly renovated. It features two-story copper bay windows, a full basement, an elevator, a 12-foot deep entry courtyard, a 26-foot deep south-facing garden, two southern terraces, 12'6" ceilings, wood-burning fireplaces, and much more. The primary bedroom offers a library, garden views, two walk-in closets, and a bath with double sinks and a stall shower. The top floor is configured as a large entertainment space.

**27**

Condo Deal(s)

**9**

Co-op Deal(s)

**4**

Townhouse Deal(s)

**\$8,327,963**

Average Asking Price

**\$6,049,334**

Average Asking Price

**\$17,485,000**

Average Asking Price

**\$5,995,000**

Median Asking Price

**\$6,350,000**

Median Asking Price

**\$16,725,000**

Median Asking Price

**\$2,850**

Average PPSF

**\$1,877**

Average PPSF

**\$2,507**

Average PPSF

**2,818**

Average SqFt

**3,434**

Average SqFt

**7,500**

Average SqFt



### 40 E END AVE # PHA

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$25,500,990	<b>Initial</b>	\$25,500,990
<b>SqFt</b>	5,949	<b>PPSF</b>	\$4,287	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$15,997	<b>DOM</b>	99				



### 116 E 70 ST

Lenox Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$23,000,000	<b>Initial</b>	\$23,000,000
<b>SqFt</b>	6,500	<b>PPSF</b>	\$3,539	<b>Beds</b>	6	<b>Baths</b>	4
<b>Fees</b>	\$10,039	<b>DOM</b>	130				



### 520 PK AVE # 25

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$20,500,000	<b>Initial</b>	N/A
<b>SqFt</b>	4,628	<b>PPSF</b>	\$4,430	<b>Beds</b>	4	<b>Baths</b>	5
<b>Fees</b>	\$25,926	<b>DOM</b>	N/A				



### 432 PK AVE # 80A

Midtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$19,995,000	<b>Initial</b>	\$19,995,000
<b>SqFt</b>	2,633	<b>PPSF</b>	\$7,594	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$12,669	<b>DOM</b>	383				



### 163 E 70 ST

Lenox Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$17,950,000	<b>Initial</b>	\$18,950,000
<b>SqFt</b>	7,500	<b>PPSF</b>	\$2,394	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$10,133	<b>DOM</b>	838				

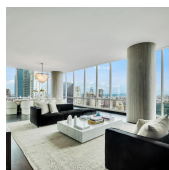


### 17 E 74 ST

Lenox Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$15,500,000	<b>Initial</b>	\$18,000,000
<b>SqFt</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	7
<b>Fees</b>	N/A	<b>DOM</b>	159				

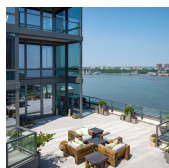
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## 157 W 57 ST #46A

Midtown

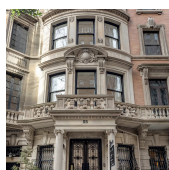
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$14,200,000	<b>Initial</b>	\$14,200,000
<b>Sqft</b>	3,228	<b>PPSF</b>	\$4,400	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$8,342	<b>DOM</b>	31				



## 60 RIVERSIDE BLVD #2101

Lincoln Square

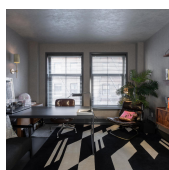
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$13,750,000	<b>Initial</b>	\$13,750,000
<b>Sqft</b>	5,641	<b>PPSF</b>	\$2,438	<b>Beds</b>	6	<b>Baths</b>	8
<b>Fees</b>	\$18,526	<b>DOM</b>	167				



## 55 E 74 ST

Lenox Hill

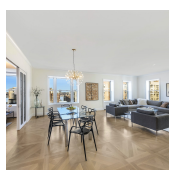
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$13,490,000	<b>Initial</b>	\$19,995,000
<b>Sqft</b>	8,500	<b>PPSF</b>	\$1,588	<b>Beds</b>	6	<b>Baths</b>	5
<b>Fees</b>	N/A	<b>DOM</b>	523				



## 207 W 79 ST #THB

Upper West Side

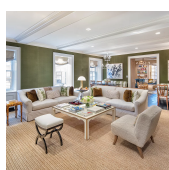
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,995,000	<b>Initial</b>	\$12,995,000
<b>Sqft</b>	4,100	<b>PPSF</b>	\$3,170	<b>Beds</b>	6	<b>Baths</b>	8
<b>Fees</b>	\$12,768	<b>DOM</b>	65				



## 498 W END AVE #12A

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$10,950,000	<b>Initial</b>	\$11,750,000
<b>Sqft</b>	4,120	<b>PPSF</b>	\$2,658	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$9,104	<b>DOM</b>	616				



## 153 E 72 ST #9/10A

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$8,950,000	<b>Initial</b>	\$9,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>Fees</b>	N/A	<b>DOM</b>	318				

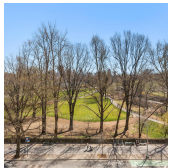
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## 15 HUDSON YARDS #PH84D

Hudson Yards

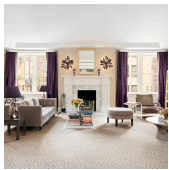
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$8,435,000	<b>Initial</b>	\$8,435,000
<b>Sqft</b>	2,538	<b>PPSF</b>	\$3,324	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$6,328	<b>DOM</b>	138				



## 262 CENTRAL PK W #5A

Upper West Side

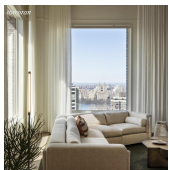
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,995,000	<b>Initial</b>	\$8,500,000
<b>Sqft</b>	3,400	<b>PPSF</b>	\$2,352	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$5,865	<b>DOM</b>	104				



## 850 PK AVE #8B

Lenox Hill

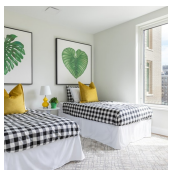
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,500,000	<b>Initial</b>	\$7,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$8,345	<b>DOM</b>	80				



## 180 E 88 ST #30B

Carnegie Hill

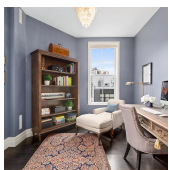
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,475,000	<b>Initial</b>	\$7,475,000
<b>Sqft</b>	2,388	<b>PPSF</b>	\$3,131	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$7,506	<b>DOM</b>	14				



## 250 W 81 ST #12B

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,450,000	<b>Initial</b>	\$7,695,000
<b>Sqft</b>	2,460	<b>PPSF</b>	\$3,029	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$6,493	<b>DOM</b>	121				



## 140 SULLIVAN ST #5

Soho

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,999,000	<b>Initial</b>	\$7,200,000
<b>Sqft</b>	4,200	<b>PPSF</b>	\$1,667	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>Fees</b>	N/A	<b>DOM</b>	47				

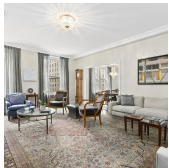
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## 390 WEST END AVE #11J

Upper West Side

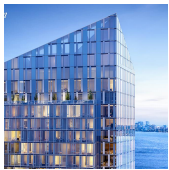
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,800,000	<b>Initial</b>	\$6,995,000
<b>Sqft</b>	3,100	<b>PPSF</b>	\$2,194	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$7,619	<b>DOM</b>	55				



## 955 PK AVE #2EW

Upper East Side

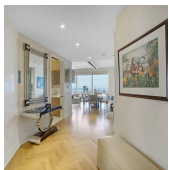
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,350,000	<b>Initial</b>	\$7,995,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	6
<b>Fees</b>	\$11,339	<b>DOM</b>	506				



## 10 RIVERSIDE BLVD #30A

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,030,000	<b>Initial</b>	\$6,030,000
<b>Sqft</b>	2,012	<b>PPSF</b>	\$2,998	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$4,119	<b>DOM</b>	398				



## 80 COLUMBUS CIRCLE 75C75E #67A

Lincoln Square

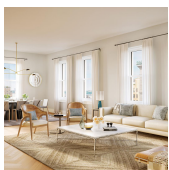
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,999,000	<b>Initial</b>	\$5,999,000
<b>Sqft</b>	1,653	<b>PPSF</b>	\$3,630	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$7,393	<b>DOM</b>	141				



## 245 7 AVE #PHBC

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$11,595,000
<b>Sqft</b>	3,900	<b>PPSF</b>	\$1,538	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$11,707	<b>DOM</b>	1,860				

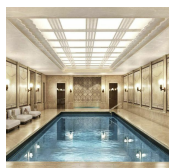


## 378 W END AVE #3D

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,750,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,501	<b>PPSF</b>	\$2,300	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$6,381	<b>DOM</b>	N/A				

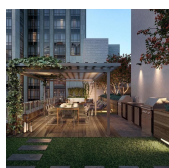
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## 2 PK PL PAVILION-A #36B

Tribeca

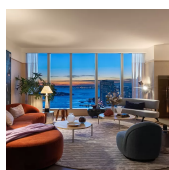
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,575,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,548	<b>PPSF</b>	\$2,188	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$7,983	<b>DOM</b>	N/A				



## 225 E 19 ST #14G

Gramercy

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,125,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,054	<b>PPSF</b>	\$2,496	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$6,345	<b>DOM</b>	N/A				



## 1 MANHATTAN SQ #59J

Lower East Side

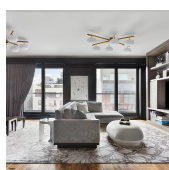
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,950,000	<b>Initial</b>	\$6,629,000
<b>Sqft</b>	2,347	<b>PPSF</b>	\$2,110	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$3,187	<b>DOM</b>	350				



## 323 2 AVE #13A/14AB

Gramercy

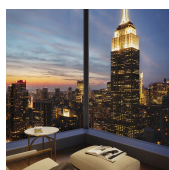
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,800,000	<b>Initial</b>	\$4,800,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	4
<b>Fees</b>	\$7,813	<b>DOM</b>	105				



## 155 W 18 ST #704

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,750,000	<b>Initial</b>	\$5,500,000
<b>Sqft</b>	2,028	<b>PPSF</b>	\$2,343	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,099	<b>DOM</b>	545				

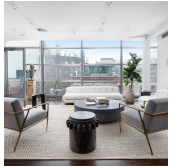


## 15 E 30 ST #49A

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,750,000	<b>Initial</b>	\$4,750,000
<b>Sqft</b>	1,651	<b>PPSF</b>	\$2,878	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,074	<b>DOM</b>	39				

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## 497 GREENWICH ST #7A

Soho

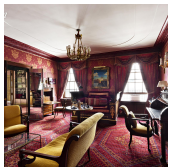
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$4,600,000
<b>Sqft</b>	2,541	<b>PPSF</b>	\$1,771	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$6,689	<b>DOM</b>	100				



## 20 N MOORE ST #7E

Tribeca

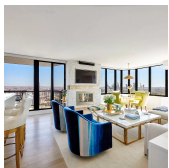
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,350,000	<b>Initial</b>	\$4,250,000
<b>Sqft</b>	2,700	<b>PPSF</b>	\$1,612	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$4,000	<b>DOM</b>	31				



## 907 5 AVE #10B

Lenox Hill

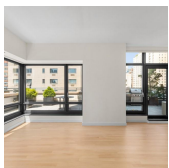
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,000,000	<b>Initial</b>	\$4,750,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	3
<b>Fees</b>	\$6,860	<b>DOM</b>	381				



## 52 E END AVE #35

Yorkville

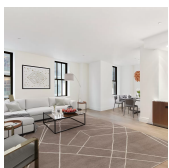
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,995,000	<b>Initial</b>	\$3,995,000
<b>Sqft</b>	2,662	<b>PPSF</b>	\$1,501	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$7,695	<b>DOM</b>	105				



## 450 E 83 ST #6A

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,990,000	<b>Initial</b>	\$3,990,000
<b>Sqft</b>	2,100	<b>PPSF</b>	\$1,900	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$5,581	<b>DOM</b>	35				



## 100 BARCLAY ST #12L

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,970,000	<b>Initial</b>	\$3,985,000
<b>Sqft</b>	2,222	<b>PPSF</b>	\$1,787	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,937	<b>DOM</b>	127				

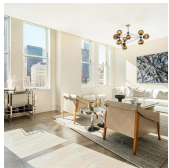
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## 49 CHAMBERS ST #16A

Tribeca

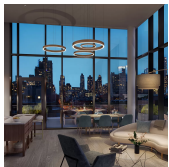
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,950,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,824	<b>PPSF</b>	\$2,166	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$4,913	<b>DOM</b>	N/A				



## 49 CHAMBERS ST #15A

Tribeca

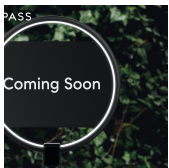
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,900,000	<b>Initial</b>	\$3,900,000
<b>Sqft</b>	1,824	<b>PPSF</b>	\$2,139	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$4,864	<b>DOM</b>	784				



## 500 W 45 ST #802

Clinton

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,575,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,414	<b>PPSF</b>	\$2,529	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$5,036	<b>DOM</b>	N/A				



## 23 E 74 ST #11D

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000	<b>Initial</b>	\$3,975,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	N/A	<b>DOM</b>	191				

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