

**SEP 20 - 26, 2021**

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 25 contracts signed this week, made up of 18 condos, 3 coops, and 4 houses. The previous week saw 44 deals. For more information or data, please reach out to a Compass agent.

**\$7,603,720**

Average Asking Price

**\$5,995,000**

Median Asking Price

**\$2,610**

Average PPSF

**3%**

Average Discount

**\$190,093,000**

Total Volume

**222**

Average Days On Market

The Penthouse at 408 Greenwich Street in TriBeCa entered contract this week, with a last asking price of \$17,750,000. Built in 2008, this condo spans approximately 4,200 square feet with 4 beds and 3 full baths. It features two full floors, a landscaped terrace, 8-inch Siberian oak flooring, a 40-foot-long living/dining room, oversized arched windows, high ceilings, downtown views, more than 1,500 square feet of outdoor space, a gas-burning fireplace, thick marble countertops, and much more. The building provides a virtual doorman, private lobby lockers, and a number of other amenities.

Also signed this week was 328 West 23rd Street in Chelsea, with a last asking price of \$14,995,000. Originally built in 1926, this 25-foot wide townhouse spans 9,025 square feet with 7 beds and 4 full baths. It features 2,547 square feet of outdoor space, a full-length roof terrace, 3 balconies, a 40-foot deep garden, a 1,000-bottle wine cellar, a chef's eat-in kitchen, custom cabinetry, high ceilings, fireplaces with marble and limestone mantle, and much more. The primary suite includes blackout shades, and a bathroom with marble finishes, radiant heated flooring, and a double steam shower.

**18**

Condo Deal(s)

**3**

Co-op Deal(s)

**4**

Townhouse Deal(s)

**\$7,957,389**

Average Asking Price

**\$4,763,334**

Average Asking Price

**\$8,142,500**

Average Asking Price

**\$6,462,500**

Median Asking Price

**\$4,295,000**

Median Asking Price

**\$6,600,000**

Median Asking Price

**\$2,867**

Average PPSF

**\$1,713**

Average PPSF

**\$1,677**

Average PPSF

**2,767**

Average SqFt

**3,500**

Average SqFt

**4,858**

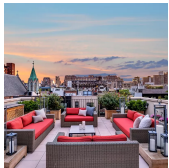
Average SqFt



## 408 GREENWICH ST #PH

Tribeca

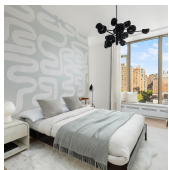
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$17,750,000	<b>Initial</b>	\$19,000,000
<b>SqFt</b>	4,200	<b>PPSF</b>	\$4,227	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$11,114	<b>DOM</b>	161				



## 328 W 23 ST

Chelsea

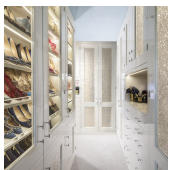
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$14,995,000	<b>Initial</b>	\$17,850,000
<b>SqFt</b>	9,025	<b>PPSF</b>	\$1,662	<b>Beds</b>	7	<b>Baths</b>	5
<b>Fees</b>	\$6,380	<b>DOM</b>	693				



## 500 W 25 ST #PH

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,950,000	<b>Initial</b>	\$12,950,000
<b>SqFt</b>	5,115	<b>PPSF</b>	\$2,532	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$17,228	<b>DOM</b>	12				



## 132 E 65 ST #PH

Lenox Hill

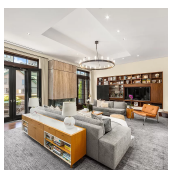
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,000,000	<b>Initial</b>	\$12,000,000
<b>SqFt</b>	4,346	<b>PPSF</b>	\$2,762	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$15,338	<b>DOM</b>	149				



## 160 LEROY ST #N9B

West Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,900,000	<b>Initial</b>	N/A
<b>SqFt</b>	2,792	<b>PPSF</b>	\$4,263	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$8,977	<b>DOM</b>	N/A				



## 224 MULBERRY ST #5

Nolita

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$10,999,000	<b>Initial</b>	\$10,999,000
<b>SqFt</b>	3,167	<b>PPSF</b>	\$3,474	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$11,175	<b>DOM</b>	1				

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## 515 W 18 ST #1601

Chelsea

Type	Condo	Status	Contract	Ask	\$8,775,000	Initial	\$8,775,000
Sqft	2,414	PPSF	\$3,636	Beds	3	Baths	3
Fees	\$8,149	DOM	48				



## 378 W END AVE #11C

Upper West Side

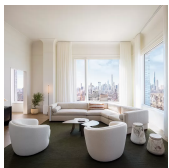
Type	Condo	Status	Contract	Ask	\$8,675,000	Initial	\$8,675,000
Sqft	2,970	PPSF	\$2,921	Beds	4	Baths	4.5
Fees	\$7,638	DOM	128				



## 210 E 61 ST

Lenox Hill

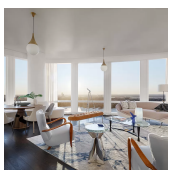
Type	Townhouse	Status	Contract	Ask	\$8,250,000	Initial	\$8,750,000
Sqft	4,300	PPSF	\$1,919	Beds	5	Baths	3
Fees	\$2,746	DOM	148				



## 180 E 88 ST #28B

Carnegie Hill

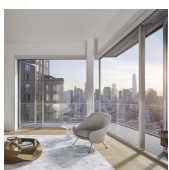
Type	Condo	Status	Contract	Ask	\$7,250,000	Initial	\$7,250,000
Sqft	2,388	PPSF	\$3,037	Beds	4	Baths	3.5
Fees	\$7,440	DOM	573				



## 35 HUDSON YARDS #6401

Hudson Yards

Type	Condo	Status	Contract	Ask	\$6,925,000	Initial	\$6,925,000
Sqft	2,570	PPSF	\$2,695	Beds	3	Baths	3.5
Fees	\$8,083	DOM	46				



## 347 BOWERY #56

East Village

Type	Condo	Status	Contract	Ask	\$6,000,000	Initial	\$7,000,000
Sqft	2,891	PPSF	\$2,076	Beds	3	Baths	3
Fees	\$8,594	DOM	859				

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## 733 PK AVE #14

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$6,795,000
<b>Sqft</b>	3,500	<b>PPSF</b>	\$1,713	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$9,444	<b>DOM</b>	203				



## 35 W 15 ST #17A

Flatiron District

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,850,000	<b>Initial</b>	\$5,850,000
<b>Sqft</b>	2,277	<b>PPSF</b>	\$2,570	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,138	<b>DOM</b>	19				



## 301 E 80 ST #11C

Yorkville

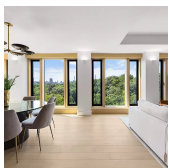
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,500,000	<b>Initial</b>	\$5,500,000
<b>Sqft</b>	2,239	<b>PPSF</b>	\$2,457	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,039	<b>DOM</b>	223				



## 543 W 122 ST #PH30B

Morningside Heights

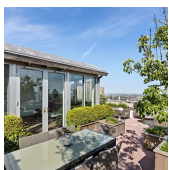
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,085,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,001	<b>PPSF</b>	\$2,542	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$4,574	<b>DOM</b>	N/A				



## 145 CENTRAL PK N #PHA

Harlem

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,999,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,902	<b>PPSF</b>	\$2,629	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$3,874	<b>DOM</b>	N/A				



## 401 E 84 ST #PHA

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000	<b>Initial</b>	\$4,995,000
<b>Sqft</b>	3,500	<b>PPSF</b>	\$1,428	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$10,140	<b>DOM</b>	122				

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## 232 W 10 ST

West Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,950,000	<b>Initial</b>	\$5,950,000
<b>Sqft</b>	2,684	<b>PPSF</b>	\$1,845	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$2,391	<b>DOM</b>	661				



## 225 E 19 ST #5C

Gramercy

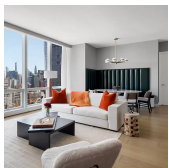
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,645,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,109	<b>PPSF</b>	\$2,203	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,515	<b>DOM</b>	N/A				



## 150 W 12 ST #4E

Greenwich Village

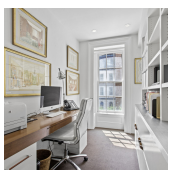
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$4,500,000
<b>Sqft</b>	1,451	<b>PPSF</b>	\$3,102	<b>Beds</b>	1	<b>Baths</b>	1.5
<b>Fees</b>	\$5,823	<b>DOM</b>	43				



## 15 HUDSON YARDS #35G

Hudson Yards

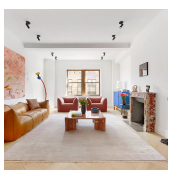
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,435,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,459	<b>PPSF</b>	\$3,040	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$3,647	<b>DOM</b>	N/A				



## 405 E 50 ST

Turtle Bay

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,375,000	<b>Initial</b>	N/A
<b>Sqft</b>	3,420	<b>PPSF</b>	\$1,280	<b>Beds</b>	N/A	<b>Baths</b>	3
<b>Fees</b>	\$3,750	<b>DOM</b>	N/A				



## 14 E 90 ST #12C

Carnegie Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,295,000	<b>Initial</b>	\$4,295,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$5,539	<b>DOM</b>	112				

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## 910 5 AVE #9A

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,000,000	<b>Initial</b>	\$4,000,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$4,971	<b>DOM</b>	9				

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