

OCT 25 - 31, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 51 contracts signed this week, made up of 37 condos, 11 coops, and 3 houses. The previous week saw 92 deals. For more information or data, please reach out to a Compass agent.

\$6,881,059

Average Asking Price

\$5,480,000

Median Asking Price

\$2,532

Average PPSF

4%

Average Discount

\$350,934,000

Total Volume

203

Average Days On Market

Unit 12C at 145 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$22,000,000. Originally built in 1930, this renovated co-op spans approximately 5,000 square feet with 2 beds and 4 full baths. It features built-in speakers, two large dressing rooms, an eat-in kitchen with high-end appliances and finishes, a wine closet, park views, hardwood and stone floors, a private elevator, and much more. The building provides a full-time doorman, a live-in super, a gym, storage, and a number of other amenities.

Also signed this week was the penthouse at The Fitzroy, located at 514 West 24th Street in Chelsea, with a last asking price of \$17,000,000. Built in 2017, this full-floor condo spans 4,612 square feet with 4 beds and 5 full baths. It features 11-foot ceilings, a keyed elevator, oversized casement windows, two twin terraces, a library, a private rooftop accessible by staircase, a handcrafted kitchen with marble countertops and copper backsplash, a primary suite with two walk-in closets and a copper soaking tub, and much more. The building provides a custom-designed fitness center, a 24-hour attended lobby, a wine cellar with secure lockers, a landscaped roof terrace, and many other amenities.

37

Condo Deal(s)

11

Co-op Deal(s)

3

Townhouse Deal(s)

\$7,045,244

Average Asking Price

\$6,810,000

Average Asking Price

\$5,116,667

Average Asking Price

\$5,500,000

Median Asking Price

\$4,600,000

Median Asking Price

\$4,750,000

Median Asking Price

\$2,671

Average PPSF

\$2,334

Average PPSF

\$1,127

Average PPSF

2,618

Average SqFt

3,511

Average SqFt

4,595

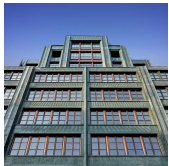
Average SqFt



145 CENTRAL PK W #12C

Upper West Side

Type	Coop	Status	Contract	Ask	\$22,000,000	Initial	\$22,000,000
SqFt	5,000	PPSF	\$4,400	Beds	2	Baths	4.5
Fees	\$12,599	DOM	24				



514 W 24 ST #PH

Chelsea

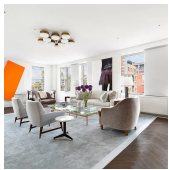
Type	Condo	Status	Contract	Ask	\$17,000,000	Initial	N/A
SqFt	4,612	PPSF	\$3,687	Beds	4	Baths	5
Fees	\$16,309	DOM	N/A				



109 E 79 ST #9W

Upper East Side

Type	Condo	Status	Contract	Ask	\$16,450,000	Initial	\$16,450,000
SqFt	4,140	PPSF	\$3,974	Beds	5	Baths	5.5
Fees	\$10,505	DOM	43				



320 W 12 ST #5W

West Village

Type	Condo	Status	Contract	Ask	\$14,995,000	Initial	\$14,995,000
SqFt	3,537	PPSF	\$4,240	Beds	4	Baths	3
Fees	\$9,743	DOM	27				



230 CENTRAL PK S #PH16

Midtown

Type	Condo	Status	Contract	Ask	\$13,750,000	Initial	\$13,995,000
SqFt	4,500	PPSF	\$3,056	Beds	4	Baths	4
Fees	\$8,534	DOM	373				

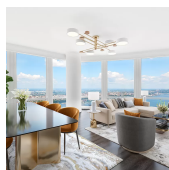


1059 3 AVE #33

Lenox Hill

Type	Condo	Status	Contract	Ask	\$13,100,000	Initial	\$12,500,000
SqFt	3,557	PPSF	\$3,683	Beds	4	Baths	4.5
Fees	\$12,832	DOM	98				

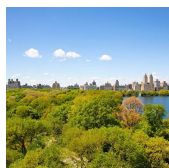
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35 HUDSON YARDS #8802

Hudson Yards

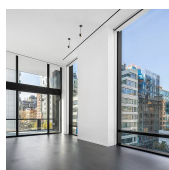
Type	Condo	Status	Contract	Ask	\$12,975,000	Initial	N/A
Sqft	2,656	PPSF	\$4,886	Beds	3	Baths	3.5
Fees	\$8,823	DOM	N/A				



1045 5 AVE #PH

Upper East Side

Type	Coop	Status	Contract	Ask	\$10,500,000	Initial	\$12,000,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4.5
Fees	\$14,994	DOM	133				



503 W 24 ST #5

Chelsea

Type	Condo	Status	Contract	Ask	\$10,475,000	Initial	\$19,500,000
Sqft	3,857	PPSF	\$2,716	Beds	4	Baths	4.5
Fees	\$16,925	DOM	654				



200 E 83 ST #9A

Upper East Side

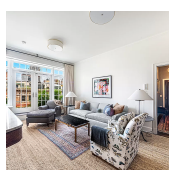
Type	Condo	Status	Contract	Ask	\$9,650,000	Initial	N/A
Sqft	3,301	PPSF	\$2,924	Beds	4	Baths	3.5
Fees	\$10,596	DOM	N/A				



251 W 91 ST #18A

Upper West Side

Type	Condo	Status	Contract	Ask	\$9,000,000	Initial	\$9,000,000
Sqft	2,762	PPSF	\$3,259	Beds	4	Baths	3.5
Fees	\$7,068	DOM	141				

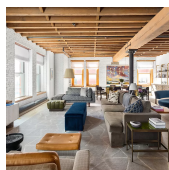


28 E 10 ST #PHA/PH12B

Greenwich Village

Type	Condo	Status	Contract	Ask	\$8,150,000	Initial	\$8,450,000
Sqft	2,734	PPSF	\$2,981	Beds	3	Baths	3.5
Fees	\$8,697	DOM	92				

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155 FRANKLIN ST #4S

Tribeca

Type	Condo	Status	Contract	Ask	\$7,250,000	Initial	\$7,250,000
Sqft	2,452	PPSF	\$2,957	Beds	3	Baths	2.5
Fees	\$3,235	DOM	21				



30 RIVERSIDE BLVD #36B

Lincoln Square

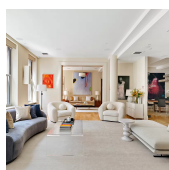
Type	Condo	Status	Contract	Ask	\$7,250,000	Initial	\$7,250,000
Sqft	2,251	PPSF	\$3,221	Beds	4	Baths	4.5
Fees	\$3,332	DOM	602				



15 LEONARD ST #4

Tribeca

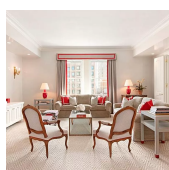
Type	Condo	Status	Contract	Ask	\$6,750,000	Initial	\$6,750,000
Sqft	2,621	PPSF	\$2,576	Beds	4	Baths	3.5
Fees	\$4,151	DOM	28				



31 W 21 ST #6

Flatiron District

Type	Condo	Status	Contract	Ask	\$6,750,000	Initial	\$6,750,000
Sqft	4,713	PPSF	\$1,433	Beds	4	Baths	4.5
Fees	\$8,692	DOM	34				



795 5 AVE #2711

Lenox Hill

Type	Coop	Status	Contract	Ask	\$6,750,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	3	Baths	4
Fees	\$11,096	DOM	N/A				

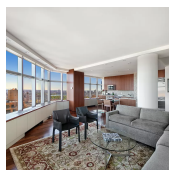


40 E 66 ST #9A

Lenox Hill

Type	Condo	Status	Contract	Ask	\$6,600,000	Initial	\$8,500,000
Sqft	2,435	PPSF	\$2,711	Beds	3	Baths	3.5
Fees	\$7,025	DOM	765				

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160 W 66 ST #53A

Lincoln Square

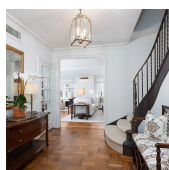
Type	Condo	Status	Contract	Ask	\$5,995,000	Initial	\$5,995,000
Sqft	1,931	PPSF	\$3,105	Beds	3	Baths	3.5
Fees	\$5,869	DOM	35				



66 W 87 ST

Upper West Side

Type	Townhouse	Status	Contract	Ask	\$5,950,000	Initial	\$8,900,000
Sqft	5,711	PPSF	\$1,042	Beds	5	Baths	4.5
Fees	\$2,398	DOM	1,712				



44 E 72 ST #13/14B

Lenox Hill

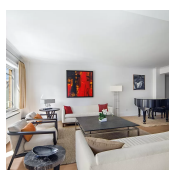
Type	Condo	Status	Contract	Ask	\$5,950,000	Initial	\$5,950,000
Sqft	3,163	PPSF	\$1,882	Beds	3	Baths	3.5
Fees	\$8,517	DOM	32				



150 CENTRAL PK S #1704

Central Park

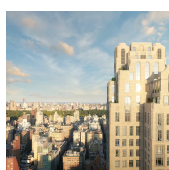
Type	Coop	Status	Contract	Ask	\$5,800,000	Initial	\$5,800,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	\$6,152	DOM	1				



880 5 AVE #9GH

Lenox Hill

Type	Coop	Status	Contract	Ask	\$5,695,000	Initial	\$6,400,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	5
Fees	\$6,391	DOM	252				

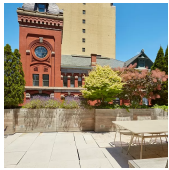


200 E 83 ST #5C

Upper East Side

Type	Condo	Status	Contract	Ask	\$5,535,000	Initial	N/A
Sqft	2,336	PPSF	\$2,370	Beds	4	Baths	3.5
Fees	\$6,942	DOM	N/A				

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5 HARRISON ST #PH

Tribeca

Type	Condo	Status	Contract	Ask	\$5,500,000	Initial	\$5,500,000
Sqft	2,363	PPSF	\$2,328	Beds	3	Baths	2.5
Fees	\$7,300	DOM	114				



200 E 83 ST #4C

Upper East Side

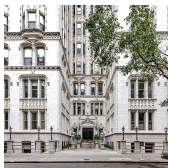
Type	Condo	Status	Contract	Ask	\$5,480,000	Initial	\$5,480,000
Sqft	2,336	PPSF	\$2,346	Beds	4	Baths	3.5
Fees	\$6,942	DOM	7				



15 E 30 ST #51B

Nomad

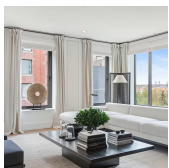
Type	Condo	Status	Contract	Ask	\$5,300,000	Initial	N/A
Sqft	1,541	PPSF	\$3,440	Beds	2	Baths	2.5
Fees	\$4,737	DOM	N/A				



36 GRAMERCY PK E #5EN

Gramercy

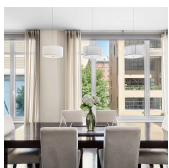
Type	Condo	Status	Contract	Ask	\$4,999,000	Initial	\$5,496,000
Sqft	2,160	PPSF	\$2,315	Beds	3	Baths	2.5
Fees	\$7,114	DOM	153				



465 WASHINGTON ST #2

Tribeca

Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$4,995,000
Sqft	2,775	PPSF	\$1,800	Beds	3	Baths	3.5
Fees	\$6,758	DOM	98				

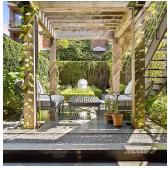


400 W 12 ST #3K

West Village

Type	Condo	Status	Contract	Ask	\$4,950,000	Initial	\$4,950,000
Sqft	1,844	PPSF	\$2,685	Beds	2	Baths	3
Fees	\$5,543	DOM	405				

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105 W 122 ST

Harlem

Type	Townhouse	Status	Contract	Ask	\$4,750,000	Initial	\$5,750,000
Sqft	4,300	PPSF	\$1,105	Beds	5	Baths	3
Fees	\$2,009	DOM	422				



157 W 91 ST

Upper West Side

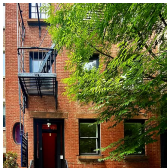
Type	Townhouse	Status	Contract	Ask	\$4,650,000	Initial	\$4,850,000
Sqft	3,772	PPSF	\$1,233	Beds	5	Baths	5
Fees	\$2,073	DOM	49				



131 RIVERSIDE DR #10B

Upper West Side

Type	Coop	Status	Contract	Ask	\$4,600,000	Initial	\$4,600,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	2.5
Fees	\$5,007	DOM	25				



138 SULLIVAN ST #TH

Soho

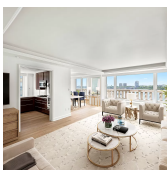
Type	Coop	Status	Contract	Ask	\$4,500,000	Initial	\$5,960,000
Sqft	5,000	PPSF	\$900	Beds	6	Baths	3
Fees	\$5,435	DOM	181				



2505 BROADWAY #15A

Upper West Side

Type	Condo	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	1,995	PPSF	\$2,256	Beds	3	Baths	3.5
Fees	\$4,253	DOM	169				

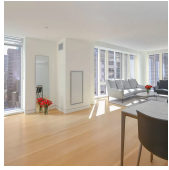


240 RIVERSIDE BLVD #12E

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,495,000	Initial	\$4,495,000
Sqft	2,182	PPSF	\$2,061	Beds	3	Baths	3
Fees	\$7,732	DOM	128				

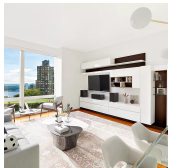
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135 W 52 ST #29B

Midtown

Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	N/A
Sqft	2,232	PPSF	\$1,905	Beds	3	Baths	3.5
Fees	\$6,459	DOM	N/A				



80 COLUMBUS CIRCLE #53F

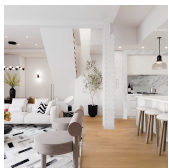
Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	N/A
Sqft	1,283	PPSF	\$3,313	Beds	2	Baths	2
Fees	\$4,595	DOM	N/A				

110 CHARLTON ST #18A

Soho

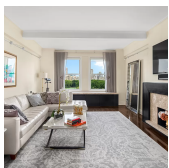
Type	Condo	Status	Contract	Ask	\$4,225,000	Initial	N/A
Sqft	1,567	PPSF	\$2,697	Beds	2	Baths	2
Fees	\$4,911	DOM	N/A				



66 LEONARD ST #6D

Tribeca

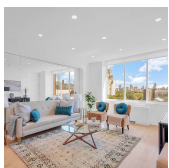
Type	Condo	Status	Contract	Ask	\$4,200,000	Initial	\$4,188,000
Sqft	2,310	PPSF	\$1,819	Beds	3	Baths	3.5
Fees	\$4,252	DOM	183				



65 CENTRAL PK W #10E

Lincoln Square

Type	Coop	Status	Contract	Ask	\$4,095,000	Initial	\$4,800,000
Sqft	1,600	PPSF	\$2,560	Beds	3	Baths	2
Fees	\$3,931	DOM	783				



402 COLUMBUS AVE #10FG

Upper West Side

Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	1,700	PPSF	\$2,350	Beds	3	Baths	2
Fees	\$5,043	DOM	26				

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233 E 17 ST # 8

Gramercy

Type	Condo	Status	Contract	Ask	\$3,960,000	Initial	\$3,960,000
Sqft	2,196	PPSF	\$1,804	Beds	3	Baths	3.5
Fees	\$5,773	DOM	99				



15 E 91 ST # 3A

Carnegie Hill

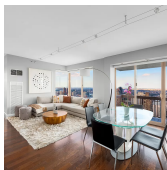
Type	Coop	Status	Contract	Ask	\$3,800,000	Initial	\$3,800,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	4.5
Fees	\$6,180	DOM	30				



30 RIVERSIDE BLVD # 26 G

Lincoln Square

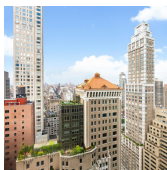
Type	Condo	Status	Contract	Ask	\$3,650,000	Initial	\$3,650,000
Sqft	1,533	PPSF	\$2,381	Beds	2	Baths	2.5
Fees	\$2,164	DOM	49				



200 E 69 ST # 46 B

Lenox Hill

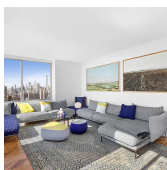
Type	Condo	Status	Contract	Ask	\$3,600,000	Initial	\$3,600,000
Sqft	1,746	PPSF	\$2,062	Beds	3	Baths	2.5
Fees	\$8,236	DOM	110				



500 PK AVE # 30A

Midtown

Type	Condo	Status	Contract	Ask	\$3,600,000	Initial	\$3,400,000
Sqft	2,660	PPSF	\$1,354	Beds	2	Baths	3
Fees	\$8,886	DOM	130				



360 E 88 ST # 41B

Yorkville

Type	Condo	Status	Contract	Ask	\$3,600,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3.5
Fees	\$6,236	DOM	N/A				

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10 BLEEKER ST # 3F

Noho

Type	Coop	Status	Contract	Ask	\$3,595,000	Initial	\$3,595,000
Sqft	2,442	PPSF	\$1,473	Beds	4	Baths	3
Fees	\$3,993	DOM	13				



541 AMSTERDAM AVE # 10EF

Upper West Side

Type	Coop	Status	Contract	Ask	\$3,575,000	Initial	\$3,575,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	N/A	DOM	13				



22 W 66 ST # 24

Lincoln Square

Type	Condo	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	2,241	PPSF	\$1,562	Beds	3	Baths	3
Fees	\$6,827	DOM	47				

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