

**NOV 22 - 28, 2021**

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 32 contracts signed this week, made up of 27 condos, 4 coops, and 1 house. The previous week saw 71 deals. For more information or data, please reach out to a Compass agent.

**\$8,647,782**

Average Asking Price

**\$5,825,000**

Median Asking Price

**\$2,691**

Average PPSF

**3%**

Average Discount

**\$276,729,000**

Total Volume

**192**

Average Days On Market

Unit TH11 at 17 Jane Street in West Village entered contract this week, with a last asking price of \$31,900,000. Built in 2020, this condo townhouse spans 6,378 square feet with 5 beds and 4 full baths. It features a 54-foot wide footprint, a 1,773 square foot rear garden, a private elevator, 13-foot ceilings, wide-plank white oak flooring, double glass doors opening to the garden, a hand-painted kitchen with custom sinks, soapstone counters, and high-end appliances, a primary suite with an entry gallery, large bedroom chamber, and a spa-inspired bath, and much more. The building provides a fitness center, 24-hour attended lobby, a private parking garage, a sauna, and many other amenities.

Also signed this week was Unit 5A at 960 5th Avenue on the Upper East Side, with a last asking price of \$28,000,000. Originally built in 1927, this co-op offers 4 beds and 5 full baths. It features a large corner living room with 6 windows with park views, a formal dining room, a living room and paneled library, a square entrance gallery, mahogany bedroom doors, staff quarters, and much more. The building provides a state-of-the-art fitness center, a full-time doorman, storage, and a number of other amenities.

**27**

Condo Deal(s)

**4**

Co-op Deal(s)

**1**

Townhouse Deal(s)

**\$8,304,038**

Average Asking Price

**\$11,767,500**

Average Asking Price

**\$5,450,000**

Average Asking Price

**\$5,700,000**

Median Asking Price

**\$6,985,000**

Median Asking Price

**\$5,450,000**

Median Asking Price

**\$2,722**

Average PPSF

**N/A**

Average PPSF

**\$1,854**

Average PPSF

**2,787**

Average SqFt

**N/A**

Average SqFt

**2,940**

Average SqFt



## 17 JANE ST #TH11

West Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$31,900,000	<b>Initial</b>	\$31,900,000
<b>SqFt</b>	6,378	<b>PPSF</b>	\$5,002	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$17,727	<b>DOM</b>	130				



## 960 5 AVE #5A

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$28,000,000	<b>Initial</b>	\$28,000,000
<b>SqFt</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	5.5
<b>Fees</b>	N/A	<b>DOM</b>	221				



## 67 VESTRY ST #FLOOR6

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$24,500,000	<b>Initial</b>	\$23,950,000
<b>SqFt</b>	5,794	<b>PPSF</b>	\$4,229	<b>Beds</b>	6	<b>Baths</b>	5
<b>Fees</b>	\$19,566	<b>DOM</b>	70				



## 155 W 11 ST #9A

Greenwich Village

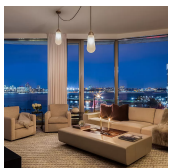
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$19,900,000	<b>Initial</b>	\$19,900,000
<b>SqFt</b>	3,951	<b>PPSF</b>	\$5,037	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$15,680	<b>DOM</b>	7				



## 109 E 79 ST #12W

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$17,150,000	<b>Initial</b>	\$17,150,000
<b>SqFt</b>	4,140	<b>PPSF</b>	\$4,143	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>Fees</b>	\$10,505	<b>DOM</b>	8				



## 160 LEROY ST #N8B

West Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,750,000	<b>Initial</b>	\$11,750,000
<b>SqFt</b>	2,792	<b>PPSF</b>	\$4,209	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$9,681	<b>DOM</b>	686				

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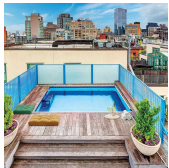




## 109 E 79 ST #10E

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$9,565,000	<b>Initial</b>	\$9,565,000
<b>Sqft</b>	2,741	<b>PPSF</b>	\$3,490	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,955	<b>DOM</b>	69				



## 45 GREENE ST #6

Soho

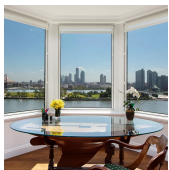
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$8,000,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,900	<b>PPSF</b>	\$2,759	<b>Beds</b>	2	<b>Baths</b>	3
<b>Fees</b>	\$2,859	<b>DOM</b>	N/A				



## 15 E 30 ST #55A

Nomad

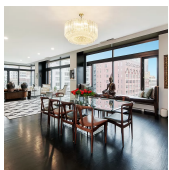
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,995,000	<b>Initial</b>	\$7,700,000
<b>Sqft</b>	2,485	<b>PPSF</b>	\$3,218	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,638	<b>DOM</b>	68				



## 435 E 52 ST #10G

Turtle Bay

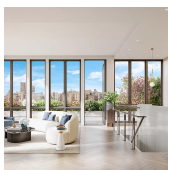
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,975,000	<b>Initial</b>	\$10,975,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	6
<b>Fees</b>	\$13,380	<b>DOM</b>	988				



## 19 BEACH ST #PH

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,495,000	<b>Initial</b>	\$7,495,000
<b>Sqft</b>	3,012	<b>PPSF</b>	\$2,489	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$7,553	<b>DOM</b>	36				

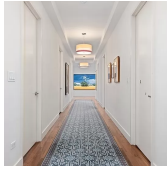


## 150 W 82 ST #PHN

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,950,000	<b>Initial</b>	\$6,950,000
<b>Sqft</b>	2,442	<b>PPSF</b>	\$2,847	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,257	<b>DOM</b>	69				

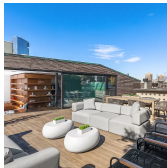
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## 1965 BROADWAY #25EF

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,300,000	<b>Initial</b>	\$7,400,000
<b>Sqft</b>	4,000	<b>PPSF</b>	\$1,575	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>Fees</b>	\$8,846	<b>DOM</b>	516				



## 43 WOOSTER ST #PHE

Soho

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,000,000	<b>Initial</b>	\$6,000,000
<b>Sqft</b>	2,421	<b>PPSF</b>	\$2,479	<b>Beds</b>	1	<b>Baths</b>	2
<b>Fees</b>	\$7,194	<b>DOM</b>	28				



## 375 W END AVE #PHCD

Upper West Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$6,250,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>Fees</b>	\$5,688	<b>DOM</b>	208				



## 12 WARREN ST #3

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,950,000	<b>Initial</b>	\$6,750,000
<b>Sqft</b>	3,738	<b>PPSF</b>	\$1,592	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$11,885	<b>DOM</b>	147				



## 35 W 15 ST #16A

Flatiron District

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,700,000	<b>Initial</b>	\$5,820,000
<b>Sqft</b>	2,277	<b>PPSF</b>	\$2,504	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,985	<b>DOM</b>	154				



## 43 BARROW ST

Upper West Side

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,450,000	<b>Initial</b>	\$5,450,000
<b>Sqft</b>	2,940	<b>PPSF</b>	\$1,854	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	N/A	<b>DOM</b>	113				

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## 993 PK AVE #7E

Upper West Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,100,000	<b>Initial</b>	\$5,200,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	4.5
<b>Fees</b>	\$7,329	<b>DOM</b>	71				



## 173 PERRY ST #10N

West Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,000,000	<b>Initial</b>	\$5,000,000
<b>Sqft</b>	1,853	<b>PPSF</b>	\$2,699	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$10,454	<b>DOM</b>	130				



## 200 E 95 ST #25C

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,824,000	<b>Initial</b>	\$4,824,000
<b>Sqft</b>	1,959	<b>PPSF</b>	\$2,463	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$2,780	<b>DOM</b>	9				



## 200 E 79 ST #4C

Lenox Hill

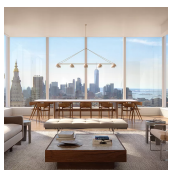
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$4,700,000
<b>Sqft</b>	2,215	<b>PPSF</b>	\$2,032	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,608	<b>DOM</b>	197				



## 225 W 86 ST #315

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,495,000	<b>Initial</b>	\$4,895,000
<b>Sqft</b>	2,221	<b>PPSF</b>	\$2,024	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$5,365	<b>DOM</b>	174				

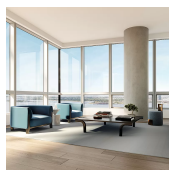


## 15 E 30 ST #37D

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,350,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,674	<b>PPSF</b>	\$2,599	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,145	<b>DOM</b>	N/A				

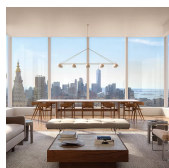
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## 77 GREENWICH ST #25A

Financial District

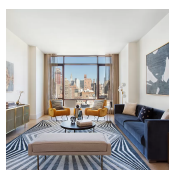
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,155,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,721	<b>PPSF</b>	\$2,415	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$4,762	<b>DOM</b>	N/A				



## 15 E 30 ST #33D

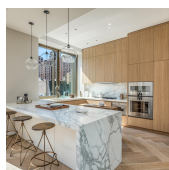
Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,150,000	<b>Initial</b>	\$4,150,000
<b>Sqft</b>	1,674	<b>PPSF</b>	\$2,480	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,145	<b>DOM</b>	412				



## 227 E 19 ST #11D

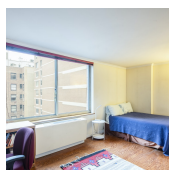
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,110,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,834	<b>PPSF</b>	\$2,242	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,324	<b>DOM</b>	N/A				



## 500 W 25 ST #3

Chelsea

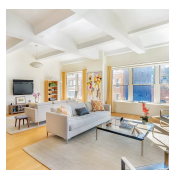
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,100,000	<b>Initial</b>	\$4,990,000
<b>Sqft</b>	2,375	<b>PPSF</b>	\$1,727	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$7,238	<b>DOM</b>	425				



## 250 W 90 ST #15K

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,995,000	<b>Initial</b>	\$4,250,000
<b>Sqft</b>	2,600	<b>PPSF</b>	\$1,537	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$5,806	<b>DOM</b>	196				



## 27 N MOORE ST #8A

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,975,000	<b>Initial</b>	\$3,975,000
<b>Sqft</b>	2,125	<b>PPSF</b>	\$1,871	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$3,793	<b>DOM</b>	17				

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## 8 RIVER TER # 8 J

Battery Park

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000	<b>Initial</b>	\$3,750,000
<b>Sqft</b>	1,842	<b>PPSF</b>	\$2,036	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,187	<b>DOM</b>	118				



## 53 MURRAY ST # 5

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,650,000	<b>Initial</b>	\$3,875,000
<b>Sqft</b>	2,061	<b>PPSF</b>	\$1,771	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$2,840	<b>DOM</b>	103				

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