

**JUNE 21 - 27, 2021**

The Manhattan luxury real estate market, defined as all properties \$5M and above, saw 25 contracts signed this week, made up of 14 condos, 7 co-ops, and 4 houses.

**\$10,372,360**

Average Asking Price

**\$9,995,000**

Median Asking Price

**\$2,564**

Average PPSF

**5%**

Average Discount

**\$259,308,999**

Total Volume

**302**

Average Days On Market

Penthouse 65 at 130 William Street in the Financial District entered contract this week, with a last asking price of \$20,000,000. Built in 2020, this new development condo spans 4,665 square feet across a full floor, with 4 beds and 4 full baths. It features 2,312 square feet of outdoor space, a terrace with gas grill, 12-foot ceilings, wide-plank Parisian white oak flooring, custom-designed bronze fixtures, arched windows giving 360 degree panoramic river and New York City skyline views, a kitchen with custom Pedini blacked oak cabinetry, marble countertops, and much more. The corner primary bedroom offers a large dressing room, and a luxurious bathroom with stone soaking tub.

Also signed this week was Unit PH9A & 8B at 161 Hudson Street in TriBeCa, with a last asking price of \$15,000,000. Converted in 2004, this penthouse duplex spans 6,280 square feet with 5 beds and 5 full baths. It features hardwood floors, soaring ceilings, abundant windows with northern and eastern exposures, a wall of custom cabinetry, designer lighting, an open kitchen with a long marble island, interior stairs and elevator, and more. The upper level offers triple exposures, the owners suite with walk-in closets and en suite marble bathroom with a soaking tub, and an atrium-like ambiance. The building provides part-time doorman service, a common roof deck, storage, and a number of other amenities.

**14**

Condo Deal(s)

**7**

Co-op Deal(s)

**4**

Townhouse Deal(s)

**\$10,470,000**

Average Asking Price

**\$9,176,429**

Average Asking Price

**\$12,123,500**

Average Asking Price

**\$10,297,500**

Median Asking Price

**\$9,000,000**

Median Asking Price

**\$11,997,000**

Median Asking Price

**\$2,824**

Average PPSF

**\$2,152**

Average PPSF

**\$1,760**

Average PPSF

**4,021**

Average SqFt

**4,150**

Average SqFt

**7,482**

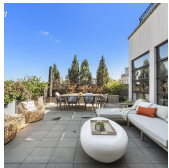
Average SqFt



## 130 WILLIAM ST #PH65

Financial District

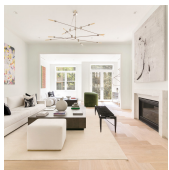
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$20,000,000	<b>Initial</b>	\$20,000,000
<b>SqFt</b>	4,665	<b>PPSF</b>	\$4,288	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$12,290	<b>DOM</b>	29				



## 161 HUDSON ST #PH9A/8B

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$15,000,000	<b>Initial</b>	N/A
<b>SqFt</b>	6,280	<b>PPSF</b>	\$2,389	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$15,870	<b>DOM</b>	N/A				



## 310 W 88 ST

Upper West Side

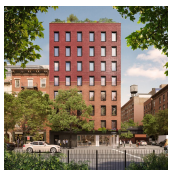
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$14,500,000	<b>Initial</b>	N/A
<b>SqFt</b>	8,850	<b>PPSF</b>	\$1,639	<b>Beds</b>	7	<b>Baths</b>	6
<b>Fees</b>	\$6,082	<b>DOM</b>	N/A				



## 15 CPW #28B

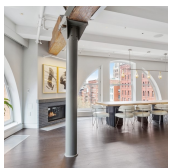
Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$13,600,000	<b>Initial</b>	\$17,500,000
<b>SqFt</b>	2,367	<b>PPSF</b>	\$5,746	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$9,311	<b>DOM</b>	743				



## 500 W 22 ST #PHB

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,750,000	<b>Initial</b>	\$12,750,000
<b>SqFt</b>	3,813	<b>PPSF</b>	\$3,344	<b>Beds</b>	3	<b>Baths</b>	4.5
<b>Fees</b>	\$12,320	<b>DOM</b>	52				



## 36 HUDSON ST #6AB/7A

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,000,000	<b>Initial</b>	\$12,000,000
<b>SqFt</b>	6,884	<b>PPSF</b>	\$1,744	<b>Beds</b>	6	<b>Baths</b>	7
<b>Fees</b>	\$15,744	<b>DOM</b>	69				

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## 40 E 81 ST

Upper East Side

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$11,999,000	<b>Initial</b>	\$11,999,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	4
<b>Fees</b>	\$7,333	<b>DOM</b>	84				



## 58 E 92 ST

Carnegie Hill

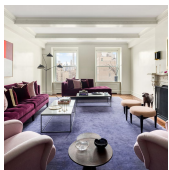
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$11,995,000	<b>Initial</b>	\$11,995,000
<b>Sqft</b>	4,796	<b>PPSF</b>	\$2,502	<b>Beds</b>	4	<b>Baths</b>	5.5
<b>Fees</b>	\$6,410	<b>DOM</b>	72				



## 135 W 52 ST #34A/35A

Midtown

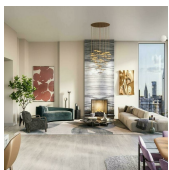
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,990,000	<b>Initial</b>	\$15,900,000
<b>Sqft</b>	7,452	<b>PPSF</b>	\$1,609	<b>Beds</b>	8	<b>Baths</b>	6
<b>Fees</b>	\$23,390	<b>DOM</b>	487				



## 1010 5 AVE #13CDE

Upper East Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$11,750,000	<b>Initial</b>	\$11,750,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	N/A	<b>DOM</b>	48				



## 1059 3 AVE #30

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,600,000	<b>Initial</b>	N/A
<b>Sqft</b>	3,528	<b>PPSF</b>	\$3,288	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$12,993	<b>DOM</b>	N/A				



## 58 W 75 ST

Upper West Side

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$10,000,000	<b>Initial</b>	\$10,000,000
<b>Sqft</b>	8,800	<b>PPSF</b>	\$1,137	<b>Beds</b>	6	<b>Baths</b>	7
<b>Fees</b>	\$12,418	<b>DOM</b>	587				

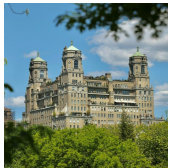
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## 730 PK AVE #5/6B

Lenox Hill

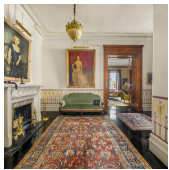
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$9,995,000	<b>Initial</b>	\$11,000,000
<b>Sqft</b>	5,000	<b>PPSF</b>	\$1,999	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$15,569	<b>DOM</b>	94				



## 211 CENTRAL PK W #2G

Upper West Side

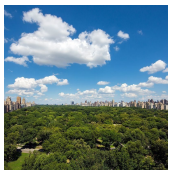
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$9,950,000	<b>Initial</b>	\$12,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	5.5
<b>Fees</b>	N/A	<b>DOM</b>	287				



## 121 CENTRAL PK W #76

Upper West Side

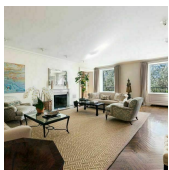
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$9,000,000	<b>Initial</b>	\$11,000,000
<b>Sqft</b>	4,500	<b>PPSF</b>	\$2,000	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$14,492	<b>DOM</b>	652				



## 230 CENTRAL PK S #PH14

Midtown

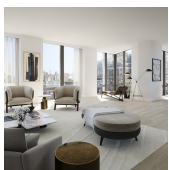
<b>Type</b>	Condom	<b>Status</b>	Contract	<b>Ask</b>	\$8,995,000	<b>Initial</b>	\$8,995,000
<b>Sqft</b>	3,700	<b>PPSF</b>	\$2,432	<b>Beds</b>	3	<b>Baths</b>	4
<b>Fees</b>	N/A	<b>DOM</b>	195				



## 1120 5 AVE #2B

Carnegie Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$8,800,000	<b>Initial</b>	\$8,800,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	N/A	<b>DOM</b>	69				



## 212 W 72 ST #15E

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$8,250,000	<b>Initial</b>	\$8,250,000
<b>Sqft</b>	2,255	<b>PPSF</b>	\$3,659	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$8,528	<b>DOM</b>	205				

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## 150 E 78 ST #5A

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,950,000	<b>Initial</b>	\$7,950,000
<b>Sqft</b>	2,885	<b>PPSF</b>	\$2,756	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$7,591	<b>DOM</b>	146				



## 139 E 79 ST #11

Upper West Side

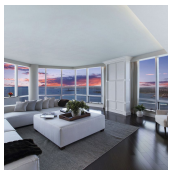
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,495,000	<b>Initial</b>	\$7,495,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	N/A	<b>DOM</b>	342				



## 45 E 89 ST #27AB

Carnegie Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,245,000	<b>Initial</b>	\$7,245,000
<b>Sqft</b>	2,950	<b>PPSF</b>	\$2,456	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	N/A	<b>DOM</b>	44				



## 10 LITTLE W ST #PH2C

Battery Park

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,999,999	<b>Initial</b>	\$7,990,000
<b>Sqft</b>	4,293	<b>PPSF</b>	\$1,631	<b>Beds</b>	4	<b>Baths</b>	5
<b>Fees</b>	\$17,000	<b>DOM</b>	328				



## 5 FRANKLIN PL #17A

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,000,000	<b>Initial</b>	\$6,000,000
<b>Sqft</b>	2,627	<b>PPSF</b>	\$2,284	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$8,548	<b>DOM</b>	58				



## 565 BROOME ST #S26B

Soho

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,995,000	<b>Initial</b>	\$6,300,000
<b>Sqft</b>	2,191	<b>PPSF</b>	\$2,737	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$6,543	<b>DOM</b>	1,303				

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## 88 LEXINGTON AVE # M2

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,450,000	<b>Initial</b>	\$5,450,000
<b>Sqft</b>	3,348	<b>PPSF</b>	\$1,628	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$9,428	<b>DOM</b>	734				

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