

**JUL 26 - AUG 1, 2021**

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 28 contracts signed this week, made up of 20 condos, 2 coops, and 6 houses. The previous week saw 40 deals. For more information or data, please reach out to a Compass agent.

**\$6,236,857**

Average Asking Price

**\$5,272,500**

Median Asking Price

**\$2,352**

Average PPSF

**3%**

Average Discount

**\$174,631,990**

Total Volume

**302**

Average Days On Market

Unit 10D at Walker Tower, located at 212 West 18th Street in Chelsea, entered contract this week, with a last asking price of \$14,900,000. Originally built in 1929, this condo unit spans 3,199 square feet with 3 beds and 3 full baths. It features a 1,026 square foot terrace with unobstructed city views, herringbone oak flooring, 14-foot ceilings, floor-to-ceiling tilt-and-turn windows throughout, a custom-designed kitchen with marble and limestone countertops, top-of-the-line appliances, and much more. The corner primary bedroom offers abundant natural light, coffered ceilings, generous closet space, and a lavish bath with freestanding cast iron bathtub and steam shower. The building provides a 24-hour doorman, concierge, library lounge, refrigerated storage, a fitness center, and a number of other amenities.

Also signed this week was Unit 14W at 109 East 79th Street on the Upper East Side, with a last asking price of \$12,550,000. Originally built in 1910 and redesigned in 2021, this sponsor condo unit spans 3,492 square feet with 4 beds and 4 full baths. It features casement-style windows, 17-foot ceilings, fireplaces, a step-down living room, fine interior finishes, and much more. The building provides a number of amenities, including a lounge and library, a double-height fitness center with squash court and yoga studio, a screening room, and a variety of other conveniences.

**20**

Condo Deal(s)

**2**

Co-op Deal(s)

**6**

Townhouse Deal(s)

**\$6,180,850**

Average Asking Price

**\$7,500,000**

Average Asking Price

**\$6,002,500**

Average Asking Price

**\$5,272,500**

Median Asking Price

**\$7,500,000**

Median Asking Price

**\$6,197,500**

Median Asking Price

**\$2,547**

Average PPSF

**N/A**

Average PPSF

**\$1,572**

Average PPSF

**2,386**

Average SqFt

**N/A**

Average SqFt

**4,594**

Average SqFt



## 212 W 18 ST #10D

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$14,900,000	<b>Initial</b>	\$14,900,000
<b>SqFt</b>	3,199	<b>PPSF</b>	\$4,658	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$8,964	<b>DOM</b>	178				



## 109 E 79 ST #14W

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,550,000	<b>Initial</b>	N/A
<b>SqFt</b>	3,492	<b>PPSF</b>	\$3,594	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$8,861	<b>DOM</b>	N/A				



## 150 CENTRAL PK S #2901

Central Park South

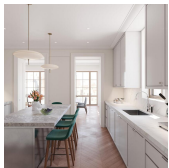
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$11,500,000	<b>Initial</b>	\$12,750,000
<b>SqFt</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	N/A	<b>DOM</b>	533				



## 15 E 82 ST #2

Upper East Side

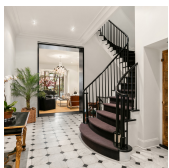
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$9,950,000	<b>Initial</b>	\$10,750,000
<b>SqFt</b>	4,005	<b>PPSF</b>	\$2,485	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$9,473	<b>DOM</b>	676				



## 109 E 79 ST #8E

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$9,100,000	<b>Initial</b>	N/A
<b>SqFt</b>	2,741	<b>PPSF</b>	\$3,320	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,955	<b>DOM</b>	N/A				



## 115 E 38 ST

Murray Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$8,250,000	<b>Initial</b>	\$7,995,000
<b>SqFt</b>	6,074	<b>PPSF</b>	\$1,359	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$5,566	<b>DOM</b>	89				

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## 9 1/2 JANE ST

West Village

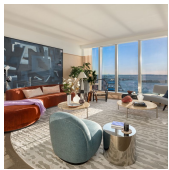
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$7,500,000	<b>Initial</b>	\$8,750,000
<b>Sqft</b>	2,956	<b>PPSF</b>	\$2,538	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	N/A	<b>DOM</b>	74				



## 251 W 11 ST

West Village

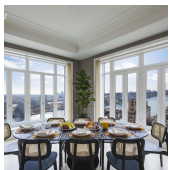
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$7,400,000	<b>Initial</b>	\$7,400,000
<b>Sqft</b>	3,335	<b>PPSF</b>	\$2,219	<b>Beds</b>	5	<b>Baths</b>	3
<b>Fees</b>	N/A	<b>DOM</b>	181				



## 1 MANHATTAN SQ #76J

Lower East Side

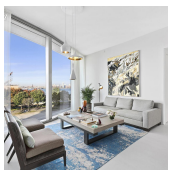
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,843,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,347	<b>PPSF</b>	\$2,916	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$3,428	<b>DOM</b>	N/A				



## 40 E END AVE #7A

Yorkville

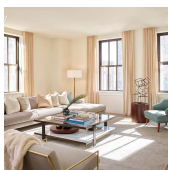
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,585,990	<b>Initial</b>	\$6,875,990
<b>Sqft</b>	2,621	<b>PPSF</b>	\$2,513	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$6,569	<b>DOM</b>	724				



## 160 LEROY ST #5AN

West Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,495,000	<b>Initial</b>	\$6,750,000
<b>Sqft</b>	2,049	<b>PPSF</b>	\$3,170	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,580	<b>DOM</b>	276				



## 100 BARCLAY ST #25C

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,175,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,712	<b>PPSF</b>	\$2,277	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$8,402	<b>DOM</b>	N/A				

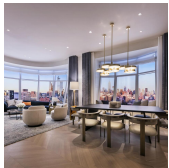
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## 360 E 89 ST #8A

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,498,000	<b>Initial</b>	\$5,498,000
<b>Sqft</b>	2,222	<b>PPSF</b>	\$2,475	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$4,390	<b>DOM</b>	25				



## 515 W 18 ST #1602

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,395,000	<b>Initial</b>	\$5,395,000
<b>Sqft</b>	1,668	<b>PPSF</b>	\$3,235	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,415	<b>DOM</b>	394				



## 200 AMSTERDAM AVE #19B

Upper West Side

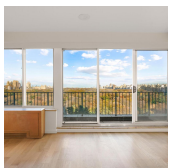
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,150,000	<b>Initial</b>	\$5,150,000
<b>Sqft</b>	2,139	<b>PPSF</b>	\$2,408	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,606	<b>DOM</b>	689				



## 36 W 85 ST

Upper West Side

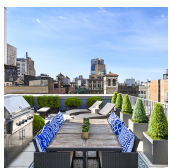
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000	<b>Initial</b>	\$4,995,000
<b>Sqft</b>	6,528	<b>PPSF</b>	\$766	<b>Beds</b>	8	<b>Baths</b>	6
<b>Fees</b>	N/A	<b>DOM</b>	45				



## 116 CENTRAL PK S #PHN

Midtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,950,000	<b>Initial</b>	\$5,200,000
<b>Sqft</b>	1,506	<b>PPSF</b>	\$3,287	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$6,408	<b>DOM</b>	262				



## 27 W 19 ST #PH

Flatiron District

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,300,000	<b>Initial</b>	\$5,250,000
<b>Sqft</b>	2,838	<b>PPSF</b>	\$1,516	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$7,854	<b>DOM</b>	653				

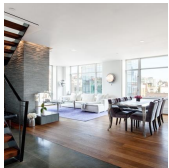
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## 52 HAMILTON TER

Hamilton Heights

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,975,000	<b>Initial</b>	\$4,250,000
<b>Sqft</b>	4,074	<b>PPSF</b>	\$976	<b>Beds</b>	5	<b>Baths</b>	4.5
<b>Fees</b>	\$810	<b>DOM</b>	690				



## 201 W 17 ST #PHH

Chelsea

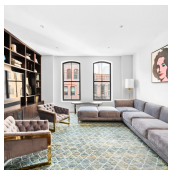
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,900,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,216	<b>PPSF</b>	\$1,760	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$7,512	<b>DOM</b>	N/A				



## 236 E 30 ST

Kips Bay

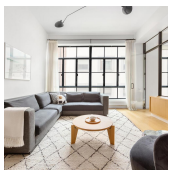
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,895,000	<b>Initial</b>	\$4,095,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	4
<b>Fees</b>	N/A	<b>DOM</b>	125				



## 250 W ST #5H

Tribeca

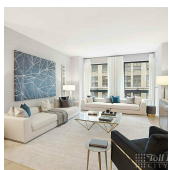
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000	<b>Initial</b>	\$4,000,000
<b>Sqft</b>	1,884	<b>PPSF</b>	\$1,991	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$3,402	<b>DOM</b>	109				



## 7 HUBERT ST #3B

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,750,000	<b>Initial</b>	\$3,750,000
<b>Sqft</b>	1,992	<b>PPSF</b>	\$1,883	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$4,519	<b>DOM</b>	52				



## 121 E 22 ST LOFT-N205 #N807

Flatiron District

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,675,000	<b>Initial</b>	\$3,675,000
<b>Sqft</b>	1,707	<b>PPSF</b>	\$2,153	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$5,035	<b>DOM</b>	117				

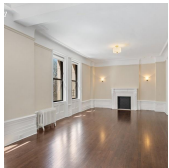
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## 200 AMSTERDAM AVE #4B

Upper West Side

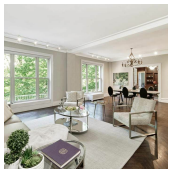
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,650,000	<b>Initial</b>	\$3,650,000
<b>Sqft</b>	1,815	<b>PPSF</b>	\$2,012	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$4,624	<b>DOM</b>	562				



## 270 RIVERSIDE DR #2A

Upper West Side

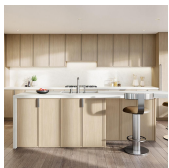
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000	<b>Initial</b>	\$3,650,000
<b>Sqft</b>	2,845	<b>PPSF</b>	\$1,231	<b>Beds</b>	5	<b>Baths</b>	3
<b>Fees</b>	\$5,967	<b>DOM</b>	111				



## 180 RIVERSIDE DR #2A

Upper West Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000	<b>Initial</b>	\$3,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$4,003	<b>DOM</b>	68				



## 543 W 122 ST #29D

Morningside Heights

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,709	<b>PPSF</b>	\$2,048	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$3,738	<b>DOM</b>	N/A				

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