

AUG 30 - SEP 05, 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 20 condos, 8 coops, and 4 houses. The previous week saw 34 deals. For more information or data, please reach out to a Compass agent.

\$6,703,000

Average Asking Price

\$4,647,500

Median Asking Price

\$2,377

Average PPSF

4%

Average Discount

\$214,495,990

Total Volume

306

Average Days On Market

Unit PH1 at 293 Lafayette Street in NoLita entered contract this week, with a last asking price of \$42,500,000. Originally built in 1885, this penthouse condo spans 7,241 square feet with 5 beds and 7 full baths. It features 5,158 square feet of exterior living space, a library, gym, home theater, wine cellar, landscaped private terraces with a putting green and spa tub, stunning city views, a chef's kitchen with high-end appliances, and much more. The primary suite has seven rooms and two baths with custom finishes, and a fireplace.

Also signed this week was 95 Bedford Street in the West Village, with a last asking price of \$15,950,000. Originally built in 1894, this 25-foot wide townhouse spans 9,232 square feet with 7 beds and 10 baths. It features an intimate outdoor space, high ceilings, adequate storage and cellar space, a garage and workshop, a terrace, and much more.

20

Condo Deal(s)

8

Co-op Deal(s)

4

Townhouse Deal(s)

\$7,016,300

Average Asking Price

\$5,060,000

Average Asking Price

\$8,422,500

Average Asking Price

\$4,647,500

Median Asking Price

\$4,747,500

Median Asking Price

\$6,872,500

Median Asking Price

\$2,640

Average PPSF

\$1,813

Average PPSF

\$1,483

Average PPSF

2,382

Average SqFt

2,500

Average SqFt

5,974

Average SqFt



293 LAFAYETTE ST #PH1

Nolita

| | | | | | | | |
|-------------|----------|---------------|----------|-------------|--------------|----------------|--------------|
| Type | Condo | Status | Contract | Ask | \$42,500,000 | Initial | \$42,500,000 |
| SqFt | 7,241 | PPSF | \$5,870 | Beds | 5 | Baths | 7 |
| Fees | \$27,898 | DOM | 896 | | | | |



95 BEDFORD ST

West Village

| | | | | | | | |
|-------------|-----------|---------------|----------|-------------|--------------|----------------|--------------|
| Type | Townhouse | Status | Contract | Ask | \$15,950,000 | Initial | \$15,950,000 |
| SqFt | 9,232 | PPSF | \$1,728 | Beds | 7 | Baths | 7 |
| Fees | N/A | DOM | 27 | | | | |



52 CHARLES ST

West Village

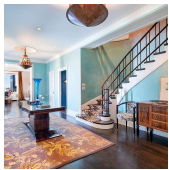
| | | | | | | | |
|-------------|-----------|---------------|----------|-------------|-------------|----------------|-----|
| Type | Townhouse | Status | Contract | Ask | \$9,250,000 | Initial | N/A |
| SqFt | 3,640 | PPSF | \$2,542 | Beds | 5 | Baths | 3.5 |
| Fees | \$3,368 | DOM | N/A | | | | |



150 CHARLES ST #3DN

West Village

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-----|
| Type | Condo | Status | Contract | Ask | \$8,500,000 | Initial | N/A |
| SqFt | 2,607 | PPSF | \$3,261 | Beds | 3 | Baths | 3.5 |
| Fees | \$7,400 | DOM | N/A | | | | |



ONE BEEKMAN PL #9/10A

Midtown

| | | | | | | | |
|-------------|----------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$7,475,000 | Initial | \$8,950,000 |
| SqFt | N/A | PPSF | N/A | Beds | 4 | Baths | 4 |
| Fees | \$18,318 | DOM | 971 | | | | |

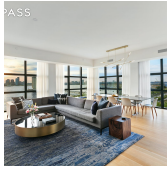


15 E 30 ST #53A

Nomad

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-----|
| Type | Condo | Status | Contract | Ask | \$7,400,000 | Initial | N/A |
| SqFt | 2,485 | PPSF | \$2,978 | Beds | 3 | Baths | 3.5 |
| Fees | \$7,638 | DOM | N/A | | | | |

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290 W ST #5A

Tribeca

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$6,995,000 | Initial | \$6,995,000 |
| Sqft | 2,513 | PPSF | \$2,784 | Beds | 4 | Baths | 4 |
| Fees | \$7,720 | DOM | 32 | | | | |



685 1 AVE #28D

Tudor City

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$6,500,000 | Initial | \$8,100,000 |
| Sqft | 2,984 | PPSF | \$2,179 | Beds | 4 | Baths | 4.5 |
| Fees | \$9,089 | DOM | 1,254 | | | | |



215 CHRYSTIE ST #28W

Lower East Side

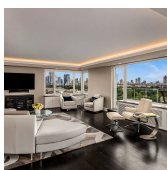
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$6,450,000 | Initial | \$6,555,000 |
| Sqft | 1,977 | PPSF | \$3,263 | Beds | 2 | Baths | 2.5 |
| Fees | \$7,703 | DOM | 171 | | | | |



10 RIVERSIDE BLVD #34A

Lincoln Square

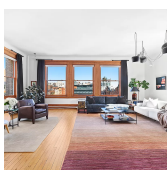
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$6,310,000 | Initial | \$6,310,000 |
| Sqft | 2,012 | PPSF | \$3,137 | Beds | 3 | Baths | 3.5 |
| Fees | \$4,200 | DOM | 143 | | | | |



1050 5 AVE #17C

Carnegie Hill

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$5,950,000 | Initial | \$5,950,000 |
| Sqft | N/A | PPSF | N/A | Beds | 2 | Baths | 2.5 |
| Fees | \$5,252 | DOM | 38 | | | | |



451 BROOME ST #7E

Soho

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$5,495,000 | Initial | \$6,150,000 |
| Sqft | 2,500 | PPSF | \$2,198 | Beds | 3 | Baths | 2 |
| Fees | \$5,050 | DOM | 730 | | | | |

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145 E 76 ST #2A

Lenox Hill

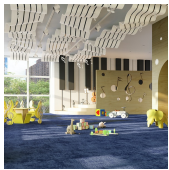
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|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$5,490,000 | Initial | \$5,750,000 |
| Sqft | 2,500 | PPSF | \$2,196 | Beds | 4 | Baths | 3 |
| Fees | \$6,779 | DOM | 88 | | | | |



121 CENTRAL PK W #30

Upper West Side

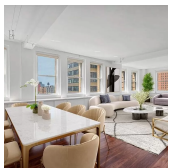
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$5,000,000 | Initial | \$7,500,000 |
| Sqft | N/A | PPSF | N/A | Beds | 2 | Baths | N/A |
| Fees | \$7,779 | DOM | 855 | | | | |



200 AMSTERDAM AVE #8C

Upper West Side

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,995,000 | Initial | \$4,995,000 |
| Sqft | 2,437 | PPSF | \$2,050 | Beds | 3 | Baths | 3 |
| Fees | \$6,253 | DOM | 132 | | | | |



66 LEONARD ST #10B

Tribeca

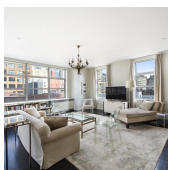
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,800,000 | Initial | \$4,800,000 |
| Sqft | 2,813 | PPSF | \$1,707 | Beds | 3 | Baths | 3.5 |
| Fees | \$6,856 | DOM | 20 | | | | |



111 W 88 ST

Upper West Side

| | | | | | | | |
|-------------|-----------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$4,495,000 | Initial | \$4,495,000 |
| Sqft | 4,171 | PPSF | \$1,078 | Beds | 6 | Baths | 6 |
| Fees | \$5,146 | DOM | 226 | | | | |

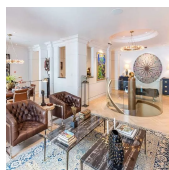


211 W 18 ST #7

Chelsea

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,495,000 | Initial | \$4,495,000 |
| Sqft | 2,610 | PPSF | \$1,723 | Beds | 3 | Baths | 3 |
| Fees | \$5,010 | DOM | 140 | | | | |

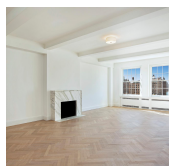
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465 PK AVE #14A

Midtown

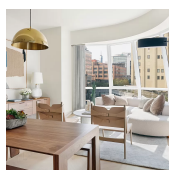
| | | | | | | | |
|-------------|----------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$4,495,000 | Initial | \$4,495,000 |
| Sqft | 2,800 | PPSF | \$1,606 | Beds | 3 | Baths | 3.5 |
| Fees | \$11,681 | DOM | 59 | | | | |



1185 PK AVE #10B

Carnegie Hill

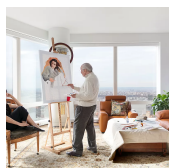
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-----|
| Type | Coop | Status | Contract | Ask | \$4,475,000 | Initial | N/A |
| Sqft | N/A | PPSF | N/A | Beds | 2 | Baths | 3 |
| Fees | \$5,445 | DOM | N/A | | | | |



515 W 18 ST #815

Chelsea

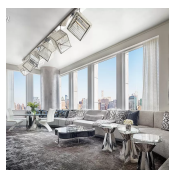
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,395,000 | Initial | \$4,495,000 |
| Sqft | 1,591 | PPSF | \$2,763 | Beds | 3 | Baths | 3 |
| Fees | \$4,923 | DOM | 213 | | | | |



80 COLUMBUS CIRCLE #ST63E

Lincoln Square

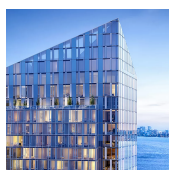
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,350,000 | Initial | \$4,350,000 |
| Sqft | 1,433 | PPSF | \$3,036 | Beds | 2 | Baths | 2.5 |
| Fees | \$4,734 | DOM | 71 | | | | |



35 HUDSON YARDS #5403

Hudson Yards

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,250,000 | Initial | \$5,775,000 |
| Sqft | 1,892 | PPSF | \$2,247 | Beds | 2 | Baths | 2.5 |
| Fees | \$5,735 | DOM | 880 | | | | |

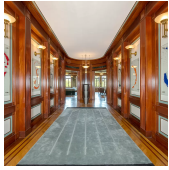


10 RIVERSIDE BLVD #34E

Lincoln Square

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$4,225,000 | Initial | \$4,225,000 |
| Sqft | 1,497 | PPSF | \$2,823 | Beds | 2 | Baths | 2.5 |
| Fees | \$3,125 | DOM | 143 | | | | |

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211 CENTRAL PK W #6B

Upper West Side

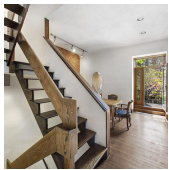
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$3,995,000 | Initial | \$3,995,000 |
| Sqft | N/A | PPSF | N/A | Beds | 2 | Baths | 2 |
| Fees | \$2,526 | DOM | 118 | | | | |



3 WOOSTER ST #2A

Tribeca

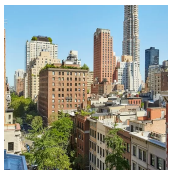
| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-----|
| Type | Condo | Status | Contract | Ask | \$3,995,000 | Initial | N/A |
| Sqft | 2,000 | PPSF | \$1,998 | Beds | 3 | Baths | 2.5 |
| Fees | \$5,476 | DOM | N/A | | | | |



38 W 96 ST

Upper West Side

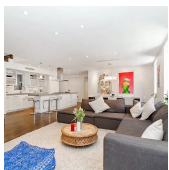
| | | | | | | | |
|-------------|-----------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Townhouse | Status | Contract | Ask | \$3,995,000 | Initial | \$3,995,000 |
| Sqft | 6,853 | PPSF | \$583 | Beds | 8 | Baths | 8 |
| Fees | N/A | DOM | 103 | | | | |



737 PK AVE #10F

Lenox Hill

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$3,895,000 | Initial | \$3,895,000 |
| Sqft | 1,636 | PPSF | \$2,381 | Beds | 2 | Baths | 2.5 |
| Fees | \$4,407 | DOM | 334 | | | | |



170 W 75 ST #PHB

Upper West Side

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$3,650,000 | Initial | \$3,750,000 |
| Sqft | 2,522 | PPSF | \$1,448 | Beds | 4 | Baths | 3.5 |
| Fees | \$4,434 | DOM | 141 | | | | |



570 BROOME ST #14A

Soho

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-----|
| Type | Condo | Status | Contract | Ask | \$3,625,000 | Initial | N/A |
| Sqft | 1,470 | PPSF | \$2,466 | Beds | 2 | Baths | 2.5 |
| Fees | \$4,637 | DOM | N/A | | | | |

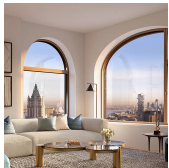
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235 E 73 ST # PHA

Lenox Hill

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Coop | Status | Contract | Ask | \$3,595,000 | Initial | \$3,750,000 |
| Sqft | 2,200 | PPSF | \$1,635 | Beds | 2 | Baths | 2.5 |
| Fees | \$6,800 | DOM | 144 | | | | |



130 WILLIAM ST # 53B

Financial District

| | | | | | | | |
|-------------|---------|---------------|----------|-------------|-------------|----------------|-------------|
| Type | Condo | Status | Contract | Ask | \$3,505,990 | Initial | \$3,505,990 |
| Sqft | 1,410 | PPSF | \$2,487 | Beds | 2 | Baths | 2.5 |
| Fees | \$3,099 | DOM | 23 | | | | |

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