

JAN 3 - 10, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 28 contracts signed this week, made up of 18 condos, 9 coops, and 1 house. The previous week saw 22 deals. For more information or data, please reach out to a Compass agent.

\$6,160,358

Average Asking Price

\$4,697,500

Median Asking Price

\$2,588

Average PPSF

1%

Average Discount

\$172,490,000

Total Volume

209

Average Days On Market

Unit 5C at 401 Washington Street in TriBeCa entered contract this week, with a last asking price of \$13,100,000. Built in 2015, this loft condo spans 3,708 square feet with 5 beds and 5 full baths. It features 11- and 12-foot ceilings, huge windows, a great room with six windows offering river views, hardwood pocket doors, a chef's kitchen with high-end appliances, a bedroom currently configured as an office/library with built-in high-gloss cabinetry and a custom wine cellar, a corner primary bedroom with a freestanding oval tub and walk-in shower, heated marble floors, and much more. The building provides a library lounge, an interior fountained courtyard, a private fitness facility, and many other amenities.

Also signed this week was Unit 46E at 56 Leonard Street in TriBeCa, with a last asking price of \$13,000,000. Built in 2015, this condo spans 3,371 square feet with 4 beds and 4 full baths. It features three spacious terraces, floor-ceiling glass throughout, panoramic views, a zero-touch elevator with direct destination, a custom gas fireplace, 12-foot ceilings, a chef's kitchen with high-end appliances, a primary bedroom with en-suite bath with floor-to-ceiling marble mosaic tile, a rain shower, and much more. The building provides a library lounge, a 25-seat theater, a private dining salon, multiple terraces, a fitness center, on-site parking, and many other amenities.

18

Condo Deal(s)

9

Co-op Deal(s)

1

Townhouse Deal(s)

\$6,455,834

Average Asking Price

\$5,720,556

Average Asking Price

\$4,800,000

Average Asking Price

\$4,660,000

Median Asking Price

\$4,700,000

Median Asking Price

\$4,800,000

Median Asking Price

\$2,862

Average PPSF

\$1,706

Average PPSF

\$1,178

Average PPSF

2,163

Average SqFt

3,125

Average SqFt

4,075

Average SqFt



401 WASHINGTON ST #5C

Tribeca

Type	Condo	Status	Contract	Ask	\$13,100,000	Initial	\$13,100,000
SqFt	3,708	PPSF	\$3,533	Beds	5	Baths	5.5
Fees	\$10,692	DOM	143				



56 LEONARD ST #46E

Tribeca

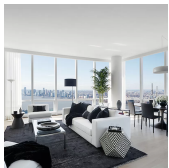
Type	Condo	Status	Contract	Ask	\$13,000,000	Initial	N/A
SqFt	3,371	PPSF	\$3,857	Beds	4	Baths	4.5
Fees	\$7,542	DOM	N/A				



25 PK ROW #44A

Financial District

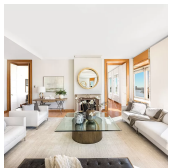
Type	Condo	Status	Contract	Ask	\$12,950,000	Initial	\$12,950,000
SqFt	3,580	PPSF	\$3,618	Beds	4	Baths	4.5
Fees	\$15,259	DOM	84				



15 HUDSON YARDS #80B

Hudson Yards

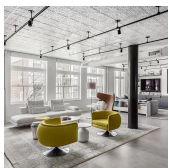
Type	Condo	Status	Contract	Ask	\$12,150,000	Initial	N/A
SqFt	3,137	PPSF	\$3,874	Beds	4	Baths	4.5
Fees	\$8,127	DOM	N/A				



435 E 52 ST #22/23

Turtle Bay

Type	Coop	Status	Contract	Ask	\$12,000,000	Initial	\$12,000,000
SqFt	N/A	PPSF	N/A	Beds	7	Baths	7
Fees	\$21,207	DOM	1				



75 GRAND ST #4W

Soho

Type	Coop	Status	Contract	Ask	\$6,995,000	Initial	\$7,250,000
SqFt	3,000	PPSF	\$2,332	Beds	4	Baths	3
Fees	\$5,100	DOM	139				

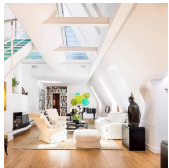
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35 HUDSON YARDS #7102

Hudson Yards

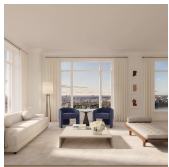
Type	Condo	Status	Contract	Ask	\$6,950,000	Initial	\$6,950,000
Sqft	2,022	PPSF	\$3,438	Beds	2	Baths	2.5
Fees	\$6,267	DOM	1,010				



121 CENTRAL PK W #PHC

Upper West Side

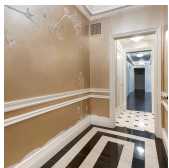
Type	Coop	Status	Contract	Ask	\$6,450,000	Initial	\$6,950,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	\$6,737	DOM	53				



200 E 83 ST #25B

Yorkville

Type	Condo	Status	Contract	Ask	\$6,150,000	Initial	\$6,150,000
Sqft	1,900	PPSF	\$3,237	Beds	3	Baths	3.5
Fees	\$5,646	DOM	37				



29 E 64 ST #2AB

Lenox Hill

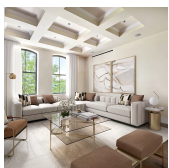
Type	Coop	Status	Contract	Ask	\$5,900,000	Initial	\$6,900,000
Sqft	4,000	PPSF	\$1,475	Beds	5	Baths	5.5
Fees	\$10,270	DOM	465				



200 AMSTERDAM AVE #18B

Upper West Side

Type	Condo	Status	Contract	Ask	\$5,350,000	Initial	\$5,100,000
Sqft	2,139	PPSF	\$2,502	Beds	2	Baths	2.5
Fees	\$5,582	DOM	161				



250 W ST #2C

Tribeca

Type	Condo	Status	Contract	Ask	\$5,250,000	Initial	\$5,600,000
Sqft	2,322	PPSF	\$2,261	Beds	2	Baths	3
Fees	\$4,729	DOM	441				

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391 W ST

West Village

Type	Townhouse	Status	Contract	Ask	\$4,800,000	Initial	\$4,800,000
Sqft	4,075	PPSF	\$1,178	Beds	3	Baths	5
Fees	\$663	DOM	32				



174 E 74 ST #4 ABC

Lenox Hill

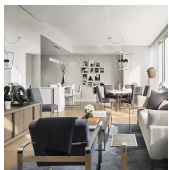
Type	Coop	Status	Contract	Ask	\$4,700,000	Initial	\$4,900,000
Sqft	3,300	PPSF	\$1,425	Beds	4	Baths	4.5
Fees	\$5,706	DOM	95				



923 5 AVE #7 C

Lenox Hill

Type	Condo	Status	Contract	Ask	\$4,695,000	Initial	N/A
Sqft	1,469	PPSF	\$3,197	Beds	2	Baths	2
Fees	\$3,878	DOM	N/A				



15 HUDSON YARDS #26 A

Hudson Yards

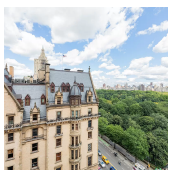
Type	Condo	Status	Contract	Ask	\$4,625,000	Initial	\$4,870,000
Sqft	1,777	PPSF	\$2,603	Beds	2	Baths	2.5
Fees	\$4,256	DOM	219				



110 CHARLTON ST #19 B

Soho

Type	Condo	Status	Contract	Ask	\$4,330,000	Initial	\$3,755,000
Sqft	1,348	PPSF	\$3,213	Beds	2	Baths	2
Fees	\$4,212	DOM	603				



115 CENTRAL PK W #14 G

Lincoln Square

Type	Coop	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	N/A	DOM	119				

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555 W 59 ST #TH3D

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,195,000	Initial	\$4,195,000
Sqft	2,236	PPSF	\$1,877	Beds	3	Baths	2.5
Fees	\$5,933	DOM	66				



60 RIVERSIDE BLVD #1911

Lincoln Square

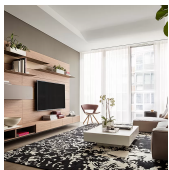
Type	Condo	Status	Contract	Ask	\$4,150,000	Initial	\$4,150,000
Sqft	1,986	PPSF	\$2,090	Beds	3	Baths	3.5
Fees	\$5,465	DOM	30				



30 RIVERSIDE BLVD #32C

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,120,000	Initial	\$4,120,000
Sqft	1,569	PPSF	\$2,626	Beds	2	Baths	2.5
Fees	\$2,280	DOM	346				



520 W 28 ST #30

Chelsea

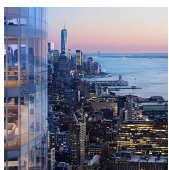
Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	1,717	PPSF	\$2,327	Beds	2	Baths	2.5
Fees	\$6,566	DOM	112				



50 CENTRAL PK W #2C

Lincoln Square

Type	Coop	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	2.5
Fees	\$5,418	DOM	232				



15 HUDSON YARDS #39D

Hudson Yards

Type	Condo	Status	Contract	Ask	\$3,950,000	Initial	\$4,350,000
Sqft	1,555	PPSF	\$2,541	Beds	2	Baths	2.5
Fees	\$3,556	DOM	551				

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650 PK AVE #11F

Lenox Hill

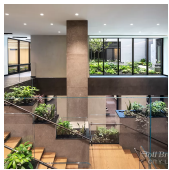
Type	Coop	Status	Contract	Ask	\$3,695,000	Initial	\$3,695,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3.5
Fees	\$5,047	DOM	78				



2505 BROADWAY #PHC

Upper West Side

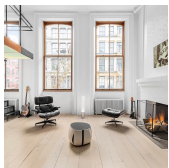
Type	Condo	Status	Contract	Ask	\$3,650,000	Initial	\$3,650,000
Sqft	1,456	PPSF	\$2,507	Beds	2	Baths	2.5
Fees	\$3,142	DOM	99				



77 CHARLTON ST #S13C

Soho

Type	Condo	Status	Contract	Ask	\$3,595,000	Initial	\$3,595,000
Sqft	1,630	PPSF	\$2,206	Beds	3	Baths	3.5
Fees	\$4,847	DOM	70				



456 BROOME ST #2

Soho

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	2,200	PPSF	\$1,591	Beds	1	Baths	2
Fees	N/A	DOM	32				

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