MANHATTAN LUXURY REPORT

Weekly Report on Residential Contracts Signed \$4M and Above

JUNE 14 - 20, 2021

The Manhattan luxury real estate market, defined as all properties \$4M and above, saw 40 contracts signed this week, made up of 28 condos, 6 co-ops, and 6 houses.

\$10,104,475	\$7,647,500	\$2,866
Average Asking Price	Median Asking Price	Average PPSF
6%	\$404,179,000	305
Average Discount	Total Volume	Average Days On Market

Unit 54/55A at 220 Central Park South in Midtown entered contract this week, with a last asking price of \$49,500,000. Built in 2018, this duplex condo spans 4,814 square feet with 4 beds and 5.5 baths. It features its own internal elevator, Central Park & city views to the north and south, respectively, an eat-in kitchen, a formal dining room, marble clad baths, a large laundry room, and much more. The massive primary bedroom lies on the corner of the unit and is equipped with two large baths and an enormous dressing room. The building provides a private Jean George restaurant for owners & their guests, an expansive fitness center with swimming pool and spa, onsite parking, wine cellars, and storage.

Also signed this week was the mansion at The Carlton House, located at 21 East 61st Street on the Upper East Side, with a last asking price of \$27,500,000. Built in 1951, this condop spans 9,742 square feet with a 35-foot wide footprint. It features approximately 2,700 square feet outdoor garden, terraces, and Juliette balconies, an enormous rooftop terrace with a view of Central Park, a private entrance, a commercial grade elevator, high ceilings, French doors, and much more. It also includes access to Carlton House, which provides a 24-hour doorman, resident manager, handymen, a professional fitness center, and 65-foot swimming pool.

28	6	6
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$10,703,750	\$7,758,167	\$9,654,167
Average Asking Price	Average Asking Price	Average Asking Price
\$7,490,000	\$7,875,000	\$7,745,000
Median Asking Price	Median Asking Price	Median Asking Price
\$3,080	N/A	\$1,669
Average PPSF	Average PPSF	Average PPSF
3,376	N/A	5,688
Average SqFt	Average SqFt	Average SqFt

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	220 (CENTRAL I	PK S # 9	54/55A			Midtov	wn
	Type SqFt Fees	Condo 4,814 \$22,459	Status PPSF DOM	Contract \$10,283 79	Ask Beds	\$49,500,000 4	Initial Baths	\$49,500,000 5.5
2	21 E	61 ST #MA	NSION				Upper	East Side
	Type SqFt Fees	Condop 9,742 \$25,000	Status PPSF DOM	Contract \$2,823 93	Ask Beds	\$27,500,000 6	Initial Baths	\$27,500,000 N/A
	378 \	V END AV	E #PHA	A Contraction of the second se			Upper	West Side
	Type SqFt Fees	Condo 6,169 \$16,590	Status PPSF DOM	Contract \$4,215 N/A	Ask Beds	\$26,000,000 5	Initial Baths	N/A 5
	18 E	74 ST					Lenox	Hill
	Type SqFt Fees	Townhouse 10,300 N/A	Status PPSF DOM	Contract \$1,918 401	Ask Beds	\$19,750,000 8	Initial Baths	\$24,975,000 7
aan	515 V	V 18 ST #F	PH2201				Chelse	a
	Type SqFt Fees	Condo 2,614 \$10,581	Status PPSF DOM	Contract \$6,494 127	Ask Beds	\$16,975,000 3	Initial Baths	\$16,975,000 3
	140 F	RANKLIN	ST #PH	ΗA			Tribec	a
	Type SqFt Fees	Condo 5,019 \$12,440	Status PPSF DOM	Contract \$2,986 277	Ask Beds	\$14,985,000 4	Initial Baths	\$18,500,000 3

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	1 MA1	НАТТАН З	SQ #80	D			Lower	East Side
	Туре	Condo	Status	Contract	Ask	\$12,134,000	Initial	N/A
	Sqft	3,406	PPSF	\$3,563	Beds	4	Baths	3.5
	Fees	\$5,175	DOM	N/A				
	- /							
	36 HU	JDSON ST	#6(Tribec	a
	Туре	Condo	Status	Contract	Ask	\$12,000,000	Initial	\$12,000,000
	Sqft	6,884	PPSF	\$1,744	Beds	6	Baths	7
	Fees	\$15,744	DOM	67				
	36 W	11 ST #TV	VHS				Green	wich Village
				Contract	A . I.	¢12,000,000		-
	Type	Townhouse	Status	Contract	Ask	\$12,000,000 4	Initial Daths	N/A
	Sqft	N/A	PPSF	N/A	Beds	6	Baths	5
	Fees	\$6,837	DOM	N/A				
	860 5	AVE #18B	}				Lenox	Hill
Without I Balant as	Туре	Соор	Status	Contract	Ask	\$10,999,000	Initial	\$14,950,000
and the second second	Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
	Fees	\$9,517	DOM	477				
*	515 W	/ 18 ST #10	n n 2				Chelse	
						* 10,105,000		
	Туре	Condo	Status	Contract	Ask	\$10,495,000 Z	Initial	\$10,495,000
	Sqft -	2,642	PPSF	\$3,973	Beds	3	Baths	3
	Fees	\$9,612	DOM	196				
	39 E	79 ST #PH					Upper	West Side
THE FE	Туре	Соор	Status	Contract	Ask	\$10,000,000	Initial	N/A
	Sqft	N/A	PPSF	N/A	Beds	2	Baths	3.5
	Fees	N/A	DOM	N/A				

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l.e.	825 5	AVE #22					Lenox	Hill
in the station of the second	Туре	Соор	Status	Contract	Ask	\$10,000,000	Initial	\$12,500,000
	Sqft	N/A	PPSF	N/A	Beds	2	Baths	3.5
	Fees	N/A	DOM	102				
	401 V	VASHINGTO	ON ST	#2C			Tribeco	a
	Туре	Condo	Status	Contract	Ask	\$9,800,000	Initial	\$9,995,000
	Sqft	3,708	PPSF	\$2,643	Beds	5	Baths	5.5
	Fees	\$10,525	DOM	124				
	40 E	72 ST #2					Lenox	Hill
	Туре	Condo	Status	Contract	Ask	\$8,900,000	Initial	\$8,900,000
	Sqft	3,131	PPSF	\$2,843	Beds	3	Baths	3.5
	Fees	\$8,815	DOM	28				
	109 E	79 ST #6	E				Upper	East Side
	109 E Type	79 ST #6 1 Condo	E Status	Contract	Ask	\$8,900,000	Upper Initial	East Side N/A
				Contract \$3,247	Ask Beds	\$8,900,000 3		
	Туре	Condo	Status				Initial	N/A
	Type Sqft Fees	Condo 2,741	Status PPSF DOM	\$3,247			Initial Baths	N/A
	Type Sqft Fees 260 F	Condo 2,741 \$6,955 PK AVE S #	Status PPSF DOM	\$3,247 N/A	Beds	3	Initial Baths Flatiro	N/A 3 n District
	Type Sqft Fees 260 F Type	Condo 2,741 \$6,955 PK AVE S # Condo	Status PPSF DOM P H J Status	\$3,247 N/A Contract	Beds		Initial Baths Flatiro Initial	N/A 3 n District \$8,500,000
	Type Sqft Fees 260 F	Condo 2,741 \$6,955 PK AVE S #	Status PPSF DOM	\$3,247 N/A	Beds	3 \$8,500,000	Initial Baths Flatiro	N/A 3 n District
	Type Sqft Fees 260 F Type Sqft Fees	Condo 2,741 \$6,955 PK AVE S # Condo 4,600	Status PPSF DOM P H J Status PPSF DOM	\$3,247 N/A Contract \$1,848 139	Beds	3 \$8,500,000	Initial Baths Flatiro Initial	N/A 3 n District \$8,500,000 4
	Type Sqft Fees 260 F Type Sqft Fees	Condo 2,741 \$6,955 PK AVE S # Condo 4,600 \$10,738	Status PPSF DOM P H J Status PPSF DOM	\$3,247 N/A Contract \$1,848 139	Beds	3 \$8,500,000	Initial Baths Flatiro Initial Baths	N/A 3 n District \$8,500,000 4
	Type Sqft Fees 260 F Type Sqft Fees 247 V	Condo 2,741 \$6,955 PK AVE S # Condo 4,600 \$10,738	Status PPSF DOM P H J Status PPSF DOM	\$3,247 N/A Contract \$1,848 139	Beds Ask Beds	3 \$8,500,000 4	Initial Baths Flatiro Initial Baths West V	N/A 3 n District \$8,500,000 4 'illage

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	5 2 4	W 19 ST #	рц					
							Chelse	
	Туре	Condo	Status	Contract	Ask	\$7,950,000 -	Initial	\$8,900,000
	Sqft	3,319	PPSF	\$2,396	Beds	3	Baths	4
	Fees	\$11,750	DOM	418				
	565	BROOME S	T #N26	A			Soho	
	Туре	Condo	Status	Contract	Ask	\$7,800,000	Initial	N/A
	Sqft	2,244	PPSF	\$3,476	Beds	3	Baths	3
	Fees	\$7,472	DOM	N/A				
	224	E 62 ST					Lenox	Hill
	Туре	Townhouse	Status	Contract	Ask	\$7,495,000	Initial	\$7,495,000
	Sqft	4,000	PPSF	\$1,874	Beds	4 4	Baths	3
	Fees	\$5,576	DOM	73	Dead	-	Datits	0
i l	30 R Type	I V E R S I D E Condo	BLVD # Status	3 5 B Contract	Ask	\$7,180,000	Lincol	n Square \$7,180,000
	Sqft	2,251	PPSF	\$3,190	Beds	4	Baths	4
	Fees	\$3,316	DOM	164	Deus	-	Dutiis	7
	200	AMSTERDA	M AVE	#25C			Upper	West Side
	Туре	Condo	Status	Contract	Ask	\$6,800,000	Initial	\$6,660,000
	Sqft	2,092	PPSF	\$3,251	Beds	2	Baths	2
	Fees	\$6,009	DOM	647				
	30 R	IVERSIDE	BLVD #	35A			Lincol	n Square
	30 R Type	IVERSIDE Condo	BLVD # Status	35A Contract	Ask	\$6,105,000	Initial	n Square \$6,105,000
					Ask Beds	\$6,105,000 3		

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Type Sqft Fees	<pre>/ 52 ST #3 Condo 3,726 \$11,688</pre>	Status PPSF DOM	Contract \$1,609 379	Ask Beds	\$5,995,000 4	Midtov Initial Baths Lincolu	vn \$6,750,000 4 n Square
Type Sqft Fees	Condo 2,245 \$2,638	Status PPSF DOM	Contract \$2,671 236	Ask Beds	\$5,995,000 3	Initial Baths	\$6,250,000 3
500 V Type Sqft Fees	V 25 ST #8 Condo 2,375 \$5,773	Status PPSF DOM	Contract \$2,525 593	Ask Beds	\$5,995,000 3	Chelse Initial Baths	a \$6,400,000 3
306 V Type Sqft Fees	✓ 78 ST Townhouse 5,648 N/A	Status PPSF DOM	Contract \$1,062 1,972	Ask Beds	\$5,995,000 10	Upper Initial Baths	West Side \$8,450,000 10
41 CE Type Sqft Fees	NTRAL PK Coop N/A N/A	W #6 Status PPSF DOM	B Contract N/A 209	Ask Beds	\$5,750,000 2	Lincolı Initial Baths	Square \$5,750,000 2
214 W Type Sqft Fees	✓ 15 ST #L Condo 2,388 \$3,518	D F T 5 Status PPSF DOM	Contract \$2,346 36	Ask Beds	\$5,600,000 3	Chelse Initial Baths	a \$5,600,000 3

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Type Sqft Condo 2,948 Status PSF Contract \$1,864 Ask Beds \$5,495,000 3 Initial Baths N/A Image: Sqft 2,948 PSF \$1,864 Beds 3 Baths 3 Image: Sqft 2,948 PSF \$1,864 Beds 3 Baths 3 Image: Sqft Ype Coop Sqft N/A PPSF N/A Beds 3 Baths 2 Image: Sqft N/A DOM 27 Beds 3 Baths 2 Image: Sqft N/A DOM 27 Beds 3 Baths 2 Image: Sqft 2,712 PPSF \$1,936 Beds 3 Baths 4 Image: Sqft 2,712 PPSF \$1,936 Beds 3 Baths 4 Image: Sqft 2,712 PPSF \$1,936 Beds 3 Baths 4 Image: Sqft 2,518 DOM 694 S 3 Image: Spoon,000 Baths 3 Image: Sqft 2,518 PPSF \$1,986
Fees \$5,723 DOM N/A 45 GRAMERCY PK N #7B Gramercy Type Coop Status Contract Ask \$5,300,000 Initial \$5,300,000 Sqft N/A PPSF N/A Beds 3 Baths 2 Image: Sqft N/A DOM 27 Tribeca Initial \$5,000,000 Baths 2 Contract Ask \$5,250,000 Initial \$6,025,000 Sqft 2,712 PPSF \$1,936 Beds 3 Ditial \$6,025,000 Sqft 2,712 PPSF \$1,936 Beds 3 Ditial \$6,025,000 Sqft 2,712 PPSF \$1,936 Beds 3 Ditial \$6,025,000 Sqft 2,712 PPSF \$1,936 Beds 3 Upper West Side Type Condo Status Contract Ask \$5,000,000 Baths 3 Type Condo
45 GRAMERCY PK N #7B Gramercy Type Coop Status Contract Ask \$5,300,000 Initial \$5,300,000 Sqft N/A PPSF N/A Beds 3 Baths 2 Image: Solution of the second status DOM 27 Provide status Solution Solution Solution Solution Image: Solution of the second status Contract Ask \$5,250,000 Initial \$6,025,000 Solution of the second status Contract Ask \$5,250,000 Initial \$6,025,000 Solution of the second status Contract Ask \$5,250,000 Initial \$6,025,000 Solution of the second status Contract Ask \$5,250,000 Baths 4 Image: Solution of the second status Contract Ask \$5,000,000 Baths 4 Image: Solution of the second status Contract Ask \$5,000,000 Baths 3 Image: Solution of the second status Contract Ask \$5,000,000 Baths<
Type Coop Sqft Status Contract PPSF Ask N/A \$5,300,000 Beds Initial \$5,300,000 Baths Initial \$5,300,000 Baths Initial \$5,300,000 Baths Initial \$5,300,000 Baths Initial \$5,300,000 Baths Initial \$5,300,000 Imitial N/A DOM 27 PSF N/A Beds 3 Initial \$5,300,000 Imitial Status DOM 27 PSF N/A Initial \$6,025,000 Imitial Status Contract Ask \$5,250,000 Initial \$6,025,000 Sqft 2,712 PPSF \$1,936 Beds 3 Baths 4 Imitial \$6,025,000 Baths 4 Upper West Side Initial \$6,025,000 Imitial Status Contract Ask \$5,000,000 Baths 4 Imitial Status Contract Ask \$5,000,000 Baths 3 Imitial Status Contract Ask
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$\begin{array}{c cccc} & \mathbf{x}_{1} & \mathbf{x}_{2} & \mathbf{PPSF} & \mathbf{N/A} & \mathbf{Beds} & 3 & \mathbf{Baths} & 2 \\ \hline \mathbf{x}_{Fees} & \mathbf{N/A} & \mathbf{DOM} & 27 & \mathbf{Beds} & 3 & \mathbf{Baths} & 2 \\ \hline \mathbf{x}_{Fees} & \mathbf{N/A} & \mathbf{DOM} & 27 & \mathbf{x}_{27} & \mathbf$
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Type Condo Status Contract Ask \$5,250,000 Initial \$6,025,000 Sqft 2,712 PPSF \$1,936 Beds 3 Baths 4 Fees \$8,215 DOM 694 Status Contract Ask \$5,250,000 Baths 4 Image: Status DOM 694 Status Contract Ask \$5,000,000 Baths 4 Image: Status Contract Ask \$5,000,000 Initial \$5,900,000 Sqft 2,518 PPSF \$1,986 Beds 3 Baths 3 Fees \$5,575 DOM 147 Status St
Sqft 2,712 PPSF \$1,936 Beds 3 Baths 4 Fees \$8,215 DOM 694 Beds 3 Baths 4 IO1 W 87 ST #912 Upper West Side Upper West Side Initial \$5,900,000 Initial \$5,900,000 Beds 3 Beds 3 Upper West Side Initial \$5,900,000 Initial \$5,900,000 Beds 3 Beds 3 Initial \$5,900,000 Initial \$5,900,
Fees \$8,215 DOM 694 101 W 87 ST #912 Upper West Side Type Condo Status Contract Ask \$5,000,000 Initial \$5,900,000 Sqft 2,518 PPSF \$1,986 Beds 3 Baths 3 Fees \$5,575 DOM 147 147 147 147
IO1 W 87 ST #912 Upper West Side Type Condo Status Contract Ask \$5,000,000 Initial \$5,900,000 Sqft 2,518 PPSF \$1,986 Beds 3 Baths 3 Fees \$5,575 DOM 147 147 147 147
Type Condo Status Contract Ask \$5,000,000 Initial \$5,900,000 Sqft 2,518 PPSF \$1,986 Beds 3 Baths 3 Fees \$5,575 DOM 147 147 147 147 147
Type Condo Status Contract Ask \$5,000,000 Initial \$5,900,000 Sqft 2,518 PPSF \$1,986 Beds 3 Baths 3 Fees \$5,575 DOM 147 147 147 147 147
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Fees \$5,575 DOM 147
88 LEXINGTON AVE #1606 Nomad
Type Condo Status Contract Ask \$4,995,000 Initial \$4,995,000
Sqft 1,954 PPSF \$2,557 Beds 3 Baths 3
Fees \$6,469 DOM 85
200 E 95 ST #24C Yorkville
Type Condo Status Contract Ask \$4,776,000 Initial N/A
Seft 1,959 PPSF \$2,438 Beds 3 Baths 3
Fees \$2,768 DOM N/A

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7 7 7	400 E Type	E 51 ST #2 Condo	2 7 B Status	Contract	Ask	\$4,700,000	Turtle Initial	Bay \$4,900,000
	Sqft Fees	2,347 \$7,417	PPSF DOM	\$2,003 125	Beds	4	Baths	3
	148 B	AXTER ST					Little I	taly
	Туре	Hosue	Status	Contract	Ask	\$4,690,000	Initial	\$4,790,000
	Sqft	5,450	PPSF	\$861	Beds	7	Baths	7
L DELEC	Fees	\$4,480	DOM	261				
	50 RI	VERSIDE	DR #14	A			Upper	West Side
	50 RI Type	VERSIDE Coop	DR #14 Status	A Contract	Ask	\$4,500,000	Upper Initial	West Side \$5,529,000
					Ask Beds	\$4,500,000 3		
	Туре	Соор	Status	Contract			Initial	\$5,529,000
	Type Sqft Fees	Coop N/A	Status PPSF DOM	Contract N/A			Initial Baths	\$5,529,000
	Type Sqft Fees	Coop N/A \$6,396	Status PPSF DOM	Contract N/A			Initial Baths	\$5,529,000 3
	Type Sqft Fees 15 W	Coop N/A \$6,396 63 ST #15	Status PPSF DOM	Contract N/A 287	Beds	3	Initial Baths Lincolr	\$5,529,000 3 Square

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