

DEC 6 - 12, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 39 contracts signed this week, made up of 26 condos, 7 coops, and 6 houses. The previous week saw 46 deals. For more information or data, please reach out to a Compass agent.

\$6,743,847

Average Asking Price

\$4,750,000

Median Asking Price

\$2,393

Average PPSF

2%

Average Discount

\$263,010,000

Total Volume

157

Average Days On Market

Unit PH20 at 109 East 79th Street on the Upper East Side entered contract this week, with a last asking price of \$35,000,000. This penthouse condo was originally built in 1910 and spans 5,721 square feet with 4 beds and 4 full baths. It features 11-foot ceilings, 100 feet of continuous south-facing entertainment space and adjacent terrace, a price roof terrace with outdoor kitchen and fireplace, 4-inch wide white oak flooring, a private keyed entry, a kitchen with custom cabinets and high-end appliances, and much more. The building provides a 24-hour concierge and porter, a full-time doorman, a spa, a screening room, a fitness center, and much more.

Also signed this week was Unit PH53W at 151 East 58th Street in Sutton Place, with a last asking price of \$17,000,000. Built in 2005, this penthouse condo unit spans approximately 4,500 square feet with 3 beds and 5 full baths. It features over 200 linear feet of 12-foot high glass, a large corner living room with open dining area, an eat-in kitchen with high-end appliances, a central hallway art gallery, an enormous primary suite with wall-to-wall, floor-to-ceiling glass, and much more. The building provides a full-equipped fitness center, a 24-hour doorman and concierge, valet parking, a restaurant, and many other amenities.

26

Condo Deal(s)

7

Co-op Deal(s)

6

Townhouse Deal(s)

\$7,628,077

Average Asking Price

\$4,220,715

Average Asking Price

\$5,855,834

Average Asking Price

\$5,722,500

Median Asking Price

\$4,000,000

Median Asking Price

\$5,145,000

Median Asking Price

\$2,677

Average PPSF

\$1,661

Average PPSF

\$1,154

Average PPSF

2,633

Average SqFt

2,934

Average SqFt

4,111

Average SqFt



109 E 79 ST #PH20

Upper East Side

Type	Condo	Status	Contract	Ask	\$35,000,000	Initial	\$35,000,000
SqFt	5,721	PPSF	\$6,118	Beds	4	Baths	4.5
Fees	\$13,742	DOM	21				



151 E 58 ST #PH53W

Sutton Place

Type	Condo	Status	Contract	Ask	\$17,000,000	Initial	\$17,000,000
SqFt	4,500	PPSF	\$3,778	Beds	3	Baths	5.5
Fees	\$17,205	DOM	154				



551 W 21 ST #12A

Chelsea

Type	Condo	Status	Contract	Ask	\$15,870,000	Initial	\$15,870,000
SqFt	4,271	PPSF	\$3,716	Beds	4	Baths	4.5
Fees	\$14,901	DOM	66				



39 LISPENARD ST #PH6

Tribeca

Type	Condo	Status	Contract	Ask	\$12,500,000	Initial	\$12,500,000
SqFt	3,876	PPSF	\$3,225	Beds	4	Baths	3.5
Fees	\$7,388	DOM	65				



52 E 69 ST

Lenox Hill

Type	Townhouse	Status	Contract	Ask	\$10,000,000	Initial	\$10,000,000
SqFt	N/A	PPSF	N/A	Beds	6	Baths	5.5
Fees	\$9,167	DOM	48				



200 E 83 ST #9B

Yorkville

Type	Condo	Status	Contract	Ask	\$8,450,000	Initial	\$8,450,000
SqFt	2,964	PPSF	\$2,851	Beds	4	Baths	4.5
Fees	\$9,012	DOM	49				

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200 AMSTERDAM AVE #4A

Upper West Side

Type	Condo	Status	Contract	Ask	\$8,275,000	Initial	\$8,275,000
Sqft	3,460	PPSF	\$2,392	Beds	5	Baths	5.5
Fees	\$8,870	DOM	246				



67 VESTRY ST #3S

Tribeca

Type	Condo	Status	Contract	Ask	\$7,950,000	Initial	\$7,850,000
Sqft	2,578	PPSF	\$3,084	Beds	3	Baths	3.5
Fees	\$8,233	DOM	86				



200 AMSTERDAM AVE #27B

Upper West Side

Type	Condo	Status	Contract	Ask	\$6,880,000	Initial	\$6,880,000
Sqft	2,221	PPSF	\$3,098	Beds	3	Baths	3.5
Fees	\$6,366	DOM	31				



248 E 68 ST

Lenox Hill

Type	Townhouse	Status	Contract	Ask	\$6,500,000	Initial	\$6,500,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4.5
Fees	\$5,296	DOM	27				



90 PRINCE ST #4

Soho

Type	Condo	Status	Contract	Ask	\$6,495,000	Initial	\$5,999,999
Sqft	2,851	PPSF	\$2,279	Beds	3	Baths	2.5
Fees	\$5,802	DOM	328				



532 W 20 ST #5

Chelsea

Type	Condo	Status	Contract	Ask	\$6,150,000	Initial	\$6,150,000
Sqft	2,703	PPSF	\$2,276	Beds	4	Baths	3.5
Fees	\$652,195	DOM	8				

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70 LITTLE W ST #30A

Battery Park

Type	Condo	Status	Contract	Ask	\$5,995,000	Initial	\$5,995,000
Sqft	3,655	PPSF	\$1,641	Beds	4	Baths	4
Fees	\$10,972	DOM	159				



923 5 AVE #2A

Lenox Hill

Type	Condo	Status	Contract	Ask	\$5,850,000	Initial	\$5,850,000
Sqft	1,745	PPSF	\$3,353	Beds	2	Baths	2.5
Fees	\$5,037	DOM	33				



27 N MOORE ST #10/11B

Tribeca

Type	Condo	Status	Contract	Ask	\$5,795,000	Initial	\$5,795,000
Sqft	2,868	PPSF	\$2,021	Beds	4	Baths	3
Fees	\$6,431	DOM	31				



222 E 81 ST #RES1

Yorkville

Type	Townhouse	Status	Contract	Ask	\$5,795,000	Initial	\$6,950,000
Sqft	3,995	PPSF	\$1,451	Beds	3	Baths	4
Fees	\$9,538	DOM	267				



59 W 12 ST #7EF

Greenwich Village

Type	Condo	Status	Contract	Ask	\$5,650,000	Initial	\$5,650,000
Sqft	1,860	PPSF	\$3,038	Beds	3	Baths	3
Fees	\$4,355	DOM	8				



500 W 22 ST #4B

Chelsea

Type	Condo	Status	Contract	Ask	\$5,565,000	Initial	\$5,565,000
Sqft	2,299	PPSF	\$2,421	Beds	3	Baths	3.5
Fees	\$6,995	DOM	222				

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17 E 89 ST #9C

Carnegie Hill

Type	Coop	Status	Contract	Ask	\$4,950,000	Initial	\$4,950,000
Sqft	2,300	PPSF	\$2,153	Beds	3	Baths	2.5
Fees	\$4,797	DOM	77				



435 E 52 ST #4B

Turtle Bay

Type	Coop	Status	Contract	Ask	\$4,750,000	Initial	\$4,750,000
Sqft	4,020	PPSF	\$1,182	Beds	3	Baths	3.5
Fees	\$9,410	DOM	96				



99 JANE ST #3D

West Village

Type	Condo	Status	Contract	Ask	\$4,650,000	Initial	\$5,650,000
Sqft	1,943	PPSF	\$2,394	Beds	4	Baths	3
Fees	\$4,427	DOM	176				



850 PK AVE #4A

Lenox Hill

Type	Coop	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	2,500	PPSF	\$1,800	Beds	3	Baths	3.5
Fees	\$6,917	DOM	72				



238 E 32 ST

Kips Bay

Type	Townhouse	Status	Contract	Ask	\$4,495,000	Initial	\$5,495,000
Sqft	N/A	PPSF	N/A	Beds	5	Baths	4.5
Fees	\$2,455	DOM	819				



15 E 30 ST #31D

Nomad

Type	Condo	Status	Contract	Ask	\$4,460,000	Initial	\$4,460,000
Sqft	1,622	PPSF	\$2,750	Beds	2	Baths	2.5
Fees	\$5,533	DOM	84				

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349 W 19 ST

Chelsea

Type	Townhouse	Status	Contract	Ask	\$4,350,000	Initial	\$6,250,000
Sqft	4,016	PPSF	\$1,084	Beds	6	Baths	3.5
Fees	\$1,418	DOM	683				



45 E 22 ST #33B

Flatiron District

Type	Condo	Status	Contract	Ask	\$4,300,000	Initial	\$5,195,000
Sqft	1,520	PPSF	\$2,829	Beds	2	Baths	2
Fees	\$5,972	DOM	637				



43 WOOSTER ST #2W

Soho

Type	Condo	Status	Contract	Ask	\$4,295,000	Initial	\$4,295,000
Sqft	2,000	PPSF	\$2,148	Beds	2	Baths	2
Fees	\$3,429	DOM	33				



110 CHARLTON ST #26A

Soho

Type	Condo	Status	Contract	Ask	\$4,215,000	Initial	\$4,215,000
Sqft	1,617	PPSF	\$2,607	Beds	2	Baths	2.5
Fees	\$4,963	DOM	92				



1165 5 AVE #8B

East Harlem

Type	Coop	Status	Contract	Ask	\$4,000,000	Initial	\$4,000,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3
Fees	N/A	DOM	36				



200 AMSTERDAM AVE #9B

Upper West Side

Type	Condo	Status	Contract	Ask	\$4,000,000	Initial	\$3,775,000
Sqft	1,812	PPSF	\$2,208	Beds	2	Baths	2.5
Fees	\$4,679	DOM	45				

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225 5 AVE #6K

Nomad

Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	1,709	PPSF	\$2,338	Beds	2	Baths	2
Fees	\$5,113	DOM	45				



10 W 130 ST

Harlem

Type	Townhouse	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	4,320	PPSF	\$925	Beds	5	Baths	4.5
Fees	\$444	DOM	72				



66 LEONARD ST #3E

Tribeca

Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	2,368	PPSF	\$1,688	Beds	3	Baths	3
Fees	\$4,489	DOM	32				



1 W 67 ST #701/702

Lincoln Square

Type	Coop	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	N/A	DOM	25				



240 RIVERSIDE BLVD #6E

Lincoln Square

Type	Condo	Status	Contract	Ask	\$3,895,000	Initial	\$3,995,000
Sqft	1,970	PPSF	\$1,978	Beds	3	Baths	3.5
Fees	\$6,945	DOM	759				



20 JAY ST #PHA

Tribeca

Type	Coop	Status	Contract	Ask	\$3,850,000	Initial	\$3,850,000
Sqft	1,650	PPSF	\$2,334	Beds	2	Baths	1
Fees	\$3,191	DOM	51				

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333 RECTOR PL #TH1

Battery Park

Type	Condo	Status	Contract	Ask	\$3,600,000	Initial	\$4,000,000
Sqft	2,488	PPSF	\$1,447	Beds	4	Baths	3.5
Fees	\$6,665	DOM	148				



200 E 66 ST #C1903

Lenox Hill

Type	Condo	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	1,829	PPSF	\$1,914	Beds	3	Baths	3
Fees	\$4,580	DOM	22				



136 W 24 ST #1R

Chelsea

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	\$3,750,000
Sqft	4,200	PPSF	\$834	Beds	2	Baths	1.5
Fees	N/A	DOM	270				

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