

MAY 31 - JUN 6, 2021

The Manhattan luxury real estate market, defined as all properties \$4M and above, saw 30 contracts signed this week, made up of 15 condos, 9 co-ops, and 6 houses.

<b>\$9,611,267</b> Average Asking Price	<b>\$6,072,500</b> Median Asking Price	<b>\$2,303</b> Average PPSF
<b>5%</b> Average Discount	<b>\$288,338,000</b> Total Volume	<b>247</b> Average Days On Market

Unit PHA at 895 Park Avenue on the Upper East Side entered contract this week, with a last asking price of \$29,500,000. Built in 1930, this pre-war penthouse co-op has 14 rooms, 6 beds, and 6.5 baths, and features soaring ceilings, original wood-burning fireplaces and architectural details, wide-plank floors, panoramic views from both the indoor and outdoor spaces on each level, a private elevator which enters to a 34-foot grand gallery, nearly 700 feet of outdoor space, and much more. The building offers multiple doormen, a health club, squash & basketball courts, and private storage.

Also signed this week was 19 East 61st Street in Lenox Hill, with a last asking price of \$27,500,000. Built in 1951, this 35-foot wide townhouse spans approximately 10,000 square feet with 6 beds and 6+ baths. It features 3 exposures, a 2,700 square foot outdoor garden, terraces & Juliette balconies, a commercial-grade elevator, a rooftop terrace with an amazing Central Park view, steel & concrete construction, high ceilings, swimming pool, fitness center, and tall & wide windows. It also includes access to the Carlton House.

<b>15</b> Condo Deal(s)	<b>9</b> Co-op Deal(s)	<b>6</b> Townhouse Deal(s)
<b>\$7,575,534</b> Average Asking Price	<b>\$10,717,778</b> Average Asking Price	<b>\$13,040,834</b> Average Asking Price
<b>\$5,250,000</b> Median Asking Price	<b>\$5,695,000</b> Median Asking Price	<b>\$11,000,000</b> Median Asking Price
<b>\$2,588</b> Average PPSF	<b>\$1,570</b> Average PPSF	<b>\$2,033</b> Average PPSF
<b>2,861</b> Average SqFt	<b>3,205</b> Average SqFt	<b>6,580</b> Average SqFt



**895 PK AVE #PHA**

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$29,500,000
<b>SqFt</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	6.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$21,536	<b>DOM</b>	207



**19 E 61 ST**

Lenox Hill

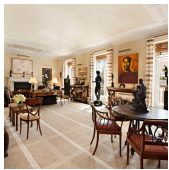
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$27,500,000
<b>SqFt</b>	9,742	<b>Beds</b>	6	<b>Baths</b>	6
<b>PPSF</b>	\$2,823	<b>Fees</b>	N/A	<b>DOM</b>	81



**1 CENTRAL PK #509**

Central Park

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$19,950,000
<b>SqFt</b>	4,299	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>PPSF</b>	\$4,641	<b>Fees</b>	\$14,183	<b>DOM</b>	12



**4 E 72 ST #FL12**

Lenox Hill

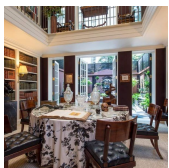
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$16,800,000
<b>SqFt</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$17,865	<b>DOM</b>	265



**200 AMSTERDAM AVE #31A**

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$15,950,000
<b>SqFt</b>	3,941	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>PPSF</b>	\$4,048	<b>Fees</b>	\$12,144	<b>DOM</b>	N/A



**46 E 73 ST**

Upper West Side

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$14,750,000
<b>SqFt</b>	8,310	<b>Beds</b>	5	<b>Baths</b>	5
<b>PPSF</b>	\$1,775	<b>Fees</b>	\$15,000	<b>DOM</b>	92

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**45 E 22 ST #59**

<b>Type</b>	Condo	<b>Status</b>	Contract
<b>Sqft</b>	4,662	<b>Beds</b>	3
<b>PPSF</b>	\$3,057	<b>Fees</b>	\$20,032

**Flatiron District**

<b>Ask</b>	\$14,250,000
<b>Baths</b>	3.5
<b>DOM</b>	566

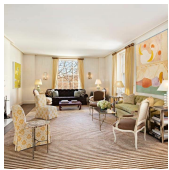


**122 WAVERLY PL**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	7,310	<b>Beds</b>	4
<b>PPSF</b>	\$1,847	<b>Fees</b>	\$6,424

**Greenwich Village**

<b>Ask</b>	\$13,500,000
<b>Baths</b>	3
<b>DOM</b>	17



**920 5 AVE #3A**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$12,921

**Lenox Hill**

<b>Ask</b>	\$13,500,000
<b>Baths</b>	4
<b>DOM</b>	91

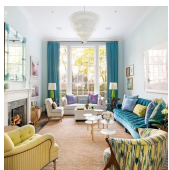


**1010 5 AVE #9AF**

<b>Type</b>	Coop	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	4
<b>PPSF</b>	N/A	<b>Fees</b>	\$9,989

**Upper East Side**

<b>Ask</b>	\$11,950,000
<b>Baths</b>	4
<b>DOM</b>	638

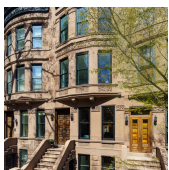


**175 E 64 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	3,756	<b>Beds</b>	5
<b>PPSF</b>	\$2,264	<b>Fees</b>	\$5,101

**Lenox Hill**

<b>Ask</b>	\$8,500,000
<b>Baths</b>	4
<b>DOM</b>	332



**47 W 95 ST**

<b>Type</b>	Townhouse	<b>Status</b>	Contract
<b>Sqft</b>	N/A	<b>Beds</b>	5
<b>PPSF</b>	N/A	<b>Fees</b>	\$2,909

**Upper West Side**

<b>Ask</b>	\$8,495,000
<b>Baths</b>	4
<b>DOM</b>	52

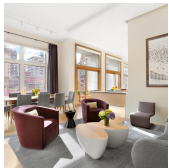
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**1078 MADISON AVE #5FL**

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,700,000
<b>Sqft</b>	3,725	<b>Beds</b>	4	<b>Baths</b>	4
<b>PPSF</b>	\$1,799	<b>Fees</b>	\$11,422	<b>DOM</b>	105



**1078 MADISON AVE #5AB4B**

Upper East Side

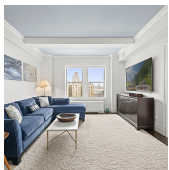
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,700,000
<b>Sqft</b>	3,725	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>PPSF</b>	\$1,799	<b>Fees</b>	\$11,422	<b>DOM</b>	467



**465 WASHINGTON ST #5**

Tribeca

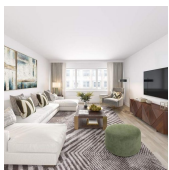
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,250,000
<b>Sqft</b>	2,775	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,253	<b>Fees</b>	\$6,759	<b>DOM</b>	N/A



**165 W 91 ST #15D16C**

Upper West Side

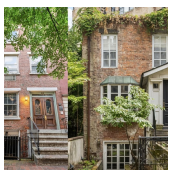
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,895,000
<b>Sqft</b>	3,270	<b>Beds</b>	5	<b>Baths</b>	3
<b>PPSF</b>	\$1,803	<b>Fees</b>	\$6,548	<b>DOM</b>	78



**8 E 83 ST #6FE**

Upper East Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,695,000
<b>Sqft</b>	N/A	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>PPSF</b>	N/A	<b>Fees</b>	\$8,649	<b>DOM</b>	179



**10 BEDFORD ST**

West Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$5,500,000
<b>Sqft</b>	3,780	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>PPSF</b>	\$1,456	<b>Fees</b>	\$4,358	<b>DOM</b>	253

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**16 E 96 ST #4B**

**Carnegie Hill**

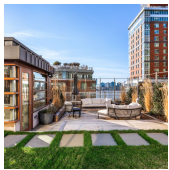
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,375,000
<b>Sqft</b>	3,500	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,536	<b>Fees</b>	\$5,143	<b>DOM</b>	718



**415 GREENWICH ST #2C**

**Tribeca**

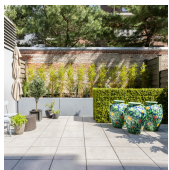
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,250,000
<b>Sqft</b>	2,279	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,304	<b>Fees</b>	\$4,851	<b>DOM</b>	N/A



**8 RIVER TER #14L**

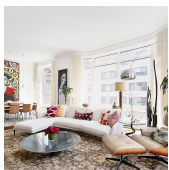
**Battery Park**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,000,000
<b>Sqft</b>	2,095	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,387	<b>Fees</b>	\$6,738	<b>DOM</b>	59



**419 W 53 ST #TH19**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,998,000
<b>Sqft</b>	2,771	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>PPSF</b>	\$1,804	<b>Fees</b>	\$8,278	<b>DOM</b>	41



**20 E END AVE #9C**

**Yorkville**

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000
<b>Sqft</b>	2,159	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>PPSF</b>	\$2,314	<b>Fees</b>	\$6,773	<b>DOM</b>	310



**54 E 11 ST #3**

**Greenwich Village**

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,950,000
<b>Sqft</b>	2,200	<b>Beds</b>	3	<b>Baths</b>	2
<b>PPSF</b>	\$2,250	<b>Fees</b>	\$2,000	<b>DOM</b>	23

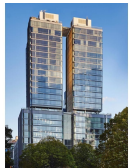
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**515 W 29 ST #6N**

Chelsea

Type	Condo	Status	Contract	Ask	\$4,650,000
Sqft	2,133	Beds	2	Baths	3
PPSF	\$2,181	Fees	\$7,101	DOM	102



**565 BROOME ST #S22B**

Soho

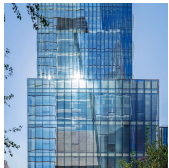
Type	Condo	Status	Contract	Ask	\$4,500,000
Sqft	1,916	Beds	3	Baths	3
PPSF	\$2,349	Fees	\$5,638	DOM	1,278



**84 MERCER ST #4FL**

Soho

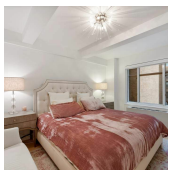
Type	Coop	Status	Contract	Ask	\$4,495,000
Sqft	4,120	Beds	3	Baths	3
PPSF	\$1,092	Fees	\$6,597	DOM	207



**515 W 29 ST #5N**

Chelsea

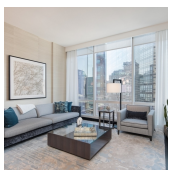
Type	Condo	Status	Contract	Ask	\$4,495,000
Sqft	2,133	Beds	2	Baths	3
PPSF	\$2,108	Fees	\$7,030	DOM	123



**65 E 76 ST #3DE**

Lenox Hill

Type	Coop	Status	Contract	Ask	\$4,195,000
Sqft	3,000	Beds	4	Baths	4
PPSF	\$1,399	Fees	\$5,975	DOM	N/A



**157 W 57 ST #38D**

Midtown

Type	Condo	Status	Contract	Ask	\$4,050,000
Sqft	1,021	Beds	1	Baths	1.5
PPSF	\$3,967	Fees	\$2,707	DOM	126

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