

JUNE 28 - JULY 5, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 40 contracts signed this week, made up of 23 condos, 13 co-ops, and 4 houses.

\$6,472,625

Average Asking Price

\$5,925,000

Median Asking Price

\$2,472

Average PPSF

4%

Average Discount

\$258,905,000

Total Volume

228

Average Days On Market

Unit 16B at The Carlton House, located at 21 East 61st Street in Lenox Hill, entered contract this week, with a last asking price of \$15,500,000. Built in 1951, this condop spans 3,582 square feet with 3 bedrooms. It features over 1,100 square feet of terraces, a 33-foot long living room, Central Park views, custom designed kitchen cabinets, and much more. The primary bedroom offers a terrace overlooking Central Park, a custom walk-in closet, and a bathroom with rare marble. The building provides hotel-style services, including a lap pool, fitness center, billiards room, resident manager, doorman, concierge, and porters.

Also signed this week was Unit 33A at 200 Amsterdam Avenue on the Upper West Side, with a last asking price of \$14,000,000. Built in 2021, this new development condo spans 3,188 square feet with 4 bedrooms and 4 full bathrooms. It features a 326 square foot terrace along the entire eastern perimeter, a large living & dining area with 10-foot ceilings, innovative sliding glass panels allowing for an open or closed kitchen, state-of-the-art appliances, and much more. The building provides a number of amenities, including a live-in resident manager, 24-hour concierge, doormen, handymen, and porters.

23

Condo Deal(s)

13

Co-op Deal(s)

4

Townhouse Deal(s)

\$6,723,914

Average Asking Price

\$5,912,693

Average Asking Price

\$6,847,500

Average Asking Price

\$6,300,000

Median Asking Price

\$4,500,000

Median Asking Price

\$6,800,000

Median Asking Price

\$2,643

Average PPSF

\$2,601

Average PPSF

\$1,408

Average PPSF

2,558

Average SqFt

3,354

Average SqFt

4,981

Average SqFt



21 E 61 ST #16 B

Lenox Hill

Type	Coop	Status	Contract	Ask	\$15,500,000	Initial	\$15,500,000
SqFt	3,582	PPSF	\$4,328	Beds	3	Baths	3
Fees	\$14,598	DOM	1				



200 AMSTERDAM AVE #33 A

Upper West Side

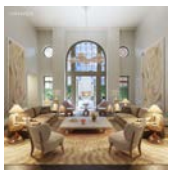
Type	Condo	Status	Contract	Ask	\$14,000,000	Initial	N/A
SqFt	3,188	PPSF	\$4,392	Beds	4	Baths	4
Fees	\$10,169	DOM	N/A				



2150 BROADWAY #PH4 A

Upper West Side

Type	Condo	Status	Contract	Ask	\$9,995,000	Initial	\$11,995,000
SqFt	2,903	PPSF	\$3,443	Beds	4	Baths	3.5
Fees	\$8,265	DOM	226				



1228 MADISON AVE #2

Carnegie Hill

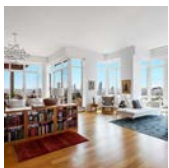
Type	Coop	Status	Contract	Ask	\$9,850,000	Initial	N/A
SqFt	3,962	PPSF	\$2,487	Beds	4	Baths	4
Fees	\$17,999	DOM	N/A				



155 W 11 ST #2 G

Greenwich Village

Type	Condo	Status	Contract	Ask	\$9,250,000	Initial	\$9,250,000
SqFt	2,973	PPSF	\$3,112	Beds	4	Baths	3
Fees	\$11,579	DOM	476				

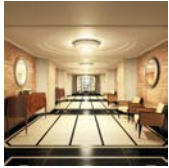


524 E 72 ST #PH4

Lenox Hill

Type	Condo	Status	Contract	Ask	\$8,990,000	Initial	\$8,990,000
SqFt	2,946	PPSF	\$3,052	Beds	3	Baths	3.5
Fees	\$12,263	DOM	235				

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737 PK AVE #4C

Lenox Hill

Type	Condo	Status	Contract	Ask	\$8,800,000	Initial	\$8,800,000
Sqft	2,915	PPSF	\$3,019	Beds	3	Baths	3
Fees	\$7,671	DOM	66				



32 E 1 ST #PHB

East Village

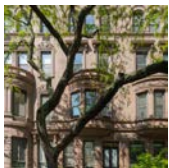
Type	Condo	Status	Contract	Ask	\$8,700,000	Initial	\$8,700,000
Sqft	2,766	PPSF	\$3,146	Beds	3	Baths	3
Fees	\$10,679	DOM	581				



532 W 20 ST #PH

Chelsea

Type	Condo	Status	Contract	Ask	\$7,995,000	Initial	\$7,995,000
Sqft	2,322	PPSF	\$3,444	Beds	2	Baths	2
Fees	\$11,961	DOM	12				



15 W 89 ST

Upper West Side

Type	Townhouse	Status	Contract	Ask	\$7,995,000	Initial	\$7,995,000
Sqft	5,930	PPSF	\$1,349	Beds	4	Baths	3
Fees	\$3,346	DOM	29				



150 CHARLES ST #3HN

West Village

Type	Condo	Status	Contract	Ask	\$7,995,000	Initial	N/A
Sqft	2,636	PPSF	\$3,034	Beds	3	Baths	3.5
Fees	\$7,371	DOM	N/A				



25 PK ROW #15B

Financial District

Type	Condo	Status	Contract	Ask	\$7,650,000	Initial	\$7,650,000
Sqft	2,909	PPSF	\$2,630	Beds	4	Baths	4
Fees	\$7,909	DOM	882				

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316 E 22 ST #PH6

Gramercy

Type	Condo	Status	Contract	Ask	\$7,500,000	Initial	\$8,995,000
Sqft	4,204	PPSF	\$1,785	Beds	5	Baths	4
Fees	\$5,897	DOM	212				



130 E END AVE #PHB

Yorkville

Type	Coop	Status	Contract	Ask	\$7,495,000	Initial	\$8,500,000
Sqft	2,900	PPSF	\$2,585	Beds	4	Baths	4
Fees	\$10,069	DOM	615				



170 E END AVE #17C

Yorkville

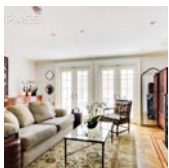
Type	Condo	Status	Contract	Ask	\$7,150,000	Initial	\$7,150,000
Sqft	3,373	PPSF	\$2,120	Beds	4	Baths	4
Fees	\$9,681	DOM	13				



315 W 29 ST

Chelsea

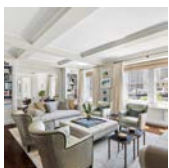
Type	Townhouse	Status	Contract	Ask	\$6,800,000	Initial	\$6,800,000
Sqft	5,808	PPSF	\$1,171	Beds	12	Baths	10
Fees	N/A	DOM	84				



514 E 87 ST

Yorkville

Type	Townhouse	Status	Contract	Ask	\$6,800,000	Initial	\$6,800,000
Sqft	4,683	PPSF	\$1,453	Beds	6	Baths	7
Fees	N/A	DOM	121				



6 W 77 ST #8/9F

Upper West Side

Type	Coop	Status	Contract	Ask	\$6,500,000	Initial	\$6,500,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	5
Fees	N/A	DOM	25				

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290 W ST #5B

Tribeca

Type	Condo	Status	Contract	Ask	\$6,300,000	Initial	\$6,300,000
Sqft	2,241	PPSF	\$2,812	Beds	3	Baths	3
Fees	\$7,188	DOM	32				



45 E 22 ST #33A

Flatiron District

Type	Condo	Status	Contract	Ask	\$5,950,000	Initial	\$7,495,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	\$7,490	DOM	260				



565 BROOME ST #N11E

Soho

Type	Condo	Status	Contract	Ask	\$5,900,000	Initial	\$5,900,000
Sqft	2,357	PPSF	\$2,504	Beds	3	Baths	3
Fees	\$6,653	DOM	77				



173 E 64 ST

Lenox Hill

Type	Townhouse	Status	Contract	Ask	\$5,795,000	Initial	N/A
Sqft	3,500	PPSF	\$1,656	Beds	4	Baths	4
Fees	N/A	DOM	N/A				



210 W 77 ST #4W

Upper West Side

Type	Condo	Status	Contract	Ask	\$5,795,000	Initial	\$7,200,000
Sqft	2,720	PPSF	\$2,131	Beds	4	Baths	4
Fees	\$7,099	DOM	783				



1212 5 AVE #6BC

East Harlem

Type	Condo	Status	Contract	Ask	\$5,700,000	Initial	\$6,495,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	\$7,098	DOM	779				

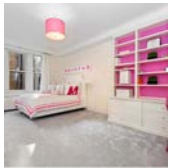
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17 W 17 ST # 5

Flatiron District

Type	Coop	Status	Contract	Ask	\$5,250,000	Initial	\$5,995,000
Sqft	4,600	PPSF	\$1,142	Beds	5	Baths	4
Fees	N/A	DOM	371				



1175 PK AVE #10B

Carnegie Hill

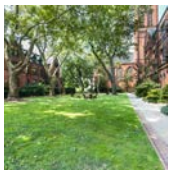
Type	Coop	Status	Contract	Ask	\$4,750,000	Initial	\$4,750,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3
Fees	\$5,307	DOM	50				



565 PK AVE #10W

Lenox Hill

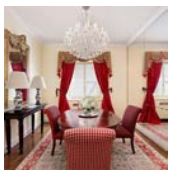
Type	Coop	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$8,365	DOM	29				



177 9 AVE #PHD

Chelsea

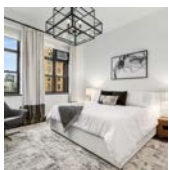
Type	Coop	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	1,726	PPSF	\$2,463	Beds	2	Baths	2
Fees	\$6,292	DOM	34				



1 E 62 ST #4AB

Lenox Hill

Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	\$5,900,000
Sqft	2,700	PPSF	\$1,575	Beds	3	Baths	3
Fees	\$12,891	DOM	521				



79 7 AVE #PHH

Garment District

Type	Coop	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	2
Fees	\$4,305	DOM	70				

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88 CHAMBERS ST #PH56

Tribeca

Type	Condo	Status	Contract	Ask	\$3,950,000	Initial	\$3,950,000
Sqft	2,230	PPSF	\$1,772	Beds	3	Baths	2
Fees	\$4,434	DOM	28				



70 LITTLE W ST #27B

Battery Park

Type	Condo	Status	Contract	Ask	\$3,895,000	Initial	\$3,895,000
Sqft	1,884	PPSF	\$2,068	Beds	3	Baths	3
Fees	\$5,707	DOM	29				



77 GREENWICH ST #19A

Financial District

Type	Condo	Status	Contract	Ask	\$3,840,000	Initial	N/A
Sqft	1,721	PPSF	\$2,232	Beds	3	Baths	2.5
Fees	\$4,827	DOM	N/A				



15 E 30 ST #31B

Nomad

Type	Condo	Status	Contract	Ask	\$3,760,000	Initial	N/A
Sqft	1,277	PPSF	\$2,945	Beds	2	Baths	2
Fees	\$3,925	DOM	N/A				



116 E 68 ST #PH9B

Lenox Hill

Type	Coop	Status	Contract	Ask	\$3,725,000	Initial	\$3,725,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	\$10,365	DOM	137				



545 W END AVE #4A

Upper West Side

Type	Coop	Status	Contract	Ask	\$3,695,000	Initial	\$3,800,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3
Fees	\$3,597	DOM	95				

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30 RIVERSIDE BLVD #27G

Lincoln Square

Type	Condo	Status	Contract	Ask	\$3,690,000	Initial	\$3,690,000
Sqft	1,533	PPSF	\$2,408	Beds	2	Baths	2
Fees	\$2,175	DOM	379				



900 5 AVE #4B

Lenox Hill

Type	Coop	Status	Contract	Ask	\$3,600,000	Initial	\$3,600,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	4
Fees	N/A	DOM	39				



15 W 53 ST #25B

Midtown

Type	Condo	Status	Contract	Ask	\$3,595,000	Initial	N/A
Sqft	1,917	PPSF	\$1,876	Beds	3	Baths	3
Fees	\$5,687	DOM	N/A				



965 5 AVE #10A

Lenox Hill

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	\$6,584	DOM	N/A				

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