

**AUGUST 16 - 22, 2021**

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 28 contracts signed this week, made up of 22 condos, 4 coops, and 2 houses. The previous week saw 41 deals. For more information or data, please reach out to a Compass agent.

<b>\$6,411,661</b>	<b>\$5,662,500</b>	<b>\$2,557</b>
Average Asking Price	Median Asking Price	Average PPSF
<b>0%</b>	<b>\$179,526,500</b>	<b>243</b>
Average Discount	Total Volume	Average Days On Market

Unit 58B at 53 West 53rd Street in Midtown entered contract this week, with a last asking price of \$14,500,000. Built in 2018, this condo spans 3,251 square feet with 3 beds and 3 full baths. It features exposures from all four directions, high ceilings up to 11 feet, floor-to-ceiling windows, polished marble countertops, back-painted glass cabinetry, high-end appliances, and much more. The corner primary suite has south- and west-facing views, multiple closets, and a spacious, windowed en suite, bath with radiant heated floors, soaking tub, and freestanding shower. The building provides a wide range of amenities, including a full-time doorman, fitness center, and private storage.

Also signed this week was Unit 76B at 15 Hudson Yards in Hudson Yards, with a last asking price of \$12,030,000. Built in 2018, this new development condo spans 2,986 square feet with 4 beds and 4 full baths. Occupying the southwest corner of the floor, it features high ceilings, views of the river, harbor, Statue of Liberty, and the Downtown skyline, an oversized open kitchen with marble island and custom cabinetry, and much more. The primary suite has river views, and an oversized bathroom with soaking tub, large shower, and two walk-in closets. The building provides three floors of amenities, which includes a fitness center, private dinner suites, a lounge and spa, a business center, and many more.

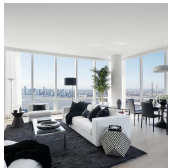
<b>22</b>	<b>4</b>	<b>2</b>
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
<b>\$6,329,841</b>	<b>\$6,942,500</b>	<b>\$6,250,000</b>
Average Asking Price	Average Asking Price	Average Asking Price
<b>\$5,222,500</b>	<b>\$7,097,500</b>	<b>\$6,250,000</b>
Median Asking Price	Median Asking Price	Median Asking Price
<b>\$2,599</b>	<b>\$2,719</b>	<b>\$1,027</b>
Average PPSF	Average PPSF	Average PPSF
<b>2,429</b>	<b>2,938</b>	<b>3,800</b>
Average SqFt	Average SqFt	Average SqFt



### 53 W 53 ST #58B

Midtown

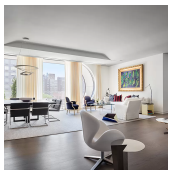
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$14,500,000	<b>Initial</b>	\$14,500,000
<b>SqFt</b>	3,251	<b>PPSF</b>	\$4,461	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$11,182	<b>DOM</b>	798				



### 15 HUDSON YARDS #76B

Hudson Yards

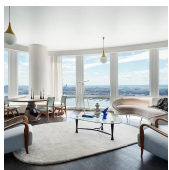
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,030,000	<b>Initial</b>	N/A
<b>SqFt</b>	2,986	<b>PPSF</b>	\$4,029	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$7,865	<b>DOM</b>	N/A				



### 510 W 28 ST #PH38

Chelsea

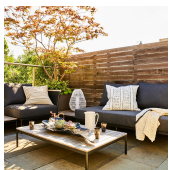
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,000,000	<b>Initial</b>	N/A
<b>SqFt</b>	3,104	<b>PPSF</b>	\$3,866	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$14,633	<b>DOM</b>	N/A				



### 35 HUDSON YARDS #6501

Hudson Yards

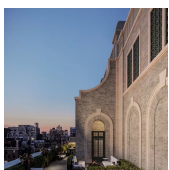
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$9,800,000	<b>Initial</b>	N/A
<b>SqFt</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	N/A	<b>Baths</b>	1
<b>Fees</b>	\$8,088	<b>DOM</b>	N/A				



### 114 E 10 ST

East Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$8,600,000	<b>Initial</b>	\$8,600,000
<b>SqFt</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	6	<b>Baths</b>	4.5
<b>Fees</b>	\$766	<b>DOM</b>	183				



### 150 E 78 ST #3A

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,750,000	<b>Initial</b>	\$7,750,000
<b>SqFt</b>	2,885	<b>PPSF</b>	\$2,687	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$7,591	<b>DOM</b>	205				

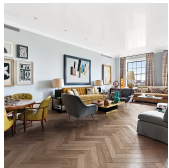
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## 378 W END AVE # 8 B

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,650,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,910	<b>PPSF</b>	\$2,629	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,424	<b>DOM</b>	N/A				



## 1016 5 AVE #15B

Upper East Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,250,000	<b>Initial</b>	\$7,250,000
<b>Sqft</b>	2,250	<b>PPSF</b>	\$3,223	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,967	<b>DOM</b>	61				



## 45 GRAMERCY PK N #PHA

Gramercy

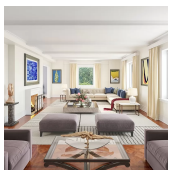
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,200,000	<b>Initial</b>	\$7,200,000
<b>Sqft</b>	1,700	<b>PPSF</b>	\$4,236	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$3,560	<b>DOM</b>	93				



## 378 W END AVE # 3 A

Upper West Side

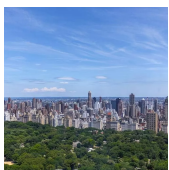
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,145,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,888	<b>PPSF</b>	\$2,475	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$7,368	<b>DOM</b>	N/A				



## 1035 5 AVE # 4 C

Upper East Side

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,995,000	<b>Initial</b>	\$6,995,000
<b>Sqft</b>	4,000	<b>PPSF</b>	\$1,749	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>Fees</b>	\$8,729	<b>DOM</b>	50				



## ONE CENTRAL PK W # 33 D

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,990,000	<b>Initial</b>	\$6,990,000
<b>Sqft</b>	2,165	<b>PPSF</b>	\$3,229	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,672	<b>DOM</b>	291				

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## 14 WOOSTER ST # 6

Soho

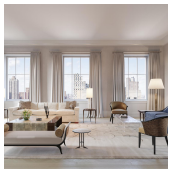
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,325,000	<b>Initial</b>	\$6,325,000
<b>Sqft</b>	3,800	<b>PPSF</b>	\$1,665	<b>Beds</b>	4	<b>Baths</b>	2.5
<b>Fees</b>	\$5,000	<b>DOM</b>	105				



## 565 BROOME ST # S24B

Soho

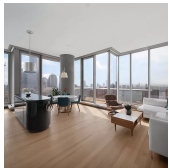
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,750,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,916	<b>PPSF</b>	\$3,002	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$5,690	<b>DOM</b>	N/A				



## 301 E 80 ST #12C

Yorkville

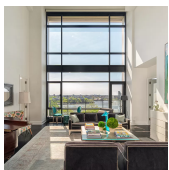
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,575,000	<b>Initial</b>	\$5,125,000
<b>Sqft</b>	2,239	<b>PPSF</b>	\$2,490	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$6,068	<b>DOM</b>	504				



## 56 LEONARD ST # 35AW

Tribeca

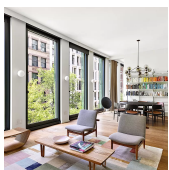
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,495,000	<b>Initial</b>	\$5,495,000
<b>Sqft</b>	1,624	<b>PPSF</b>	\$3,384	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$4,107	<b>DOM</b>	22				



## 170 E END AVE #1011E

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,950,000	<b>Initial</b>	\$4,950,000
<b>Sqft</b>	2,648	<b>PPSF</b>	\$1,870	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,116	<b>DOM</b>	1				



## 40 BOND ST # 4B

NoHo

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,380,000	<b>Initial</b>	\$4,380,000
<b>Sqft</b>	1,382	<b>PPSF</b>	\$3,170	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$4,311	<b>DOM</b>	89				

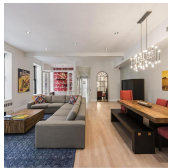
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## 1 MANHATTAN SQ # 61A

Lower East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,237,000	<b>Initial</b>	\$4,237,000
<b>Sqft</b>	1,667	<b>PPSF</b>	\$2,542	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$2,294	<b>DOM</b>	454				



## 835 BROADWAY # 3 FL

Greenwich Village

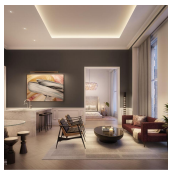
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,995,000	<b>Initial</b>	\$3,995,000
<b>Sqft</b>	2,575	<b>PPSF</b>	\$1,552	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$5,105	<b>DOM</b>	197				



## 27 W 72 ST # 305

Upper West Side

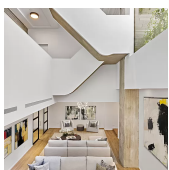
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,995,000	<b>Initial</b>	\$4,495,000
<b>Sqft</b>	2,525	<b>PPSF</b>	\$1,583	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$6,542	<b>DOM</b>	211				



## 108 LEONARD ST # 3G

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,990,000	<b>Initial</b>	\$4,250,000
<b>Sqft</b>	1,893	<b>PPSF</b>	\$2,108	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$5,279	<b>DOM</b>	405				



## 12 WARREN ST # THS

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,925,000	<b>Initial</b>	\$3,925,000
<b>Sqft</b>	3,522	<b>PPSF</b>	\$1,115	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$10,689	<b>DOM</b>	45				



## 413 E 53 ST

Sutton Place

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$3,900,000	<b>Initial</b>	\$3,850,000
<b>Sqft</b>	3,800	<b>PPSF</b>	\$1,027	<b>Beds</b>	4	<b>Baths</b>	2
<b>Fees</b>	\$4,142	<b>DOM</b>	706				

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## 138 E 50 ST #40A

Turtle Bay

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,850,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,406	<b>PPSF</b>	\$2,739	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$4,077	<b>DOM</b>	N/A				



## 15 E 30 ST #25D

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,775,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,622	<b>PPSF</b>	\$2,328	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$4,986	<b>DOM</b>	N/A				



## 254 W 123 ST #12

Harlem

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,744,500	<b>Initial</b>	\$3,744,500
<b>Sqft</b>	4,252	<b>PPSF</b>	\$881	<b>Beds</b>	7	<b>Baths</b>	6
<b>Fees</b>	\$826	<b>DOM</b>	190				



## 30 RIVERSIDE BLVD #28G

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,730,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,533	<b>PPSF</b>	\$2,434	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$2,185	<b>DOM</b>	N/A				

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