

SEP 13 - 19, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 44 contracts signed this week, made up of 36 condos, 4 coops, and 4 houses. The previous week saw 34 deals. For more information or data, please reach out to a Compass agent.

\$10,201,046	\$6,582,500	\$2,996
Average Asking Price	Median Asking Price	Average PPSF
2%	\$448,846,000	251
Average Discount	Total Volume	Average Days On Market

Penthouse A at 67 Vestry Street in TriBeCa entered contract this week, with a last asking price of \$45,000,000. Originally built in the 1890s, this refreshed penthouse condo spans 6,207 square feet with 4 beds and 4 full baths. It features three levels, 4 set-back terraces totaling 1,875 square feet, a library, custom fireplaces, a large kitchen with accompanying terrace garden and brushed oak millwork, and much more. The primary suite faces the Hudson River, and offers a number of closets and an over-sized spa-like bathroom with floor-to-ceiling marble walls and floors. The building provides a full-time doorman, porter, fitness center, 50-foot lap pool, sauna and steam areas, and a number of other amenities.

Also signed this week was Penthouse 74 at 53 West 53rd Street in Midtown, with a last asking price of \$35,460,000. Built in 2019, this full-floor penthouse condo spans 4,928 square feet with 2 beds and 2 full baths. It features four exposures with skyline, park, and river views, high ceilings, direct elevator access, floor-to-ceiling windows, a large eat-in, custom-designed kitchen with high-end appliances and marble countertops, and much more. The primary suite offers three glass walls, a sitting room, an oversized walk-in closet, and a windowed en-suite bath with radiant heated floors. The building provides a number of amenities, including a concierge, live-in super, fitness center, swimming pool, a media room, and more.

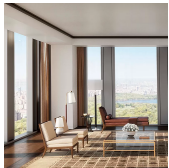
36	4	4
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$10,393,112	\$7,937,250	\$10,736,250
Average Asking Price	Average Asking Price	Average Asking Price
\$6,582,500	\$5,874,500	\$7,225,000
Median Asking Price	Median Asking Price	Median Asking Price
\$3,199	\$1,700	\$1,431
Average PPSF	Average PPSF	Average PPSF
2,989	3,125	4,549
Average SqFt	Average SqFt	Average SqFt



67 VESTRY ST #PHA

Tribeca

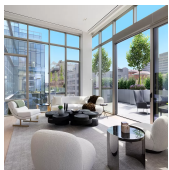
Type	Condo	Status	Contract	Ask	\$45,000,000	Initial	N/A
SqFt	6,207	PPSF	\$7,250	Beds	4	Baths	4
Fees	\$25,216	DOM	N/A				



53 W 53 ST #PH74

Midtown

Type	Condo	Status	Contract	Ask	\$35,460,000	Initial	N/A
SqFt	4,928	PPSF	\$7,196	Beds	2	Baths	2.5
Fees	\$18,176	DOM	N/A				



601 WASHINGTON ST #PHE

West Village

Type	Condo	Status	Contract	Ask	\$31,395,000	Initial	\$31,395,000
SqFt	7,475	PPSF	\$4,200	Beds	6	Baths	6
Fees	\$13,596	DOM	1				



160 E 81 ST

Upper East Side

Type	Townhouse	Status	Contract	Ask	\$24,500,000	Initial	\$26,000,000
SqFt	N/A	PPSF	N/A	Beds	8	Baths	8.5
Fees	\$11,102	DOM	219				



67 VESTRY ST #8

Tribeca

Type	Condo	Status	Contract	Ask	\$23,850,000	Initial	N/A
SqFt	5,794	PPSF	\$4,117	Beds	6	Baths	5
Fees	\$19,733	DOM	N/A				



67 VESTRY ST #PHB

Tribeca

Type	Condo	Status	Contract	Ask	\$22,500,000	Initial	N/A
SqFt	3,513	PPSF	\$6,405	Beds	4	Baths	4.5
Fees	\$14,264	DOM	N/A				

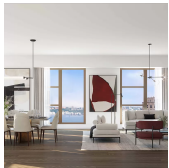
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



150 CENTRAL PK S #2501

Central Park

Type	Coop	Status	Contract	Ask	\$16,500,000	Initial	\$16,500,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3.5
Fees	\$11,900	DOM	62				



251 W 91 ST #PHA

Upper West Side

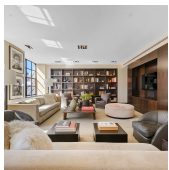
Type	Condo	Status	Contract	Ask	\$13,500,000	Initial	N/A
Sqft	3,524	PPSF	\$3,831	Beds	5	Baths	4.5
Fees	\$9,930	DOM	N/A				



225 W 86 ST #1017

Upper West Side

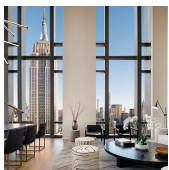
Type	Condo	Status	Contract	Ask	\$12,960,000	Initial	N/A
Sqft	4,706	PPSF	\$2,754	Beds	5	Baths	4
Fees	\$11,019	DOM	N/A				



206 W 17 ST #6

Chelsea

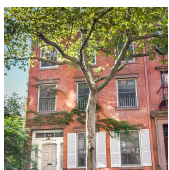
Type	Condo	Status	Contract	Ask	\$12,000,000	Initial	\$12,500,000
Sqft	5,664	PPSF	\$2,119	Beds	5	Baths	5.5
Fees	\$9,591	DOM	566				



277 5 AVE #50A

Nomad

Type	Condo	Status	Contract	Ask	\$10,500,000	Initial	\$10,500,000
Sqft	2,333	PPSF	\$4,501	Beds	3	Baths	3.5
Fees	\$6,576	DOM	419				



42 JANE ST

West Village

Type	Townhouse	Status	Contract	Ask	\$10,200,000	Initial	\$11,500,000
Sqft	4,500	PPSF	\$2,267	Beds	4	Baths	4
Fees	\$2,786	DOM	347				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



67 VESTRY ST #5N

Tribeca

Type	Condo	Status	Contract	Ask	\$10,150,000	Initial	N/A
Sqft	3,256	PPSF	\$3,118	Beds	4	Baths	3.5
Fees	\$10,544	DOM	N/A				



67 VESTRY ST #THN

Tribeca

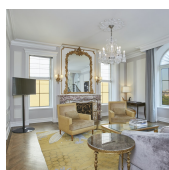
Type	Condo	Status	Contract	Ask	\$10,150,000	Initial	N/A
Sqft	3,678	PPSF	\$2,760	Beds	4	Baths	3.5
Fees	\$11,962	DOM	N/A				



67 VESTRY ST #4N

Tribeca

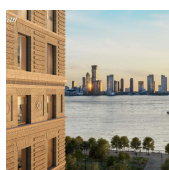
Type	Condo	Status	Contract	Ask	\$9,850,000	Initial	N/A
Sqft	3,256	PPSF	\$3,026	Beds	4	Baths	3
Fees	\$10,494	DOM	N/A				



1 CENTRAL PK S #PH2040

Midtown

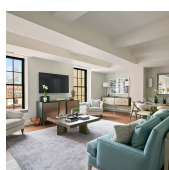
Type	Condo	Status	Contract	Ask	\$8,950,000	Initial	\$8,950,000
Sqft	2,150	PPSF	\$4,163	Beds	2	Baths	2
Fees	\$30,924	DOM	10				



67 VESTRY ST #7S

Tribeca

Type	Condo	Status	Contract	Ask	\$8,500,000	Initial	N/A
Sqft	2,713	PPSF	\$3,134	Beds	3	Baths	3
Fees	\$8,793	DOM	N/A				



160 W 12 ST #86

Greenwich Village

Type	Condo	Status	Contract	Ask	\$7,995,000	Initial	N/A
Sqft	2,539	PPSF	\$3,149	Beds	3	Baths	3.5
Fees	\$10,091	DOM	N/A				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



67 VESTRY ST #5S

Tribeca

Type	Condo	Status	Contract	Ask	\$7,865,000	Initial	N/A
Sqft	2,494	PPSF	\$3,154	Beds	3	Baths	3.5
Fees	\$8,091	DOM	N/A				



15 E 30 ST #54A

Nomad

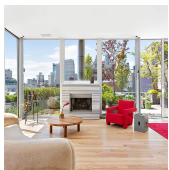
Type	Condo	Status	Contract	Ask	\$7,550,000	Initial	\$7,550,000
Sqft	2,485	PPSF	\$3,039	Beds	3	Baths	3.5
Fees	\$7,638	DOM	715				



791 PK AVE #4A

Lenox Hill

Type	Coop	Status	Contract	Ask	\$7,499,000	Initial	\$7,999,995
Sqft	3,700	PPSF	\$2,027	Beds	5	Baths	3.5
Fees	\$8,918	DOM	580				



136 BAXTER ST #PHB

Chinatown

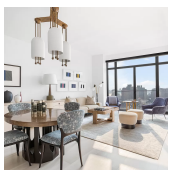
Type	Condo	Status	Contract	Ask	\$6,995,000	Initial	\$7,495,000
Sqft	2,748	PPSF	\$2,546	Beds	3	Baths	3
Fees	\$6,224	DOM	116				



10 RIVERSIDE BLVD #32A

Lincoln Square

Type	Condo	Status	Contract	Ask	\$6,170,000	Initial	\$6,170,000
Sqft	2,012	PPSF	\$3,067	Beds	3	Baths	3.5
Fees	\$4,160	DOM	1,151				



155 W 11 ST #14D

Greenwich Village

Type	Condo	Status	Contract	Ask	\$6,095,000	Initial	\$6,500,000
Sqft	1,515	PPSF	\$4,024	Beds	2	Baths	2
Fees	\$6,166	DOM	182				

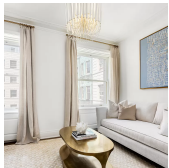
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



40 BLEECKER ST #7E

Noho

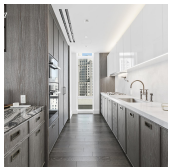
Type	Condo	Status	Contract	Ask	\$5,700,000	Initial	\$5,700,000
Sqft	1,872	PPSF	\$3,045	Beds	3	Baths	3.5
Fees	\$5,934	DOM	134				



225 W 86 ST #314

Upper West Side

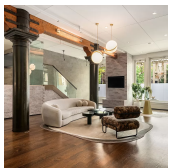
Type	Condo	Status	Contract	Ask	\$5,595,000	Initial	N/A
Sqft	2,305	PPSF	\$2,428	Beds	3	Baths	3
Fees	\$5,592	DOM	N/A				



45 E 22 ST #29A

Flatiron District

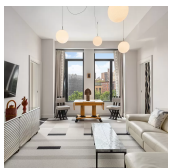
Type	Condo	Status	Contract	Ask	\$5,500,000	Initial	\$5,500,000
Sqft	1,968	PPSF	\$2,795	Beds	2	Baths	2
Fees	\$7,173	DOM	223				



44 LAIGHT ST #1B

Tribeca

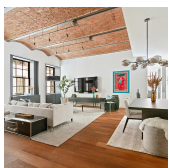
Type	Condo	Status	Contract	Ask	\$5,495,000	Initial	\$5,495,000
Sqft	4,125	PPSF	\$1,333	Beds	3	Baths	2.5
Fees	\$6,407	DOM	18				



155 W 11 ST #4C

Greenwich Village

Type	Condo	Status	Contract	Ask	\$5,495,000	Initial	\$6,500,000
Sqft	1,934	PPSF	\$2,842	Beds	2	Baths	2.5
Fees	\$7,520	DOM	340				



36 BLEECKER ST #2E

Noho

Type	Condo	Status	Contract	Ask	\$5,450,000	Initial	\$5,450,000
Sqft	2,131	PPSF	\$2,558	Beds	3	Baths	2.5
Fees	\$8,147	DOM	172				

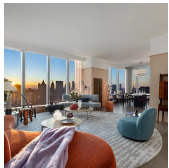
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



30 RIVERSIDE BLVD #26B

Lincoln Square

Type	Condo	Status	Contract	Ask	\$5,220,000	Initial	N/A
Sqft	1,823	PPSF	\$2,864	Beds	3	Baths	3.5
Fees	\$2,574	DOM	N/A				



1 MANHATTAN SQ #57J

Lower East Side

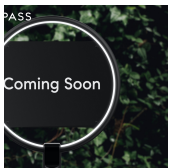
Type	Condo	Status	Contract	Ask	\$4,920,000	Initial	\$4,920,000
Sqft	2,347	PPSF	\$2,097	Beds	3	Baths	3.5
Fees	\$3,161	DOM	68				



40 BLEECKER ST #9A

Noho

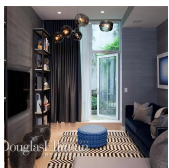
Type	Condo	Status	Contract	Ask	\$4,695,000	Initial	N/A
Sqft	1,506	PPSF	\$3,118	Beds	2	Baths	2.5
Fees	\$4,774	DOM	N/A				



205 E 68 ST #PHA

Lenox Hill

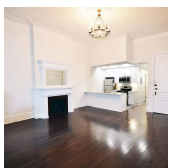
Type	Condo	Status	Contract	Ask	\$4,495,000	Initial	N/A
Sqft	2,106	PPSF	\$2,135	Beds	3	Baths	3
Fees	\$7,214	DOM	N/A				



130 W 19 ST #THC

Chelsea

Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	\$4,495,000
Sqft	1,914	PPSF	\$2,221	Beds	3	Baths	2.5
Fees	\$4,295	DOM	654				

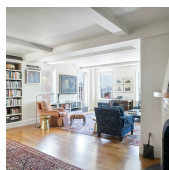


10 W 90 ST

Upper West Side

Type	Townhouse	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	6,146	PPSF	\$692	Beds	N/A	Baths	9
Fees	\$4,169	DOM	107				

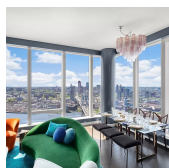
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



433 E 51 ST #11AC

Turtle Bay

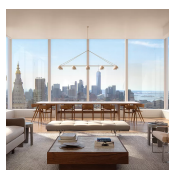
Type	Coop	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3
Fees	N/A	DOM	85				



1 MANHATTAN SQ #58C

Lower East Side

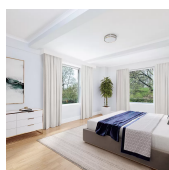
Type	Condo	Status	Contract	Ask	\$4,228,000	Initial	\$4,228,000
Sqft	1,487	PPSF	\$2,844	Beds	3	Baths	3
Fees	\$2,006	DOM	12				



15 E 30 ST #34D

Nomad

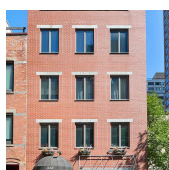
Type	Condo	Status	Contract	Ask	\$4,200,000	Initial	N/A
Sqft	1,674	PPSF	\$2,509	Beds	2	Baths	2.5
Fees	\$5,145	DOM	N/A				



1200 5 AVE #3A

East Harlem

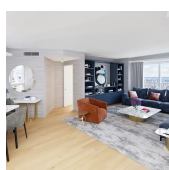
Type	Condo	Status	Contract	Ask	\$3,999,000	Initial	\$4,250,000
Sqft	2,282	PPSF	\$1,753	Beds	3	Baths	3
Fees	\$3,229	DOM	148				



313 W 53 ST

Clinton

Type	Townhouse	Status	Contract	Ask	\$3,995,000	Initial	\$4,395,000
Sqft	3,000	PPSF	\$1,332	Beds	2	Baths	2
Fees	\$31,456	DOM	279				

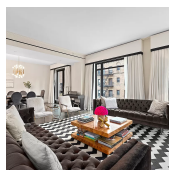


146 W 57 ST #67A

Midtown

Type	Condo	Status	Contract	Ask	\$3,975,000	Initial	\$3,975,000
Sqft	2,092	PPSF	\$1,901	Beds	3	Baths	3.5
Fees	\$8,318	DOM	10				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



180 E 93 ST # 5

Carnegie Hill

Type	Condo	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	3,047	PPSF	\$1,149	Beds	4	Baths	4
Fees	\$8,569	DOM	7				



114 E 72 ST #17C

Lenox Hill

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	2,550	PPSF	\$1,373	Beds	4	Baths	3.5
Fees	\$7,299	DOM	140				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.