

NOV 08 - 14, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 60 contracts signed this week, made up of 41 condos, 16 coops, and 3 houses. The previous week saw 58 deals. For more information or data, please reach out to a Compass agent.

\$8,131,567

Average Asking Price

\$6,487,500

Median Asking Price

\$2,682

Average PPSF

4%

Average Discount

\$487,894,000

Total Volume

256

Average Days On Market

Unit 9A at 15 Central Park West in Lincoln Square entered contract this week with a last asking price of \$35,000,000. Built in 2007, this condo spans 4,565 square feet with 4 beds and 4 full baths. It features all four exposures, a complete redesign, park views, custom floor-to-ceiling, glass-panel, bronze sliding doors between the dining and living room, a chef's kitchen with zebrawood countertop and shelving, high-end appliances, and more. The primary suite overlooks central park, and offers a gel fireplace, two large walk-in closets, and a dressing room, as well as an amazing bath with steam shower and radiant heated floors. The building provides full-time staff, a garage, a fitness center, private dining, a wine cellar, a library, and many other amenities.

Also signed this week was the Penthouse at 1010 Park Avenue on the Upper East Side, with a last asking price of \$34,995,000. This condo spans 6,745 square feet with 4 beds and 5 full baths. Split over two levels, it features a large dining room and living room, a library, a private elevator, a large outdoor terrace, and much more. The primary suite is spacious and offers a dressing room, 3 walk-in closets, and 2 separate baths directly connected. The building provides a full-time doorman, a roof deck, a gym, and many other amenities.

41

Condo Deal(s)

16

Co-op Deal(s)

3

Townhouse Deal(s)

\$8,184,610

Average Asking Price

\$6,279,688

Average Asking Price

\$17,283,334

Average Asking Price

\$6,500,000

Median Asking Price

\$4,872,500

Median Asking Price

\$17,950,000

Median Asking Price

\$2,870

Average PPSF

\$1,716

Average PPSF

\$2,325

Average PPSF

2,779

Average SqFt

3,411

Average SqFt

9,500

Average SqFt



15 CPW #9A

Lincoln Square

Type	Condo	Status	Contract	Ask	\$35,000,000	Initial	\$35,000,000
SqFt	4,565	PPSF	\$7,668	Beds	4	Baths	4.5
Fees	\$17,571	DOM	382				



1010 PK AVE #PH

Upper East Side

Type	Condo	Status	Contract	Ask	\$34,995,000	Initial	\$34,995,000
SqFt	6,745	PPSF	\$5,189	Beds	4	Baths	5
Fees	\$27,060	DOM	78				



67 E 93 ST

Carnegie Hill

Type	Townhouse	Status	Contract	Ask	\$25,000,000	Initial	\$25,000,000
SqFt	12,000	PPSF	\$2,084	Beds	6	Baths	8
Fees	\$17,831	DOM	186				



25 E 92 ST

Carnegie Hill

Type	Townhouse	Status	Contract	Ask	\$17,950,000	Initial	\$17,950,000
SqFt	7,000	PPSF	\$2,565	Beds	7	Baths	6.5
Fees	\$10,215	DOM	50				



11 N MOORE ST #5BC

Tribeca

Type	Condo	Status	Contract	Ask	\$14,950,000	Initial	\$14,950,000
SqFt	4,912	PPSF	\$3,044	Beds	4	Baths	4.5
Fees	\$11,893	DOM	110				



56 LEONARD ST #48E

Tribeca

Type	Condo	Status	Contract	Ask	\$13,495,000	Initial	\$13,495,000
SqFt	3,371	PPSF	\$4,004	Beds	4	Baths	4.5
Fees	\$8,512	DOM	43				

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25 PK ROW #PH42A

Financial District

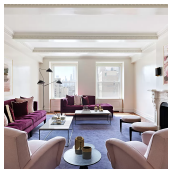
Type	Condo	Status	Contract	Ask	\$12,500,000	Initial	\$12,500,000
Sqft	3,580	PPSF	\$3,492	Beds	4	Baths	4.5
Fees	\$14,640	DOM	1,018				



25 PK ROW #PH41

Financial District

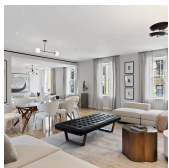
Type	Condo	Status	Contract	Ask	\$12,500,000	Initial	N/A
Sqft	3,580	PPSF	\$3,492	Beds	4	Baths	4.5
Fees	\$14,777	DOM	N/A				



1010 5 AVE #13CDE

Upper East Side

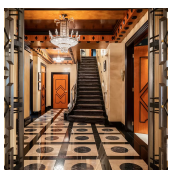
Type	Coop	Status	Contract	Ask	\$11,700,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	5	Baths	5
Fees	\$14,829	DOM	N/A				



32 PRINCE ST #PH

Nolita

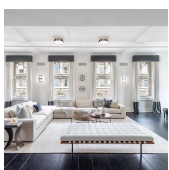
Type	Condo	Status	Contract	Ask	\$10,750,000	Initial	\$10,975,000
Sqft	3,673	PPSF	\$2,927	Beds	4	Baths	4.5
Fees	\$10,949	DOM	504				



941 PK AVE #4/5A

Upper East Side

Type	Coop	Status	Contract	Ask	\$10,500,000	Initial	\$13,995,000
Sqft	N/A	PPSF	N/A	Beds	5	Baths	4.5
Fees	N/A	DOM	399				



583 BROADWAY #10B

Soho

Type	Condo	Status	Contract	Ask	\$9,750,000	Initial	\$10,995,000
Sqft	4,671	PPSF	\$2,088	Beds	3	Baths	3.5
Fees	\$10,640	DOM	794				

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109 E 79 ST #11E

Upper East Side

Type	Condo	Status	Contract	Ask	\$9,630,000	Initial	N/A
Sqft	2,741	PPSF	\$3,514	Beds	3	Baths	3.5
Fees	\$6,955	DOM	N/A				



108 LEONARD #15B

Tribeca

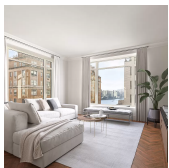
Type	Condo	Status	Contract	Ask	\$8,950,000	Initial	\$8,950,000
Sqft	2,618	PPSF	\$3,419	Beds	3	Baths	3.5
Fees	\$6,841	DOM	577				



34 W 12 ST

Greenwich Village

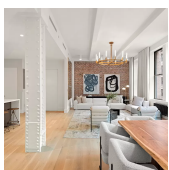
Type	Townhouse	Status	Contract	Ask	\$8,900,000	Initial	\$9,995,000
Sqft	N/A	PPSF	N/A	Beds	9	Baths	9
Fees	\$7,890	DOM	158				



20 E END AVE #9B

Yorkville

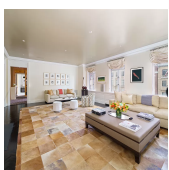
Type	Condo	Status	Contract	Ask	\$8,800,000	Initial	\$8,800,000
Sqft	2,846	PPSF	\$3,093	Beds	4	Baths	4.5
Fees	\$8,849	DOM	223				



8 W 20 ST #4

Upper West Side

Type	Coop	Status	Contract	Ask	\$8,200,000	Initial	\$8,500,000
Sqft	4,275	PPSF	\$1,919	Beds	3	Baths	4
Fees	\$6,502	DOM	187				



21 E 79 ST #4

Upper East Side

Type	Coop	Status	Contract	Ask	\$8,200,000	Initial	\$8,500,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4.5
Fees	N/A	DOM	14				

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200 E 83 ST # 34 B

Yorkville

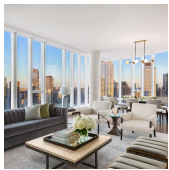
Type	Condo	Status	Contract	Ask	\$8,100,000	Initial	N/A
Sqft	2,270	PPSF	\$3,569	Beds	3	Baths	3.5
Fees	\$6,745	DOM	N/A				



15 HUDSON YARDS # 74 E

Hudson Yards

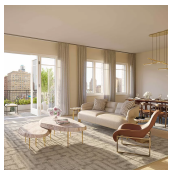
Type	Condo	Status	Contract	Ask	\$7,630,000	Initial	N/A
Sqft	2,271	PPSF	\$3,360	Beds	3	Baths	3.5
Fees	\$5,745	DOM	N/A				



1 W END AVE # 34 A

Lincoln Square

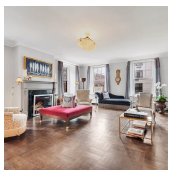
Type	Condo	Status	Contract	Ask	\$7,500,000	Initial	\$7,500,000
Sqft	3,055	PPSF	\$2,455	Beds	4	Baths	4.5
Fees	\$3,773	DOM	281				



378 W END AVE # 10 B

Upper West Side

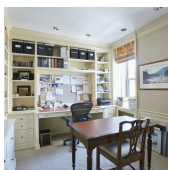
Type	Condo	Status	Contract	Ask	\$7,450,000	Initial	\$7,450,000
Sqft	2,672	PPSF	\$2,789	Beds	3	Baths	3.5
Fees	\$6,937	DOM	212				



791 PK AVE # 12 A

Lenox Hill

Type	Coop	Status	Contract	Ask	\$7,395,000	Initial	\$9,500,000
Sqft	3,700	PPSF	\$1,999	Beds	5	Baths	4.5
Fees	\$11,859	DOM	636				

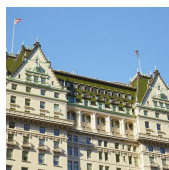


151 E 79 ST # 10

Lenox Hill

Type	Coop	Status	Contract	Ask	\$7,250,000	Initial	\$7,395,000
Sqft	3,900	PPSF	\$1,859	Beds	5	Baths	3
Fees	\$8,750	DOM	196				

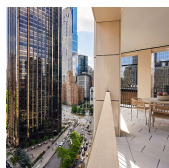
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1 CENTRAL PK S # 513

Midtown

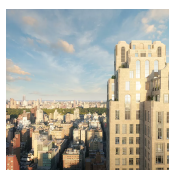
Type	Condo	Status	Contract	Ask	\$6,950,000	Initial	\$6,950,000
Sqft	2,520	PPSF	\$2,758	Beds	2	Baths	2
Fees	\$8,555	DOM	18				



15 W 61 ST # 20A

Lincoln Square

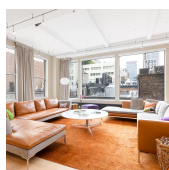
Type	Condo	Status	Contract	Ask	\$6,725,000	Initial	\$6,725,000
Sqft	1,916	PPSF	\$3,510	Beds	3	Baths	2.5
Fees	\$4,087	DOM	405				



200 E 83 ST # 23C

Yorkville

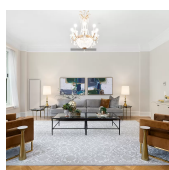
Type	Condo	Status	Contract	Ask	\$6,600,000	Initial	N/A
Sqft	2,123	PPSF	\$3,109	Beds	3	Baths	3.5
Fees	\$6,308	DOM	N/A				



31 W 21 ST # 7

Flatiron District

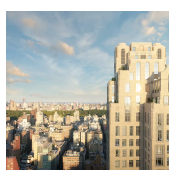
Type	Condo	Status	Contract	Ask	\$6,500,000	Initial	\$6,500,000
Sqft	4,713	PPSF	\$1,380	Beds	4	Baths	3.5
Fees	\$8,708	DOM	28				



1 CENTRAL PK S # 1213

Midtown

Type	Condo	Status	Contract	Ask	\$6,500,000	Initial	\$6,500,000
Sqft	2,339	PPSF	\$2,779	Beds	2	Baths	2.5
Fees	\$7,943	DOM	33				



200 E 83 ST # 22C

Yorkville

Type	Condo	Status	Contract	Ask	\$6,500,000	Initial	N/A
Sqft	2,123	PPSF	\$3,062	Beds	3	Baths	3.5
Fees	\$6,360	DOM	N/A				

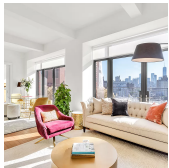
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100 BARCLAY ST #23A

Tribeca

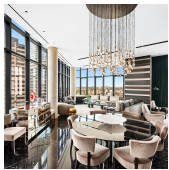
Type	Condo	Status	Contract	Ask	\$6,475,000	Initial	\$6,475,000
Sqft	2,975	PPSF	\$2,177	Beds	3	Baths	4
Fees	\$9,208	DOM	815				



160 W 12 ST #102

Greenwich Village

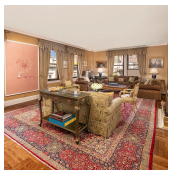
Type	Condo	Status	Contract	Ask	\$6,200,000	Initial	N/A
Sqft	1,449	PPSF	\$4,279	Beds	2	Baths	2
Fees	\$6,301	DOM	N/A				



207 E 57 ST #36PH

Sutton Place

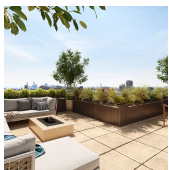
Type	Condo	Status	Contract	Ask	\$6,100,000	Initial	\$6,750,000
Sqft	2,530	PPSF	\$2,412	Beds	2	Baths	2.5
Fees	\$9,006	DOM	111				



1115 5 AVE #6C

Carnegie Hill

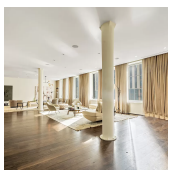
Type	Coop	Status	Contract	Ask	\$5,995,000	Initial	\$6,500,000
Sqft	N/A	PPSF	N/A	Beds	5	Baths	5
Fees	\$9,094	DOM	432				



252 7 AVE #PHC

Chelsea

Type	Condo	Status	Contract	Ask	\$5,750,000	Initial	\$5,750,000
Sqft	2,227	PPSF	\$2,582	Beds	3	Baths	3
Fees	\$6,625	DOM	168				



119 CEDAR ST #5

Financial District

Type	Condo	Status	Contract	Ask	\$5,500,000	Initial	\$6,500,000
Sqft	5,500	PPSF	\$1,000	Beds	5	Baths	5
Fees	\$7,976	DOM	246				

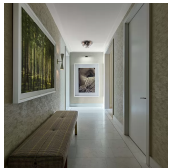
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610 PK AVE #9C

Lenox Hill

Type	Condo	Status	Contract	Ask	\$5,450,000	Initial	\$5,450,000
Sqft	2,034	PPSF	\$2,680	Beds	2	Baths	3
Fees	\$6,126	DOM	58				



200 AMSTERDAM AVE #11C

Upper West Side

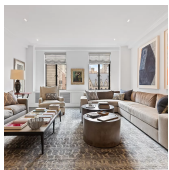
Type	Condo	Status	Contract	Ask	\$5,325,000	Initial	N/A
Sqft	2,437	PPSF	\$2,186	Beds	3	Baths	3.5
Fees	\$6,325	DOM	N/A				



2505 BROADWAY #6B

Upper West Side

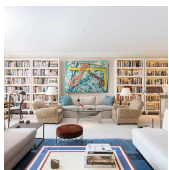
Type	Condo	Status	Contract	Ask	\$4,999,000	Initial	N/A
Sqft	2,481	PPSF	\$2,015	Beds	4	Baths	3.5
Fees	\$5,049	DOM	N/A				



145-146 CENTRAL PK W #11B

Upper West Side

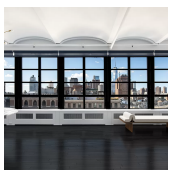
Type	Coop	Status	Contract	Ask	\$4,895,000	Initial	\$4,895,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$6,043	DOM	37				



435 E 52 ST #12D

Turtle Bay

Type	Coop	Status	Contract	Ask	\$4,850,000	Initial	\$4,850,000
Sqft	4,000	PPSF	\$1,213	Beds	3	Baths	4.5
Fees	\$9,088	DOM	377				



543 BROADWAY #10

Greenwich Village

Type	Coop	Status	Contract	Ask	\$4,750,000	Initial	\$5,995,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	2
Fees	\$2,850	DOM	655				

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90 W BROADWAY # 8

Tribeca

Type	Coop	Status	Contract	Ask	\$4,750,000	Initial	\$5,500,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	N/A	DOM	214				



31 N MOORE ST # 6 D

Tribeca

Type	Condo	Status	Contract	Ask	\$4,650,000	Initial	\$4,650,000
Sqft	2,757	PPSF	\$1,687	Beds	2	Baths	3
Fees	\$5,459	DOM	131				



40 BLEECKER ST # 8 A

Noho

Type	Condo	Status	Contract	Ask	\$4,600,000	Initial	\$4,600,000
Sqft	1,506	PPSF	\$3,055	Beds	2	Baths	2.5
Fees	\$4,773	DOM	203				



43 GREAT JONES ST #PH

Noho

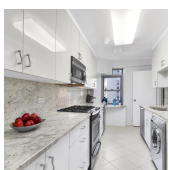
Type	Coop	Status	Contract	Ask	\$4,595,000	Initial	\$4,595,000
Sqft	2,200	PPSF	\$2,089	Beds	3	Baths	2.5
Fees	\$2,123	DOM	22				



33 5 AVE #14 AB

Greenwich Village

Type	Coop	Status	Contract	Ask	\$4,550,000	Initial	\$4,550,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$5,328	DOM	7				

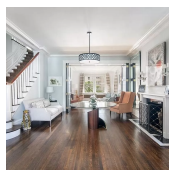


650 PK AVE # 6 EF

Lenox Hill

Type	Coop	Status	Contract	Ask	\$4,500,000	Initial	\$5,795,000
Sqft	3,400	PPSF	\$1,324	Beds	4	Baths	4
Fees	\$7,819	DOM	210				

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830 PK AVE #45C

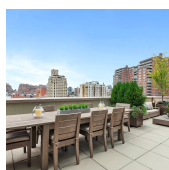
Lenox Hill

Type	Coop	Status	Contract	Ask	\$4,495,000	Initial	\$4,995,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	2.5
Fees	\$7,194	DOM	629				

110 CHARLTON ST #28A

Soho

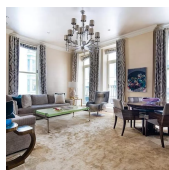
Type	Condo	Status	Contract	Ask	\$4,425,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	\$4,963	DOM	N/A				



261 W 25 ST #9C

Chelsea

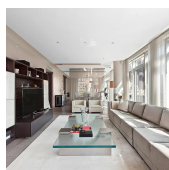
Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	1,513	PPSF	\$2,809	Beds	2	Baths	2.5
Fees	\$4,536	DOM	29				



1 CENTRAL PK S #1106

Midtown

Type	Condo	Status	Contract	Ask	\$4,225,000	Initial	\$4,650,000
Sqft	1,690	PPSF	\$2,500	Beds	2	Baths	2
Fees	\$5,705	DOM	200				



310 E 53 ST #9C

Turtle Bay

Type	Condo	Status	Contract	Ask	\$3,850,000	Initial	\$4,000,000
Sqft	2,313	PPSF	\$1,665	Beds	3	Baths	3.5
Fees	\$5,676	DOM	85				



15 W 81 ST #4E

Upper West Side

Type	Coop	Status	Contract	Ask	\$3,850,000	Initial	\$4,000,000
Sqft	2,400	PPSF	\$1,605	Beds	3	Baths	3
Fees	\$4,743	DOM	204				

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15 HUDSON YARDS # 25G

Hudson Yards

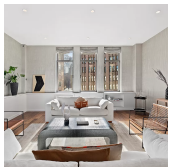
Type	Condo	Status	Contract	Ask	\$3,850,000	Initial	\$3,850,000
Sqft	1,464	PPSF	\$2,630	Beds	2	Baths	2.5
Fees	\$3,616	DOM	192				



30 RIVERSIDE BLVD # 28C

Lincoln Square

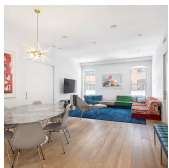
Type	Condo	Status	Contract	Ask	\$3,790,000	Initial	\$3,970,000
Sqft	1,453	PPSF	\$2,609	Beds	2	Baths	2.5
Fees	\$2,071	DOM	411				



252 7 AVE # 6I

Chelsea

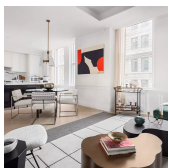
Type	Condo	Status	Contract	Ask	\$3,695,000	Initial	\$3,695,000
Sqft	2,202	PPSF	\$1,679	Beds	3	Baths	3
Fees	\$4,437	DOM	43				



424 WASHINGTON ST # 2H

Tribeca

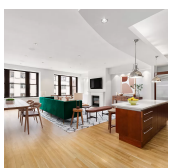
Type	Condo	Status	Contract	Ask	\$3,600,000	Initial	\$3,600,000
Sqft	1,676	PPSF	\$2,148	Beds	3	Baths	3
Fees	\$3,830	DOM	204				



108 LEONARD # 9H

Tribeca

Type	Condo	Status	Contract	Ask	\$3,560,000	Initial	N/A
Sqft	1,586	PPSF	\$2,245	Beds	2	Baths	2.5
Fees	\$3,759	DOM	N/A				



124 HUDSON ST # 4B

Tribeca

Type	Condo	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	2,057	PPSF	\$1,702	Beds	2	Baths	2
Fees	\$4,018	DOM	28				

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