

JAN 10 - 16, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 27 contracts signed this week, made up of 19 condos, 5 coops, and 3 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$6,534,393

Average Asking Price

\$5,377,500

Median Asking Price

\$2,369

Average PPSF

3%

Average Discount

\$182,963,000

Total Volume

291

Average Days On Market

53 Downing Street in the West Village entered contract this week, with a last asking price of \$15,700,000. Originally built in 1857, this gut-renovated townhouse spans 8,260 square feet with 5 beds and 5 full baths. It features a more than 20-foot wide lot, wood-paneled walls, limestone clad floors, 14-foot ceilings, a kitchen with gold marble island, countertops, and backsplash, a full-floor primary suite with south-facing windows and en-suite bathroom, floor-to-ceiling windows, multiple terraces, and much more.

Also signed this week was Unit 3AC at 11 East 73rd Street on the Upper East Side, with a last asking price of \$12,000,000. This full-floor co-op was converted in 1952 and offers 3 beds and 3 full baths. It features 15-foot ceilings, arched French doors, balustraded balconies, a north-facing terrace off the primary bedroom, a living room and library with wood-burning fireplaces, marble baths, and much more.

19

Condo Deal(s)

5

Co-op Deal(s)

3

Townhouse Deal(s)

\$5,515,790

Average Asking Price

\$8,034,000

Average Asking Price

\$10,399,334

Average Asking Price

\$5,150,000

Median Asking Price

\$8,100,000

Median Asking Price

\$11,998,000

Median Asking Price

\$2,488

Average PPSF

\$1,735

Average PPSF

\$1,820

Average PPSF

2,259

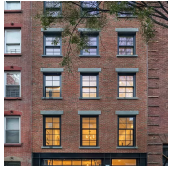
Average SqFt

4,223

Average SqFt

5,435

Average SqFt



53 DOWNING ST

West Village

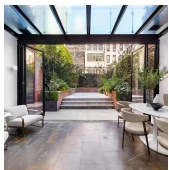
Type	Townhouse	Status	Contract	Ask	\$15,700,000	Initial	\$18,500,000
SqFt	8,260	PPSF	\$1,901	Beds	5	Baths	5
Fees	\$7,862	DOM	580				



7 E 73 ST #3AC

Lenox Hill

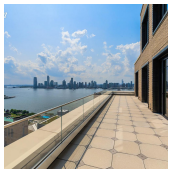
Type	Coop	Status	Contract	Ask	\$12,000,000	Initial	\$12,000,000
SqFt	N/A	PPSF	N/A	Beds	3	Baths	3.5
Fees	N/A	DOM	38				



211 E 61 ST

Lenox Hill

Type	Townhouse	Status	Contract	Ask	\$11,998,000	Initial	\$11,998,000
SqFt	5,500	PPSF	\$2,182	Beds	4	Baths	4
Fees	\$8,024	DOM	451				



110 CHARLTON ST #PH29A

Soho

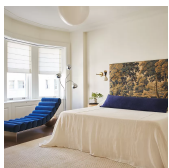
Type	Condo	Status	Contract	Ask	\$8,995,000	Initial	\$8,995,000
SqFt	2,109	PPSF	\$4,266	Beds	3	Baths	2
Fees	\$7,000	DOM	26				



857 5 AVE #14

Lenox Hill

Type	Coop	Status	Contract	Ask	\$8,950,000	Initial	\$9,600,000
SqFt	N/A	PPSF	N/A	Beds	3	Baths	4.5
Fees	\$14,037	DOM	126				



225 W 86 ST #1004

Upper West Side

Type	Condo	Status	Contract	Ask	\$8,700,000	Initial	N/A
SqFt	3,123	PPSF	\$2,786	Beds	4	Baths	4.5
Fees	\$7,715	DOM	N/A				

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875 PK AVE #4B

Lenox Hill

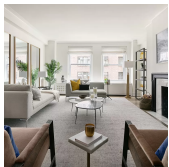
Type	Coop	Status	Contract	Ask	\$8,100,000	Initial	\$8,100,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3.5
Fees	\$6,508	DOM	38				



6 HUBERT ST #1A

Tribeca

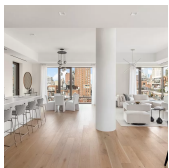
Type	Condo	Status	Contract	Ask	\$7,500,000	Initial	\$8,500,000
Sqft	4,200	PPSF	\$1,786	Beds	4	Baths	5.5
Fees	\$8,492	DOM	458				



1105 PK AVE #5CD

Carnegie Hill

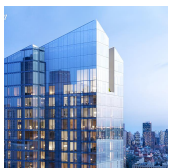
Type	Coop	Status	Contract	Ask	\$7,325,000	Initial	\$7,650,000
Sqft	4,223	PPSF	\$1,735	Beds	4	Baths	3
Fees	\$9,494	DOM	189				



200 E 21 ST #17B

Gramercy

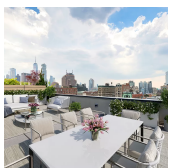
Type		Status	Contract	Ask	\$6,795,000	Initial	\$6,795,000
Sqft	2,700	PPSF	\$2,517	Beds	3	Baths	3.5
Fees	\$6,306	DOM	694				



30 RIVERSIDE BLVD #24F

Lincoln Square

Type	Condo	Status	Contract	Ask	\$6,600,000	Initial	\$6,600,000
Sqft	2,452	PPSF	\$2,692	Beds	3	Baths	3
Fees	\$4,068	DOM	573				



210 LAFAYETTE ST - 5A #PH2A

Soho

Type	Condo	Status	Contract	Ask	\$6,450,000	Initial	\$7,500,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	\$9,837	DOM	212				

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10 RIVERSIDE BLVD # 34 B

Lincoln Square

Type	Condo	Status	Contract	Ask	\$6,350,000	Initial	\$6,350,000
Sqft	2,137	PPSF	\$2,972	Beds	3	Baths	3.5
Fees	\$4,462	DOM	767				



15 CPW # 23 F

Lincoln Square

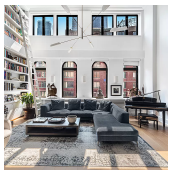
Type	Condo	Status	Contract	Ask	\$5,500,000	Initial	\$5,900,000
Sqft	1,422	PPSF	\$3,868	Beds	2	Baths	2.5
Fees	\$5,130	DOM	109				



200 E 83 ST # 8 B

Yorkville

Type	Condo	Status	Contract	Ask	\$5,255,000	Initial	N/A
Sqft	2,197	PPSF	\$2,392	Beds	3	Baths	3.5
Fees	\$6,529	DOM	N/A				



92 WARREN ST # 5 E

Tribeca

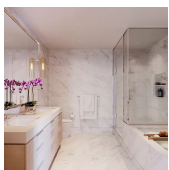
Type	Condo	Status	Contract	Ask	\$5,250,000	Initial	\$5,250,000
Sqft	2,845	PPSF	\$1,846	Beds	3	Baths	2.5
Fees	\$6,066	DOM	92				



200 E 83 ST # 7 B

Yorkville

Type	Condo	Status	Contract	Ask	\$5,150,000	Initial	N/A
Sqft	2,197	PPSF	\$2,345	Beds	3	Baths	3.5
Fees	\$6,529	DOM	N/A				



212 W 72 ST # 12 J

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,975,000	Initial	N/A
Sqft	1,899	PPSF	\$2,620	Beds	3	Baths	3
Fees	\$6,428	DOM	N/A				

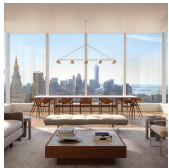
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300 E 79 ST #12B

Lenox Hill

Type	Condo	Status	Contract	Ask	\$4,950,000	Initial	\$4,950,000
Sqft	2,664	PPSF	\$1,859	Beds	4	Baths	4.5
Fees	\$8,342	DOM	190				



15 E 30 ST #39D

Nomad

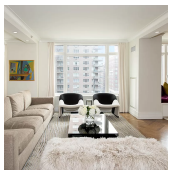
Type	Condo	Status	Contract	Ask	\$4,450,000	Initial	\$4,450,000
Sqft	1,674	PPSF	\$2,659	Beds	2	Baths	2.5
Fees	\$5,710	DOM	3				



14 LEONARD ST #PHB

Tribeca

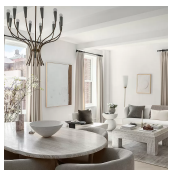
Type	Condo	Status	Contract	Ask	\$4,295,000	Initial	N/A
Sqft	1,968	PPSF	\$2,183	Beds	3	Baths	3
Fees	\$6,234	DOM	N/A				



205 E 85 ST #14J

Yorkville

Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	2,120	PPSF	\$2,005	Beds	3	Baths	4
Fees	\$5,609	DOM	10				



150 W 82 ST #4K

Upper West Side

Type	Condo	Status	Contract	Ask	\$4,250,000	Initial	\$4,250,000
Sqft	1,903	PPSF	\$2,234	Beds	3	Baths	2.5
Fees	\$4,453	DOM	184				



2505 BROADWAY #4A

Upper West Side

Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	2,109	PPSF	\$1,895	Beds	3	Baths	3.5
Fees	\$4,286	DOM	248				

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121 E 22 ST # N1605

Flatiron District

Type	Condo	Status	Contract	Ask	\$3,990,000	Initial	\$4,200,000
Sqft	1,678	PPSF	\$2,378	Beds	2	Baths	2.5
Fees	\$5,479	DOM	363				



322 W 57 ST # 56Q

Clinton

Type	Condo	Status	Contract	Ask	\$3,895,000	Initial	\$4,295,000
Sqft	1,962	PPSF	\$1,986	Beds	3	Baths	3.5
Fees	\$5,585	DOM	693				



1158 5 AVE # 9C

East Harlem

Type	Coop	Status	Contract	Ask	\$3,795,000	Initial	\$3,795,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	N/A	DOM	98				



151 E 29 ST

Kips Bay

Type	Townhouse	Status	Contract	Ask	\$3,500,000	Initial	\$3,950,000
Sqft	2,544	PPSF	\$1,376	Beds	5	Baths	4
Fees	\$2,170	DOM	546				

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