MANHATTAN LUXURY REPORT

Weekly Report on Residential Contracts Signed \$3.5M and Above

JULY 19 - 25, 2021

The Manhattan luxury real estate market, defined as all properties \$3.5M and above, saw 40 contracts signed this week, made up of 27 condos, 9 coops and 4 houses. The previous week saw 43 deals. For more information or data, please reach out to a Compass agent.

\$8,730,975	\$6,190,000	\$2,730
Average Asking Price	Median Asking Price	Average PPSF
6%	\$349,238,990	282
Average Discount	Total Volume	Average Days On Market

Penthouse A at 40 East End Avenue on the Upper East Side entered contract this week, with a last asking price of \$25,500,990. Built in 2019, this new development condo spans 5,949 square feet with 4 beds and 4 full baths. It features a 1,866 square feet of outdoor space comprised of three terraces and a full-floor private rooftop terrace, a solarium, panoramic views of the East River and city skyline, floor-to-ceiling casement windows, wide-plank white oak hardwood flooring, custom crown molding, and much more. The primary suite offers wrap-around windows, and an en-suite bathroom with its own private terrace. The building provides a lounge, an out-of-office work area, a game room, a state-of-the-art fitness center, and a number of other amenities.

Also signed this week was 116 East 70th Street in Lenox Hill, with a last asking price of \$23,000,000. Originally built in 1869, this townhouse spans 5,688 square feet with 6 beds and 4 full baths, and is newly renovated. It features two-story copper bay windows, a full basement, an elevator, a 12-foot deep entry courtyard, a 26-foot deep south-facing garden, two southern terraces, 12'6" ceilings, wood-burning fireplaces, and much more. The primary bedroom offers a library, garden views, two walk-in closets, and a bath with double sinks and a stall shower. The top floor is configured as a large entertainment space.

27	9	4
Condo Deal(s)	Co-op Deal(s)	Townhouse Deal(s)
\$8,327,963	\$6,049,334	\$17,485,000
Average Asking Price	Average Asking Price	Average Asking Price
\$5,995,000	\$6,350,000	\$16,725,000
Median Asking Price	Median Asking Price	Median Asking Price
\$2,850	\$1,877	\$2,507
Average PPSF	Average PPSF	Average PPSF
2,818	3,434	7,500
Average SqFt	Average SqFt	Average SqFt

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40 E	END AVE #	#PHA				Yorkvi	lle
Type SqFt Fees	Condo 5,949 \$15,997	Status PPSF DOM	Contract \$4,287 99	Ask Beds	\$25,500,990 4	Initial Baths	\$25,500,990 4
116 E	70 ST					Lenox	Hill
Type SqFt Fees	Townhouse 6,500 \$10,039	Status PPSF DOM	Contract \$3,539 130	Ask Beds	\$23,000,000 6	Initial Baths	\$23,000,000 4
520 F	PKAVE #2	5				Lenox	Hill
Туре	Condo	Status	Contract	Ask	\$20,500,000	Initial	N/A
SqFt Fees	4,628 \$25,926	PPSF DOM	\$4,430 N/A	Beds	4	Baths	5
	<i>QL</i> 0,720						
432 F	PK AVE #8	0 A				Midtov	vn
Туре	Condo	0 A Status	Contract	Ask	\$19,995,000	Midtov Initial	v n \$19,995,000
Type SqFt	Condo 2,633	Status PPSF	\$7,594	Ask Beds	\$19,995,000 3		
Туре	Condo	Status				Initial	\$19,995,000
Type SqFt Fees	Condo 2,633	Status PPSF	\$7,594			Initial	\$19,995,000 3
Type SqFt Fees	Condo 2,633 \$12,669	Status PPSF	\$7,594			Initial Baths	\$19,995,000 3
Type SqFt Fees 163 E Type SqFt	Condo 2,633 \$12,669 70 ST Townhouse 7,500	Status PPSF DOM Status PPSF	\$7,594 383 Contract \$2,394	Beds	3	Initial Baths Lenox	\$19,995,000 3 Hill
Type SqFt Fees 163 E Type	Condo 2,633 \$12,669 70 ST Townhouse	Status PPSF DOM Status	\$7,594 383 Contract	Beds	3 \$17,950,000	Initial Baths Lenox Initial	\$19,995,000 3 Hill \$18,950,000
Type SqFt Fees 163 E Type SqFt	Condo 2,633 \$12,669 70 ST Townhouse 7,500 \$10,133	Status PPSF DOM Status PPSF	\$7,594 383 Contract \$2,394	Beds	3 \$17,950,000	Initial Baths Lenox Initial	\$19,995,000 3 HIII \$18,950,000 3
Type SqFt Fees 163 E Type SqFt Fees	Condo 2,633 \$12,669 70 ST Townhouse 7,500 \$10,133	Status PPSF DOM Status PPSF	\$7,594 383 Contract \$2,394	Beds	3 \$17,950,000	Initial Baths Lenox Initial Baths	\$19,995,000 3 HIII \$18,950,000 3
Type SqFt Fees 163 E Type SqFt Fees 17 E	Condo 2,633 \$12,669 70 ST Townhouse 7,500 \$10,133 74 ST	Status PPSF DOM Status PPSF DOM	\$7,594 383 Contract \$2,394 838	Beds Ask Beds	3 \$17,950,000 4	Initial Baths Lenox Initial Baths Lenox	\$19,995,000 3 HIII \$18,950,000 3 HIII

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	157 W	/ 57 ST #4	6 A				Midtov	vn
	Туре	Condo	Status	Contract	Ask	\$14,200,000	Initial	\$14,200,000
1 Contraction	Sqft	3,228	PPSF	\$4,400	Beds	3	Baths	3
	Fees	\$8,342	DOM	31				
	60 RI	VERSIDE B	LVD #	2101			Lincol	n Square
	Туре	Condo	Status	Contract	Ask	\$13,750,000	Initial	\$13,750,000
	Sqft	5,641	PPSF	\$2,438	Beds	6	Baths	8
	Fees	\$18,526	DOM	167				
	55 E	74 ST					Lenox	Hill
	Туре	Townhouse	Status	Contract	Ask	\$13,490,000	Initial	\$19,995,000
	Sqft	8,500	PPSF	\$1,588	Beds	\$13,490,000 6	Baths	\$17,793,000 5
	Fees	N/A	DOM	523	Deus	0	Baths	0
	207 V	V 79 ST #T	НВ				Upper	West Side
	Туре	Condo	Status	Contract	Ask	\$12,995,000	Initial	\$12,995,000
	Sqft	4,100	PPSF	\$3,170	Beds	6	Baths	8
	Fees	\$12,768	DOM	65				
	498 V	V END AVE	#12A				Upper	West Side
	Туре	Condo	Status	Contract	Ask	\$10,950,000	Initial	\$11,750,000
	Sqft	4,120	PPSF	\$2,658	Beds	5	Baths	5
	Fees	\$9,104	DOM	616				
1.	153 E	72 ST #9/	10 A				Lenox	Hill
	Туре	Соор	Status	Contract	Ask	\$8,950,000	Initial	\$9,500,000
	Sqft	N/A	PPSF	N/A	Beds	5	Baths	5.5
AL IN	Fees	N/A	DOM	318		-		
	24							

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усниканонских	15 HU	JDSON YA	RDS #P	H 8 4 D			Hudso	n Yards	
	Туре	Condo	Status	Contract	Ask	\$8,435,000	Initial	\$8,435,000	
	Sqft	2,538	PPSF	\$3,324	Beds	3	Baths	3	
	Fees	\$6,328	DOM	138					
where a siller	262 (CENTRAL	PK W #	5 A			Upper	West Side	
	Туре	Соор	Status	Contract	Ask	\$7,995,000	Initial	\$8,500,000	
MALLY MA	Sqft	3,400	PPSF	\$2,352	Beds	4	Baths	4	
J PAR	Fees	\$5,865	DOM	104					
	0.5.0								
	850	PK AVE #8	3 B				Lenox		
	Туре	Соор	Status	Contract	Ask	\$7,500,000	Initial	\$7,500,000	
	Sqft	N/A	PPSF	N/A	Beds	3	Baths	3	
	Fees	\$8,345	DOM	80					
	180 E	E 88 ST #3	3 0 B				Carneg	gie Hill	
	180 E Type	E 88 ST #3 Condo	5 O B Status	Contract	Ask	\$7,475,000	Carneg	gie Hill \$7,475,000	
				Contract \$3,131	Ask Beds	\$7,475,000 4			
	Туре	Condo	Status				Initial	\$7,475,000	
	Type Sqft Fees	Condo 2,388 \$7,506	Status PPSF DOM	\$3,131			Initial Baths	\$7,475,000 3	
	Type Sqft Fees 2 5 0	Condo 2,388 \$7,506 W 81 ST #	Status PPSF DOM 12 B	\$3,131 14	Beds	4	Initial Baths Upper	\$7,475,000 3 West Side	
	Type Sqft Fees 2 5 0	Condo 2,388 \$7,506 W 81 ST # Condo	Status PPSF DOM 12 B Status	\$3,131 14 Contract	Beds Ask	4 \$7,450,000	Initial Baths Upper Initial	\$7,475,000 3 West Side \$7,695,000	
	Type Sqft Fees 2 5 0 Type Sqft	Condo 2,388 \$7,506 W 81 ST # Condo 2,460	Status PPSF DOM 12 B Status PPSF	\$3,131 14 Contract \$3,029	Beds	4	Initial Baths Upper	\$7,475,000 3 West Side	
	Type Sqft Fees 2 5 0	Condo 2,388 \$7,506 W 81 ST # Condo	Status PPSF DOM 12 B Status	\$3,131 14 Contract	Beds Ask	4 \$7,450,000	Initial Baths Upper Initial	\$7,475,000 3 West Side \$7,695,000	
	Type Sqft Fees 2 5 0 Type Sqft Fees	Condo 2,388 \$7,506 W 81 ST # Condo 2,460	Status PPSF DOM 12 B Status PPSF DOM	\$3,131 14 Contract \$3,029	Beds Ask	4 \$7,450,000	Initial Baths Upper Initial	\$7,475,000 3 West Side \$7,695,000	
	Type Sqft Fees 2 5 0 Type Sqft Fees	Condo 2,388 \$7,506 W 81 ST # Condo 2,460 \$6,493	Status PPSF DOM 12 B Status PPSF DOM	\$3,131 14 Contract \$3,029	Beds Ask	4 \$7,450,000	Initial Baths Upper Initial Baths	\$7,475,000 3 West Side \$7,695,000	
	Type Sqft Fees 250 Type Sqft Fees 140 S	Condo 2,388 \$7,506 W 81 ST # Condo 2,460 \$6,493	Status PPSF DOM 12 B Status PPSF DOM	\$3,131 14 Contract \$3,029 121	Beds Ask Beds	4 \$7,450,000 4	Initial Baths Upper Initial Baths Soho	\$7,475,000 3 West Side \$7,695,000 3	
	Type Sqft Fees 2 5 0 Type Sqft Fees 14 0 S Type	Condo 2,388 \$7,506 W 81 ST # Condo 2,460 \$6,493 SULLIVAN Coop	Status PPSF DOM 12 B Status PPSF DOM ST # 5 Status	\$3,131 14 Contract \$3,029 121 Contract	Beds Ask Beds Ask	4 \$7,450,000 4 \$6,999,000	Initial Baths Upper Initial Baths Soho Initial	\$7,475,000 3 West Side \$7,695,000 3 \$7,200,000	

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Freedo	390 V	VEST END	AVE #	11J			Upper	West Side
	Туре	Condo	Status	Contract	Ask	\$6,800,000	Initial	\$6,995,000
	Sqft	3,100	PPSF	\$2,194	Beds	4	Baths	4
ARE COM	Fees	\$7,619	DOM	55				
	955 P	KAVE #2E	W				Upper	East Side
	Туре	Соор	Status	Contract	Ask	\$6,350,000	Initial	\$7,995,000
	Sqft	N/A	PPSF	N/A	Beds	6	Baths	6
	Fees	\$11,339	DOM	506				
	10 PL	VERSIDE BI	UVD #	300			Lincol	- Saugeo
								n Square
No. 1175	Туре	Condo	Status	Contract	Ask	\$6,030,000	Initial	\$6,030,000 -
	Sqft -	2,012	PPSF	\$2,998	Beds	3	Baths	3
	Fees	\$4,119	DOM	398				
	80 C (DLUMBUS C	CIRCLE	75C75E	#67A		Lincol	n Square
	Туре	Condo	Status	Contract	Ask	\$5,999,000	Initial	\$5,999,000
	Sqft	1,653	PPSF	\$3,630	Beds	2	Baths	2
	Fees	\$7,393	DOM	141				
	245 7	AVE #PHE					Chelse	
				_				
The state	Туре	Condo	Status	Contract	Ask	\$5,995,000	Initial	\$11,595,000
	Sqft -	3,900	PPSF	\$1,538	Beds	3	Baths	2.5
	Fees	\$11,707	DOM	1,860				
	378 V	V END AVE	# 3 D				Upper	West Side
	Туре	Condo	Status	Contract	Ask	\$5,750,000	Initial	N/A
	Sqft	2,501	PPSF	\$2,300	Beds	3	Baths	3
	Fees	\$6,381	DOM	N/A				

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	2 PK	PL PAVILI	ON-A	#36B			Tribec	a
THE BEER STOLE	Туре	Condo	Status	Contract	Ask	\$5,575,000	Initial	N/A
	Sqft	2,548	PPSF	\$2,188	Beds	2	Baths	2
	Fees	\$7,983	DOM	N/A				
	225 E	19 ST #1	4 G				Grame	rcy
	Туре	Condo	Status	Contract	Ask	\$5,125,000	Initial	N/A
	Sqft	2,054	PPSF	\$2,496	Beds	3	Baths	3
	Fees	\$6,345	DOM	N/A				
	1 MAI	ΝΗΑΤΤΑΝ	SQ #59	9 J			Lower	East Side
	Туре	Condo	Status	Contract	Ask	\$4,950,000	Initial	\$6,629,000
	Sqft	2,347	PPSF	\$2,110	Beds	3	Baths	3.5
	Fees	\$3,187	DOM	350				
	323 2	AVE #13.	A / 1 4 A B				Grame	rcy
	Туре	Соор	Status	Contract	Ask	\$4,800,000	Initial	\$4,800,000
	Sqft	N/A	PPSF	N/A	Beds	5	Baths	4
	_							
	Fees	\$7,813	DOM	105				
		\$7,813 / 18 ST #7		105			Chelse	a
	155 W			105 Contract	Ask	\$4,750,000	Chelse	
	155 W Type	/ 18 ST #7 Condo	' 0 4 Status	Contract	Ask Beds	\$4,750,000 3		a \$5,500,000 3.5
	155 W	/ 18 ST #7	' 0 4				Initial	\$5,500,000
	155 W Type Sqft Fees	/ 18 ST #7 Condo 2,028	704 Status PPSF DOM	Contract \$2,343			Initial	\$5,500,000 3.5
	155 W Type Sqft Fees	/ 18 ST #7 Condo 2,028 \$6,099	704 Status PPSF DOM	Contract \$2,343			Initial Baths	\$5,500,000 3.5
	155 W Type Sqft Fees 15 E 3	/ 18 ST #7 Condo 2,028 \$6,099 30 ST #49	Y 0 4 Status PPSF DOM	Contract \$2,343 545	Beds	3	Initial Baths Nomac	\$5,500,000 3.5

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	497 G Type	REENWICH Condo	IST#	7 A Contract	Ask	\$4,500,000	Soho Initial	\$4,600,000
	Sqft Fees	2,541 \$6,689	PPSF DOM	\$1,771 100	Beds	3	Baths	2.5
	20 N	MOORE ST	#7E				Tribec	a
	Type Sqft Fees	Coop 2,700 \$4,000	Status PPSF DOM	Contract \$1,612 31	Ask Beds	\$4,350,000 3	Initial Baths	\$4,250,000 2
	9075	AVE #10B					Lenox	Hill
	Type Sqft Fees	Coop N/A \$6,860	Status PPSF DOM	Contract N/A 381	Ask Beds	\$4,000,000 2	Initial Baths	\$4,750,000 3
	52 E	END AVE #	35				Yorkvi	lle
	Type Sqft Fees	Condo 2,662 \$7,695	Status PPSF DOM	Contract \$1,501 105	Ask Beds	\$3,995,000 4	Initial Baths	\$3,995,000 3.5
	450 E	83 ST #6	۵				Yorkvi	lle
	Type Sqft Fees	Condo 2,100 \$5,581	Status PPSF DOM	Contract \$1,900 35	Ask Beds	\$3,990,000 3	Initial Baths	\$3,990,000 3
-	100 B	ARCLAY ST	「 #12L				Tribec	a

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4 s.	49 C	HAMBERS	ST #16	Α			Tribec	a
	Туре	Condo	Status	Contract	Ask	\$3,950,000	Initial	N/A
	Sqft	1,824	PPSF	\$2,166	Beds	2	Baths	2
	Fees	\$4,913	DOM	N/A				
41 %	49 C	HAMBERS	ST #15	A			Tribec	a
	Туре	Condop	Status	Contract	Ask	\$3,900,000	Initial	\$3,900,000
	Sqft	1,824	PPSF	\$2,139	Beds	2	Baths	2
-								
	Fees	\$4,864	DOM	784				
		\$4,864 W 45 ST Condo 1,414 \$5,036	-	784 Contract \$2,529 N/A	Ask Beds	\$3,575,000 3	Clintor Initial Baths	N/A 3
	500 Type Sqft Fees	W 45 ST Condo 1,414	# 8 0 2 Status PPSF DOM	Contract \$2,529		3	Initial Baths Lenox	N/A 3 Hill
	500 Type Sqft Fees 23 E Type	W 45 ST Condo 1,414 \$5,036 74 ST #1 Coop	# 8 0 2 Status PPSF DOM 1D Status	Contract \$2,529 N/A Contract	Beds	3 \$3,500,000	Initial Baths Lenox Initial	N/A 3 Hill \$3,975,000
	500 Type Sqft Fees 23 E	W 45 ST Condo 1,414 \$5,036 74 ST #1	# 8 0 2 Status PPSF DOM	Contract \$2,529 N/A	Beds	3	Initial Baths Lenox	N/A 3 Hill

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