

SEP 6 - 12, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 34 contracts signed this week, made up of 26 condos, 4 coops, and 4 houses. The previous week saw 32 deals. For more information or data, please reach out to a Compass agent.

**\$7,036,853**

Average Asking Price

**\$5,150,000**

Median Asking Price

**\$2,404**

Average PPSF

**3%**

Average Discount

**\$239,253,000**

Total Volume

**320**

Average Days On Market

Unit PHW at 601 Washington Street in the West Village entered contract this week, with a last asking price of \$32,274,000. Built in 2015, this penthouse condo spans 7,172 square feet with 6 beds and 6 baths. It features 1,619 square feet of exterior space, en-suite bathrooms in every bedroom, two private landscaped terraces with bluestone pavers, a private interior elevator, high ceilings, custom lighting and shade control, 7-inch wide-plank white oak flooring, acoustically-engineered floors, walls, and windows, and much more. The building provides a 24-hour doorman, a common fitness center, a roof terrace, bicycle parking, and a number of other amenities.

Also signed this week was 34 East 62nd Street on the Upper East Side, with a last asking price of \$19,750,000. This 20-foot wide townhouse spans approximately 9,200 square feet with 5 beds and 6 full baths. It features landmark preservation status, a French limestone facade, a slate mansard roof, high ceilings, a library/home office, an elevator servicing all floors, a large eat-in kitchen with wood burning fireplace and backyard access, a roof garden, and much more. The primary suite comprises the entire fifth floor, and features a bathroom with double sinks, soaking tub, and a walk-in shower.

**26**

Condo Deal(s)

**4**

Co-op Deal(s)

**4**

Townhouse Deal(s)

**\$6,651,270**

Average Asking Price

**\$6,605,000**

Average Asking Price

**\$9,975,000**

Average Asking Price

**\$4,892,500**

Median Asking Price

**\$6,950,000**

Median Asking Price

**\$7,775,000**

Median Asking Price

**\$2,556**

Average PPSF

**\$1,469**

Average PPSF

**\$2,154**

Average PPSF

**2,549**

Average SqFt

**4,810**

Average SqFt

**4,709**

Average SqFt



## 601 WASHINGTON ST #PHW

West Village

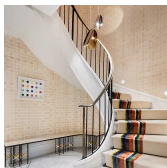
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$32,274,000	<b>Initial</b>	\$32,274,000
<b>SqFt</b>	7,172	<b>PPSF</b>	\$4,500	<b>Beds</b>	6	<b>Baths</b>	6
<b>Fees</b>	\$13,806	<b>DOM</b>	712				



## 34 E 62 ST

Lenox Hill

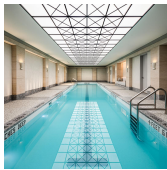
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$19,750,000	<b>Initial</b>	\$19,750,000
<b>SqFt</b>	9,200	<b>PPSF</b>	\$2,147	<b>Beds</b>	5	<b>Baths</b>	6
<b>Fees</b>	\$20,914	<b>DOM</b>	592				



## 155 E 79 ST #5

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,950,000	<b>Initial</b>	\$11,950,000
<b>SqFt</b>	4,300	<b>PPSF</b>	\$2,780	<b>Beds</b>	5	<b>Baths</b>	5.5
<b>Fees</b>	\$16,895	<b>DOM</b>	323				



## 40 BLEECKER ST #PHF

Noho

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,000,000	<b>Initial</b>	\$11,000,000
<b>SqFt</b>	2,654	<b>PPSF</b>	\$4,145	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$9,218	<b>DOM</b>	44				



## 275 W 10 ST #7E

West Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$9,999,000	<b>Initial</b>	N/A
<b>SqFt</b>	3,160	<b>PPSF</b>	\$3,165	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,497	<b>DOM</b>	N/A				



## 354 W 11 ST

West Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$8,800,000	<b>Initial</b>	\$9,200,000
<b>SqFt</b>	4,750	<b>PPSF</b>	\$1,853	<b>Beds</b>	8	<b>Baths</b>	5
<b>Fees</b>	\$3,627	<b>DOM</b>	577				

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## 24 E 20 ST #LOFT3

Flatiron District

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,995,000	<b>Initial</b>	\$9,995,000
<b>Sqft</b>	7,228	<b>PPSF</b>	\$1,107	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,775	<b>DOM</b>	171				



## 447 W 18 ST #PH9/10A

Chelsea

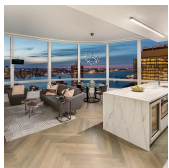
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$7,500,000	<b>Initial</b>	\$7,500,000
<b>Sqft</b>	3,950	<b>PPSF</b>	\$1,899	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$13,943	<b>DOM</b>	219				



## 1175 PK AVE #3A

Carnegie Hill

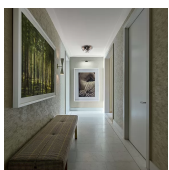
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$7,400,000	<b>Initial</b>	\$7,775,000
<b>Sqft</b>	4,400	<b>PPSF</b>	\$1,682	<b>Beds</b>	6	<b>Baths</b>	5
<b>Fees</b>	\$8,100	<b>DOM</b>	118				



## 111 MURRAY ST #36W

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,995,000	<b>Initial</b>	\$7,995,000
<b>Sqft</b>	2,280	<b>PPSF</b>	\$3,068	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,087	<b>DOM</b>	477				



## 200 AMSTERDAM AVE #18D

Upper West Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,850,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,437	<b>PPSF</b>	\$2,811	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,850	<b>DOM</b>	N/A				



## 6 GREENWICH MEWS

West Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$6,750,000	<b>Initial</b>	\$6,750,000
<b>Sqft</b>	2,588	<b>PPSF</b>	\$2,609	<b>Beds</b>	3	<b>Baths</b>	2
<b>Fees</b>	\$3,316	<b>DOM</b>	49				

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## 325 W END AVE #12A

Upper West Side

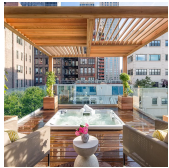
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,500,000	<b>Initial</b>	\$6,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$6,161	<b>DOM</b>	230				



## 1355 1 AVE #25FL

Lenox Hill

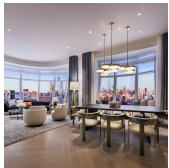
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,500,000	<b>Initial</b>	N/A
<b>Sqft</b>	3,458	<b>PPSF</b>	\$1,880	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$7,555	<b>DOM</b>	N/A				



## 16 WARREN ST

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,000,000	<b>Initial</b>	\$6,000,000
<b>Sqft</b>	3,381	<b>PPSF</b>	\$1,775	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$10,630	<b>DOM</b>	95				



## 515 W 18 ST #1802

Chelsea

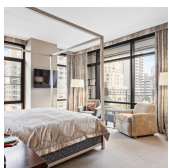
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,595,000	<b>Initial</b>	\$5,595,000
<b>Sqft</b>	1,668	<b>PPSF</b>	\$3,355	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$5,480	<b>DOM</b>	96				



## 151 E 85 ST #12B

Upper East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,200,000	<b>Initial</b>	\$5,200,000
<b>Sqft</b>	2,605	<b>PPSF</b>	\$1,997	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$7,022	<b>DOM</b>	40				



## 170 E END AVE #9A

Yorkville

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,100,000	<b>Initial</b>	\$5,350,000
<b>Sqft</b>	2,350	<b>PPSF</b>	\$2,171	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$6,916	<b>DOM</b>	336				

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## 110 CHARLTON ST #23C

Soho

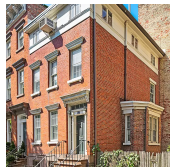
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,985,000	<b>Initial</b>	\$4,885,000
<b>Sqft</b>	2,046	<b>PPSF</b>	\$2,437	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$6,279	<b>DOM</b>	742				



## 30 RIVERSIDE BLVD #22P

Lincoln Square

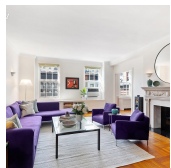
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,800,000	<b>Initial</b>	\$4,800,000
<b>Sqft</b>	1,811	<b>PPSF</b>	\$2,651	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$2,507	<b>DOM</b>	352				



## 65 HORATIO ST

West Village

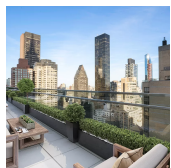
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,600,000	<b>Initial</b>	\$5,500,000
<b>Sqft</b>	2,296	<b>PPSF</b>	\$2,004	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$2,073	<b>DOM</b>	190				



## 173 RIVERSIDE DR #6B7B

Upper West Side

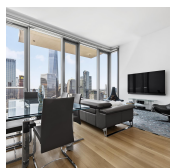
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,525,000	<b>Initial</b>	\$4,700,000
<b>Sqft</b>	2,800	<b>PPSF</b>	\$1,617	<b>Beds</b>	5	<b>Baths</b>	4
<b>Fees</b>	\$5,524	<b>DOM</b>	175				



## 219 E 44 ST #30

Turtle Bay

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$4,990,000
<b>Sqft</b>	2,446	<b>PPSF</b>	\$1,840	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,640	<b>DOM</b>	301				



## 56 LEONARD ST #39BE

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,495,000	<b>Initial</b>	\$5,299,000
<b>Sqft</b>	1,418	<b>PPSF</b>	\$3,170	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$3,301	<b>DOM</b>	775				

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## 25 PK ROW #15C

Financial District

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,420,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,075	<b>PPSF</b>	\$2,131	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,481	<b>DOM</b>	N/A				



## 340 E 64 ST #8/9C

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,200,000	<b>Initial</b>	\$4,750,000
<b>Sqft</b>	2,900	<b>PPSF</b>	\$1,449	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$5,249	<b>DOM</b>	191				



## 110 CHARLTON ST #24A

Soho

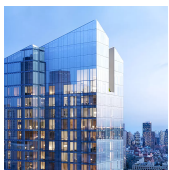
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,135,000	<b>Initial</b>	\$4,035,000
<b>Sqft</b>	1,617	<b>PPSF</b>	\$2,558	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$4,963	<b>DOM</b>	739				



## 10 RIVERSIDE BLVD #32C

Lincoln Square

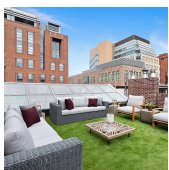
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,010,000	<b>Initial</b>	\$4,010,000
<b>Sqft</b>	1,584	<b>PPSF</b>	\$2,532	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$3,275	<b>DOM</b>	497				



## 30 RIVERSIDE BLVD #29C

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,830,000	<b>Initial</b>	\$3,830,000
<b>Sqft</b>	1,453	<b>PPSF</b>	\$2,636	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$2,081	<b>DOM</b>	643				



## 82 W 3 ST #PH

Greenwich Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,800,000	<b>Initial</b>	\$3,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$1,760	<b>DOM</b>	109				

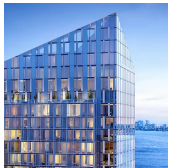
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## 60 RIVERSIDE BLVD #2803

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,795,000	<b>Initial</b>	\$3,795,000
<b>Sqft</b>	1,774	<b>PPSF</b>	\$2,140	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$5,235	<b>DOM</b>	333				



## 10 RIVERSIDE BLVD #34D

Lincoln Square

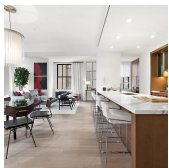
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,755,000	<b>Initial</b>	N/A
<b>Sqft</b>	1,398	<b>PPSF</b>	\$2,686	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$2,919	<b>DOM</b>	N/A				



## 10 RIVERSIDE BLVD #32D

Lincoln Square

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,695,000	<b>Initial</b>	\$3,695,000
<b>Sqft</b>	1,419	<b>PPSF</b>	\$2,604	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	\$2,934	<b>DOM</b>	28				



## 100 BARCLAY ST #15G

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,550,000	<b>Initial</b>	\$3,750,000
<b>Sqft</b>	2,369	<b>PPSF</b>	\$1,499	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,337	<b>DOM</b>	109				

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