MANHATTAN LUXURY REPORT

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

NOV 22 - 28, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 32 contracts signed this week, made up of 27 condos, 4 coops, and 1 house. The previous week saw 71 deals. For more information or data, please reach out to a Compass agent.

| \$8,647,782 | \$5,825,000 | \$2,691 |
|----------------------|---------------------|------------------------|
| Average Asking Price | Median Asking Price | Average PPSF |
| 3% | \$276,729,000 | 192 |
| Average Discount | Total Volume | Average Days On Market |

Unit TH11 at 17 Jane Street in West Village entered contract this week, with a last asking price of \$31,900,000. Built in 2020, this condo townhouse spans 6,378 square feet with 5 beds and 4 full baths. It features a 54-foot wide footprint, a 1,773 square foot rear garden, a private elevator, 13-foot ceilings, wide-plank white oak flooring, double glass doors opening to the garden, a hand-painted kitchen with custom sinks, soapstone counters, and high-end appliances, a primary suite with an entry gallery, large bedroom chamber, and a spa-inspired bath, and much more. The building provides a fitness center, 24-hour attended lobby, a private parking garage, a sauna, and many other amenities.

Also signed this week was Unit 5A at 960 5th Avenue on the Upper East Side, with a last asking price of \$28,000,000. Originally built in 1927, this co-op offers 4 beds and 5 full baths. It features a large corner living room with 6 windows with park views, a formal dining room, a living room and paneled library, a square entrance gallery, mahogany bedroom doors, staff quarters, and much more. The building provides a state-of-the-art fitness center, a full-time doorman, storage, and a number of other amenities.

| 27 | 4 | 1 |
|----------------------|----------------------|----------------------|
| Condo Deal(s) | Co-op Deal(s) | Townhouse Deal(s) |
| \$8,304,038 | \$11,767,500 | \$5,450,000 |
| Average Asking Price | Average Asking Price | Average Asking Price |
| \$5,700,000 | \$6,985,000 | \$5,450,000 |
| Median Asking Price | Median Asking Price | Median Asking Price |
| \$2,722 | N/A | \$1,854 |
| Average PPSF | Average PPSF | Average PPSF |
| 2,787 | N/A | 2,940 |
| Average SqFt | Average SqFt | Average SqFt |

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| Ass Control of the second seco | Type SqFt Fees | NE ST #TH Condo 6,378 \$17,727 AVE #5A | 11 Status PPSF DOM | Contract \$5,002 130 | Ask Beds | \$31,900,000 5 | West \ Initial Baths Lenox | \$31,900,000 5 | | |
|---|-------------------------------|--|--------------------------------|-----------------------------------|-------------|-------------------|-------------------------------------|-----------------------------------|--|--|
| | Type SqFt Fees | Coop N/A N/A | Status PPSF DOM | Contract N/A 221 | Ask Beds | \$28,000,000 4 | Initial Baths | \$28,000,000 5.5 | | |
| | 67 VE Type SqFt Fees | STRY ST # Condo 5,794 \$19,566 | FLOOF Status PPSF DOM | C ontract \$4,229 70 | Ask Beds | \$24,500,000 6 | Tribec Initial Baths | a \$23,950,000 5 | | |
| | 155 W Type | 7 11 ST #9 A Condo | A Status | Contract | Ask | \$19,900,000 | Green | enwich Village al \$19,900,000 | | |
| | SqFt Fees | 3,951 \$15,680 | PPSF DOM | \$5,037 7 | Beds | 4 | Baths | 4.5 | | |
| - Ale | 109 E | 79 ST #12 | W | | | | Upper East Side | | | |
| | Type SqFt Fees | Condo 4,140 \$10,505 | Status PPSF DOM | Contract \$4,143 8 | Ask Beds | \$17,150,000 5 | Initial Baths | \$17,150,000 5.5 | | |
| | 160 L | EROY ST # | N 8 B | | | | West \ | /illage | | |
| | Type SqFt Fees | Condo 2,792 \$9,681 | Status PPSF DOM | Contract \$4,209 686 | Ask Beds | \$11,750,000 4 | Initial Baths | \$11,750,000 4.5 | | |

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| | 109 E | 79 ST #10 | Upper East Side | | | | | | |
|---------------------|--------------|----------------|-----------------|----------|-------------|------------------|---------|--------------|--|
| | Туре | Condo | Status | Contract | Ask | \$9,565,000 | Initial | \$9,565,000 | |
| | Sqft | 2,741 | PPSF | \$3,490 | Beds | 3 | Baths | 3.5 | |
| A A | Fees | \$6,955 | DOM | 69 | | | | | |
| - Infituation | 45 G F | REENE ST # | <i>‡</i> 6 | | | | Soho | | |
| | Туре | Condo | Status | Contract | Ask | \$8,000,000 | Initial | N/A | |
| | Sqft | 2,900 | PPSF | \$2,759 | Beds | 2 | Baths | 3 | |
| | Fees | \$2,859 | DOM | N/A | | | | | |
| | 15 E 3 | 30 ST #554 | 7 | | | | Nomac | 4 | |
| | | | Status | Contract | Ask | \$7,995,000 | Initial | \$7,700,000 | |
| | Type Sqft | Condo 2,485 | PPSF | \$3,218 | Ask Beds | \$1,995,000 3 | Baths | 3.5 | |
| | Fees | \$7,638 | DOM | 68 | Deas | 5 | Datiis | 5.5 | |
| | | | | | | | | | |
| | 435 E | 52 ST #10 |) G | | Turtl | | | e Bay | |
| marter stiller | Туре | Соор | Status | Contract | Ask | \$7,975,000 | Initial | \$10,975,000 | |
| | Sqft | N/A | PPSF | N/A | Beds | 4 | Baths | 6 | |
| | Fees | \$13,380 | DOM | 988 | | | | | |
| | 19 BE | ACH ST #F | РΗ | | | | Tribeca | | |
| | Туре | Condo | Status | Contract | Ask | \$7,495,000 | Initial | \$7,495,000 | |
| | Sqft | 3,012 | PPSF | \$2,489 | Beds | 3 | Baths | 2.5 | |
| State of the second | Fees | \$7,553 | DOM | 36 | | | | | |
| 1 | 150 W | / 82 ST #P | HN | | | | Upper | West Side | |
| | Туре | Condo | Status | Contract | Ask | \$6,950,000 | Initial | \$6,950,000 | |
| | Sqft | 2,442 | PPSF | \$2,847 | Beds | 3 | Baths | 3.5 | |
| | Fees | \$6,257 | DOM | 69 | | | | | |
| | | | | | | | | | |

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| $ \begin{array}{ c c c c c c } \hline 1965 BROADWAY #25EF \\ Type & Condo & Stetus & Contract & Ask & $6,300,000 & Baths & $5.5 \\ \hline \end{tabular} \end{tabular} \\ \hline Type & S3.846 & DOM & 516 \\ \hline \end{tabular} \end{tabular} \end{tabular} \\ \hline \end{tabular} \en$ | | | | | | | | | | |
|--|--|------|-----------------|---------|----------|--------|-------------|-----------------|-------------|--|
| $ \begin{array}{c c c c c c c c c c c c c c c c c c c $ | | 1965 | BROADWA | AY #251 | ĒF | | | Lincol | n Square | |
| $ \begin{array}{c c c c c c c c c c c c c c c c c c c $ | | Туре | Condo | Status | Contract | Ask | \$6,300,000 | Initial | \$7,400,000 | |
| Fees \$8,846 DOM 516 Image: Second Sectors AS Controct Ask \$6,000,000 Beds 1 Soho Image: Second Sectors YPP Condo Status Controct Ask \$6,000,000 Beds 1 Soho Image: Second Sectors S7194 DOM 28 Beds 1 Soho Image: Second Seco | - HO | | | | | | | | | |
| Type SqftCondo 2,421 FeesStatus \$7,194Contract PPSFAsk \$2,479\$6,000,000 BedsInitial S6,000,000 BathsMain S375WENDAVE #PHCD DOM28Ask Beds\$6,000,000 1Initial Beds\$6,000,000 BathsInitial S0,000 Baths\$6,000,000 Baths375WENDAVE #PHCD Type SqftCoop Status PSFStatus Contract ODMAsk S5,995,000\$5,995,000 BathsUpper 4.5375WENDAVE #PSF#PHCD N/A PSFAsk S5,995,000S5,995,000 BathsUpper 4.5375WENDStatus S0,688Contract 208Ask Beds\$5,995,000 BathsInitial S6,750,000 Baths\$6,750,000 Baths35W15ST#16A PSFStatus S1,592 S1,592Ask Beds\$5,700,000 BathsInitial S5,820,000 Baths\$6,250,000 Baths35W15ST#16A PSFStatus S2,504Ask Beds\$5,700,000 BathsInitial S5,820,000 Baths\$5,820,000 Baths35W15ST#16A PSFStatus S2,504Ask Beds\$5,700,000 BathsInitial S5,820,000 Baths\$6,450,000 BathsInitial S5,450,000 Baths\$6,450,000 Baths35HStatus S2,940Status PSFContract S4,5450,000 PSFAsk S5,450,000 Baths\$6,450,000 BathsInitial S5,450,000< | | - | | | | | | | | |
| $\begin{array}{c c c c c c c c c c c c c c c c c c c $ | | 43 W | VOOSTER S | 5T #PH | | | | Soho | | |
| $\begin{array}{c c c c c c c c c c c c c c c c c c c $ | | | | | | Aalı | ¢4 000 000 | | \$6,000,000 | |
| Fees\$7,194DOM28Image: Second constract $375 \vee END AVE \#PHCD$ $Vpper \lorest Side$ TypeCoopStatusContractAsk\$5,995,000Initial\$6,250,000SqftN/APPSFN/ABeds5Initial\$6,750,000Baths\$5,688DOM208TribecoImage: Specific constractAsk\$5,950,000Baths4.5Image: Specific constractStatusContractAsk\$5,950,000BathsSqft3,738PPSF\$1,592Beds4Baths3.5Image: Specific constractAsk\$5,950,000Baths3.5Initial\$6,750,000Sqft3,738PPSF\$1,592Beds4Baths3.5Image: Specific constractAsk\$5,700,000Baths3.5Initial\$5,820,000Sqft2,277PPSF\$2,504Beds3Baths3.5Image: Specific constractAsk\$5,700,000Baths3.5Image: Specific constractAsk\$5,700,000Baths3.5Image: Specific constractAsk\$5,450,000Baths3.5Image: Specific constractSpecific constractAsk\$5,450,000Baths3.5Image: Specific constractSpecific constractAsk\$5,450,000Baths3.5Image: Specific constractSpecific constractAsk\$5,450,000Baths3.5Image: Specific constr | | | | | | | | | | |
| $\begin{array}{c cccc} \hline \begin{tabular}{c ccccc} $Yppe & Coop & Status & Contract & Ask & $$5,995,000 & Initial & $$6,250,000 \\ $Sqft & N/A & PPSF & N/A & Beds & 5 & Baths & 4.5 \\ \hline \end{tabular} \\ \hline \e$ | | - | | | | Beas | I | Baths | 2 | |
| $\begin{array}{c cccc} \hline \begin{tabular}{c cccc} $Yppe & Coop & Status & Contract & Ask & $5,995,000 & Initial & $6,250,000 \\ $Sqft & N/A & PPSF & N/A \\ Fees & $5,688 & DOM & 208 & & & \\ \hline \end{tabular} $ | | 775 | | | | | | | | |
| Suft FeesN/A \$5,688PPSF DOMN/A 208Beds5Baths4.5Image: Specific condection of the set | | | | | | | | | | |
| Fees\$5,688DOM208Image: Status Contract Sight 3,738Status Contract 3,738Ask 5,950,000Initial \$6,750,000Sqft 3,738PPSF\$1,592Beds4Fees\$11,885DOM147Initial \$5,750,000Image: Status Contract Sight 2,277Status Contract 147Ask 25,700,000Status 3.5Fees\$5,985DOM147Image: Status Contract Sight 2,277Status Contract 143Ask 25,700,000Status 3.5Fees\$5,985DOM154Image: Status Contract Sight 2,277PPSF 32,504Status 3.5Fees\$5,985DOM154Image: Status Contract Sight 2,277PPSF 32,504Status 3.5FeesStatus Contract 154Ask 35,700,000Status 3.5Image: Status Contract Sight 2,277PPSF 31,854Status 3.5FeesStatus Contract 154Ask 35,450,000Status 3.5Image: Status Contract Sight 2,940PPSF 31,854Status 3.5 | | | | | | | \$5,995,000 | | | |
| $\begin{array}{c c c c c c c c c c c c c c c c c c c $ | | Sqft | | PPSF | N/A | Beds | 5 | Baths | 4.5 | |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | | Fees | \$5,688 | DOM | 208 | | | | | |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | | 12 W | ARREN ST | # 3 | | | | Tribec | a | |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | | Type | Condo | Status | Contract | Ask | \$5,950,000 | Initial | \$6,750,000 | |
| Fees \$11,885 DOM 147 Image: Status Status Contract Ask \$5,700,000 Flatiron District Type Condo Status Contract Ask \$5,700,000 Baths 3.5 Image: Status Contract Ask \$5,450,000 Baths 3.5 | A CONTRACTOR | | | | | | | | | |
| Type SqftCondo $2,277$ FeesStatus $2,277$ FeesContract $PPSF$ Ask $$2,504$ DOM $$5,700,000$ BedsInitial 3 $$5,820,000$ BathsNonvertice BedsType Sqft $2,277$ $5,985$ PPSF DOM $$2,504$ DOMBeds 3 Baths 3.5 Upper West SideType SqftTownhouse $2,940$ Status PPSFContract $$1,854$ Ask Beds $$5,450,000$ BathsInitial $$5,450,000$ | TIM | - | | | | | | 20000 | | |
| TypeCondo SqftStatus 2,277Contract PPSFAsk $$2,504$ $$5,700,000$ BedsInitial $$5,820,000$ Baths $$5,820,000$ BathsFees $$5,985$ DOM154Beds3Baths 3.5 Upper West SideType Townhouse Sqft $2,940$ Status PPSFContract $$1,854$ Ask Beds $$5,450,000$ BedsInitial $$5,450,000$ Baths $$5,450,000$ Baths | | 35 W | / 15 ST #10 | 5 A | | | | Flatiro | on District | |
| Sqft 2,277 PPSF \$2,504 Beds 3 Baths 3.5 Fees \$5,985 DOM 154 Beds 3 Baths 3.5 Image: Status Contract Ask \$5,450,000 Initial \$5,450,000 Sqft 2,940 PPSF \$1,854 Beds 4 Baths 3.5 | # - | | | | Contract | A - I- | ¢ = 700 000 | | | |
| Fees \$5,985 DOM 154 43 BARROW ST Upper West Side Type Townhouse Status Contract Ask \$5,450,000 Initial \$5,450,000 Sqft 2,940 PPSF \$1,854 Beds 4 Baths 3 | | | | | | | | | | |
| 43 BARROW STUpper West SideTypeTownhouseStatusContractAsk\$5,450,000Initial\$5,450,000Sqft2,940PPSF\$1,854Beds4Baths3 | | - | | | | Deas | Э | Daths | 5.5 | |
| Type Townhouse Status Contract Ask \$5,450,000 Initial \$5,450,000 Sqft 2,940 PPSF \$1,854 Beds 4 Baths 3 | | rees | \$3,90 <u>3</u> | DOM | 154 | | | | | |
| Sqft 2,940 PPSF \$1,854 Beds 4 Baths 3 | A Start Control of Con | 43 B | ARROW ST | | | | | Upper West Side | | |
| Sqft 2,940 PPSF \$1,854 Beds 4 Baths 3 | | Туре | Townhouse | Status | Contract | Ask | \$5,450,000 | Initial | \$5,450,000 | |
| | | | | | | | | | | |
| | | Fees | N/A | DOM | 113 | | | | | |

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| | 993 | PK AVE #71 | Upper West Side | | | | | | |
|---|--------------|----------------|-----------------|---------------------|-------------|-------------------|------------------|------------------|--|
| | Туре | Соор | Status | Contract | Ask | \$5,100,000 | Initial | \$5,200,000 | |
| | Sqft | N/A | PPSF | N/A | Beds | 3 | Baths | 4.5 | |
| B | Fees | \$7,329 | DOM | 71 | | | | | |
| ~ | 173 F | PERRY ST # | 10 N | | | | West \ | /illage | |
| | | | | | | #F 000 000 | | | |
| | Type Sqft | Condo 1,853 | Status PPSF | Contract \$2,699 | Ask Beds | \$5,000,000 2 | Initial Baths | \$5,000,000 2 | |
| | Fees | \$10,454 | DOM | \$2,099 130 | Deus | ۷ | Datis | Z | |
| | | | | | | | | | |
| | 200 | E 95 ST #2 | 5 C | | | | Yorkvi | lle | |
| | Туре | Condo | Status | Contract | Ask | \$4,824,000 | Initial | \$4,824,000 | |
| | Sqft | 1,959 | PPSF | \$2,463 | Beds | 3 | Baths | 3 | |
| | Fees | \$2,780 | DOM | 9 | | | | | |
| | 200 | E 79 ST #4 | с | | | | Lenox Hill | | |
| | Туре | Condo | Status | Contract | Ask | \$4,500,000 | Initial | \$4,700,000 | |
| | Sqft | 2,215 | PPSF | \$2,032 | Beds | 3 | Baths | 3.5 | |
| | Fees | \$6,608 | DOM | 197 | | | | | |
| | | | | | | | | | |
| | 225 | W 86 ST #3 | 515 | | | | | West Side | |
| | Туре | Condo | Status | Contract | Ask | \$4,495,000 | Initial | \$4,895,000 | |
| | Sqft | 2,221 | PPSF | \$2,024 | Beds | 3 | Baths | 2.5 | |
| | Fees | \$5,365 | DOM | 174 | | | | | |
| | 15 E | 30 ST #371 | 5 | | | | Nomac | 1 | |
| | Туре | Condo | Status | Contract | Ask | \$4,350,000 | Initial | N/A | |
| | Sqft | 1,674 | PPSF | \$2,599 | Beds | 2 | Baths | 2.5 | |
| | Fees | \$5,145 | DOM | N/A | | | | | |
| | | | | | | | | | |

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| | 77 G F | REENWICH | Financial District | | | | | | |
|------------|--|--|--|--|---------------------|-----------------------|--|---|--|
| | Туре | Condo | Status | Contract | Ask | \$4,155,000 | Initial | N/A | |
| | Sqft | 1,721 | PPSF | \$2,415 | Beds | 3 | Baths | 2.5 | |
| | Fees | \$4,762 | DOM | N/A | | | | | |
| | | | | | | | | | |
| | 15 E 🗧 | 30 ST #330 |) | | | | Nomad | | |
| A. Bankala | Туре | Condo | Status | Contract | Ask | \$4,150,000 | Initial | \$4,150,000 | |
| | Sqft | 1,674 | PPSF | \$2,480 | Beds | 2 | Baths | 2.5 | |
| | Fees | \$5,145 | DOM | 412 | | | | | |
| | 227 E | 19 ST #11 | D | | | | | | |
| | Туре | Condo | Status | Contract | Ask | \$4,110,000 | Initial | N/A | |
| | Sqft | 1,834 | PPSF | \$2,242 | Beds | 2 | Baths | 2.5 | |
| | Fees | \$5,324 | DOM | N/A | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | 500 V | N 25 ST #3 | | | | | Chelse | a | |
| | 500 \ Type | V 25 ST #3 Condo | Status | Contract | Ask | \$4,100,000 | Chelse Initial | a \$4,990,000 | |
| | | | | Contract \$1,727 | Ask Beds | \$4,100,000 3 | | | |
| | Туре | Condo | Status | | | | Initial | \$4,990,000 | |
| | Type Sqft Fees | Condo 2,375 | Status PPSF DOM | \$1,727 | | | Initial Baths | \$4,990,000 | |
| | Type Sqft Fees 250 V | Condo 2,375 \$7,238 V 90 ST #1 | Status PPSF DOM | \$1,727 | | | Initial Baths | \$4,990,000 3 | |
| | Type Sqft Fees 250 V Type | Condo 2,375 \$7,238 V 90 ST #1 Condo | Status PPSF DOM 5 K | \$1,727 425 Contract | Beds | 3 | Initial Baths Upper | \$4,990,000 3 West Side | |
| | Type Sqft Fees 250 V | Condo 2,375 \$7,238 V 90 ST #1 | Status PPSF DOM 5 K Status | \$1,727 425 | Beds Ask | 3 \$3,995,000 | Initial Baths Upper Initial | \$4,990,000 3 West Side \$4,250,000 | |
| | Type Sqft Fees 250 V Type Sqft | Condo 2,375 \$7,238 V 90 ST #1 Condo 2,600 | Status PPSF DOM 5 K Status PPSF | \$1,727 425 Contract \$1,537 | Beds Ask | 3 \$3,995,000 | Initial Baths Upper Initial | \$4,990,000 3 West Side \$4,250,000 | |
| | Type Sqft Fees 2 5 0 V Type Sqft Fees | Condo 2,375 \$7,238 V 90 ST #1 Condo 2,600 | Status PPSF DOM 5 K Status PPSF DOM | \$1,727 425 Contract \$1,537 | Beds Ask | 3 \$3,995,000 | Initial Baths Upper Initial | \$4,990,000 3 West Side \$4,250,000 4 | |
| | Type Sqft Fees 2 5 0 V Type Sqft Fees | Condo 2,375 \$7,238 V 90 ST #1 Condo 2,600 \$5,806 | Status PPSF DOM 5 K Status PPSF DOM | \$1,727 425 Contract \$1,537 | Beds Ask | 3 \$3,995,000 | Initial Baths Upper Initial Baths | \$4,990,000 3 West Side \$4,250,000 4 | |
| | Type Sqft Fees 2 5 0 V Type Sqft Fees 2 7 N | Condo 2,375 \$7,238 V 90 ST #1 Condo 2,600 \$5,806 MOORE ST | Status PPSF DOM 5 K Status PPSF DOM # 8 A | \$1,727 425 Contract \$1,537 196 | Beds Ask Beds | 3 \$3,995,000 4 | Initial Baths Upper Initial Baths Tribeco | \$4,990,000 3 West Side \$4,250,000 4 | |

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| 8 RIV | ER TER #8 | Battery Park | | | | | |
|----------------------|---------------------------|-----------------------|----------------------------|-------------|------------------|------------------|--------------------|
| Type Sqft Fees | Condo 1,842 \$5,187 | Status PPSF DOM | Contract \$2,036 118 | Ask Beds | \$3,750,000 3 | Initial Baths | \$3,750,000 3.5 |
| 53 MI | JRRAY ST # | # 5 | | | | Tribeca | I |
| Type Sqft Fees | Condo 2,061 \$2,840 | Status PPSF DOM | Contract \$1,771 103 | Ask Beds | \$3,650,000 3 | Initial Baths | \$3,875,000 3 |

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