

**DEC 20 - 26, 2021**

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 39 contracts signed this week, made up of 24 condos, 9 coops, and 6 houses. The previous week saw 55 deals. For more information or data, please reach out to a Compass agent.

**\$8,740,821**

Average Asking Price

**\$6,395,000**

Median Asking Price

**\$2,590**

Average PPSF

**2%**

Average Discount

**\$340,892,000**

Total Volume

**221**

Average Days On Market

248 Central Park West on the Upper West Side entered contract this week, with a last asking price of \$30,000,000. Originally built in 1887, this 6-story townhouse spans 9,151 square feet with 6 beds and 7 full baths. It features high ceilings, a landscaped garden and roof deck, four Juliet balconies, oversized windows on each floor and two skylights, Central Park views, an elevator and sweeping staircase, 5 decorative fireplaces, a heated lap pool, a jacuzzi, a Finnish sauna, imported marble mantels, silvered hardware, a chef's kitchen with high-end appliances, and much more.

Also signed this week was Unit 38/39 at 515 Park Avenue in Lenox Hill, with a last asking price of \$27,950,000. This dual-floor duplex condo spans 4,916 square feet with 4 beds and 4 full baths. It features oversized windows, high ceilings, a private elevator, a floating metal, glass, and wood staircase, a gas-burning fireplace, a formal dining room, a library, a kitchen with butler's pantry and high-end appliances, an oversized primary bedroom suite with a huge walk-in closet and windowed spa-like bath, and much more. The building provides an elegant lobby, full-time concierge and valet service, a state-of-the-art fitness center, a private dining/conference room with fully-equipped catering kitchen, 24-hour security, and many other amenities.

**24**

Condo Deal(s)

**9**

Co-op Deal(s)

**6**

Townhouse Deal(s)

**\$8,835,917**

Average Asking Price

**\$5,376,112**

Average Asking Price

**\$13,407,500**

Average Asking Price

**\$6,302,000**

Median Asking Price

**\$5,750,000**

Median Asking Price

**\$12,250,000**

Median Asking Price

**\$2,810**

Average PPSF

**\$1,264**

Average PPSF

**\$2,373**

Average PPSF

**3,005**

Average SqFt

**3,834**

Average SqFt

**5,519**

Average SqFt



## 248 CENTRAL PK W

Upper West Side

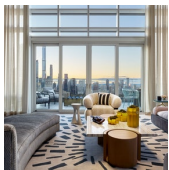
<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$30,000,000	<b>Initial</b>	\$30,000,000
<b>SqFt</b>	9,151	<b>PPSF</b>	\$3,279	<b>Beds</b>	6	<b>Baths</b>	7
<b>Fees</b>	\$4,723	<b>DOM</b>	96				



## 515 PK AVE #38/39

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$27,950,000	<b>Initial</b>	\$27,950,000
<b>SqFt</b>	4,916	<b>PPSF</b>	\$5,686	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$20,860	<b>DOM</b>	517				



## 1059 3 AVE #PH

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$16,500,000	<b>Initial</b>	N/A
<b>SqFt</b>	3,656	<b>PPSF</b>	\$4,514	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$15,002	<b>DOM</b>	N/A				



## 157 W 57 ST #47C

Midtown

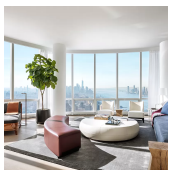
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$15,300,000	<b>Initial</b>	\$15,300,000
<b>SqFt</b>	3,466	<b>PPSF</b>	\$4,415	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$10,471	<b>DOM</b>	16				



## 41 KING ST

Soho

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$13,950,000	<b>Initial</b>	\$13,950,000
<b>SqFt</b>	6,459	<b>PPSF</b>	\$2,160	<b>Beds</b>	6	<b>Baths</b>	5
<b>Fees</b>	\$5,773	<b>DOM</b>	20				



## 15 HUDSON YARDS #PH84A

Hudson Yards

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$13,845,000	<b>Initial</b>	\$13,845,000
<b>SqFt</b>	3,385	<b>PPSF</b>	\$4,091	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$8,894	<b>DOM</b>	945				

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## 327 W 4 ST

West Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$13,500,000	<b>Initial</b>	\$16,500,000
<b>Sqft</b>	4,317	<b>PPSF</b>	\$3,128	<b>Beds</b>	4	<b>Baths</b>	5.5
<b>Fees</b>	\$2,864	<b>DOM</b>	450				



## 39 LISPENARD ST #PH

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,500,000	<b>Initial</b>	\$12,500,000
<b>Sqft</b>	3,800	<b>PPSF</b>	\$3,290	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$7,388	<b>DOM</b>	79				



## 150 CHARLES ST #7BN

West Village

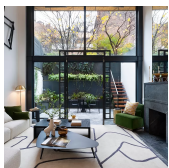
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$12,000,000	<b>Initial</b>	\$12,000,000
<b>Sqft</b>	3,234	<b>PPSF</b>	\$3,711	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$10,319	<b>DOM</b>	534				



## 153 E 78 ST #6

Lenox Hill

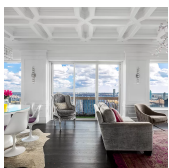
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$11,900,000	<b>Initial</b>	\$12,500,000
<b>Sqft</b>	3,966	<b>PPSF</b>	\$3,001	<b>Beds</b>	5	<b>Baths</b>	5
<b>Fees</b>	\$12,163	<b>DOM</b>	181				



## 75 BEDFORD ST

West Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$11,000,000	<b>Initial</b>	\$11,000,000
<b>Sqft</b>	3,383	<b>PPSF</b>	\$3,252	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$2,944	<b>DOM</b>	138				



## 200 E 69 ST #47AB

Lenox Hill

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$10,000,000	<b>Initial</b>	\$10,000,000
<b>Sqft</b>	4,617	<b>PPSF</b>	\$2,166	<b>Beds</b>	6	<b>Baths</b>	5.5
<b>Fees</b>	\$17,647	<b>DOM</b>	40				

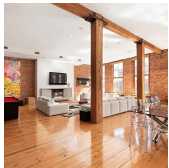
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## 28 E 70 ST #14

Lenox Hill

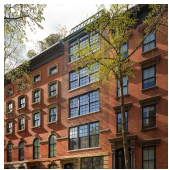
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$10,000,000	<b>Initial</b>	\$10,600,000
<b>Sqft</b>	3,560	<b>PPSF</b>	\$2,809	<b>Beds</b>	4	<b>Baths</b>	5
<b>Fees</b>	\$13,631	<b>DOM</b>	405				



## 30 CROSBY ST #2B

Soho

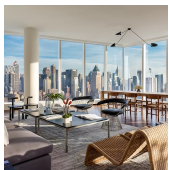
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$8,900,000	<b>Initial</b>	\$8,900,000
<b>Sqft</b>	4,164	<b>PPSF</b>	\$2,138	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$9,588	<b>DOM</b>	216				



## 112 E 10 ST

East Village

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$7,495,000	<b>Initial</b>	\$8,495,000
<b>Sqft</b>	5,800	<b>PPSF</b>	\$1,293	<b>Beds</b>	7	<b>Baths</b>	5.5
<b>Fees</b>	\$1,988	<b>DOM</b>	246				



## 1 W END AVE #34B

Lincoln Square

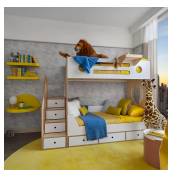
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,950,000	<b>Initial</b>	\$6,950,000
<b>Sqft</b>	2,815	<b>PPSF</b>	\$2,469	<b>Beds</b>	4	<b>Baths</b>	4.5
<b>Fees</b>	\$3,553	<b>DOM</b>	55				



## 210 CENTRAL PK S #11CD

Midtown

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,900,000	<b>Initial</b>	\$6,900,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,726	<b>DOM</b>	69				



## 1 MANHATTAN SQ #58J

Lower East Side

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$6,629,000	<b>Initial</b>	\$6,629,000
<b>Sqft</b>	2,347	<b>PPSF</b>	\$2,825	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$3,173	<b>DOM</b>	740				

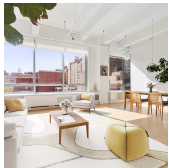
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## 447 E 57 ST #PH

Sutton Place

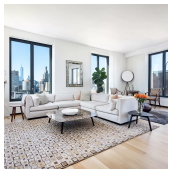
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,500,000	<b>Initial</b>	\$6,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$16,343	<b>DOM</b>	391				



## 147 W 15 ST #4/5S

Chelsea

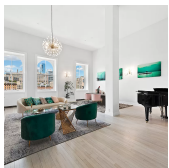
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$6,395,000	<b>Initial</b>	\$7,295,000
<b>Sqft</b>	4,300	<b>PPSF</b>	\$1,488	<b>Beds</b>	5	<b>Baths</b>	3.5
<b>Fees</b>	\$8,610	<b>DOM</b>	673				



## 21 E 12 ST #16C

Greenwich Village

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,975,000	<b>Initial</b>	\$5,975,000
<b>Sqft</b>	2,028	<b>PPSF</b>	\$2,947	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,789	<b>DOM</b>	48				



## 35 N MOORE ST #6A

Tribeca

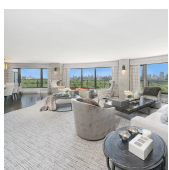
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,898,000	<b>Initial</b>	\$6,480,000
<b>Sqft</b>	4,100	<b>PPSF</b>	\$1,439	<b>Beds</b>	4	<b>Baths</b>	4
<b>Fees</b>	\$6,600	<b>DOM</b>	203				



## 470 BROOME ST #PHN

Soho

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,795,000	<b>Initial</b>	\$5,995,000
<b>Sqft</b>	2,483	<b>PPSF</b>	\$2,334	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$7,404	<b>DOM</b>	167				



## 200 CENTRAL PK S #19B

Midtown

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,750,000	<b>Initial</b>	\$6,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	2	<b>Baths</b>	2
<b>Fees</b>	N/A	<b>DOM</b>	203				

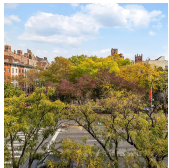
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## 322 E 57 ST #16/17A

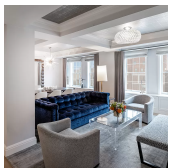
Sutton Place

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$5,750,000	<b>Initial</b>	\$6,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$10,839	<b>DOM</b>	469				



## 500 W 22 ST #5B

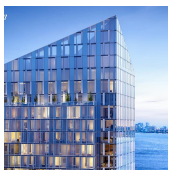
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,665,000	<b>Initial</b>	\$5,665,000
<b>Sqft</b>	2,299	<b>PPSF</b>	\$2,465	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,903	<b>DOM</b>	34				



## 141 E 88 ST #9F

Carnegie Hill

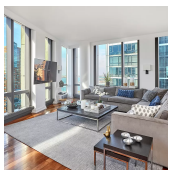
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$5,600,000	<b>Initial</b>	\$5,600,000
<b>Sqft</b>	2,615	<b>PPSF</b>	\$2,142	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$5,908	<b>DOM</b>	66				



## 10 RIVERSIDE BLVD #31F

Lincoln Square

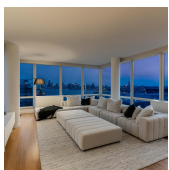
<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,995,000	<b>Initial</b>	\$4,995,000
<b>Sqft</b>	1,824	<b>PPSF</b>	\$2,739	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$3,752	<b>DOM</b>	6				



## 101 WARREN ST #2320

Tribeca

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,795,000	<b>Initial</b>	\$4,795,000
<b>Sqft</b>	2,366	<b>PPSF</b>	\$2,027	<b>Beds</b>	3	<b>Baths</b>	3.5
<b>Fees</b>	\$6,932	<b>DOM</b>	18				

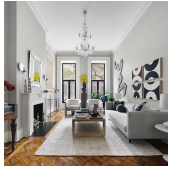


## 450 W 17 ST #2307

Chelsea

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,695,000	<b>Initial</b>	\$4,995,000
<b>Sqft</b>	1,900	<b>PPSF</b>	\$2,472	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$5,181	<b>DOM</b>	165				

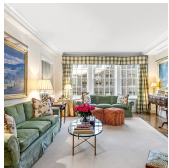
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## 113 E 35 ST

Murray Hill

<b>Type</b>	Townhouse	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$5,000,000
<b>Sqft</b>	4,000	<b>PPSF</b>	\$1,125	<b>Beds</b>	6	<b>Baths</b>	4
<b>Fees</b>	\$3,101	<b>DOM</b>	413				



## 1088 PK AVE #6E

Carnegie Hill

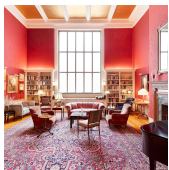
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$4,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$5,198	<b>DOM</b>	60				



## 570 PK AVE #11A

Lenox Hill

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,500,000	<b>Initial</b>	\$4,500,000
<b>Sqft</b>	N/A	<b>PPSF</b>	N/A	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	N/A	<b>DOM</b>	18				



## 889 LEXINGTON AVE #2/3C

Lenox Hill

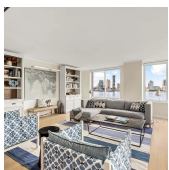
<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$4,495,000	<b>Initial</b>	\$4,495,000
<b>Sqft</b>	3,200	<b>PPSF</b>	\$1,405	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$7,907	<b>DOM</b>	91				



## 15 E 30 ST #38D

Nomad

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,400,000	<b>Initial</b>	\$4,400,000
<b>Sqft</b>	1,674	<b>PPSF</b>	\$2,629	<b>Beds</b>	2	<b>Baths</b>	2.5
<b>Fees</b>	\$5,710	<b>DOM</b>	21				

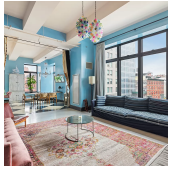


## 212 WARREN ST #11L

Battery Park

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$4,395,000	<b>Initial</b>	\$4,395,000
<b>Sqft</b>	2,277	<b>PPSF</b>	\$1,931	<b>Beds</b>	4	<b>Baths</b>	3.5
<b>Fees</b>	\$6,425	<b>DOM</b>	63				

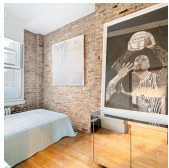
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## 129 LAFAYETTE ST # 5A

Chinatown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,875,000	<b>Initial</b>	\$3,995,000
<b>Sqft</b>	2,363	<b>PPSF</b>	\$1,640	<b>Beds</b>	3	<b>Baths</b>	3
<b>Fees</b>	\$5,266	<b>DOM</b>	70				



## 142 W 26 ST # 6FL

Chelsea

<b>Type</b>	Coop	<b>Status</b>	Contract	<b>Ask</b>	\$3,595,000	<b>Initial</b>	N/A
<b>Sqft</b>	4,000	<b>PPSF</b>	\$899	<b>Beds</b>	4	<b>Baths</b>	3
<b>Fees</b>	\$4,368	<b>DOM</b>	N/A				



## 15 W 53 ST # 21A

Midtown

<b>Type</b>	Condo	<b>Status</b>	Contract	<b>Ask</b>	\$3,500,000	<b>Initial</b>	N/A
<b>Sqft</b>	2,248	<b>PPSF</b>	\$1,557	<b>Beds</b>	3	<b>Baths</b>	2.5
<b>Fees</b>	\$6,752	<b>DOM</b>	N/A				

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