

JUNE 14 - 20, 2021

The Manhattan luxury real estate market, defined as all properties \$4M and above, saw 40 contracts signed this week, made up of 28 condos, 6 co-ops, and 6 houses.

\$10,104,475

Average Asking Price

\$7,647,500

Median Asking Price

\$2,866

Average PPSF

6%

Average Discount

\$404,179,000

Total Volume

305

Average Days On Market

Unit 54/55A at 220 Central Park South in Midtown entered contract this week, with a last asking price of \$49,500,000. Built in 2018, this duplex condo spans 4,814 square feet with 4 beds and 5.5 baths. It features its own internal elevator, Central Park & city views to the north and south, respectively, an eat-in kitchen, a formal dining room, marble clad baths, a large laundry room, and much more. The massive primary bedroom lies on the corner of the unit and is equipped with two large baths and an enormous dressing room. The building provides a private Jean George restaurant for owners & their guests, an expansive fitness center with swimming pool and spa, onsite parking, wine cellars, and storage.

Also signed this week was the mansion at The Carlton House, located at 21 East 61st Street on the Upper East Side, with a last asking price of \$27,500,000. Built in 1951, this condop spans 9,742 square feet with a 35-foot wide footprint. It features approximately 2,700 square feet outdoor garden, terraces, and Juliette balconies, an enormous rooftop terrace with a view of Central Park, a private entrance, a commercial grade elevator, high ceilings, French doors, and much more. It also includes access to Carlton House, which provides a 24-hour doorman, resident manager, handymen, a professional fitness center, and 65-foot swimming pool.

28

Condo Deal(s)

6

Co-op Deal(s)

6

Townhouse Deal(s)

\$10,703,750

Average Asking Price

\$7,758,167

Average Asking Price

\$9,654,167

Average Asking Price

\$7,490,000

Median Asking Price

\$7,875,000

Median Asking Price

\$7,745,000

Median Asking Price

\$3,080

Average PPSF

N/A

Average PPSF

\$1,669

Average PPSF

3,376

Average SqFt

N/A

Average SqFt

5,688

Average SqFt



220 CENTRAL PK S #54/55A

Midtown

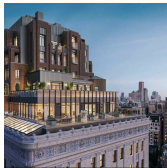
Type	Condo	Status	Contract	Ask	\$49,500,000	Initial	\$49,500,000
SqFt	4,814	PPSF	\$10,283	Beds	4	Baths	5.5
Fees	\$22,459	DOM	79				



21 E 61 ST #MANSION

Upper East Side

Type	Condom	Status	Contract	Ask	\$27,500,000	Initial	\$27,500,000
SqFt	9,742	PPSF	\$2,823	Beds	6	Baths	N/A
Fees	\$25,000	DOM	93				



378 W END AVE #PHA

Upper West Side

Type	Condo	Status	Contract	Ask	\$26,000,000	Initial	N/A
SqFt	6,169	PPSF	\$4,215	Beds	5	Baths	5
Fees	\$16,590	DOM	N/A				



18 E 74 ST

Lenox Hill

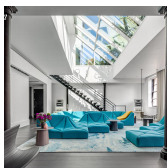
Type	Townhouse	Status	Contract	Ask	\$19,750,000	Initial	\$24,975,000
SqFt	10,300	PPSF	\$1,918	Beds	8	Baths	7
Fees	N/A	DOM	401				



515 W 18 ST #PH2201

Chelsea

Type	Condo	Status	Contract	Ask	\$16,975,000	Initial	\$16,975,000
SqFt	2,614	PPSF	\$6,494	Beds	3	Baths	3
Fees	\$10,581	DOM	127				



140 FRANKLIN ST #PHA

Tribeca

Type	Condo	Status	Contract	Ask	\$14,985,000	Initial	\$18,500,000
SqFt	5,019	PPSF	\$2,986	Beds	4	Baths	3
Fees	\$12,440	DOM	277				

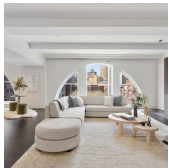
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1 MANHATTAN SQ #80D

Lower East Side

Type	Condo	Status	Contract	Ask	\$12,134,000	Initial	N/A
Sqft	3,406	PPSF	\$3,563	Beds	4	Baths	3.5
Fees	\$5,175	DOM	N/A				



36 HUDSON ST #67

Tribeca

Type	Condo	Status	Contract	Ask	\$12,000,000	Initial	\$12,000,000
Sqft	6,884	PPSF	\$1,744	Beds	6	Baths	7
Fees	\$15,744	DOM	67				



36 W 11 ST #TWHS

Greenwich Village

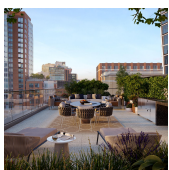
Type	Townhouse	Status	Contract	Ask	\$12,000,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	6	Baths	5
Fees	\$6,837	DOM	N/A				



860 5 AVE #18B

Lenox Hill

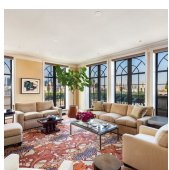
Type	Coop	Status	Contract	Ask	\$10,999,000	Initial	\$14,950,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$9,517	DOM	477				



515 W 18 ST #1002

Chelsea

Type	Condo	Status	Contract	Ask	\$10,495,000	Initial	\$10,495,000
Sqft	2,642	PPSF	\$3,973	Beds	3	Baths	3
Fees	\$9,612	DOM	196				



39 E 79 ST #PH

Upper West Side

Type	Coop	Status	Contract	Ask	\$10,000,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	2	Baths	3.5
Fees	N/A	DOM	N/A				

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825 5 AVE #22

Lenox Hill

Type	Coop	Status	Contract	Ask	\$10,000,000	Initial	\$12,500,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	3.5
Fees	N/A	DOM	102				



401 WASHINGTON ST #2C

Tribeca

Type	Condo	Status	Contract	Ask	\$9,800,000	Initial	\$9,995,000
Sqft	3,708	PPSF	\$2,643	Beds	5	Baths	5.5
Fees	\$10,525	DOM	124				



40 E 72 ST #2

Lenox Hill

Type	Condo	Status	Contract	Ask	\$8,900,000	Initial	\$8,900,000
Sqft	3,131	PPSF	\$2,843	Beds	3	Baths	3.5
Fees	\$8,815	DOM	28				



109 E 79 ST #6E

Upper East Side

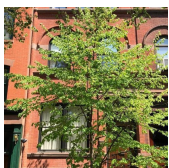
Type	Condo	Status	Contract	Ask	\$8,900,000	Initial	N/A
Sqft	2,741	PPSF	\$3,247	Beds	3	Baths	3
Fees	\$6,955	DOM	N/A				



260 PK AVE S #PHJ

Flatiron District

Type	Condo	Status	Contract	Ask	\$8,500,000	Initial	\$8,500,000
Sqft	4,600	PPSF	\$1,848	Beds	4	Baths	4
Fees	\$10,738	DOM	139				

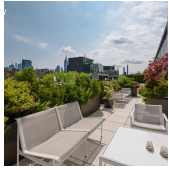


247 WAVERLY PL #TWHS

West Village

Type	Townhouse	Status	Contract	Ask	\$7,995,000	Initial	N/A
Sqft	3,040	PPSF	\$2,630	Beds	3	Baths	2.5
Fees	\$2,932	DOM	N/A				

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524 W 19 ST #PH

Chelsea

Type	Condo	Status	Contract	Ask	\$7,950,000	Initial	\$8,900,000
Sqft	3,319	PPSF	\$2,396	Beds	3	Baths	4
Fees	\$11,750	DOM	418				



565 BROOME ST #N26A

Soho

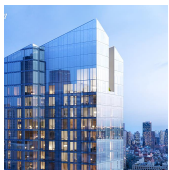
Type	Condo	Status	Contract	Ask	\$7,800,000	Initial	N/A
Sqft	2,244	PPSF	\$3,476	Beds	3	Baths	3
Fees	\$7,472	DOM	N/A				



224 E 62 ST

Lenox Hill

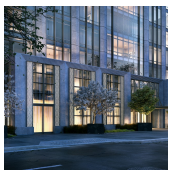
Type	Townhouse	Status	Contract	Ask	\$7,495,000	Initial	\$7,495,000
Sqft	4,000	PPSF	\$1,874	Beds	4	Baths	3
Fees	\$5,576	DOM	73				



30 RIVERSIDE BLVD #35B

Lincoln Square

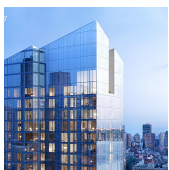
Type	Condo	Status	Contract	Ask	\$7,180,000	Initial	\$7,180,000
Sqft	2,251	PPSF	\$3,190	Beds	4	Baths	4
Fees	\$3,316	DOM	164				



200 AMSTERDAM AVE #25C

Upper West Side

Type	Condo	Status	Contract	Ask	\$6,800,000	Initial	\$6,660,000
Sqft	2,092	PPSF	\$3,251	Beds	2	Baths	2
Fees	\$6,009	DOM	647				



30 RIVERSIDE BLVD #35A

Lincoln Square

Type	Condo	Status	Contract	Ask	\$6,105,000	Initial	\$6,105,000
Sqft	1,918	PPSF	\$3,184	Beds	3	Baths	3
Fees	\$2,825	DOM	870				

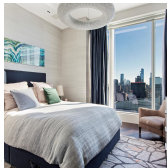
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135 W 52 ST #35A

Midtown

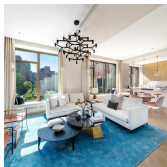
Type	Condo	Status	Contract	Ask	\$5,995,000	Initial	\$6,750,000
Sqft	3,726	PPSF	\$1,609	Beds	4	Baths	4
Fees	\$11,688	DOM	379				



1 W END AVE #40C

Lincoln Square

Type	Condo	Status	Contract	Ask	\$5,995,000	Initial	\$6,250,000
Sqft	2,245	PPSF	\$2,671	Beds	3	Baths	3
Fees	\$2,638	DOM	236				



500 W 25 ST #8

Chelsea

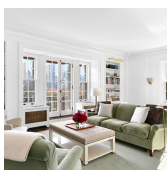
Type	Condo	Status	Contract	Ask	\$5,995,000	Initial	\$6,400,000
Sqft	2,375	PPSF	\$2,525	Beds	3	Baths	3
Fees	\$5,773	DOM	593				



306 W 78 ST

Upper West Side

Type	Townhouse	Status	Contract	Ask	\$5,995,000	Initial	\$8,450,000
Sqft	5,648	PPSF	\$1,062	Beds	10	Baths	10
Fees	N/A	DOM	1,972				



41 CENTRAL PK W #6B

Lincoln Square

Type	Coop	Status	Contract	Ask	\$5,750,000	Initial	\$5,750,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	N/A	DOM	209				



214 W 15 ST #LOFT5

Chelsea

Type	Condo	Status	Contract	Ask	\$5,600,000	Initial	\$5,600,000
Sqft	2,388	PPSF	\$2,346	Beds	3	Baths	3
Fees	\$3,518	DOM	36				

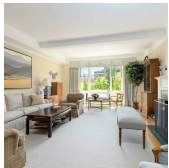
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481 WASHINGTON ST #5S

Tribeca

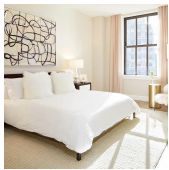
Type	Condo	Status	Contract	Ask	\$5,495,000	Initial	N/A
Sqft	2,948	PPSF	\$1,864	Beds	3	Baths	3
Fees	\$5,723	DOM	N/A				



45 GRAMERCY PK N #7B

Gramercy

Type	Coop	Status	Contract	Ask	\$5,300,000	Initial	\$5,300,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	2
Fees	N/A	DOM	27				



100 BARCLAY ST #23C

Tribeca

Type	Condo	Status	Contract	Ask	\$5,250,000	Initial	\$6,025,000
Sqft	2,712	PPSF	\$1,936	Beds	3	Baths	4
Fees	\$8,215	DOM	694				



101 W 87 ST #912

Upper West Side

Type	Condo	Status	Contract	Ask	\$5,000,000	Initial	\$5,900,000
Sqft	2,518	PPSF	\$1,986	Beds	3	Baths	3
Fees	\$5,575	DOM	147				



88 LEXINGTON AVE #1606

Nomad

Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$4,995,000
Sqft	1,954	PPSF	\$2,557	Beds	3	Baths	3
Fees	\$6,469	DOM	85				



200 E 95 ST #24C

Yorkville

Type	Condo	Status	Contract	Ask	\$4,776,000	Initial	N/A
Sqft	1,959	PPSF	\$2,438	Beds	3	Baths	3
Fees	\$2,768	DOM	N/A				

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400 E 51 ST #27B

Turtle Bay

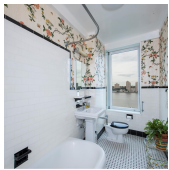
Type	Condo	Status	Contract	Ask	\$4,700,000	Initial	\$4,900,000
Sqft	2,347	PPSF	\$2,003	Beds	4	Baths	3
Fees	\$7,417	DOM	125				



148 BAXTER ST

Little Italy

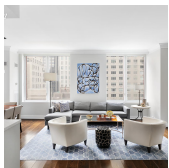
Type	Hosue	Status	Contract	Ask	\$4,690,000	Initial	\$4,790,000
Sqft	5,450	PPSF	\$861	Beds	7	Baths	7
Fees	\$4,480	DOM	261				



50 RIVERSIDE DR #14A

Upper West Side

Type	Coop	Status	Contract	Ask	\$4,500,000	Initial	\$5,529,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$6,396	DOM	287				



15 W 63 ST #15A

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,380,000	Initial	\$4,600,000
Sqft	2,050	PPSF	\$2,137	Beds	3	Baths	2
Fees	\$5,264	DOM	113				

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