

AUGUST 9 - 15, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 41 contracts signed this week, made up of 32 condos, 7 coops, and 2 houses. The previous week saw 50 deals. For more information or data, please reach out to a Compass agent.

\$6,644,513

Average Asking Price

\$5,250,000

Median Asking Price

\$2,568

Average PPSF

5%

Average Discount

\$272,425,000

Total Volume

238

Average Days On Market

Unit 45A at 200 Amsterdam Avenue on the Upper West Side entered contract this week, with a last asking price of \$19,300,000. This new construction condo spans 3,933 square feet with 3 beds and 3 full baths, across the entire 45th floor. It features views of Central Park, the Manhattan skyline, and the Hudson River, a spanning outdoor terrace, floor-to-ceiling windows, an eat-in kitchen with marble countertops, a luxury spa-like primary bathroom with white marble and a walk-in steam shower, and much more. The building provides a state-of-the-art fitness center, a full-service spa, a lounge and private dining room, and many other amenities.

Also signed this week was the penthouse at 471 Washington Street in TriBeCa, with a last asking price of \$18,995,000. Built in 2010, this condo spans 7,137 square feet with 5 beds and 6 bathrooms. It features a triplex layout, nearly 4,400 square feet of outdoor space across seven terraces, floor-to-ceiling windows offering skyline, park, and river views, 11-foot ceilings, spa-like baths, a gourmet chef's kitchen with high-end appliances, a roof deck, private pool, and much more. The building provides many amenities, including a 24-hour attended lobby, private storage, and more.

32

Condo Deal(s)

7

Co-op Deal(s)

2

Townhouse Deal(s)

\$6,960,625

Average Asking Price

\$5,170,000

Average Asking Price

\$6,747,500

Average Asking Price

\$5,220,000

Median Asking Price

\$3,800,000

Median Asking Price

\$6,747,500

Median Asking Price

\$2,639

Average PPSF

\$1,480

Average PPSF

\$1,409

Average PPSF

2,639

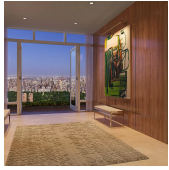
Average SqFt

2,500

Average SqFt

4,965

Average SqFt



200 AMSTERDAM AVE #45A

Upper West Side

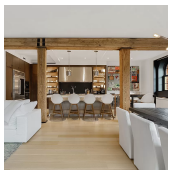
Type	Condo	Status	Contract	Ask	\$19,300,000	Initial	N/A
SqFt	3,937	PPSF	\$4,903	Beds	3	Baths	3.5
Fees	\$14,496	DOM	N/A				



471 WASHINGTON ST #PH

Tribeca

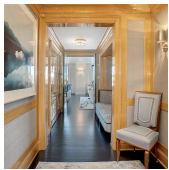
Type	Condo	Status	Contract	Ask	\$18,995,000	Initial	\$19,995,000
SqFt	7,137	PPSF	\$2,662	Beds	5	Baths	6
Fees	\$18,255	DOM	619				



443 GREENWICH ST #5H

Tribeca

Type	Condo	Status	Contract	Ask	\$15,225,000	Initial	\$15,225,000
SqFt	3,949	PPSF	\$3,856	Beds	4	Baths	4.5
Fees	\$15,281	DOM	296				



155 W 11 ST #PHA

Greenwich Village

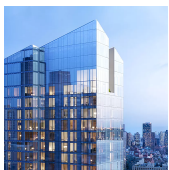
Type	Condo	Status	Contract	Ask	\$11,900,000	Initial	\$15,000,000
SqFt	2,295	PPSF	\$5,186	Beds	2	Baths	2.5
Fees	\$11,155	DOM	126				



470 COLUMBUS AVE #PH1

Upper West Side

Type	Condo	Status	Contract	Ask	\$11,260,000	Initial	\$11,260,000
SqFt	3,570	PPSF	\$3,155	Beds	4	Baths	4.5
Fees	\$9,265	DOM	3				



30 RIVERSIDE BLVD #37A

Lincoln Square

Type	Condo	Status	Contract	Ask	\$10,250,000	Initial	\$10,250,000
SqFt	2,890	PPSF	\$3,547	Beds	3	Baths	3.5
Fees	\$4,298	DOM	3				

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109 E 79 ST #9E

Upper East Side

Type	Condo	Status	Contract	Ask	\$9,225,000	Initial	N/A
Sqft	2,741	PPSF	\$3,366	Beds	3	Baths	3.5
Fees	\$6,955	DOM	N/A				



44 W 77 ST #10E

Upper West Side

Type	Coop	Status	Contract	Ask	\$8,150,000	Initial	\$8,950,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	2.5
Fees	N/A	DOM	150				



955 PK AVE #12W

Upper East Side

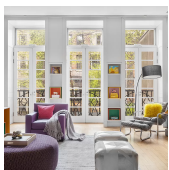
Type	Coop	Status	Contract	Ask	\$7,995,000	Initial	\$7,995,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	N/A	DOM	104				



200 E 95 ST #10A

Yorkville

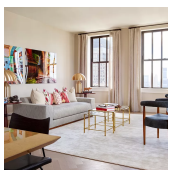
Type	Condo	Status	Contract	Ask	\$7,100,000	Initial	\$7,100,000
Sqft	3,564	PPSF	\$1,993	Beds	5	Baths	4.5
Fees	\$4,683	DOM	253				



307 W 89 ST

Upper West Side

Type	Townhouse	Status	Contract	Ask	\$6,995,000	Initial	\$6,995,000
Sqft	4,965	PPSF	\$1,409	Beds	5	Baths	4
Fees	\$4,306	DOM	100				



100 BARCLAY ST #28B

Tribeca

Type	Condo	Status	Contract	Ask	\$6,950,000	Initial	N/A
Sqft	2,870	PPSF	\$2,422	Beds	3	Baths	4
Fees	\$8,884	DOM	N/A				

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15 HUDSON YARDS #33H

Hudson Yards

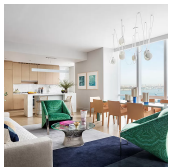
Type	Condo	Status	Contract	Ask	\$6,530,000	Initial	N/A
Sqft	2,218	PPSF	\$2,945	Beds	3	Baths	3.5
Fees	\$5,364	DOM	N/A				



137 WAVERLY

West Village

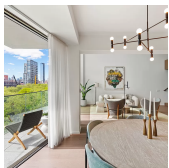
Type	Townhouse	Status	Contract	Ask	\$6,500,000	Initial	\$7,995,000
Sqft	N/A	PPSF	N/A	Beds	N/A	Baths	N/A
Fees	N/A	DOM	177				



15 HUDSON YARDS #26H

Hudson Yards

Type	Condo	Status	Contract	Ask	\$6,390,000	Initial	N/A
Sqft	2,221	PPSF	\$2,878	Beds	3	Baths	3
Fees	\$5,333	DOM	N/A				



199 CHRYSTIE ST #5S

Lower East Side

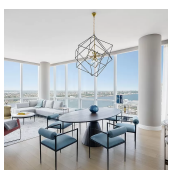
Type	Condo	Status	Contract	Ask	\$6,095,000	Initial	\$6,095,000
Sqft	2,440	PPSF	\$2,498	Beds	3	Baths	3.5
Fees	\$5,323	DOM	87				



40 BLEECKER ST #9E

Noho

Type	Condo	Status	Contract	Ask	\$5,960,000	Initial	\$5,960,000
Sqft	1,872	PPSF	\$3,184	Beds	3	Baths	3.5
Fees	\$5,934	DOM	116				



15 HUDSON YARDS #66D

Hudson Yards

Type	Condo	Status	Contract	Ask	\$5,475,000	Initial	\$5,935,000
Sqft	2,010	PPSF	\$2,724	Beds	2	Baths	2.5
Fees	\$4,779	DOM	813				

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339 GREENWICH ST #3W

Tribeca

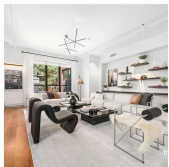
Type	Condo	Status	Contract	Ask	\$5,400,000	Initial	\$5,400,000
Sqft	2,700	PPSF	\$2,000	Beds	4	Baths	3.5
Fees	\$4,339	DOM	37				



515 W 29 ST #9

Chelsea

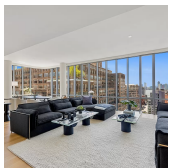
Type	Condo	Status	Contract	Ask	\$5,250,000	Initial	\$5,250,000
Sqft	2,419	PPSF	\$2,171	Beds	2	Baths	3
Fees	\$7,924	DOM	75				



708 GREENWICH ST #4/5F

West Village

Type	Coop	Status	Contract	Ask	\$5,250,000	Initial	\$5,250,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	N/A	DOM	23				



565 BROOME ST #S18A

Soho

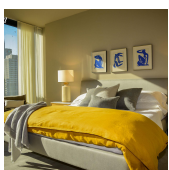
Type	Condo	Status	Contract	Ask	\$5,190,000	Initial	\$5,190,000
Sqft	2,036	PPSF	\$2,550	Beds	2	Baths	2.5
Fees	\$6,299	DOM	50				



150 E 78 ST #2B

Lenox Hill

Type	Condo	Status	Contract	Ask	\$5,150,000	Initial	\$5,150,000
Sqft	2,177	PPSF	\$2,366	Beds	3	Baths	3.5
Fees	\$5,728	DOM	94				

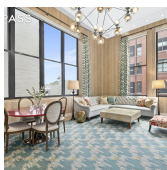


685 1 AVE #32E

Tudor City

Type	Condo	Status	Contract	Ask	\$5,060,000	Initial	\$5,060,000
Sqft	2,156	PPSF	\$2,347	Beds	3	Baths	3
Fees	\$6,403	DOM	994				

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421 HUDSON ST #623

West Village

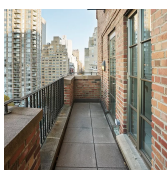
Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$5,850,000
Sqft	2,756	PPSF	\$1,813	Beds	4	Baths	3
Fees	\$7,062	DOM	672				



240 RIVERSIDE BLVD #PH2B

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$6,200,000
Sqft	2,493	PPSF	\$2,004	Beds	3	Baths	3
Fees	\$10,097	DOM	274				



140 E 63 ST #13B

Lenox Hill

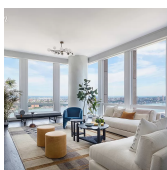
Type	Condo	Status	Contract	Ask	\$4,990,000	Initial	\$5,450,000
Sqft	2,606	PPSF	\$1,915	Beds	3	Baths	3.5
Fees	\$8,320	DOM	250				



1845 ADAM C POWELL BLVD #PH

Harlem

Type	Condo	Status	Contract	Ask	\$4,950,000	Initial	\$5,950,000
Sqft	5,810	PPSF	\$852	Beds	6	Baths	6
Fees	\$6,538	DOM	134				



35 HUDSON YARDS #5602

Hudson Yards

Type	Condo	Status	Contract	Ask	\$4,895,000	Initial	\$5,825,000
Sqft	2,174	PPSF	\$2,252	Beds	2	Baths	2.5
Fees	\$6,610	DOM	705				



5 FRANKLIN PL #14A

Tribeca

Type	Condo	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	1,840	PPSF	\$2,446	Beds	3	Baths	3.5
Fees	\$6,109	DOM	73				

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15 HUDSON YARDS # 34 G

Hudson Yards

Type	Condo	Status	Contract	Ask	\$4,420,000	Initial	\$4,420,000
Sqft	1,460	PPSF	\$3,028	Beds	2	Baths	2.5
Fees	\$3,645	DOM	11				



196 ORCHARD ST # 9 C

Lower East Side

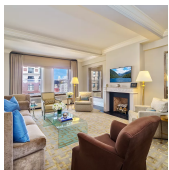
Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	N/A
Sqft	1,831	PPSF	\$2,182	Beds	3	Baths	3.5
Fees	\$5,425	DOM	N/A				



1059 3 AVE # 17 B

Lenox Hill

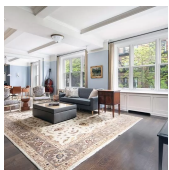
Type	Condo	Status	Contract	Ask	\$3,880,000	Initial	\$3,880,000
Sqft	1,860	PPSF	\$2,087	Beds	2	Baths	2.5
Fees	\$6,563	DOM	154				



975 PK AVE # 14 A

Upper East Side

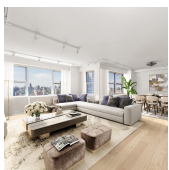
Type	Coop	Status	Contract	Ask	\$3,800,000	Initial	\$3,800,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	N/A	DOM	119				



122 E 82 ST # 4 AB

Upper East Side

Type	Coop	Status	Contract	Ask	\$3,795,000	Initial	\$3,995,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3.5
Fees	N/A	DOM	98				



1065 PK AVE # 23 AB

Carnegie Hill

Type	Coop	Status	Contract	Ask	\$3,700,000	Initial	\$3,700,000
Sqft	2,500	PPSF	\$1,480	Beds	4	Baths	4
Fees	\$6,202	DOM	73				

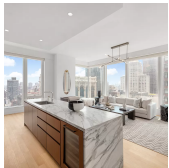
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1 W END AVE #25B

Lincoln Square

Type	Condo	Status	Contract	Ask	\$3,690,000	Initial	\$3,700,000
Sqft	1,686	PPSF	\$2,189	Beds	3	Baths	3
Fees	\$2,279	DOM	111				



15 E 30 ST #23D

Nomad

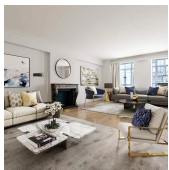
Type	Condo	Status	Contract	Ask	\$3,675,000	Initial	N/A
Sqft	1,622	PPSF	\$2,266	Beds	2	Baths	2.5
Fees	\$4,986	DOM	N/A				



30 LINCOLN PLZ #31AB

Lincoln Square

Type	Condo	Status	Contract	Ask	\$3,550,000	Initial	\$4,100,000
Sqft	1,340	PPSF	\$2,650	Beds	2	Baths	2
Fees	\$3,195	DOM	417				



115 CENTRAL PK W #2A

Lincoln Square

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	\$5,475,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	N/A	DOM	841				



15 UNION SQ W #8C

Flatiron District

Type	Condo	Status	Contract	Ask	\$3,500,000	Initial	\$3,500,000
Sqft	1,763	PPSF	\$1,986	Beds	2	Baths	2
Fees	\$10,261	DOM	37				

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