

AUGUST 23 - 29, 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 17 condos, 9 coops, and 8 houses. The previous week saw 28 deals. For more information or data, please reach out to a Compass agent.

\$8,073,235

Average Asking Price

\$5,500,000

Median Asking Price

\$2,282

Average PPSF

4%

Average Discount

\$274,489,989

Total Volume

272

Average Days On Market

30 Grove Street in the West Village entered contract this week, with a last asking price of \$28,000,000. Originally built in 1915 and recently renovated, this 21-foot wide townhouse spans 5,864 square feet with 5 bedrooms and 6 baths. It features high ceilings, a fireplace, skylights, a private glass terrace and roof deck, an elevator, a rear garden, a rooftop greenhouse, a wine cellar, library, and much more. The primary suite on the third floor spans the entire width of the home and overlooks the garden, with separate closets and adjacent guest room.

Also signed this week was 79 Horatio Street in the West Village, with a last asking price of \$26,400,000. Built in 1901, this 25-foot wide townhouse spans approximately 7,900 square feet with 5 beds and 6 full baths. It features approximately 2,000 square feet of outdoor space, a fully-built lower level, floor-to-ceiling glass doors, a private landscaped garden, a modern media room with adjacent wet bar, a large roof deck, and more. The primary suite, as well as all other bedrooms, has an en-suite bathroom, as well as a massive built-in dressing room.

17

Condo Deal(s)

9

Co-op Deal(s)

8

Townhouse Deal(s)

\$6,580,941

Average Asking Price

\$6,071,556

Average Asking Price

\$13,496,250

Average Asking Price

\$4,995,000

Median Asking Price

\$4,495,000

Median Asking Price

\$10,400,000

Median Asking Price

\$2,260

Average PPSF

\$1,969

Average PPSF

\$2,509

Average PPSF

2,858

Average SqFt

2,692

Average SqFt

5,076

Average SqFt



30 GROVE ST

West Village

Type	Townhouse	Status	Contract	Ask	\$28,000,000	Initial	\$28,000,000
SqFt	5,864	PPSF	\$4,775	Beds	5	Baths	6
Fees	\$6,032	DOM	706				



79 HORATIO ST

West Village

Type	Townhouse	Status	Contract	Ask	\$26,400,000	Initial	\$26,400,000
SqFt	7,900	PPSF	\$3,342	Beds	5	Baths	6
Fees	\$8,110	DOM	206				



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	\$18,345	DOM	395				



1020 5 AVE #4

Upper East Side

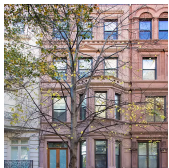
Type	Coop	Status	Contract	Ask	\$15,500,000	Initial	\$16,500,000
SqFt	N/A	PPSF	N/A	Beds	4	Baths	4
Fees	\$9,968	DOM	430				



390 W END AVE #9AB

Upper West Side

Type	Condo	Status	Contract	Ask	\$14,999,999	Initial	\$16,750,000
SqFt	5,273	PPSF	\$2,845	Beds	4	Baths	4.5
Fees	\$14,147	DOM	386				



28 W 76 ST

Upper West Side

Type	Townhouse	Status	Contract	Ask	\$14,750,000	Initial	\$15,750,000
SqFt	N/A	PPSF	N/A	Beds	9	Baths	6.5
Fees	\$9,092	DOM	131				

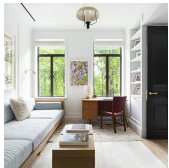
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260 W 73 ST

Upper West Side

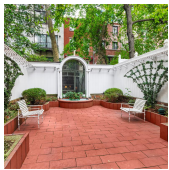
Type	Townhouse	Status	Contract	Ask	\$10,850,000	Initial	\$13,500,000
Sqft	7,650	PPSF	\$1,419	Beds	6	Baths	6
Fees	\$6,660	DOM	325				



211 CENTRAL PK W #2G

Upper West Side

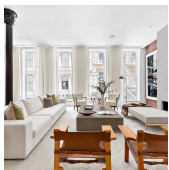
Type	Coop	Status	Contract	Ask	\$9,950,000	Initial	N/A
Sqft	3,600	PPSF	\$2,764	Beds	3	Baths	5
Fees	\$7,098	DOM	N/A				



218 E 62 ST

Lenox Hill

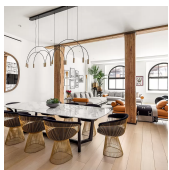
Type	Townhouse	Status	Contract	Ask	\$9,950,000	Initial	N/A
Sqft	4,138	PPSF	\$2,405	Beds	4	Baths	4
Fees	\$6,213	DOM	N/A				



53 WHITE ST #6

Tribeca

Type	Condo	Status	Contract	Ask	\$7,650,000	Initial	\$7,650,000
Sqft	3,000	PPSF	\$2,550	Beds	3	Baths	3.5
Fees	\$8,509	DOM	4				



443 GREENWICH ST #1B

Tribeca

Type	Condo	Status	Contract	Ask	\$7,500,000	Initial	\$8,250,000
Sqft	3,080	PPSF	\$2,436	Beds	3	Baths	3.5
Fees	\$10,400	DOM	434				



229 E 62 ST

Lenox Hill

Type	Townhouse	Status	Contract	Ask	\$6,325,000	Initial	\$6,325,000
Sqft	4,312	PPSF	\$1,467	Beds	5	Baths	4.5
Fees	\$5,391	DOM	10				

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146 E END AVE

Yorkville

Type	Townhouse	Status	Contract	Ask	\$5,995,000	Initial	\$6,500,000
Sqft	2,650	PPSF	\$2,263	Beds	4	Baths	3
Fees	\$3,736	DOM	141				



301 E 80 ST #15C

Yorkville

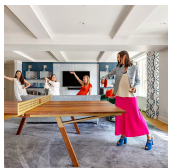
Type	Condo	Status	Contract	Ask	\$5,725,000	Initial	N/A
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$6,155	DOM	N/A				



38 BEDFORD ST

West Village

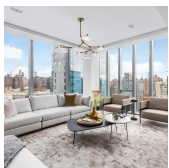
Type	Townhouse	Status	Contract	Ask	\$5,700,000	Initial	\$5,700,000
Sqft	3,016	PPSF	\$1,890	Beds	4	Baths	3
Fees	\$2,629	DOM	45				



360 CENTRAL PK W #8H

Upper West Side

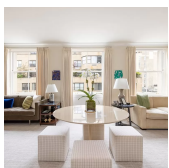
Type	Condo	Status	Contract	Ask	\$5,595,000	Initial	\$5,895,000
Sqft	2,941	PPSF	\$1,903	Beds	4	Baths	4
Fees	\$5,774	DOM	97				



515 W 29 ST #10

Chelsea

Type	Condo	Status	Contract	Ask	\$5,500,000	Initial	N/A
Sqft	2,419	PPSF	\$2,274	Beds	2	Baths	3
Fees	\$7,961	DOM	N/A				



3 E 84 ST #9

Upper East Side

Type	Coop	Status	Contract	Ask	\$5,500,000	Initial	\$5,500,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	4.5
Fees	N/A	DOM	75				

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152 ELIZABETH ST #2E

Nolita

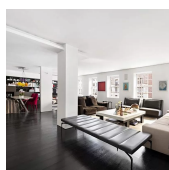
Type	Condo	Status	Contract	Ask	\$5,000,000	Initial	\$6,250,000
Sqft	2,015	PPSF	\$2,482	Beds	2	Baths	2
Fees	\$6,855	DOM	1,416				



195 HUDSON ST #5D

Tribeca

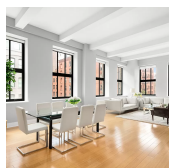
Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$4,995,000
Sqft	2,300	PPSF	\$2,172	Beds	3	Baths	3
Fees	\$5,999	DOM	54				



52 E 72 ST #3AB

Lenox Hill

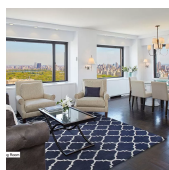
Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$5,995,000
Sqft	2,430	PPSF	\$2,056	Beds	3	Baths	4
Fees	\$7,507	DOM	468				



415 GREENWICH ST #3C

Tribeca

Type	Condo	Status	Contract	Ask	\$4,950,000	Initial	N/A
Sqft	2,279	PPSF	\$2,173	Beds	3	Baths	3.5
Fees	\$4,824	DOM	N/A				



ONE LINCOLN PLZ #39NOP

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,800,000	Initial	\$4,800,000
Sqft	2,510	PPSF	\$1,913	Beds	4	Baths	4.5
Fees	\$7,705	DOM	37				

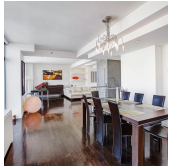


40 E END AVE #10B

Yorkville

Type	Condo	Status	Contract	Ask	\$4,595,990	Initial	\$4,985,990
Sqft	1,959	PPSF	\$2,347	Beds	3	Baths	3.5
Fees	\$4,986	DOM	1,140				

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151 W 17 ST #12F

Chelsea

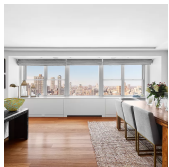
Type	Condo	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	3,106	PPSF	\$1,449	Beds	2	Baths	2.5
Fees	\$8,986	DOM	82				



135 EAST 71 ST #18A

Lenox Hill

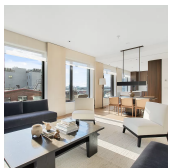
Type	Coop	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3.5
Fees	\$5,440	DOM	84				



15 W 72 ST #28/29A

Upper West Side

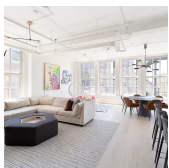
Type	Coop	Status	Contract	Ask	\$4,495,000	Initial	\$4,700,000
Sqft	2,400	PPSF	\$1,873	Beds	4	Baths	3.5
Fees	\$6,603	DOM	166				



465 WASHINGTON ST #7

Tribeca

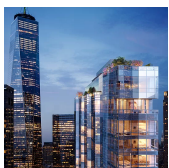
Type	Condo	Status	Contract	Ask	\$4,395,000	Initial	\$4,395,000
Sqft	1,960	PPSF	\$2,243	Beds	3	Baths	2.5
Fees	\$4,773	DOM	33				



12 W 17 ST #12

Flatiron District

Type	Coop	Status	Contract	Ask	\$3,950,000	Initial	\$3,950,000
Sqft	2,520	PPSF	\$1,568	Beds	3	Baths	3
Fees	\$3,000	DOM	94				



77 GREENWICH ST #21A

Financial District

Type	Condo	Status	Contract	Ask	\$3,930,000	Initial	\$3,695,000
Sqft	1,721	PPSF	\$2,284	Beds	3	Baths	2.5
Fees	\$4,042	DOM	282				

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51 CROSBY ST #2G

Soho

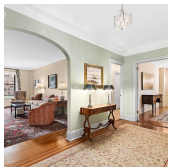
Type	Condo	Status	Contract	Ask	\$3,750,000	Initial	\$3,750,000
Sqft	1,584	PPSF	\$2,368	Beds	2	Baths	2
Fees	\$5,312	DOM	46				



470 W 24 ST #19EF

Chelsea

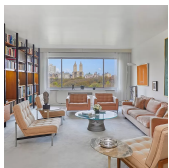
Type	Coop	Status	Contract	Ask	\$3,749,000	Initial	N/A
Sqft	2,248	PPSF	\$1,668	Beds	5	Baths	3
Fees	\$6,514	DOM	N/A				



1192 PK AVE #16C

Carnegie Hill

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	\$3,900,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$5,810	DOM	199				



936 5 AVE #11A

Lenox Hill

Type	Coop	Status	Contract	Ask	\$3,500,000	Initial	\$3,950,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	3
Fees	\$7,225	DOM	130				

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