

NOV 01 - 07, 2021

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 58 contracts signed this week, made up of 47 condos, 8 coops, and 3 houses. The previous week saw 51 deals. For more information or data, please reach out to a Compass agent.

\$5,821,121

Average Asking Price

\$4,970,000

Median Asking Price

\$2,408

Average PPSF

2%

Average Discount

\$337,625,000

Total Volume

188

Average Days On Market

Unit 18A at 212 West 18th Street in Chelsea entered contract this week, with a last asking price of \$24,995,000. Originally built in 1929, this condo spans 4,871 square feet with 4 beds and 4 full baths. It features 2 terraces, panoramic views of downtown Manhattan and the Hudson River from every room, high coffered ceilings, floor-to-ceiling casement windows, a custom eat-in kitchen with marble and limestone countertops, high-end appliances, a primary suite with eastern and southern exposures, and an en-suite marble bath, and much more. The building provides a 24-hour doorman, concierge, library lounge with pantry and bar, fitness center, landscaped roof deck, and many other amenities.

Also signed this week was Unit 42 at 180 East 88th Street on the Upper East Side, with a last asking price of \$15,500,000. Built in 2019, this full-floor condo spans 4,017 square feet with 5 beds and 4 baths. It features pre-war-inspired details, an elliptical private entry gallery with coved ceilings, custom plaster wainscoting, and herringbone flooring, an expansive living room and dining room, 7.5-inch wide white oak floors, a windowed dressing area, a custom-designed eat-in kitchen with center island and white lacquer cabinetry, high-end appliances, and much more. The building provides 8 floors of amenities, including 24-hour doorman and concierge services, a fitness studio, basketball court, a residents lounge, storage, and more.

47

Condo Deal(s)

8

Co-op Deal(s)

3

Townhouse Deal(s)

\$5,963,830

Average Asking Price

\$4,991,875

Average Asking Price

\$5,796,667

Average Asking Price

\$4,950,000

Median Asking Price

\$4,847,500

Median Asking Price

\$4,990,000

Median Asking Price

\$2,447

Average PPSF

\$2,396

Average PPSF

\$1,816

Average PPSF

2,365

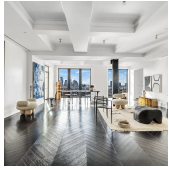
Average SqFt

2,177

Average SqFt

3,200

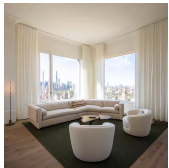
Average SqFt



212 W 18 ST #18A

Chelsea

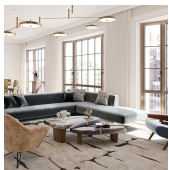
Type	Condo	Status	Contract	Ask	\$24,995,000	Initial	N/A
SqFt	4,871	PPSF	\$5,132	Beds	4	Baths	4.5
Fees	\$12,270	DOM	N/A				



180 E 88 ST #42

Carnegie Hill

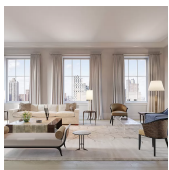
Type	Condo	Status	Contract	Ask	\$15,500,000	Initial	\$15,500,000
SqFt	4,017	PPSF	\$3,859	Beds	4	Baths	4.5
Fees	\$13,129	DOM	16				



109 E 79 ST #10W

Upper East Side

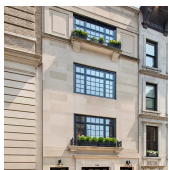
Type	Condo	Status	Contract	Ask	\$11,950,000	Initial	N/A
SqFt	3,492	PPSF	\$3,423	Beds	4	Baths	4.5
Fees	\$8,861	DOM	N/A				



301 E 81 ST #PH18

Yorkville

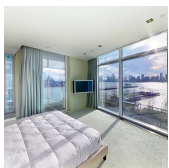
Type	Condo	Status	Contract	Ask	\$8,995,000	Initial	\$9,500,000
SqFt	3,371	PPSF	\$2,669	Beds	4	Baths	4.5
Fees	\$10,579	DOM	364				



1149 PK AVE

Carnegie Hill

Type	Townhouse	Status	Contract	Ask	\$8,750,000	Initial	\$8,750,000
SqFt	4,700	PPSF	\$1,862	Beds	4	Baths	4
Fees	\$4,089	DOM	55				



173 PERRY ST #7/6

West Village

Type	Condo	Status	Contract	Ask	\$8,500,000	Initial	\$11,500,000
SqFt	3,700	PPSF	\$2,298	Beds	3	Baths	3.5
Fees	\$18,419	DOM	983				

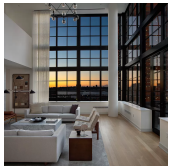
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



200 E 65 ST # 38 S

Lenox Hill

Type	Condo	Status	Contract	Ask	\$8,500,000	Initial	\$8,500,000
Sqft	3,030	PPSF	\$2,806	Beds	3	Baths	3.5
Fees	\$10,780	DOM	53				



550 W 29 ST # PH B

Chelsea

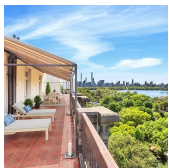
Type	Condo	Status	Contract	Ask	\$8,495,000	Initial	\$8,495,000
Sqft	3,290	PPSF	\$2,583	Beds	4	Baths	4.5
Fees	\$12,559	DOM	357				



378 W END AVE # 5 B

Upper West Side

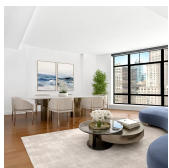
Type	Condo	Status	Contract	Ask	\$8,095,000	Initial	N/A
Sqft	3,384	PPSF	\$2,393	Beds	4	Baths	4.5
Fees	\$8,634	DOM	N/A				



1170 5 AVE # PH A

East Harlem

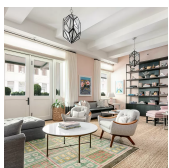
Type	Coop	Status	Contract	Ask	\$7,995,000	Initial	\$7,995,000
Sqft	2,375	PPSF	\$3,367	Beds	3	Baths	2
Fees	\$7,771	DOM	38				



10 MADISON SQ W # 15 F

Flatiron District

Type	Condo	Status	Contract	Ask	\$7,795,000	Initial	\$7,795,000
Sqft	2,818	PPSF	\$2,767	Beds	4	Baths	4.5
Fees	\$9,172	DOM	26				



401 WASHINGTON ST # 1A

Tribeca

Type	Condo	Status	Contract	Ask	\$6,950,000	Initial	N/A
Sqft	3,094	PPSF	\$2,247	Beds	3	Baths	4
Fees	\$8,351	DOM	N/A				

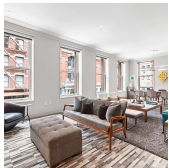
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



150 W 82 ST # PHS

Upper West Side

Type	Condo	Status	Contract	Ask	\$6,925,000	Initial	N/A
Sqft	2,290	PPSF	\$3,025	Beds	3	Baths	3
Fees	\$5,796	DOM	N/A				



7 HARRISON ST # 2N

Tribeca

Type	Condo	Status	Contract	Ask	\$6,500,000	Initial	\$6,500,000
Sqft	2,205	PPSF	\$2,948	Beds	3	Baths	3
Fees	\$6,193	DOM	75				



109 E 79 ST # 5N

Upper East Side

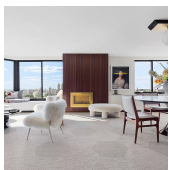
Type	Condo	Status	Contract	Ask	\$6,335,000	Initial	\$6,335,000
Sqft	1,874	PPSF	\$3,381	Beds	2	Baths	2.5
Fees	\$4,755	DOM	48				



30 RIVERSIDE BLVD # 32A

Lincoln Square

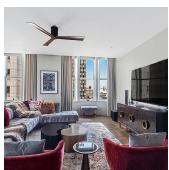
Type	Condo	Status	Contract	Ask	\$5,895,000	Initial	\$5,895,000
Sqft	1,918	PPSF	\$3,074	Beds	3	Baths	3.5
Fees	\$2,786	DOM	556				



40 E 94 ST # 22BC

Carnegie Hill

Type	Condo	Status	Contract	Ask	\$5,750,000	Initial	\$6,850,000
Sqft	2,612	PPSF	\$2,202	Beds	4	Baths	3
Fees	\$5,657	DOM	190				



49 CHAMBERS ST # 16E

Tribeca

Type	Condo	Status	Contract	Ask	\$5,695,000	Initial	\$5,400,000
Sqft	2,975	PPSF	\$1,915	Beds	3	Baths	3.5
Fees	\$7,444	DOM	574				

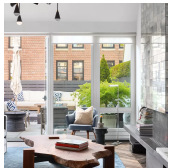
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



200 E 95 ST #15B

Yorkville

Type	Condo	Status	Contract	Ask	\$5,600,000	Initial	\$5,600,000
Sqft	2,735	PPSF	\$2,048	Beds	4	Baths	4.5
Fees	\$3,755	DOM	245				



109 GREENE ST #PHA

Soho

Type	Condo	Status	Contract	Ask	\$5,450,000	Initial	\$5,995,000
Sqft	1,953	PPSF	\$2,791	Beds	4	Baths	2.5
Fees	\$7,506	DOM	351				



151 CPW #6N

Upper West Side

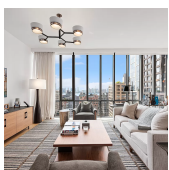
Type	Coop	Status	Contract	Ask	\$5,450,000	Initial	\$5,750,000
Sqft	2,450	PPSF	\$2,225	Beds	3	Baths	3
Fees	\$7,489	DOM	378				



955 5 AVE #10A

Lenox Hill

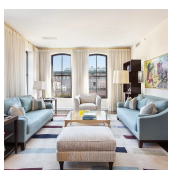
Type	Coop	Status	Contract	Ask	\$5,400,000	Initial	\$5,400,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$8,922	DOM	52				



565 BROOME ST #N19A

Soho

Type	Condo	Status	Contract	Ask	\$5,295,000	Initial	\$5,295,000
Sqft	2,036	PPSF	\$2,601	Beds	2	Baths	2.5
Fees	\$6,329	DOM	40				

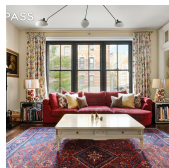


250 W ST #8J

Tribeca

Type	Condo	Status	Contract	Ask	\$5,150,000	Initial	\$5,495,000
Sqft	2,241	PPSF	\$2,299	Beds	2	Baths	3
Fees	\$4,160	DOM	210				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



211 ELIZABETH ST #2N

Nolita

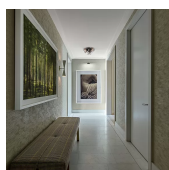
Type	Condo	Status	Contract	Ask	\$5,100,000	Initial	\$5,100,000
Sqft	1,688	PPSF	\$3,022	Beds	2	Baths	2
Fees	\$5,080	DOM	30				



2505 BROADWAY #PHB

Upper West Side

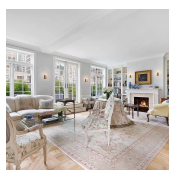
Type	Condo	Status	Contract	Ask	\$5,050,000	Initial	\$5,050,000
Sqft	2,018	PPSF	\$2,503	Beds	3	Baths	2.5
Fees	\$4,494	DOM	37				



200 AMSTERDAM AVE #9C

Upper West Side

Type	Condo	Status	Contract	Ask	\$5,020,000	Initial	N/A
Sqft	2,437	PPSF	\$2,060	Beds	3	Baths	3.5
Fees	\$6,277	DOM	N/A				



45 E 62 ST #PH10AB

Lenox Hill

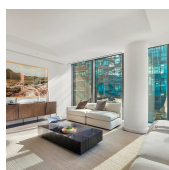
Type	Coop	Status	Contract	Ask	\$4,995,000	Initial	\$4,995,000
Sqft	N/A	PPSF	N/A	Beds	3	Baths	3
Fees	\$11,848	DOM	30				



431 E 84 ST

Yorkville

Type	Townhouse	Status	Contract	Ask	\$4,990,000	Initial	\$5,550,000
Sqft	3,000	PPSF	\$1,664	Beds	4	Baths	3
Fees	\$2,693	DOM	159				



510 W 28 ST #5

Chelsea

Type	Condo	Status	Contract	Ask	\$4,950,000	Initial	\$4,950,000
Sqft	2,065	PPSF	\$2,398	Beds	3	Baths	3.5
Fees	\$8,279	DOM	448				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



110 DUANE ST #PH2

Tribeca

Type	Condo	Status	Contract	Ask	\$4,875,000	Initial	\$4,875,000
Sqft	2,653	PPSF	\$1,838	Beds	3	Baths	2.5
Fees	\$5,441	DOM	18				



117 E 29 ST #PHA

Nomad

Type	Condo	Status	Contract	Ask	\$4,850,000	Initial	\$5,750,000
Sqft	2,200	PPSF	\$2,205	Beds	3	Baths	3
Fees	\$5,182	DOM	336				



200 CENTRAL PK S #28A

Midtown

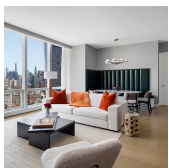
Type	Coop	Status	Contract	Ask	\$4,700,000	Initial	\$4,700,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	N/A	DOM	22				



40 BLEECKER ST #7A

Noho

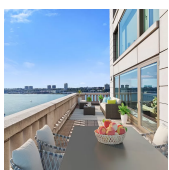
Type	Condo	Status	Contract	Ask	\$4,500,000	Initial	\$4,500,000
Sqft	1,506	PPSF	\$2,989	Beds	2	Baths	2.5
Fees	\$4,774	DOM	54				



15 HUDSON YARDS #36G

Hudson Yards

Type	Condo	Status	Contract	Ask	\$4,450,000	Initial	N/A
Sqft	1,458	PPSF	\$3,053	Beds	2	Baths	2.5
Fees	\$3,651	DOM	N/A				



240 RIVERSIDE BLVD #16B

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,395,000	Initial	\$5,200,000
Sqft	2,147	PPSF	\$2,048	Beds	3	Baths	3
Fees	\$6,960	DOM	766				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



150 W 82 ST #5K

Upper West Side

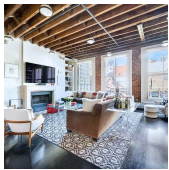
Type	Condo	Status	Contract	Ask	\$4,350,000	Initial	N/A
Sqft	1,903	PPSF	\$2,286	Beds	3	Baths	2.5
Fees	\$4,453	DOM	N/A				



22 E 23 ST #28A

Upper West Side

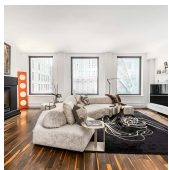
Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	1,328	PPSF	\$3,009	Beds	2	Baths	2
Fees	\$5,075	DOM	67				



27 GREAT JONES ST #3W

Noho

Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	2,041	PPSF	\$1,958	Beds	2	Baths	2
Fees	\$2,081	DOM	22				



36 E 22 ST #8

Flatiron District

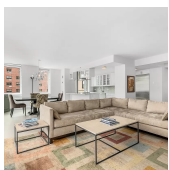
Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	\$3,995,000
Sqft	2,166	PPSF	\$1,845	Beds	3	Baths	3
Fees	\$4,667	DOM	50				



2505 BROADWAY #3C

Upper West Side

Type	Condo	Status	Contract	Ask	\$3,995,000	Initial	N/A
Sqft	1,993	PPSF	\$2,005	Beds	3	Baths	2.5
Fees	\$4,055	DOM	N/A				



188 E 78 ST #10A

Lenox Hill

Type	Condo	Status	Contract	Ask	\$3,950,000	Initial	\$3,950,000
Sqft	2,068	PPSF	\$1,911	Beds	3	Baths	3.5
Fees	\$5,597	DOM	22				

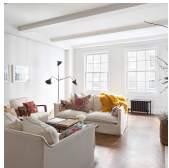
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



124 HUDSON ST # 5 B

Tribeca

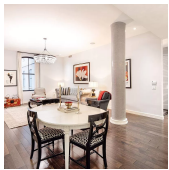
Type	Condo	Status	Contract	Ask	\$3,950,000	Initial	\$4,495,000
Sqft	2,057	PPSF	\$1,921	Beds	2	Baths	2
Fees	\$4,082	DOM	619				



1165 5 AVE # 6 B

East Harlem

Type	Coop	Status	Contract	Ask	\$3,900,000	Initial	\$3,900,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3
Fees	\$6,321	DOM	41				



250 W ST # 4 A

Tribeca

Type	Condo	Status	Contract	Ask	\$3,795,000	Initial	\$3,795,000
Sqft	1,976	PPSF	\$1,921	Beds	2	Baths	2.5
Fees	\$3,421	DOM	22				



55 W 16 ST # 9

Flatiron District

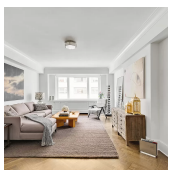
Type	Coop	Status	Contract	Ask	\$3,795,000	Initial	\$3,795,000
Sqft	2,300	PPSF	\$1,650	Beds	2	Baths	2
Fees	\$3,080	DOM	60				



25 LEONARD ST # 1

Tribeca

Type	Condo	Status	Contract	Ask	\$3,750,000	Initial	\$3,750,000
Sqft	2,922	PPSF	\$1,284	Beds	2	Baths	2
Fees	\$4,035	DOM	41				



530 PK AVE # 9 G

Lenox Hill

Type	Condo	Status	Contract	Ask	\$3,750,000	Initial	\$3,750,000
Sqft	1,432	PPSF	\$2,619	Beds	2	Baths	2
Fees	\$3,383	DOM	76				

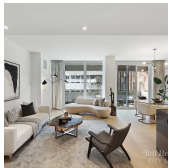
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



150 W 82 ST #1K

Upper West Side

Type	Condo	Status	Contract	Ask	\$3,750,000	Initial	N/A
Sqft	1,905	PPSF	\$1,969	Beds	3	Baths	2.5
Fees	\$4,458	DOM	N/A				



121 E 22 ST #N1002

Flatiron District

Type	Condo	Status	Contract	Ask	\$3,730,000	Initial	\$3,730,000
Sqft	1,674	PPSF	\$2,229	Beds	2	Baths	2.5
Fees	\$5,381	DOM	25				



1010 5 AVE #14F

Upper East Side

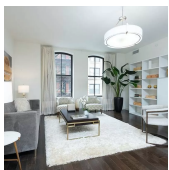
Type	Coop	Status	Contract	Ask	\$3,700,000	Initial	\$3,700,000
Sqft	1,581	PPSF	\$2,341	Beds	1	Baths	1.5
Fees	\$4,204	DOM	242				



200 AMSTERDAM AVE #6B

Upper West Side

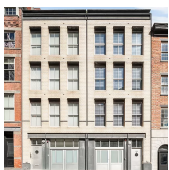
Type	Condo	Status	Contract	Ask	\$3,700,000	Initial	N/A
Sqft	1,815	PPSF	\$2,039	Beds	2	Baths	2.5
Fees	\$4,648	DOM	N/A				



250 W ST #2H

Tribeca

Type	Condo	Status	Contract	Ask	\$3,690,000	Initial	\$3,790,000
Sqft	1,884	PPSF	\$1,959	Beds	2	Baths	2.5
Fees	\$3,620	DOM	110				



136 BEEKMAN ST

Financial District

Type	Townhouse	Status	Contract	Ask	\$3,650,000	Initial	\$3,650,000
Sqft	1,900	PPSF	\$1,922	Beds	3	Baths	2.5
Fees	\$1,375	DOM	32				

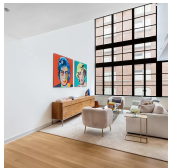
Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



225 E 19 ST # 9A

Gramercy

Type	Condo	Status	Contract	Ask	\$3,650,000	Initial	\$3,650,000
Sqft	1,847	PPSF	\$1,977	Beds	2	Baths	3
Fees	\$5,363	DOM	505				



550 W 29 ST # 3B

Chelsea

Type	Condo	Status	Contract	Ask	\$3,595,000	Initial	\$3,595,000
Sqft	2,180	PPSF	\$1,650	Beds	3	Baths	3.5
Fees	\$6,928	DOM	54				



360 E 88 ST # 29C

Yorkville

Type	Condo	Status	Contract	Ask	\$3,550,000	Initial	\$3,485,000
Sqft	2,280	PPSF	\$1,558	Beds	3	Baths	3.5
Fees	\$5,713	DOM	177				



150 W 82 ST # 3J

Upper West Side

Type	Condo	Status	Contract	Ask	\$3,550,000	Initial	\$3,550,000
Sqft	1,574	PPSF	\$2,256	Beds	3	Baths	2.5
Fees	\$3,706	DOM	115				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.