

DEC 27, 2021 - JAN 2, 2022

The Manhattan luxury real estate market, defined as all properties priced \$3.5M and above, saw 22 contracts signed this week, made up of 15 condos, and 7 coops. The previous week saw 39 deals. For more information or data, please reach out to a Compass agent.

\$7,787,590

Average Asking Price

\$5,392,500

Median Asking Price

\$2,708

Average PPSF

2%

Average Discount

\$171,326,980

Total Volume

260

Average Days On Market

Unit PH16 at 109 E 79th Street on the Upper East Side entered contract this week, with a last asking price of \$29,850,000. Built in 2021, this full-floor penthouse condo spans 6,548 square feet with 5 beds and 5 full baths. It features 640 square feet of outdoor space, 100 feet of contiguous rooms, two terraces, a library, en-suite bathrooms in all bedrooms, 11'2" ceilings, four exposures, a private and keyed entry, honed marble flooring, white oak wall paneling, and much more. The building provides a 24-hour concierge, full-time doorman, 24-hour porter, a fitness center, a spa with treatment room, storage, and many other amenities.

Also signed this week was Unit 11W at 109 East 79th Street on the Upper East Side, with a last asking price of \$16,550,000. This half-floor residence spans 4,129 square feet with 5 beds and 5 full bathrooms. It features north, south, and east exposures, 12'6" ceilings, a Juliet balcony, casement-style windows with white bronze finish, wide-plank white oak flooring in chevron pattern, professional-grade appliances, marble slab countertops and backsplashes, custom millwork cabinetry, and much more.

15

Condo Deal(s)

7

Co-op Deal(s)

0

Townhouse Deal(s)

\$8,800,466

Average Asking Price

\$5,617,143

Average Asking Price

\$0

Average Asking Price

\$5,495,000

Median Asking Price

\$4,820,000

Median Asking Price

\$0

Median Asking Price

\$2,909

Average PPSF

\$1,300

Average PPSF

\$0

Average PPSF

2,956

Average SqFt

4,054

Average SqFt

0

Average SqFt



109 E 79 ST #PH16

Upper East Side

Type	Condo	Status	Contract	Ask	\$29,850,000	Initial	\$29,850,000
SqFt	6,548	PPSF	\$4,559	Beds	5	Baths	5.5
Fees	\$17,022	DOM	103				



109 E 79 ST #11W

Upper East Side

Type	Condo	Status	Contract	Ask	\$16,550,000	Initial	\$16,550,000
SqFt	4,129	PPSF	\$4,009	Beds	5	Baths	5.5
Fees	\$10,490	DOM	29				



1059 3 AVE #34

Lenox Hill

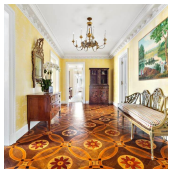
Type	Condo	Status	Contract	Ask	\$13,000,000	Initial	\$13,000,000
SqFt	3,106	PPSF	\$4,186	Beds	4	Baths	4.5
Fees	\$11,600	DOM	184				



20 E END AVE #TH2

Yorkville

Type	Condo	Status	Contract	Ask	\$11,975,000	Initial	\$12,525,000
SqFt	5,201	PPSF	\$2,303	Beds	4	Baths	5
Fees	\$17,140	DOM	1,037				



151 E 79 ST #15FL & 6B

Lenox Hill

Type	Coop	Status	Contract	Ask	\$8,800,000	Initial	\$8,800,000
SqFt	N/A	PPSF	N/A	Beds	5	Baths	4
Fees	\$10,625	DOM	257				



200 AMSTERDAM AVE #5A

Upper West Side

Type	Condo	Status	Contract	Ask	\$8,350,000	Initial	N/A
SqFt	3,460	PPSF	\$2,414	Beds	5	Baths	5.5
Fees	\$8,918	DOM	N/A				

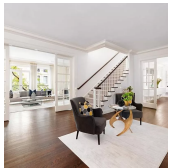
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130 WILLIAM ST #PH64A

Financial District

Type	Condo	Status	Contract	Ask	\$8,225,990	Initial	N/A
Sqft	2,542	PPSF	\$3,237	Beds	3	Baths	3.5
Fees	\$6,133	DOM	N/A				



830 PK AVE #2/3A

Lenox Hill

Type	Coop	Status	Contract	Ask	\$7,350,000	Initial	\$8,000,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	4.5
Fees	\$8,150	DOM	504				



8 W 20 ST #PH

Upper West Side

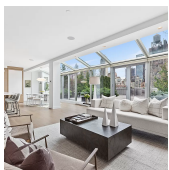
Type	Coop	Status	Contract	Ask	\$5,950,000	Initial	\$5,950,000
Sqft	4,100	PPSF	\$1,452	Beds	3	Baths	3
Fees	\$6,878	DOM	31				



40 E END AVE #9A

Yorkville

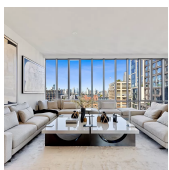
Type	Condo	Status	Contract	Ask	\$5,500,990	Initial	\$5,660,990
Sqft	2,229	PPSF	\$2,468	Beds	3	Baths	3.5
Fees	\$5,691	DOM	1,065				



60 W 20 ST #PHC

Flatiron District

Type	Condo	Status	Contract	Ask	\$5,495,000	Initial	\$5,750,000
Sqft	2,134	PPSF	\$2,575	Beds	3	Baths	3
Fees	\$8,000	DOM	252				



565 BROOME ST #N18A

Soho

Type	Condo	Status	Contract	Ask	\$5,290,000	Initial	\$5,290,000
Sqft	2,036	PPSF	\$2,599	Beds	2	Baths	2.5
Fees	\$6,298	DOM	104				

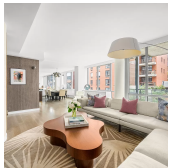
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290 W ST #2B

Tribeca

Type	Condo	Status	Contract	Ask	\$5,250,000	Initial	N/A
Sqft	2,241	PPSF	\$2,343	Beds	3	Baths	3.5
Fees	\$6,490	DOM	N/A				



444 W 19 ST #505

Chelsea

Type	Condo	Status	Contract	Ask	\$4,995,000	Initial	\$5,500,000
Sqft	2,600	PPSF	\$1,922	Beds	3	Baths	3
Fees	\$7,680	DOM	84				



2505 BROADWAY #18B

Upper West Side

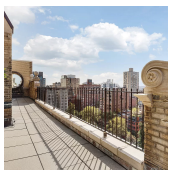
Type	Condo	Status	Contract	Ask	\$4,950,000	Initial	\$4,950,000
Sqft	1,927	PPSF	\$2,569	Beds	3	Baths	2.5
Fees	\$4,115	DOM	53				



160 LEROY ST #10CN

West Village

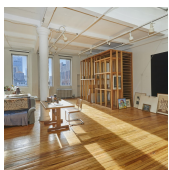
Type	Condo	Status	Contract	Ask	\$4,850,000	Initial	\$4,995,000
Sqft	1,728	PPSF	\$2,807	Beds	2	Baths	2
Fees	\$5,218	DOM	417				



60 GRAMERCY PK N #PH

Flatiron District

Type	Coop	Status	Contract	Ask	\$4,820,000	Initial	\$4,820,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2.5
Fees	N/A	DOM	36				



32 W 20 ST #11FL

Flatiron District

Type	Coop	Status	Contract	Ask	\$4,600,000	Initial	N/A
Sqft	4,008	PPSF	\$1,148	Beds	3	Baths	2
Fees	\$6,415	DOM	N/A				

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30 RIVERSIDE BLVD #35D

Lincoln Square

Type	Condo	Status	Contract	Ask	\$4,075,000	Initial	N/A
Sqft	1,491	PPSF	\$2,734	Beds	2	Baths	2.5
Fees	\$2,197	DOM	N/A				



230 CENTRAL PK W #2DEFG

Upper West Side

Type	Coop	Status	Contract	Ask	\$3,950,000	Initial	\$4,250,000
Sqft	N/A	PPSF	N/A	Beds	4	Baths	3
Fees	\$4,601	DOM	127				



10 W 66 ST #31H

Lincoln Square

Type	Coop	Status	Contract	Ask	\$3,850,000	Initial	\$3,995,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	\$3,245	DOM	108				



25 CPW #220

Lincoln Square

Type	Condo	Status	Contract	Ask	\$3,650,000	Initial	\$3,650,000
Sqft	N/A	PPSF	N/A	Beds	2	Baths	2
Fees	\$3,845	DOM	22				

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