

LUXURY MARKET REPORT 2021

Report on Contracts Signed

Manhattan Residential Properties \$4 Million and Above

November 1-7, 2021

46 Contracts Signed

Forty-six contracts were signed last week at \$4 million and above in Manhattan. Condos outsold co-ops, 38-6, and 2 townhouses were in the mix.

Stat Geek Alert: The luxury market continued on its rip-roaring hot streak, notching its 5th straight week of 40 or more deals.

The No. 1 contract was PHC/D at 1165 Madison, asking \$66.5 million in a new 12-unit, 14-story condo called The Bellemont, designed by architect Robert A.M Stern and developed by the Naftali Group. The buyer bought 2 penthouse units off of floorplans to be combined into a 4-level apartment with 13,011 square feet. The unit has 8 terraces totaling 2,350 square feet. Amenities include a concierge, fitness center, squash court, roof terrace, children's playroom, and screening room

The No. 2 slot was a tie between 2 condos---an Upper East Side penthouse and a Tribeca loft with similar square footage---both asking \$27 million.

PHA at 200 East 83rd Street has 5,835 square feet including 6 bedrooms and 7 bathrooms. A 41-foot great room, formal dining room, and master bedroom open onto a 40-foot loggia with glimpses of Central Park. Amenities in this new 85-unit, 38-story condo designed by Robert A.M. Stern include a concierge, fitness center, 70-foot swimming pool, yoga and massage room, steam bath, movie theater, game room, children's playroom, communal terrace and lounge for residents.

The other No. 2 contract was the 9th floor at 67 Vestry Street. This 6-bedroom, 5.5-bath condo has 5,794 square feet with a 1,500-square-foot great room and master bedroom overlooking the Hudson River. The kitchen features brushed oak millwork, thick-slab marble countertops, and a LaCanche range custom-made in France. The 13-unit building, designed by Gachot Studios, is under construction, and features the following amenities: 24-hour doorman, fitness center, lap pool, steam and sauna rooms, a game room, and storage. Parking spaces are also available for purchase.