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Rendering of The Benson via Hayes Davidson

From **Future New York**

Top Sales and Contracts: \$378M in sales; Duplex at The Benson takes top contract

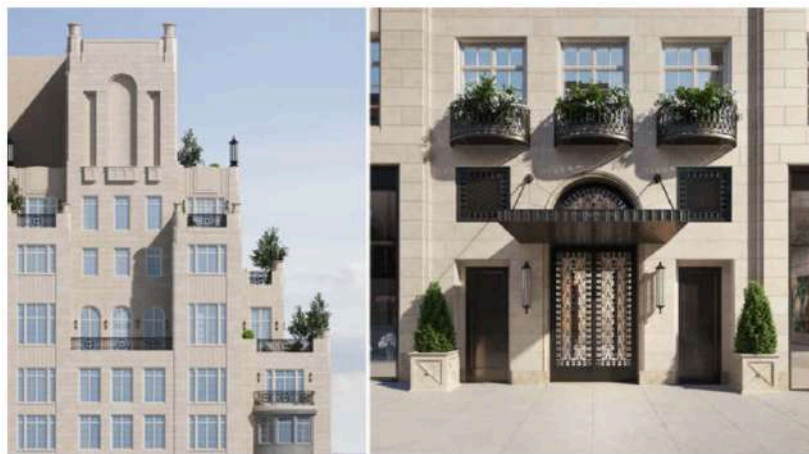


By **CityRealty Staff**
Today, February 8, 2021

The week of January 31-February 6, 2021 was a strong one for Manhattan sales with 226 market-rate condo, co-op, and condop deals recorded aggregating **\$378,239,241**. The 77 condo sales came in at a median price of **\$1,550,000**, or **\$1,429** per square foot. The 146 co-op sales came to a median price of **\$745,000**.

While the number of co-op sales was nearly double that of condos, new development condos largely dominated the top sales. The highest took place at 90 Morton Street, a printing house turned luxury condominium, where a duplex penthouse with private terraces sold for **\$24,900,000**.

90 Morton Street is on the cusp of the West Village and Hudson Square, the latter of which has been touted as one of the next "it" neighborhoods, but that is not to say that no one wants to live on Park Avenue anymore. Hardly - the second-highest sale was a full-floor unit at 520 Park Avenue for **\$20 million**.



The Benson (Hayes Davidson)

From February 1-7, 30 Manhattan contracts were signed at \$4 million and up, the largest number since November 2019, with a total asking price sales volume of **\$243,925,000**. That total includes five townhouses; on the apartment front, condos far outsold co-ops with nearly half the condos being sold by developers. Olshan Realty's [market report](#) attributes the strong numbers to low interest rates, a robust stock market, optimism in the wake of the coronavirus vaccine, and meaningful discounts.

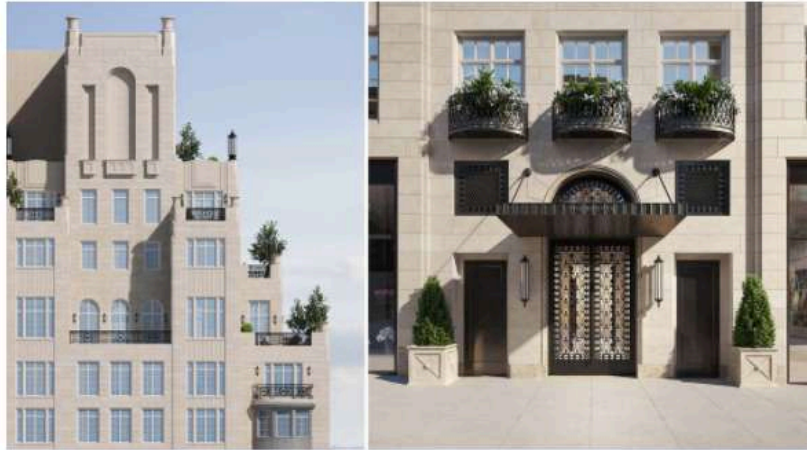
The top contract of the past week took place at [The Benson](#), where the tenth and eleventh floors were asking **\$27,950,000**. Buyer's broker **Bo Poulsen** of Brown Harris Stevens said the buyers were originally looking for a townhouse, but "it offered a lifestyle you couldn't get in a townhouse." Developer Naftali Group is combining the units into a massive duplex, and the buyer is paying the sponsor for the extra construction costs.

The second-highest contract was another sponsor unit, #62B at [One57](#), with an asking price of **\$19,900,000**. The listing broker declined to provide details about the transaction, but we do know that the price was reduced from \$25.2 million.

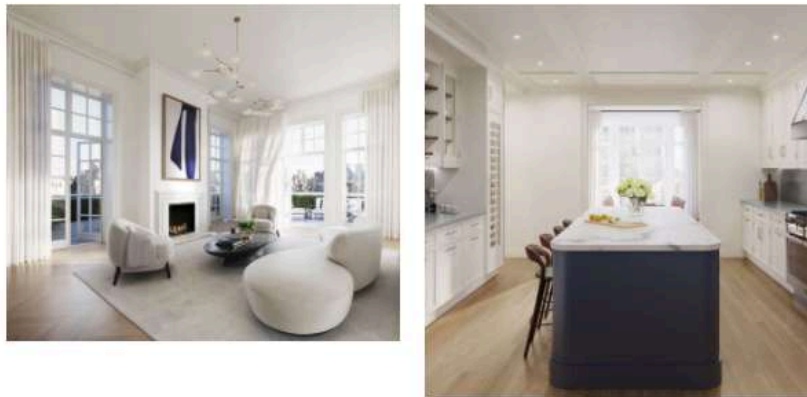
Top Contracts

1. **The Benson, 1045 Madison Avenue, #10/11 – \$27,950,000**

Carnegie Hill | Condo | 12 beds, 10.5 baths | 8,386 ft²



All renderings of The Benson via Hayes Davidson



From the listing:

A duplex that is being constructed out of two floors in the new condo called The Benson. The original configuration of each floor was 6 bedrooms and 5.5 bathrooms. Each floor has a fireplace. The total square footage is 8,386 square feet. The Benson is an elegant boutique residence designed by the award-winning architect Peter Pennoyer as his tribute to the architectural legacy of the Upper East Side. Perfectly located at 79th Street and Madison Avenue, just one block from Central Park and the Metropolitan Museum of Art. The Benson's facade is comprised of hand-carved, hand-laid Indiana limestone, distinctive mullioned windows, a series of gracious set-back terraces detailed with intricate ironwork to exemplify the buildings classic uptown character.